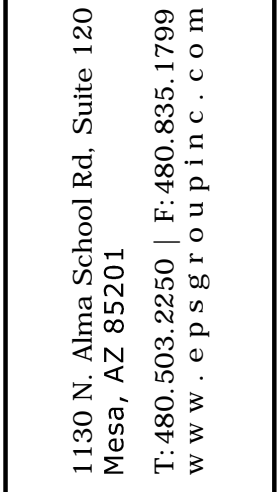


A RE-SUBDIVISION OF THAT LAND SPLIT SURVEY FOR QUIKTRIP #1433
RECORDED IN BOOK 1544, PAGE 13 OF MARICOPA COUNTY RECORDS
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



KNOW ALL MEN BY THESE PRESENTS: THAT PPGN—ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP AND QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR CADETS AT GATEWAY NORTH, A RE-SUBDIVISION OF THAT LAND SPLIT SURVEY FOR QUIKTRIP #1433, RECORDED IN BOOK 1544, PAGE 13 OF MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, 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, ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES, SHALL BE LIMITED TO UTILITIES. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, AND INDICATED HEREON, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NON-EXCLUSIVE EASEMENTS.

IT IS AGREED THAT PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUKTRIP CORPORATION, AN OKLAHOMA CORPORATION OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT PREMISES EXCEPT FOR THE PURPOSES FOR WHICH THE SAME IS HERIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, OR ANY PART OF SAME SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUKTRIP CORPORATION, AN OKLAHOMA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUKTRIP CORPORATION, AN OKLAHOMA CORPORATION AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUKTRIP CORPORATION, AN OKLAHOMA CORPORATION OR THE SUCCESSORS OR ASSIGNS OF PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUKTRIP 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 OBLIGATION TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND 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 LEADER, 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 PPGN-ELLSWORTH, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

I, TIMOTHY P. BRISLIN, VICE PRESIDENT OF PPGN-GH, INC., THE GENERAL PARTNER OF PPGN-ELLSWORTH, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HAVE AUTHORIZED THIS FINAL PLAT AS SHOWN HEREON AND THE SAME TO BE ATTESTED, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2021.

PPGN-ELLSWORTH, LLLP
BY: PPGN-GH, INC.
BY: GENERAL PARTNER

BY: _____
TIMOTHY P. BRISLIN, VICE PRESIDENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY TIMOTHY P. BRISLIN, THE VICE PRESIDENT OF PPGN-GH, INC., THE GENERAL PARTNER OF PPGN-ELLSWORTH, LLLP ON BEHALF OF THE PARTNERSHIP FOR THE PURPOSE THEREIN CONTAINED.

NOTARY PUBLIC: _____

I, _____, _____ OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, HAVE AUTHORIZED THIS FINAL PLAT AS SHOWN HEREON AND THE SAME TO BE ATTESTED, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2021.

QUIKTRIP CORPORATION

BY: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____, THE _____ OF QUIKTRIP CORPORATION, FOR THE PURPOSE THEREIN CONTAINED.

