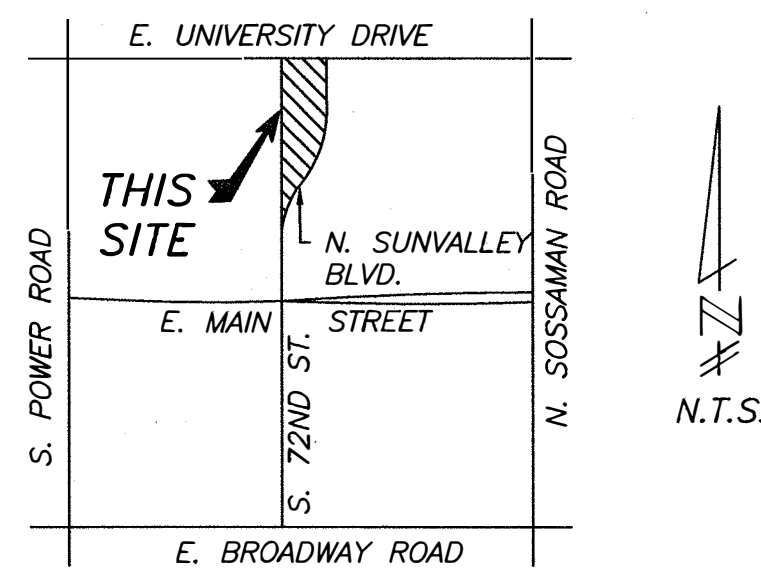


PRELIMINARY PLAT
FOR
BAYWOOD SQUARE
LOCATED IN A PORTION OF THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA



Vicinity Map

Owner

BAYWOOD SQUARE OWNERS
ASSOCIATION
16074 N. 78TH STREET STE. B104
SCOTTSDALE, AZ 85260

General Notes:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
3. 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 LANDSCAPING WITHIN THE RIGHT OF WAY ALONG S. CRISMON ROAD OR E. BASELINE ROAD.
4. THIS DEVELOPMENT IS IN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
6. CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OR PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
7. ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
8. A DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT, INCLUDING CROSS-ACCESS & CROSS DRAINAGE EASEMENTS.
9. GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPEMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.
10. THIS DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS IN CITY OF MESA ZONING CASE Z16-041.
11. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITY IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TREM "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).

Land Surveyor

STANDAGE & ASSOCIATES
409 S. EL DORADO ROAD
MESA, ARIZONA 85202
PHONE: (480) 892-8090
FAX: (480) 892-8545
CONTACT: BILL STANDAGE
EMAIL: bill@standageeng.com

Basis of Bearing

A BEARING OF NORTH 89 DEGREES 48 MINUTES 27 SECONDS EAST
WAS USED FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST, G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA.

Sheet Index:

- SHEET 1 COVER SHEET
SHEET 2 PRELIMINARY PLAT (NORTH)
SHEET 3 PRELIMINARY PLAT (SOUTH)
SHEET 4 LINE & CURVE TABLES

Flood Zone Designation:

THIS SITE IS LOCATED IN FLOOD ZONE 'X' AS DESIGNATED IN FEMA
FLOOD MAP# 04013C2295L, DATED OCTOBER 16, 2013. ZONE 'X'
IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS
1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE; AREAS
PROTECTED BY LEVEES FROM 1.0% FLOOD CHANCE."

Parent Legal Description

'SUNVALLEY OFFICE PARK AMENDED RESUBDIVISION OF LOTS 17 & 21' AS
RECORDED IN BOOK 701 OF MAPS, PAGE 18, M.C.R.

Areas:

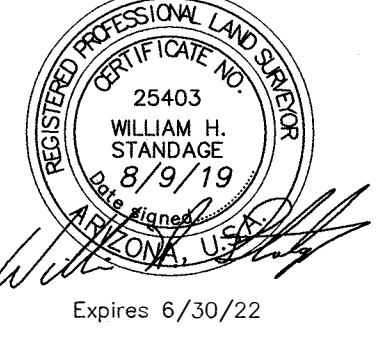
Net Area: 8.887 Acres (48,5992 S.F.)

