

FINAL PLAT

OF

"QUIKTRIP #494"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER

THE HURD CORPORATION, AN IOWA CORPORATION
P.O. BOX 3475
TULSA, OK 74101

LEGAL DESCRIPTION (TITLE COMMITMENT #01829710)

A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND DESCRIBED UTILIZING THE FOLLOWING INFORMATION: ACCORDING TO GLO SURVEY NOTES BOOK 1711, PAGES 13-26 & BOOK 1024, PAGES 1-4, THIS SECTION WAS CLOSED ON THE PRINCIPAL MERIDIAN FROM THE WEST. THE SECTION CORNERS OF SECTION 31, TOWNSHIP 4 NORTH RANGE 1 EAST CREATE THE STANDARD LINE. THE SECTION CORNERS OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST REPRESENT CLOSING CORNERS. IT IS EVIDENT FROM RECOVERED MONUMENT POSITIONS ALONG WITH RECORD DOCUMENTATION THAT THE CLOSING CORNER MONUMENTS OF SECTION 36 WERE USED TO CREATE THE CENTERLINE OF 115TH AVENUE FOR THE RIGHT-OF-WAY DEDICATIONS ON BOTH SIDES. THE RESULT OF THIS IS A CENTERLINE FOR 115TH AVENUE WHICH IS SEPARATE FROM THE STANDARD SECTION LINE (PRINCIPAL MERIDIAN). SAID PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SECTION 36 (CLOSING CORNER), TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 36 (CLOSING CORNER) BEARS NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, A DISTANCE OF 2641.50 FEET. THIS LINE BEING THE CENTERLINE OF 115TH AVENUE, ACCORDING TO BOOK 870 OF MAPS, PAGE 44.

THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 94.81 FEET;

THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 115TH AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, PARALLEL WITH AND 40.00 FEET EAST OF THE CENTERLINE OF 115TH AVENUE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 51 SECONDS EAST, PARALLEL WITH AND 375.00 FEET NORTH OF THE CENTERLINE OF BELL ROAD, ACCORDING TO BOOK 960 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDER, A DISTANCE OF 316.91 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST, PARALLEL WITH AND 355.00 FEET WEST OF THE CENTERLINE OF AVENUE OF THE ARTS, ACCORDING TO BOOK 960 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDER, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 51 SECONDS WEST, PARALLEL WITH AND 75.00 FEET NORTH OF SAID CENTERLINE OF BELL ROAD, A DISTANCE OF 295.46 FEET;

THENCE NORTH 45 DEGREES 34 MINUTES 26 SECONDS WEST, A DISTANCE OF 28.36 FEET, TO THE POINT OF BEGINNING.

APPROVALS

CITY OF SURPRISE ENGINEERING APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL

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

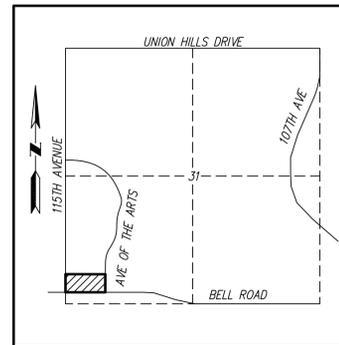
MAYOR DATE _____

ATTEST: _____

CITY CLERK DATE _____

PERTINENT RECORD REFERENCES

- 1.) FINAL PLAT OF "PHOENIX FIG FARMS", ACCORDING TO BOOK 18 OF MAPS, PAGE 35, M.C.R.
- 2.) FINAL PLAT OF "CANYON RIDGE WEST PARCEL 6", ACCORDING TO BOOK 508 OF MAPS, PAGE 30, M.C.R.
- 3.) PLSS RECORD OF SURVEY, ACCORDING TO BOOK 1049 OF SURVEYS, PAGE 26, M.C.R.



