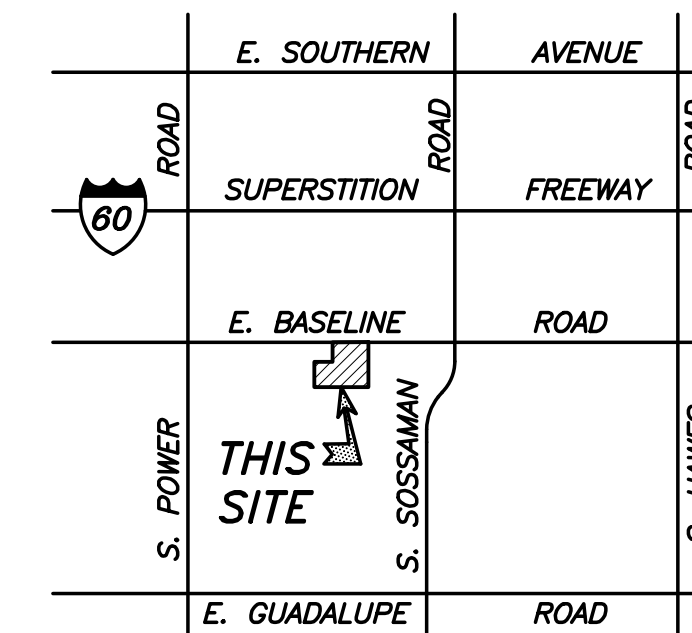


PRELIMINARY PLAT OF LOT 1 & LOT 2 FOR SIENA SPRINGS OFFICE CONDOMINIUM

LOCATED WITHIN THE "MAP OF DEDICATION FOR THE GARDENS AT SUPERSTITION SPRINGS," BOOK 834, PAGE 22, M.C.R.
AND BEING WITHIN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Vicinity Map

Parent Legal Description

A portion of the Northeast quarter of Section 6, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of Section 31, Township 1 North, Range 7 East, said point being a Brass Cap in Handhole, from which the Southwest corner of Section 31 bears North 88 degrees 58 minutes 08 seconds West, for a distance of 2656.18 feet, said point being a Brass Cap in Handhole;

Thence North 88 degrees 58 minutes 08 seconds West, along the South line of said Section 31, for a distance of 393.66 feet;

Thence South 01 degrees 01 minutes 52 seconds West, for a distance of 55.00 feet, to a point on the existing 55 foot South right-of-way line of Baseline Road, said point being the POINT OF BEGINNING;

Thence continuing South 01 degrees 01 minutes 52 seconds West, for a distance of 564.59 feet, to a point on the North line of the Final Plat for CONTINENTAL AT SUPERSTITION SPRINGS, as recorded in Book 369, Page 07, records of Maricopa County, Arizona;

Thence North 88 degrees 58 minutes 08 seconds West, along the North line of said CONTINENTAL AT SUPERSTITION SPRINGS, for a distance of 613.62 feet, to a point on an Easterly property line of said CONTINENTAL AT SUPERSTITION SPRINGS;

Thence North 00 degrees 02 minutes 18 seconds West, along said Easterly property line of CONTINENTAL AT SUPERSTITION SPRINGS, for a distance of 270.00 feet;

Thence South 88 degrees 58 minutes 08 seconds East, for a distance of 251.58 feet;

Thence North 00 degrees 07 minutes 39 seconds West, for a distance of 294.70 feet, to a point on the existing 55 foot South right-of-way line of Baseline Road;

Thence South 88 degrees 58 minutes 08 seconds East, along the existing 55 foot South right-of-way line of Baseline Road, for a distance of 373.04 feet, to the POINT OF BEGINNING.

Said Parcel A contains 6.321 Acres (275,361 S.F.) more or less.

EXCEPT all oil and gas as reserved in instrument recorded in Book 304 of Deeds, page 118, records of Maricopa County, Arizona.

Areas:

LOT 1

Net & Gross Area: 1.386 Acres (60,374 S.F.)

LOT 2

Net & Gross Area: 4.849 Acres (211,208 S.F.)

ACCESS EASEMENT

Net & Gross Area: 0.086 Acres (3,733 S.F.)

PARKING EASEMENT

Net & Gross Area: 0.108 Acres (4,726 S.F.)

DRAINAGE EASEMENT

Net & Gross Area: 0.208 Acres (9,041 S.F.)