LOT	AREA (S.F.)	AREA (AC.)
1	3,780	0.087
2	7,160	0.165
3	3,444	0.079
4	3,444	0.079
5	7,112	0.163
6	7,112	0.163
7	3,780	0.087
8	3,780	0.087
9	3,120	0.072
10	3,120	0.072
11	7,846	0.180
13	3,782	0.087
14	3,780	0.087
15	5,823	0.134

LOT	AREA (S.F.)	AREA (AC.)
16	3,782	0.087
17A	1,722	0.040
17B	1,722	0.040
18	3,782	0.087
19	3,200	0.073
20	7,169	0.165
21	7,846	0.180
22	7,846	0.180
23	7,846	0.180
COMMON AREA	490,586	11.262

Certification:

"I, WILLIAM H. STANDAGE, HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF
THREE SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION
DURING THE MONTH OF MAY 2019; 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 RETRACED."



William H. Standage
Standage & Assoc., Ltd.
409 S. El Dorado Mesa, AZ 85202
Arizona Registered Land Surveyor, #25403

Approvals

APPROVED BY THE MAYOR & CITY COUNCIL OF THE
CITY OF MESA, ARIZONA ON THE _____ DAY OF
_____, 2019.

BY: _____
MAYOR

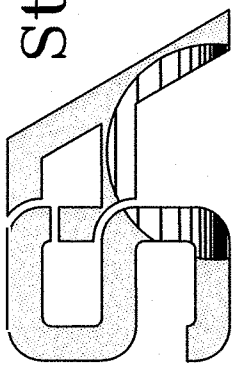
ATTEST: _____
CITY CLERK

REVISIONS:

PRELIMINARY REPLAT

BAYWOOD SQUARE

Standage & Associates, Ltd.
Consulting Engineers



409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 1
OF: 4

PROJECT
NO.: 190300

SCALE: 1"=30'

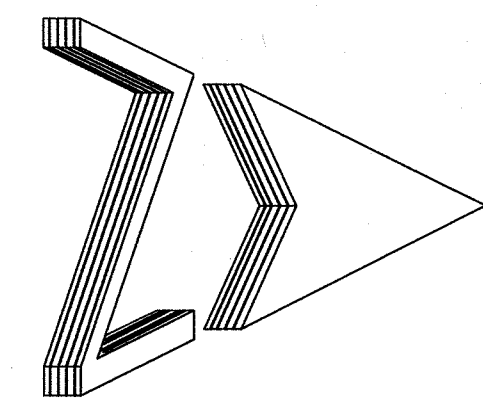
PREPARED:
JRG/WHS

Legend

- Section Line or Street Centerline
- Street Right-of-Way Line
- Property Line
- Easement Line
- Building Setback Line
- (R) Record Bearing & Distance Warranty Deed
- (M) Measured Bearing & Distance
- (C) Calculated Bearing & Distance
- o Set 1/2" Rebar W/Cap #25403 (Unless Otherwise Noted)
- Fd. Found
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- Range
- Sec. Section
- Cor. Corner
- Alum. Aluminum
- Bk. Book
- Pg. Page
- R/W Right-of-Way
- I.D. Identification
- L.S. Registered Land Surveyor
- Ease. Easement
- C.O.M. City of Mesa
- M.C.R. Maricopa County Recorder
- C.V.A.E. Controlled Vehicular Access Easement
- P.U.F.E. Public Utility Facility Easement

