

DEDICATION

STATE OF ARIZONA } ss.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT PACIFIC RIM ROCKIN R RANCH LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR ZEN ON BASELINE, LOCATED IN A PORTION OF THE SW1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, 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.

PACIFIC RIM ROCKIN R RANCH LP, 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 SIGNAGE, 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 PACIFIC RIM ROCKIN R RANCH LP, 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 PACIFIC RIM ROCKIN R RANCH LP, OR THE SUCCESSORS OR ASSIGNS OF PACIFIC RIM ROCKIN R RANCH LP, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PACIFIC RIM ROCKIN R RANCH LP, OR THE SUCCESSORS OR ASSIGNS OF PACIFIC RIM ROCKIN R RANCH LP, 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.

PACIFIC RIM ROCKIN R RANCH LP, 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. PACIFIC RIM ROCKIN R RANCH LP, 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 AS TRACTS 'B' AND 'C' ARE 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 ATTORNEYS' FEES AND COURT COSTS.

PACIFIC RIM ROCKIN R RANCH LP, 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 PACIFIC RIM ROCKIN R RANCH LP, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

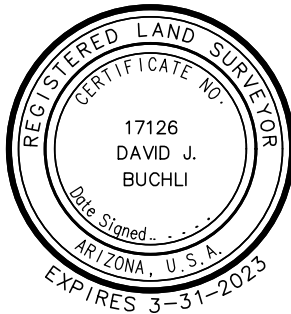
PACIFIC RIM ROCKIN R RANCH LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2020.

PACIFIC RIM ROCKIN R RANCH LP, AN ARIZONA LIMITED PARTNERSHIP
BY: ANTHONY MIACHIKA, OWNER

CERTIFICATION

I, DAVID J. BUCHLI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2019. THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

REGISTERED LAND SURVEYOR SIGNATURE _____ DATE _____
BUCHLI ENGINEERS, INC.
8550 EAST LAKE ROAD
SAN TAN VALLEY, AZ. 85143
480-899-5143



FINAL PLAT

for
"ZEN ON BASELINE"

SINGLE-FAMILY TOWNHOMES

A PORTION OF THE SW 1/4 Sec 36, T1N, R6E

GENERAL 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 BASELINE ROAD.
- 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.
- THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF MESA RESIDENTIAL DEVELOPMENT GUIDELINES, AS WELL AS, THE BUILDING FORM STANDARDS ESTABLISHED IN THE CITY OF MESA ZONING ORDINANCE.

APPROVAL

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2020

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HERON 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: _____ DATE _____
CITY ENGINEER

OWNER APPROVAL

IN WITNESS WHEREOF, PACIFIC RIM PROPERTY INVESTMENTS, LTD., AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY

THE SIGNATURE OF ANTHONY MIACHIKA, ITS MANAGING PARTNER, THEREUNTO DULY AUTHORIZED THIS ____

DAY OF _____, 2020.

OWNER/AUTHORIZED SIGNER ANTHONY MIACHIKA

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 2020, ANTHONY MIACHIKA PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE MANAGING PARTNER OF PACIFIC RIM ROCKIN R RANCH LP, AN ARIZONA LIMITED PARTNERSHIP, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT ANTHONY MIACHIKA AS MANAGING PARTNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

