

Simulations
Photos
All Graphics (no plans)



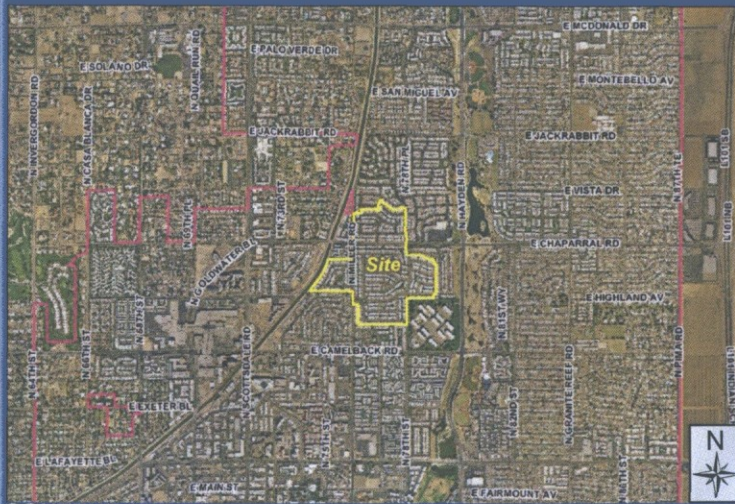
Villa Monterey Units 1-7 HP Overlay Zoning

City Council Public Hearing: June 7, 2011

13-ZN-2010 & 4-HP-2010



Villa Monterey Units 1-7 HP Overlay Zoning



CONTEXT AERIAL

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning

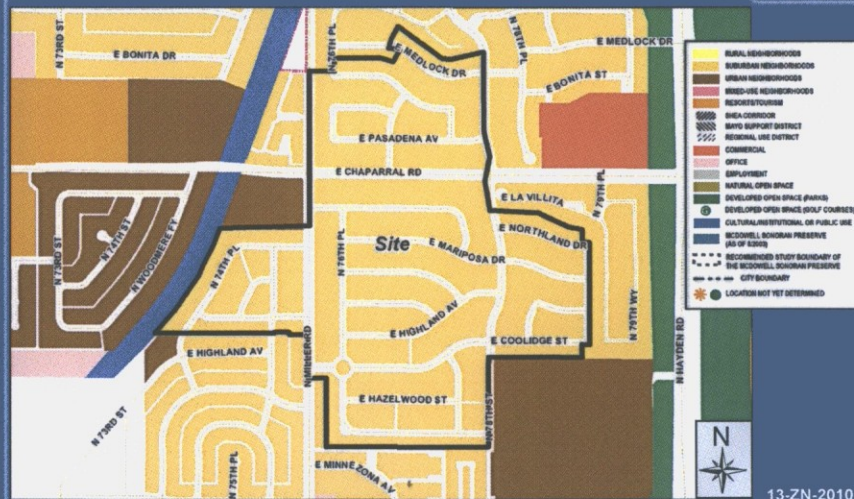


GENERAL PLAN CONSISTENCY

- ❑ Land Use: Suburban Neighborhood
- ❑ Character & Design: Identify and promote historic resources
- ❑ Downtown Plan: Transition Density
- ❑ Southern Scottsdale Character Area Plan – Emphasizes neighborhoods

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



Villa Monterey Units 1-7 HP Overlay Zoning



TRIED AND TRUE SELECTION METHODS

- Historic Context for Townhouses done first
- City-wide survey for 1960-1974 period
- 56 developments/81 plats/nearly 6 K homes
- Compared layouts, architectural styles, builders/architects, amenities, etc.
- HPC selected best examples to represent townhouses – Villa Monterey 1 of 5

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



CITIZEN INVOLVEMENT THROUGHOUT PROCESS

- 3/07: Villa Monterey representatives approach HPC
- 2008-2009: city-wide research and survey of attached/townhouse developments
- 12/10: HPC initiates an HP case for Units 1-7
- 2/11: 2 Open Houses conducted – about 150 attendees

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning

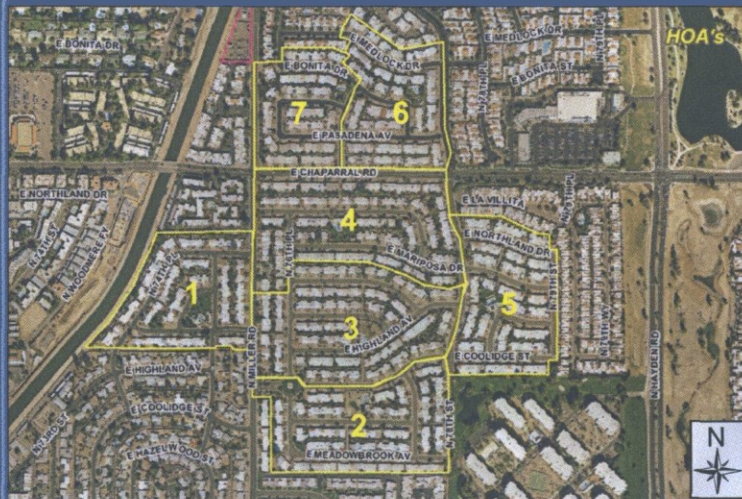


STRONG SUPPORT FROM VILLA MONTEREY

- ❑ 2008-Present : HOA Board members and volunteers information handouts from city on HP and circulate city petitions to document support
- ❑ All 7 HOAs support HP for common areas/clubhouses
- ❑ 86% of 758 homeowners support HP; staff verified signatures against ownership records
- ❑ No opposition at HPC or PC public hearings

13-ZN-2010 &
4-HP-2010

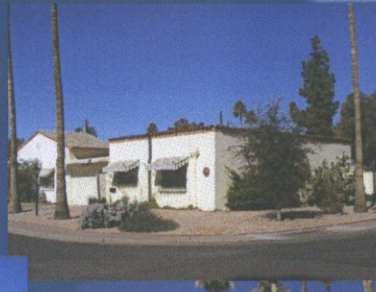
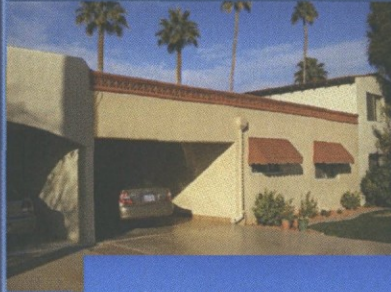
Villa Monterey Units 1-7 HP Overlay Zoning



HOA/UNIT MAP

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning
Variety of styles



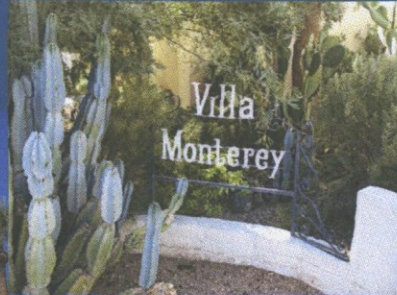
Villa Monterey Units 1-7 HP Overlay Zoning
Variety of styles



Villa Monterey Units 1-7 HP Overlay Zoning



Entry Features



13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



Clubhouse and Pool
For Each HOA



13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



MEETS ELIGIBILITY CRITERIA

- ❑ First large Scottsdale townhouse adjacent to downtown – influenced later Arizona townhouses
- ❑ Friedman pioneered different approaches to development and marketing – attached ‘casitas’ with resort like amenities for niche buyer
- ❑ Each home customized façade with Southwestern/regional architectural details and variety of ornamentation
- ❑ High degree of integrity

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



The Architectural Details of Villa Monterey

4-2010-2010
17-13-002010

Photo by Don Williams, The Architecture Group, Scottsdale, AZ

ARCHITECTURAL DETAILS

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



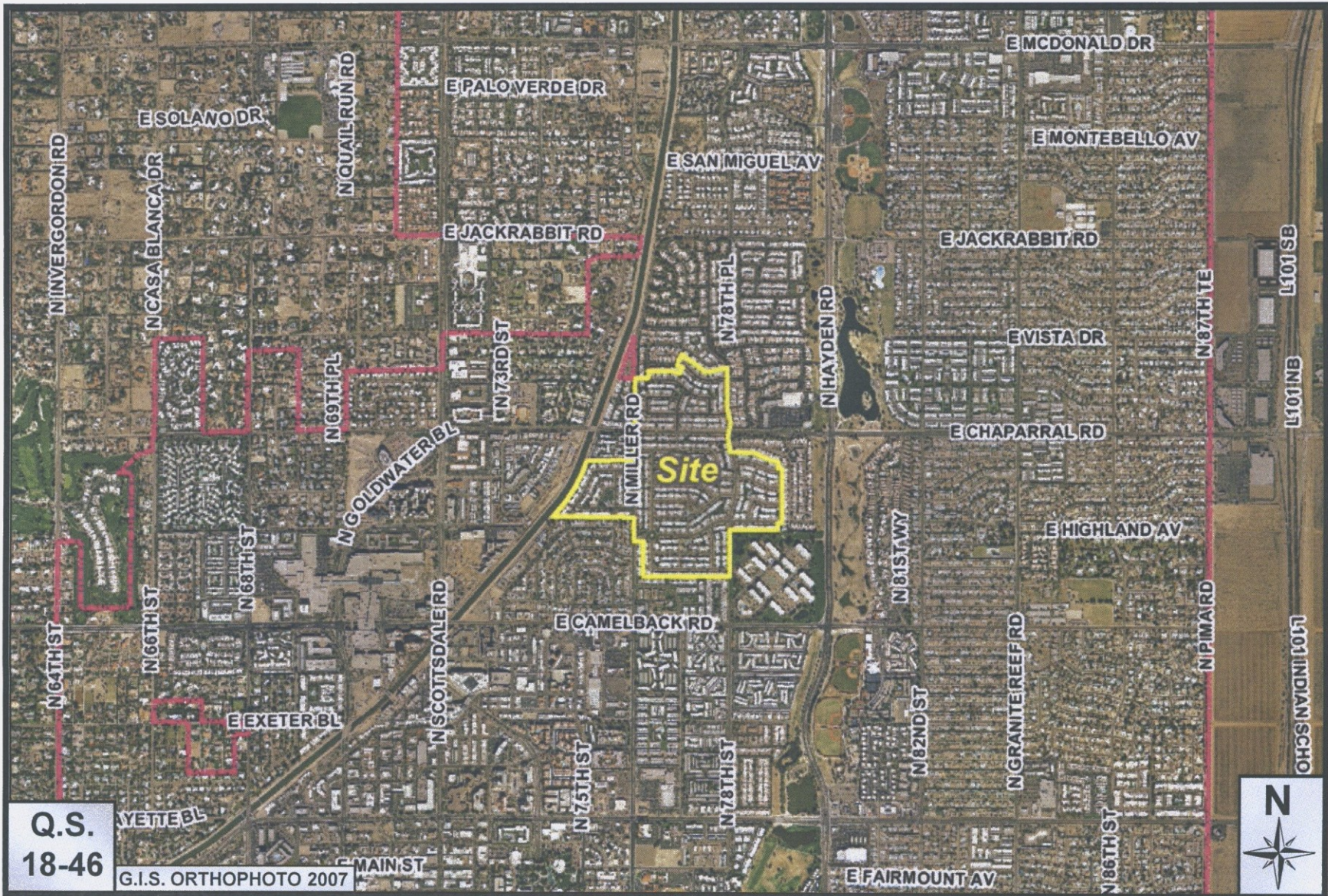
**HISTORIC PRESERVATION COMMISSION
RECOMMENDATION, 7-0, 3/17/11**

HPC finding that Villa Monterey Units 1-7 proposed historic district meets the eligibility criteria for designation, has a high level of integrity and is historically and architecturally significant

**PLANNING COMMISSION RECOMMENDATION, 7-0
4/27/11**

PC finding that map amendment is consistent and conforms with GP and proposed historic district meets the eligibility criteria for HP designation, and HP designation not restrict future transportation and traffic planning in the area

