SURPRISE
ARIZONA

MARKETPLACE AT THE CITY

Final Plat – December 6, 2016

VICINITY MAP

VICINITY MAP

FINAL PLAT

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT SCDC/WEM-SUR, LLC AND SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AS OWNERS, HAS SUBDIVIDED UNDER THE NAME OF "MARKETPLACE AT THE CITY", SAID PLAT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A "CROSS-ACCESS EASEMENT" OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A "CROSS-DRAINAGE EASEMENT" OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING SHARED COLLECTION AND CONVEYANCE OF STORMWATER RUNOFF.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EXCLUSIVE EASEMENT AS SHOWN ON THE PLAT AS A "PRIVATE UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER LINES AND FIRE HYDRANTS.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EXCLUSIVE EASEMENT FOR DRAINAGE AS SHOWN ON THE PLAT AS A "PRIVATE DRAINAGE EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE STORMWATER DRAINAGE INFRASTRUCTURE.

SCDC/WEM-SUR, LLC AND SURPRISE CENTER DEVELOPMENT COMPANY, LLC ("OWNERS") HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

SCDC/WEM-SUR, LLC AND SURPRISE CENTER DEVELOPMENT COMPANY, LLC ("OWNERS") DUE HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

DATED THIS ________ DAY OF ____________, 20____.

BY: SCDC/WEM-SUR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING BY ITS TWO MEMBERS:
BY: SCDC MOB I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY COMPOSED OF ITS THREE MEMBERS:
BY: SURPRISE CENTER DEVELOPMENT COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY: AIRFIELD CAPITAL PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER
BY: AIRFIELD MANAGEMENT ASSOCIATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER
BY: TRW PARTNERS L.L.C.
ITS: MEMBER
BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS: MANAGER
BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION
ITS: GENERAL PARTNER

BY: ______________________________
RICHARD B. WEST, III, PRESIDENT

BY: WEM-SUR, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: ______________________
WILLIAM E. MOLLOY
ITS: MANAGER

BY: MARKETPLACE AT THE CITY, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

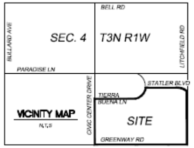
BY: ______________________
WILLIAM E. MOLLOY
ITS: MANAGER

BY: SURPRISE CENTER DEVELOPMENT COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY: AIRFIELD CAPITAL PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER
BY: AIRFIELD MANAGEMENT ASSOCIATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER
BY: TRW PARTNERS L.L.C.
ITS: MEMBER
BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS: MANAGER
BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION
ITS: GENERAL PARTNER

BY: ______________________________
RICHARD B. WEST, III, PRESIDENT

FINAL PLAT
"MARKETPLACE AT THE CITY"

A RE-PLAT OF LOT 2, SURPRISE MEDICAL PLAZA AT THE CITY, AS RECORDED IN BOOK 1095, PAGE 24 RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGAL DESCRIPTION (PARENT PARCEL(S)

ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, A PART OF LOT 2, ACCORDING TO THE PLAT OF "SURPRISE MEDICAL PLAZA AT THE CITY", AS RECORDED IN BOOK 1095 OF MAPS, AT PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 89°03'10" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 432.13 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°03'10" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 250.86 FEET;
THENCE SOUTH 43°52'25" EAST, A DISTANCE OF 34.885 FEET;
THENCE SOUTH 00°58'51" WEST, ALONG THE WEST RIGHT OF WAY LINE OF 140TH AVENUE AS SHOWN ON SAID PLAT, A DISTANCE OF 215.14 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 1020.00 FEET;
THENCE SOUTH ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'01", AN ARC LENGTH OF 235.29 FEET, FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°48'09" WEST;
THENCE DEPARTING SAID CURVE, NORTH 89°49'15" WEST, A DISTANCE OF 248.19 FEET;
THENCE NORTH 00°56'50" EAST, A DISTANCE OF 476.41 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE SOUTHEAST QUARTER OF SAID SECTION BEARS SOUTH 00°13'59" WEST (ASSUMED), A DISTANCE OF 2647.96 FEET;
THENCE SOUTH 00°13'59" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 885.87 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°46'01" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LITCHFIELD ROAD AS RECORDED IN INSTRUMENT NUMBER 2000-0325407, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO THE NORTHEAST CORNER OF LOT 2, ACCORDING TO THE PLAT OF "SURPRISE MEDICAL PLAZA AT THE CITY", AS RECORDED IN BOOK 1095 OF MAPS, AT PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;
THENCE SOUTH 00°13'59" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID LITCHFIELD ROAD, A DISTANCE OF 433.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING SOUTH 00°13'59" WEST, A DISTANCE OF 423.45 FEET; THENCE NORTH 89°49'15" WEST, A DISTANCE OF 351.44 FEET;
THENCE NORTH 00°10'45" EAST, A DISTANCE OF 180.72 FEET;
THENCE NORTH 89°49'15" WEST, A DISTANCE OF 492.47 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 54°10'39" WEST, HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'08", AN ARC LENGTH OF 422.58 FEET, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT, FROM WHICH THE RADIUS POINT BEARS NORTH 76°35'45" WEST;
THENCE DEPARTING SAID CURVE, SOUTH 89°49'15" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 318.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 00°10'45" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 402.73 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATLER BOULEVARD AS SHOWN ON SAID PLAT;
THENCE SOUTH 67°06'27" EAST, ALONG SAID RIGHT OF WAY AND THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 125.28 FEET, TO THE POINT OF CURVATURE OF THE TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTH, HAVING A RADIUS OF 355.00 FEET;
THENCE EAST ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°39'34", AN ARC LENGTH OF 140.40 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 89°46'01" EAST, A DISTANCE OF 66.98 FEET;
THENCE SOUTH 44°46'01" EAST, A DISTANCE OF 46.67 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF LOT 2, OF "SURPRISE MEDICAL PLAZA AT THE CITY" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24;

PARCEL NO. 4:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF SURPRISE MEDICAL PLAZA AT THE CITY RECORDED IN BOOK 1095 OF MAPS, PAGE 24, EXTENDED WESTERLY AND LYING SOUTH OF THE SOUTHERLY LINE OF TIERRA BUENA LANE, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS 2006-1100434 OF OFFICIAL RECORDS AND LYING EAST OF NORTH SURPRISE CENTER PARKWAY, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED; EXCEPT ANY PORTION WITHIN DOCUMENT RECORDED 2014-0277441 OF OFFICIAL RECORDS; AND

EXCEPT THE EAST 55.00 FEET THEREOF; AND

EXCEPT THE SOUTH 115.00 FEET THEREOF;

REFERENCE DOCUMENTS

BOOK 1095, PAGE 26, M.C.R.
DOCUMENT NO. 2000-325407, M.C.R.
DOCUMENT NO. 2006-1100434, M.C.R.
DOCUMENT NO. 2004-1129981, M.C.R.

