

FINAL PLAT
FOR
BASELINE ASSEMBLAGE
4760 E. BASELINE ROAD, MESA, ARIZONA 85206
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT BASELINE GATEWAY APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER OF "BASELINE ASSEMBLAGE", HEREBY PUBLISHES THIS FINAL PLAT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT.

THAT BASELINE GATEWAY APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE PUBLIC STREETS OF BASELINE ROAD AND THE PUBLIC UTILITIES EASEMENTS, AND DRAINAGE EASEMENTS, AS SHOWN ON SAID FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. A BLANKET EASEMENT IS HEREBY DEDICATED UPON, OVER, ACROSS, AND UNDER ALL ACCESSWAYS FOR INGRESS AND EGRESS FOR REFUSE AND EMERGENCY TYPE VEHICLES.

THE UNDERSIGNED OWNERS, AGREE AS FOLLOWS:

- THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;
- THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNERS OF LOT 1, THEIR 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;
- THAT THE AGREEMENT CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID LOT 1; AND
- THAT 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 OR 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.

IN WITNESS WHEREOF;

BASELINE GATEWAY APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2018.

BASELINE GATEWAY APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: MT BASELINE GATEWAY APARTMENTS LLC, AND ARIZONA LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMEBER

BY: MARK-TAYLOR, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____
JEFFREY L. MARK, CHAIRMAN/VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY JEFFERY L. MARK, THE CHAIRMAN/VICE PRESIDENT OF MARK-TAYLOR, INC., AN ARIZONA CORPORATION, THE MANAGER OF MT BASELINE GATEWAY APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE ADMISTRATIVE MEMBER OF BASELINE GATEWAY APARTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.












