

FINAL PLAT OF "THUNDERBIRD & NORTH 88TH AVENUE"

A REPLAT OF LOT 2 AND TRACT A OF "88TH AVENUE AND THUNDERBIRD COMMERCIAL" ACCORDING TO THE PLAT RECORDED IN BOOK 1311 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DO HEREBY PUBLISH THIS FINAL PLAT OF "THUNDERBIRD & NORTH 88TH AVENUE" BEING A REPLAT OF LOT 2 AND TRACT A OF A FINAL PLAT FOR "88TH AVENUE AND THUNDERBIRD COMMERCIAL" AS RECORDED IN BOOK 1311 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 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 FINAL PLAT AS, AND FOR THE FINAL PLAT OF SAID "THUNDERBIRD & NORTH 88TH AVENUE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE AS QUICK THE STREETS AS SHOWN ON SAID MAP OR DESIGNATION AND INSTEAD IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATE TO THE CITY OF PEORIA THE 88TH AVENUE RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS OR HIGHWAYS AND ALL PUBLIC SCHOOLS, PARKS, GAS ELECTRIC AND ANY OTHER UTILITY SERVICES, LANDSCAPING WITHIN THE 88TH AVENUE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE FRONTING PROPERTY OWNER. AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOSOEVER.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF THE FINAL PLAT FOR "88TH AVENUE AND THUNDERBIRD COMMERCIAL" (M.C.R. BOOK 1311, PAGE 22) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDED PLAT.

AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, 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 AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACT(S) SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE FOREGOING TO THE CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF ENTRY AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER /SEWER LINE SUBJECT TO NOTES 1, 2, 3 AND 4. AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AGREEMENT DATED TRACT OR PARCELS IF IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT IT WILL WARRANT THE TITLE AND QUIET POSSESSION HERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

- NOTES:
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 AND TO PREVENT THE SAME FROM INTERFERING WITH THE EASEMENT, MAINTENANCE AND OPERATION OF SAID WATER LINES.
 2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
 3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
 4. GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR 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 REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(S), PUMP STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) 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 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 ON 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 DESIGNATION OF THE EASEMENT.

AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, 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 AN ON-SITE FIRE HYDRANT OVER, UNDER, AND ACROSS TRACT(S) SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

IN WITNESS WHEREOF:
AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THUNDERBIRD ROAD CARWASH, LP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS, HAVE HERE UNDER CAUSED ITS NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY SIGNATURE.

AZ LEASE HOLDING COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: Manager

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF Maricopa }

On 09-22-2023 before me, [Signature] personally appeared [Signature] who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.



WITNESS

SIGNATURE

DESCRIPTION

RECORD DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY HESTOOR LAND TITLE INSURANCE COMPANY, FILE NUMBER V2867AZ, DATED SEPTEMBER 27, 2021.

LOT 2 AND TRACT A OF 88TH AVENUE & THUNDERBIRD ROAD COMMERCIAL, ACCORDING TO THE FINAL PLAT OF RECORD IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1311 OF MAPS, PAGE 22.

ZONING

ZONE: C-2, INTERMEDIATE COMMERCIAL DISTRICT

SURVEYORS NOTES

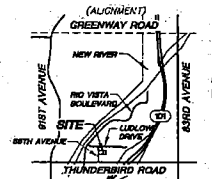
1. THE BASIS OF BEARING IS THE MONUMENT LINE OF THUNDERBIRD ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, USING A BEARING OF SOUTH 88 DEGREES 10 MINUTES 44 SECONDS WEST, PER THE PLAT OF 88TH AVENUE & THUNDERBIRD COMMERCIAL, RECORDED IN BOOK 1311 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA.
2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY HESTOOR LAND TITLE INSURANCE COMPANY, FILE NUMBER 28287AZ, DATED SEPTEMBER 27, 2021.

FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C0705M, DATED SEPTEMBER 18, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."

CITY NOTES

1. 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.
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 89 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN LOT 2 WILL BE THE RESPONSIBILITY OF THE OWNER.
4. 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.
5. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN NEW EASEMENTS OR THE RIGHT DISTANCE TRIANGLES, NO LIMBS, LEAVES, NEEDLES OR OTHER FOLLAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 24 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
6. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. 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 IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
9. THIS SUBDIVISION IS LOCATED WITHIN THE MONUMENT OF A MILITARY AIRPORT.



VICINITY MAP

NOT TO SCALE

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. Loop South, Suite 11
Peoria, Arizona 85207
(623) 869-0223

AREA TABLE

LOT 2	45,833 SQ. FT. 1,048 ACRES
TRACT A	10,142 SQ. FT. 0.233 ACRES
TOTAL	55,975 SQ. FT. 1,281 ACRES

OWNER

AZ LEASE HOLDING COMPANY LLC
AN ARIZONA LIMITED LIABILITY COMPANY
384 S. FARMER AVENUE, TEMPE, AZ 85281
A.P.A.: 200-63-894 & 200-63-895

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA
THIS _____ DAY OF _____ 2023.

BY: _____ MAYOR DATE: _____

ATTEST: _____ CITY CLERK DATE: _____

APPROVED: _____ FOR CITY ENGINEER DATE: _____

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 2023, 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.