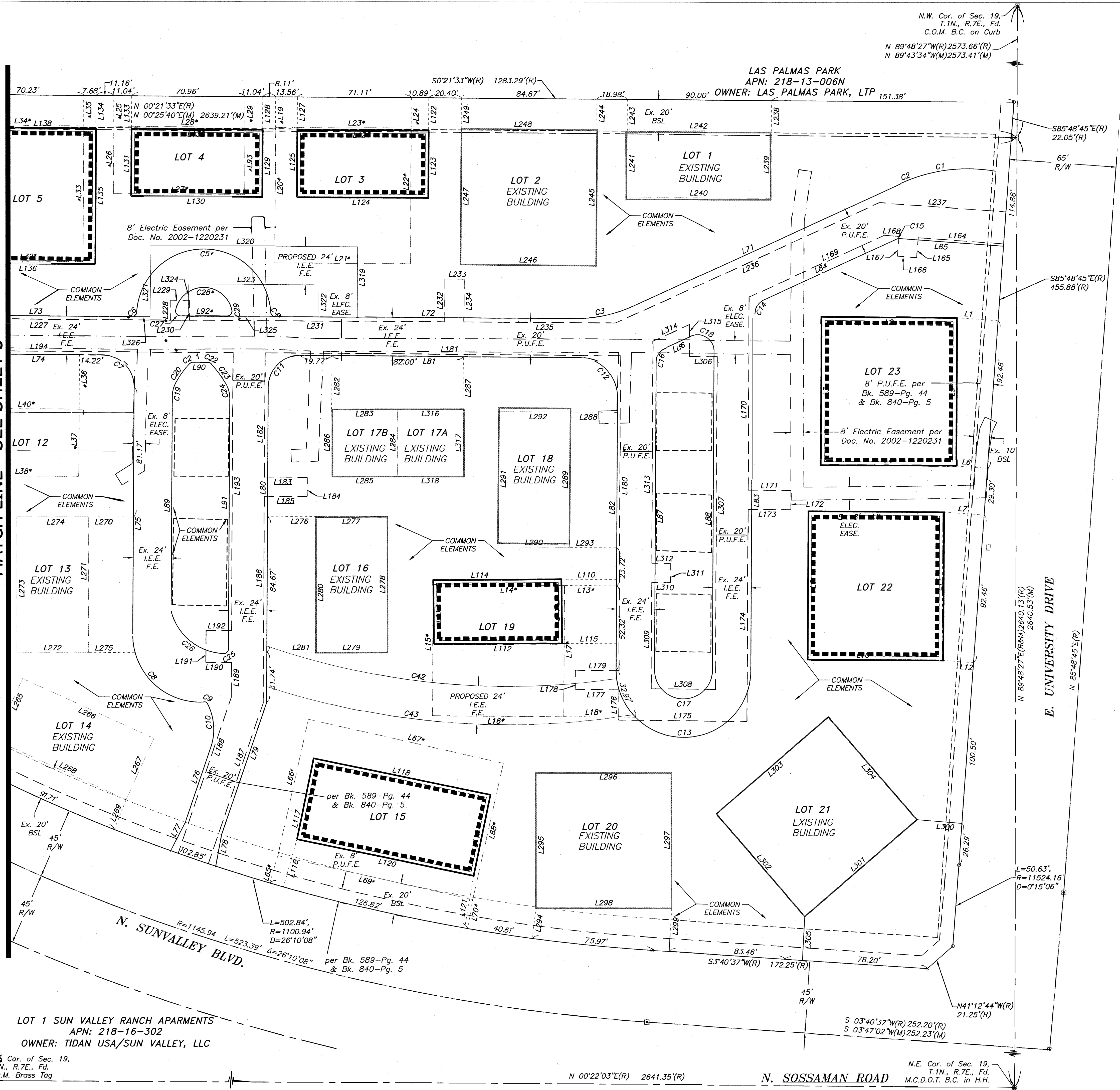
Note

* Line to be abandoned hereon



SCALE: 1" = 30'

MATCH LINE - SEE SHEET 3



LOT 1 SUN VALLEY RANCH APARTMENTS
APN: 218-16-302
OWNER: TIDAN USA/SUN VALLEY, LLC

E. 1/4 Cor. of Sec. 19,
T.1N., R.7E., Fd.
C.O.M. Brass Tag

N 00°22'03"E(R) 2641.35'(R)

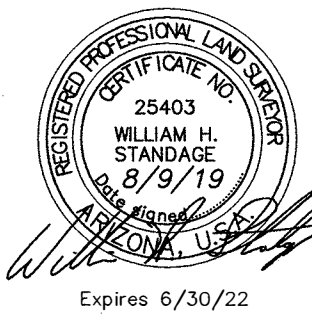
N. SOSSAMAN ROAD

N.E. Cor. of Sec. 19,
T.1N., R.7E., Fd.
M.C.D.O.T. B.C. in H.H.

