

# THE RETREAT ON LOOKOUT MOUNTAIN

## A PLANNED RESIDENTIAL DEVELOPMENT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA | SS  
County of Maricopa  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
*Donald E. Surface*  
On 11-4-92 at 10:00  
In Book 356  
on page 37  
Witness my hand and official  
seal the day and year aforesaid.  
State Seal  
County Recorder  
By *Donald E. Surface*  
Deputy Recorder  
RECORDING NUMBER

356-38

**DEDICATION**

STATE OF ARIZONA S.S.  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT TERRACE MOUNTAIN ESTATES, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE RETREAT ON LOOKOUT MOUNTAIN", A PLANNED RESIDENTIAL DEVELOPMENT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST, G & S R B & M, ARIZONA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "THE RETREAT ON LOOKOUT MOUNTAIN", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS 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 TERRACE MOUNTAIN ESTATES, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, 16TH STREET, AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACT A IS HEREBY DECLARED AS A PRIVATE ACCESSWAY OVER WHICH IS DEDICATED AN EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, AND/OR EMERGENCY SERVICE VEHICLES AND HEREBY GRANTS TO THE CITY OF PHOENIX TO ALLOW OR PROHIBIT AND OTHERWISE CONTROL THE LOCATION AND CONSTRUCTION OF ALL UTILITY INSTALLATIONS TO, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES LOCATED WITHIN, ON OR UNDER THE PRIVATE ACCESSWAY (TRACT A) WITHIN THE DESCRIBED PREMISES, AS SHOWN PLATTED HEREON.

TRACTS B, C, D, E, F AND G ARE HEREBY DECLARED AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS AND FOR DRAINAGE AND/OR RETENTION OF STORM WATER AND OPEN SPACE PURPOSES. TRACTS F AND G ARE ALSO HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS AND FOR HILLSIDE PURPOSES. TRACTS H AND I ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS AND FOR OPEN SPACE AND LANDSCAPING PURPOSES.

TRACTS A THROUGH I AND THEIR ASSOCIATED FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE HEREINAFTER RECORDED. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

IN WITNESS WHEREOF:

TERRACE MOUNTAIN ESTATES, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 30th DAY OF October, 1992.

TERRACE MOUNTAIN ESTATES, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER,  
BY *Spencer Price*

**ACKNOWLEDGMENT**

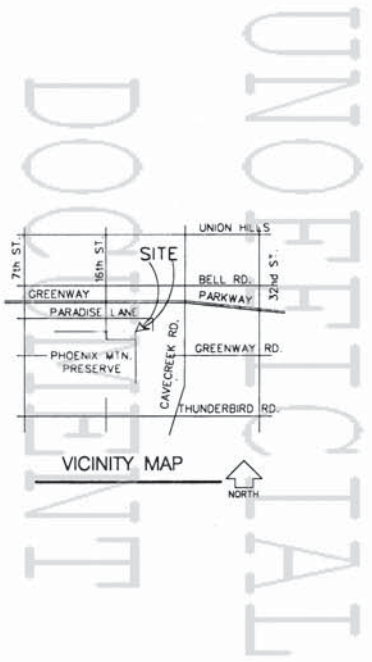
STATE OF ARIZONA S.S.  
COUNTY OF MARICOPA

ON THIS, THE 30th DAY OF October, 1992, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Spencer Price WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING PARTNER OF TERRACE MOUNTAIN ESTATES, AN ARIZONA LIMITED PARTNERSHIP, AND THAT HE AS SUCH MANAGING PARTNER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE PARTNERSHIP AS THE MANAGING PARTNER.

IN WITNESS WHEREOF:

I HERETO SET FORTH MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES 10/26/95 DATE *Donald E. Surface*  
NOTARY PUBLIC



**APPROVALS**

BY: *John J. Stange* 11-4-92  
FOR DEVELOPMENT SERVICES DEPT.  
APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA THIS 18 DAY OF November, 1992.  
ATTEST: *[Signature]*  
CITY CLERK

