

BASELINE MOUNTAIN RANCH

Phoenix, Arizona | EXCLUSIVELY LISTED



7114 E. Stetson Rd, Suite 400
Scottsdale, Arizona 85251
www.hogangroupaz.com



DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

BASELINE MOUNTAIN RANCH

Phoenix, Arizona | EXCLUSIVELY LISTED

Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com
 Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com



LOCATION ♦	W/NWC of Baseline Rd & 7 th Avenue Phoenix, Arizona
PRICE ♦	\$2,772,000 (\$49,500 per lot)
DESCRIPTION ♦	56 Finished Lots Average Lot Size: 60' x 110'
SETBACKS ♦	<u>Front</u> : 10' <u>Sides</u> : 5' & 5' <u>Back</u> : 15' for 1-story; 20' for 2-story
UTILITIES ♦	<u>Water</u> : City of Phoenix <u>Sewer</u> : City of Phoenix <u>Power</u> : Salt River Project (SRP) <u>Gas</u> : Southwest Gas Corp.
HOA FEES ♦	Current HOA fee for residents is \$70/month. Declarant pays 25% of that, or \$17.50/month, plus any subsidies needed to keep the HOA operational.
IMPACT FEES ♦	\$8,377/Lot City of Phoenix: Laveen-East
COMMENTS ♦	Ryland Homes, Villages at Verona (7 th St/Baseline), has sold 50 homes since Jan. 2015. Product ranges from 1,545 sf to 2,800 sf at prices from \$209,950 to \$258,950.

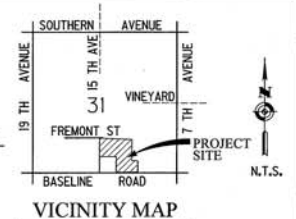
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FINAL PLAT
FOR

"BASELINE MOUNTAIN RANCH"

AN R1-8, PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO
SINGLE FAMILY DESIGN REVIEW.

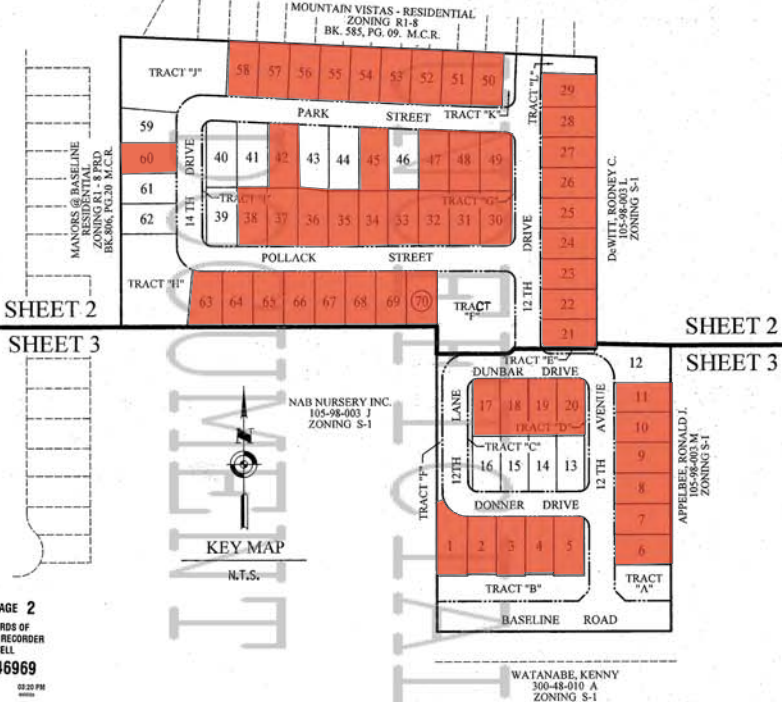
SITUATED IN A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER
J & T BASELINE L.L.C.
7150 E CAMELBACK RD, SUITE 205
SCOTTSDALE, AZ 85251
TEL: (480) 968-0242
FAX: (480) 968-0242
CONTACT: JAMES JOHNS

ENGINEER
HOSKIN RYAN CONSULTANTS, INC.
201 W. INDIAN SCHOOL ROAD
PHOENIX, AZ 85013-3203
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: RYAN RAAB, P.E.