N.W. Cor. of Sec. 19,
T.1N., R.7E., Fd.
C.O.M. B.C. on Curb
N 89°48'27"W(R) 2573.66'(R)
N 89°43'34"W(M) 2573.41'(M)

LAS PALMAS PARK
APN: 218-13-006N
OWNER: LAS PALMAS PARK, LTP

E. UNIVERSITY DRIVE



REVISIONS:

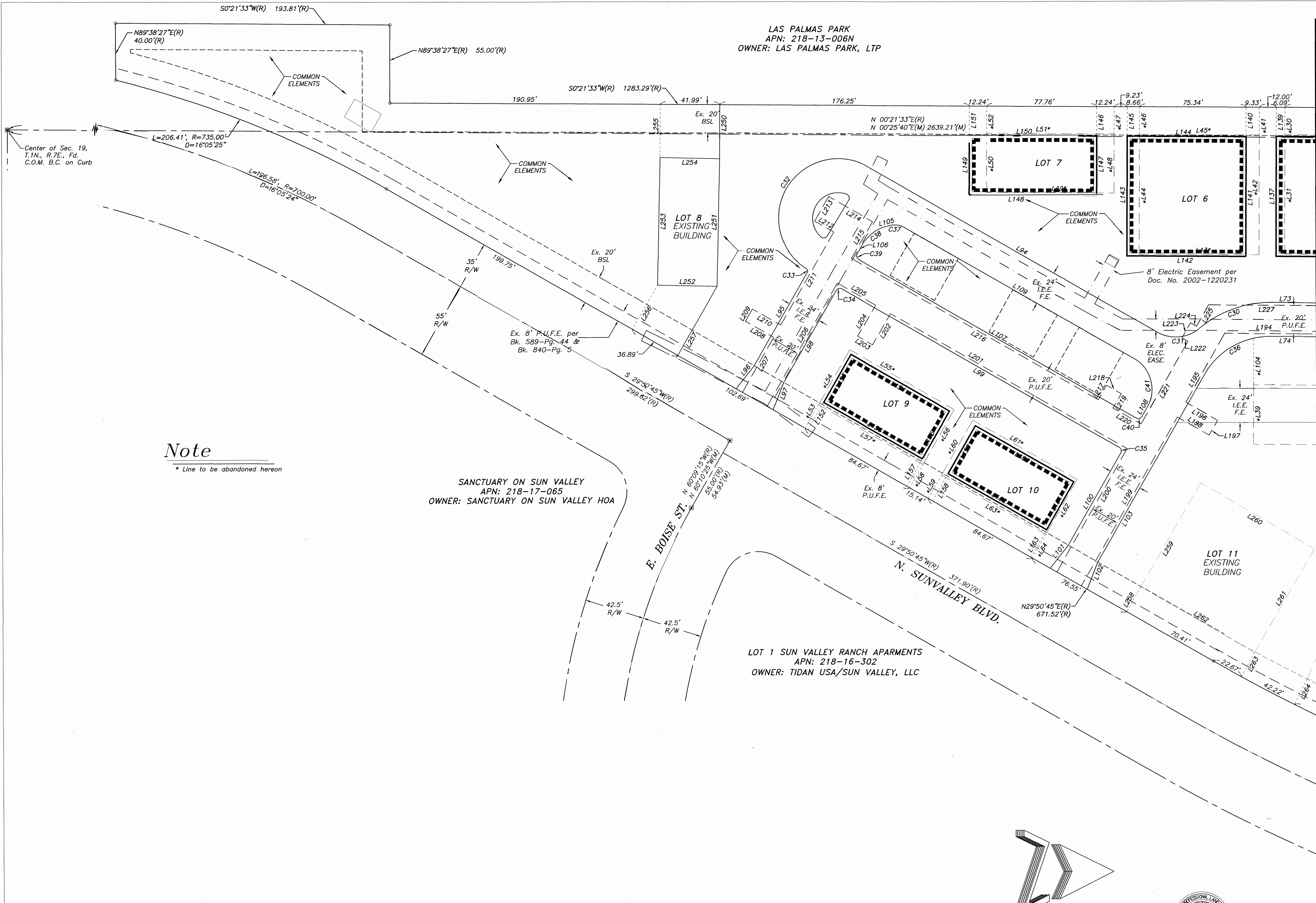
NO.	DESCRIPTION

PRELIMINARY REPLAT

BAYWOOD SQUARE

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 2 OF: 4
PROJECT NO.: 190300
SCALE: 1"=30'
PREPARED: JRG/WHs



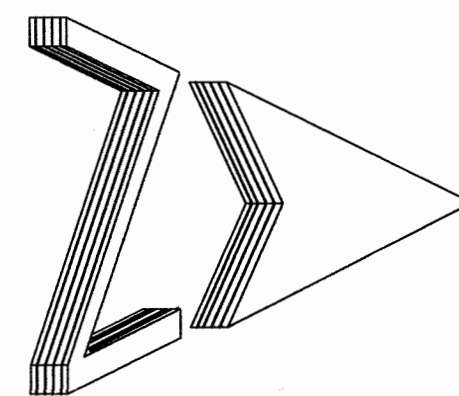
Note

* Line to be abandoned hereon

SANCTUARY ON SUN VALLEY
APN: 218-17-065
OWNER: SANCTUARY ON SUN VALLEY HOA

LOT 1 SUN VALLEY RANCH APARTMENTS
APN: 218-16-302
OWNER: TIDAN USA/SUN VALLEY, LLC

LAS PALMAS PARK
APN: 218-13-006N
OWNER: LAS PALMAS PARK, LTP



0 15 30 60
SCALE: 1" = 30'



MATCH LINE - SEE SHEET 2

SHEET: 3 OF: 4	PROJECT No.: 190300	SCALE: 1"=30'	PREPARED: JRG/WHS	Standage & Associates, Ltd. Consulting Engineers 409 S. El Dorado Mesa, Arizona 85202 (480) 892-8090	PRELIMINARY REPLAT BAYWOOD SQUARE	REVISIONS:

Line Table		
Line #	Length	Direction
