

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "JACINTO PLACE", OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF MESA A PERPETUAL NONEXCLUSIVE WATER EASEMENT (W.E.) OVER, UNDER, UPON AND ACROSS THOSE AREAS DESIGNATED, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING WATER FACILITIES.

NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF MESA A PERPETUAL NONEXCLUSIVE SEWER EASEMENT (S.E.) OVER, UNDER, UPON AND ACROSS THOSE AREAS DESIGNATED, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING SEWER FACILITIES.

NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF MESA A PERPETUAL NONEXCLUSIVE GAS EASEMENT (G.E.) OVER, UNDER, UPON AND ACROSS THOSE AREAS DESIGNATED, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING OR REPLACING GAS FACILITIES.

IT IS AGREED THAT NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

DRAINAGE COVENANT:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS THE ENTIRE PARCEL IS HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS–OF–WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS–OF–WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____ 2017.

OWNER: NEXTGEN APARTMENTS–GILBERT/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2017, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF _____, AND AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____.

FINAL PLAT

FOR

JACINTO PLACE

A RE-PLAT OF LOT 5 AND A PORTION OF LOT 6 AND LOT 7,
MESA SHORES SHOPPING CENTER UNIT 2 AS RECORDED
IN BOOK 327, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 5, 6 & 7, MESA SHORES SHOPPING CENTER UNIT II ACCORDING TO BOOK 327 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 AS SHOWN ON SAID RECORDED PLAT RECORDED IN BOOK 327 OF MAPS, PAGE 50;

THENCE SOUTH 58°22'09" EAST, A DISTANCE OF 42.38 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°01'03" EAST (RECORD) SOUTH 00°00'28' WEST (MEASURED) A DISTANCE OF 701.71 FEET (RECORD) 701.26 FEET (MEASURED) TO THE POINT OF TERMINATION;

EXCEPT THAT PORTION OF SAID LOT 6, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID RECORDED PLAT;

THENCE NORTH 89°58'41" EAST, A DISTANCE OF 251.73';

THENCE SOUTH 35°40'04" WEST ALONG THE DIVIDING LINE OF LOTS 4 AND 6 OF SAID RECORDED PLAT, A DISTANCE OF 49.24 FEET;

THENCE NORTH 79°51'15" WEST ALONG THE DIVIDING LINE OF LOTS 3 AND 6 OF SAID RECORDED PLAT, A DISTANCE OF 226.56 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 6, MESA SHORES SHOPPING CENTER UNIT II, ACCORDING TO BOOK 327 OF MAPS, PAGE 50, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF SAID PLAT, RECORD IN BOOK 327 OF MAPS, PAGE 50;

THENCE NORTH 89°37'17" EAST, A DISTANCE OF 71.33';

THENCE NORTH 00°22'43" WEST, A DISTANCE OF 6.26' TO THE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 20.00';

THENCE EAST, A DISTANCE OF 35.00';

THENCE SOUTH, A DISTANCE OF 20.00';

THENCE WEST, A DISTANCE OF 35.00' TO THE POINT OF BEGINNING;

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R–14–2–133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS–OF–WAY ALONG E. JACINTO AVENUE AND S. 24TH STREET.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9–1–1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9–1–5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9–1–5(A).

SHEET INDEX

COVER SHEET SHEET 1

PLAT MAP SHEET 2

SITE AREA

JACINTO PLACE
NET AREA = 233,990 SQ. FT. OR 5.3717 ACRES MORE OR LESS

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31 AS SHOWN ON THE PLAT OF "MESA SHORES SHOPPING CENTER", PER BOOK 327, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST.

FLOOD PLAIN

FEMA INFORMATION: THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2270M DATED NOVEMBER 4, 2015.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- ADJACENT LOT LINE
- CENTER LINE
- EASEMENT BY THIS PLAT
- EXISTING EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

