

FINAL PLAT OF "DISCOUNT TIRE 91ST"

A REPLAT OF LOT 1 OF AN AMENDED REPLAT OF LOTS 2, 3 & 4 OF THE "REPLAT OF TRACTS B-G" PER BOOK 1026 OF MAPS, PAGE 12 OF OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, THAT HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA, BEING THE OWNERS OF THE PARCELS DESCRIBED HEREON AND SUBDIVIDED ON THIS MAP B-G OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "DISCOUNT TIRE 91ST" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "AMENDED REPLAT OF LOTS 2, 3 & 4 OF THE REPLAT OF TRACTS B-G" (M.C.R. BOOK 1026, PAGE 12) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECONDUCTION OF THE RE-PLAT.

THE OWNERS DO HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASINS (S.O.) PIPE DRAINAGE SYSTEM(S), OR ANY DRAINAGE FACILITIES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN, THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE OWNERS DO HEREBY GRANT TO CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE OVER, UNDER, AND ACROSS THE LOTS AS ON SHOWN ON THIS PLAT, SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, TO HAVE AND TO HOLD THE SAID EASEMENT UNTO SUNRISE WATER COMPANY, AN ARIZONA CORPORATION AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF A WATER LINE, SUBJECT TO NOTES 1, 2, 3 AND 4.

AND THE GRANTEE HEREBY COVENANTS THAT IT IS LAWFULLY OWNED AND POSSESSED ON THE FOREMENTIONED TRACT OR PARCEL OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION HEREIN AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

1. THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINES.

2. CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTEE OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.

3. CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES, LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTEE OR ITS SUCCESSORS OR ASSIGNS.

4. GRANTEE, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTEE OR ITS SUCCESSORS OR ASSIGNS.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED, ALL RIGHTS HEREIN GRANTED SHALL CEASE AND PLEUNT TO THE GRANTEE, THEIR HEIRS OR ASSIGNS.

IN WITNESS WHEREOF, HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOBY CAUSED ITS NAME TO BE PRINTED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED MEMBER ON THIS 21 DAY OF December, 2016.

BY: [Signature]
HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS AGENT

IN WITNESS WHEREOF, SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA, AS OWNER, HAS HERETOBY CAUSED ITS NAME TO BE PRINTED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED MEMBER ON THIS 19 DAY OF December, 2016.

BY: [Signature]
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA
ITS MANAGING DIRECTOR

ON THIS 21 DAY OF December, 2016, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED [Signature] WHO ACKNOWLEDGED HIMSELF/HIMSELF TO BE THE AGENT OF HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] DATE 12/21/2016 MY COMMISSION EXPIRES 12/31/2018

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 19 DAY OF December, 2016, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED [Signature] WHO ACKNOWLEDGED HIMSELF/HIMSELF TO BE THE AGENT OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] DATE 12/19/2016 MY COMMISSION EXPIRES 12/31/2018

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 19 DAY OF December, 2016, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED [Signature] WHO ACKNOWLEDGED HIMSELF/HIMSELF TO BE THE AGENT OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF ARIZONA, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] DATE 12/19/2016 MY COMMISSION EXPIRES 12/31/2018

NOTES

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 3/4" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- STAKES, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES, NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A DESIGNATED TRUCK ROUTE, NORTHERN AVENUE AND 91ST AVENUE ARE DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDIE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

LEGAL DESCRIPTION PRIOR TO SUBDIVISION

LOT 1, ACCORDING TO BOOK 1008 OF MAPS, PAGE 37, AND THEREAFTER SHOWN ON AMENDED REPLAT OF LOTS 2, 3 & 4 OF TRACTS B-G PLAZA 91, ACCORDING TO BOOK 1026 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF PEORIA, ARIZONA, THIS ____ DAY OF ____ 2016.

