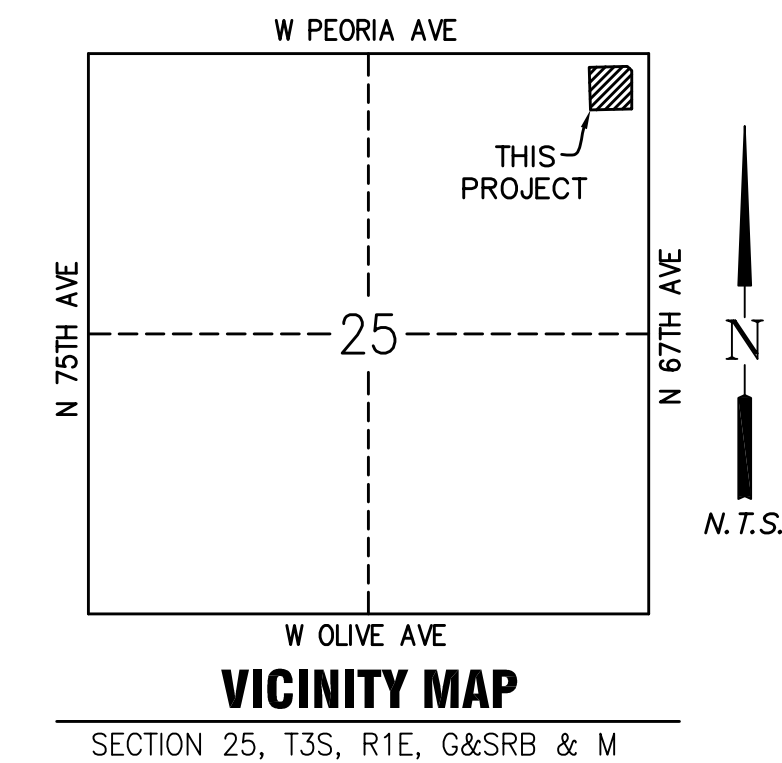


# A REPLAT OF OF "LOT 5, PEORIA STATION AND A PORTION OF LOT 9 PEORIA STATION AMENDED"

**A RESUBDIVISION OF LOT 5, PEORIA STATION  
AS RECORDED IN BOOK 296, PAGE 45, M.C.R.,  
A RESUBDIVISION OF LOT 1, PEORIA STATION LOT 9 AMENDED  
AS RECORDED IN BOOK 592, PAGE 43, M.C.R., BEING  
A PORTION OF THE NE 1/4, NE1/4 OF SECTION 25,  
T 3 N, R 1 E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS: **CIRCLE K STORES INC., A TEXAS CORPORATION**, AS OWNER DOES HEREBY PUBLISH THIS "LOT 5, PEORIA STATION AND A PORTION OF LOT 9 PEORIA STATION AMENDED" IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, 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 "LOT 5, PEORIA STATION AND A PORTION OF LOT 9 PEORIA STATION AMENDED" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT: **CIRCLE K STORES INC., A TEXAS CORPORATION**, AS OWNER, HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSE SHOWN HEREON.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLATS OF "PEORIA STATION", AS RECORDED IN BOOK 296, PAGE 45, M.C.R., AND, "LOT 9 PEORIA STATION AMENDED" A RESUBDIVISION OF LOT 5, PEORIA STATION" AS RECORDED IN BOOK 296, PAGE 45, M.C.R., AND A RESUBDIVISION OF LOT 1, PEORIA STATION LOT 9 AMENDED AS RECORDED IN BOOK 592, PAGE 43, M.C.R., SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED OF THE RE-PLAT.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITH THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

IN WITNESS WHEREOF:  
**CIRCLE K STORES INC., A TEXAS CORPORATION**, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED, \_\_\_\_\_ WHO ACKNOWLEDGED

HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND

WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

\_\_\_\_\_  
PUBLIC NOTARY DATE

MY COMMISSION EXPIRES:

