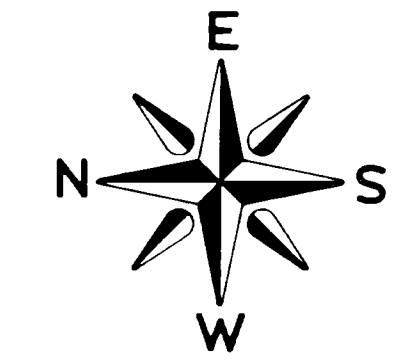


PARADISE MANOR

"A PLANNED RESIDENTIAL DEVELOPMENT"

A RESUBDIVISION OF PARADISE VALLEY MIRADA VI AND PARADISE VALLEY MIRADA VII A SUBDIVISION OF RECORD, AS RECORDED IN BOOK 270 OF MAPS, PAGES 44 AND 45 RESPECTIVELY, M.C.R. AND SITUATED IN A PORTION OF THE SW 1/4 SECTION 5, T.3N., R.4E., G. & S.R.B.&M. MARICOPA COUNTY, ARIZONA.

CURVE DATA					
NO.	R	Δ	L	CH	T
1	400.00	02°18'12"	1608	1608	804
2	345.00	06°53'59"	41.55	41.52	20.80
3	12.00	90°00'00"	18.85	16.97	12.00
4	12.00	90°53'59"	20.29	17.96	13.54
5	35.19	48°26'58"	29.76	28.88	15.84
6	100.00	24°26'49"	42.67	42.35	21.66
7	45.00	25°53'47"	198.62	72.40	
8	12.74	87°41'48"	19.50	17.65	12.24
9	12.25	84°59'45"	19.66	17.90	12.14
10	45.00	18°11'42"	14.29	14.23	7.21
11	55.00	126°23'29"	121.33	98.18	108.86