13-ZN-2010 &
4-HP-2010



Villa Monterey Units 1-7 HP Overlay Zoning

13-ZN-2010 &
4-HP-2010

EXHIBIT#1



Villa Monterey Units 1-7 HP Overlay Zoning

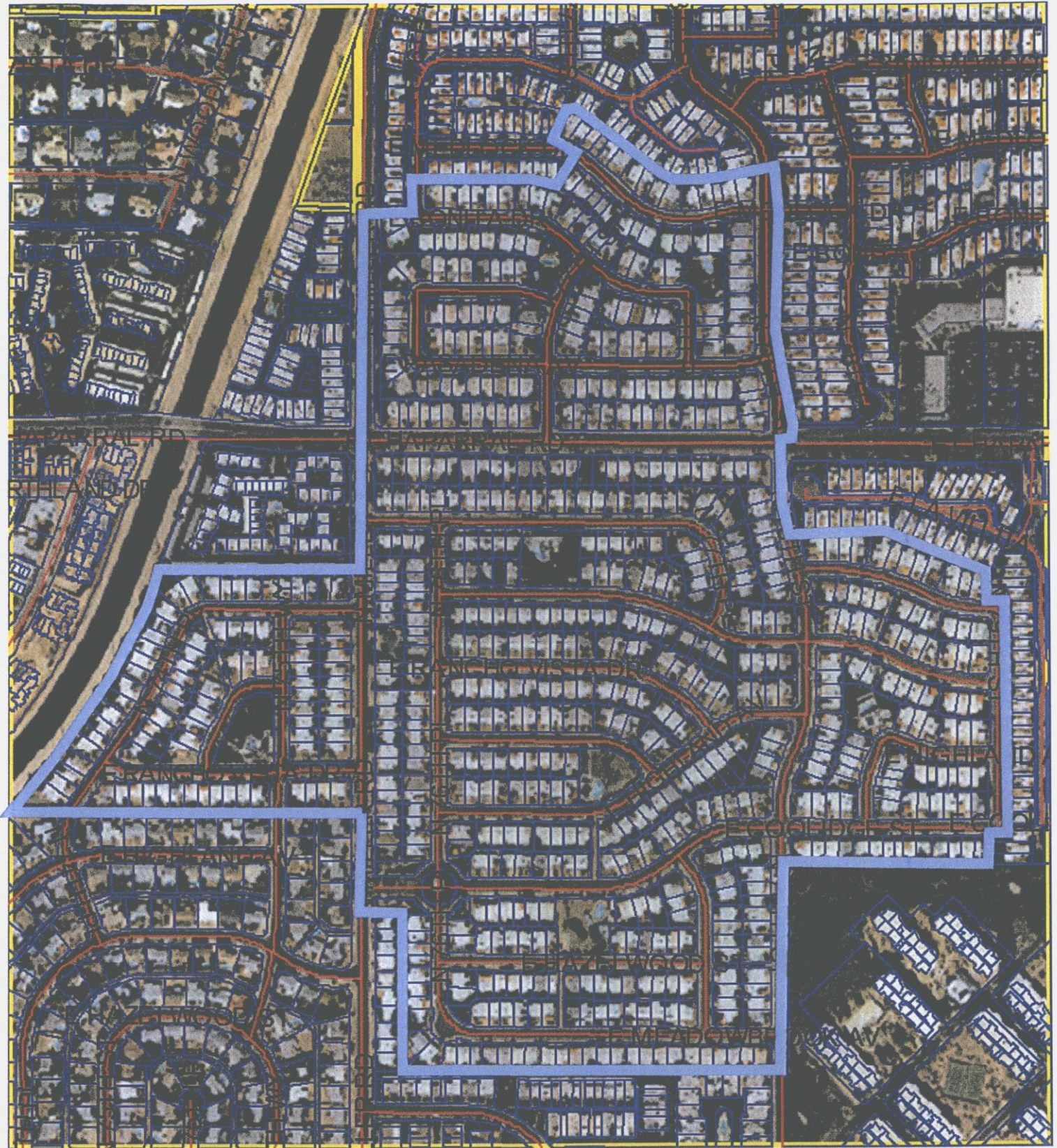
13-ZN-2010 &
4-HP-2010

ATTACHMENT #2A

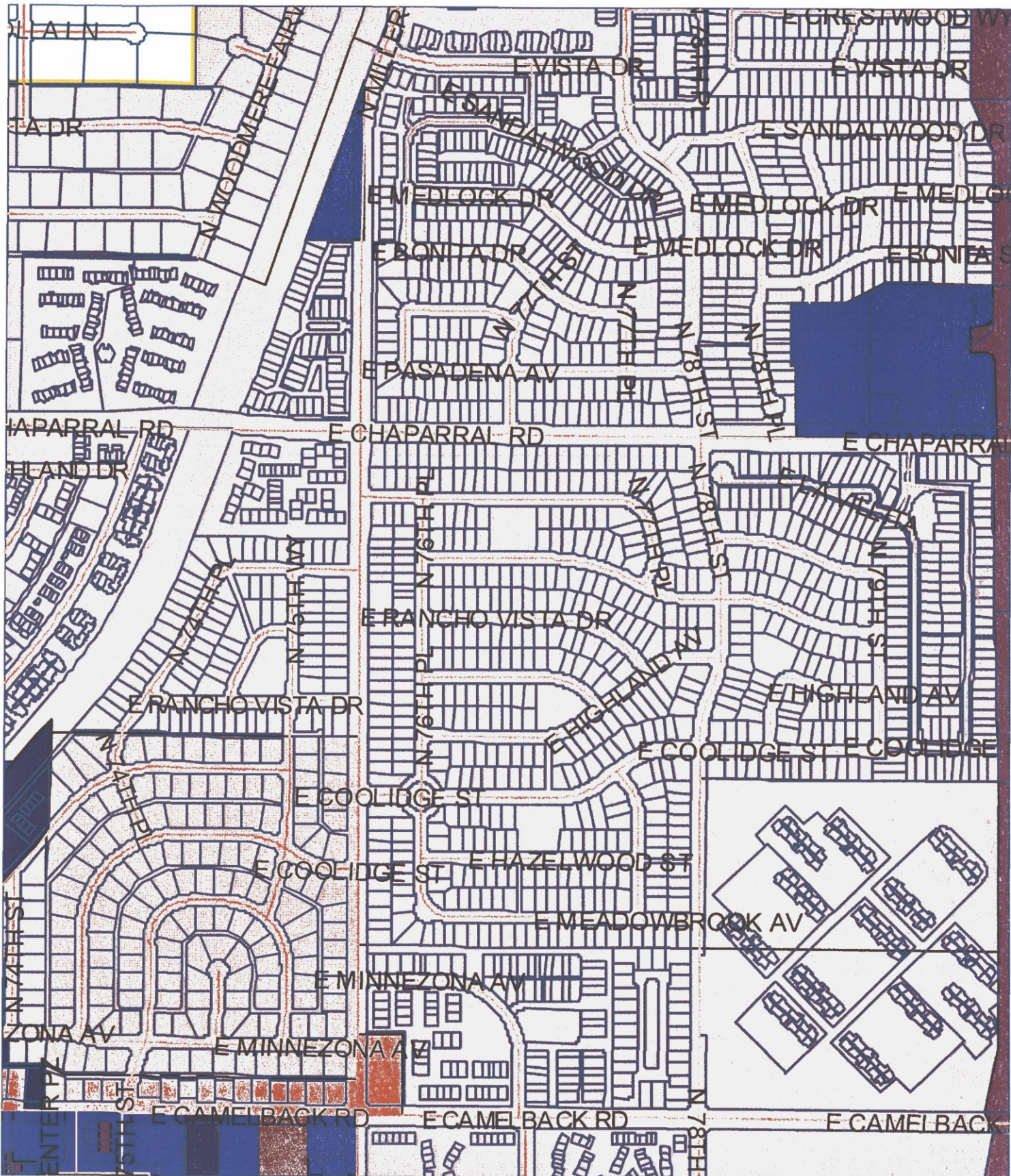
oning Map



13-ZN-2010 &
4-HP-2010
ATTACHMENT #4



VILLA MONTEREY 1-7 HP OVERLAY ZONING MAP
on November 2007 aerial



ZONING MAP FOR VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

4-HP-2010
1st: 12/09/2010

PHOTOS OF THE ARCHITECTURAL STYLES IN VILLA MONTEREY UNITS 1-7



Example of a one-story townhouse in Unit 1



Example of a two-story townhouse in Unit 1



Example of a one-story townhouse in Unit 2



Example of a two-story townhouse in Unit 2



Example of a one-story townhouse in Unit 3



Example of a two-story townhouse in Unit 3



Example of a one-story townhouse in Unit 4



Example of a two-story townhouse in Unit 4



Example of a one-story townhouse in Unit 5



Example of a two-story townhouse in Unit 5



Example of a one-story townhouse in Unit 6



Example of a two-story townhouse in Unit 6



Example of a one-story townhouse in Unit 7



Example of a two-story townhouse in Unit 7



Photo of the entry sign and curving wall at the Coolidge entry



Photo of one of the seven clubhouses that are for the use of the residents in each HOA

EXISTING RIGHTS-OF-WAY ON CHAPARRAL ROAD, 5/2011



Figure 1. Chaparral Road at Miller Road Intersection

Proposed HP: Villa Monterey is on the northeast and southeast corners of this intersection

Recommended Street Functional Classification:

East of Miller = Minor Collector – Suburban

West of Miller = Major Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Major Collector Suburban Character = 100' ROW; Existing = 80' (Substandard)



Figure 1. Chaparral Road at 78th Street Intersection

Proposed HP: Villa Monterey is on the northwest and southwest corners of this intersection

Recommended Street Functional Classification:

West of 78th = Minor Collector – Suburban

East of 78th = Major Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Major Collector Suburban Character = 100' ROW; Existing = 110' (Exceeds standard)



Figure 1. Chaparral Road at 77th Street Intersection

Proposed HP: Villa Monterey is on both the north and south sides of Chaparral Road

Recommended Street Functional Classification:

East of Miller to 78th = Minor Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

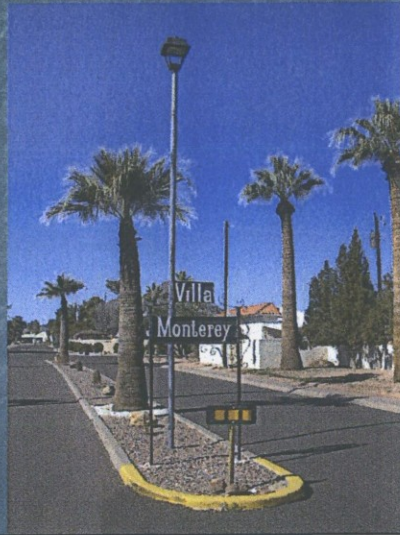
Villa Monterey

- Chaparral/Miller
- 800+ DU
- 9 plats/HOAs
- Largest project
- Traditional
- Part Curvilinear
- Attached carports



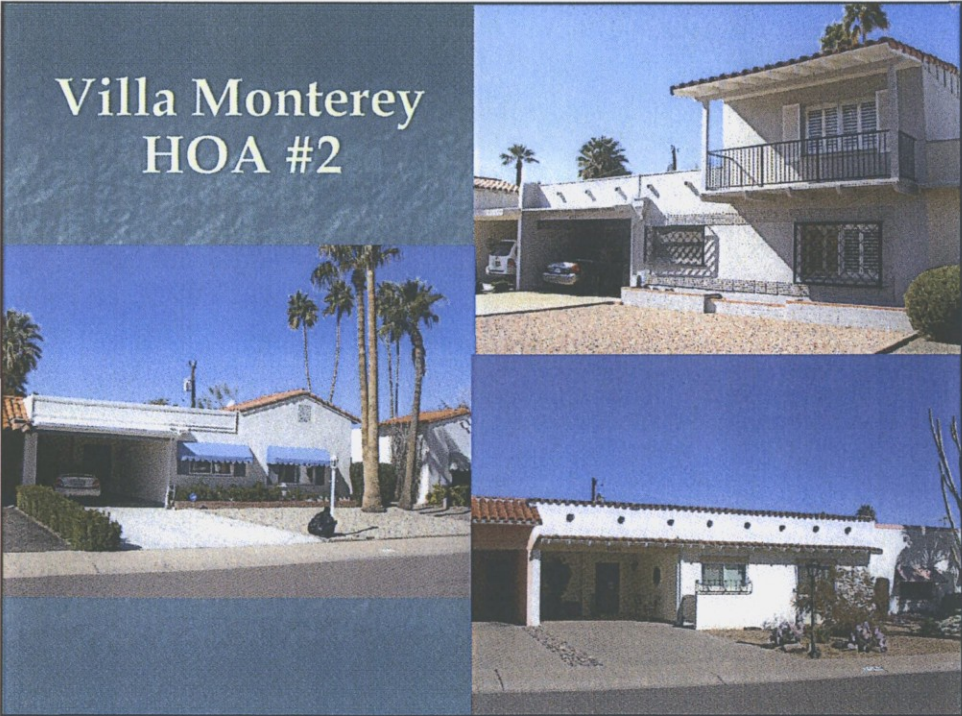
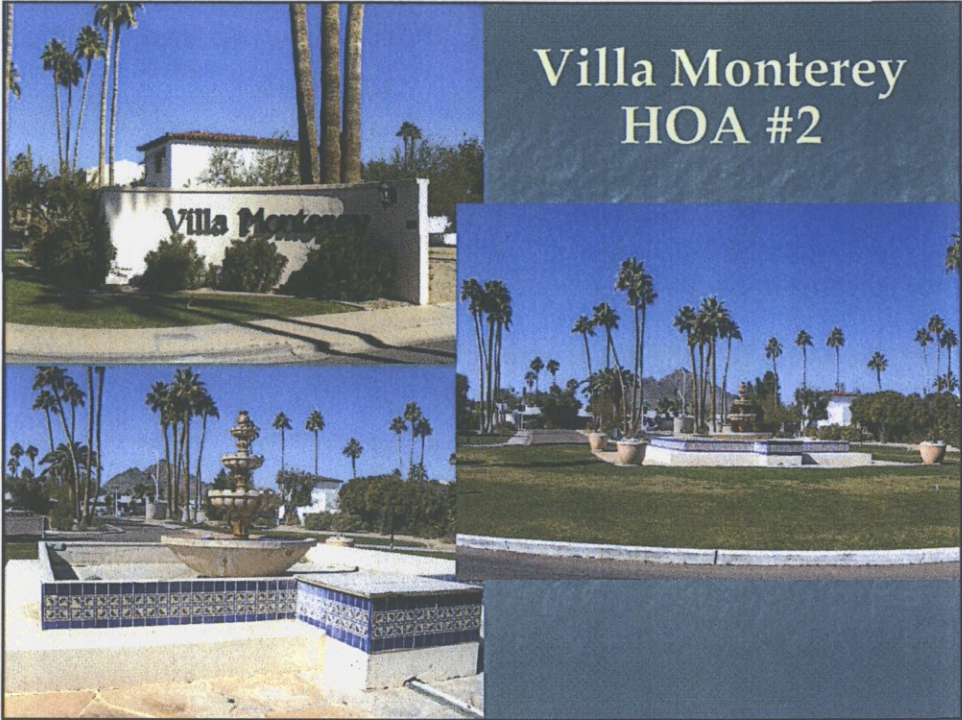