L1	25.69	N04°11'15"E
L2	84.67	N00°21'36"E
L3	92.67	N89°38'24"W
L4	84.67	S00°21'36"W
L5	92.67	S89°38'24"E
L6	19.51	N04°11'15"E
L7	25.12	N04°11'15"E
L8	84.67	N00°21'36"E
L9	92.67	N89°38'24"W
L10	84.67	S00°21'36"W
L11	92.67	S89°38'24"E
L12	18.94	S04°11'15"W
* L13	32.50	N00°21'33"E
* L14	82.00	N00°21'33"E
* L15	82.00	N89°38'27"W
* L16	82.00	S00°21'33"W
* L17	82.00	S89°38'27"E
* L18	44.77	N00°21'33"E
* L19	19.10	S89°38'27"E
* L20	84.67	S89°38'27"E
* L21	84.67	N00°21'33"E
* L22	84.67	N89°38'27"W
* L23	84.67	S00°21'33"W
* L24	19.10	S89°38'27"E
* L25	19.10	S89°38'27"E
* L26	42.00	N89°38'27"W
* L27	82.00	S00°21'33"W
* L28	82.00	N00°21'33"E
* L29	19.10	S89°38'27"E
* L30	19.10	S89°38'27"E
* L31	84.67	N89°38'27"W
* L32	70.23	S00°21'33"W
* L33	84.67	S89°38'27"E
* L34	70.23	N00°21'33"E
* L35	19.10	S89°38'27"E
* L36	34.10	S89°38'27"E
* L37	42.00	N89°38'27"W
* L38	90.00	N00°21'33"E
* L39	42.00	S89°38'27"E
* L40	90.00	S00°21'33"W
* L41	19.00	S89°38'27"E
* L42	84.67	N89°38'27"W
* L43	84.67	N00°21'33"E
* L44	84.67	S89°38'27"E
* L45	84.67	S00°21'33"W