AMENDED TRACT "A" (COMMON ELEMENTS)

Net & Gross Area: 4.011 Acres (174,726 S.F.)

Legal Description Lot 1

A portion of the Northeast quarter of Section 6, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of Section 31, Township 1 North, Range 7 East, said point being a Brass Cap in Handhole, from which the Southwest corner of Section 31 bears North 89 degrees 54 minutes 42 seconds West, for a distance of 2655.62 feet, said point being a Brass Cap in Handhole;

Thence North 89 degrees 54 minutes 42 seconds West, along the South line of said Section 31, for a distance of 393.51 feet;

Thence South 00 degrees 04 minutes 40 seconds West, for a distance of 65.00 feet, to a point on the existing 65 foot South right-of-way line of Baseline Road;

Thence continuing South 00 degrees 04 minutes 40 seconds West, for a distance of 554.42 feet to a point on the North line of the Final Plat for CONTINENTAL AT SUPERSTITION SPRINGS, as recorded in Book 369, Page 07, records of Maricopa County, Arizona;

Thence North 89 degrees 55 minutes 20 seconds West, along the North line of said CONTINENTAL AT SUPERSTITION SPRINGS, for a distance of 392.73 feet, said point being the POINT OF BEGINNING;

Thence continuing North 89 degrees 55 minutes 20 seconds West, along said North line of said CONTINENTAL AT SUPERSTITION SPRINGS, for a distance of 220.89 feet to a point on the Easterly property line of said CONTINENTAL AT SUPERSTITION SPRINGS;

Thence North 00 degrees 59 minutes 11 seconds West, along said Easterly property line of CONTINENTAL AT SUPERSTITION SPRINGS, for a distance of 270.00 feet;

Thence South 89 degrees 55 minutes 20 seconds East, for a distance of 251.56 feet;

Thence South 00 degrees 11 minutes 06 seconds West, for a distance of 269.95 feet to the POINT OF BEGINNING;

Said Parcel containing 1.386 Acres (60,374 S.F.) more or less.

Subject to easements of record.

Legal Description Lot 2

A portion of the Northeast quarter of Section 6, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of Section 31, Township 1 North, Range 7 East, said point being a Brass Cap in Handhole, from which the Southwest corner of Section 31 bears North 89 degrees 54 minutes 42 seconds West, for a distance of 2655.62 feet, said point being a Brass Cap in Handhole;

Thence North 89 degrees 54 minutes 42 seconds West, along the South line of said Section 31, for a distance of 393.51 feet;

Thence South 00 degrees 04 minutes 40 seconds West, for a distance of 65.00 feet, to a point on the existing 65 foot South right-of-way line of Baseline Road, said point being the POINT OF BEGINNING;

Thence continuing South 00 degrees 04 minutes 40 seconds West, for a distance of 554.42 feet to a point on the North line of the Final Plat for CONTINENTAL AT SUPERSTITION SPRINGS, as recorded in Book 369, Page 07, records of Maricopa County, Arizona;

Thence North 89 degrees 55 minutes 20 seconds West, along the North line of said CONTINENTAL AT SUPERSTITION SPRINGS, for a distance of 392.73;

Thence North 00 degrees 11 minutes 06 seconds East, for a distance of 269.95 feet;

Thence South 89 degrees 55 minutes 20 seconds East, for a distance of 25.15 feet;

Thence North 01 degree 04 minutes 51 seconds West, for a distance of 284.61 feet to a point on the existing 65 foot South right-of-way line of Baseline Road;

Thence South 89 degrees 54 minutes 34 seconds East along the existing 65 foot South right-of-way line of Baseline Road, for a distance of 372.83 feet, to the POINT OF BEGINNING;

Said Parcel containing 4.849 Acres (211,208 S.F.) more or less.