APPROVED BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

APPROVED BY: _____ DATE: _____
FOR CITY ENGINEER

ZONING

ZONING: C-2 GENERAL COMMERCIAL

BUILDING/LANDSCAPE SETBACK: REQUIRED:
15' BLDG./15'L
MINIMUM STREET SETBACK: 0' BLDG./15'L
MINIMUM COMMERCIAL SETBACK: 0' BLDG./15'L
MINIMUM AGAINST RESIDENTIAL: 30' BLDG

BUILDING HEIGHT (MAX 50')

PARKING REQUIRED:
AUTO SERVICES (ORO NO. 03-170)
3 SPACES PER SERVICE BAY
1 STALL PER 300 SQF (EXCLUDE SERVICE BAY)

THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE BEEN PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC.

AREA

73,007.50 SQ. FT. OR 1.678 ACRES
MARICOPA COUNTY, ARIZONA
MY COMM. EXPIRES 02-19-18

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARS NORTH 00 DEGREES 01 MINUTES 39 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C16VSL, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

SHEET INDEX

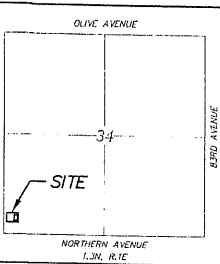
SHEET 1 - COVER SHEET
SHEET 2 - FINAL PLAT

OWNER / DEVELOPER

HALLE PROPERTIES, L.L.C.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
PHONE: (480) 606-6000
CONTACT: DSH THRAKILL

ENGINEER

KIMLEY-HORN AND ASSOCIATES INC.
1655 WEST BASELINE ROAD, #200
MESA, AZ 85202
PHONE: (480) 207-2666
CONTACT: STERLING MARNETTS, P.E.



OWNER

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT
1921 N. PROJECT DRIVE
TEMPE, AZ 85281
PHONE: (602) 236-5003
CONTACT: MARGARET MOORE

SURVEYOR

SURVEY INNOVATION GROUP, INC.
7201 EAST EVANS ROAD
SCOTTSDALE, ARIZONA
PHONE: 480-922-0780
FAX: 480-922-0781
CONTACT: JASON SEGNER

| LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH |
|------|-------------|--------|------|-------------|---------|
| L2 | N00°32'W | 4.42' | L25 | S89°58'28"W | 56.21' |
| L3 | N00°14'W | 16.20' | L26 | N89°58'21"W | 16.00' |
| L4 | N89°58'28"E | 40.21' | L27 | N89°58'21"E | 6.77' |
| L5 | N00°32'W | 9.47' | L28 | N00°139'W | 14.00' |
| L6 | N89°58'21"E | 5.72' | L29 | N89°58'21"E | 20.00' |
| L7 | S89°58'21"W | 14.27' | L30 | S00°139'E | 14.00' |
| L8 | N00°125'W | 10.02' | L31 | N89°58'21"E | 20.00' |
| L9 | N90°00'00"E | 14.27' | L32 | N89°58'21"E | 70.55' |
| L10 | S00°00'00"E | 10.01' | L33 | N00°139'W | 22.41' |
| L11 | S00°132'E | 17.90' | L34 | N00°139'W | 42.83' |
| L12 | N45°01'32"W | 15.00' | L35 | N89°58'21"E | 31.72' |
| L13 | N00°132'W | 76.63' | L36 | S00°139'E | 20.00' |
| L14 | N89°58'28"E | 5.00' | L37 | S00°149'E | 22.83' |
| L15 | N00°132'W | 19.24' | L38 | N20°58'21"E | 20.00' |
| L16 | N44°58'28"E | 20.24' | L39 | S00°139'E | 22.41' |
| L17 | S45°01'32'E | 6.00' | L40 | N89°58'21"E | 4.85' |
| L18 | S44°58'28"W | 17.76' | L41 | N00°139'W | 16.25' |
| L19 | S00°132'E | 10.76' | L42 | N89°58'21"E | 20.00' |
| L20 | N89°58'28"E | 5.00' | L43 | S00°139'E | 16.25' |
| L21 | S00°132'E | 70.00' | L44 | N89°58'21"E | 20.00' |
| L22 | S45°01'32'E | 15.00' | L45 | N89°58'21"E | 115.89' |
| L23 | S00°139'E | 24.53' | L46 | S00°139'E | 33.26' |
| L24 | N00°132'W | 25.47' | | | |

