SURPRISE
ARIZONA

THOMPSON THRIFT AT SURPRISE CENTER

Final Plat – December 20, 2016

VICINITY MAP

VICINITY MAP

FINAL PLAT

DEDICATIONS

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS: THAT SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THOMPSON THRIFT AT SURPRISE CENTER", 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 DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE 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 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 AN 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 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.

OWNER DOES 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.

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.

GRANTOR HEREBY GRANTS AND CONVEY TO THE CITY OF SURPRISE A PERPETUAL, EXCLUSIVE EASEMENT OVER THE EASEMENT AREAS FOR INSTALLATION AND MAINTENANCE OF WATER METERS.

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

BY: ______________________________
RICHARD B. WEST, III, PRESIDENT
ITS:

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

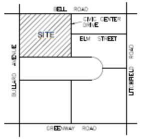
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________ DAY OF ____________ 2016,

SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

FINAL PLAT
FOR
"THOMPSON THRIFT AT SURPRISE CENTER"
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



VICINITY MAP
SCALE N.T.S. SEC. 4 T.3N., R.1W.

SURVEYOR
INFINITY ENGINEERING SERVICES, LTD.
P.O. BOX 88034
PHOENIX, AZ 88034
CONTACT: BRETT NOWACKI, R.L.S.
PH: (602) 670-8635

OWNER
SURPRISE CENTER DEVELOPMENT COMPANY, L.L.C.
11811 N. TATUM BLVD., STE. 4052
PHOENIX, AZ 85028
CONTACT: SCOTT PHILLIPS
PH: (602) 953-8708

RELEASE OF LIABILITY

SURPRISE CENTER DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS 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 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.

OWNER HEREBY FURTHER AGREES TO 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.

____

BY: ______________________

DATE: ______________________

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ________ DAY OF __________, 20______, BEFORE ME PERSONALLY

APPEARED ____________________, THE ____________________, AN ____________________

FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

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.

LOT AREA SUMMARY TABLE

LOT 1:	54,480.20 S.F. OR 1.25 ACRES
LOT 2:	31,412.04 S.F. OR 0.72 ACRES
LOT 3:	55,621.27 S.F. OR 1.28 ACRES
LOT 4:	70,093.56 S.F. OR 1.61 ACRES
LOT 5:	101,333.60 S.F. OR 2.33 ACRES
LOT 6:	39,846.96 S.F. OR 0.91 ACRES
LOT 7:	6,212,852.97 S.F. OR 142.63 ACRES
R.O.W. DEDICATION:	34,283.11 S.F. OR 0.79 ACRES

RECORDER

GENERAL NOTES

1. FIRE SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. 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.
3. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.
4. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE".
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. 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.

FLOOD ZONE

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.

BASIS OF BEARING

NORTH 89 DEGREES 47 MINUTES 06 SECONDS WEST (MEASURED), NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST (RECORD, AS SHOWN ON BOOK 1049 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA), ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MEASURED BEARINGS SHOWN REFERENCE GRID NORTH, ARIZONA STATE PLANE CENTRAL ZONE AS MEASURED DURING THE COURSE OF THIS SURVEY USING PRECISE GPS EQUIPMENT AND TECHNIQUES.

REFERENCE DOCUMENTS

(R) BOOK 688 OF MAPS, PAGE 41 MCR
(R1) BOOK 1049 OF MAPS, PAGE 26 MCR
(R2) BOOK 1125 OF MAPS, PAGE 42 MCR
(R3) BOOK 1186 OF MAPS, PAGE 21 MCR

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS __________ DAY OF ________, 2016, BY 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 ________, 2016,

____
MAYOR DATE

ATTEST:
____
CITY CLERK DATE

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: ______________________________
BRETT NOWACKI
REGISTERED LAND SURVEYOR # 41896

OWNER
SURPRISE CENTER DEVELOPMENT
11811 NORTH TATUM BLVD.
SUITE 4052
PHOENIX, AZ 85028

PREPARED FOR
BECK CONSULTING ENGINEERS
2942 N. 24TH STREET #114
PHOENIX, AZ 85016

PROPERTY INFO
A PART OF APN: 501-17-970
A PART OF APN: 501-07-001H

FINAL PLAT
"THOMPSON THRIFT AT SURPRISE CENTER"
NOTES AND CERTIFICATION
A PART OF THE NORTHWEST 1/4 OF SECTION 4, T-3N, R-1W
MARICOPA COUNTY, ARIZONA