Subject to easements of record

General Notes:

- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND 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 THE PUBLIC RIGHT-OF-WAY OF EAST. BASELINE ROAD.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 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.
- 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.
- ALL LANDSCAPED AREAS, INCLUDING SIDEWALK AREAS SHALL BE FOR THE COMMON USE OF ALL PROPERTY OWNERS.
- 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.
- GATES FOR THE SECURED PARKING AREAS FOR THIS DEVELOPMENT SHALL REMAIN OPEN DURING BUSINESS HOURS.
- THIS DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS IN CITY OF MESA ZONING CASE ZON19-00444.
- PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS 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).
- AS REPLATED HEREON, BUILDING 1 (UNITS 1,2,3,4,5,6,7,8,9,10,11,12) HAS BEEN REMOVED AND ABANDONED, FROM THE SUBDIVISION AND REPLATED AS LOT 1.
- SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY ARE LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS THAT MAY BE OF CONCERN TO SOME INDIVIDUALS. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE PHOENIX-MESA GATEWAY AIRPORT ADMINISTRATION OFFICE.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT IS RECORDED WITH MARICOPA COUNTY RECORDER. THIS SUBDIVISION IS WITHIN 4 MILES OF PHOENIX-MESA GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
- NOISE ATTENUATION MEASURES HAVE BEEN, OR ARE TO BE, INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOMES TO ACHIEVE A NOISE LEVEL REDUCTION TO 45 DECIBELS.

Basis of Bearing

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA FROM THE SOUTHWEST CORNER OF SECTION 31 TO THE SOUTH QUARTER CORNER OF SECTION 31 A BEARING OF NORTH 89 DEGREES 54 MINUTES 42 SECONDS WEST WAS USED.

Storm Water Retention

EXISTING STORM WATER RETENTION BASINS ARE PRESENT ON THE SITE AND WILL REMAIN WITH RECIPROCAL DRAINAGE EASEMENTS. THE CHARACTERISTICS OF WHICH ARE:
BASIN 'A' HW=66.00, BOT=64.00, DEPTH=2.0', V_{REQ}=10,276 C.F., V_{DESIGN}=11,225 C.F.
BASIN 'B' HW=66.50, BOT=64.50, DEPTH=2.0', V_{REQ}=4,967 C.F., V_{DESIGN}=8,357 C.F.
BASIN 'C' HW=65.00, BOT=63.00, DEPTH=2.0', V_{REQ}=20,353 C.F., V_{DESIGN}=20,403 C.F.
BASIN 'D' HW=64.00, BOT=61.50, DEPTH=2.5', V_{REQ}=19,408 C.F., V_{DESIGN}=21,935 C.F.

Owners

SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION
4838 E BASELINE RD STE 104
MESA AZ 85206

GSS PARTNERS LLC
4838 E BASELINE RD STE 104
MESA AZ 85206

Sheet Index:

SHEET 1 COVER SHEET
SHEET 2 DEDICATION
SHEET 3 ACKNOWLEDGEMENTS
SHEET 4 PRELIMINARY PLAT

Benchmark

- BRASS TAG IN TOP OF CURB AT 72ND & BASELINE ELEVATION = 1370.66 (CITY OF MESA DATUM)

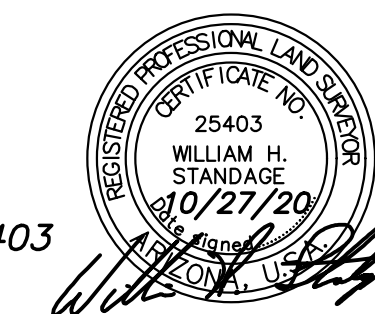
Land Surveyor

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

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 AUGUST 2020; 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 THIS _____ DAY OF _____, 2020.

BY: _____ MAYOR _____ DATE _____
ATTEST: _____ CITY CLERK _____ DATE _____

Assured Water Supply

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.

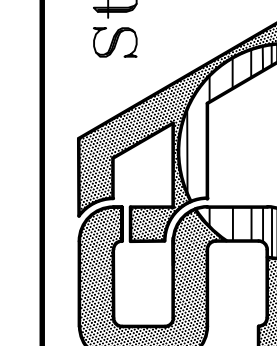
BY: _____ CITY ENGINEER _____ DATE _____

REVISIONS:

PRELIMINARY PLAT

SIENA SPRINGS OFFICE CONDOMINIUM

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



SHEET: 1
OF: 4

PROJECT No.: 200725

SCALE: 1" = 30'

PREPARED: KTM/WHs

DEDICATION:

STATE OF ARIZONA)
)
 COUNTY OF MARICOPA)
 KNOW ALL MEN BY THESE PRESENTS:

THAT (GSS PARTNERS LLC) AND (SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION) AS OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR SIENA SPRINGS OFFICE CONDOMINIUM, LOCATED WITHIN THE "MAP OF DEDICATION FOR THE GARDENS AT SUPERSTITION SPRINGS," BOOK 834, PAGE 22, M.C.R. AND BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER 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.