LOT AREAS

1	1208.85	sf	46	1233.67	sf
2	1338.44	sf	47	1233.34	sf
3	1338.44	sf	48	1139.79	sf
4	1225.76	sf	49	1220.91	sf
5	1224.98	sf	50	1318.87	sf
6	1337.70	sf	51	1318.63	sf
7	1336.75	sf	52	1318.38	sf
8	1222.80	sf	53	1318.14	sf
9	1210.21	sf	54	1317.89	sf
10	1319.03	sf	55	1317.65	sf
11	1321.35	sf	56	1189.95	sf
12	1322.90	sf	57	1233.08	sf
13	1324.42	sf	58	1313.11	sf
14	1214.61	sf	59	1313.11	sf
15	1131.24	sf	60	1313.11	sf
16	1223.65	sf	61	1313.11	sf
17	1223.65	sf	62	1204.21	sf
18	1131.24	sf	63	1142.34	sf
19	1214.86	sf	64	1237.29	sf
20	1327.55	sf	65	1237.29	sf
21	1331.10	sf	66	1237.29	sf
22	1334.67	sf	67	1237.29	sf
23	1336.21	sf	68	1142.37	sf
24	1224.21	sf	69	1215.20	sf
25	1132.69	sf	70	1336.75	sf
26	1225.42	sf	71	1348.54	sf
27	1225.42	sf	72	1360.34	sf
28	1225.42	sf	73	1371.89	sf
29	1225.42	sf	74	1383.68	sf
30	1132.69	sf	75	1395.71	sf
31	1227.89	sf	76	1280.25	sf
32	1343.70	sf	77	1204.22	sf
33	1345.44	sf	78	1313.11	sf
34	1224.00	sf	79	1313.11	sf
35	1338.82	sf	80	1204.22	sf
36	1443.60	sf	81	1286.78	sf
37	1398.35	sf	82	1414.31	sf
38	1200.17	sf	83	1414.31	sf
39	1232.11	sf	84	1286.78	sf
40	1343.18	sf	85	1151.43	sf
41	1338.44	sf	86	1248.65	sf
42	1221.68	sf	87	1248.89	sf
43	1138.77	sf	88	1249.13	sf
44	1233.18	sf	89	1249.37	sf
45	1233.42	sf	90	1152.41	sf

90 LOT TOTAL AREA = 117,919.54 sf

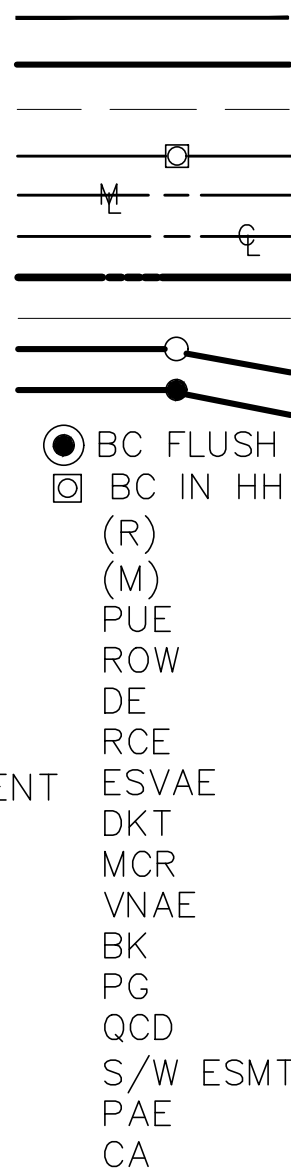
TRACT AREAS

TRACT 'A' PRIVATE INGRESS/EGRESS, UTILITY, REFUSE, EMERGENCY VEHICLE EASEMENT	69,196.19 sf
TRACT 'B' LANDSCAPE AND DRAINAGE EASEMENT	79,737.41 sf
TRACT 'C' LANDSCAPE AND DRAINAGE EASEMENT	34,559.25 sf

TOTAL PARCEL AREA 301,412.39 sf

LEGEND

SUBDIVISION BOUNDARY LINE
LOT LINE
EASEMENT LINE
SECTION CORNER
SECTION LINE
CENTER LINE
RIGHT-OF-WAY LINE
TRACT LINE
FOUND CORNER
SET CORNER 1/2" Rebar
BRASS CAP FLUSH
BRASS CAP IN HAND HOLE
RECORDED
MEASURED
PUBLIC UTILITY EASEMENT
RIGHT OF WAY
DRAINAGE EASEMENT
REFUSE COLLECTION EASEMENT
EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT
DOCKET
MARICOPA COUNTY RECORDS
VEHICULAR NON ACCESS EASEMENT
BOOK
PAGE
QUIT CLAIM DEED
SIDEWALK EASEMENT
PEDESTRIAN ACCESS EASEMENT
CONDITIONAL APPROVAL



LEGAL DESCRIPTION

PARCEL NO. : 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

TRACTS 1 AND 2, SANTA MARGUERITA CITRUS GROVE NO. 1, AS PER SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS RECORDS, PAGE 221;

EXCEPT THOSE PORTIONS CONVEYED TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RECORDED IN RECORDING NO. 84-005732 AND THE CITY OF MESA, RECORDED IN RECORDING NO. 84-553613 AND IN RECORDING NO. 92-213027.