## LEGAL DESCRIPTION

A PORTION OF LOT 1, OF PEORIA STATION LOT 9 AMENDED, ACCORDING TO THE PLAT RECORDED IN BOOK 592 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF LOT 5, OF PEORIA STATION, ACCORDING TO THE PLAT RECORDED IN BOOK 296 OF MAPS, PAGE 45, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 1987-222364, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25 (NOT FOUND), FROM WHICH A FOUND BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER BEARS SOUTH 88°22'53" WEST, A DISTANCE OF 2654.55 FEET, AND FROM WHICH A FOUND BRASS CAP FLUSH AT THE EAST QUARTER CORNER OF SAID SECTION 25 BEARS SOUTH 00°00'00" WEST, A DISTANCE OF 2645.73 FEET;

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°00'00" WEST, A DISTANCE OF 255.10 FEET;

THENCE SOUTH 88°22'53" WEST, A DISTANCE OF 55.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PEORIA AVENUE, AT THE SOUTHEAST CORNER OF LOT 5, OF PEORIA STATION, ACCORDING TO THE PLAT RECORDED IN BOOK 296 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 5, SOUTH 88°22'53" WEST, A DISTANCE OF 36.27 FEET;

THENCE SOUTH 01°42'22" EAST, A DISTANCE OF 17.50 FEET;

THENCE SOUTH 88°22'53" WEST, A DISTANCE OF 158.09 FEET;

THENCE NORTH 01°37'07" WEST, A DISTANCE OF 217.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 88°22'53" EAST, A DISTANCE OF 178.99 FEET;

THENCE SOUTH 45°48'34" EAST, A DISTANCE OF 29.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 179.08 FEET TO THE TRUE POINT OF BEGINNING

## CITY OF PEORIA GENERAL NOTES

A. 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.

B. 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.

C. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

E. SIGNS, 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.

F. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

G. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

H. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.

I. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. 75TH AVENUE IS/ARE DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.

J. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

K. 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 IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

## BASIS OF BEARING

MONUMENT LINE OF PEORIA AVE., FROM A BRASS CAP IN HAND HOLE AT 71ST AVE, N88°22'53"E, 1327.14' TO A BRASS CAP FLUSH AT 69TH AVE.

## SHEET INDEX

COVER SHEET  
FINAL PLAT

## ENGINEER

HELIX ENGINEERING, LLC  
3240 E. UNION HILLS DR #112  
PHOENIX, ARIZONA 85050  
TEL: 602-788-2616  
CONTACT: STEVE BOWSER, PE

## LAND SURVEYOR

HELIX ENGINEERING, LLC  
3240 E. UNION HILLS DR #112  
PHOENIX, ARIZONA 85050  
TEL: 602-788-2616  
CONTACT: MICHAEL J THOMPSON

## OWNER

CIRCLE K STORES INC  
1130 W WARNER ROAD  
TEMPE, ARIZONA 85284  
TEL: 602-728-4309  
SUSAN SPENCER

## AREA

GROSS: 68,866 S.F. / 1.580 ACRES  
NET: 41,979 S.F. / 0.964 ACRES

## APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2023

MAYOR: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR

ATTEST BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

## FEMA CLASSIFICATION

ZONE X (SHADED)

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.

## FEMA FLOODPLAIN INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040050	04013C1705M SEPT 18, 2020	M	SEPT 18, 2020	X	N/A

ZONE "X" IS DEFINED AS "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 OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

## SURVEYOR'S CERTIFICATION

I, MICHAEL J. THOMPSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT (CONSISTING OF 2 SHEETS) CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2020; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; AND, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.



## Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills  
Suite 113  
Phoenix AZ 85050  
(PH) 602-788-2616  
www.hxeng.com

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

TWO WORKING DAYS BEFORE YOU DIG.  
CALL FOR THE BLUE STAKES  
1-800-782-5348  
BLUE STAKE CENTER

RELEASE	
DATE	

REVISIONS	
NO.	DATE
△	
△	
△	

PROJECT NAME

## FINAL PLAT

PROJECT ADDRESS

6735 W PEORIA AVE  
PEORIA, ARIZONA  
85345

PROJECT AREA

## PEORIA AVE & 67TH AVE

HELIX JOB NUMBER

507

SHEET TITLE

A FINAL PLAT FOR A PORTION OF THE NE 1/4 OF SEC 25 T3N, R1E, G. & S.R.B. & M.