DRAWN BY:	HCV
CHECKED BY:	JRE
DATE:	9-26-16
SCALE:	AS SHOWN
PROJECT #:	16042
LAST MODIFIED:	
LAST MODIFIED BY:	BLN

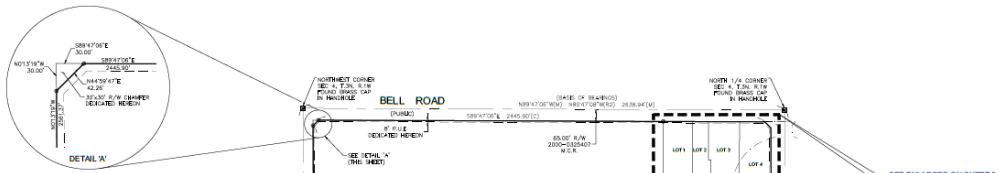
Infinity Engineering Services, Ltd.
P.O. BOX 88034
PHOENIX, AZ 85080
PHONE: (602) 670-8635

BRETT L. NOWACKI
41896
ARIZONA, U.S.A.
EXPIRES 3-31-2017

SHEET 1 OF 3

PL1

FINAL PLAT



TITLE REPORT LEGAL DESCRIPTION (PARENT PARCEL)

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:
ALL 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;
EXCEPT THAT PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 4;
THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BELL ROAD, A PRIVATE ROAD;
THENCE SOUTH 89 DEGREES 22 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BELL ROAD, A DISTANCE OF 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BULLARD AVENUE;
THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BULLARD AVENUE, PARALLEL WITH AND 55.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2679.06 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SAID SECTION 4;
THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BULLARD AVENUE, PARALLEL WITH AND 55.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2635.46 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREENWAY ROAD;
THENCE NORTH 00 DEGREES 59 MINUTES 02 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GREENWAY ROAD, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2655.58 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;
THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2678.74 FEET TO THE POINT OF BEGINNING, AND EXCEPT THAT PORTION 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 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;
THENCE NORTH 89 DEGREES 22 MINUTES 39 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 44 DEGREES 34 MINUTES 51 SECONDS EAST, A DISTANCE OF 28.39 FEET;
THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, PARALLEL WITH AND 55.00 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1125.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST THE CENTER OF WHICH BEARS NORTH 89 DEGREES 47 MINUTES 03 SECONDS WEST A DISTANCE OF 55.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77 DEGREES 21 MINUTES 51 SECONDS AN ARC LENGTH OF 40.51 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHEAST THE CENTER OF WHICH BEARS SOUTH 12 DEGREES 25 MINUTES 12 SECONDS EAST A DISTANCE OF 200.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 21 MINUTES 09 SECONDS AN ARC LENGTH OF 8.19 FEET;
THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, PARALLEL WITH AND 70.00 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 90.87 FEET;
THENCE NORTH 10 DEGREES 34 MINUTES 51 SECONDS WEST, A DISTANCE OF 46.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;
THENCE SOUTH 89 DEGREES 22 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2634.40 FEET;
THENCE NORTH 89 DEGREES 21 MINUTES 06 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.00 FEET;
THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 21.77 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 34 MINUTES 01 SECONDS WEST A DISTANCE OF 497.55 FEET;
THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, PARALLEL WITH AND 620.43 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1338.09 FEET;
THENCE NORTH 89 DEGREES 05 MINUTES 13 SECONDS WEST A DISTANCE OF 1326.39 FEET;
THENCE NORTH 00 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 46.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 55.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY OF BULLARD AVENUE A DISTANCE OF 1330.23 FEET;
THENCE SOUTH 14 DEGREES 29 MINUTES 03 SECONDS EAST A DISTANCE OF 46.99 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, PARALLEL WITH AND 55.00 FEET NORTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2614.40 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 125.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30.23 FEET TO THE POINT OF BEGINNING AND EXCEPT THE NORTH 55 FEET;
AND EXCEPT ANY PORTION OF THE EAST 125 FEET OF SAID NORTHWEST QUARTER THAT WAS NOT CONVEYED TO SURPRISE CENTER DEVELOPMENT COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY BY DEED RECORDED DECEMBER 4, 2001 AS 2001-1142075 OF OFFICIAL RECORDS, AND EXCEPT THEREFROM ALL URANIUM, THORIUM AND OTHER MATERIALS DETERMINED PURSUANT TO SECTION 62(a) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE PRIMARILY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL CONTAINED IN WHATEVER CONCENTRATION, IN DEPOSITS IN THE LANDS THEREIN, AS RESERVED IN INSTRUMENT RECORDED JUNE 27, 1949 IN DOCKET 455, PAGE 415.