BASIS OF BEARING

SOUTH 00°13'59" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO BOOK 1095 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ____________, 20__.

BY ______________________________, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ____________, 20__.

BY ______________________________, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

GENERAL NOTES

1. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1240L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
4. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS 2010-012, SIGNED ON 9-29-2010, DECISION AND ORDER NO. 86-002344.0001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.

RELEASE OF LIABILITY

SCDC/WEM-SUR, LLC. AND SURPRISE CENTER DEVELOPMENT COMPANY, LLC ("OWNERS") DUE HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

CITY OF SURPRISE APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _______ DAY OF ______, 20___, BY CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED ______________________________
CITY ENGINEER DATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ______ DAY OF ______, 20____.

____
MAYOR DATE

ATTEST:
____
CITY CLERK DATE

SURVEYOR

RLF CONSULTING, LLC
1214 N. STADEM DR.
TEMPE, ARIZONA 85281
PHONE: (480) 445-9189
FAX: (480) 445-9185
CONTACT: RYAN L. FIDLER, R.L.S.

OWNER

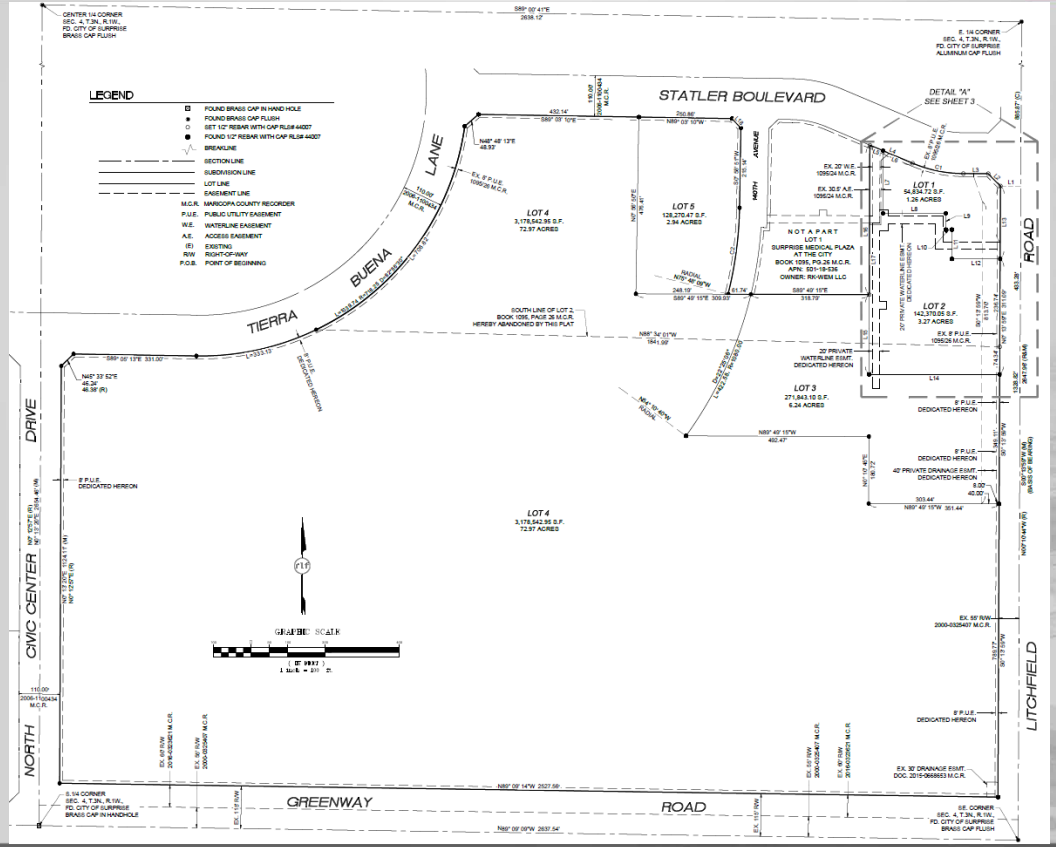
SURPRISE CENTER DEVELOPMENT COMPANY L.L.C.
SCDC/WEM-SUR, LLC
MARKETPLACE AT THE CITY, LLC

LAND SURVEYOR'S CERTIFICATION:

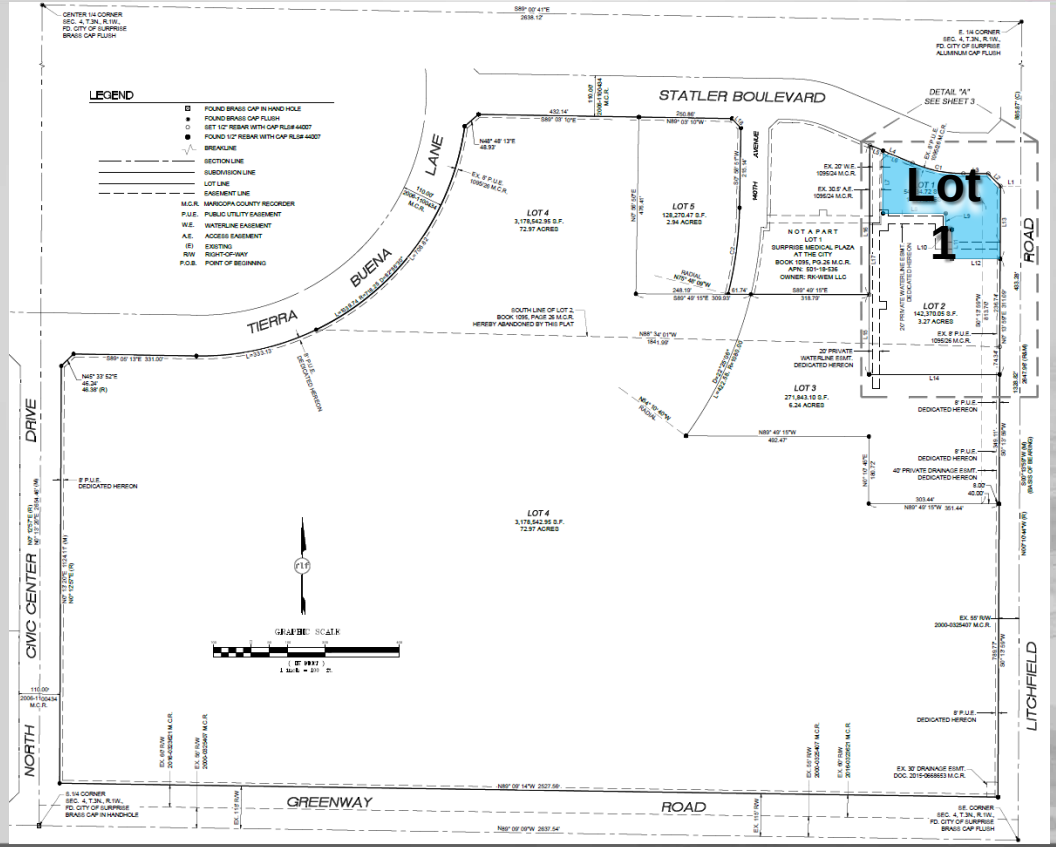
THE IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: ______________________
RYAN L. FIDLER
REGISTERED LAND SURVEYOR # 44007

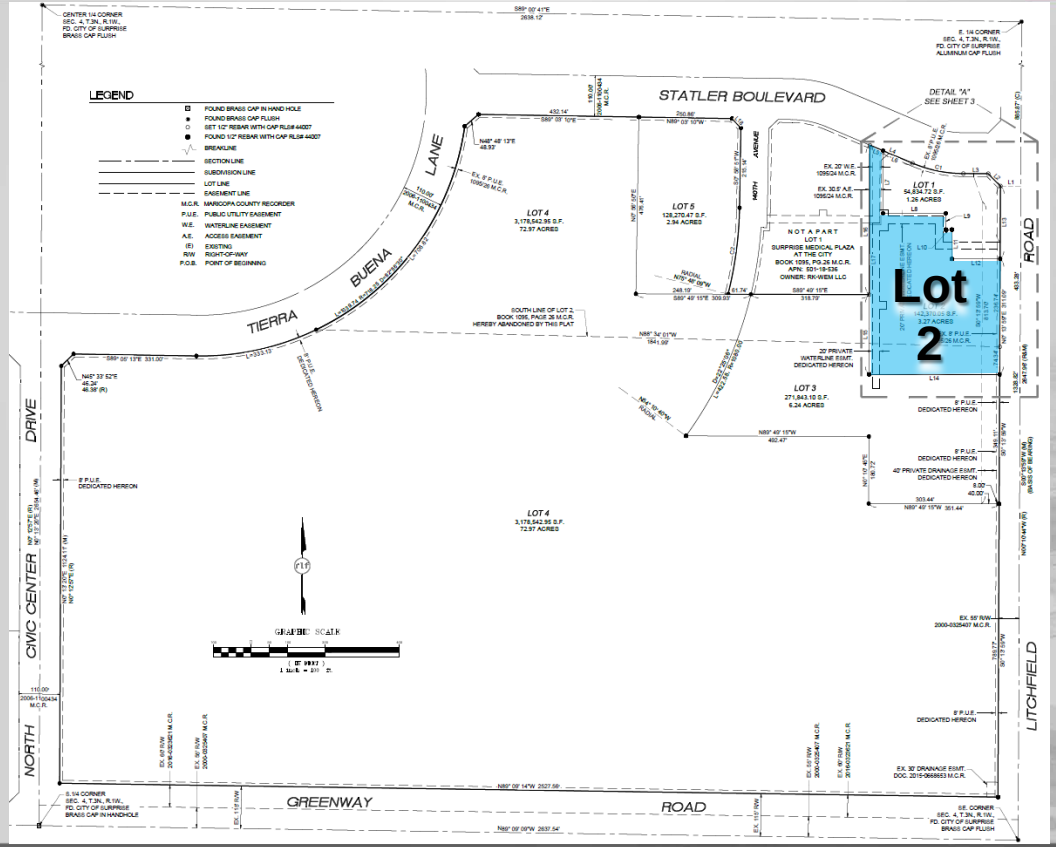
FINAL PLAT


LEGEND
STATLER BOULEVARD
TIERRA BUENA LANE
NORTH AVENUE
LITCHFIELD ROAD
CIVIC CENTER DRIVE
GREENWAY ROAD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
NOT A PART
GRAPHIC SCALE