Villa Monterey HOA #1

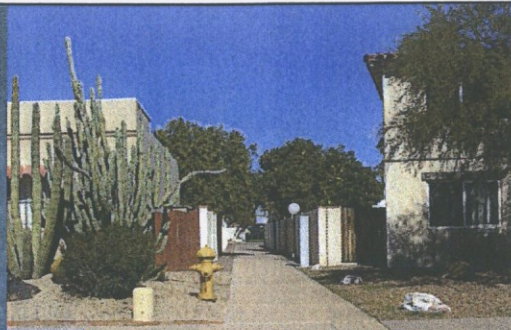


Villa Monterey HOA #1





Villa Monterey
HOA #3



Villa Monterey
HOA #3



Villa Monterey
HOA #4



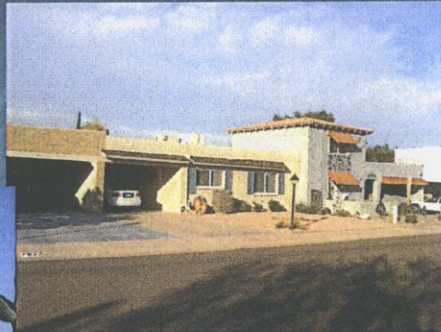
Villa Monterey
HOA #4



Villa Monterey
HOA #5



Villa Monterey
HOA #5



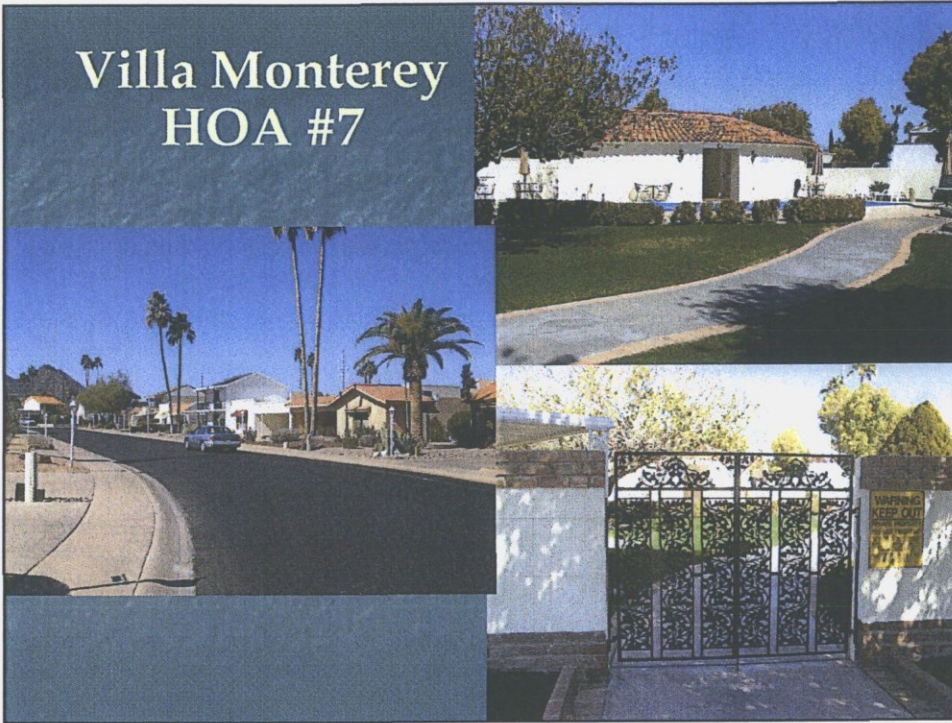
Villa Monterey
HOA #6



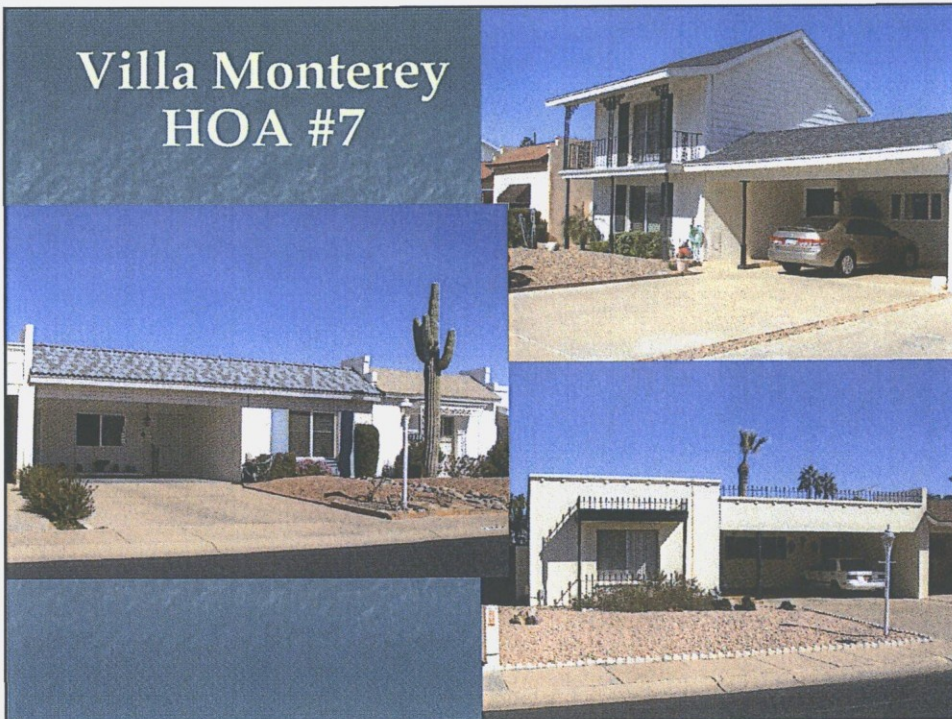
Villa Monterey
HOA #6



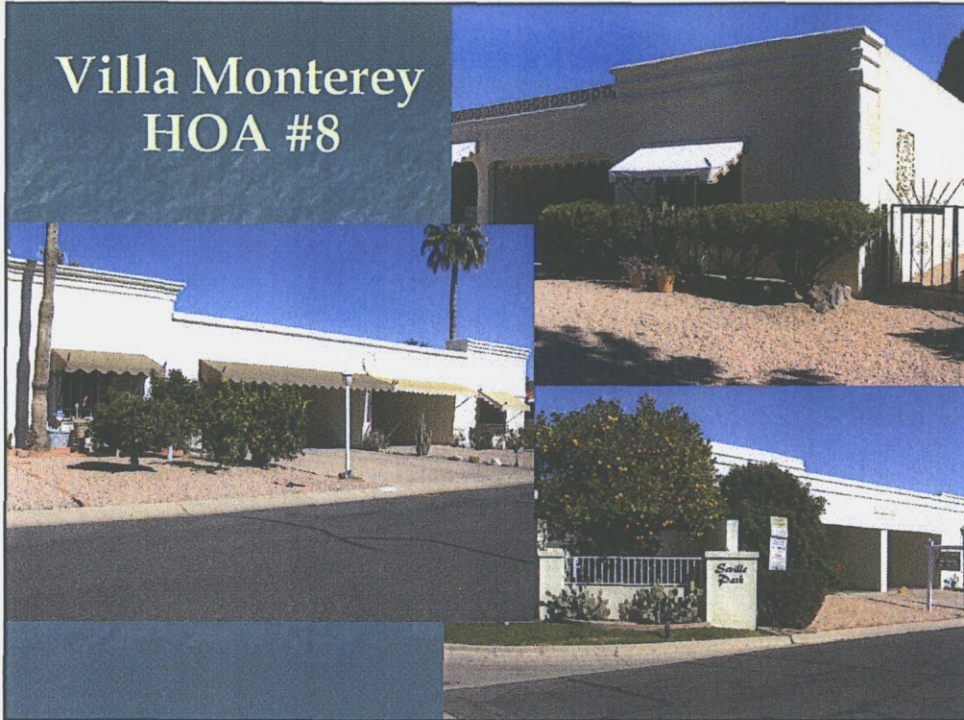
Villa Monterey
HOA #7



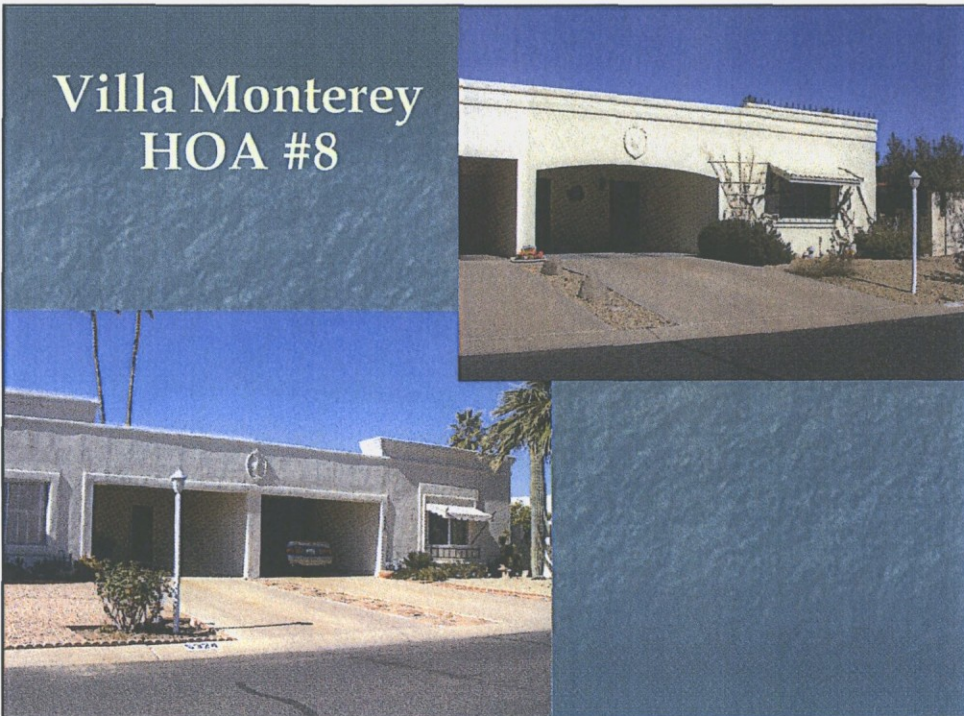
Villa Monterey
HOA #7



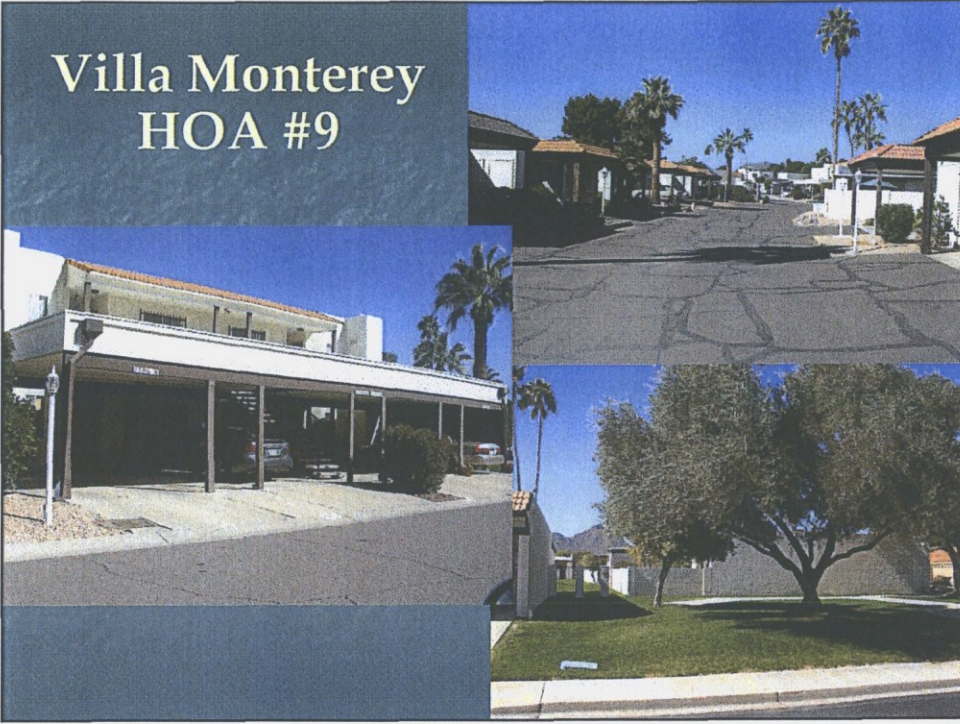
Villa Monterey
HOA #8



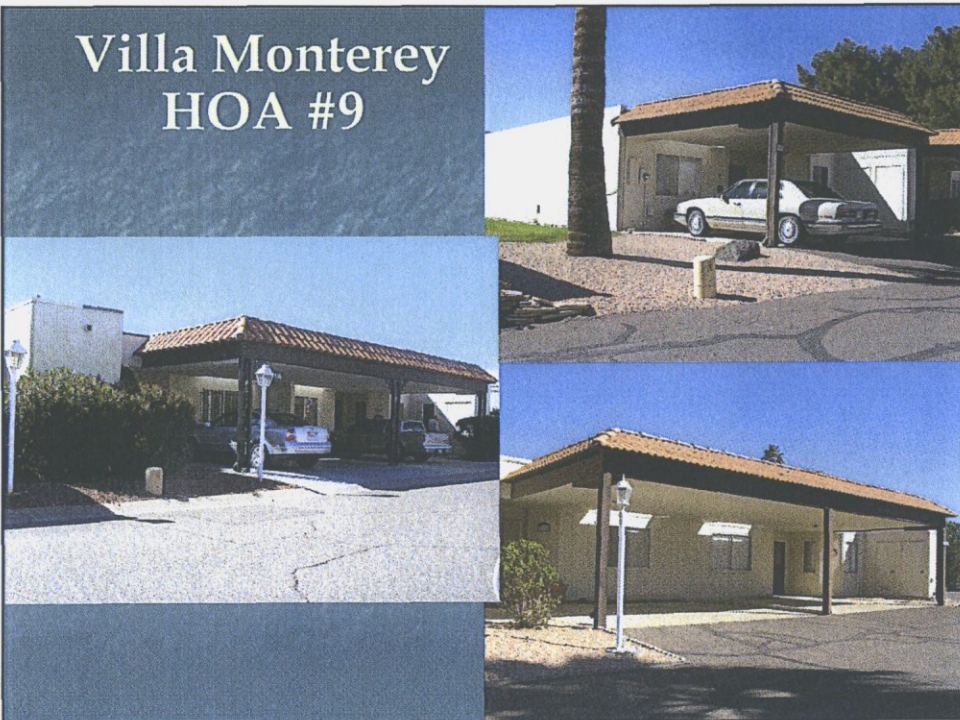
Villa Monterey
HOA #8

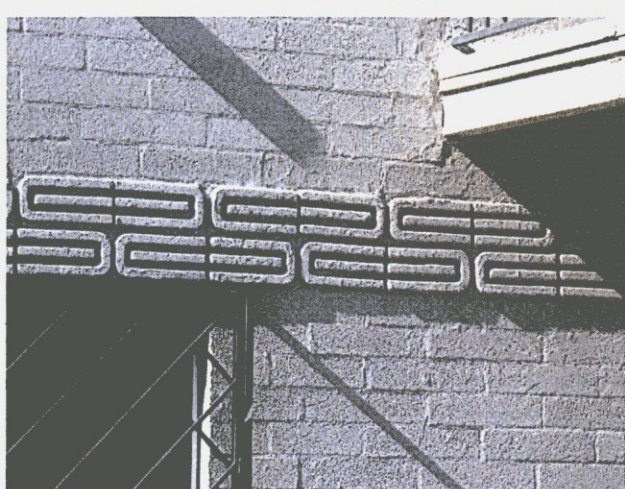
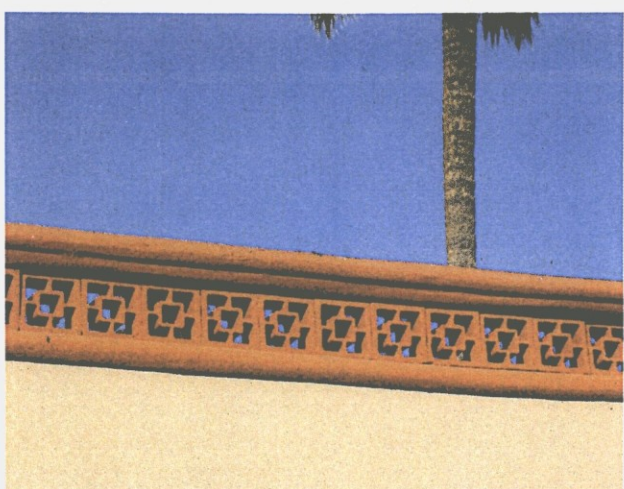
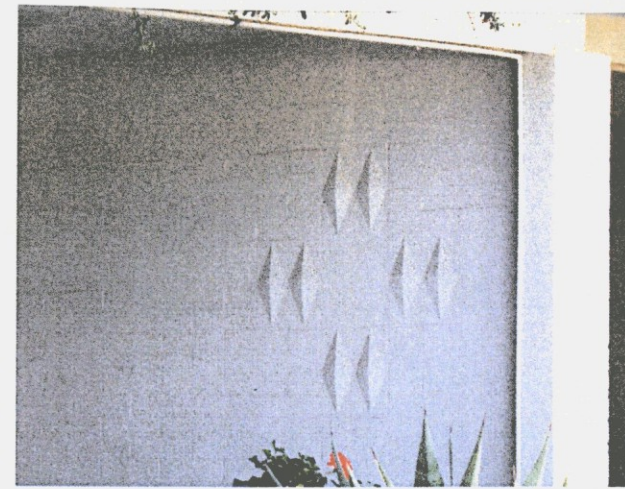
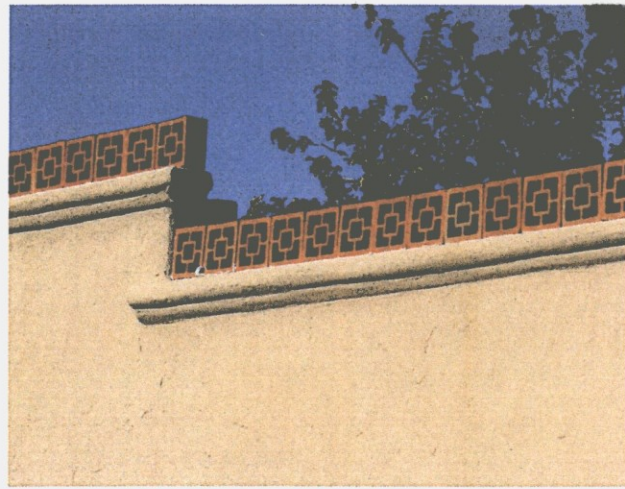
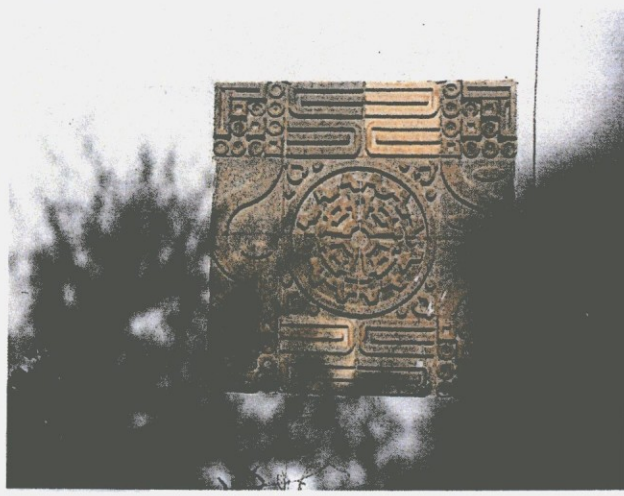


Villa Monterey
HOA #9



Villa Monterey
HOA #9





The Architectural Details of Villa Monterey

4-HP-2010
1st: 12/09/2010

Photos by Don Meserve, City of Scottsdale Historic Preservation Office

County of Maricopa } 55

Know All Men By These Presents

That the LAWYERS TITLE OF PHOENIX, an Arizona corporation, trustee has subdivided and in the name of VILLA MONTEREY UNIT ONE that part of NE 1/4 NW 1/4 Section 23 T2N-R4E G&SR B&M Maricopa County Arizona show hereon and hereby publishes this plat and for the plat of said VILLA MONTEREY UNIT ONE and hereby declares that said plat sets forth the location and lines for measurement of lots, streets, The Walkway, and Alleys constituting same and that each lot shall have a street shown by the letter or name that is given to each lot and that the street, The Walkway, and Alleys shown on said plat and included in the plat shall be dedicated to the use shown

In witness whereof the LAWYERS TITLE OF PHOENIX, as Trustee has hereunto caused its corporate name to be signed and its Corporate Seal to be affixed by the undersigned who is hereunto duly authorized this 6th day of March, 1961

LAWYERS TITLE OF PHOENIX, AS TRUSTEE

By: W.S. Lindemud, Vice President; Attest: Mark E. Hopperton, Assist Secretary

State of Arizona } 55
County of Maricopa

On this 6th day of March, 1961, before me the undersigned officer personally appeared W.S. Lindemud and Mark E. Hopperton who acknowledged themselves to be Vice President and Assistant Secretary respectively of the LAWYERS TITLE OF PHOENIX, a corporation, and that they as such officers respectively being duly authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as well as themselves as such officers respectively

Dorothy L. Clark, Notary Public, My Commission expires 2-25-64

Kenneth W. Orrell, SCOTTSDALE CITY ENGINEER, 3-7-61 DATE

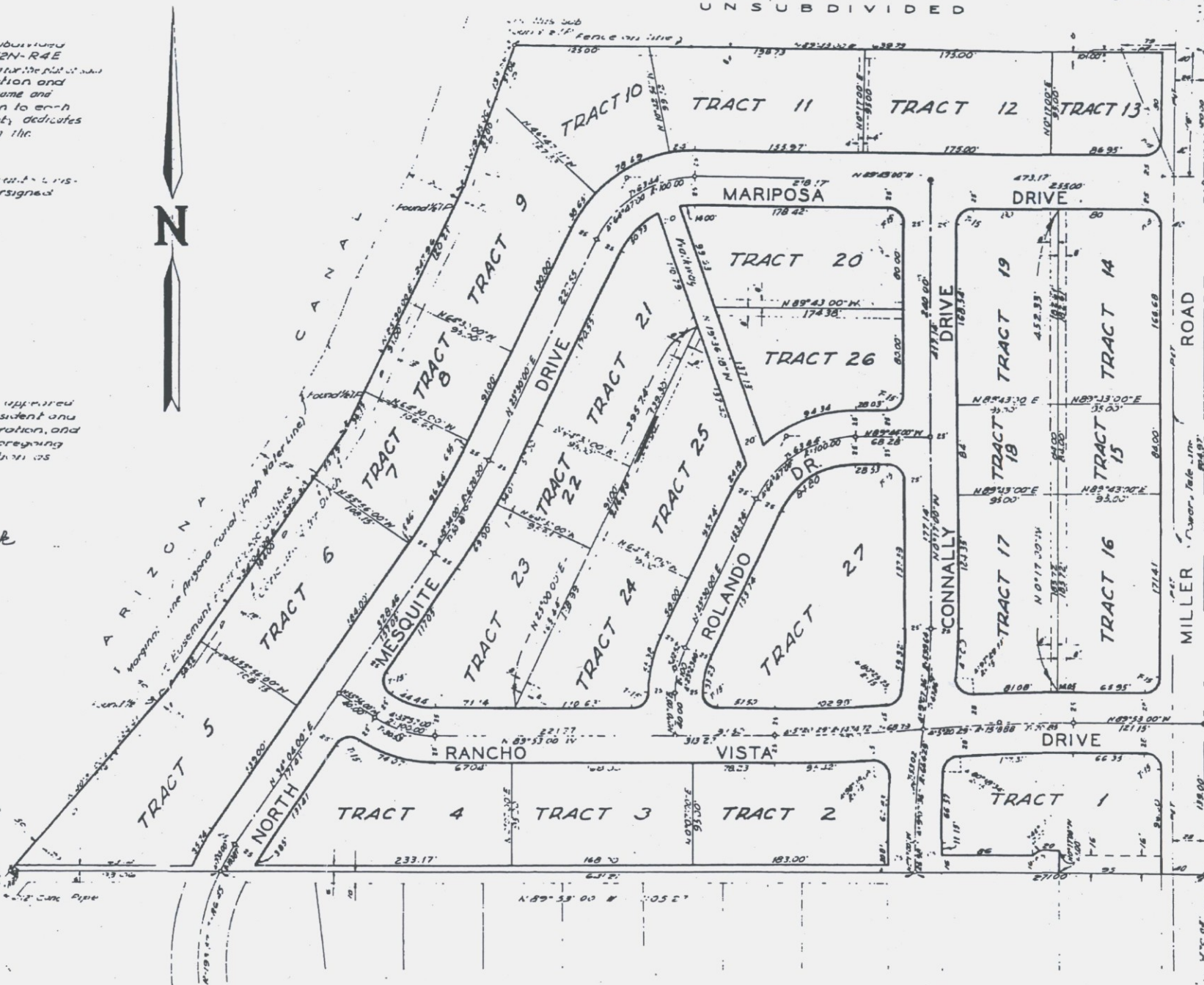
VILLA MONTEREY UNIT ONE

A SUBDIVISION OF A PART OF THE NE 1/4 NW 1/4 SEC 23 T2N R4E G&SR B&M MARICOPA COUNTY, ARIZONA SPARLING ENGINEERING CO. SCALE: 1 INCH = 60 FT.