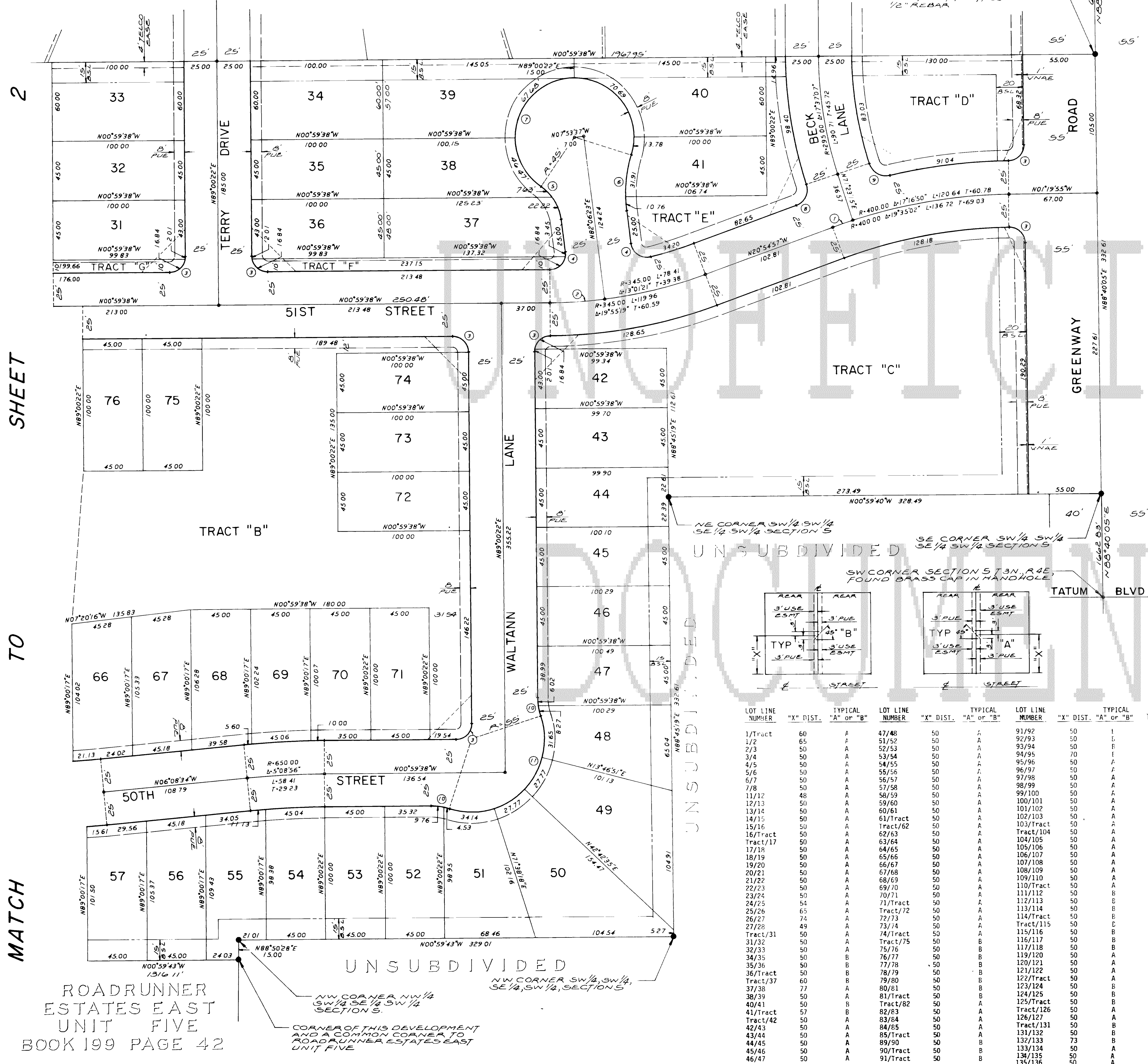


SCALE 1" = 40'
JOB NO. 860803

CLOUSE ENGINEERING & SURVEYING
PHOENIX

THE COVEY UNIT TWO BOOK 205 PAGE 42

SE CORNER SW 1/4 SW 1/4 SE 1/4 SW 1/4 SECTIONS 5 AND 6 COMMON CORNER TO THE COVEY UNIT TWO, FOUND 1/2" ALBAA



SANTAGO BOOK 248 PAGE 37

2 SHEET TO MATCH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That FIRST SERVICE TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee of its trust no. 1050, as owner, has subdivided the property depicted on this plat under the name of "Paradise Manor", a planned residential development, being a re-subdivision of Paradise Valley Mirada VI and Paradise Valley Mirada VII, a subdivision of record, as recorded in Book 270 of Maps, Pages 44 and 45 respectively, Maricopa County Records and situated in a portion of the Southwest Quarter of Section 5, T. 3 N., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona, as more particularly shown hereon. Trustee hereby publishes this plat as and for the plat of "Paradise Manor", a planned residential development, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, easements, streets and the constituting same and that each lot, street, and tract shall be known by the number, name or letter given to each respective lot on said plat and that Trustee hereby dedicates to the public for use as such the streets and the public utility easements shown on said plat and included in the above described premises. In addition, Trustee hereby grants and establishes rights and easements of use and enjoyment over those areas described and depicted in typical fashion on sheet one hereof as "use easements", each of which use easements shall be appurtenant to and nonseverable from title to the lot or tract lying immediately adjacent to the use easement in question; thus, for example, the use easement described in typical fashion on sheet one hereof as covering a portion of Lot 40 is and shall be appurtenant to and nonseverable from title to Lot 41. The owner of the lot or tract to which the use easement is appurtenant shall be responsible for maintaining the property subject to said use easement, and any boundary or fence wall situated upon the use easement shall be deemed to be a part wall subject to the provisions relating to party walls in the Declaration of Covenants, Conditions and Restrictions for Paradise Manor to be recorded subsequent to recordation of this plat. To the extent, if any, that any boundary wall constructed wholly or partly upon any such use easement in connection with the original construction of a dwelling unit on a lot encroaches upon adjacent property not subjected hereby to such a use easement, there shall be (and there is hereby established) an easement, appurtenant to title to the adjacent lot or tract, served by such use easement, for such encroachment (and for maintenance and repair of the encroaching wall). Tracts "A" thru "P" are not to be construed to be dedicated for the use of the general public but are declared as common areas for the use and enjoyment of the lot owners as more fully set forth in the Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF:

FIRST SERVICE TITLE AGENCY, INC., an Arizona corporation, as Trustee of its trust No. 1050 has executed this plat, by the undersigned trust officer, this 30 day of January 1987.