FINAL PLAT

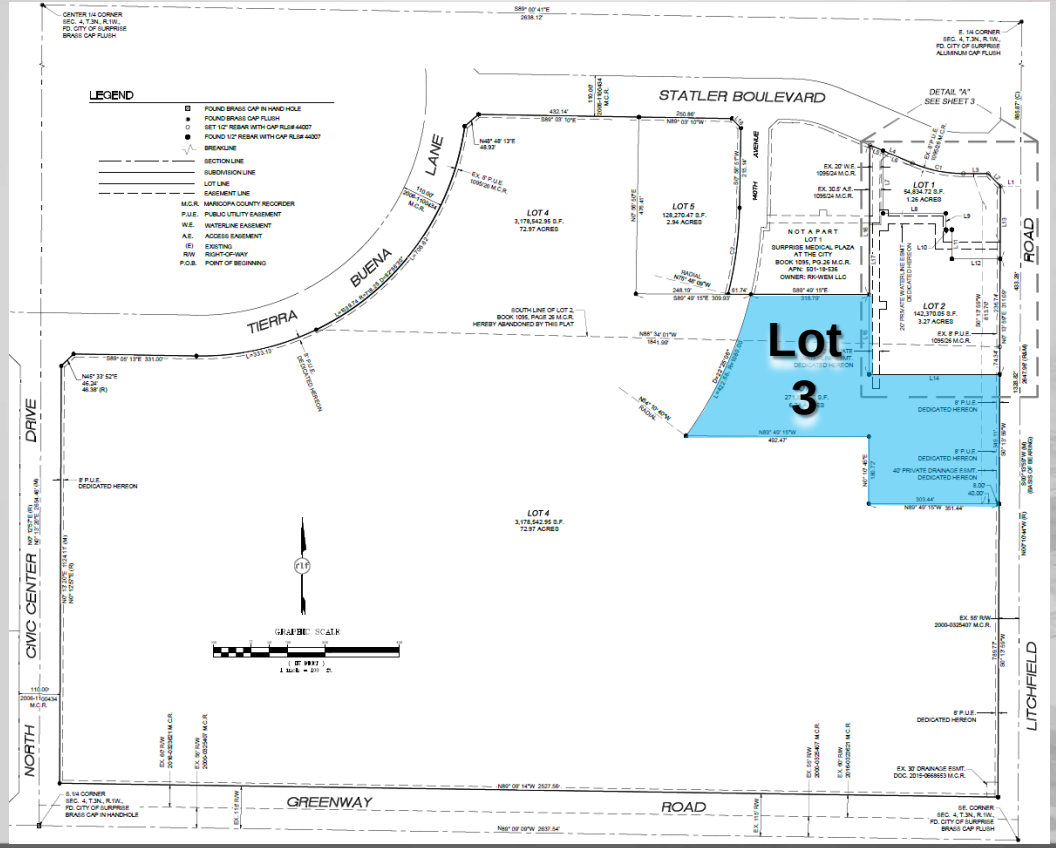

STATLER BOULEVARD
TIERRA BUENA LANE
CIVIC CENTER DRIVE
NORTH
LITCHFIELD ROAD
GREENWAY ROAD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LEGEND
GRAPHIC SCALE

FINAL PLAT

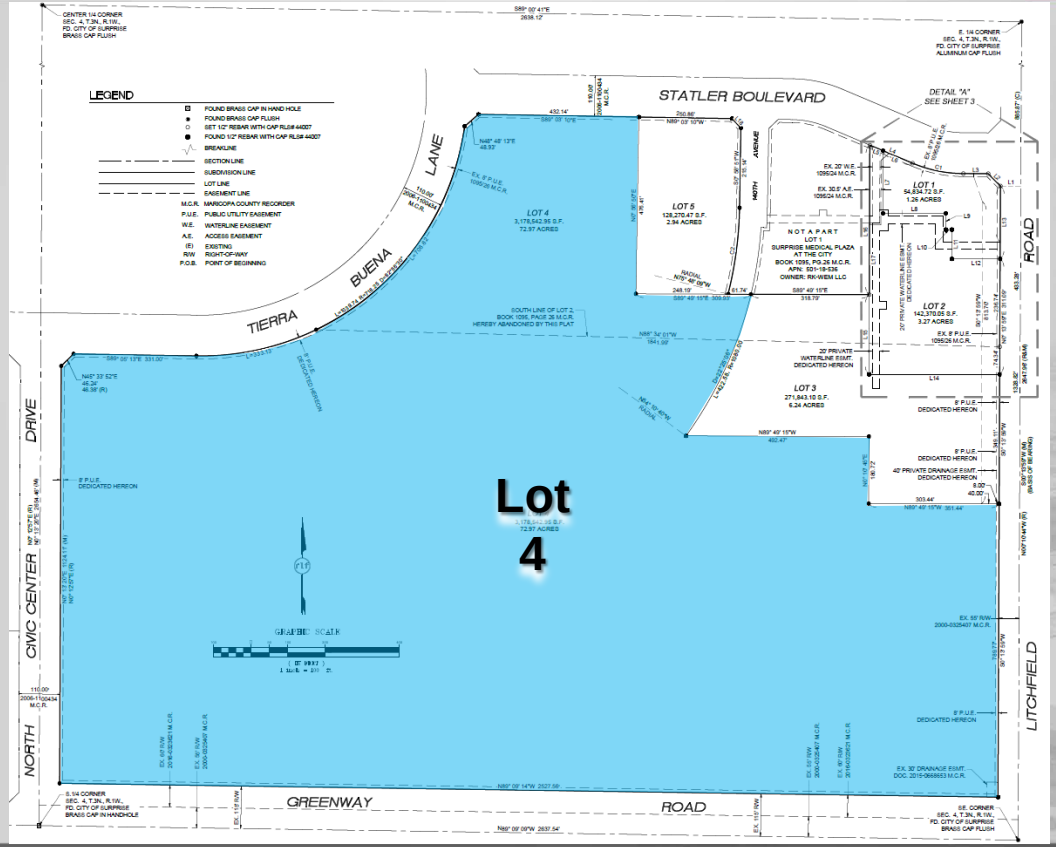


LEGEND
FOUND BRASS CAP IN HAND HOLE
FOUND BRASS CAP FLUSH
SET 1/2" REBAR WITH CAP RLS# 44007
FOUND 1/2" REBAR WITH CAP RLS# 44007
BREAKLINE
SECTION LINE
SUBDIVISION LINE
LOT LINE
EASEMENT LINE
M.C.R. MARICOPA COUNTY RECORDER
P.U.E. PUBLIC UTILITY EASEMENT
W.E. WATERLINE EASEMENT
A.E. ACCESS EASEMENT
(E) EXISTING
R/W RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
STATLER BOULEVARD
TIERRA BUENA LANE
NORTH CIVIC CENTER DRIVE
GREENWAY ROAD
LITCHFIELD ROAD
DETAIL "A" SEE SHEET 3
LOT 1
54,834.72 S.F.
1.26 ACRES
LOT 2
LOT 3
271,843.10 S.F.
6.24 ACRES
LOT 4
3,178,542.95 S.F.
72.97 ACRES
LOT 5
128,270.47 S.F.
2.94 ACRES
NOT A PART
LOT 1
SURPRISE MEDICAL PLAZA
AT THE CITY
BOOK 1095, PG 26 M.C.R.
APN: 501-18-536
OWNER: RK-WEM LLC
SOUTH LINE OF LOT 2,
BOOK 1095, PAGE 26 M.C.R.
HEREBY ABANDONED BY THIS PLAT
GRAPHIC SCALE

