

# FINAL PLAT AZ-101 AND NORTHERN COMMERCIAL CENTER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS, THAT TTRG GLENDALE 101 NORTHERN AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LR GLENDALE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION HAS SUBDIVIDED UNDER THAT NAME OF "AZ-101 AND NORTHERN COMMERCIAL CENTER", BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF GLENDALE, IN THE STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT, CONSISTING OF THREE SHEETS, AND HEREBY DECLARES THAT SAID PLAT SETS FOR THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NAME GIVEN EACH RESPECTIVELY AND THAT TTRG GLENDALE 101 NORTHERN AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LR GLENDALE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, HEREBY DEDICATES THE RIGHT-OF-WAY FOR 99TH AVENUE AND NORTHERN AVENUE FOR PUBLIC ROADWAY PURPOSES, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE, IN, OVER, AND UNDER THOSE AREAS AS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF WATER AND SEWER LINES. TRACT 'A' IS HEREBY DEDICATED TO THE CITY OF GLENDALE, IN FEE AS PUBLIC RIGHT-OF-WAY FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: TTRG GLENDALE 101 NORTHERN AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THEIR NAME TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TTRG GLENDALE 101 NORTHERN AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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

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

IN WITNESS WHEREOF: LR GLENDALE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THEIR NAME TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

LR GLENDALE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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

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

IN WITNESS WHEREOF: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, HAS HEREUNTO CAUSED THEIR NAME TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION,

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

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

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF TTRG GLENDALE 101 NORTHERN AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF LR GLENDALE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

## NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:  
A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.  
B. CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT PROPERTY OWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- INGRESS, EGRESS AND CROSS ACCESS THROUGHOUT THE SUBDIVISION WILL BE GRANTED PER THE PROPERTY OWNER'S COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDED DOCUMENT NO. 2021-1273423.
- EACH LOT IS RESPONSIBLE FOR PROVIDING ONSITE RETENTION FOR THE 100-YEAR, 2-HOUR STORM EVENT FOR THE LOT AREA AND ANY ADDITIONAL AREA THAT DRAINS TO THE LOT PER THE MASTER INFRASTRUCTURE PLAN.
- A 20-FOOT WIDE PARCEL OF LAND IS BEING EXCEPTED FROM THIS PLAT AND IS BEING RESERVED FOR A USA IRRIGATION EASEMENT.
- AFTER ESTABLISHMENT OF THE USA IRRIGATION EASEMENT THROUGH THE BUREAU OF RECLAMATION PROCESS FACILITATED BY SRP, A PORTION OF THE EXCEPTION WILL BE RE-PLATTED TO BE A PORTION OF LOTS 1, 2, 3, 4, AND 5. THE REMAINDER OF THE EXCEPTION WILL BE DEDICATED TO THE CITY OF GLENDALE AS PUBLIC RIGHT-OF-WAY FOR ROADWAY PURPOSES.

## RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2021-1270459, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