NOTARY PUBLIC: _____

1. PUBLIC UTILITY AND FACILITY EASEMENTS AND PARKWAY EASEMENTS SHALL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES AND PARKWAY EASEMENTS ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES AND PARKWAY EASEMENTS ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES AND PARKWAY EASEMENTS, AND PUFES AND PARKWAY EASEMENTS ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
4. ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
5. COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
6. AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT HAS BEEN RECORDED WITH MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2016-0075035). THIS SUBDIVISION IS WITHIN THREE (3) MILES OF PHOENIX-GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE.
7. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.&R.'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL COMMON AREA TRACTS SHOWN ON THIS PLAT. THE CADENCE HOMEOWNERS ASSOCIATION, WHICH INCLUDES ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND SHALL OWN AND MAINTAIN ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.
8. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
9. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE BUILDING FORM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE AS WELL AS COMPLIANCE WITH THE COMMERCIAL DEVELOPMENT GUIDELINES.
10. THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS, BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
11. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
12. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25DB.
13. THIS SUBDIVISION IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA DEVELOPMENT AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
14. A DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT FOR THE CADENCE COMMUNITY FACILITIES DISTRICT FOR THIS PLAT HAS BEEN RECORDED WITH THE MARICOPA COUNTY RECORDER (MARICOPA COUNTY RECORDING NO. 2015-0833434).
15. AASHTO GUIDELINES SHALL BE USED FOR ROADWAY DESIGN, SIGHT DISTANCE DESIGN AND ASSOCIATED REQUIREMENTS. OTHER GUIDELINES MAY BE APPROVED AT THE DUP, SITE PLAN OR SUBDIVISION LEVEL PROCESSES BY THE CITY TRAFFIC ENGINEER.
16. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS," ARIZONA BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT #12, AND CITY OF MESA SUBDIVISION PLAT STAKING REQUIREMENTS, THE OWNER AND THE CITY HAVE AGREED THAT ALL BOUNDARY CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS. IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE INTERIOR CORNERS WILL NEED TO BE RECORDED.
17. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

TOTAL	397,739	9.1308
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PPGN-ELLSWORTH, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
TEL: (480) 348-1118

QUIKTRIP CORPORATION,
AN OKLAHOMA CORPORATION

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING NORTH 01 DEGREES 07 MINUTES 11 SECONDS WEST AS MEASURED AND AS SHOWN ON THAT PLAT RECORDED IN BOOK 1315, PAGE 25 OF MARICOPA COUNTY RECORDS.

THIS SITE IS LOCATED WITHIN "ZONE X SHADED" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C2760L

PARCELS 1 AND 2, LAND SPLIT SURVEY FOR QUIKTRIP #1433, BOOK 1544 OF MAPS, PAGE 13, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA,

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 2021.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

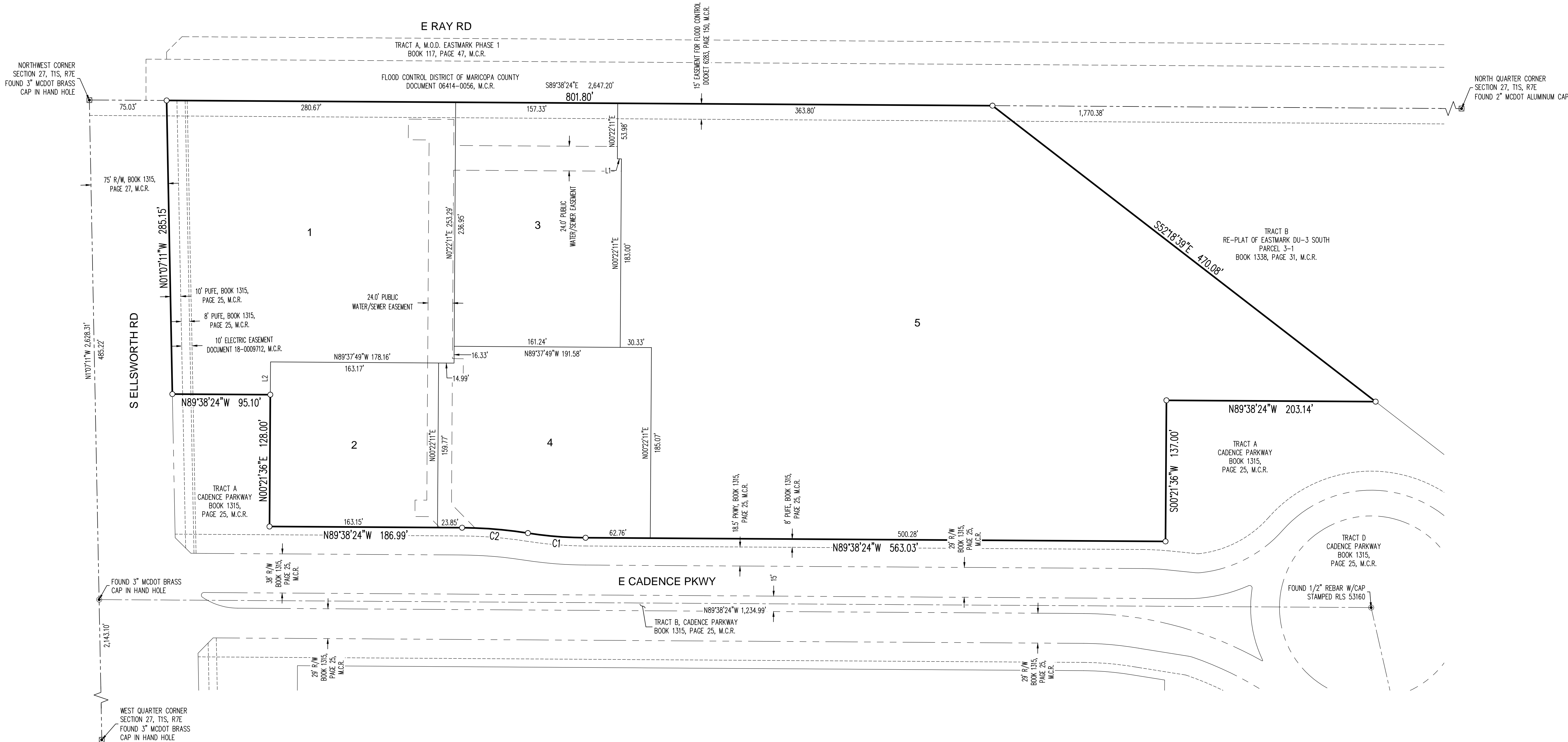
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER

DATE: _____

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS FINAL PLAN CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2020; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RAYMOND S MUNOZ III, RLS NO. 53160
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201

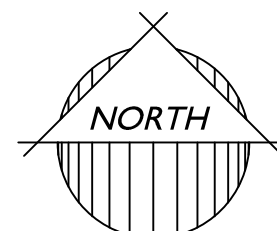


LEGEND

- SECTION CORNER (AS NOTED)
- CENTERLINE MONUMENT (AS NOTED)
- FOUND BOUNDARY CORNER (AS NOTED)
- SET 1/2" REBAR W/ CAP STAMPED RLS 53160
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- M.C.R. MARICOPA COUNTY RECORDS
- PKWY PARKWAY EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT
- R/W RIGHT-OF-WAY

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°37'49"W	3.91'	L12	S89°37'49"E	158.94'
L2	N00°22'11"E	31.80'	L13	S00°22'11"W	12.00'
L3	N44°38'24"W	14.93'	L14	S89°37'49"E	3.91'
L4	N89°41'14"W	13.72'	L15	S00°22'11"W	12.00'
L5	N00°18'46"E	16.00'	L16	N89°37'49"W	162.85'
L6	S89°41'14"E	11.44'	L17	S00°21'36"W	183.01'
L7	N00°21'36"E	349.80'	L18	S89°41'14"E	10.58'
L8	N89°37'49"W	20.21'	L19	S00°18'46"W	16.00'
L9	N00°22'11"E	20.00'	L20	N89°41'14"W	10.59'
L10	S89°37'49"E	44.21'	L21	S00°21'36"W	125.30'
L11	S00°21'36"W	25.25'	L22	S44°38'24"E	32.49'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	56.24'	375.50'	8°34'52"	56.18'	S85°20'58"E
C2	64.17'	428.50'	8°34'52"	64.11'	N85°20'58"W



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.835.1799
www.epsgroupinc.com

CADENCE AT GATEWAY NORTH
MESA, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.