C.O.M. CITY OF MESA

W.E. WATER EASEMENT

S.E. SEWER EASEMENT

FND. FOUND

R/W RIGHT OF WAY

M.C.R. MARICOPA COUNTY RECORDER OFFICE

A.P.N. ASSESSOR PARCEL NUMBER

BK. BOOK

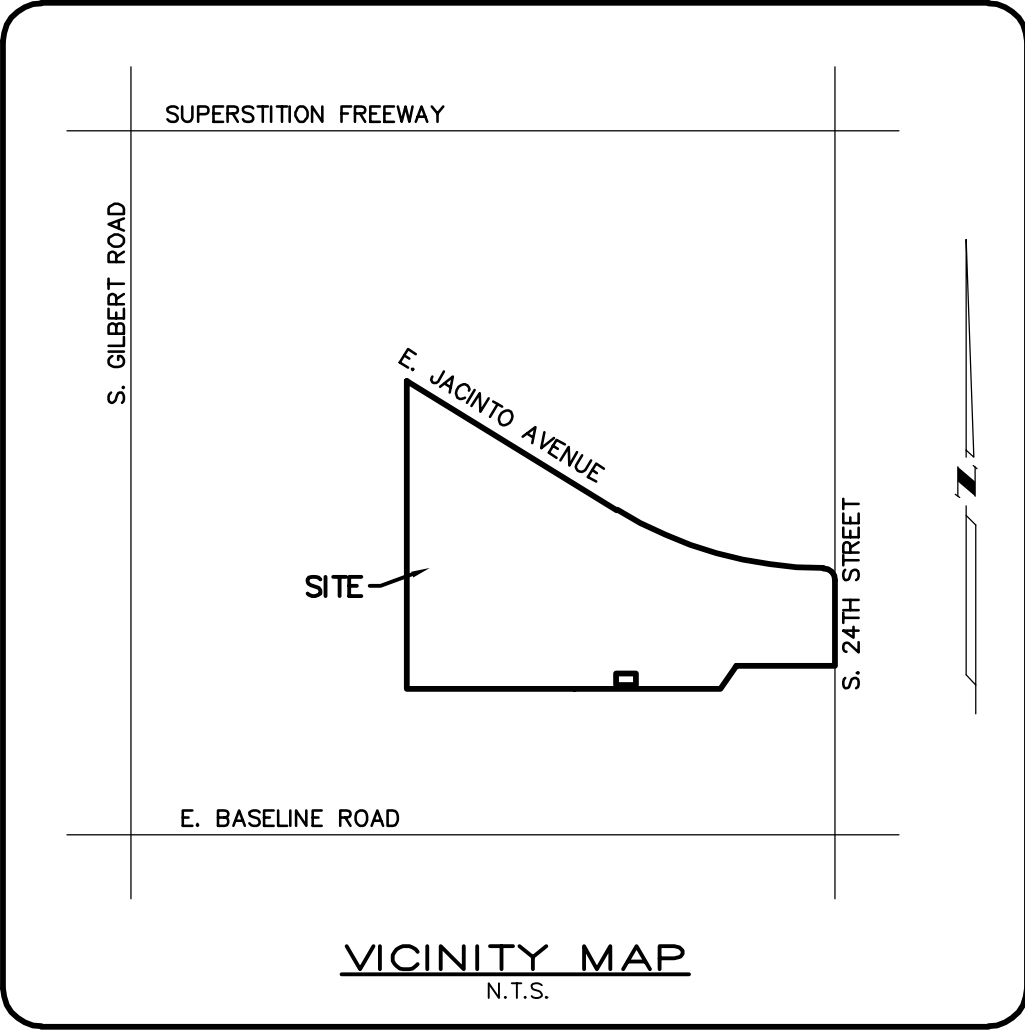
PG. PAGE

☐ BRASS CAP IN HANDHOLE

⦿ BRASS CAP FLUSH

○ FOUND MONUMENT (AS NOTED)

● MONUMENT TO BE SET (AS NOTED)



SURVEYOR

WESTWOOD PROFESIONAL SERVICES, INC
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480–747–6558
CONTACT: GARY E. STOCKER, R.L.S.
EMAIL: GARY.STOCKER@WESTWOODPS.COM

OWNER

NEXTGEN APARTMENTS–GILBERT/BASELINE LLC,
AN ARIZONA LIABILITY COMPANY

REFERENCE DOCUMENTS

PLAT PER BOOK 174, PAGE 47, M.C.R.
PLAT PER BOOK 195, PAGE 36, M.C.R.
PLAT PER BOOK 199, PAGE 36, M.C.R.
PLAT PER BOOK 266, PAGE 24, M.C.R.
PLAT PER BOOK 327, PAGE 50, M.C.R.
R.O.S. PER BOOK 1174, PAGE 31, M.C.R.
R.O.S. PER BOOK 1236, PAGE 33, M.C.R.