**NOTES**

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR DRAINAGE AREA WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR AREA. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR AREAS. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS OR AREAS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- "NO STRUCTURE OF ANY KIND BE CONSTRUCTED ON, OVER OR PLANTED WITHIN THE WATER, SEWER OR PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING IN SAID UTILITY EASEMENT THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES."
- ONLY ONE STORY SINGLE FAMILY RESIDENCES WILL BE CONSTRUCTED IN THE LOTS ADJACENT TO THE EAST PROPERTY LINE OF THIS PLATTED PLANNED RESIDENTIAL DEVELOPMENT.
- EACH LOT IN THIS PLATTED AREA IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 39 DWELLINGS WITHIN THE ENTIRE PLANNED RESIDENTIAL DEVELOPMENT.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND USES SUCH AS POOLS, PRIVACY WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- "A HOMEOWNERS' ASSOCIATION INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS."
- PRIVATE DRAINAGE EASEMENTS WITHIN THE NORTH AND SOUTH PROPERTY LINES OF THIS SUBDIVISION ARE PROVIDED TO ALLOW ABOVE AND/OR BELOW GROUND DRAINAGE ACROSS PRIVATE LOTS. RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS WILL BE THE HOMEOWNERS' ASSOCIATION. WALL OPENINGS WITHIN THESE DRAINAGE EASEMENTS WILL ALSO BE PROVIDED BETWEEN LOTS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO AVOID RESTRICTION OF DRAINAGE FLOW BETWEEN LOTS.

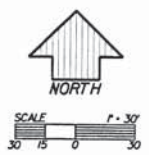
**CERTIFICATION**

I, DONALD E. SURFACE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 3 SHEETS DOES REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 1992; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.  
*Donald E. Surface*  
DONALD E. SURFACE, R.L.S., REG. #1620  
NOV 21 1992

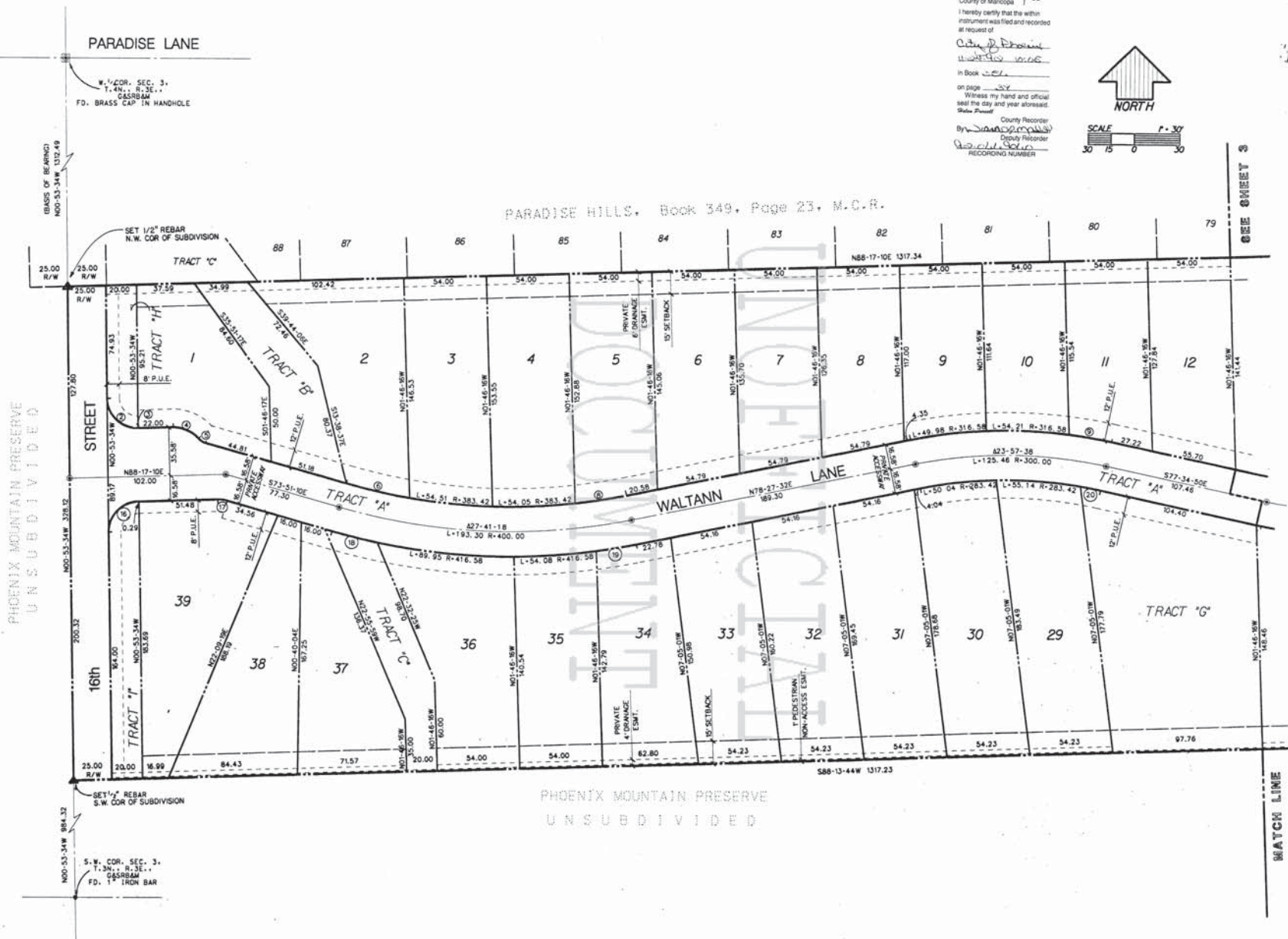
THE RETREAT ON LOOKOUT MOUNTAIN  
 15TH STREET & WALKWAY LANE PHOENIX, AZ  
 FOR  
 TERRACE MOUNTAIN ESTATES, A LIMITED PARTNERSHIP  
 SURFACE ENGINEERING COMPANY  
 2800 WEST DUNLAP BLVD. PHOENIX, AZ 85029  
 (602) 870-0888  
 PLANNED  
 CIVIL - SURVEY  
**SEC**  
 S.E.C. Job Number: 6692  
 Drawn By: AJH  
 Checked By: DES  
 Date: 10-21-92  
 FINAL PLAT  
 1 of 3  
 DATE