VICINITY MAP

SECTION 31
T.4N., R.1E., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREON WAS CONSTRUCTED UTILIZING THE TITLE COMMITMENT NO. 01829710-003-J70, AMENDMENT NO. 4, DATED FEBRUARY 12, 2016, AND TITLE COMMITMENT NO. 01848611-003-J70, DATED APRIL 8, 2016, BOTH AS PREPARED BY LAWYERS TITLE OF ARIZONA, INC., REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY, BY MICHAEL BENNETT, TITLE OFFICER.
2. THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN MAY, 2015.
3. PER GLO SURVEY NOTES BOOK 1711, PAGES 13-26 & BOOK 1024, PAGES 1-4, THIS SECTION WAS CLOSED ON THE PRINCIPAL MERIDIAN FROM THE WEST. THE SECTION CORNERS OF SECTION 31, TOWNSHIP 4 NORTH RANGE 1 EAST CREATE THE STANDARD LINE. THE SECTION CORNERS OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST REPRESENT CLOSING CORNERS. IT IS EVIDENT FROM RECOVERED MONUMENT POSITIONS ALONG WITH RECORD DOCUMENTATION THAT THE CLOSING CORNER MONUMENTS OF SECTION 36 WERE USED TO CREATE THE CENTERLINE OF 115TH AVENUE FOR THE RIGHT-OF-WAY DEDICATIONS ON BOTH SIDES OF 115TH AVENUE. THE RESULT OF THIS IS A CENTERLINE FOR 115TH AVENUE WHICH IS SEPARATE FROM THE STANDARD SECTION LINE (PRINCIPAL MERIDIAN).

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, T.4N., R.1W., MONUMENTED AS SHOWN HEREON AS BEARING N00°42'44"W, ACCORDING TO DOCUMENT NO. 2007-1211836, MARICOPA COUNTY RECORDS.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (ON AD ZONE, USE DEPTH)
040053	1245 OCT. 16, 2013	L	OCT. 16, 2013	X	

ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

CITY OF SURPRISE 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. PURSUANT TO ARS § 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.
3. THIS PLAT IS LOCATED WITH 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. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

Bryan O'Connor 9-29-16
BRYAN O'CONNOR DATE

THE WLB GROUP INC.
1600 W. BROADWAY ROAD, SUITE 150
TEMPE, ARIZONA 85282
PHONE: 480.736.1600
boconnor@wlbgroup.com



No.	Date	Item	Scale	1" = 30'	Sheet
			Job #	215018A001	1
			Date	9/29/16	
			Drawn By	AM	
Revisions			Checked By	BO	2

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE HURD CORPORATION, AN IOWA CORPORATION, "OWNER", HAS SUBDIVIDED UNDER THE NAME "QUIKTRIP #494", A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "QUIKTRIP #494" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY 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.

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 OWNER.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT, 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.

RELEASE OF LIABILITY

THE HURD CORPORATION, AN IOWA CORPORATION, ("OWNER") DOES HEREBY INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

THE HURD CORPORATION, AN IOWA CORPORATION, ("OWNER") DOES 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 LAND 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.

IN WITNESS WHEREOF, THE HURD CORPORATION, AN IOWA CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED DULY AUTHORIZED OFFICER

THIS _____ DAY OF _____, 20____

BY: _____
RICHARD W. HURD

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIM/HER SELF TO BE _____ OF THE HURD CORPORATION, AN OKLAHOMA CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HE/SHE AS AUTHORIZED PARTY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED

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

NOTARY PUBLIC

LEGAL DESCRIPTION (TITLE COMMITMENT #01848611)

BEGINNING AT A BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BELL ROAD AND AVENUE OF THE ARTS IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 26 MINUTES 09 SECONDS WEST, ALONG THE CENTERLINE OF SAID AVENUE OF THE ARTS, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT OF WAY LINE OF BELL ROAD AS RECORDED IN BOOK 347, PAGE 20;

THENCE SOUTH 89 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 290.00 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 26 MINUTES 09 SECONDS WEST, PARALLEL TO AND 315.00 FEET WEST OF THE WEST RIGHT OF WAY, OF AVENUE OF THE ARTS, AS DEDICATED IN BOOK 508, PAGE 30, OFFICE OF RECORDS, MARICOPA COUNTY, ARIZONA, A DISTANCE OF 320.00 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 51 SECONDS EAST, PARALLEL TO AND 320.00 FEET NORTH OF SAID NORTH RIGHT OF WAY OF BELL ROAD, A DISTANCE OF 315.00 FEET TO SAID WEST RIGHT OF WAY OF AVENUE OF THE ARTS;