STATE OF ARIZONA County of Maricopa I hereby certify that the within instrument was filed and recorded as requested of LAWYERS TITLE OF PHOENIX MAR 10 1961 8:00 AM

REGISTERED CIVIL ENGINEER SPARLING ENGINEERING CO. REG. NO. 1414

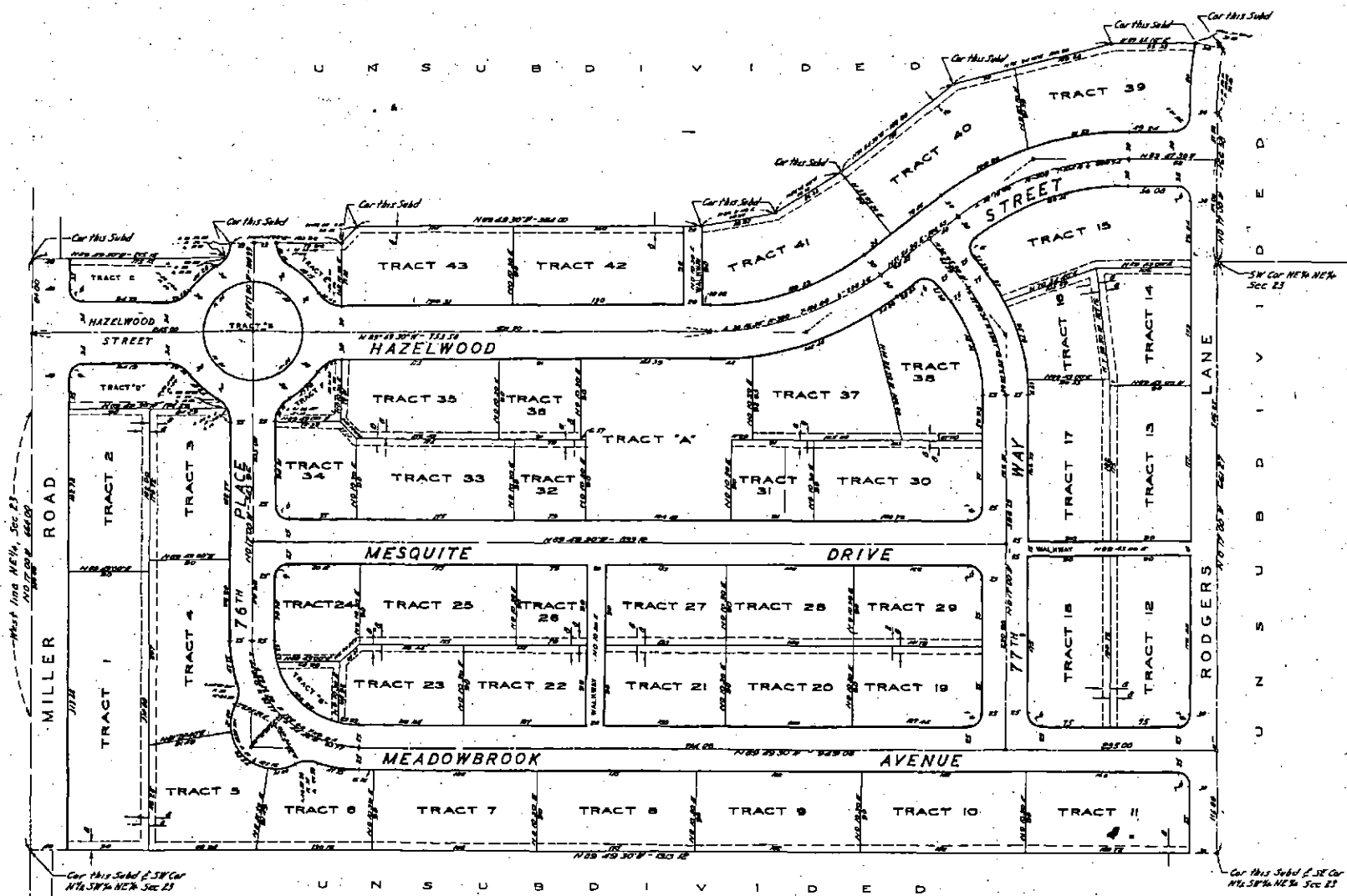
Attest: Dorothy L. Kitchum, Mayor of Scottsdale, Arizona, this 7th day of March, 1961



SCOTTSDALE TERRACE II BK. 70 PG. 4

4-HP-2010 1st: 12/09/2010

SCOTTSDALE TERRACE UNIT TWO
B.K. 70 P. 614 M.C.R.



State of Arizona }
County of Maricopa } 33

Know All Men By These Presents

That the Lawyers Title of Phoenix an Arizona Corporation Trustee has subdivided under the name of VILLA MONTEREY UNIT TWO part of the NE 1/4 Sec 23, T4N, R4E, G6S, SEM, MARICOPA COUNTY ARIZ., together with a replat of ESTRELLITA GARDENS, (B.K. 70 P. 614 M.C.R.) and Granite View Lane, Paisano Road and Doherty Lane as shown on the map of said ESTRELLITA GARDENS UNIT ONE, as abandoned, all as shown hereon and hereby publishes the plat as one for the plat of said VILLA MONTEREY UNIT TWO, and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the tracts and streets constituting same, and that each tract and each street shall be known by the letter or number or name that appear on each, respectively on said plat and the longest street names, as public lands, dedicated to the public for use as such the streets and highway shown on said plat and included in the above described premises hereon are dedicated to the use shown.

In witness whereof the Lawyers Title of Phoenix, as Trustee has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers thereunto duly authorized this 30th day of October 1961.

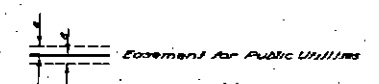
BY W. J. Johnson VICE PRESIDENT
BY M. L. E. Johnson ASSIST. SECRETARY

State of Arizona }
County of Maricopa } 33

On this 31st day of October 1961 before me, the undersigned officer personally appeared W. J. Johnson and M. L. E. Johnson who acknowledged themselves to be Vice President and Assistant Secretary respectively of the Lawyers Title of Phoenix a corporation, and that they as such officers respectively being duly authorized, do hereby certify that the foregoing instrument for the purposes therein contained by signing the name of the Corporation as Trustees by themselves as such officers respectively.

In witness whereof I have hereunto set my hand and official seal this 30th day of October 1961.

My Commission expires 10/21/64
Joseph P. ...
Notary Public



VILLA MONTEREY UNIT TWO

A SUBDIVISION OF PART OF THE NE 1/4 SEC 23 T4N, R4E, G6S, SEM, MARICOPA COUNTY ARIZ., A REPLAT OF "ESTRELLITA GARDENS UNIT ONE" (B.K. 70, P. 614 M.C.R.) AND "GRANITE VIEW LANE, PAISANO ROAD," AND "DOHERTY LANE," AS ABANDONED.

SPARLING ENGINEERING CO
SCALE 1/4" = 80 FT

Approved by WESTERN SAVINGS AND LOAN ASSOCIATION as mortgagee this 30th day of October 1961
BY John D. ... ASST. PRESIDENT
BY Marie E. ... ASSISTANT SECRETARY

STATE OF ARIZONA
County of Maricopa }
On this 30th day of October 1961 before me, the undersigned officer, personally appeared John D. ... and Marie E. ... who acknowledged themselves to be Vice President and Assistant Secretary of the Western Savings and Loan Association, an Arizona Corporation, and that they as such officers respectively, being duly authorized, do hereby certify that the foregoing instrument for the purposes therein contained by signing the name of the Corporation as mortgagee, by themselves, as such officers respectively.

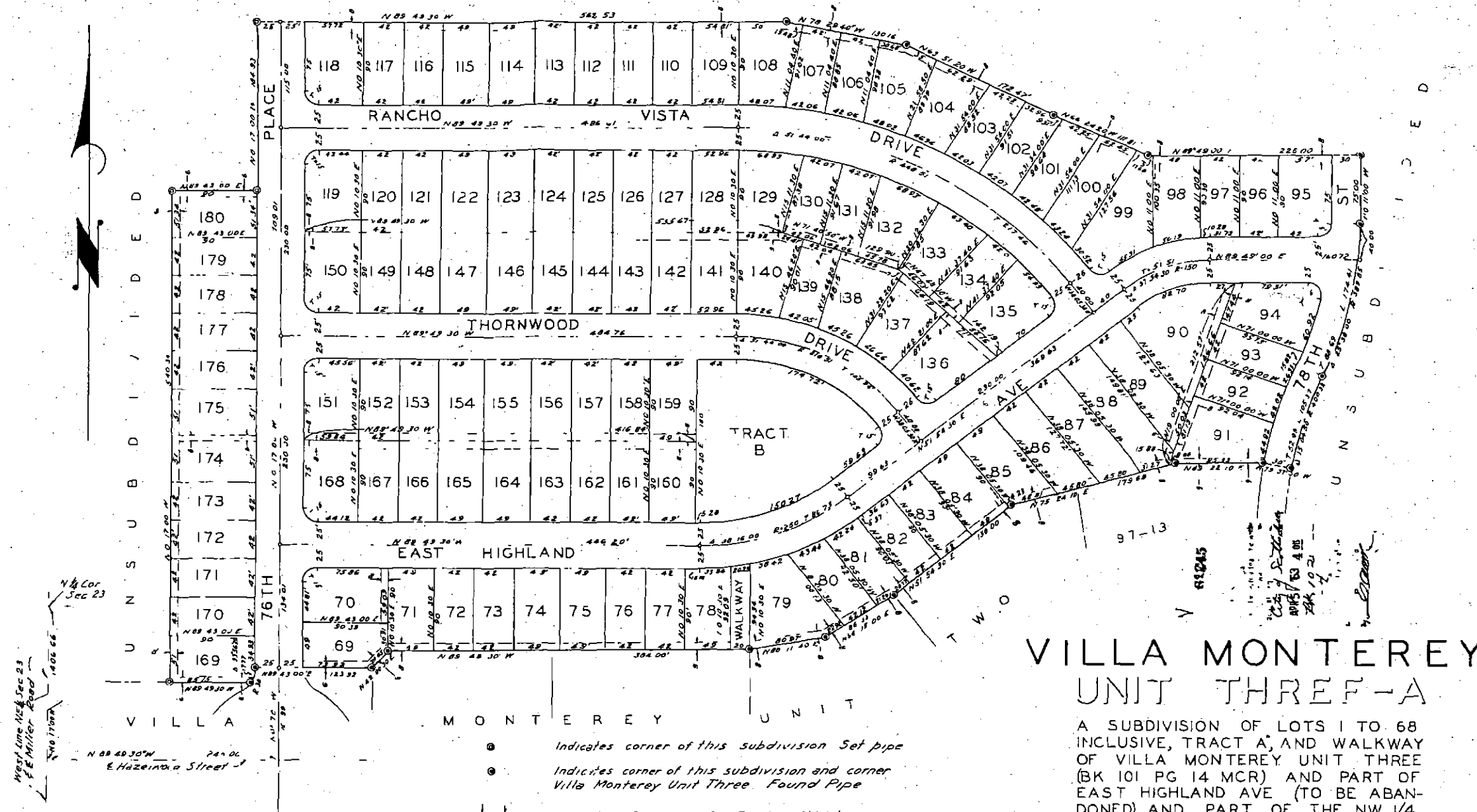
In witness whereof I have hereunto set my hand and official seal this 30th day of October 1961.
Joseph P. ...
Notary Public

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of October 1961.
George ...
S.E. SPARLING - REGISTERED CIVIL ENGINEER
M.I.A. 10-30-61
REG. NO. DATE

Approved James ... 10-30-61
Scottsdale City Engineer DATE

Approved by the Common Council of the Town of Scottsdale, Arizona, this 7th day of October 1961

M. E. ...
Mayor
Attest Ken ...
City Clerk



VILLA MONTEREY UNIT THREE-A

A SUBDIVISION OF LOTS 1 TO 68 INCLUSIVE, TRACT A, AND WALKWAY OF VILLA MONTEREY UNIT THREE (BK 101 PG 14 MCR) AND PART OF EAST HIGHLAND AVE (TO BE ABANDONED) AND PART OF THE NW 1/4, NE 1/4, SEC 23, T-2-N, R-4-E, G&SRB&M MARICOPA COUNTY, ARIZONA

State of Arizona }
County of Maricopa }

Know All Men By These Presents

That Arizona Land Title and Trust Company an Arizona Corporation, as Trustee, has subdivided under the name of VILLA MONTEREY UNIT THREE-A, Lots 1 to 68 inclusive, Tract A, and Walkway of VILLA MONTEREY UNIT THREE (BK 101, Pg 14, MCR) and part of East Highland Ave (to be abandoned) and that part of the NW 1/4, NE 1/4, Sec 23, T-2-N, R-4-E, G&SRB&M, Maricopa County Arizona, as shown hereon, and hereby publishes this plat as and for the purpose of subdividing and hereby declares that said plat sets forth the location and gives the bearings, distances and dimensions of the Lots, Tracts, Streets, and Walkway constituting same, and that each Lot, each Tract, and each Street shall be known by the number, or letter, or name that is given to each respectively on said plat, and Arizona Land Title and Trust Company, as Trustee hereby dedicates to the public for use as such, the streets and walkway shown on said plat and included in the above described property, and are dedicated to the use shown.

In Witness Whereof, Arizona Land Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed, and its corporate seal to be affixed by the undersigned officers, thereunto duly authorized this 15th day of March, 1963

ARIZONA LAND TITLE AND TRUST COMPANY AS TRUSTEE
By Thomas De Foux Vice President Attest Neale E. Hopperin Assistant Secretary

State of Arizona
County of Maricopa

On this 15th day of March, 1963, before me, the undersigned officer personally appeared Thomas De Foux and Neale E. Hopperin who acknowledged to me to be Vice President and Assistant Secretary respectively of Arizona Land Title and Trust Company, a corporation, and that they, as such, being duly authorized so to do, executed the foregoing instrument for the purpose hereunto by signing the name of the corporation, as Trustee, by themselves, as such officers respectively in Witness Whereof, I hereunto set my hand and affix my official Seal.

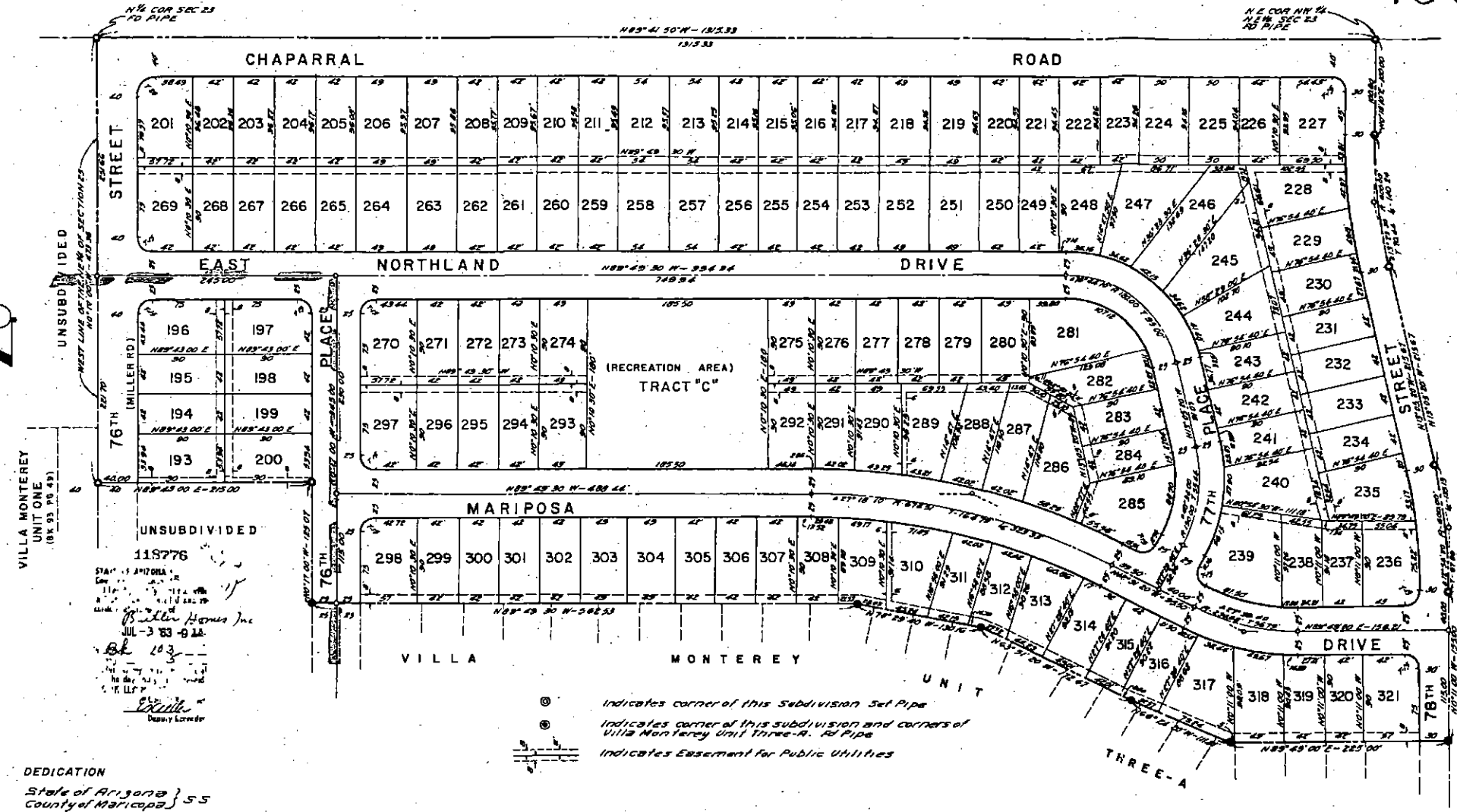
James D. Thomas
NOTARY PUBLIC
My Commission Expires 3-23-63

This is to certify that the survey and subdivision of the premises described and platted hereon, were made under my direction during the month of March, 1963.

APPROVED George Sparling Scottsdale City Engineer
APPROVED by the Common Council of the Town of Scottsdale, Arizona this 2nd day of March, 1963.
By Wm. Schuler Mayor Attest Elizabeth Stetson Clerk

SPARLING ENGINEERING CORP
JOB NR 7055 SCALE 1" = 60'

UNSUBDIVIDED



DELETE 193-200 (AMENDED)
 COUNT # 201-321 = 121
 (INCLUDES UNIT 4)

DEDICATION

State of Arizona }
County of Maricopa } S.S.

Know All Men By These Presents:

That the Arizona Land Title and Trust Company, an Arizona Corporation, as Trustee has subdivided under the name of VILLA MONTEREY UNIT FOUR, part of the N.E. 1/4, Section 23, T.2N., R.4E., G. & S. R. B. & M., Maricopa County, Arizona, as shown hereon, and hereby publishes this plat as and for the plat of said VILLA MONTEREY UNIT FOUR and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots, tract, and streets constituting same and that each lot, each tract, and each street shall be known by the number, letter or name that is given to each respectively on said plat, and the Arizona Land Title and Trust Company, as Trustee, hereby dedicates to the public for use as such, the streets shown on said plat and included in the above described premises Easements are dedicated to use as shown.

In witness whereof, the Arizona Land Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed, and its corporate seal to be affixed by the undersigned officers, thereunto duly authorized this 10th day of June, 1963.