GSS PARTNERS LLC, AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION, 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 THE SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION OR THE SUCCESSORS OR ASSIGNS OF GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION 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.

GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2- FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8- FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "VEHICULAR NON-ACCESS EASEMENT" OR "VNAE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO VEHICULAR ACCESS IS PERMITTED.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT 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.

GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION 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 GSS PARTNERS LLC AND SIENA SPRINGS OFFICE CONDOMINIUM ASSOCIATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:
 BEN DODGE, SEASEIDER INVESTMENTS LLC (DODGE VEGA LAW), 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 _____, 2020.

BEN DODGE, SEASEIDER INVESTMENTS LLC, OWNER, SUITES 31-33 BLDG. 7227 #109

BY: _____
 BEN DODGE, SEASEIDER INVESTMENTS LLC, OWNER, SUITES 31-33 BLDG. 7227 #109

IN WITNESS WHEREOF:

AASHISH PAREHH, SAFRIN INVESTMENTS LLC, 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 _____, 2020.

AASHISH PAREHH, SAFRIN INVESTMENTS LLC, OWNER, SUITE 103 BLDG. 7233

BY: _____
 AASHISH PAREHH, SAFRIN INVESTMENTS LLC, OWNER, SUITE 103 BLDG. 7233 OWNER

IN WITNESS WHEREOF:

AASHISH PAREHH, QUICK TAX REFUND LLC, 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 _____, 2020.

AASHISH PAREHH, QUICK TAX REFUND LLC, OWNER, SUITES 104, 105, BLDG. 7233

BY: _____
 AASHISH PAREHH, SAFRIN INVESTMENTS LLC, OWNER, SUITES 104, 105, BLDG. 7233 OWNER

IN WITNESS WHEREOF:

JOANNE LABENZ, 7233 E BASELINE LLC, 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 _____, 2020.

JOANNE LABENZ, 7233 E BASELINE LLC, OWNER, SUITES 106, 107, 108, BLDG. 7233

BY: _____
 JOANNE LABENZ, 7233 E BASELINE LLC, OWNER, SUITES 106, 107, 108, BLDG. 7233 OWNER

IN WITNESS WHEREOF:

BERN ROBERTS, SCORE 1 INVESTMENTS LLC, 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 _____, 2020.

BERN ROBERTS, SCORE 1 INVESTMENTS LLC, OWNER, SUITE 19 BLDG. 7233 #114

BY: _____
 BERN ROBERTS, SCORE 1 INVESTMENTS LLC, OWNER, SUITE 19 BLDG. 7233 #114 OWNER

IN WITNESS WHEREOF:

TAYLOR WILFORD, TAYLOR WILFORD, 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 _____, 2020.

TAYLOR WILFORD, TAYLOR WILFORD, OWNER, SUITE 20 BLDG. 7233 #117

BY: _____
 TAYLOR WILFORD, TAYLOR WILFORD, OWNER, SUITE 20 BLDG. 7233 #117 OWNER

IN WITNESS WHEREOF:

GREGORY & LISA ALLEN, DR. GREGORY ALLEN, 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 _____, 2020.

GREGORY & LISA ALLEN, DR. GREGORY ALLEN, OWNER, SUITES 21-24

BY: _____
 GREGORY & LISA ALLEN, DR. GREGORY ALLEN, OWNER, SUITES 21-24 OWNER

IN WITNESS WHEREOF:

JOEL MILBURN, JOEL MILBURN, 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 _____, 2020.

JOEL MILBURN, JOEL MILBURN, OWNER, SUITES 25-26

BY: _____
 JOEL MILBURN, JOEL MILBURN, OWNER, SUITES 25-26 OWNER

IN WITNESS WHEREOF:

BEN LARSEN, HOSPICE / B AND N PROPERTIES, 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 _____, 2020.

BEN LARSEN, HOSPICE / B AND N PROPERTIES, OWNER, SUITES 27-30 BLDG. 7227 #129

BY: _____
 BEN LARSEN, HOSPICE / B AND N PROPERTIES, OWNER, SUITES 27-30 BLDG. 7227 #129 OWNER

IN WITNESS WHEREOF:

CLAY WARREN, DR. CLAY WARREN, 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 _____, 2020.