Its Trust Officer

STATE OF ARIZONA
County of Maricopa s.s.

On this 30 day of January, 1987, before me, the undersigned Notary Public, personally appeared Joey P. Roberts, who acknowledged himself to be a trust officer of FIRST SERVICE TITLE AGENCY, INC., an Arizona corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself.

IN WITNESS WHEREOF, I hereunto set my hand and official seal. My Commission Expires: 2-8-87

Notary Public

APPROVAL

Approved by the Council of the City of Phoenix, Arizona, this 18th day of February, 1987.

By: John P. Baldwin 2/4/87 Date Attest: David Miller 2/13/87 Date
City Engineer City Clerk

CERTIFICATE

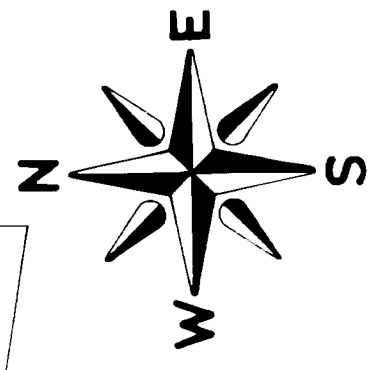
This is to certify that the survey and development of the premises described and platted hereon were made under my direction during the month of January, 1987, and that the plat is correct and accurate, and that the monuments described in it have been located as described.

Paul E. Clouse 1/01
Registered Land Surveyor No. 16114

NOTES AND LEGEND

- Indicates a corner of the development. Set 1" rebar unless noted otherwise.
 - PUE Indicates public utilities easement unless noted otherwise.
 - VNAE Indicates vehicular non-access easement.
 - BSL Indicates minimum building set-back lines.
- All utilities and single phase electric lines are to be installed underground.
Construction within public utility easements shall be limited to utilities; and wood, wire, or removable section type fencing.
This development is located within the City of Phoenix Water Service Area and has been designated as having as assured water supply.
Each lot in this development is permitted one dwelling unit for a total of 136 dwellings with the entire development.
All garages will be set back a minimum of 18' from back of sidewalk.
Structures and landscaping at the intersection of public street right-of-ways be maintained at 3' in height, within a triangle 33' x 33' measured back from the intersection of the right-of-way lines in accordance with Ordinance G-76.
This development lies within the Paradise Valley subsidence area.
A Homeowner's Association, including all property owners in this development will be formed and have responsibility for maintaining all common areas, to be noted as tracts, including landscaped areas and drainage facilities in accordance with approved plans.