ARIZONA LAND TITLE AND TRUST COMPANY, AS TRUSTEE

By: David L. Edinger Vice President
 Attest: Maude E. Kappeler Assistant Secretary

ACKNOWLEDGEMENT

State of Arizona }
County of Maricopa } S.S.

On this, the 10th day of June, 1963, before me, the undersigned officer personally appeared David L. Edinger and Maude E. Kappeler who acknowledged themselves to be the Vice President and Assistant Secretary respectively of the Arizona Land Title and Trust Company, a corporation, and that they, as such officers respectively, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as trustee, by themselves, as such officers respectively.

In witness whereof I hereunto set my hand and affix my official seal.

William J. Hunsaker
 Notary Public

My Commission Expires: _____

VILLA MONTEREY UNIT FOUR

A SUBDIVISION OF PART OF
 THE NE 1/4, SEC 23, T2N, R4E, G & S. R. B. & M.
 MARICOPA COUNTY, ARIZONA

SPARLING ENGINEERING CORP.
 SCALE = 1" = 50'

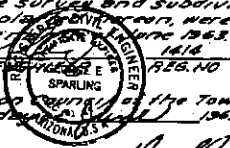
CERTIFICATION

This is to certify that the survey and subdivision of the premises described and plat hereon were made under my direct supervision on June 10, 1963 at Scottsdale, Arizona.

Approved by the Commission of the Town of Scottsdale, Arizona this 11th day of June, 1963.

By: W. C. Schaefer Mayor Attest: Maude E. Kappeler Clerk

Approved: Frank O. McAnell 6-25-63
 Scottsdale City Engineer Date



103-5

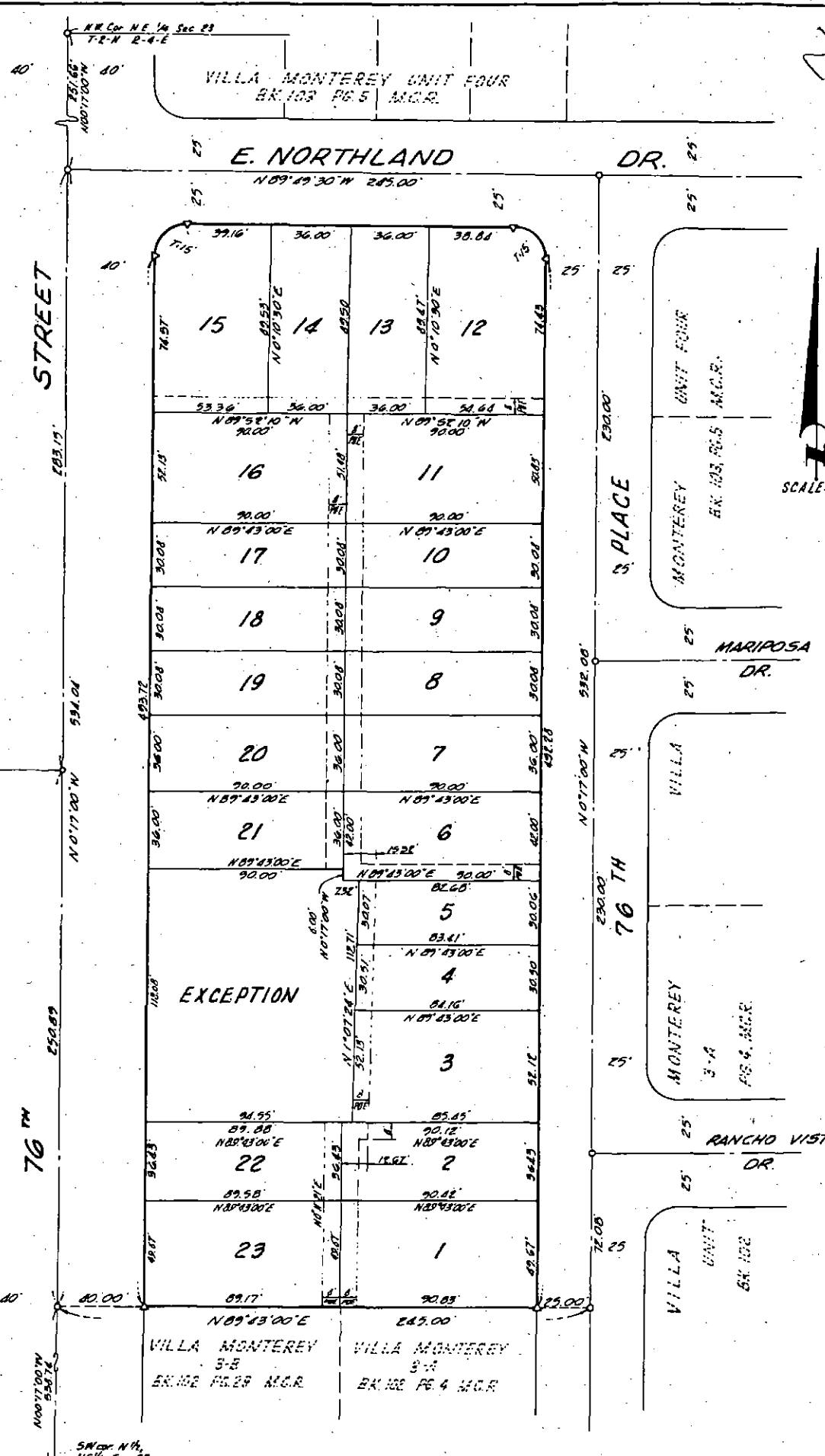
VILLA MONTEREY

UNIT FOUR-B

AMENDED

A RESUBDIVISION OF VILLA MONTEREY UNIT FOUR-B (BK. 106 PG. 18 M.C.R.) SITUATED IN PART OF THE N.E. 1/4 SEC. 23 T-2-N R-4-E G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

Notary Public for the County of Maricopa
I do hereby certify that the within instrument was filed and recorded at request of
T. J. O'Connell
JUL 11 1974-2 30
Book 174-3
in page 5
Witness my hand and official seal this day and year above stated.
Your Notary Public
R. J. Daniel
Notary Public



DEDICATION

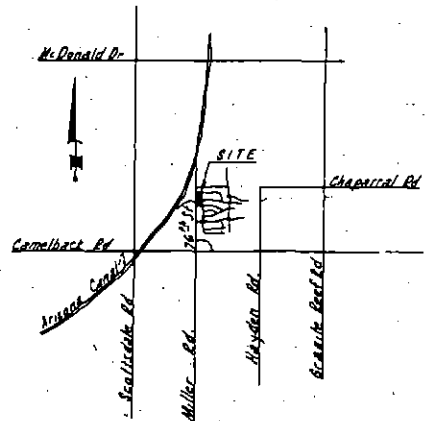
STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL MEN BY THESE PRESENTS:
THAT THE CAMELBACK LAND AND INVESTMENT COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF VILLA MONTEREY UNIT FOUR-B AMENDED, A RESUBDIVISION OF VILLA MONTEREY UNIT FOUR-B (BK. 106 PG. 18 M.C.R.) PART OF THE N.E. 1/4 SEC. 23 T-2-N R-4-E G. & S. R. B. & M. MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID VILLA MONTEREY UNIT FOUR-B AMENDED AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS AND THE STREETS CONSTITUTING SAME AND THAT EACH LOT AND EACH STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT, AND THE CAMELBACK LAND AND INVESTMENT COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE CAMELBACK LAND AND INVESTMENT COMPANY, AS TRUSTEE, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 7th DAY OF JULY, 1974.
CAMELBACK LAND AND INVESTMENT COMPANY, AS TRUSTEE
BY _____ OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
ON THIS 7th DAY OF JULY, 1974, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED TO ME AS AN OFFICER OF THE CAMELBACK LAND AND INVESTMENT COMPANY, A CORPORATION, AND HE AS SUCH AN OFFICER, BEING DULY AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS SUCH AN OFFICER.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LOCATION MAP
NO SCALE

CERTIFICATION

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of April 1974; that the survey is true and complete as shown; that all monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Robert H. Murphy
ROBERT H. MURPHY
REG. CIVIL ENGINEER NO. 6686

DATE
7/24/74

APPROVALS

Approved by the Council of the City of Scottsdale, Arizona, this 2nd day of July, 1974.

By: Paul J. Jones Mayor Attest: Juan P. O'Connell Clerk

I hereby certify that this Plat substantially conforms to the approved Preliminary Plat.
By: Jane D. Anderson Planning Director Date: 7/19/74

I hereby certify that all engineering conditions and requirements of the ordinance have been complied with.
By: David C. Reilly City Engineer Date: 7/14/74

NOTE
2 Blanket easement is hereby dedicated for all future maps over all lots. This includes sewer, water and electric lines.

LEGEND

○ Subdivision boundary corner
— Boundary line

TOUPS ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
4181 NORTH 24TH STREET / PHOENIX, ARIZONA / 602-264-8666
A PLANNING RESEARCH CORPORATION COMPANY
JOB NO. 562-000 FILE NO. PL-1071

VILLA MONTEREY

UNIT FOUR D

A RESUBDIVISION OF LOTS 230 THRU 233 AND LOTS 284 THRU 289 OF VILLA MONTEREY UNIT FOUR AS RECORDED IN BOOK 103, PAGE 5, M.C.R. LOCATED IN A PART OF THE NE 1/4 OF SECTION 23, T-2-N, R-4-E, G&SRB&M, MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA }
County of Maricopa } ss.
I hereby certify that the within instrument was filed and recorded at request of George Corp
NOV 3 1976 4 35
In Book 103
on page 14
Witness my hand and official seal: 11/3/76, and year a.d. 1976.
Deputy Recorder

DEDICATION

STATE OF ARIZONA }
County of Maricopa } ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE VALLEY NATIONAL BANK OF ARIZONA, AN ARIZONA CORPORATION AND GERTRUDE S. FRIEDMAN AS CO-EXECUTORS OF THE ESTATE OF DAVID J. FRIEDMAN, DECEASED, TOGETHER WITH THE UNDERSIGNED OWNERS HAVE SUBDIVIDED UNDER THE NAME OF VILLA MONTEREY UNIT FOUR D LOTS 230 THROUGH 233 AND LOTS 284 THROUGH 289 OF VILLA MONTEREY UNIT FOUR, RECORDED IN BOOK 103, PAGE 5, MARICOPA COUNTY RECORDER, AND BEING A PART OF THE NORTHEAST ONE QUARTER OF SECTION 23, T-2-N, R-4-E, G&SRB&M, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID VILLA MONTEREY UNIT FOUR D, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND THE STREETS CONSTITUTING SAME AND THAT EACH LOT AND EACH STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ARE IDENTICAL TO THOSE DEDICATED TO THE PUBLIC ON THE PLAT OF VILLA MONTEREY UNIT FOUR, BOOK 103, PAGE 5. EASEMENTS ARE HEREBY PROVIDED FOR THE PURPOSES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE VALLEY NATIONAL BANK OF ARIZONA, AN ARIZONA CORPORATION AS CO-EXECUTOR OF THE ESTATE OF DAVID J. FRIEDMAN, DECEASED, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 17th DAY OF MAY, 1976.

THE VALLEY NATIONAL BANK OF ARIZONA
AN ARIZONA CORPORATION
BY: George Corp
AGENT

IN WITNESS WHEREOF GERTRUDE S. FRIEDMAN, AS CO-EXECUTOR OF THE ESTATE OF DAVID J. FRIEDMAN, HAS CAUSED HER NAME TO BE SIGNED THIS 17th DAY OF MAY, 1976.

Gertrude S. Friedman
GERTRUDE S. FRIEDMAN

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, THIS 20th DAY OF April, 1976.

BY: William J. Yudin ATTEST: Samuel
MAYOR CLERK

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.

BY: Paul D. Bursard 11/1/76
PLANNING DIRECTOR DATE

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE ORDINANCE HAVE BEEN COMPLIED WITH.

BY: Samuel C. Rudy 10-29-76
CITY ENGINEER DATE

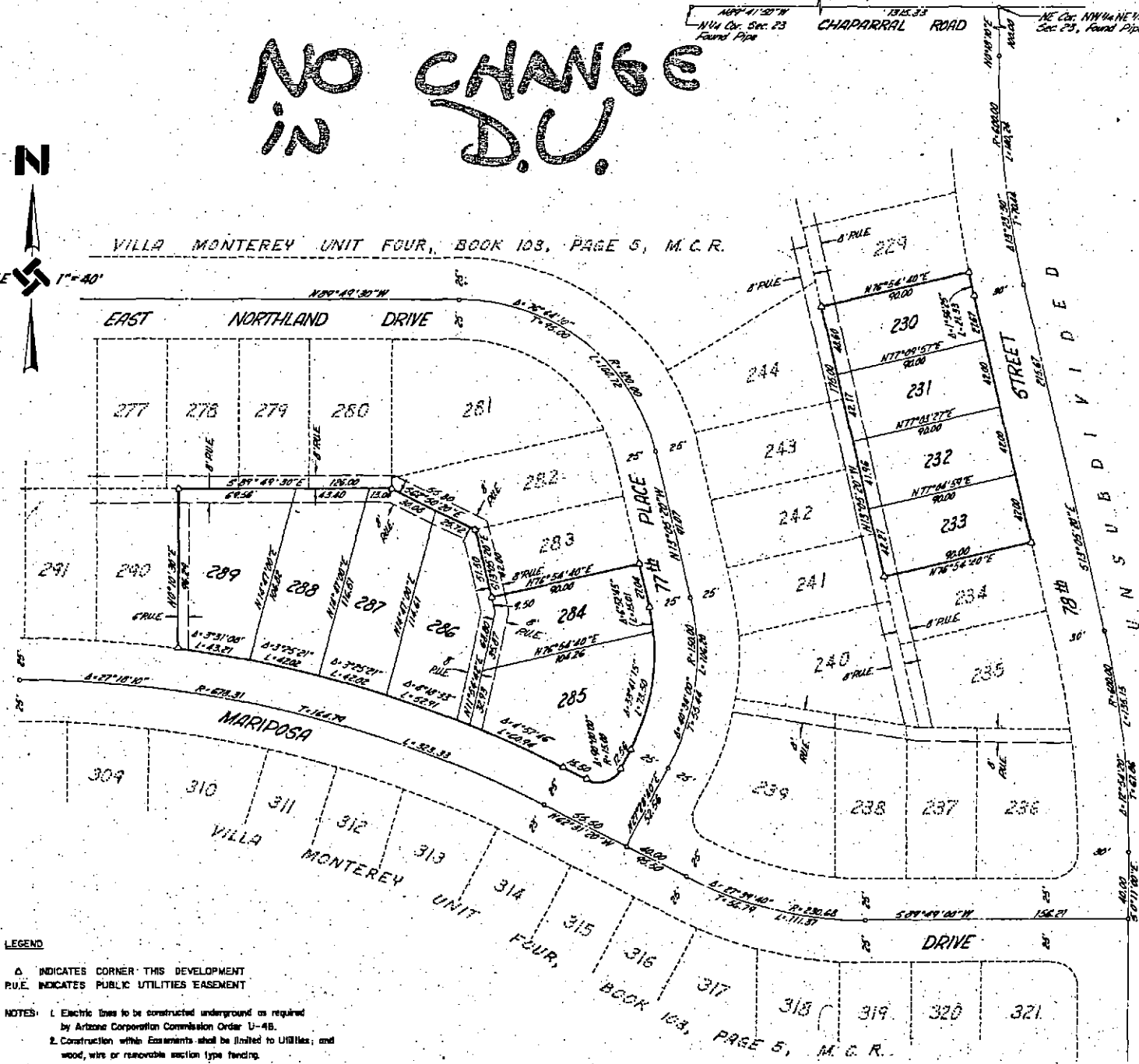
CERTIFICATION

I, ROBERT H. MURPHY HEREBY CERTIFY, THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 1975; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Robert H. Murphy 3/4/76
ROBERT H. MURPHY
REGISTERED CIVIL ENGINEER NO. 4486 DATE



NO CHANGE
IN
D.U.



LEGEND

Δ INDICATES CORNER THIS DEVELOPMENT
P.U.E. INDICATES PUBLIC UTILITIES EASEMENT

- NOTES:
1. Electric lines to be constructed underground as required by Arizona Corporation Commission Order U-48.
 2. Construction within Easements shall be limited to Utilities, and wood, wire or renewable section type fencing.
 3. Declaration of Restrictions shall be in accordance with those presently in effect for Villa Monterey Unit 4 as recorded in DL 10512, Pgs. 466-491, M.C.R.

THE VALLEY NATIONAL BANK OF ARIZONA, AN ARIZONA CORPORATION, AND GERTRUDE S. FRIEDMAN, CO-EXECUTORS OF THE ESTATE OF DAVID J. FRIEDMAN, OWNER OF LOTS 230, 231, 232, 285, 286, AND 287.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
County of Maricopa } ss.
ON THIS 17th DAY OF May, 1976, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Gertrude S. Friedman AN OFFICER OF THE VALLEY NATIONAL BANK OF ARIZONA AND GERTRUDE S. FRIEDMAN WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF I HEREUPTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: May 29, 1977
Richard J. Kramer
NOTARY PUBLIC

DOROTHY H. SCHECHERT, WIFE OF HENRY H. SCHECHERT AS HER SOLE AND SEPARATE PROPERTY, AS OWNER OF LOT 284.

Dorothy H. Schechert

ACKNOWLEDGEMENT

STATE OF ARIZONA }
County of Maricopa } ss.
ON THIS 5th DAY OF October, 1976, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DOROTHY H. SCHECHERT WHO ACKNOWLEDGES HERSELF TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF I HEREUPTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: May 29, 1977
Richard J. Kramer
NOTARY PUBLIC

ALISON C. COOKE, WIFE OF HOWER S. COOKE, AS HER SOLE AND SEPARATE PROPERTY, AS OWNER OF LOT 233.