LAND SURVEYOR'S CERTIFICATION

THIS 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 NECESSARY MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

BY: [Signature]
JASON A. SEGNER, RLS#35823

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85250
PHONE: (480) 922-0780
FAX: (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveyors

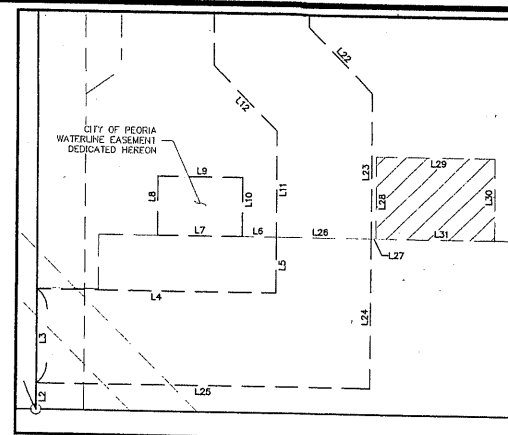
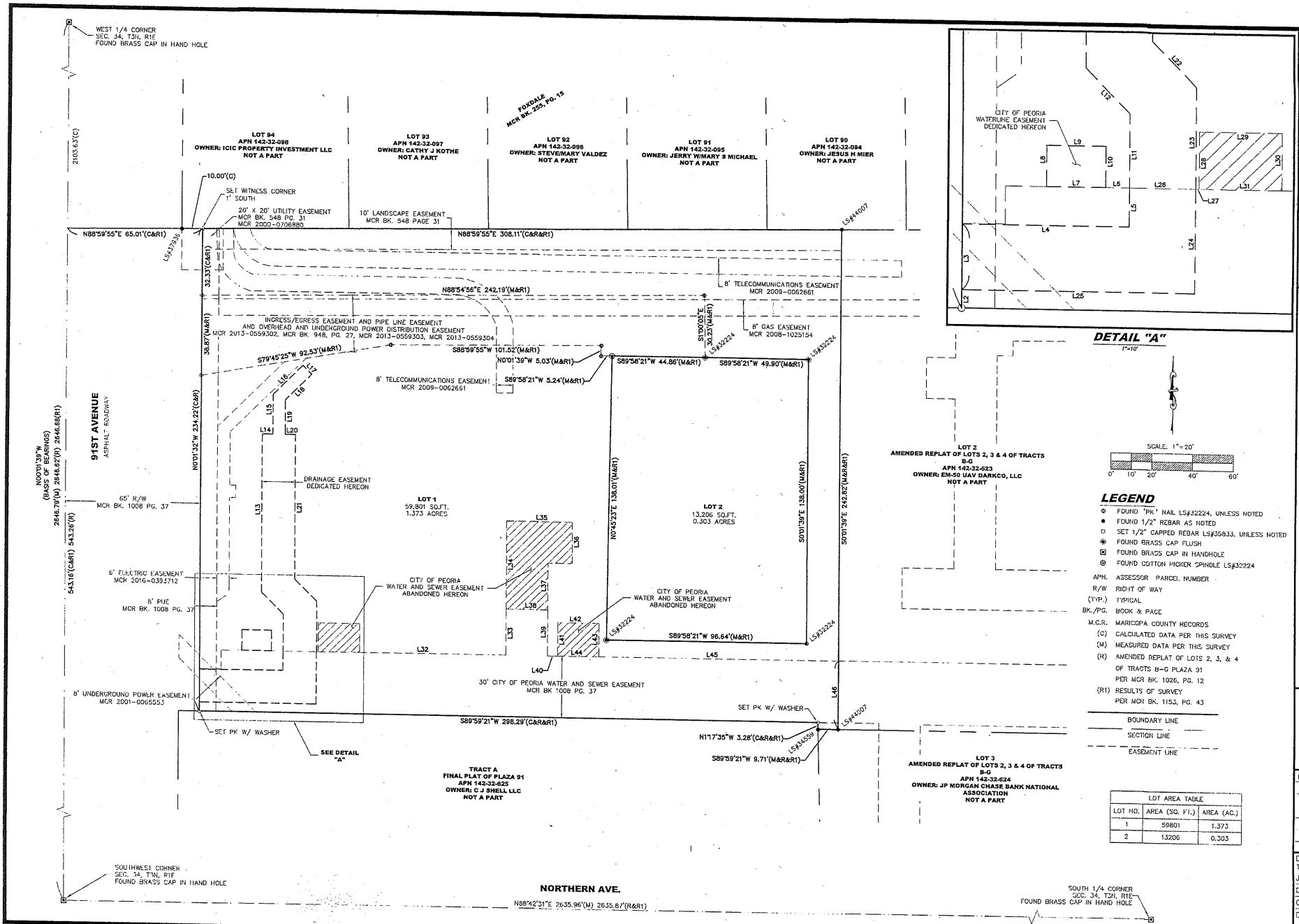
FINAL PLAT
DISCOUNT TIRE 91ST
PEORIA, AZ