CLAY WARREN, DR. CLAY WARREN, OWNER, SUITE 37 BLDG. 7227 #106

BY: _____
 CLAY WARREN, DR. CLAY WARREN, OWNER, SUITE 37 BLDG. 7227 #106 OWNER

IN WITNESS WHEREOF:

JAMES PHELPS, JAMES PHELPS, 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 _____, 2020.

JAMES PHELPS, JAMES PHELPS OWNER, SUITE 36

BY: _____
 JAMES PHELPS, JAMES PHELPS, OWNER, SUITE 36 OWNER

IN WITNESS WHEREOF:

RODNEY PALMER, DR. RODNEY PALMER, 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 _____, 2020.

RODNEY PALMER, DR. RODNEY PALMER OWNER, SUITES 37-38 BLDG. 7221

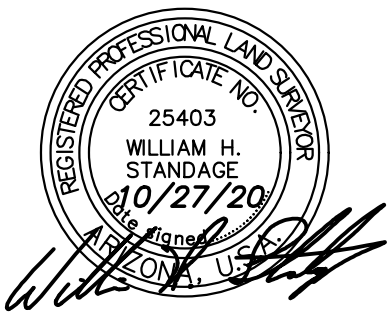
BY: _____
 RODNEY PALMER, DR. RODNEY PALMER OWNER, SUITES 37-38 BLDG. 7221 OWNER

IN WITNESS WHEREOF:

JON TREJO, TREJO, 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 _____, 2020.

JON TREJO, TREO OWNER,

BY: _____
 JON TREJO, TREO OWNER



REVISIONS:

PRELIMINARY PLAT

SIENA SPRINGS OFFICE CONDOMINIUM

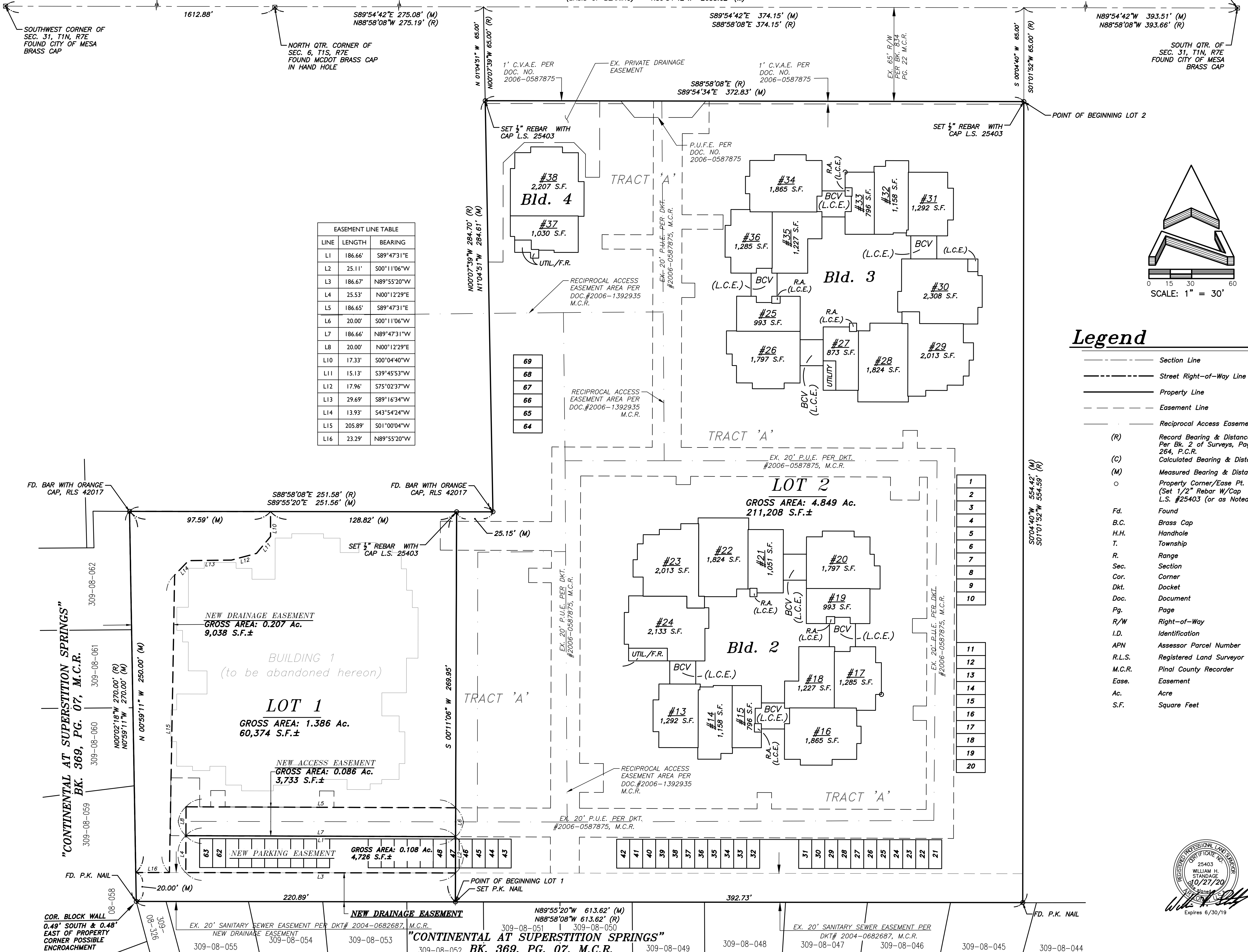
Standage & Associates, Ltd.
 Consulting Engineers
 409 S. El Dorado
 Mesa, Arizona 85202
 (480) 892-8090