PARCEL NO. 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 499.94 FEET NORTH AND 33.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE NORTH 89 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, SANTA MARGUERITA CITRUS GROVES, NO. 1, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 44 OF MISCELLANEOUS RECORDS, PAGE 221; RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1193.87 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE RIGHT-OF-WAY FOR THE ROOSEVELT WATER CONSERVATION DISTRICT CANAL;
THENCE NORTH 28 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 436.20 FEET;
THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACTS 5 AND 6, A DISTANCE OF 985.22 FEET TO A POINT 33.0 FEET EAST OF THE WEST LINE OF SAID SECTION 36;
THENCE SOUTH 382.30 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 858.01 FEET THEREOF.
APN: 141-54-001A, 141-54-002D, 141-54-006E

BASIS OF BEARING

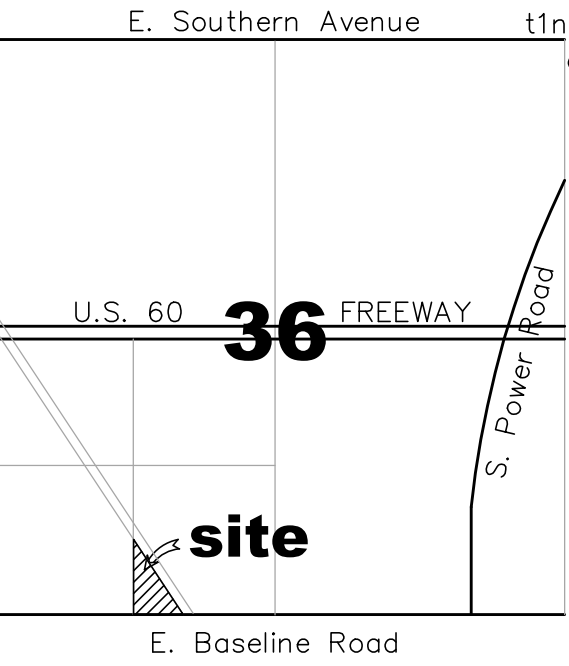
THE MONUMENT LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 36 AND THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 EAST, HAS A BEARING OF N89°08'09"E

ENGINEER

BUCHLI ENGINEERS, INC.

8550 E. Lake Rd.
San Tan Valley, AZ. 85143
480-899-5143

Contact: Dave Buchli



VICINITY MAP

FIRE HYDRANT NOTE

THIS SUB-DIVISION HAS FIRE HYDRANTS SPACED AT AN AVERAGE SPACING OF 440 FEET.
THIS ALLOWS THE LARGEST HOME ON THE LOTS TO BE A MAXIMUM OF 1350 SQUARE FEET UNDER ROOF.
CONSTRUCTED PER THE MESA BUILDING CODE OF AT LEAST TYPE VB CONSTRUCTION.

NOTE

PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION 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).

FLOOD PLAIN STATEMENT

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE 'X' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP. ZONE 'X' HAS BEEN DETERMINED TO BE AN AREA THAT LIES OUTSIDE OF THE 100 YEAR AND 500 YEAR FLOODPLAIN. COMMUNITY - PANEL NUMBER: 04013 C 2990 M EFFECTIVE DATE: November 4, 2015

OWNER

PACIFIC RIM ROCKIN R RANCH LP

8160 N. Hayden Road J208
Scottsdale, AZ. 85258

602-456-1917
Contact: Anthony Miachika

GROSS
SITE AREA

341,678.61 square feet
or
7.844 acres

NET
SITE AREA

301,412.39 square feet
or
6.919 acres

SHEET INDEX

SHEET FP1 COVER SHEET
SHEET FP2 FINAL PLAT
SHEET FP3 FINAL PLAT

B
E
I

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS

email: davebuchli@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
Phone 480-899-5143