Alison C. Cooke

ACKNOWLEDGEMENT

STATE OF ARIZONA }
County of Maricopa } ss.
ON THIS 9th DAY OF June, 1976, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ALISON C. COOKE WHO ACKNOWLEDGED HERSELF TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF I HEREUPTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: Sept. 19, 1979
Sandra J. Kramer
NOTARY PUBLIC

ELIZABETH A. ACTON, DEBORAH ACTON KOLBE, EMILY CHAFOR ACTON AND EDWARD ARCHIBALD ACTON, AS JOINT-TENANTS WITH RIGHTS OF SURVIVORSHIP, AS OWNERS OF LOT 285. BY DEBORAH ACTON KOLBE, INDIVIDUALLY, AND AN ATTORNEY-IN-FACT FOR ELIZABETH A. ACTON, EMILY CHAFOR ACTON AND EDWARD ARCHIBALD ACTON.

Deborah Acton Kolbe

ACKNOWLEDGEMENT

STATE OF ARIZONA }
County of Maricopa } ss.
ON THIS 21st DAY OF October, 1976, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DEBORAH ACTON KOLBE, INDIVIDUALLY, AND AN ATTORNEY-IN-FACT FOR ELIZABETH A. ACTON, EMILY CHAFOR ACTON AND EDWARD ARCHIBALD ACTON, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT IN HER INDIVIDUAL CAPACITY AND AS ATTORNEY-IN-FACT FOR THE ABOVE FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF I HEREUPTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 1-11-80
Richard J. Kramer
NOTARY PUBLIC

JOHN H. BRAMBACK AND MARY H. BRAMBACK, HIS WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS TO LOT 288.

John H. Bramback Mary H. Bramback

ACKNOWLEDGEMENT

STATE OF ARIZONA }
County of Maricopa } ss.
ON THIS 7th DAY OF May, 1976, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN H. BRAMBACK AND MARY H. BRAMBACK, HIS WIFE WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF I HEREUPTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: Sept. 19, 1979
Sandra J. Kramer
NOTARY PUBLIC

POWER OF ATTORNEY VESTED	BOOK	PAGE	FILE NO.
ELIZABETH A. ACTON	11919	764	272-722
EMILY CHAFOR ACTON	11919	765	272-723
EDWARD ARCHIBALD ACTON	11919	766	272-724

DATE 3-76 JOB NO. 1862-000 SHEET 1 OF 1

PREPARED BY
TOUPS CORPORATION
4121 NORTH 24TH STREET
PHOENIX, ARIZONA 85018
(602-284-9685)

VILLA MONTEREY UNIT 5

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T. 2 N., R. 4 E., G. & S. R. B. & M., IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS That Arizona Land Title and Trust Company, an Arizona Corporation, as Trustee, has subdivided under the name of VILLA MONTEREY UNIT 5, a portion of the NE 1/4 of the NE 1/4 of Section 23, T. 2 N., R. 4 E., in the City of Scottsdale, Maricopa County, Arizona, as shown, plotted hereon, and hereby publishes this plat as and for the plat of said VILLA MONTEREY UNIT 5 and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts and streets constituting same, and that each lot, tract and street shall be known by the number, letter or name given each respectively on said plat and hereby subscribe to the same. For use as such, the streets shown on said plat and included in the above described premises.

IN WITNESS WHEREOF Arizona Land Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be hereunto affixed, the undersigned officers, thereunto duly authorized, this 14th day of February, 1965.

ARIZONA LAND TITLE AND TRUST COMPANY
BY: David C. Ketch
VICE PRESIDENT
ATTEST: Marilyn E. Kappula
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

On this, the 14th day of February, 1965, before me, the undersigned, a Notary Public for the State of Arizona, the above named David C. Ketch, Vice President and Marilyn E. Kappula, Assistant Secretary, of Arizona Land Title and Trust Company, a corporation, and that they, as such officers, respectively, being duly authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the names of the corporation as Trustee, by themselves, as such officers, respectively.

IN WITNESS WHEREOF I have set my hand and official seal this 14th day of February, 1965.

James W. Smith
NOTARY PUBLIC
My commission expires 3-27-67

APPROVAL

Approved by the City Council of the City of Scottsdale, Arizona, this 14th day of February, 1965.

BY: Clifford H. Ward
CITY CLERK

ATTEST: James W. Smith
CITY ENGINEER

APPROVED: Kenneth C. DeSmell
PLANNING DIRECTOR

CERTIFICATE

This is to certify that the survey and subdivision of the premises described hereon were made under my direction during the months of Feb. and March, 1965 and that all lot corners, block corners, angle points and curve points are marked with a brass disc stamped "L.S. 1256".

44789

STATE OF ARIZONA
County of Maricopa

I hereby certify that the within instrument was filed and recorded as required at

CITY OF SCOTTSDALE
MAR 8 1965

Witness my hand and official seal the day and year aforesaid.

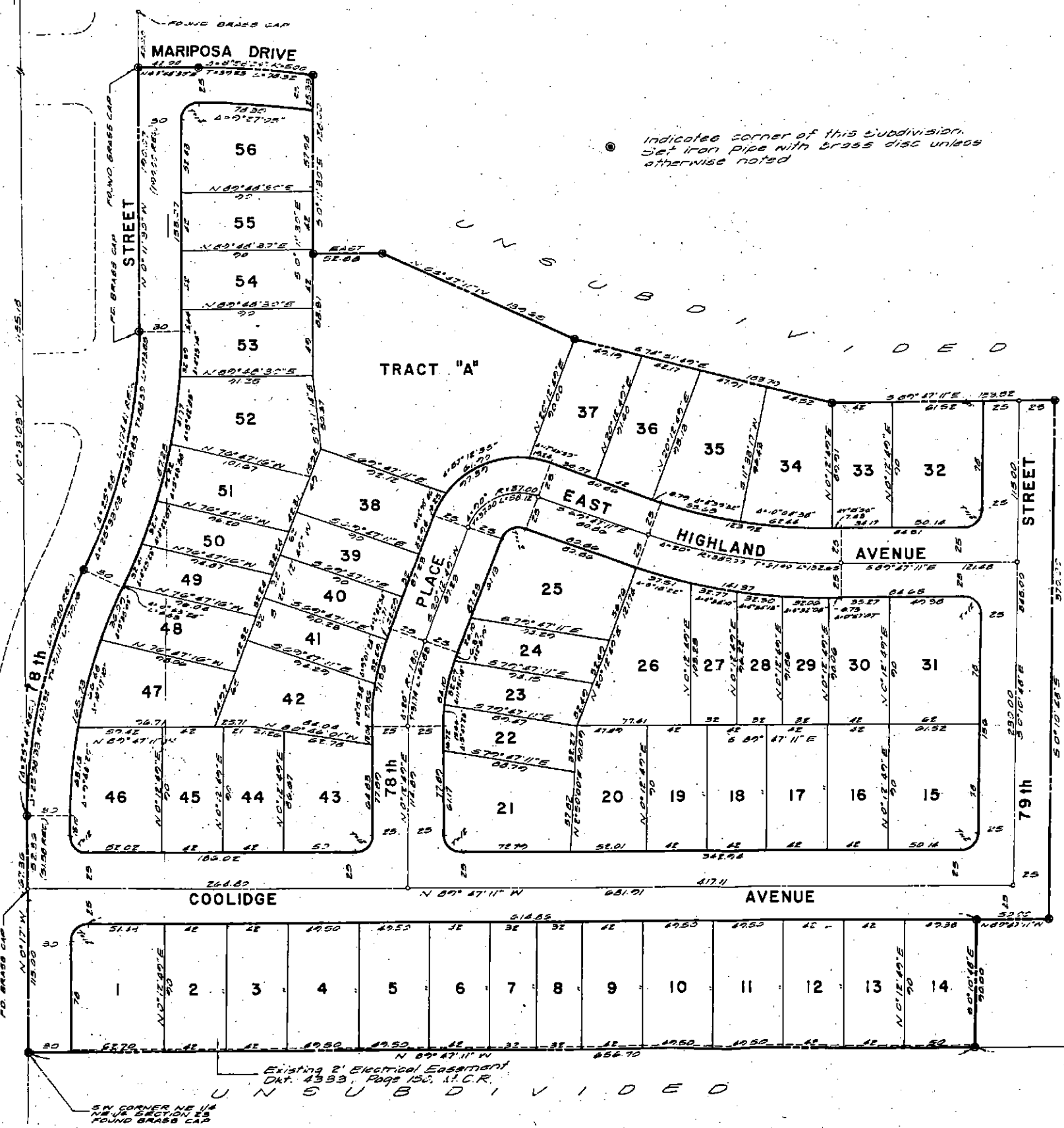
CLIFFORD H. WARD
Recorder
By: David C. Ketch
Deputy Recorder

N.W. CORNER NE 1/4 SECTION 23 FOUND BRASS CAP

VILLA MONTEREY UNIT 4 Book 123, Page 5, M.C.R.

VILLA MONTEREY UNIT 8 Book 125, Page 4, M.C.R.

VILLA MONTEREY UNIT 2 Book 97, Page 44, M.C.R.



Indicates corner of this subdivision.
Set iron pipe with brass disc unless
otherwise noted

SCALE
1"=40'

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

S.W. CORNER NE 1/4 SECTION 23 FOUND BRASS CAP

Existing 2' Electrical Easement
Dkt. 4393, Page 150, M.C.R.

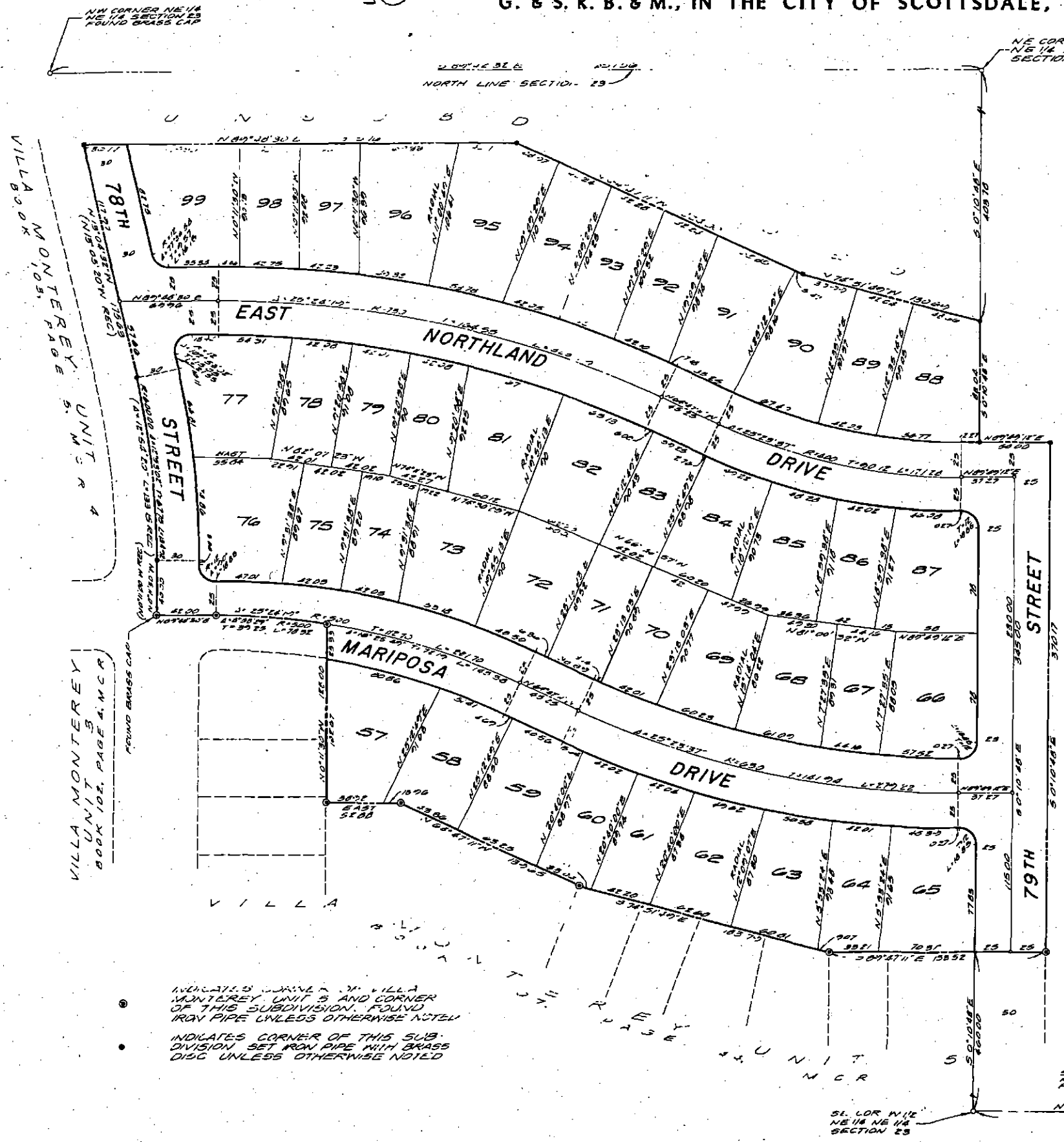
UNSUBDIVIDED

WILSEY, HAM & BLAIR
ENGINEERS PLANNERS
804 - 3302 - 80

450

VILLA MONTEREY UNIT 5 A

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T. 2 N., R. 4 E.,
G. & S. R. B. & M., IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arizona Land Title and Trust Company, an Arizona corporation, as Trustee, has subdivided under the name of VILLA MONTEREY UNIT 5 A, a portion of the NE 1/4 of the NE 1/4 of Section 23, T. 2 N., R. 4 E., G. & S. R. B. & M., in the City of Scottsdale, Maricopa County, Arizona, as shown platted hereon, and hereby publishes this plat as and for the plat of said VILLA MONTEREY UNIT 5 A, and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same, and that each lot and street shall be known by the number or name given each respectively on said plat, and hereby dedicates to the public, for use as such, the streets shown on said plat and included in the above described premises.

IN WITNESS WHEREOF: Arizona Land Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers, thereunto duly authorized, this 28th day of JUNE, 1965.

ARIZONA LAND TITLE AND TRUST COMPANY - TRUSTEE
 BY David L. Stehr VICE PRESIDENT ATTEST Merle E. Hupperton ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA

On this, the 28th day of JUNE, 1965, before me, the undersigned officer, personally appeared DAVID L. STEHR and MERLE E. HUPPERTON, who acknowledged themselves to be Vice President and Assistant Secretary, respectively, of Arizona Land Title and Trust Company, a corporation, and that they, as such officers respectively, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, as Trustee, by themselves, as such officers respectively.

IN WITNESS WHEREOF I hereunto set my hand and official seal, this 28th day of JUNE, 1965.

David L. Stehr My commission expires 11-5-68
 NOTARY PUBLIC

APPROVAL

Approved by the City Council of the City of Scottsdale, Arizona, this 28th day of JUNE, 1965.

BY John A. Clifton MAYOR ATTEST Jerry Anderson CITY CLERK

APPROVED James J. McDaniel CITY ENGINEER APPROVED Joseph J. Doherty PLANNING DIRECTOR

CERTIFICATE

I, Thomas H. Barkdull, a Registered Land Surveyor, hereby certify that the survey and subdivision of the premises described hereon were made under my direction during the month of April, 1965, and that all lot corners, block corners, angle points, and curve points will be marked with a brass disc stamped 'L.S. 1256'.

139483 INDEXED
 PAGES 22

STATE OF ARIZONA
 COUNTY OF MARICOPA
 CITY OF SCOTTSDALE
 JUL 23 1965 9 AM

Book 108
 Page 49

Witness my hand and official seal this 23rd day of July 1965.

Thomas H. Barkdull
 Registered Land Surveyor

In certificate corrected of Book number 5119 page 551

JOB NO 604-0801-20

INDICATES CORNER OF VILLA MONTEREY UNIT 5 AND CORNER OF THIS SUBDIVISION. FOUND IRON PIPE UNLESS OTHERWISE NOTED.

INDICATES CORNER OF THIS SUBDIVISION. SET IRON PIPE WITH BRASS DISC UNLESS OTHERWISE NOTED.

DEDICATION

State of Arizona }
County of Maricopa } 55

Know All Men By These Presents:

That the Transamerica Title Insurance Company, an Arizona Corporation, as trustee, has subdivided, under the name of VILLA MONTEREY UNIT SIX, a replat of part of lot 23, lots 11 thru 15, lots 24 thru 40 incl., lots 78 thru 89 incl., and Tract "A", VILLA MONTEREY UNIT SIX-A, Book 112 Page 8, M.C.R., Maricopa County, Arizona and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots, streets and streets constituting same and that each lot, the tract and each street shall be known by the number or letter or name that is given to each respectively on said plat; and the Transamerica Title Insurance Company, as trustee, hereby dedicates to the public for use as such the streets shown on said Plat, and included in the above described premises

TRANSAMERICA TITLE INSURANCE COMPANY, AS TRUSTEE

By D. M. Matisen
Trust Officer
ACKNOWLEDGEMENT

State of Arizona }
County of Maricopa } 55

On this 12th day of September 1966, before me, the undersigned officer, personally appeared K. D. Matisen who acknowledged himself (herself) to be a Trust Officer of Transamerica Title Insurance Company, a corporation, and that he (she) as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as trustee, by K. D. Matisen as such officer.

In witness whereof I hereunto set my hand and affix my official seal

Kathleen Comadena
NOTARY PUBLIC
My Commission expires: 2-15-67

VILLA MONTEREY UNIT SIX

A REPLAT OF
PART OF LOT 23, LOTS 11 THRU 15, INCL.,
LOTS 24 THRU 40 INCL., LOTS 78 THRU
89 INCL., AND TRACT "A", VILLA MONTEREY
UNIT SIX-A, BOOK 112, PAGE 8, M.C.R.,
MARICOPA COUNTY, ARIZONA
SPARLING ENGINEERING CORP.