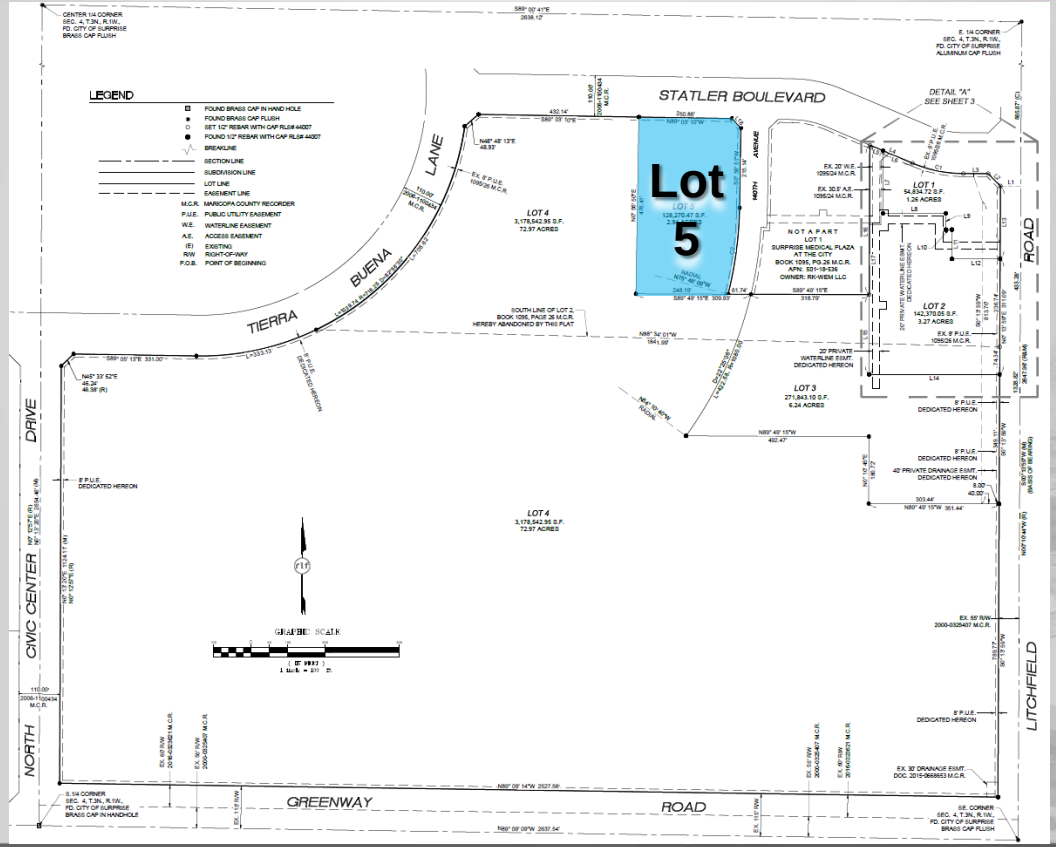
FINAL PLAT


STATLER BOULEVARD
TIERRA BUENA LANE
CIVIC CENTER DRIVE
NORTH LITCHFIELD ROAD
GREENWAY ROAD
LOT 1
54,834.73 S.F.
1.26 ACRES
LOT 2
142,370.05 S.F.
3.27 ACRES
LOT 4
3,176,542.95 S.F.
72.97 ACRES
LOT 5
128,270.47 S.F.
2.94 ACRES
NOT A PART
LOT 1
SURPRISE MEDICAL PLAZA
AT THE CITY
BOOK 1095, PG 24 M.C.R.
APN: 501-18-536
OWNER: RK-WEM LLC
SOUTH LINE OF LOT 2,
BOOK 1095, PAGE 26 M.C.R.
HEREBY ABANDONED BY THIS PLAT
DETAIL "A"
SEE SHEET 3
Lot 3
GRAPHIC SCALE