SHEET PAGE

COVER 1 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

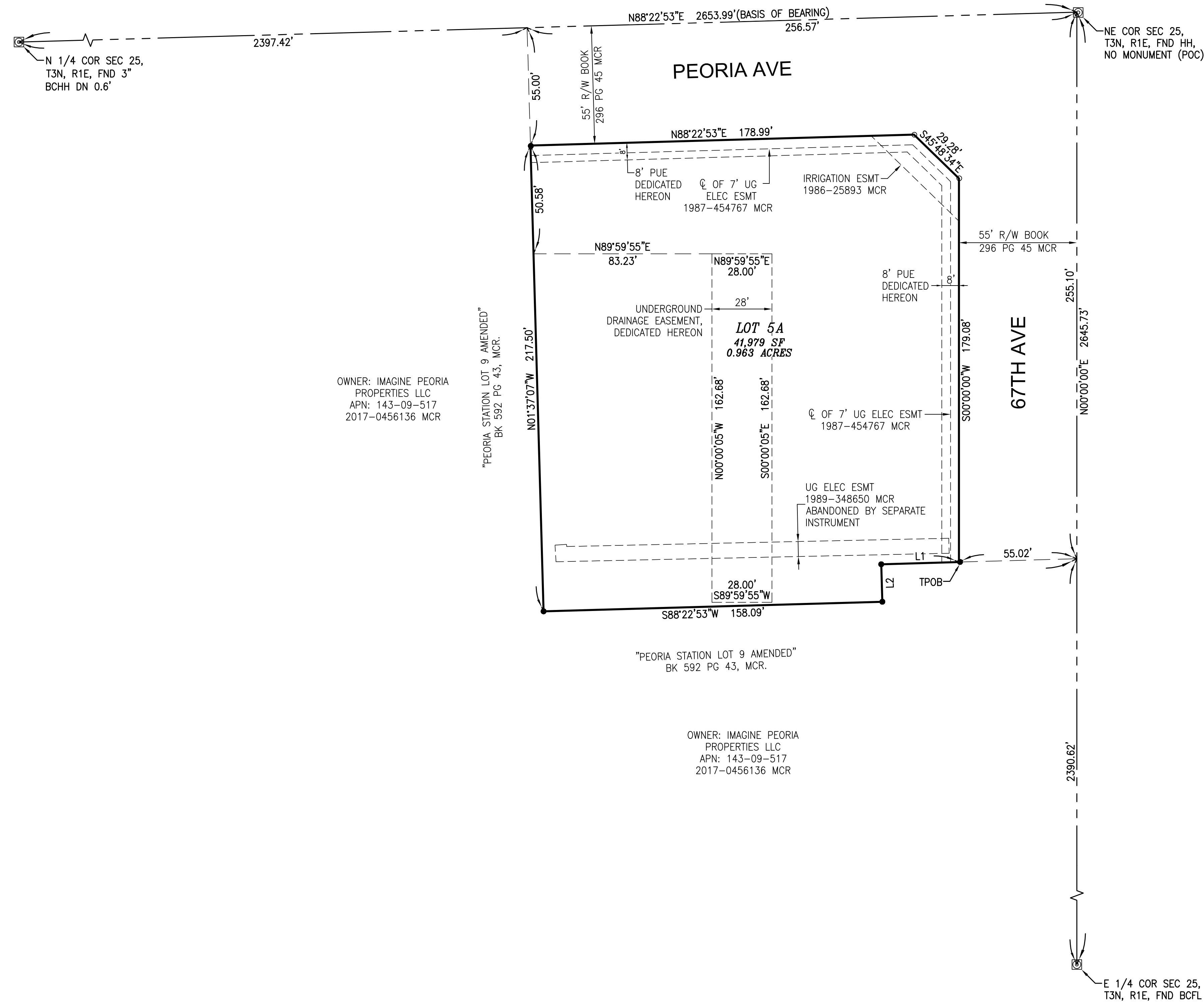
R220062

Mar 30, 2023 - 11:15am  
 C:\005\507 CK Peoria-67th Ave\DWG\PLAT\507 Peoria & 67th Ave Plat.v4.dwg