Line Table		
Line #	Length	Direction
* L46	19.53	S89°38'27"E
* L47	19.10	S89°38'27"E
* L48	42.00	N89°38'27"W
* L49	90.00	N00°21'33"E
* L50	42.00	S89°38'27"E
* L51	90.00	S00°21'33"W
* L52	19.10	S89°38'27"E
* L53	19.09	N60°09'15"W
* L54	44.67	S60°09'15"E
* L55	84.67	S29°50'45"W
* L56	44.67	N60°09'15"W
* L57	84.67	N29°50'45"E
* L58	19.09	N60°09'15"W
* L59	19.09	N60°09'15"W
* L60	44.67	S60°09'15"E
* L61	84.67	S29°50'45"W
* L62	44.67	N60°09'15"W
* L63	84.67	N29°50'45"E
* L64	19.09	N60°09'15"W
* L65	17.73	S73°42'36"E
* L66	87.33	N77°18'00"W
* L67	124.67	N12°42'00"E
* L68	87.33	S77°18'00"E
* L69	124.67	S12°42'00"W
* L70	18.36	S80°18'35"E
L71	184.56	N24°38'27"W
L72	186.82	N00°21'33"E
L73	110.87	S00°21'33"W
L74	92.82	N00°21'33"E
L75	154.00	N89°38'27"W
L76	49.29	N71°05'24"W
L77	20.47	S62°39'49"E
L78	20.47	S79°31'07"E
L79	87.06	N71°05'24"W
L80	80.73	N89°38'27"W
L81	173.10	N00°21'33"E
L82	170.00	S89°38'27"E
L83	220.10	S89°38'27"E
L84	90.21	N24°38'27"W
L85	63.77	N04°11'15"E
L86	18.29	S24°38'27"E
L87	192.75	S89°38'27"E
L88	199.58	S89°38'27"E
L89	129.92	N89°38'27"W
L90	9.21	S00°21'33"W

Line Table		
Line #	Length	Direction
L91	156.13	N89°38'27"W
* L92	29.39	S00°21'33"W
L93	42.00	S89°38'27"E
L94	235.56	S29°50'45"W
L95	76.05	S60°09'15"E
L96	20.22	S51°37'24"E
L97	20.22	S68°41'06"E
L98	75.00	S60°09'15"E
L99	225.33	N29°50'45"E
L100	75.00	S60°09'15"E
L101	20.22	S51°37'24"E
L102	20.22	S68°41'06"E
L103	152.74	S60°09'15"E
* L104	32.86	S89°38'27"E
L105	2.72	N13°35'12"W
L106	7.69	N60°09'15"W
L107	225.33	N29°50'45"E
L108	8.00	N60°09'15"W
L109	186.30	N29°50'45"E
L110	34.40	N00°21'33"E
L111	40.00	S89°34'09"W
L112	80.00	N00°25'41"W
L113	40.00	N89°34'19"E
L114	80.00	S00°25'41"E
L115	33.85	N00°21'33"E
L116	30.92	S74°09'44"E
L117	51.67	S78°18'48"E
L118	112.60	S11°39'00"W
L119	51.77	N78°18'40"W
L120	112.60	N11°41'51"E
L121	33.13	S80°11'58"E
L122	20.58	S89°38'27"E
L123	42.00	N89°38'27"W
L124	82.00	N00°21'33"E
L125	42.00	S89°38'27"E
L126	82.00	S00°21'33"W
L127	20.58	S89°38'27"E
L128	20.58	S89°38'27"E
L129	42.00	N89°38'27"W
L130	82.00	N00°21'33"E
L131	42.00	S89°38'27"E
L132	82.00	S00°21'33"W
L133	20.58	S89°38'27"E
L134	20.58	S89°38'27"E
L135	84.67	S89°38'27"E