ARIZONA BANK & TRUST, AN ARIZONA CORPORATION

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## ACKNOWLEDGMENT

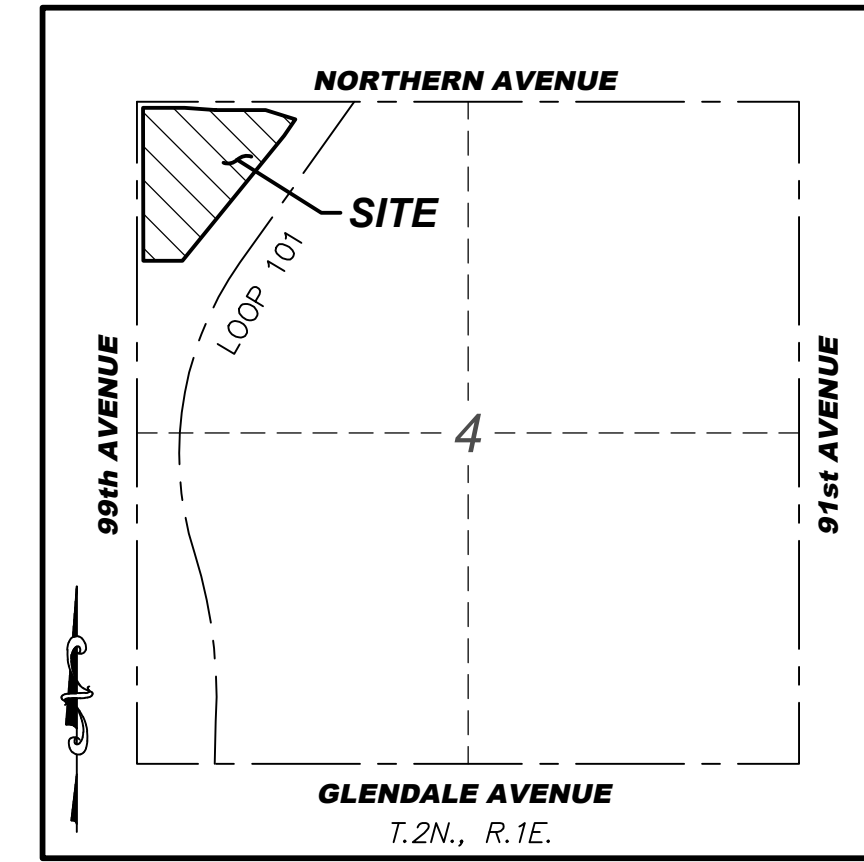
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_ FOR AND ON BEHALF OF ARIZONA BANK & TRUST, AN ARIZONA CORPORATION.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**  
N.T.S.

## OWNER

TTRG GLENDALE 101 NORTHERN AZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
2398 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, ARIZONA 85016  
ANDREW CALL  
(602) 313-8633

## OWNER

LR GLENDALE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
MICHAEL J. SANSONE, AUTHORIZED SIGNER  
1600 S. BRENTWOOD BLVD., SUITE 220  
ST. LOUIS, MISSOURI 63144  
(314) 441-4003

## OWNER

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION  
JASON ACORD, DIRECTOR OF REAL ESTATE  
PO BOX 3475  
TULSA, OK 74101  
(480)446-6318

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT RIVER BASE AND MERIDIAN,  
SAID LINE BEARS: NORTH 88 DEGREES 40 MINUTES 39 SECONDS EAST.

## APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, ARIZONA ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

APPROVED: \_\_\_\_\_ CITY ENGINEER OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ PLANNING MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2022, AND THAT THE SURVEY IS 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.

ERIC SOSTROM, RLS #41894  
ESOSTROM@RICKENGINEERING.COM  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024



SURVEYOR:

NO.

BY

DATE

REVISION

22425 N 16TH STREET SUITE #1  
PHOENIX, AZ 85024  
480.922.0780



DRAWN BY:

CHECKED BY:

ELS

SCALE:

RMH

DATE:

N.T.S.

9/26/2022

FINAL PLAT  
AZ-101 AND NORTHERN  
COMMERCIAL CENTER  
GLENDALE, ARIZONA



PROJECT NO.