SHEET: 2
OF: 4
PROJECT No.: 200725
SCALE: 1" = 30'
PREPARED: KTM/WHS

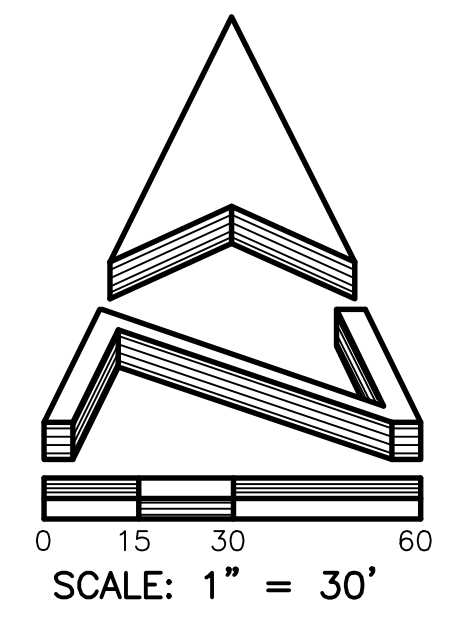
E. BASELINE ROAD

(BASIS OF BEARING) N89°54'42"W 2655.62' (M)

POINT OF COMMENCEMENT



LINE	LENGTH	BEARING
L1	186.66'	S89°47'31"E
L2	25.11'	S00°11'06"W
L3	186.67'	N89°55'20"W
L4	25.53'	N00°12'29"E
L5	186.65'	S89°47'31"E
L6	20.00'	S00°11'06"W
L7	186.66'	N89°47'31"W
L8	20.00'	N00°12'29"E
L10	17.33'	S00°04'40"W
L11	15.13'	S39°45'53"W
L12	17.96'	S75°02'37"W
L13	29.69'	S89°16'34"W
L14	13.93'	S43°54'24"W
L15	205.89'	S01°00'04"W
L16	23.29'	N89°55'20"W



Legend

- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- Reciprocal Access Easement
- (R) Record Bearing & Distance Per Bk. 2 of Surveys, Page 264, P.C.R.
- (C) Calculated Bearing & Distance
- (M) Measured Bearing & Distance
- o Property Corner/Ease Pt. (Set 1/2" Rebar W/Cap L.S. #25403 (or as Noted))
- Fd. Found
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- R. Range
- Sec. Section
- Cor. Corner
- Dkt. Docket
- Doc. Document
- Pg. Page
- R/W Right-of-Way
- I.D. Identification
- APN Assessor Parcel Number
- R.L.S. Registered Land Surveyor
- M.C.R. Pinal County Recorder
- Ease. Easement
- Ac. Acre
- S.F. Square Feet

REVISIONS:

PRELIMINARY PLAT

SIENA SPRINGS OFFICE CONDOMINIUM

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