Line Table		
Line #	Length	Direction
L136	84.00	S00°21'33"W
L137	84.67	N89°38'27"W
L138	84.00	N00°21'33"E
L139	20.58	S89°38'27"E
L140	20.72	S89°38'27"E
L141	84.67	S89°38'27"E
L142	84.00	S00°21'33"W
L143	84.67	N89°38'27"W
L144	84.00	N00°21'33"E
L145	20.72	S89°38'27"E
L146	20.67	S89°38'27"E
L147	42.00	N89°38'27"W
L148	90.00	N00°21'33"E
L149	42.00	S89°38'27"E
L150	90.00	S00°21'33"W
L151	20.67	S89°38'27"E
L152	22.26	N60°09'15"W
L153	39.00	S60°09'15"E
L154	80.00	S29°50'45"W
L155	39.00	N60°09'15"W
L156	80.00	N29°50'45"E
L157	22.26	N60°09'15"W
L158	22.26	N60°09'15"W
L159	39.00	N60°09'15"W
L160	80.00	N29°50'45"E
L161	39.00	S60°09'15"E
L162	80.00	S29°50'45"W
L163	22.26	N60°09'15"W
L164	52.98	N04°11'15"E
L165	12.51	N85°48'45"W
L166	12.00	N04°11'15"E
L167	12.51	S85°48'45"E
L168	9.16	N04°11'15"E
L169	93.09	S24°38'27"E
L170	120.60	N89°38'27"W
L171	26.80	S00°21'33"W
L172	12.00	N89°38'27"W
L173	26.79	N00°21'33"E
L174	132.45	N89°38'27"W
L175	80.00	N00°21'33"E
L176	19.00	S89°38'27"E
L177	27.24	N00°21'33"E
L178	12.00	S89°38'27"E
L179	27.24	S00°21'33"W
L180	197.00	S89°38'27"E

Line Table		
Line #	Length	Direction
L181	222.00	N00°21'33"E
L182	77.67	N89°38'27"W
L183	26.76	S00°21'33"W
L184	12.00	N89°38'27"W
L185	26.76	N00°21'33"E
L186	128.83	N89°38'27"W
L187	106.31	N71°05'24"W
L188	103.04	N71°05'24"W
L189	21.65	S89°38'27"E
L190	16.00	N00°21'33"E
L191	20.00	S89°38'27"E
L192	16.00	S00°21'33"W
L193	173.58	S89°38'27"E
L194	206.51	N00°21'33"E
L195	55.81	N60°09'15"W
L196	25.92	S29°50'45"W
L197	12.00	N60°09'15"W
L198	25.92	N29°50'45"E
L199	137.01	N60°09'15"W
L200	100.26	S60°09'15"E
L201	192.33	N29°50'45"E
L202	25.49	N60°09'15"W
L203	12.00	N29°50'45"E
L204	25.49	S60°09'15"E
L205	31.00	N29°50'45"E
L206	100.00	S60°09'15"E
L207	44.33	S60°09'15"E
L208	23.00	N29°50'45"E
L209	10.00	S60°09'15"E
L210	23.00	S29°50'45"W
L211	75.67	S60°09'15"E
L212	15.50	N29°50'45"E
L213	20.00	S60°09'15"E
L214	35.50	S29°50'45"W
L215	30.00	N60°09'15"W
L216	200.50	S29°50'45"W
L217	11.68	S60°09'15"E
L218	12.00	S29°50'45"W
L219	11.68	N60°09'15"W
L220	22.83	S60°09'15"E
L221	67.07	S89°38'15"E
L222	4.85	N29°50'45"E
L223	12.00	S60°09'15"E
L224	4.85	S29°50'45"W
L225	17.42	S60°09'15"E