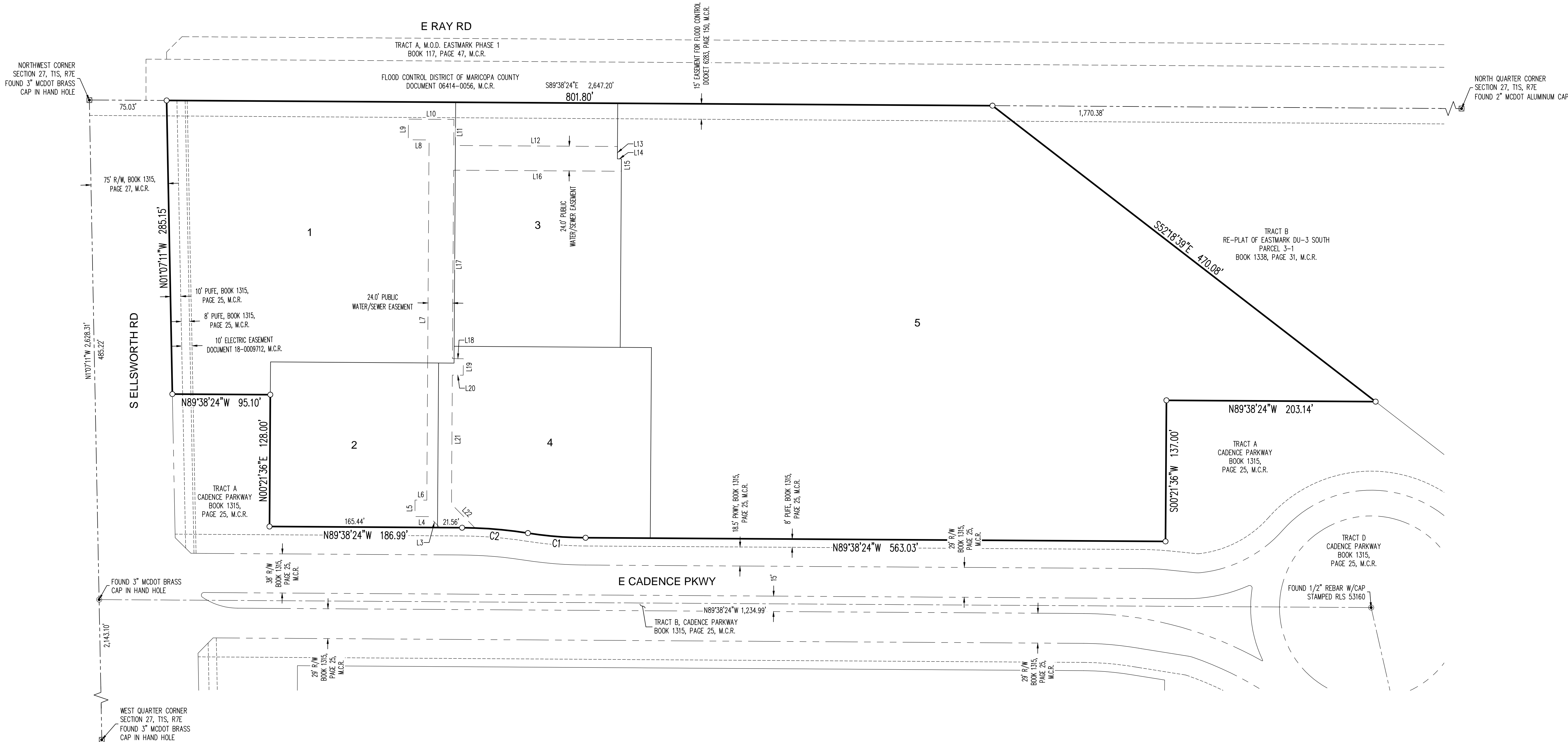
Signed 3/31/21
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.M.

Job No.
19-0828.2

FP02

Sheet No.
2
of 3

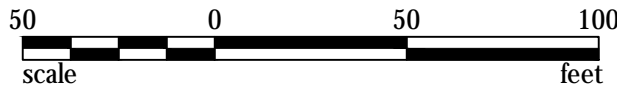
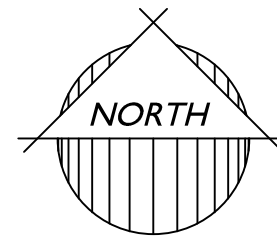


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CADENCE AT GATEWAY NORTH

MESA, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.

Signed 3/31/21
Expires 3/31/21

Drawn by: A.G.
Reviewed by: R.M.

Job No.
19-0828.2

FP03

Sheet No.
3
of 3