DAVID S. KLEH
R.L.S. 42137
JUNE 14, 2023



FINAL PLAT OF
THUNDERBIRD & NORTH 88TH AVENUE,
PEORIA, AZ 85281

2122 W. Loop South, Suite 11
Peoria, Arizona 85207
(623) 869-0223 (office)
(623) 869-0786 (cell)
www.superiorsurveying.com
info@superiorsurveying.com

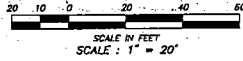


SINGLE OMC BY
SHEET 1 OF 2
DATE: 6/14/23
JOB: 202108002

#R210090

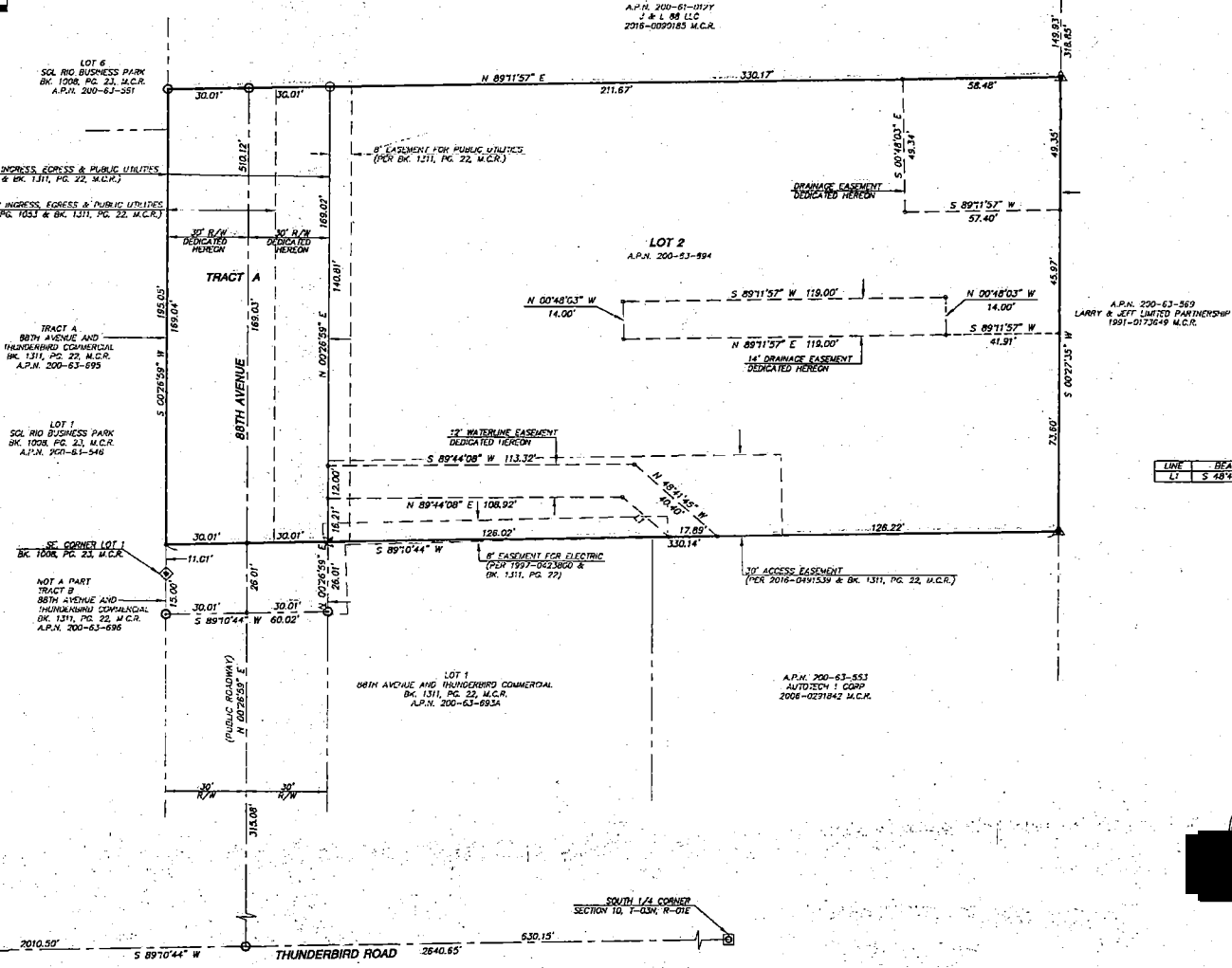
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A.P.N. 200-61-0127
J & L 88 LLC
2016-0099185 M.C.R.

- LEGEND**
- SUBMISSION BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - CENTER LINE OF MONUMENT LINE
 - EXISTING EASEMENT
 - ⊙ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "OLEN 42137"
 - ⊗ SET NAIL IN WASHER STAMPED "OLEN 42137"
 - ⊕ FOUND NAIL IN WASHER STAMPED "18890" IN TOP OF WALL
 - ⊖ FOUND 1/2" CAPPED REBAR STAMPED "37172"
 - ⊙ FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "OLEN 42137"
 - ⊗ SET PER BK. 1057, PG. 15, M.C.R.
 - ⊕ FOUND CITY 3.5" ARIZONA HIGHWAY DEPARTMENT ALUMINUM CAP FLUSH STAMPED "1/4 10 15"
 - ⊖ FOUND 1/4" CITY OF PEORIA BRASS CAP IN HANDBOLE 0.6" DOWN
 - ⊙ CALCULATED POSITION NO MONUMENT FOUND OR SET
 - ⊗ ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (R) RECORD PER BK. 1311, PG. 22, M.C.R.
 - (V) MEASURED



LINE	BEARING	DISTANCE
L7	S 48°41'45.7" E	22.38'

FINAL PLAT OF
THUNDERBIRD & NORTH 88TH AVENUE,
PEORIA, AZ 85391

2122 W. Lone Canyon Blvd., Suite 11
Peoria, AZ 85207 602-757-8600
602-869-0223 (office) 602-869-0758 (fax)
www.superior-surveying.com
info@superior-surveying.com



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