CERTIFICATION

This is to certify that the survey, and subdivision of the premises described and platted hereon were made under my direction during the month of Sept, 1966.
Richard H. Sparling
REGISTERED CIVIL ENGINEER No. 2471

Approved by the City Council of the City of Scottsdale, Arizona this 6th day of Sept., 1966.
By Paul James Mayor Attest Jane Anderson Clerk

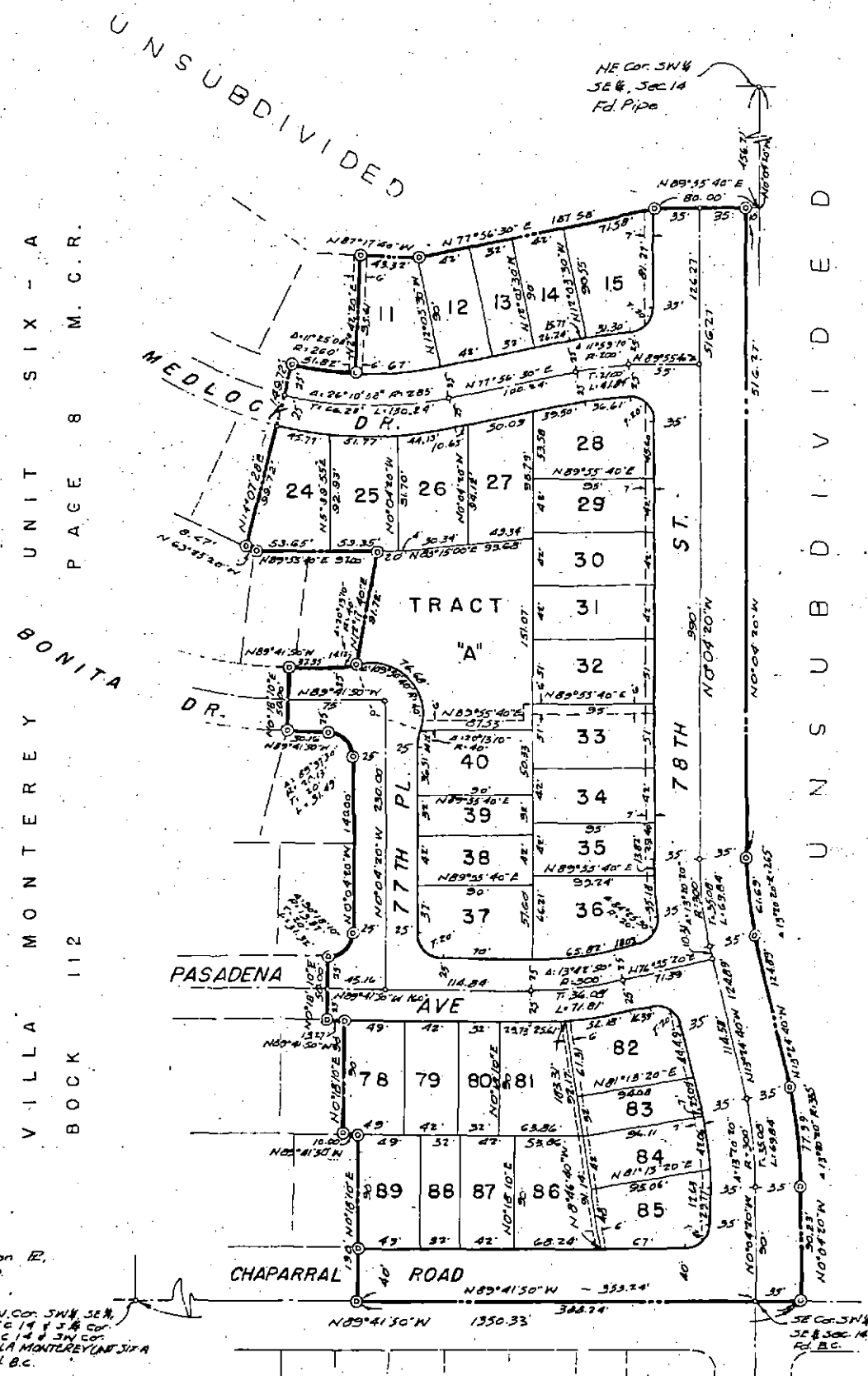
I hereby certify that this plat conforms substantially to the approved preliminary plat.
James H. O'Neil
Planning Director

I hereby certify that all engineering conditions and requirements of the Ordinance have been met.
Arnold G. McOmell
City Engineer

INDEXED
PAGED
181442
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of:
Sparling Engrs
SEP 15 1966
Witness my hand and official seal the day and year aforesaid:
Clifford J. Wood
County Registrar
Deputy Registrar

Indicates Easement for Public Utilities
Indicates Easement for Power Facility, Centered on R, Unless otherwise shown.

3/4 Cor. SW 1/4, Sec 14 & 3/4 Cor. Sec 14 & 3/4 Cor. Sec 14 & 3/4 Cor. Sec 14
VILLA MONTEREY UNIT SIX-A
Fd. B.C.



VILLA MONTEREY UNIT FOUR
BOOK 103 PAGE 5 M.C.R.

112-36

#2015176 of 177

VILLA MONTEREY UNIT SIX-1

A SUBDIVISION OF LOTS 1 THRU 10 INCL., LOTS 16 THRU 22 INCL., & PT. LOT 23, LOTS 41 THRU 77 INCL., LOTS 90 THRU 98 INCL. OF VILLA MONTEREY UNIT SIX-A, BOOK 112, P. 8, M.C.R., AND PART OF THE SW 1/4 SE 1/4 SECTION 14, T-2-N-R-4-E, G & S.R.B.&M., MARICOPA COUNTY, ARIZONA.

HAVILL ENGINEERING CO.

3015 E. THOMAS RD. PHOENIX, ARIZONA 264-9839
SCALE 1" = 60'

STATE OF ARIZONA } 5.5
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

That the TRANSAMERICA TITLE INSURANCE COMPANY, an Arizona corporation, as TRUSTEE, has subdivided under the name of VILLA MONTEREY UNIT SIX-1, lots 1 thru 10 incl., lots 16 thru 22 incl., & pt. lot 23, lots 41 thru 77 incl., lots 90 thru 98 incl. of Villa Monterey Unit Six-A, Book 112, Page 8, M.C.R., and part of the SW 1/4 Sec. 14, T-2-N-R-4-E, G & S.R.B.&M., Maricopa County, Arizona, shown hereon and hereby publishes this plat as and for the plat of said VILLA MONTEREY UNIT SIX-1 and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same and that each lot and each street shall be known by the number or name that is given to each, respectively, on said plat and the TRANSAMERICA TITLE INSURANCE COMPANY, as TRUSTEE, hereby dedicates to the public for use as such, the streets shown on said plat and included in the above described premises. Easements are dedicated for purposes shown.

IN WITNESS WHEREOF, the TRANSAMERICA TITLE INSURANCE COMPANY, as TRUSTEE, has hereunto caused its Corporate Name to be signed and its Corporate Seal to be affixed by the undersigned officer thereto duly authorized this 30 day of November, 1966.

TRANSAMERICA TITLE INSURANCE COMPANY, AS TRUSTEE

BY: R. Mattison
TRUST OFFICER

STATE OF ARIZONA } 5.5
COUNTY OF MARICOPA

On this, the 30 day of November, 1966, before me the undersigned officer, personally appeared R. Mattison who acknowledged himself to be a TRUST OFFICER of the TRANSAMERICA TITLE INSURANCE COMPANY, a corporation, and that he as such an officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation as TRUSTEE, by himself as such an officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

NOTARY PUBLIC: Kathleen Carnahan
My Commission Expires: 2-15-69

This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of November, 1966.

Melvin R. Havill
MELVIN R. HAVILL
REGISTERED CIVIL ENGINEER



I HEREBY CERTIFY that this plat substantially conforms to the approved preliminary plat.

James H. Harty 12/14/66
PLANNING DIRECTOR

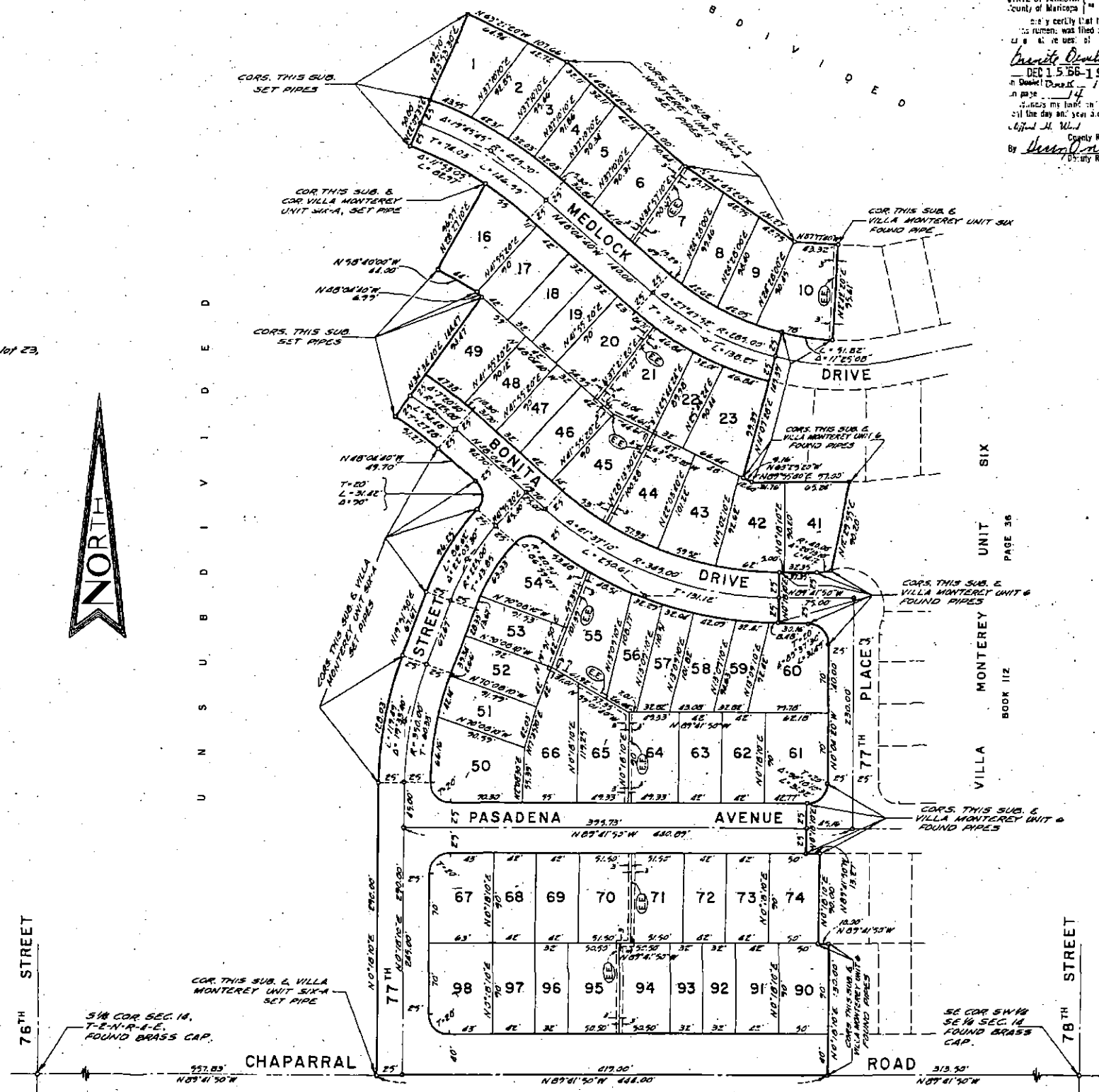
I HEREBY CERTIFY that all engineering conditions and requirements of the ordinance have been met.

Robert Mearse
CITY ENGINEER

APPROVED by the COUNCIL of the CITY of SCOTTSDALE, ARIZONA this 6th day of December, 1966.

BY: Bob Jones
MAYOR

ATTEST: Fred Anderson
CLERK



(E) indicates a' easement centered on lot line for electric power facility.

239558 INDEXED PAGED
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within return was filed and recorded in the office of the County Recorder on this 14th day of December, 1966.
Cecile Development Co.
DEC 15 1966-100
Book 112, Page 8, M.C.R.
Cecile Development Co.
11.3
14
I hereby certify that the within return was filed and recorded in the office of the County Recorder on this 14th day of December, 1966.
Cecile Development Co.
Cecile Development Co.
Cecile Development Co.

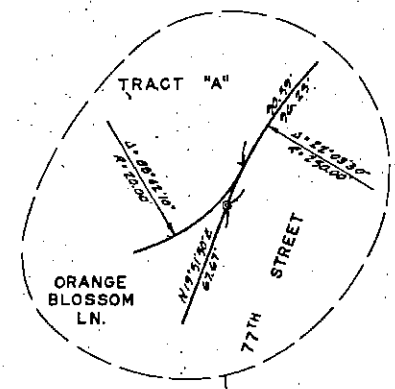


U N I T S I X

VILLA MONTEREY UNIT SIX BOOK 112 PAGE 8

ADDITIONAL DATA			
LENGTH	DELTA	RADIUS	
A	5.43'	0° 17' 40"	37.50'
B	6.94'	10° 31' 50"	37.50'
C	5.51'	0° 25' 00"	37.50'
D	4.88'	10° 30' 30"	37.50'
E	12.33'	10° 35' 30"	37.50'

U.E. INDICATES EASEMENT FOR UNDERGROUND PUBLIC UTILITIES.



STATE OF ARIZONA
 County of Maricopa
 229306
 I hereby certify that the within instrument is duly and lawfully recorded in the office of the County Recorder of the County of Maricopa, Arizona.
 CITY OF SCOTTSDALE
 DEC 1 1967
 in Book 116
 at 11:00 AM
 on the 1st day of December, 1967.
 County Recorder
 By: *E. J. Adkins*
 Deputy Recorder

VILLA MONTEREY

UNIT SEVEN AMENDED

A SUBDIVISION OF PART OF THE SW 1/4 SE 1/4 SECTION 14, T-2-N-R-4-E, G.S.R.B.&M., MARICOPA COUNTY, ARIZONA, AND A RESUBDIVISION OF LOTS 1 THRU 59 OF VILLA MONTEREY UNIT SEVEN (BK. 115, P. 45, M.C.R.)

HAVILL ENGINEERING CO.
 3015 E. THOMAS RD.
 PHOENIX, ARIZONA
 956-3210

SCALE 1"=60'

STATE OF ARIZONA }
 COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS:

That the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as TRUSTEE, has subdivided under the name of VILLA MONTEREY UNIT SEVEN AMENDED part of the SW 1/4 SE 1/4 Section 14, T-2-N-R-4-E, G.S.R.B.&M., Maricopa County, Arizona and has resubdivided lots 1 thru 59 of Villa Monterey Unit Seven (Bk. 115, P. 45, M.C.R.) shown hereon and hereby publishes this plat as and for the plat of said VILLA MONTEREY UNIT SEVEN AMENDED and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts and streets constituting same and that each lot, tract and each street shall be known by the number, letter or name that is given to each, respectively, on said plat and the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as TRUSTEE, hereby dedicates to the public for use as such, the streets shown on said plat and included in the above described premises. Easements are dedicated for purposes shown.

IN WITNESS WHEREOF, the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as TRUSTEE, has hereunto caused its Corporate Name to be signed by the undersigned officer thereunto duly authorized this 5th day of December, 1967.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE

By: *William D. Mattison*
 TRUST OFFICER

STATE OF ARIZONA }
 COUNTY OF MARICOPA } S.S.

On this, the 5th day of December, 1967, before me the undersigned officer, personally appeared K. D. MATTISON who acknowledged himself to be a TRUST OFFICER of the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, a corporation, and that he as such an officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation as TRUSTEE, by himself as such an officer.

NOTARY PUBLIC: *David Decker*
 MY COMMISSION EXPIRES: 3-22-68

THIS IS TO CERTIFY that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of November, 1967.

Malvin R. Havill
 MALVIN R. HAVILL - P.E.
 REG. NO. 4480
 12-4-67
 DATE

I HEREBY CERTIFY that this plat substantially conforms to the approved preliminary plat.

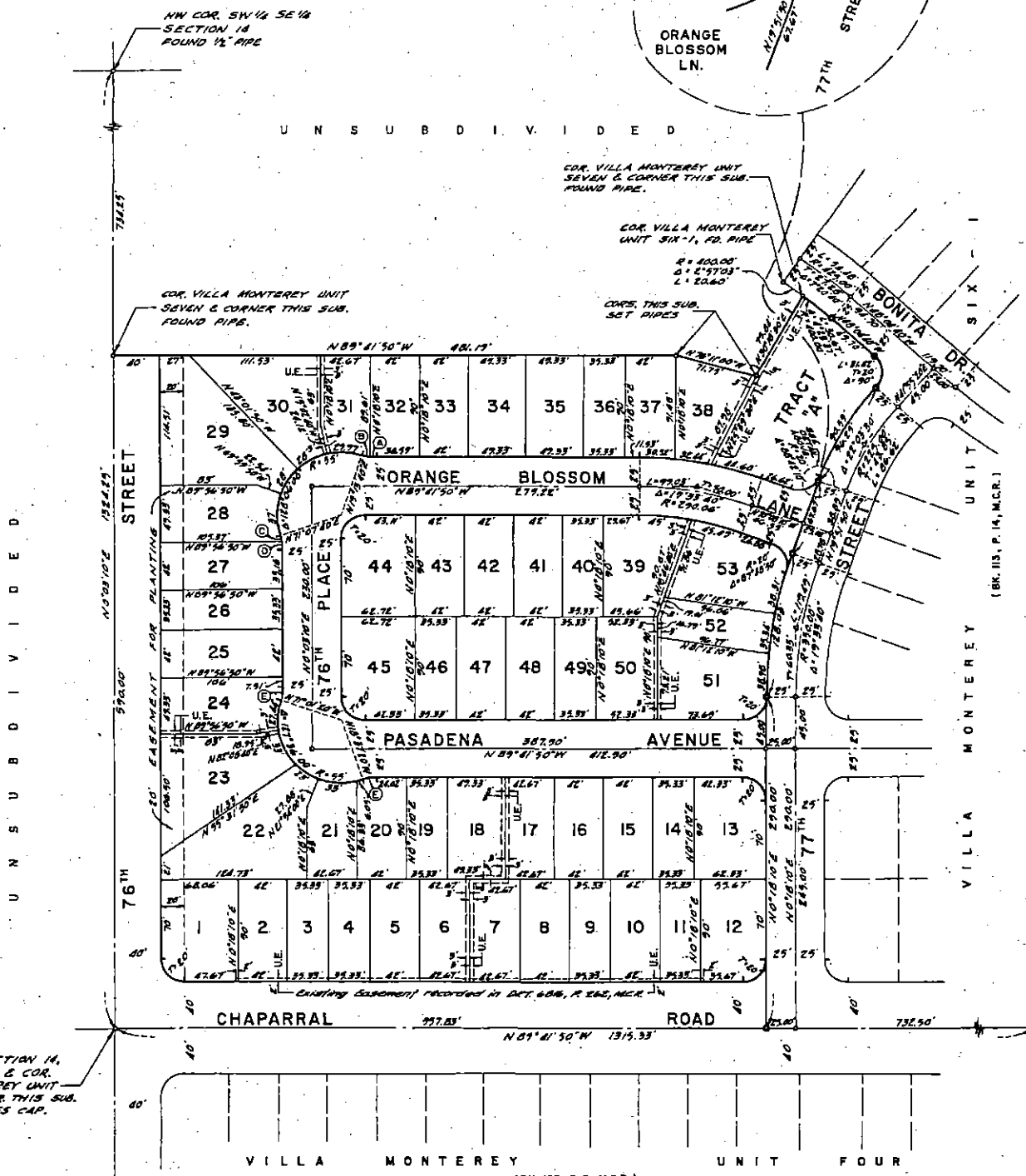
I HEREBY CERTIFY that all engineering conditions and requirements of the ordinance have been met.

