

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR QUIKTRIP STORE #0431, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 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.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION 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 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 FACILITY 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, CUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, 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 QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, 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 QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, OR THE SUCCESSORS OR ASSIGNS OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT IS 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 ATTORNEY'S FEES AND COURT COSTS.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, 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 QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, 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 _____, 2018.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS ___ DAY OF _____, 2018 BEFORE ME THE UNDERSIGNED

NOTARY PUBLIC PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION AND THAT HE, AS SUCH MEMBER, BEING DULY AUTHORIZED TO DO, HEREBY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY, BY HIMSELF AS SUCH MEMBER.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM CAP, FLUSH, AT THE SOUTHEAST CORNER OF SAID SECTION 34, FROM WHICH A FOUND BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 88 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 2629.13 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 269.88 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 67.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BASELINE ROAD; THENCE CONTINUING NORTH 01 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 57 MINUTES 30 SECONDS WEST PARALLEL TO AND 75.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 234.58 FEET; THENCE NORTH 43 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 37.09 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS WEST PARALLEL TO AND 10.00 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH MESA DRIVE AS DESCRIBED IN DOCKET 12748, PAGE 1251, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 99.66 FEET TO A POINT OF A TANGENT CURVE CONCAVE EASTERLY; THENCE CONTINUING PARALLEL TO AND 10.00 FEET EASTERLY OF SAID SOUTH MESA DRIVE RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 47 MINUTES 02 SECONDS, FOR AN ARC LENGTH OF 303.19 FEET, TO THE SOUTHEASTERLY CORNER OF THE RIGHT OF WAY LINE OF JAVELINA AVENUE AS DESCRIBED IN DOCUMENT 20020131224, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 72 DEGREES 06 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY LINE OF AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT 20010352929 RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 234.19 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS WEST, A DISTANCE OF 357.59 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- 1. UTILITY LINES ARE TO BE INSTALLED UNDERGROUND PER ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
2. 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.
3. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL ANY OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF MESA. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY ACCESS EASEMENTS OF PUBLIC/PRIVATE UTILITY EASEMENTS OR TRACTS. OWNERSHIP AND ALL MAINTENANCE RESPONSIBILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND HEIRS.
5. 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 CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF S. MESA DRIVE AND E. BASELINE ROAD LIES WITHIN FLOOD ZONE "AH" AND THE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013G2264M, DATED NOVEMBER 4, 2005. ZONE "SHADED X" ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "AH" ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

CERTIFICATION

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 JUNE 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

C. DON WALDING, R.L.S. #33880
1600 W. BROADWAY RD., SUITE 150
TEMPE, AZ 85282
PHONE (480) 736-1600



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ___ DAY OF _____, 2018.

BY: _____ ATTEST: _____
MAYOR CLERK

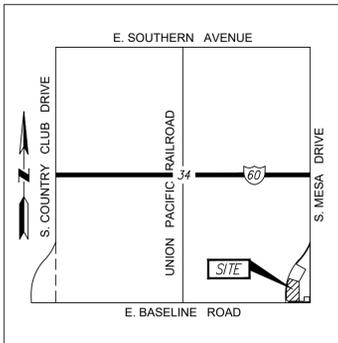
THIS IS TO CERTIFY THAT THE PLAT IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARIZONA REVISED STATUTES, AND THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS HAVE BEEN COMPLIED WITH.

BY: _____ DATE: _____
CITY ENGINEER

MAP OF DEDICATION
FOR
"QUIKTRIP STORE #0431"
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

- STREET CENTERLINE MONUMENT, FOUND CAP AS NOTED
FOUND PROPERTY CORNER, AS NOTED
SET PROPERTY CORNER, LS 33880
SUBDIVISION BOUNDARY LINE
PROPERTY LINE
CENTER LINE
SECTION LINE
RIGHT OF WAY LINE
EASEMENT LINE
RIGHT-OF-WAY
PUBLIC UTILITY/FACILITIES EASEMENT
MARICOPA COUNTY RECORDER



VICINITY MAP

NOT TO SCALE
SECTION 34
T.1N., R.5E., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