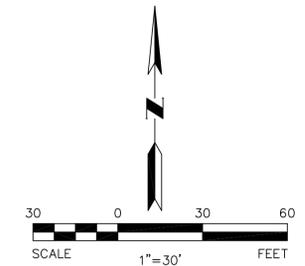
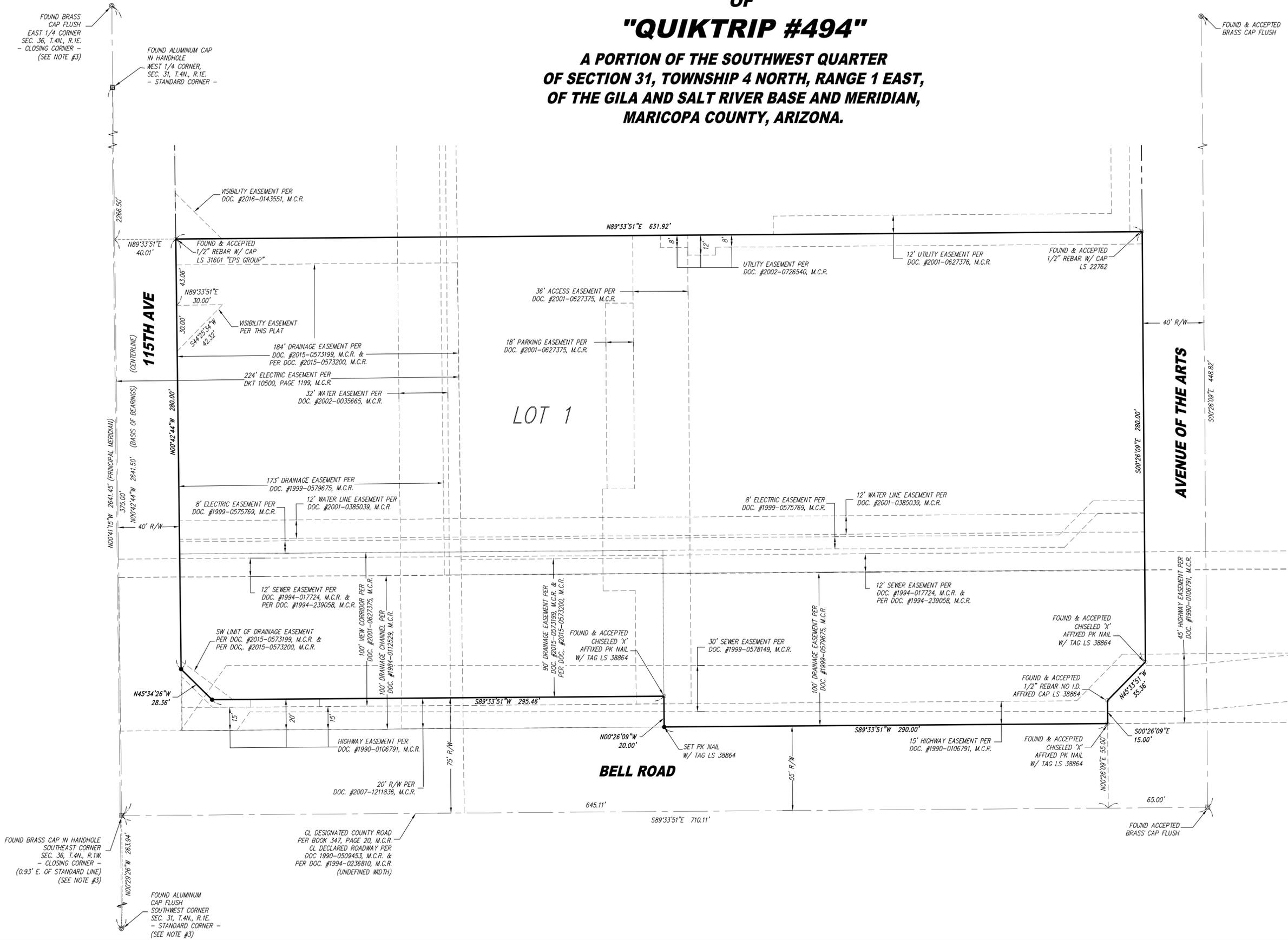
THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 280.00 FEET;

THENCE SOUTH 44 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 35.36 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 15.00 FEET TO THE SAID NORTH RIGHT OF WAY OF BELL ROAD AND THE POINT OF BEGINNING.

FINAL PLAT OF "QUIKTRIP #494"

A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



- LEGEND**
- ⊗ BRASS CAP IN HANDHOLE
 - ⊙ BRASS CAP FLUSH
 - FOUND MONUMENT
 - SET 1/2" REBAR W/ CAP LS 38864 UNLESS OTHERWISE NOTES
 - DKT DOCKET
 - R/W RIGHT OF WAY
 - M.C.R. MARICOPA COUNTY RECORDER
 - APN ASSESSOR'S PARCEL NUMBER
 - DOC. DOCUMENT
 - RIGHT OF WAY LINE
 - SECTION LINE
 - CENTERLINE
 - EASEMENT LINE
 - BOUNDARY



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FINAL PLAT "QUIKTRIP #494"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

No.	Date	Item	Scale	1" = 30'	Sheet
			Job #	215018A001	2
			Date	9/29/16	
			Drawn By	AM	
			Checked By	BO	
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