- NOTES**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES AND ANY APPLICABLE COVENANTS, CONDITIONS, AND RESTRICTIONS.
 2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' LOCAL TO LOCAL ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 4. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED PRELIMINARY SITE PLAN.
 5. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 70 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
 6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
 7. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS, AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
 8. THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL (DESCRIBED IN A DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW DIVERSITY EXHIBIT ON FILE WITH THE CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT) WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELATING TO THIS SITE PLAN.
 9. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT UTILITY INSTALLATIONS, PAVING, WOODEN WIRE OR REMOVABLE SECTION TYPE FENCING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
 10. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR TRACTS.
 11. ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
 12. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 13. A MINIMUM 20' SETBACK (IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
 14. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE SANITARY SEWER EASEMENT EXCEPT UTILITY INSTALLATIONS, WOODEN WIRE OR REMOVABLE SECTION TYPE FENCING OR PAVING. THE TRUNKS OF LARGE LANDSCAPING PLANTS SUCH AS PALM, VERDE & MESQUITE TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR OTHER LANDSCAPING AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT J & T BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "BASELINE MOUNTAIN RANCH", LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "BASELINE MOUNTAIN RANCH", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS, CONSTITUTING SAID, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY ON SAID PLAT, AND THAT J & T BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH STREETS, AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON.

A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC OVER TRACTS "A" THROUGH "L". ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS. THE BASELINE MOUNTAIN RANCH HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL DRAINAGE EASEMENTS.

A MULTI-USE TRAIL EASEMENT (MUTE) IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A" & "B" AS SHOWN HEREON.

A SEWER EASEMENT IS HEREBY DEDICATED OVER TRACT "H" AS SHOWN HEREON.

A PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED OVER TRACT "F" AS SHOWN HEREON.

TRACTS "A" THROUGH "L" ARE HEREBY DECLARED AS COMMON AREAS FOR THE PURPOSES SHOWN AND FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "BASELINE MOUNTAIN RANCH", TO BE HEREON AFTER RECORDED AND WILL BE OWNED AND MAINTAINED BY "BASELINE MOUNTAIN RANCH HOMEOWNERS ASSOCIATION".

DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACTS.

IN WITNESS WHEREOF, THAT J & T BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 20th DAY OF December, 2006.

BY: J & T BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

BY: James Johns DATE: 12/15/06

ITS OWNER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2006 BY JAMES JOHNS, OWNER OF J & T BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: Polinda Kavanagh DATE: 12/15/06
NOTARY PUBLIC MY COMMISSION EXPIRES: 12/15/08

LIEN HOLDERS RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST RECORDED ON _____, 2006, INSTRUMENT NUMBER _____ IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT.

ARIZONA BUSINESS BANK

BY: Patrick Suttler TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS 20th DAY OF December, 2006, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED PATRICK SUTTLER, WHO ACKNOWLEDGED HIMSELF TO BE Vice President OF ARIZONA BUSINESS BANK, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

BY: Polinda Kavanagh DATE: 12/15/06
NOTARY PUBLIC MY COMMISSION EXPIRES: 12/15/08

RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED MANAGER OF BASELINE MOUNTAIN RANCH HOMEOWNERS ASSOCIATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "BASELINE MOUNTAIN RANCH" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BASELINE MOUNTAIN RANCH HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

BY: James Johns ITS PRESIDENT

APPROVAL

APPROVED BY: Thomas M. Drake DATE: 12/15/2006
DEVELOPMENT SERVICES DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, THE 15th DAY OF January, 2007.

ATTEST: Marie Dineen CITY CLERK DATE: _____

BOOK 892 PAGE 2
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2007 - 0046969

BENCH MARK
MCOTT BRASSCAP IN HANDHOLE, 15TH AVENUE AND BASELINE ROAD (NORTH, ELEV. = 1137.69 COP DATUM).

TRACT AREA AND USE TABLE

TRACT	AREA (ACRES)	USE
A	0.17 AC. / 7,601 S.F.	LANDSCAPE, DRAINAGE EASEMENT & MUTE
B	0.37 AC. / 16,171 S.F.	LANDSCAPE, DRAINAGE EASEMENT & MUTE
C	0.04 AC. / 1,868 S.F.	LANDSCAPE & DRAINAGE EASEMENT
D	0.04 AC. / 1,868 S.F.	LANDSCAPE & DRAINAGE EASEMENT
E	0.02 AC. / 936 S.F.	LANDSCAPE & DRAINAGE EASEMENT
F	0.67 AC. / 29,196 S.F.	LANDSCAPE, DRAINAGE, & PUBLIC ACCESS EASEMENTS
G	0.04 AC. / 1,863 S.F.	LANDSCAPE & DRAINAGE EASEMENT
H	0.54 AC. / 23,629 S.F.	LANDSCAPE, DRAINAGE, & SEWER EASEMENTS
I	0.04 AC. / 1,851 S.F.	LANDSCAPE & DRAINAGE EASEMENT
J	0.63 AC. / 27,526 S.F.	LANDSCAPE & DRAINAGE EASEMENT
K	0.06 AC. / 2,660 S.F.	LANDSCAPE & DRAINAGE EASEMENT
L	0.09 AC. / 3,808 S.F.	LANDSCAPE & DRAINAGE EASEMENT
TOTAL	2.72 AC. / 118,617 S.F.	