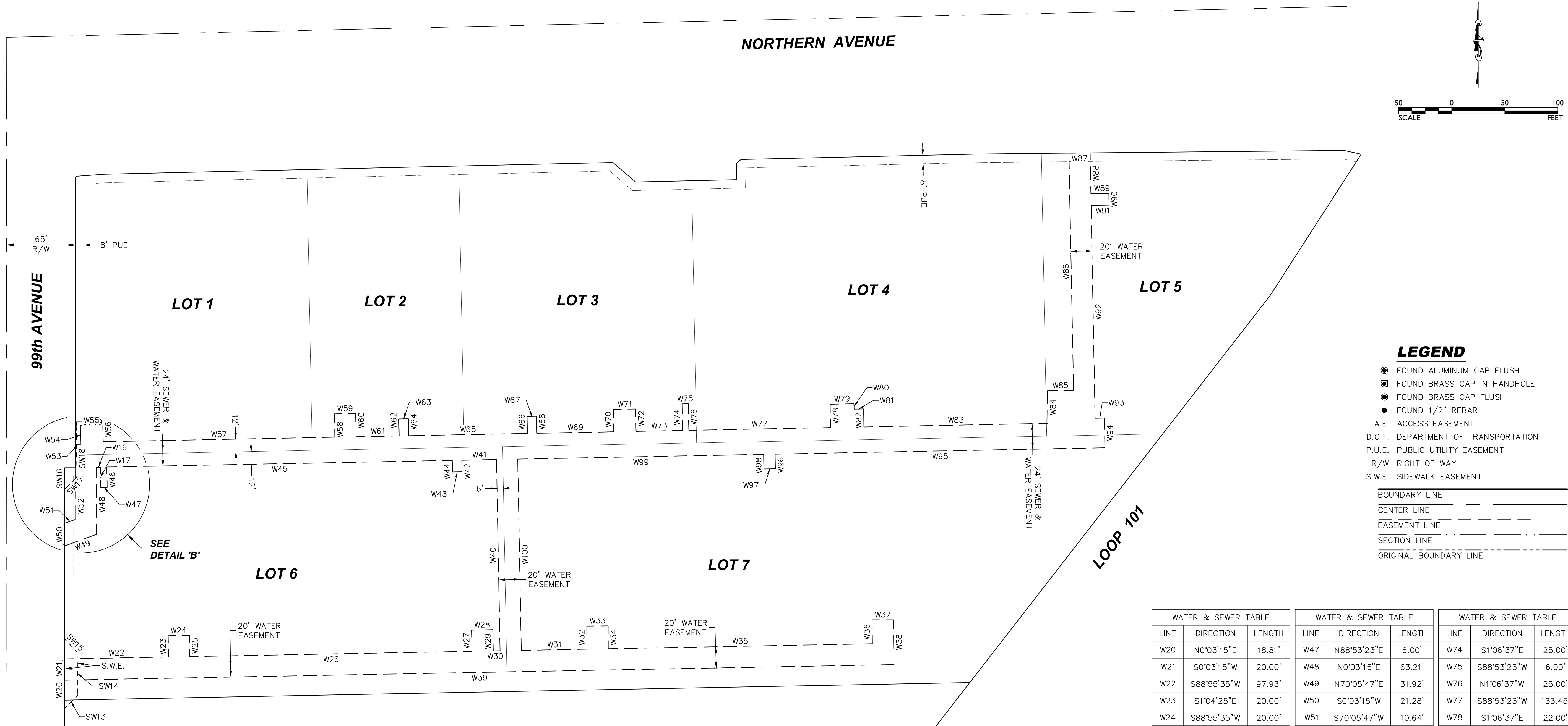
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SHEET NO. 1 OF 3