FINAL PLAT

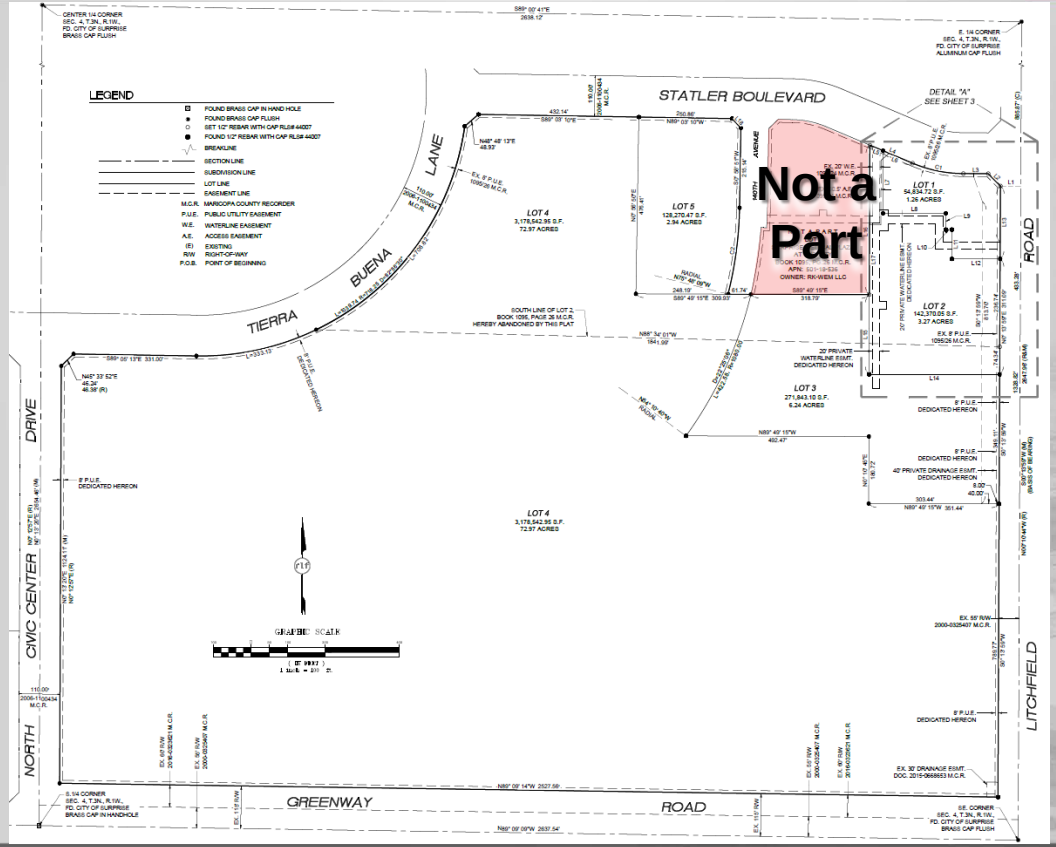

LEGEND
FOUND BRASS CAP IN HAND HOLE
FOUND BRASS CAP FLUSH
SET 1/2" REBAR WITH CAP RLS# 44027
FOUND 1/2" REBAR WITH CAP RLS# 44027
BREAKLINE
SECTION LINE
SUBDIVISION LINE
LOT LINE
EASEMENT LINE
M.C.R. MARICOPA COUNTY RECORDER
P.U.E. PUBLIC UTILITY EASEMENT
W.E. WATERLINE EASEMENT
A.E. ACCESS EASEMENT
(E) EXISTING
R/W RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
STATLER BOULEVARD
DETAIL "A" SEE SHEET 3
TIERRA BUENA LANE
CIVIC CENTER DRIVE
NORTH AVENUE
LITCHFIELD ROAD
GREENWAY ROAD
LOT 1 54,834.73 S.F. 1.26 ACRES
LOT 2 142,370.05 S.F. 3.27 ACRES
LOT 3 271,843.10 S.F. 6.24 ACRES
LOT 4 3,175,542.95 S.F. 72.97 ACRES
LOT 5 128,270.47 S.F. 2.94 ACRES
NOT A PART LOT 1 SURPRISE MEDICAL PLAZA AT THE CITY BOOK 1095, PG 24 M.C.R. APN: 501-18-536 OWNER: RK-WEM LLC
Lot 4
GRAPHIC SCALE

FINAL PLAT

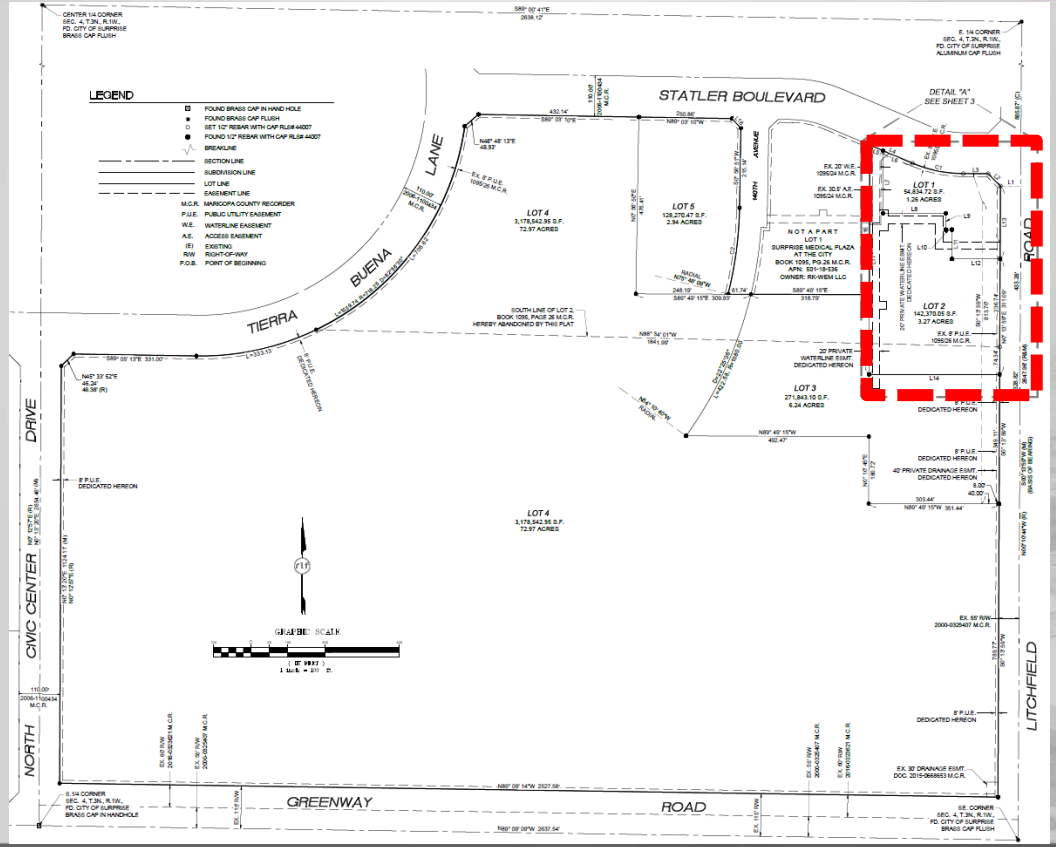


LEGEND
FOUND BRASS CAP IN HAND HOLE
FOUND BRASS CAP FLUSH
SET 1/2" REBAR WITH CAP RLS# 44007
FOUND 1/2" REBAR WITH CAP RLS# 44007
BREAKLINE
SECTION LINE
SUBDIVISION LINE
LOT LINE
EASEMENT LINE
M.C.R. MARICOPA COUNTY RECORDER
P.U.E. PUBLIC UTILITY EASEMENT
W.E. WATERLINE EASEMENT
A.E. ACCESS EASEMENT
(E) EXISTING
R/W RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
STATLER BOULEVARD
TIERRA BUENA LANE
NORTH CIVIC CENTER DRIVE
GREENWAY ROAD
LITCHFIELD ROAD
Lot 5
LOT 4
3,178,542.95 S.F.
72.97 ACRES
LOT 1
54,834.72 S.F.
1.26 ACRES
LOT 2
142,370.05 S.F.
3.27 ACRES
LOT 3
271,843.10 S.F.
6.24 ACRES
NOT A PART
LOT 1
SURPRISE MEDICAL PLAZA
AT THE CITY
BOOK 1095, PG.26 M.C.R.
APN: 501-18-536
OWNER: RK-WEM LLC
DETAIL "A"
SEE SHEET 3
GRAPHIC SCALE