ASSESSORS PARCEL NUMBER

LOT 5: 140–62–311
LOT 7: 140–62–313B
LOT 6: 140–62–312E

ZONING

EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
PROPOSED ZONING: PLANNED AREA DEVELOPMENT WITH COMMERCIAL AMENDMENT
ZONING CASES: Z93–13 THROUGH Z93–13A.4

CERTIFICATION

I, GARY E. STOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2017; THAT THE SURVEY AND IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY E. STOCKER REGISTERED LAND SURVEYOR #17516

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THE ____ DAY OF _____ 2017.

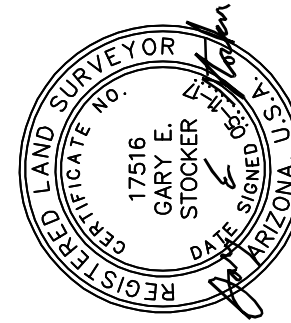
APPROVED BY: _____ MAYOR ATTEST: _____ CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45–576 (ARIZONA STATE STATUE)

BY: _____ CITY ENGINEER _____ DATE

FINAL PLAT

JACINTO PLACE

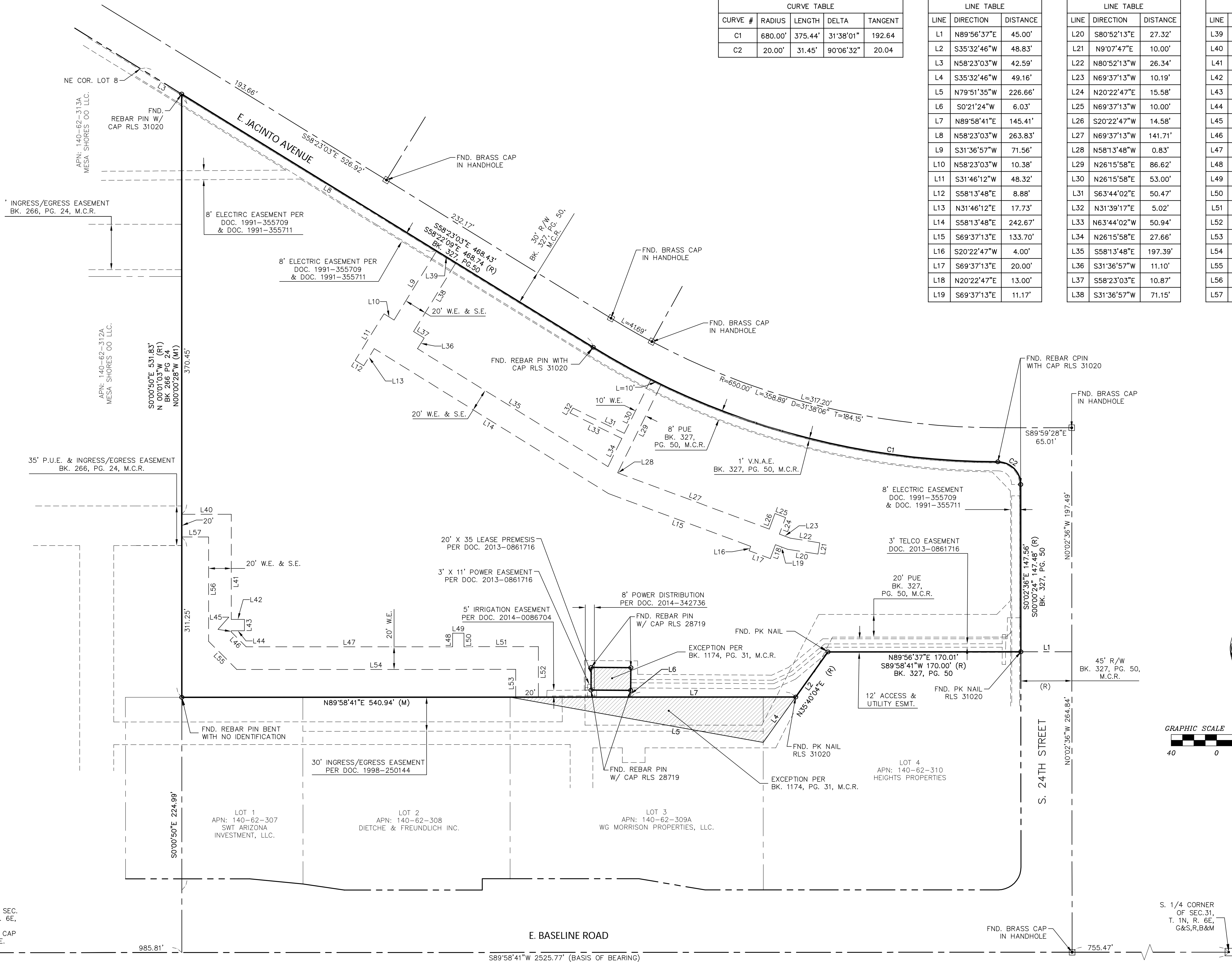


PROJECT NO. 0009697	HORIZONTAL
SCALE: 1" = 40'	VERTICAL
DRAWN BY: DAB	
CHECKED BY: GES	
DWG: 0009697–V–FP	
DATE: 05-11-2017	

1 of 2

S. GILBERT ROAD

SW COR. OF SEC.
31, T. 1N, R. 6E,
G&S,R,B&M
FND. BRASS CAP
IN HANDHOLE.

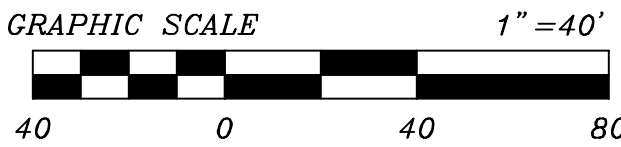


CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	680.00'	375.44'	31°38'01"	192.64
C2	20.00'	31.45'	90°06'32"	20.04

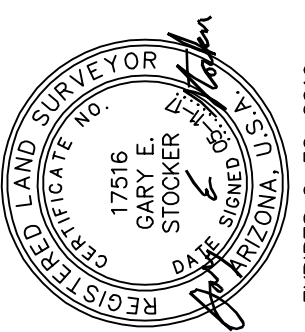
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N89°56'37"E	45.00'
L2	S35°32'46"W	48.83'
L3	N58°23'03"W	42.59'
L4	S35°32'46"W	49.16'
L5	N79°51'35"W	226.66'
L6	S0°21'24"W	6.03'