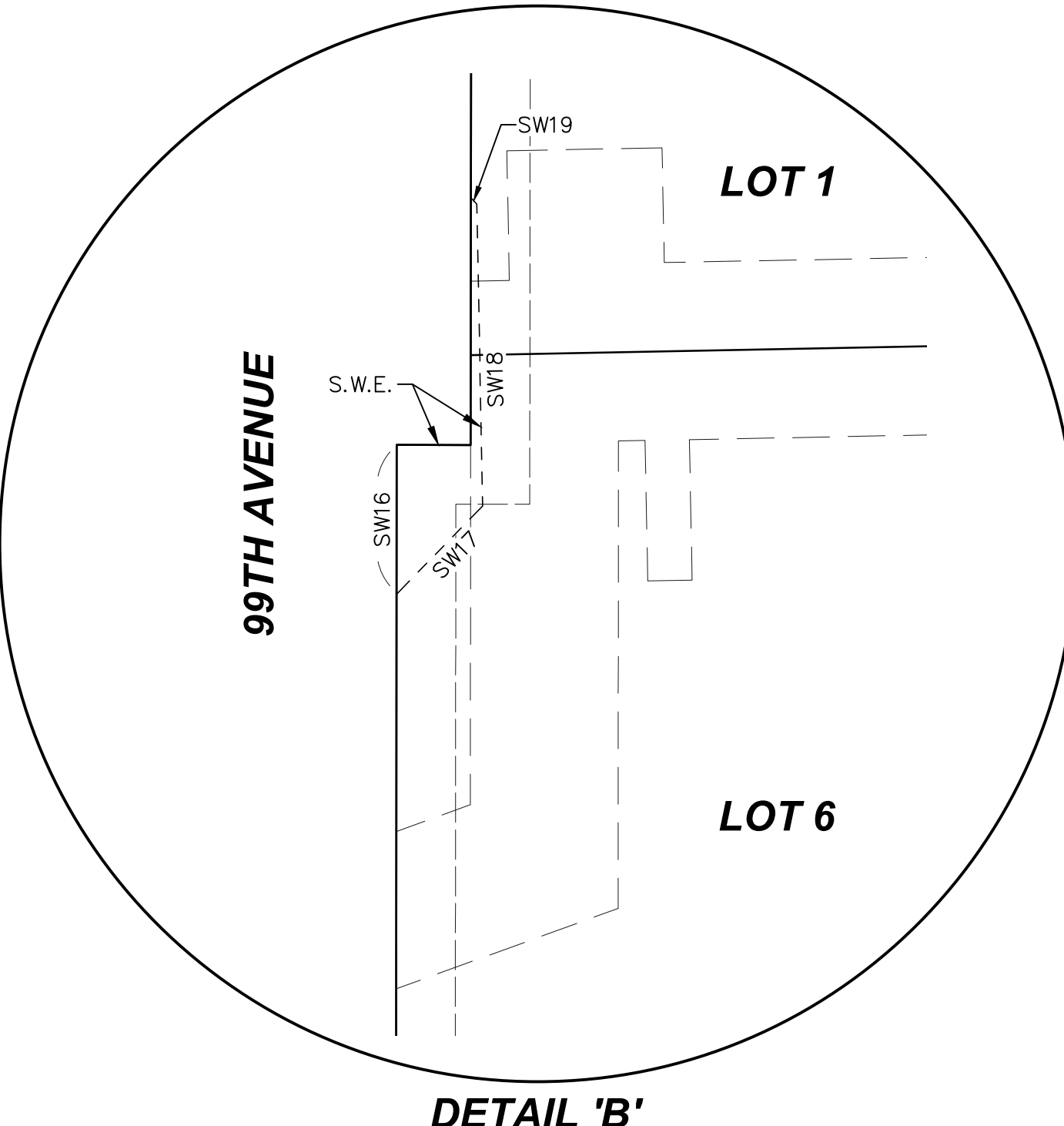
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- LEGEND**
- FOUND ALUMINUM CAP FLUSH
  - FOUND BRASS CAP IN HANDHOLE
  - FOUND BRASS CAP FLUSH
  - FOUND 1/2" REBAR
  - A.E. ACCESS EASEMENT
  - D.O.T. DEPARTMENT OF TRANSPORTATION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - S.W.E. SIDEWALK EASEMENT
- BOUNDARY LINE  
 CENTER LINE  
 EASEMENT LINE  
 SECTION LINE  
 ORIGINAL BOUNDARY LINE