LEGEND

APN	ASSESSORS PARCEL NUMBER
FND	FOUND
(C)	CALCULATED
(R)	RECORDED
(M)	MEASURED
R/W	RIGHT OF WAY
R.L.S.	REGISTERED LAND SURVEYOR
M.C.R.	MARICOPA COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
BK. PG.	BOOK AND PAGE
■	FND BRASS CAP IN HAND HOLE
•	SET REBAR W/CAP RLS41896
	SUBDIVISION PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING PROPERTY LINE
	CENTER LINE

OWNER
SURPRISE CIVIC DEVELOPMENT
15811 NORTH 28TH AVE.
SUITE 402
PHOENIX, AZ 85053

PREPARED FOR
NEW CONSULTING ENGINEERS
3140 N. 17th STREET #1
PHOENIX, AZ 85016

PROPERTY INFO
A PART OF APN: 501-17-970
A PART OF APN: 501-17-970

FINAL PLAT
"THOMPSON THRIFT AT SURPRISE CENTER"
PARENT PARCEL
A PART OF THE NORTHWEST 1/4 OF SECTION 4, T-3N, R-1W
MARICOPA COUNTY, ARIZONA

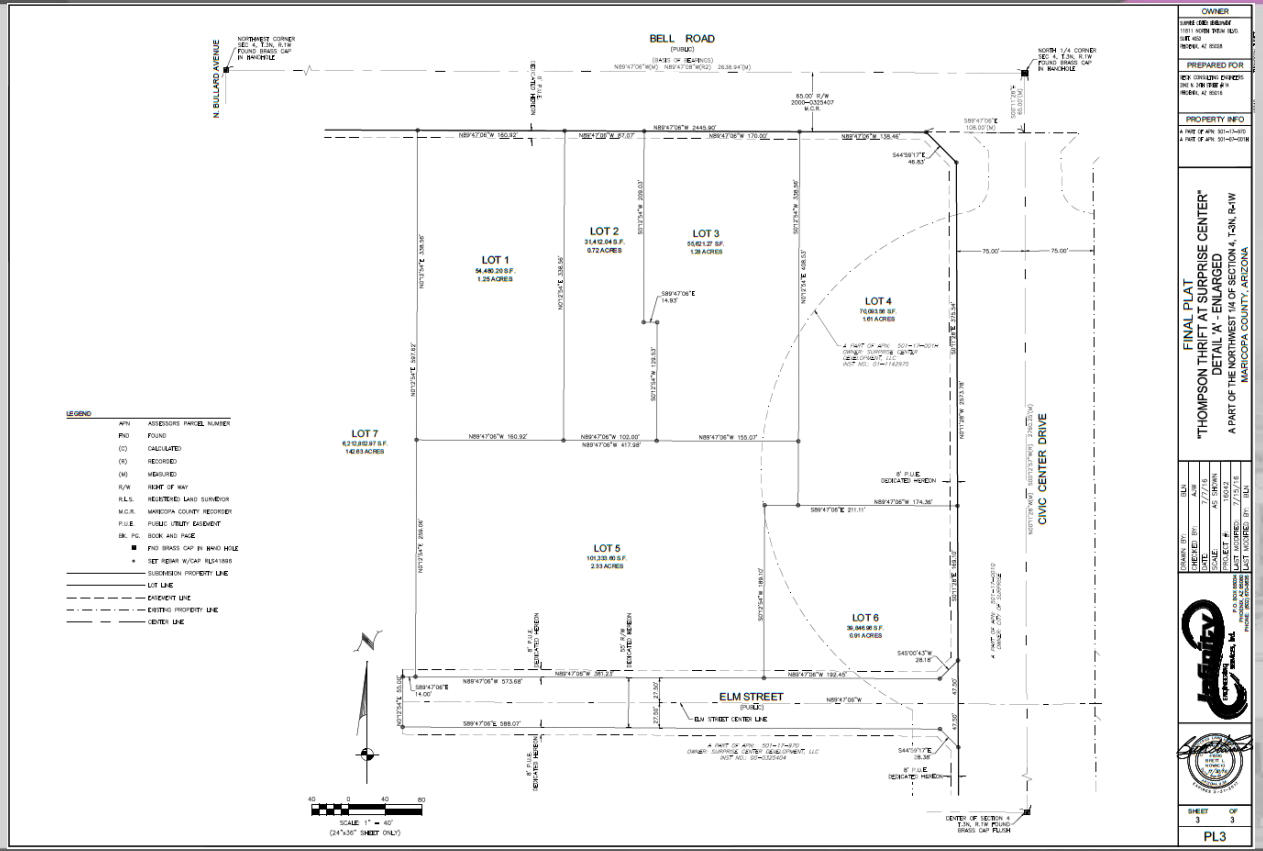
DRAWN BY:	ILA
CHECKED BY:	ALW
DATE:	7/7/16
SCALE:	AS SHOWN
SHEET #	2
LAST MODIFIED:	7/15/16
LAST MODIFIED BY:	ILA