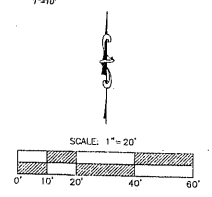
REVISIONS:

DRAWING NAME:
16-JOB ALTA
JOB NO. 2016-008
DRAWN: JPH
CHECKED: JAS
DATE: 8-11-16
SCALE: NA
SHEET: 1 OF 2

R160053



DETAIL "A"
1"=10'



- LEGEND**
- FOUND "PK" NAIL LS#43224, UNLESS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - ◐ SET 1/2" CAPPED REBAR LS#35833, UNLESS NOTED
 - ⊕ FOUND BRASS CAP FLUSH
 - ⊙ FOUND BRASS CAP IN HANDHOLE
 - ⊗ FOUND COTTON PICKER SPINDLE LS#33224
- APH. ASSESSOR PARCEL NUMBER
R/W RIGHT OF WAY
(TYP.) TYPICAL
BK./PG. BOOK & PAGE
M.C.R. MARICOPA COUNTY RECORDS
(C) CALCULATED DATA PER THIS SURVEY
(M) MEASURED DATA PER THIS SURVEY
(R) AMENDED REPLAT OF LOTS 2, 3, & 4 OF TRACTS B-C PLAZA 91 PER MCR BK. 1008, PG. 12
(R1) RESULTS OF SURVEY PER MCR BK. 1153, PG. 43
- BOUNDARY LINE
SECTION LINE
EASEMENT LINE

| LOT AREA TABLE | | |
|----------------|----------------|------------|
| LOT NO. | AREA (SQ. FT.) | AREA (AC.) |
| 1 | 59801 | 1.373 |
| 2 | 13206 | 0.303 |

7201 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 932-0780
FAX (480) 932-0781
WWW.SIGSURVEY.COM



SIG
SURVEY INNOVATION
GROUP, INC.
LAND SURVEYING DIVISION

**FINAL PLAT
DISCOUNT TIRE 91ST
PEORIA, AZ**



REVISIONS:

| | |
|--|--|
| | |
| | |
| | |

DRAWING NAME:
16-008 ALTA
JOB NO. 2016-008
DRAWN: JPH
CHECKED: JAS
DATE: 8-11-16
SCALE: 1"=20'
SHEET: 2 OF 2

R160053