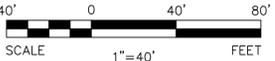
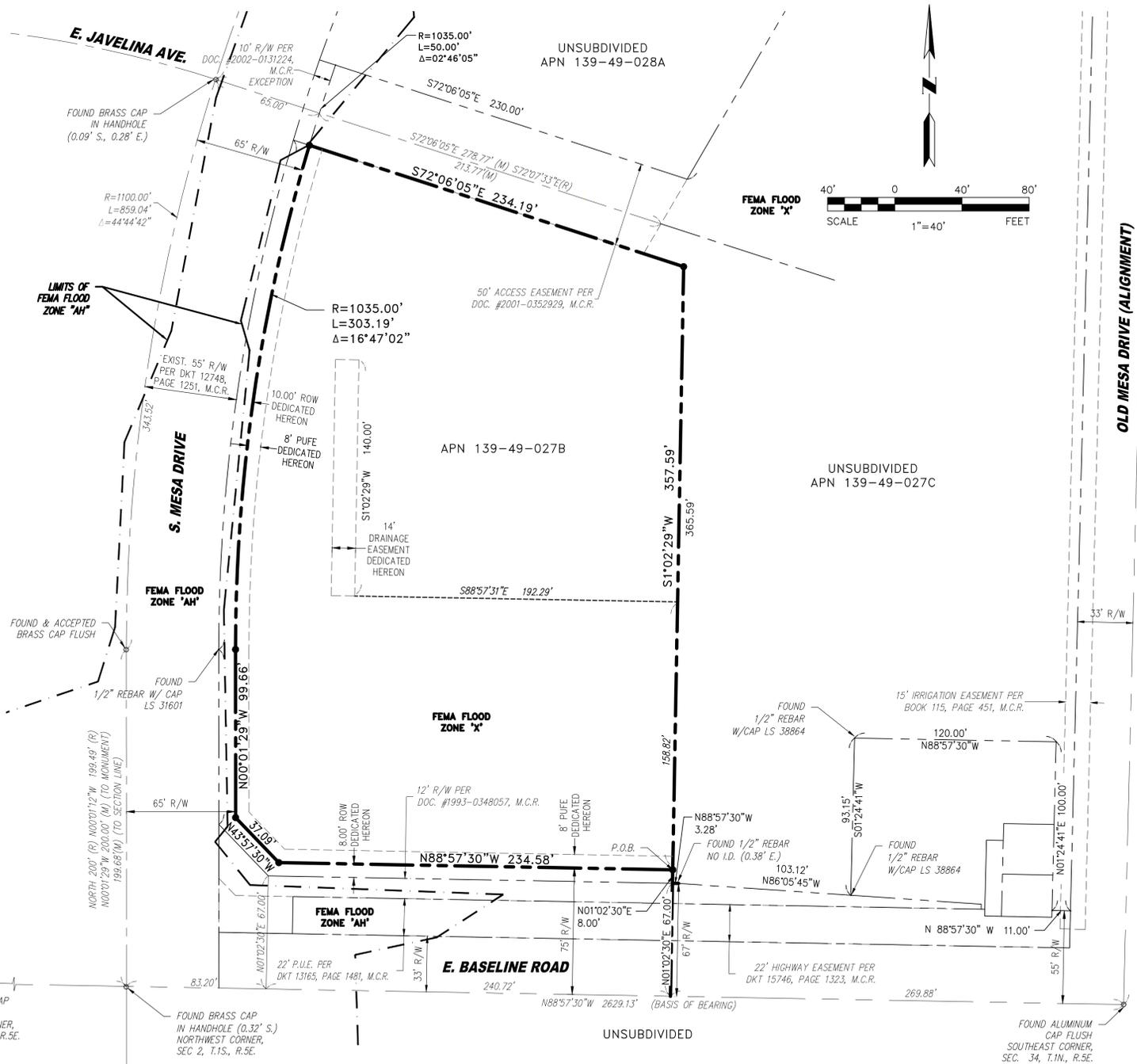
QUIKTRIP CORPORATION ARIZONA DIVISION
JONATHAN NAUT
1116 E. BROADWAY ROAD
TEMPE, ARIZONA 85282
PHONE: 480-446-6318
FAX: 480-921-1927
EMAIL: JNAUT@QUIKTRIP.COM

ENGINEER

THE WLB GROUP, INC.
MIKE RHODES, P.E.
1600 W. BROADWAY ROAD, STE. 150
TEMPE, ARIZONA 85282
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FAX: 480-736-1602
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SURVEYOR

THE WLB GROUP, INC.
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TEMPE, ARIZONA 85282
PHONE: 480-736-1600
FAX: 480-736-1602
EMAIL: DWALDING@WLBGROUP.COM



OLD MESA DRIVE (ALIGNMENT)

LOT 10
MCKELLIPS INDUSTRIAL
PARK UNIT 4
MCR 317/23

Q:\QuikTrip Store 0431\217006A001_QT # 431_NEC Mesa Dr. and Baseline Rd\Survey\217006A001_MDD.dwg



Engineering • Planning • Surveying
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Offices located in: Tucson, Phoenix,
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QUIKTRIP #0431 @ BASELINE ROAD & MESA DRIVE

A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

Table with columns: No., Date, Item, Scale, Job #, Date, Drawn By, Checked By, Sheet. Includes job details for 217006A001 dated 10/12/2018.