Line Table		
Line #	Length	Direction
L227	178.51	S00°21'33"W
L228	12.46	S89°38'27"E
L229	12.00	S00°21'33"W
L230	12.46	N89°38'27"W
L231	159.57	S00°21'33"W
L232	26.80	S89°38'27"E
L233	12.00	S00°21'33"W
L234	26.80	N89°38'27"W
L235	94.61	N00°21'33"E
L236	181.47	S24°38'27"E
L237	79.28	N04°11'15"E
L238	19.10	S89°38'27"E
L239	42.00	S89°21'33"E
L240	90.00	S00°21'33"W
L241	42.00	S89°21'33"E
L242	90.00	S00°21'33"W
L243	19.10	S89°38'27"E
L244	19.10	S89°38'27"E
L245	84.67	S89°38'27"E
L246	84.67	S00°21'33"W
L247	84.67	S89°38'27"E
L248	84.67	S00°21'33"W
L249	19.10	S89°38'27"E
L250	38.26	S89°38'27"E
L251	90.00	S88°42'36"E
L252	42.00	S01°17'24"W
L253	90.00	S88°42'36"E
L254	42.00	S01°17'24"W
L255	39.46	N89°38'27"W
L256	36.24	S60°09'15"E
L257	57.95	S60°09'15"E
L258	20.34	N60°09'15"W
L259	84.67	S59°44'07"E
L260	92.67	S30°15'53"W
L261	84.67	S59°44'07"E
L262	92.67	S30°15'53"W
L263	19.42	S61°22'39"E
L264	20.73	S63°37'58"E
L265	42.00	S65°34'48"E
L266	90.00	S24°25'12"W
L267	42.00	S65°34'48"E
L268	90.00	S24°25'12"W
L269	20.12	N68°21'23"W
L270	28.10	S00°21'33"W
L271	84.67	N90°00'00"E

Line Table		
Line #	Length	Direction
L272	44.67	S00°00'00"E
L273	84.67	N90°00'00"E
L274	44.67	S00°00'00"E
L275	29.27	N00°21'33"E
L276	30.06	S00°21'29"W
L277	44.67	S00°00'00"E
L278	84.67	N90°00'00"E
L279	44.67	S00°00'00"E
L280	84.67	N90°00'00"E
L281	30.59	N00°21'33"E
L282	33.39	S89°38'27"E
L283	41.00	N00°00'00"E
L284	42.00	N90°00'00"E
L285	41.00	S00°00'00"E
L286	42.00	N90°00'00"W
L287	32.87	S89°38'27"E
L288	29.42	N00°21'33"E
L289	84.67	S89°38'27"E
L290	44.67	S00°21'33"W
L291	84.67	S89°38'27"E
L292	44.67	S00°21'33"W
L293	29.42	N00°21'33"E
L294	19.00	S82°25'20"E
L295	84.67	N90°00'00"E
L296	84.67	S00°00'00"E
L297	84.67	N90°00'00"E
L298	84.67	S00°00'00"E
L299	26.93	S86°19'23"E
L300	28.18	S04°38'56"W
L301	92.67	S40°46'39"E
L302	84.67	S49°13'21"W
L303	92.67	S40°46'39"E
L304	84.67	S49°13'21"W
L305	27.49	S86°53'32"E
L306	17.30	N00°21'33"E
L307	208.05	S89°38'27"E
L308	40.00	S00°21'33"W
L309	66.41	S89°38'27"E
L310	11.53	N00°21'33"E
L311	12.00	N89°38'27"W
L312	11.53	S00°21'33"W
L313	138.66	S89°38'27"E
L314	25.09	S24°38'27"E
L315	19.61	S89°38'27"E
L316	41.00	N00°00'00"E

Line Table		
Line #	Length	Direction
L317	42.00	N90°00'00"W
L318	41.00	S00°00'00"E
L319	44.10	S89°38'57"E
L320	129.19	N00°21'33"E
L321	44.59	N89°10'24"W
L322	20.10	S89°38'57"E
L323	81.39	N00°21'33"E
L324	20.44	N89°10'24"W
L325	54.51	S00°00'12"W
L326	11.32	S00°00'12"W