WATER & SEWER TABLE			WATER & SEWER TABLE			WATER & SEWER TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
W20	N0°03'15"E	18.81'	W47	N88°53'23"E	6.00'	W74	S1°06'37"E	25.00'
W21	S0°03'15"W	20.00'	W48	N0°03'15"E	63.21'	W75	S88°53'23"W	6.00'
W22	S88°55'35"W	97.93'	W49	N70°05'47"E	31.92'	W76	N1°06'37"W	25.00'
W23	S1°04'25"E	20.00'	W50	S0°03'15"W	21.28'	W77	S88°53'23"W	133.45'
W24	S88°55'35"W	20.00'	W51	S70°05'47"W	10.64'	W78	S1°06'37"E	22.00'
W25	N1°04'25"W	20.00'	W52	S0°03'15"W	70.79'	W79	S88°53'23"W	22.48'
W26	S88°55'35"W	265.78'	W53	S88°53'23"W	5.22'	W80	N1°06'37"W	5.03'
W27	S1°04'25"E	20.00'	W54	S1°06'37"E	17.53'	W81	S88°53'23"W	9.00'
W28	S88°55'35"W	20.00'	W55	S88°53'23"W	21.00'	W82	N1°06'37"W	16.97'
W29	N1°04'25"W	20.00'	W56	N1°06'37"W	15.53'	W83	S88°53'23"W	173.27'
W30	S88°55'35"W	6.44'	W57	S88°53'23"W	218.22'	W84	S0°46'28"E	30.62'
W31	S88°56'01"W	61.85'	W58	S1°06'37"E	21.99'	W85	S88°53'23"W	24.54'
W32	S0°15'58"E	21.81'	W59	S88°53'23"W	20.00'	W86	S1°07'48"E	223.58'
W33	S89°44'02"W	20.00'	W60	N1°06'37"W	21.99'	W87	S89°26'17"W	19.99'
W34	N0°15'58"W	21.53'	W61	S88°53'23"W	40.57'	W88	N1°04'26"W	38.46'
W35	S88°55'26"W	248.76'	W62	S1°06'37"E	16.00'	W89	S88°55'34"W	16.94'
W36	S0°36'42"E	22.54'	W63	S88°53'23"W	9.00'	W90	N1°04'26"W	11.00'
W37	N90°00'00"W	20.00'	W64	N1°06'37"W	16.00'	W91	N88°55'34"E	16.94'
W38	N0°50'52"W	42.17'	W65	S88°53'23"W	111.74'	W92	N1°04'26"W	200.56'
W39	N88°55'34"E	781.17'	W66	S1°06'37"E	16.00'	W93	S88°55'34"W	8.75'
W40	S1°04'11"E	180.23'	W67	S88°53'23"W	9.00'	W94	N1°04'36"W	27.99'
W41	N88°53'23"E	32.64'	W68	N1°06'37"W	16.00'	W95	N88°53'23"E	310.64'
W42	N1°06'37"W	10.94'	W69	S88°53'23"W	72.37'	W96	N1°06'37"W	13.75'
W43	N88°53'23"E	8.97'	W70	S1°06'37"E	21.08'	W97	N88°53'23"E	10.78'
W44	S1°06'37"E	10.94'	W71	S88°53'23"W	21.00'	W98	S1°06'37"E	13.75'
W45	N88°53'23"E	325.41'	W72	N1°06'37"W	21.08'	W99	N88°53'23"E	231.63'
W46	N1°06'37"W	19.00'	W73	S88°53'23"W	43.71'	W100	N1°04'11"W	180.24'

**SIDEWALK LINE TABLE**

LINE	DIRECTION	LENGTH
SW13	N44°22'08"E	17.96'
SW14	N1°06'37"W	40.84'
SW15	N44°34'36"W	16.68'
SW16	S0°03'15"W	20.16'
SW17	N44°18'17"E	16.66'
SW18	N1°06'37"W	40.82'
SW19	N42°35'03"W	1.18'



**RICK ENGINEERING COMPANY**  
 22425 N 16TH STREET SUITE #1  
 PHOENIX, AZ 85024  
 480.922.0780  
 rickengineering.com  
 San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

**FINAL PLAT**  
**AZ-101 AND NORTHERN**  
**COMMERCIAL CENTER**  
 GLENDALE, ARIZONA



PROJECT NO. 5151B  
 SHEET NO. 3 OF 3

NO.	BY	DATE	REVISION