MY COMMISSION EXPIRES: _____

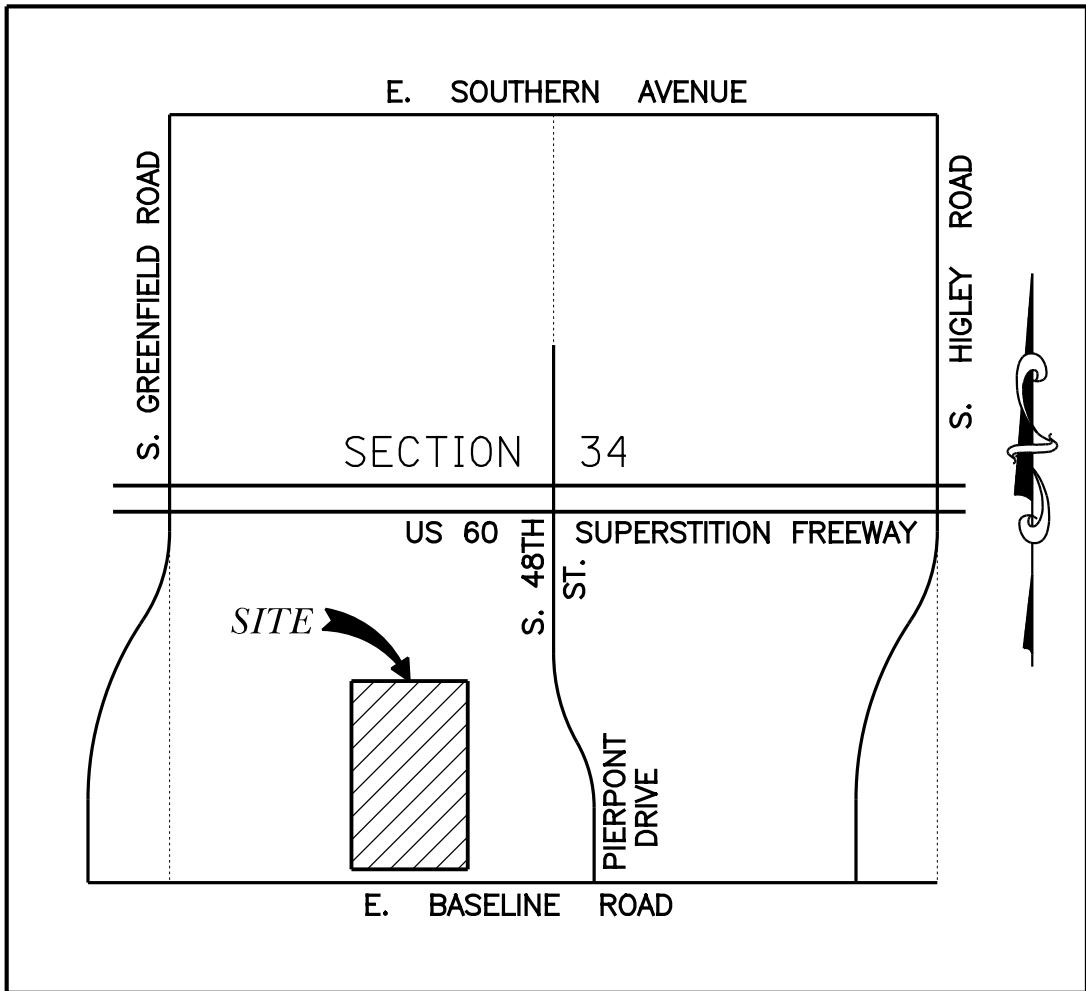
NOTARY PUBLIC

CITY OF MESA GENERAL NOTES:

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHTS-OF-WAY ALONG GREENFIELD ROAD, OLD GREENFIELD ROAD, OR BANNER GATEWAY DRIVE.
- CONSTRUCTION WITHIN EASEMENTS EXCEPT BY PUBLIC AGENCIES & UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- NO STRUCTURE SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL ANY OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF MESA.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL, SUCH AS BUT NOT LIMITED TO, PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THIS PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY FOR MAINTENANCE ON THEIR FACILITIES, SUCH AS THE UTILITY SYSTEM, THEN THE CITY WILL ONLY BE REQUIRED TO BACKFILL & PROVIDE TEMPORARY SURFACE MATERIAL OVER SAID UTILITY, OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SITE IS LOCATED IN ZONE "X" (SHADED) AND ZONE "AH" PER "F.E.M.A." FLOOD MAP NO. 04013C2290L, DATED: OCTOBER 16, 2013.
- CORNERS OF THIS PLAT TO BE SET AT COMPLETION OF MASS GRADING.

LEGEND:

	SECTION MONUMENTATION - AS NOTED
	BRASS CAP - AS NOTED
	SUBDIVISION CORNER - AS NOTED
	FOUND/SET MONUMENT - AS NOTED
	SUBDIVISION BOUNDARY
	PARCEL LINE
	MONUMENT LINE
	EXISTING R/W LINE
	ADJACENT PARCEL LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
DOC.	DOCUMENT
RLS	REGISTERED LAND SURVEYOR
A.P.N.	ASSESSOR PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
FD.	FOUND
W.E.	WATERLINE EASEMENT
D.E.	DRAINAGE EASEMENT



VICINITY MAP
N.T.S.

OWNER:

MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250

CONTACT: ROB ORME
PHONE: (480) 281-5549

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JIM LOFTIS, R.L.S.
PHONE: (602) 334-4387

LOT 1 AREA: 941,706 S.F. OR 21.619 ACRES

BASIS OF BEARING:

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, USING A BEARING OF NORTH 01 DEGREES 03 MINUTES 54 SECONDS EAST, AS SHOWN ON THE RECORDED SURVEY RECORDED IN BOOK 543 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYORS CERTIFICATION:

I, JAMES A. LOFTIS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2018; THAT THE SURVEY 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 RETRACTED

BY: _____
JAMES A. LOFTIS, R.L.S.
ARIZONA NO. 26404
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251



EXPIRES: 9/30/2019

CITY APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2018.

BY: _____ ATTEST: _____
MAYOR CITY 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 DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576

CITY ENGINEER

DATE

FINAL SUBDIVISION MAP
OF
BASELINE ASSEMBLAGE

300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DRAWN BY: PHILIP V.

PROJECT NO.

1356

DATE: 06/21/18

SHEET NO.

FP01
1 of 2