S.S. #35-31  
F.N. 20007-2  
SPD #P92053S

STATE OF ARIZONA | SS  
 County of Maricopa  
 I hereby certify that the within  
 instrument was filed and recorded  
 at the request of  
City of Phoenix  
WALTERS WONG  
 In Book 356  
 on page 37  
 Witness my hand and official  
 seal the day and year aforesaid.  
 State Printer  
 County Recorder  
 By James Crowley  
 Deputy Recorder  
James Crowley  
 RECORDING NUMBER



PARADISE HILLS, Book 349, Page 23, M.C.R.



PHOENIX MOUNTAIN PRESERVE  
UNSUBDIVIDED

PHOENIX MOUNTAIN PRESERVE  
UNSUBDIVIDED

SEE SHEET 3

WATCH LINE

REVISIONS:

THE RETREAT ON LOOKOUT MOUNTAIN  
 FOR  
 TERRACE MOUNTAIN ESTATES, A LIMITED PARTNERSHIP  
 SURFACE ENGINEERING COMPANY  
 800 WEST DUNLAP SUITE 20 PHOENIX, AZ 85013  
 (602) 870-0888  
 CHL - SURVEY

**SEC**  
 S.E.C. Job Number: 6692  
 Drawn By: AJH  
 Checked By: DES  
 Date: 10-21-92

FINAL PLAT  
 2 of 3

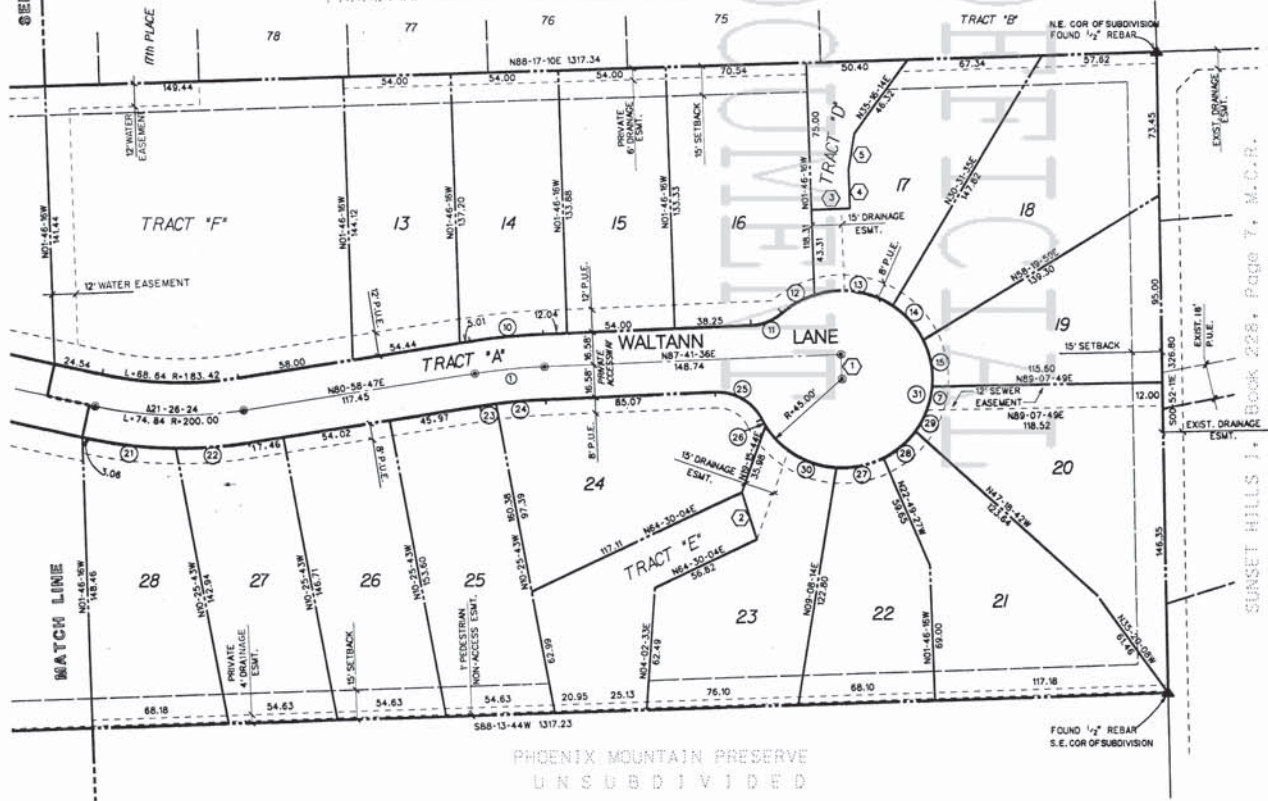


STATE OF ARIZONA  
 County of Maricopa | SS  
 I hereby certify that the within instrument was filed and recorded at request of  
Walter J. Brown  
Walter J. Brown  
 in Book 202  
 on page 332  
 Witness my hand and official seal the day and year aforesaid.  
 (Seal Place)  
 County Recorder  
 By Walter J. Brown  
 Deputy Recorder  
Walter J. Brown  
 RECORDING NUMBER



SEE SHEET 2

PARADISE HILLS, BOOK 349, PAGE 23, M.C.R.



**CURVE DATA TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	6-42-49	300.00	35.15	17.60	35.13
2	90-00-00	20.00	31.42	20.00	28.28
3	0-49-16	20.00	0.29	0.14	0.29