FINAL PLAT


Not a Part
STATLER BOULEVARD
TIERRA BUENA LANE
CIVIC CENTER DRIVE
LITCHFIELD ROAD
GREENWAY ROAD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LEGEND
GRAPHIC SCALE

FINAL PLAT

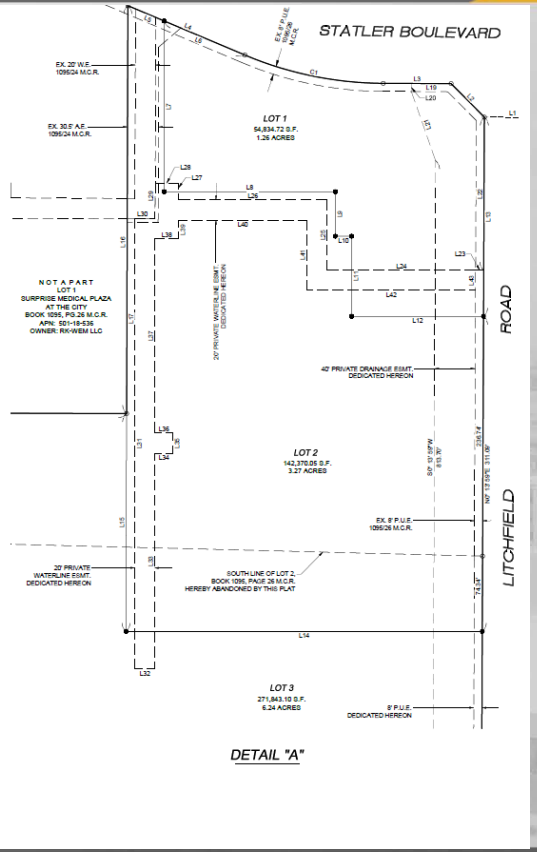

STATLER BOULEVARD
TIERRA BUENA LANE
NORTH AVENUE
CIVIC CENTER DRIVE
LITCHFIELD ROAD
GREENWAY ROAD
LEGEND
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
DETAIL "A"
SEE SHEET 3
GRAPHIC SCALE

FINAL PLAT

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00	N89° 46' 01"W
L2	46.67	S44° 46' 01"E
L3	66.96	S89° 46' 01"E
L4	125.28	N67° 06' 27"W
L5	36.82	N67° 06' 27"W
L6	86.46	S67° 06' 27"E
L7	168.53	N0° 00' 00"E
L8	169.00	N90° 00' 00"W
L9	44.00	N0° 00' 00"E
L10	16.00	N90° 00' 00"W
L11	79.00	N0° 00' 00"E
L12	130.95	N90° 00' 00"W
L13	196.53	S0° 13' 59"W
L14	351.77	N90° 00' 00"W
L15	214.99	S0° 10' 45"W
L16	402.73	S0° 10' 45"W
L17	617.73	N0° 10' 45"E
L18	34.88	S43° 52' 25"E
L19	39.12	N89° 46' 01"W
L20	8.00	S0° 13' 59"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	72.22	S19° 16' 29"E
L22	151.04	S0° 13' 59"W
L23	8.00	N90° 00' 00"E
L24	146.53	N90° 00' 00"W
L25	69.50	N0° 00' 00"E
L26	146.80	S90° 00' 00"W
L29	35.04	S0° 10' 45"W
L30	19.67	N90° 00' 00"W
L31	444.80	S0° 00' 00"E
L32	20.00	N90° 00' 00"E
L33	212.90	N0° 00' 00"E
L34	17.44	N90° 00' 00"E
L35	20.00	N0° 00' 00"E
L36	17.44	N90° 00' 00"W
L37	191.61	N0° 00' 00"E
L40	126.80	N90° 00' 00"E
L41	69.50	S0° 00' 00"E
L42	166.45	N90° 00' 00"E
L43	20.00	N0° 13' 59"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	140.40	355.00	22°39'34"	S78° 26' 14"E	139.48
C2	235.29	1020.00	13°13'01"	N7° 35' 21"E	234.77



LEGEND

- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP RLS# 44007
- FOUND 1/2" REBAR WITH CAP RLS# 44007
- BREAKLINE
- SECTION LINE
- SUBDIVISION LINE
- LOT LINE
- EASEMENT LINE

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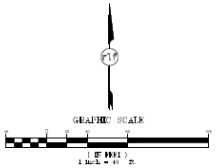

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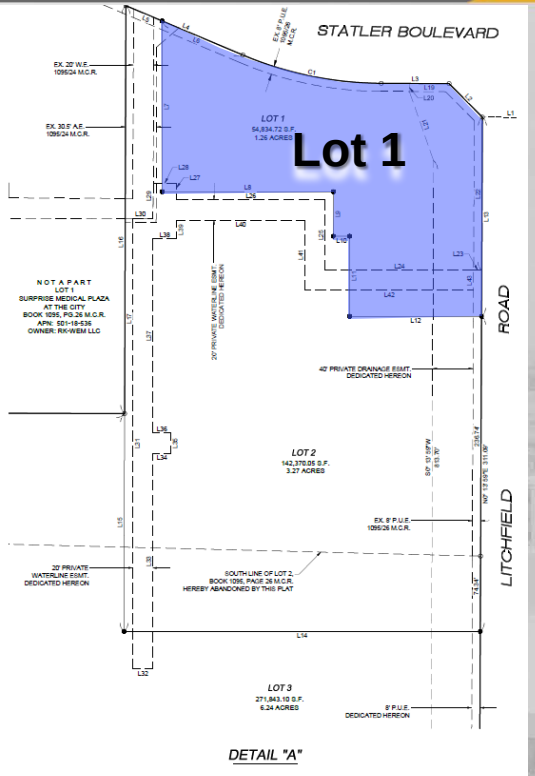

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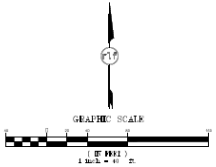