LOT LINE NUMBER	"X" DIST.	TYPICAL	LOT LINE NUMBER	"X" DIST.	TYPICAL	LOT LINE NUMBER	"X" DIST.	TYPICAL	TRACT	AREA (S.F.)
1/Tract	60	A	47/48	50	A	91/92	50	A	A	51,933
1/2	65	A	51/52	50	A	92/93	50	A	B	113,209
2/3	50	A	52/53	50	A	93/94	50	A	C	42,233
3/4	50	A	53/54	50	A	94/95	70	A	D	10,562
4/5	50	A	54/55	50	A	95/96	50	A	E	5,976
5/6	50	A	55/56	50	A	96/97	50	A	F	2,313
6/7	50	A	56/57	50	A	97/98	50	A	G	1,938
7/8	50	A	57/58	50	A	98/99	50	A	H	2,355
11/12	48	A	58/59	50	A	99/100	50	A	I	1,229
12/13	50	A	59/60	50	A	100/101	50	A	J	2,975
13/14	50	A	60/61	50	A	101/102	50	A	K	2,969
14/15	50	A	61/Tract	50	A	102/103	50	A	L	2,293
15/16	50	A	Tract/62	50	A	103/Tract	50	A	M	1,275
16/Tract	50	A	62/63	50	A	Tract/104	50	A	N	1,169
Tract/17	50	A	63/64	50	A	104/105	50	A	O	969
17/18	50	A	64/65	50	A	105/106	50	A	P	969
18/19	50	A	65/66	50	A	106/107	50	A		
19/20	50	A	66/67	50	A	107/108	50	A		
20/21	50	A	67/68	50	A	108/109	50	A		
21/22	50	A	68/69	50	A	109/110	50	A		
22/23	50	A	69/70	50	A	110/Tract	50	A		
23/24	50	A	70/71	50	A	111/112	50	B		
24/25	54	A	71/Tract	50	A	112/113	50	B		
25/26	65	A	Tract/72	50	A	113/114	50	B		
26/27	74	A	72/73	50	A	114/Tract	50	B		
27/28	49	A	73/74	50	A	Tract/115	50	C		
Tract/31	50	A	74/Tract	50	A	115/116	50	B		
31/32	50	A	Tract/75	50	B	116/117	50	B		
32/33	50	A	75/76	50	B	117/118	50	B		
33/34	50	A	76/77	50	B	118/119	50	B		
34/35	50	B	77/78	50	B	119/120	50	A		
35/36	50	B	78/79	50	B	120/121	50	A		
36/Tract	50	B	79/80	50	B	121/122	50	A		
Tract/37	60	B	80/81	50	B	122/Tract	50	A		
37/38	77	A	81/Tract	50	B	123/124	50	B		
38/39	50	B	Tract/82	50	B	124/125	50	B		
40/41	50	B	82/83	50	A	125/Tract	50	B		
41/Tract	57	B	83/84	50	A	Tract/126	50	A		
Tract/42	50	A	84/85	50	A	126/127	50	A		
42/43	50	A	85/Tract	50	A	Tract/131	50	B		
43/44	50	A	86/87	50	A	131/132	50	B		
44/45	50	A	87/88	50	A	132/133	73	B		
45/46	50	A	88/89	50	B	133/134	50	B		
46/47	50	A	89/90	50	B	134/135	50	A		
			90/Tract	50	B	135/136	50	A		
			91/Tract	50	B					



SCALE: 1" = 40'
JOB NO. 860803

O	R	Δ	L	CH	T
1	265.00	147°11'49"	65.66	65.49	33.00
2	265.00	04°24'19"	20.37	20.37	10.19
3	12.00	93°01'01"	19.48	17.41	12.65
4	12.00	86°34'40"	18.13	16.46	11.30
5	45.00	160°59'32"	126.44	88.76	268.80
6	12.00	90°00'00"	18.85	16.97	12.00
7	64.22	357°33'11"	39.48	38.86	20.39
8	45.00	250°27'01"	196.70	73.52	

O	R	Δ	L	CH	T
9	29.01	19°52'01"	10.06	10.01	5.08
10	40.65	18°36'29"	13.20	13.14	6.66
11	55.00	128°28'30"	123.33	99.07	113.96
12	13.14	81°45'33"	18.75	17.20	11.37
13	12.00	81°05'39"	16.98	15.60	10.27
14	15.39	80°24'30"	21.60	19.87	13.01
15	12.00	81°12'19"	17.01	15.62	10.29

PARADISE MANOR

"A PLANNED RESIDENTIAL DEVELOPMENT"

PARADISE VALLEY MIRADA IVB BK 249 PG. 16 THE COVEY UNIT TWO BOOK 205 PAGE 42

PARADISE VALLEY MIRADA IVA BOOK 243 PAGE 20

TATUM PARK BOOK 294 PAGE 27



Close Eng. Inc.
#B20181-300
307
47
By *[Signature]*

SHEET

TO

MATCH

ROADRUNNER ESTATES EAST UNIT FIVE BOOK 199 PAGE 42