4	50-16-55	22.00	19.31	10.32	18.69
5	32-25-16	10.00	5.66	2.91	5.58
6	6-23-07	383.42	42.73	21.39	42.71
7	15-46-24	45.00	12.39	6.23	12.35
8	5-04-52	383.42	34.00	17.01	33.99
9	5-06-12	316.58	28.20	14.11	28.19
10	6-42-49	316.58	37.10	18.57	37.07
11	39-25-02	25.00	17.20	8.96	16.86
12	23-55-28	45.00	18.79	9.53	18.65
13	51-50-34	45.00	40.72	21.87	39.34
14	29-53-50	45.00	23.48	12.01	23.22
15	30-43-26	45.00	24.32	12.46	24.02
16	89-10-44	20.00	31.13	19.72	28.08
17	17-51-39	20.00	6.23	3.14	6.21
18	4-12-53	416.58	30.64	15.33	30.64
19	3-39-49	416.58	26.64	13.32	26.63
20	2-41-49	283.42	13.34	6.67	13.34
21	11-42-07	216.58	44.23	22.19	44.16
22	9-44-17	216.58	36.81	18.45	36.77
23	1-37-38	283.42	8.05	4.02	8.05
24	5-06-12	283.42	25.16	12.59	25.15
25	65-27-07	25.00	28.56	16.07	27.03
26	4-46-13	45.00	3.75	1.87	3.75
27	30-39-00	45.00	24.07	12.33	23.79
28	26-59-12	45.00	21.20	10.80	21.00
29	31-06-25	45.00	24.43	12.52	24.13
30	54-43-20	45.00	42.98	41.36	24.13
31	24-43-09	45.00	23.74	12.52	24.13
32	31-06-25	45.00	24.43	12.52	24.13

**LINE DATA TABLE**

NUMBER	BEARING	DISTANCE
1	N 02-18-24 E	12.50
2	N 17-09-14 W	25.27
3	N 88-11-10 E	15.00
4	N 01-46-16 W	20.00
5	N 09-13-56 E	18.34



THE RETREAT ON LOOKOUT MOUNTAIN  
 16TH STREET & WALTANN LANE PHOENIX, AZ  
 FOR  
 TERRACE MOUNTAIN ESTATES, A LIMITED PARTNERSHIP  
 SURFACE ENGINEERING COMPANY



SEC Job Number 6592

Drawn By: A.J.H.  
 Checked By: DES  
 Date: 10-21-92

FINAL PLAT  
 3  
 3

PHOENIX MOUNTAIN PRESERVE  
 UNSUBDIVIDED

FOUND 1/2" REBAR  
 S.E. COR OF SUBDIVISION