LEGEND

- INDICATES SECTION CORNER, BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- ▲ INDICATES CORNER OF SUBDIVISION MONUMENTED AS NOTED.
- INDICATES EXISTING BRASS CAP
- INDICATES CENTER LINE MONUMENTATION - BRASS CAP PER MAG. STD. DET. 120-1, TYPE 'B' (UNLESS OTHERWISE NOTED). TO BE SET BY SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION STAKING.
- ⊠ INDICATES CENTERLINE MONUMENTATION BRASS CAP IN HAND HOLE PER MAG. STD. DET. 120-1 TYPE 'A' (UNLESS OTHERWISE NOTED). TO BE SET BY SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION STAKING.
- ⊙ INDICATES CURVE NUMBER
- INDICATES VEHICULAR NON-ACCESS EASEMENT.
- ⊕ INDICATES PUBLIC UTILITY EASEMENT.
- FOUND MONUMENTATION AS NOTED PER PLAT.
- △ SITE VISIBILITY TRIANGLE EASEMENT.
- SVT ALL STREET INTERSECTIONS SHALL HAVE A 33'X33' MINIMUM SIGHT VISIBILITY TRIANGLE (SVT).
- MUTE MULTI-USE TRAIL EASEMENT.
- INDICATES RIGHT OF WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2006, AND IS IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE STREETS AND EASEMENTS DEDICATED AND SHOWN HEREON TO BE RETRACED AND LOCATED ON THE GROUND.

DAVID P. FORNEY
ARIZONA REGISTERED LAND SURVEYOR
REGISTRATION # 27238

GROSS AREA 18.17 AC.

SHEET 1 OF 3

DATE: 12/15/2006

FINAL PLAT

BASELINE MOUNTAIN RANCH 05-071

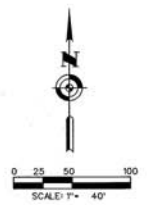
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Phoenix, AZ 85013-3203
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com
Land Planning | Hydrology | Land Development | Civil Infrastructure | Surveying

KIV 06-153 SDEV 0600042 CSPR 0603866 Q.S. 1-26 PLAT 060239



CURVE DATA TABLE			
NO.	RADIUS	ARC	DELTA
1	1000.00	46.28	002° 39' 05"
2	1000.00	108.47	006° 03' 34"
3	875.00	45.12	002° 39' 05"
4	875.00	47.43	002° 39' 05"
5	20.00	31.17	082° 09' 05"
6	875.00	59.57	003° 30' 03"
7	50.00	80.87	082° 40' 05"
8	50.00	78.53	089° 58' 59"
9	20.00	31.42	080° 00' 01"
10	20.00	31.41	089° 58' 59"
11	20.00	32.35	092° 40' 05"
12	1025.00	61.32	003° 25' 40"
13	20.00	31.69	080° 46' 35"



BOOK 892 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2007-004699

NO WORKING DATE BEFORE YOU OIL
 CALL FOR THE BLUE SHEET
 1-800-STAKE-IT
 THE SURVEYOR'S
 MARKING

GROSS AREA 18.17 AC.
 SHEET 2 OF 3
 DATE: 12/15/2006

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KIVA 06-153 SDEV 0600042 CSPR 0603866 Q.S. 1-26 PLAT 060239

MATCH SHEET 2

CURVE DATA TABLE			
NO.	RADIUS	ARC	DELTA
3	50.00	78.54	090° 00' 00"
4	20.00	31.44	090° 04' 18"
12	20.00	31.39	089° 55' 18"
13	50.00	78.54	090° 00' 00"
14	50.00	78.54	090° 00' 00"
15	20.00	31.42	090° 00' 00"
16	20.00	31.42	090° 00' 00"
17	20.00	31.42	090° 00' 00"
18	20.00	31.42	090° 00' 00"
19	20.00	31.42	090° 00' 00"