L7	N89°58'41"E	145.41'
L8	N58°23'03"W	263.83'
L9	S31°36'57"W	71.56'
L10	N58°23'03"W	10.38'
L11	S31°46'12"W	48.32'
L12	S58°13'48"E	8.88'
L13	N31°46'12"E	17.73'
L14	S58°13'48"E	242.67'
L15	S69°37'13"E	133.70'
L16	S20°22'47"W	4.00'
L17	S69°37'13"E	20.00'
L18	N20°22'47"E	13.00'
L19	S69°37'13"E	11.17'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L20	S80°52'13"E	27.32'
L21	N9°07'47"E	10.00'
L22	N80°52'13"W	26.34'
L23	N69°37'13"W	10.19'
L24	N20°22'47"E	15.58'
L25	N69°37'13"W	10.00'
L26	S20°22'47"W	14.58'
L27	N69°37'13"W	141.71'
L28	N58°13'48"W	0.83'
L29	N26°15'58"E	86.62'
L30	N26°15'58"E	53.00'
L31	S63°44'02"E	50.47'
L32	N31°39'17"E	5.02'
L33	N63°44'02"W	50.94'
L34	N26°15'58"E	27.66'
L35	S58°13'48"E	197.39'
L36	S31°36'57"W	11.10'
L37	S58°23'03"E	10.87'
L38	S31°36'57"W	71.15'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L39	S58°23'03"E	20.00'
L40	N89°58'41"E	43.56'
L41	S0°01'19"E	92.73'
L42	N89°58'41"E	11.68'
L43	S0°01'19"E	10.00'
L44	S89°58'41"W	11.68'
L45	S0°01'19"E	1.00'
L46	S45°01'19"E	18.59'
L47	N89°58'41"E	181.97'
L48	N0°01'19"W	11.92'
L49	N90°00'00"E	10.00'
L50	S0°01'19"E	11.91'
L51	N89°58'41"E	65.56'
L52	S0°01'19"E	44.51'
L53	S0°01'19"E	24.51'
L54	N89°58'41"E	245.81'
L55	S45°01'19"E	35.15'
L56	S0°01'19"E	92.01'
L57	N89°58'41"E	23.56'



FINAL PLAT
JACINTO PLACE



PROJECT NO. 0009697	HORIZONTAL
SCALE: 1" = 40'	VERTICAL
DRAWN BY: DAB	
CHECKED BY: GES	
DWG: 0009697-V-FP	
DATE: 03-31-2017	