Lee Engineering, LLC
P.O. BOX 60000
PHOENIX, AZ 85082
PHONE: 480-483-6400

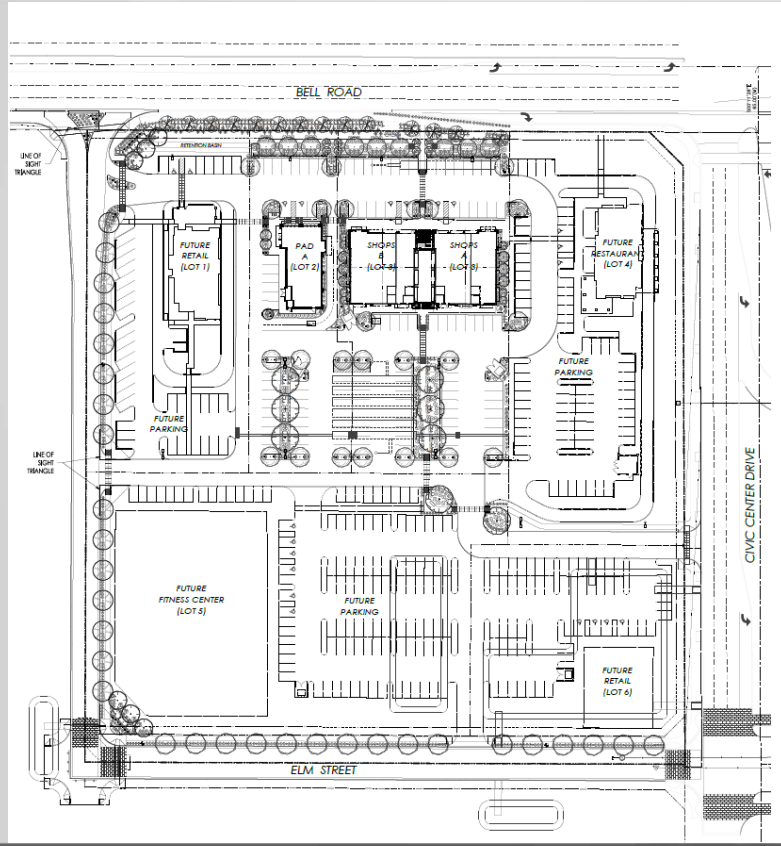
SHEET 2 OF 3

PL2

FINAL PLAT


BELL ROAD
(PUBLIC)
N. BULLARD AVENUE
NORTHWEST CORNER SEC. 4, T.3N, R.1W FOUND BRASS CAP IN HANDHOLE
NORTH 1/4 CORNER SEC. 4, T.3N, R.1W FOUND BRASS CAP IN HANDHOLE
LOT 1
54,480.20 S.F.
1.25 ACRES
LOT 2
31,412.04 S.F.
0.72 ACRES
LOT 3
55,621.27 S.F.
1.28 ACRES
LOT 4
70,663.98 S.F.
1.61 ACRES
LOT 5
101,333.60 S.F.
2.33 ACRES
LOT 6
30,846.96 S.F.
0.91 ACRES
LOT 7
6,212,852.97 S.F.
142.63 ACRES
ELM STREET
(PUBLIC)
CIVIC CENTER DRIVE
LEGEND
APN ASSESSORS PARCEL NUMBER
(FND) FOUND
(C) CALCULATED
(R) RECORDED
(M) MEASURED
R/W RIGHT OF WAY
R.L.S. REGISTERED LAND SURVEYOR
M.C.R. MARICOPA COUNTY RECORDER
P.U.E. PUBLIC UTILITY EASEMENT
BK. PG. BOOK AND PAGE
FND BRASS CAP IN HAND HOLE
SET REBAR W/CAP RLS41898
SUBDIVISION PROPERTY LINE
LOT LINE
EASEMENT LINE
EXISTING PROPERTY LINE
CENTER LINE
SCALE: 1" = 40'
(24"x36" SHEET ONLY)
OWNER
PREPARED FOR
PROPERTY INFO
FINAL PLAT
"THOMPSON THRIFT AT SURPRISE CENTER"
DETAIL 'A' - ENLARGED
A PART OF THE NORTHWEST 1/4 OF SECTION 4, T-3N, R-1W
MARICOPA COUNTY, ARIZONA
SHEET 3 OF 3
PL3

SITE PLAN



SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Acacia willardiana Palo Blanco	SEE PLAN	9	-
	Caesalpinia cacalaco Cascalote	SEE PLAN	7	-
	Chitalpa tashkentensis Chitalpa	SEE PLAN	33	-
	Olea europaea 'Swan Hill' Fruitless Olive	SEE PLAN	6	-
	Pistacia species Red Push	SEE PLAN	15	-
	Quercus virginiana Southern Live Oak	SEE PLAN	14	-
	Sophora secundiflora Texas Mountain Laurel	SEE PLAN	15	-