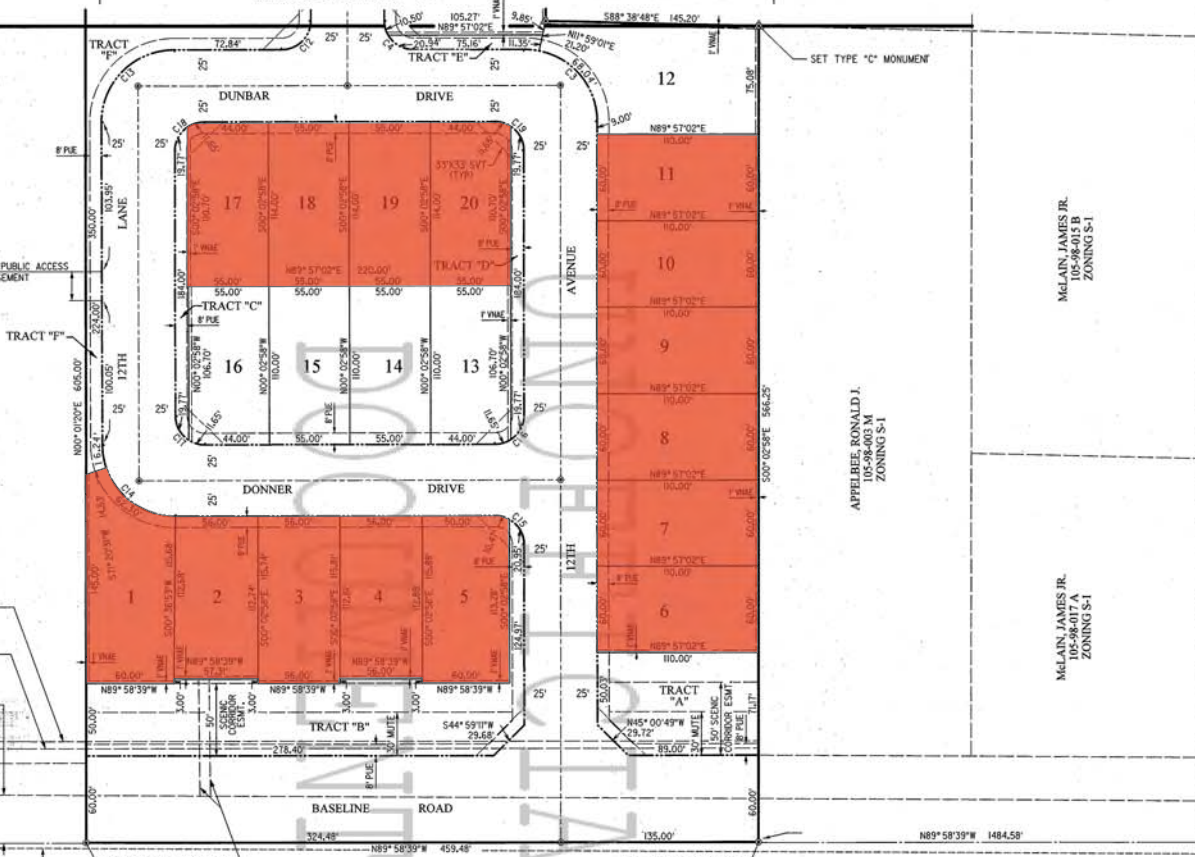
BOOK 892 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2007-0046969
 01/11/2007 04:20 PM

NAB NURSERY INC.
 105-98-003 J
 ZONING S-1

EASEMENT FOR PUBLIC UTILITIES
 AS SET FORTH IN INSTRUMENT
 REC. NO. 2000-807224 2

RESOLUTION DECLARING ROADWAY
 AS SET FORTH IN INSTRUMENT
 REC. NO. 99-102615 3

33' COUNTY ROAD
 PER BK. 2, PG. 17 (7)



McLAIN JAMES JR.
 105-98-015 B
 ZONING S-1

APPELLER RONALD J.
 105-98-003 M
 ZONING S-1

McLAIN JAMES JR.
 105-98-017 A
 ZONING S-1

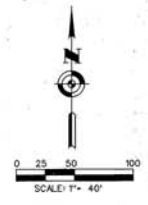
SOUTHEAST CORNER
 SECTION 31,
 CITY OF PHOENIX
 BRASS CAP FLUSH

HERMOSA CHURCH & ACADEMY
 300-48-023
 ZONING S-1
 BK. 611, PG. 38 M.C.R.

WATANABE, KENNY
 300-48-010 A
 ZONING S-1

WANN, JOHN
 300-48-013
 ZONING MUA

LEGEND	
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	FOUND MONUMENTATION AS NOTED PER PLAT.
	INDICATES RIGHT OF WAY



GROSS AREA 18.17 AC.
 SHEET 3 OF 3
 DATE: 12/15/2006

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