**LEGEND**

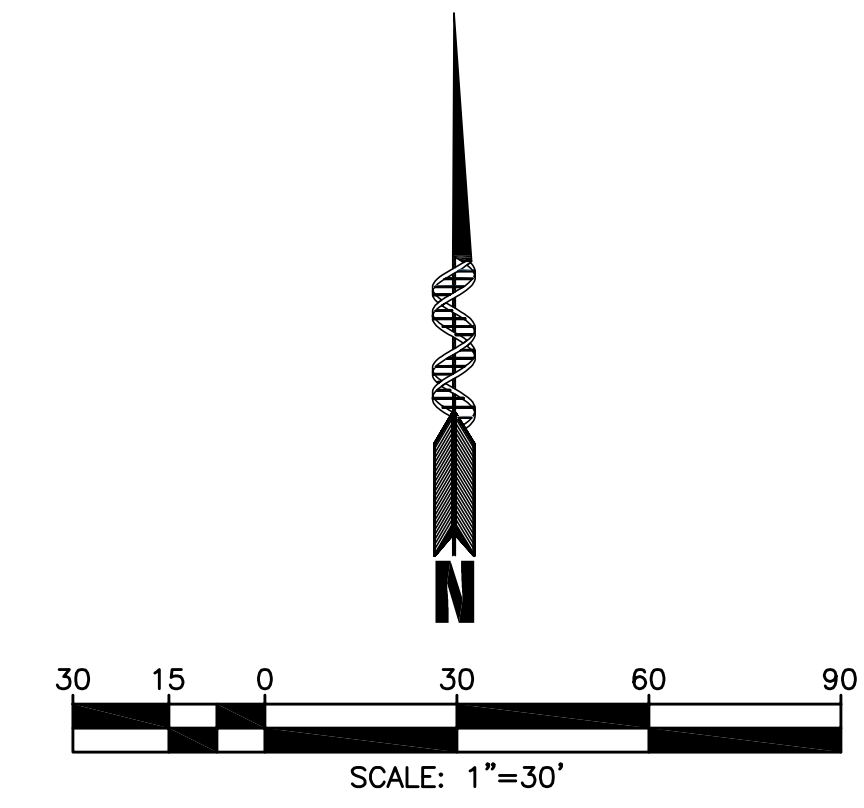
- SET 1/2" CAPPED REBAR LS 25090 (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- LOT CORNER
- SET 1/2" CAPPED REBAR LS 25090 (UNLESS OTHERWISE NOTED)
- MCR MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- FOUND BRASS CAP, AS NOTED
- SUBDIVISION BOUNDARY LINE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 88°22'53" W	36.27'
L2	S 01°42'22" E	17.51'



OWNER: IMAGINE PEORIA PROPERTIES LLC  
 APN: 143-09-517  
 2017-0456136 MCR

OWNER: IMAGINE PEORIA PROPERTIES LLC  
 APN: 143-09-517  
 2017-0456136 MCR



**Helix Engineering, LLC**  
 Engineering / Surveying / Consulting

3240 E Union Hills  
 Suite 113  
 Phoenix AZ 85050  
 (PH) 602-788-2616  
 www.hxeng.com

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

TWO WORKING DAYS BEFORE YOU DIG.  
 CALL FOR THE BLUE STAKES  
 1-800-782-5348  
 BLUE STAKE CENTER

RELEASE	
DATE	

REVISIONS	
NO.	DATE

PROJECT NAME

FINAL PLAT

PROJECT ADDRESS

6735 W PEORIA AVE  
 PEORIA, ARIZONA  
 85345

PROJECT AREA

PEORIA AVE & 67TH AVE

HELIX JOB NUMBER IN HOUSE

507 DRAWN BY: TDS  
 CHECKED BY: MJT

SHEET TITLE

A FINAL PLAT FOR A PORTION OF THE NE 1/4 OF SEC 25 T3N, R1E, G. & S.R.B. & M.

SHEET PAGE

2 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"