James H. Hill
 PLANNING DIRECTOR

Robert J. Pezold
 CITY ENGINEER

APPROVED by the COUNCIL of the CITY of SCOTTSDALE, ARIZONA this 5th day of December, 1967.

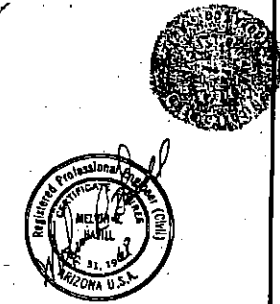
By: *Bob Jones*
 MAYOR
 ATTEST: *James Anderson*
 CLERK



INDICATES CORNER VILLA MONTEREY UNIT SEVEN & CORNER THIS SUBDIVISION FOUND PIPE.

SW COR. SW 1/4 SE 1/4 SECTION 14, T-2-N-R-4-E, & COR. VILLA MONTEREY UNIT SEVEN & COR. THIS SUB. FOUND BRASS CAP.

SE CORNER SW 1/4 SE 1/4 SECTION 14 FOUND BRASS CAP.



S4-75 = 22 DC

VILLA MONTEREY

UNIT SEVEN - 1 119-47

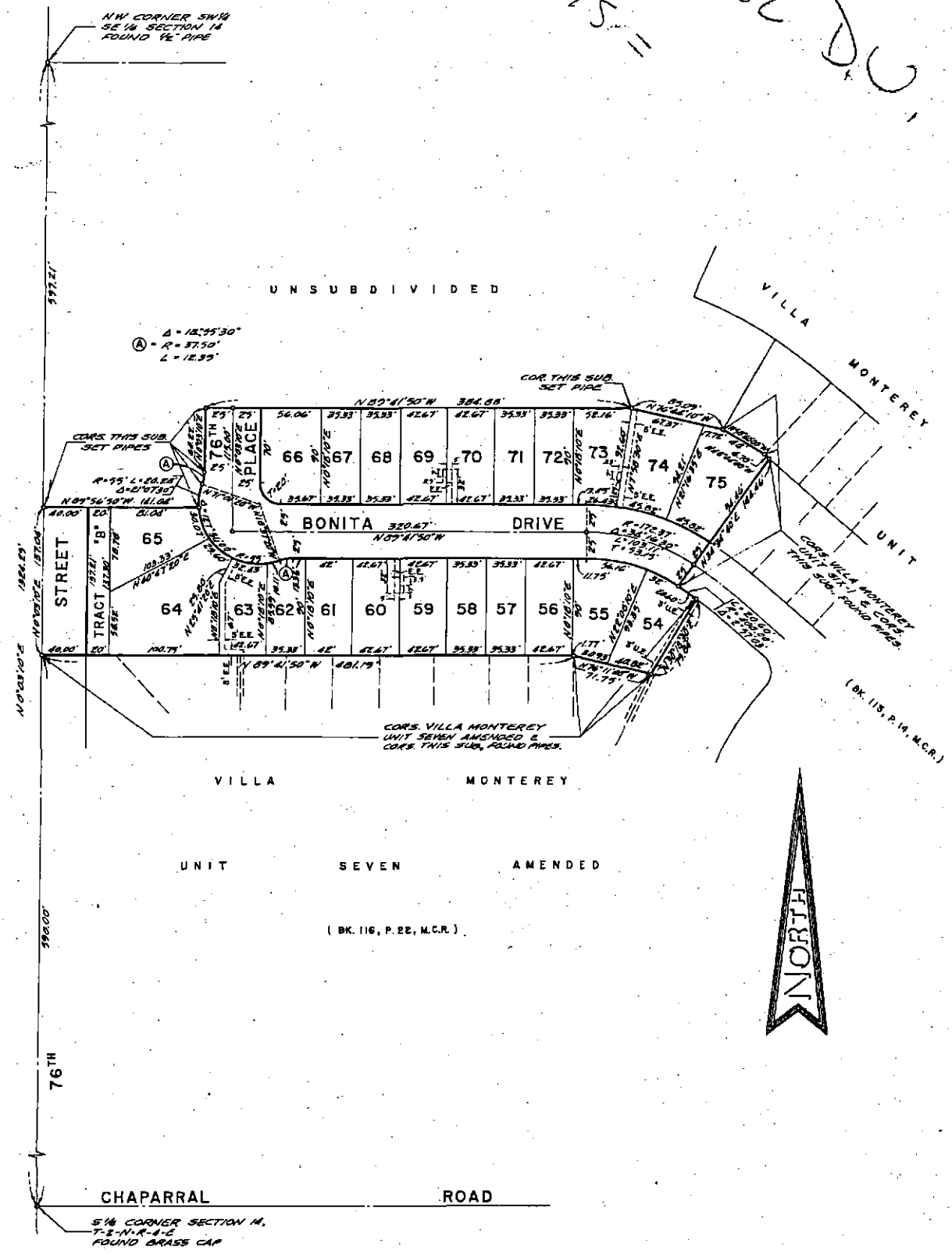
SECTION "A"

A SUBDIVISION OF PART OF THE SW 1/4 SE 1/4 SECTION 14,
T-2-N-R-4-E, G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

HAVILL ENGINEERING CO.

3015 E. THOMAS RD. PHOENIX, ARIZONA 956-3210
SCALE 1" = 60'

1441.96 INDEXED PAGED
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at its cost of
CITY OF SCOTTSDALE
AUG 27 1968
In presence of
on page 47
Witness my hand and official seal the day and year aforesaid.
Clifford M. Hill
County Registrar
Deputy Registrar



STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:
THAT THE TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF VILLA MONTEREY UNIT SEVEN-1 SECTION "A" PART OF THE SW 1/4 SE 1/4 SECTION 14, T-2-N-R-4-E, G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID VILLA MONTEREY UNIT SEVEN-1 SECTION "A" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACT AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER LETTER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT, AND THE TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICERS THEREUNTO DULY AUTHORIZED THIS 7th DAY OF AUGUST, 1968.
TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE

BY: [Signature]
TRUST OFFICER

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
ON THIS, THE 7th DAY OF AUGUST, 1968, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED K.D. MATTHEWSON WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF THE TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, A CORPORATION, AND HE AS SUCH AN OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS SUCH AN OFFICER.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: My Commission Expires May 14, 1972

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE ORDINANCE HAVE BEEN MET.
[Signature]
CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.
[Signature]
PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA,
THIS 20 DAY OF August 1968.

BY: [Signature] ATTEST: [Signature]
MAYOR CLERK

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 1968.

[Signature] 8-2-68
MELVIN R. HAVILL
REG. CIVIL ENGINEER
ARK. No. 4480
DATE
[Professional Seal]

U.E. INDICATES EASEMENT FOR PUBLIC UTILITIES.
E.E. INDICATES EASEMENT FOR UNDERGROUND ELECTRIC POWER LINES & FACILITIES.

Villa Monterey

Report on Integrity Survey and Alteration Discussion

Historic Preservation Commission

September 9, 2010

Characteristics

- Significant Architect , Developer/Builder
- Outstanding architectural design and/or excellent example of Ranch, Popular Revival, or Modern style
- Excellent example of one of the dominant site layout types or a unique site layout
- Representative of the size of units or lots

4-HP-2010
1st: 12/09/2010

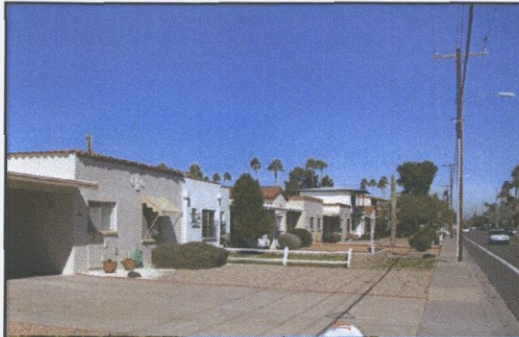
Continued - Characteristics of Outstanding Projects

- Represents variations in project size - large or small project, single or multiple plats
- Project has outstanding amenities – entry features, clubhouses, recreational facilities, water features, ramadas, pools, etc.
- Significant location – downtown, along Indian Bend Wash, within Master Planned Development

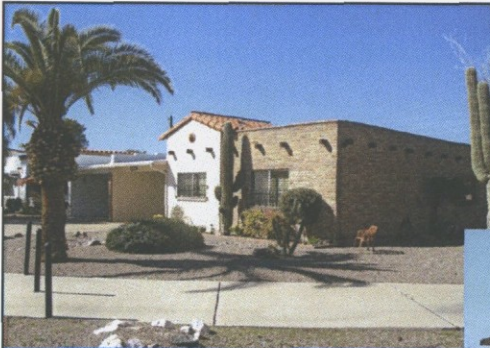
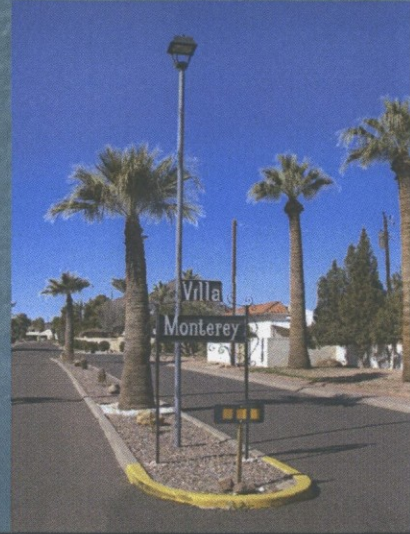
Villa Monterey

- Chaparral/Miller
- 800+ DU
- 9 plats/HOAs
- Largest project
- Traditional
- Part Curvilinear
- Attached carports
- 1 and 2-story



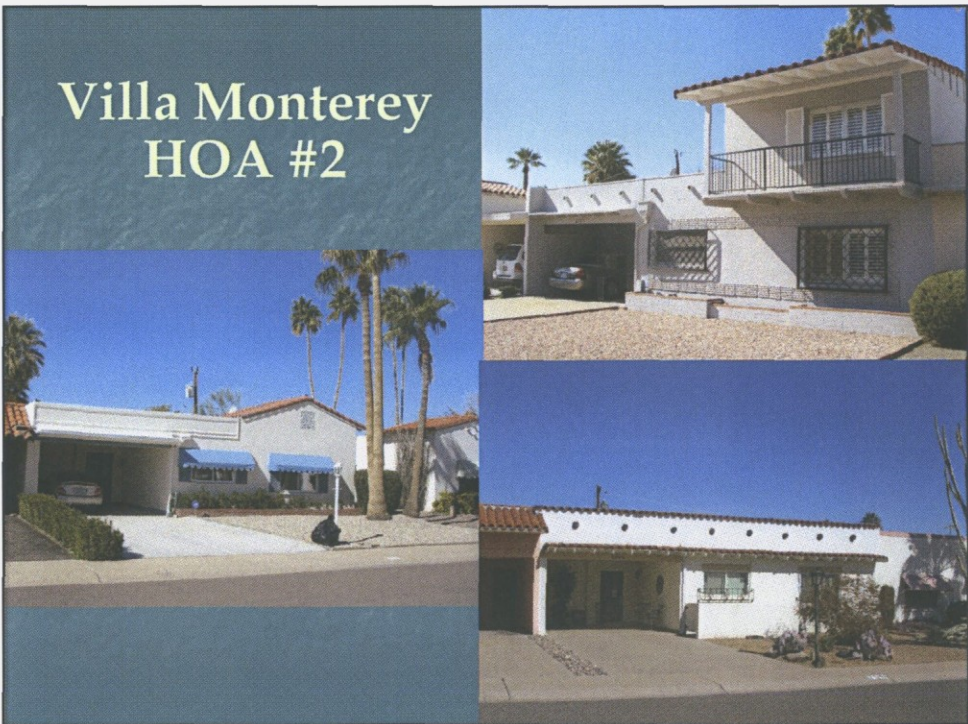
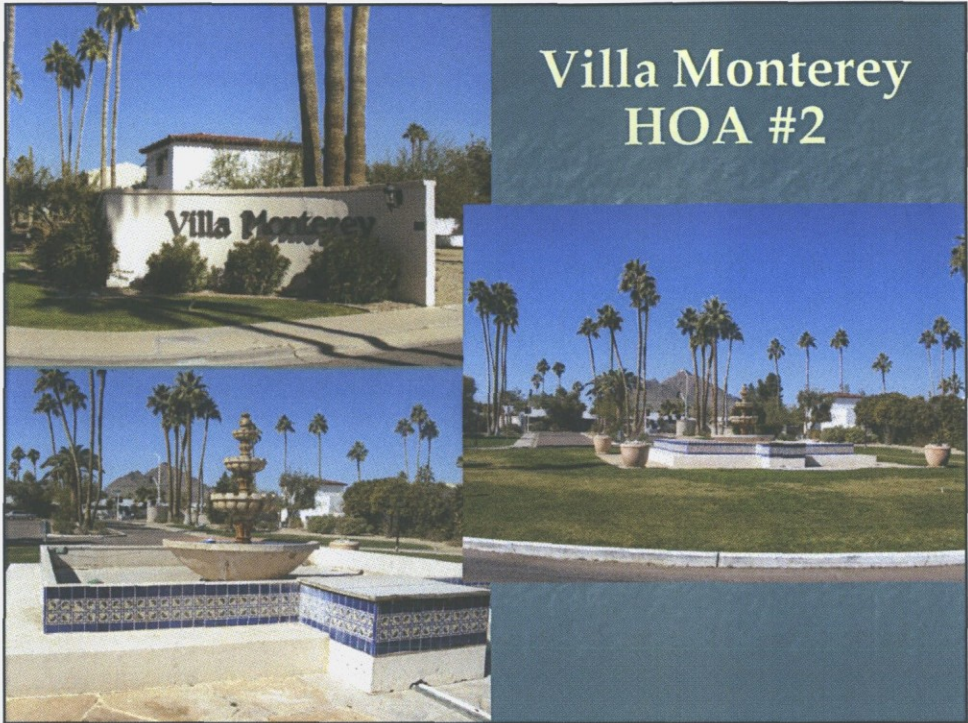


Villa Monterey HOA #1

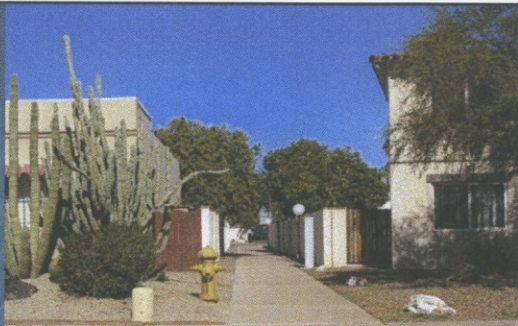


Villa Monterey HOA #1

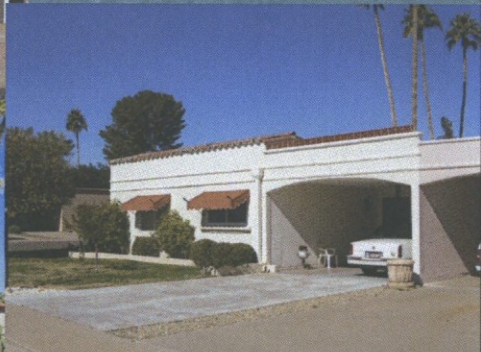




Villa Monterey
HOA #3



Villa Monterey
HOA #3



Villa Monterey
HOA #4



Villa Monterey
HOA #4



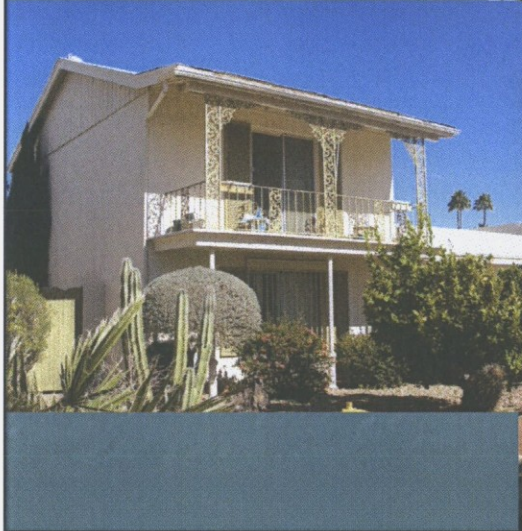
Villa Monterey
HOA #5



Villa Monterey
HOA #5



Villa Monterey
HOA #6



Villa Monterey
HOA #6



Villa Monterey
HOA #7



Villa Monterey
HOA #7