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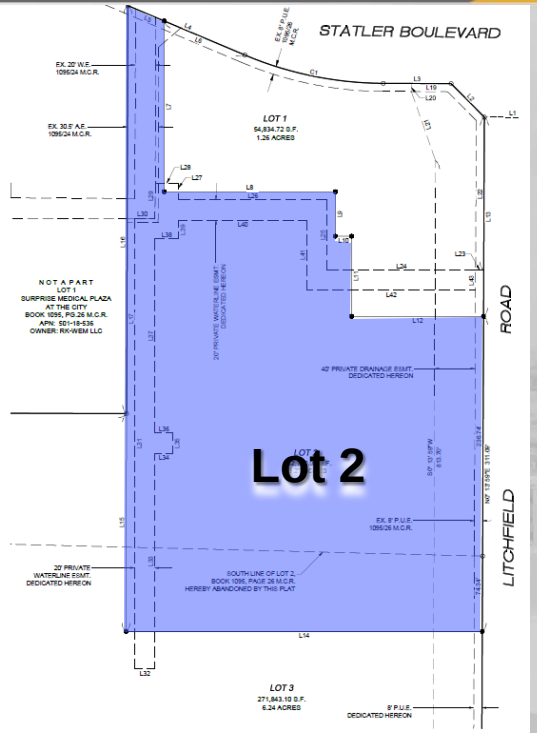

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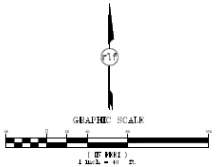
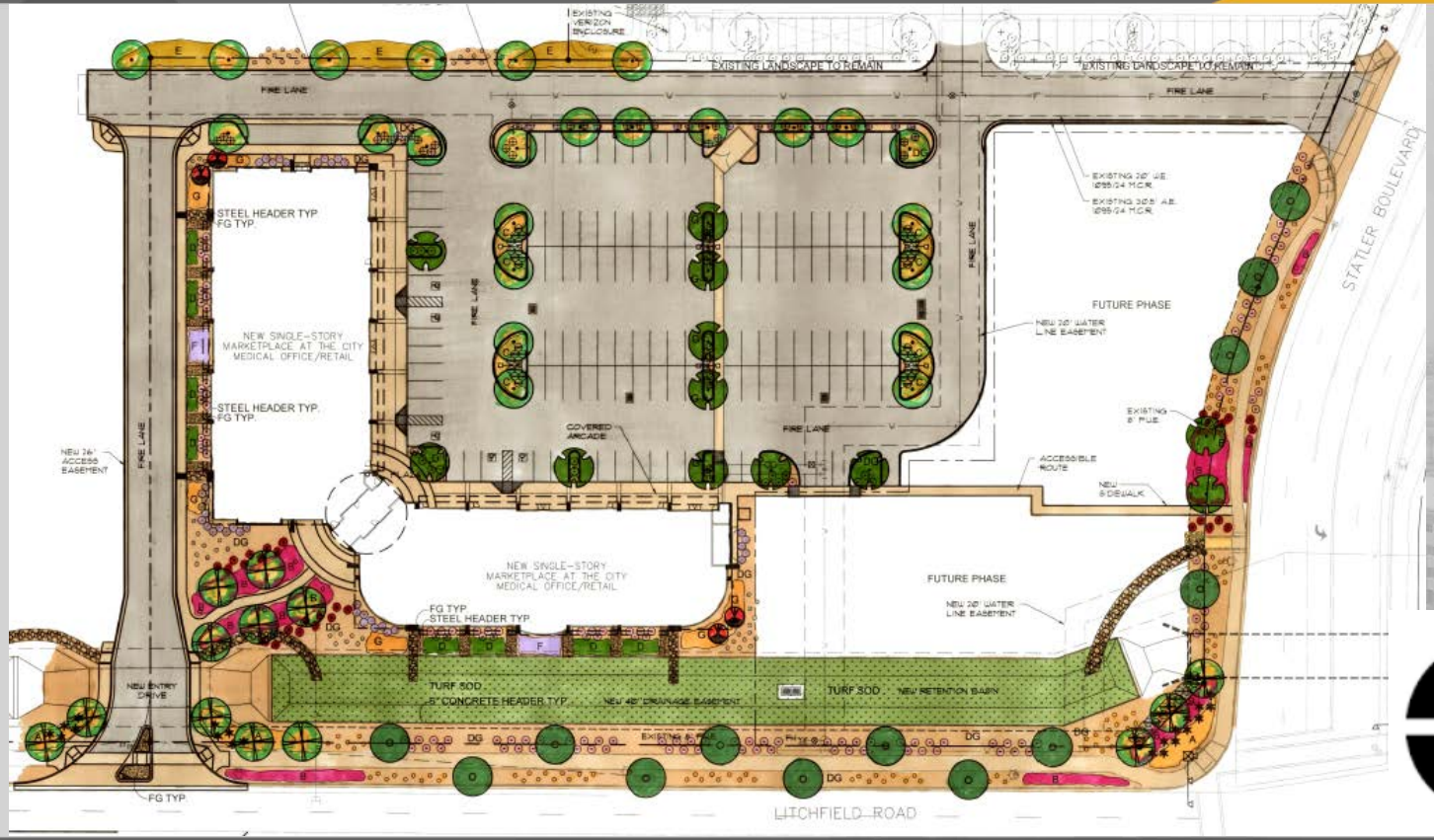


SITE PLAN



EXISTING VERIZON ENCLOSURE
EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
STEEL HEADER TYP
FG TYP.
NEW SINGLE-STORY MARKETPLACE AT THE CITY MEDICAL OFFICE/RETAIL
STEEL HEADER TYP.
FG TYP.
NEW 26' ACCESS EASEMENT
COVERED ARCADE
FUTURE PHASE
NEW 20' WATER LINE EASEMENT
EXISTING 8' PILE
ACCESSIBLE ROUTE
NEW SIDEWALK
STATLER BOULEVARD
NEW SINGLE-STORY MARKETPLACE AT THE CITY MEDICAL OFFICE/RETAIL
FG TYP
STEEL HEADER TYP
FUTURE PHASE
NEW 20' WATER LINE EASEMENT
NEW ENTRY DRIVE
TURF SOD
5" CONCRETE HEADER TYP
NEW 40' DRAINAGE EASEMENT
TURF SOD
NEW RETENTION BASIN
FG TYP
LITCHFIELD ROAD

ELEVATIONS

East – Litchfield Road

ELEVATIONS

West

ELEVATIONS

North

ELEVATIONS

South

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You