8550 East Lake Road - San Tan Valley, Arizona 85143

FINAL PLAT
for
ZEN ON BASELINE

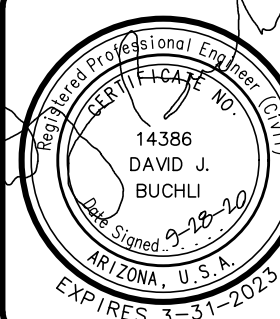
JOB NO.
2018-03

SCALE:
1"=20'

DESIGNED BY:
DJB

DRAWN BY:
DJB

DATE:
9-28-2020



SHEET
FP1 OF 3

FINAL PLAT for ZEN ON BASELINE

6136 E. Baseline Road, Mesa 85206



(IN FEET)
1 inch = 30 ft.



LINE DATA

1	N 61°19'57" E	24.116'
2	N 61°10'36" E	12.000'
3	N 28°49'24" W	44.000'
4	N 61°10'36" E	12.000'
5	N 61°10'36" E	16.000'
6	N 28°49'24" W	62.000'
7	N 61°10'36" E	16.000'
8	N 61°19'56" E	28.89'
9	S 28°40'04" E	55.000'
10	N 61°19'56" E	20.81'
11	N 89°22'29" W	29.628'
12	N 89°59'31" E	16.00'
13	S 89°22'29" E	24.814'
14	S 00°00'29" E	3.002'
15	S 89°23'12" E	8.107'
16	N 00°00'29" W	15.992'
17	N 89°43'08" W	21.062'
18	N 89°35'10" E	9.596'
19	S 21°32'26" E	4.209'
20	S 00°37'31" W	9.550'
21	N 89°59'22" W	10.713'
22	N 89°59'31" E	16.00'
23	S 00°00'29" E	58.000'
24	N 89°59'31" E	33.548'
25	S 77°12'33" W	11.057'
26	N 12°47'27" W	44.000'
27	S 77°12'33" W	11.741'
28	S 14°17'44" E	16.459'
29	N 80°42'16" E	26.000'
30	N 89°08'09" E	22.000'
31	S 19°44'45" W	16.102'
32	N 70°23'20" W	25.888'
33	S 19°35'29" W	10.276'
34	N 01°07'06" W	5.009'
35	S 00°51'51" E	27.375'
36	N 00°00'29" W	15.410'
37	N 28°37'20" W	6.079'
38	N 64°18'24" E	34.637'
39	N 03°49'37" W	5.373'
40	S 40°21'47" W	7.326'
41	S 86°27'29" W	5.498'

CURVE DATA

①	R: 60.000'	L: 23.419'	A: 22°21'48"
②	R: 30.000'	L: 18.479'	A: 35°17'29"
③	R: 30.000'	L: 28.680'	A: 54°46'31"
④	R: 15.500'	L: 11.217'	A: 41°27'48"
⑤	R: 4.000'	L: 6.283'	A: 90°0'0"
⑥	R: 4.000'	L: 6.283'	A: 90°0'0"
⑦	R: 20.000'	L: 16.234'	A: 46°30'27"
⑧	R: 45.000'	L: 40.937'	A: 52°7'21"
⑨	R: 63.500'	L: 57.763'	A: 52°7'8"
⑩	R: 36.500'	L: 71.686'	A: 112°31'44"
⑪	R: 58.346'	L: 20.531'	A: 20°9'42"
⑫	R: 18.000'	L: 35.352'	A: 112°31'44"
⑬	R: 44.000'	L: 18.368'	A: 23°55'8"
⑭	R: 80.000'	L: 27.096'	A: 19°24'21"
⑮	R: 11.500'	L: 13.824'	A: 68°52'23"
⑯	R: 3.000'	L: 4.249'	A: 81°8'55"
⑰	R: 44.000'	L: 45.765'	A: 59°35'38"
⑱	R: 28.500'	L: 45.072'	A: 90°36'44"
⑲	R: 31.530'	L: 25.746'	A: 46°47'6"
⑳	R: 46.028'	L: 37.948'	A: 47°14'15"
㉑	R: 12.500'	L: 19.635'	A: 90°0'0"
㉒	R: 45.000'	L: 37.878'	A: 48°13'41"
㉓	R: 59.500'	L: 49.522'	A: 47°41'13"
㉔	R: 4.000'	L: 7.176'	A: 102°46'58"
㉕	R: 120.000'	L: 19.452'	A: 91°7'16"
㉖	R: 134.500'	L: 21.803'	A: 91°7'16"
㉗	R: 4.000'	L: 6.388'	A: 91°30'17"
㉘	R: 19.500'	L: 26.134'	A: 76°47'18"
㉙	R: 12.000'	L: 19.947'	A: 95°14'20"
㉚	R: 4.000'	L: 4.829'	A: 69°10'12"
㉛	R: 4.000'	L: 5.889'	A: 84°21'9"
㉜	R: 28.000'	L: 42.602'	A: 87°10'33"
㉝	R: 4.500'	L: 5.482'	A: 69°48'6"
㉞	R: 25.500'	L: 54.061'	A: 121°28'7"
㉟	R: 9.500'	L: 8.709'	A: 52°31'23"
㊱	R: 59.500'	L: 9.970'	A: 9°36'1"
㊲	R: 22.000'	L: 23.188'	A: 60°23'26"
㊳	R: 19.500'	L: 19.687'	A: 57°50'45"