	Tipuana tipu Tipu tree	SEE PLAN	8	-
	Ulmus parvifolia Evergreen Elm	SEE PLAN	16	-
SHRUBS				
	Calliandra californica Red Fairy Duster	5 GAL.	53	-
	Callistemon 'Little John' Dwarf Bottlebrush	5 GAL.	221	-
	Leucophyllum laevigatum Chihuahuan Sage	5 GAL.	59	-
	Leucophyllum Langmaniae Rio Bravo Sage	5 GAL.	42	-
	Ruellia brittoniana Ruellia	5 GAL.	128	-
	Ruellia brittoniana 'Katie' Dwarf Ruellia	5 GAL.	242	-
	Ruellia peninsularis Desert Ruellia	5 GAL.	10	-
	Russelia equisetiformis Coral Plant	5 GAL.	191	-
	Tecoma stans Orange Jubilee	5 GAL.	9	-
GROUNDCOVER				
	Lantana hybrid New Gold Lantana	1 GAL.	254	-
	Lantana hybrid Dallas Red	1 GAL.	89	-
ACCENT				
	Aloe Blue Elf Aloe	5 GAL.	108	-
	Dasylirion longissimum Mexican Tree Grass	5 GAL.	36	-
	Euphorbia biglandulosa Gopher Plant	5 GAL.	11	-
	Ferocactus species Golden Barrel	12" BARE ROOT	31	MATCHING
	Hesperaloe parviflora Red Yucca	5 GAL.	106	-
	Pedilanthus macrocarpus Lady's Slipper	5 GAL.	12	-
	Yucca recurvifolia Soft Leaf Yucca	5 GAL.	8	AT POTTERY

INERTS SYM.	DESCRIPTION
	3/4" SCREENED DECOMPOSED GRANITE (VERIFY COLOR SELECTION)
	PHOENIX PRECAST PRODUCTS (TYP. AT 8 LOCATIONS) OBLIQUE SERIES PLANTERS - MODEL OS36DP (VERIFY INTEGRAL COLOR PER OWNER SELECTION)

NOTES:

1. PROVIDE TREE SIZES AND PLANT QUANTITIES PER CITY OF SURPRISE MINIMUM STANDARDS.
2. PROVIDE DEEP ROOT BARRIERS PER CITY OF SURPRISE STANDARDS.
3. PROVIDE 2" MIN. DEPTH OF 3/4" SCREENED DECOMPOSED GRANITE. COLOR TO BE SELECTED BY OWNER.
4. PROVIDE AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL PLANT MATERIAL.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You