MID SECTION LINE

NORTH — SOUTH MIDSECTION LINE SECTION 36

E. BASELINE ROAD

N. RECKER ROAD

WEST LINE SECTION 36

LOT 3

S1/4 SEC
36, T1N,
R6E, FND
BC in HH

**B
E
I**

BUCHLI ENGINEERS, INC.
CIVIL ENGINEERS

email: davebuchi@gmail.com
web: www.buchliengineers.com
FAX: 480-760-2339
Phone 480-899-5143

6136 E. Baseline Road, Mesa 85206

FINAL PLAT
for

ZEN ON BASELINE

JOB NO.

2018-03

SCALE:

1"=30'

DESIGNED BY:

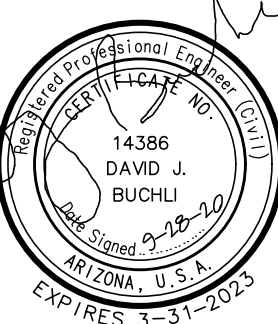
DJB

DRAWN BY:

DJB

DATE:

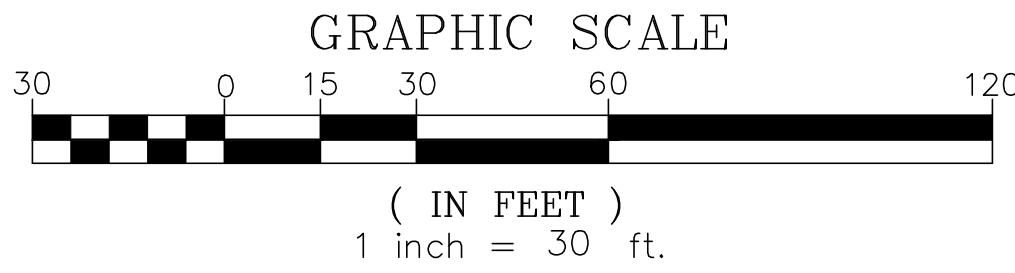
9-28-2020



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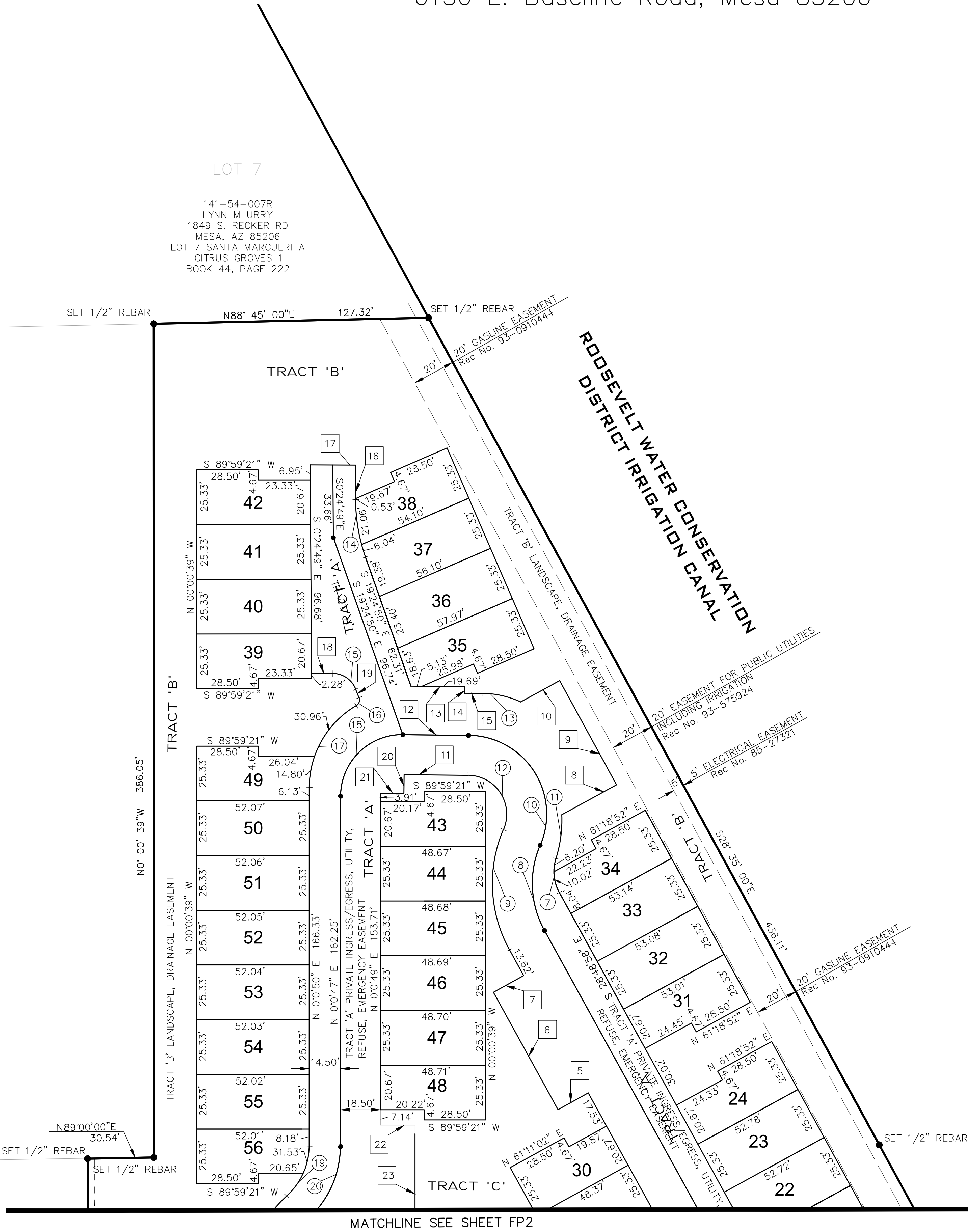
FP2 OF 3

FINAL PLAT
for
ZEN ON BASELINE
6136 E. Baseline Road, Mesa 85206



LOT 7
141-54-007R
LYNN M URRY
1849 S. RECKER RD
MESA, AZ 85206
LOT 7 SANTA MARGUERITA
CITRUS GROVES 1
BOOK 44, PAGE 222

LOT 6
141-54-006H
URRY FAMILY TRUST
1863 S. RECKER RD
MESA, AZ 85206
LOT 6 SANTA MARGUERITA
CITRUS GROVES 1
BOOK 44, PAGE 222



LINE DATA

1	N 61°19'57" E	24.116'
2	N 61°10'36" E	12.000'
3	N 28°49'24" W	44.000'
4	N 61°10'36" E	12.000'
5	N 61°10'36" E	16.000'
6	N 28°49'24" W	62.000'
7	N 61°10'36" E	16.000'
8	N 61°19'56" E	28.89'
9	S 28°40'04" E	55.000'
10	N 61°19'56" E	20.81'
11	N 89°22'29" W	29.628'
12	N 89°59'31" E	16.00'
13	S 89°22'29" E	24.814'
14	S 00°00'29" E	3.002'
15	S 89°23'12" E	8.107'
16	N 00°00'29" W	15.992'
17	N 89°43'08" W	21.062'
18	N 89°35'10" E	9.596'
19	S 21°32'26" E	4.209'
20	S 00°37'31" W	9.550'
21	N 89°59'22" W	10.713'
22	N 89°59'31" E	16.00'
23	S 00°00'29" E	58.000'
24	N 89°59'31" E	33.548'
25	S 77°12'33" W	11.057'
26	N 12°47'27" W	44.000'
27	S 77°12'33" W	11.741'
28	S 14°17'44" E	16.459'
29	N 80°42'16" E	26.000'
30	N 89°08'09" E	22.011'
31	S 19°44'45" W	16.102'
32	N 70°23'20" W	25.888'
33	S 19°35'29" W	10.276'
34	N 01°07'06" W	5.009'
35	S 00°51'51" E	27.375'
36	N 00°00'29" W	15.410'
37	N 28°37'20" W	6.079'
38	N 64°18'24" E	34.637'
39	N 03°49'37" W	5.373'
40	S 40°21'47" W	7.326'
41	S 86°27'29" W	5.498'

CURVE DATA

①	R: 60.000'	L: 23.419'	A: 22°21'48"
②	R: 30.000'	L: 18.479'	A: 35°17'29"
③	R: 30.000'	L: 28.680'	A: 54°46'31"
④	R: 15.500'	L: 11.217'	A: 41°27'48"
⑤	R: 4.000'	L: 6.283'	A: 90°0'0"
⑥	R: 4.000'	L: 6.283'	A: 90°0'0"
⑦	R: 20.000'	L: 16.234'	A: 46°30'27"
⑧	R: 45.000'	L: 40.937'	A: 52°7'21"
⑨	R: 63.500'	L: 57.763'	A: 52°7'8"
⑩	R: 36.500'	L: 71.686'	A: 112°31'44"
⑪	R: 58.346'	L: 20.531'	A: 20°9'42"
⑫	R: 18.000'	L: 35.352'	A: 112°31'44"
⑬	R: 44.000'	L: 18.368'	A: 23°55'8"
⑭	R: 80.000'	L: 27.096'	A: 19°24'21"
⑮	R: 11.500'	L: 13.824'	A: 68°52'23"
⑯	R: 3.000'	L: 4.249'	A: 81°8'55"
⑰	R: 44.000'	L: 45.765'	A: 59°35'38"
⑱	R: 28.500'	L: 45.072'	A: 90°36'44"
⑲	R: 31.530'	L: 25.746'	A: 46°47'6"
⑳	R: 46.028'	L: 37.948'	A: 47°14'15"
㉑	R: 12.500'	L: 19.635'	A: 90°0'0"
㉒	R: 45.000'	L: 37.878'	A: 48°13'41"
㉓	R: 59.500'	L: 49.522'	A: 47°41'13"
㉔	R: 4.000'	L: 7.176'	A: 102°46'58"
㉕	R: 120.000'	L: 19.452'	A: 9°17'16"
㉖	R: 134.500'	L: 21.803'	A: 9°17'16"
㉗	R: 4.000'	L: 6.388'	A: 91°30'17"
㉘	R: 19.500'	L: 26.134'	A: 76°47'18"
㉙	R: 12.000'	L: 19.947'	A: 95°14'20"
㉚	R: 4.000'	L: 4.829'	A: 69°10'12"
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8550 East Lake Road — San Tan Valley, Arizona 85143

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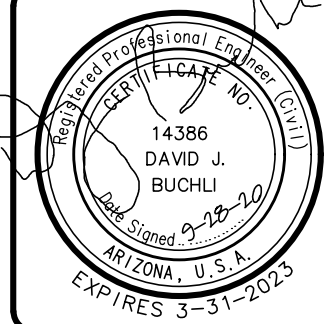
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DATE:

9-28-2020



SHEET

FP3 OF 3