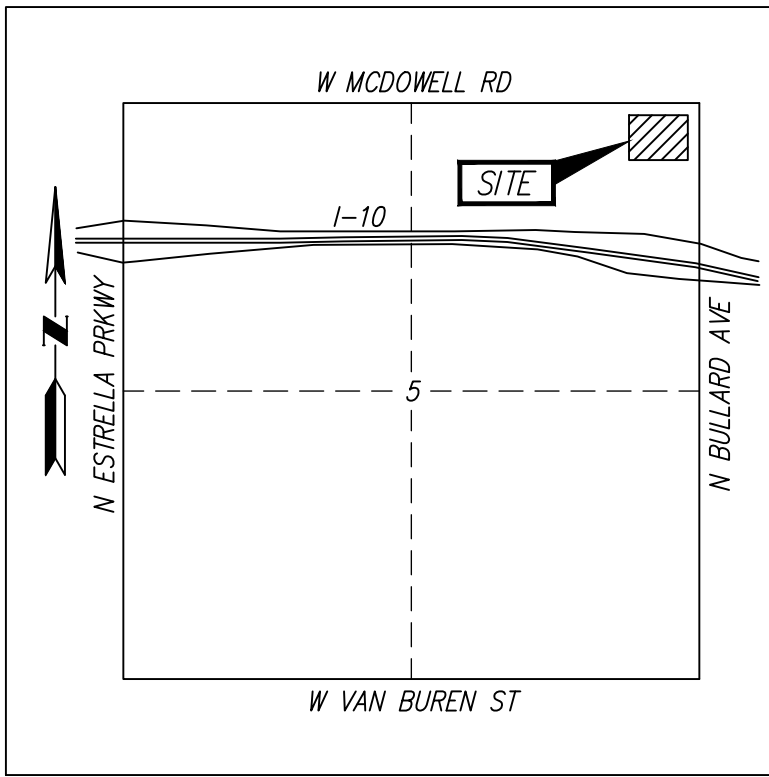


PRELIMINARY PLAT

FOR

"QUIKTRIP STORE #1417"

BEING A REPLAT OF LOT 1 OF "MINOR LAND DIVISION FOR TRADECOR PARTNERS GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND GOODYEAR LODGING INVESTORS 1, LLC, A WISCONSIN LIMITED LIABILITY COMPANY" RECORDED IN BOOK 990, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA. BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA & SALT RIVER BASE & MERIDIAN MARICOPA COUNTY, ARIZONA.



VICINITY MAP

SECTION 5

T.1N., R.1W., G.&S.R.B.&M.

MARICOPA COUNTY, ARIZONA

PARENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT1, MINOR LAND DIVISION MAP FOR SOUTHWEST CORNER OF MCDOWELL ROAD AND BULLARD AVENUE, ACCORDING TO BOOK 990 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS AND ACROSS THE COMMON AREA FOR THE PARKING OF PASSENGER MOTOR VEHICLES AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 29, 2008 IN RECORDING NO. 2008-0378355

APN: 500-10-709

OWNERS

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION
P.O. BOX 3475
TULSA, OK 74101
PHONE: 480-446-6300
EMAIL: JNAUT@QUIKTRIP.COM

LAND SURVEYOR

THE WLB GROUP
1600 W. BROADWAY ROAD, STE. 150
TEMPE, ARIZONA 85282
ATTN: DON WALDING, R.L.S.
PHONE: 480-736-1600
EMAIL: DWALDING@WLBGROUP.COM

BASIS OF BEARING

THE NORTH LINE OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN SHOWN HEREON AS BEARING N89°27'46"W AND DISTANCE 2619.45.

BENCHMARK

CITY OF GOODYEAR SURVEY BENCHMARK (G357)
NORTHING= 902,154 , ADJUSTED TO 902,156
EASTING= 554,933
ELEVATION = 1016.38 (NAVD 88)
INVENTORY DESCRIPTION= 3" MCHD BCHH
ESTRELLA PARKWAY AND THOMAS ROAD

LOT AREAS

LOT 1: 109,679 SQ. FT., OR 2.5179 ACRES, MORE OR LESS.
LOT 2: 56,035 SQ. FT., OR 1.2894 ACRES, MORE OR LESS.
LOT 3: 88,255 SQ. FT., OR 2.0261 ACRES, MORE OR LESS.

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 SEPTEMBER 2020; 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.

C. DON WALDING, R.L.S. #33880
1600 W. BROADWAY RD., SUITE 150
TEMPE, AZ 85282
PHONE (480) 736-1600



UTILITY PROVIDERS	
UTILITY	PROVIDER
ELECTRIC	SALT RIVER PROJECT
GAS	SOUTHWEST GAS
IRRIGATION	SALT RIVER PROJECT
WATER	LIBERTY UTILITIES
WATER	CITY OF GOODYEAR
SEWER	LIBERTY UTILITIES
SEWER	CITY OF GOODYEAR
STORM DRAIN	CITY OF GOODYEAR
CATV	CENTURYLINK



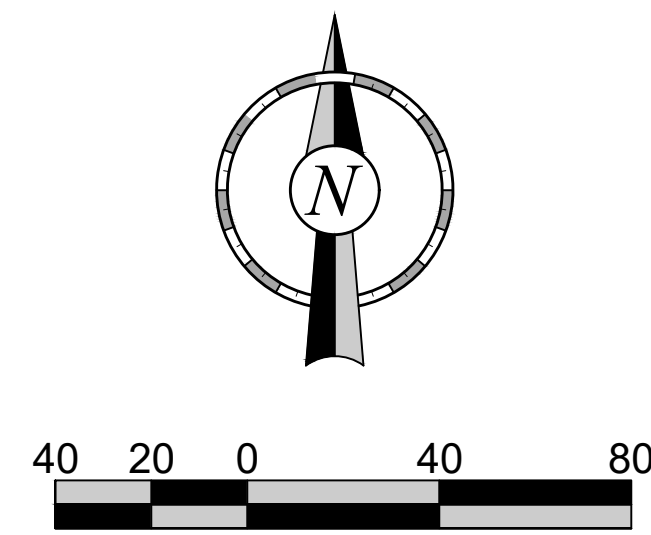
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson , Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

QUIKTRIP #1417 @ W MCDOWELL RD & N BULLARD AVE

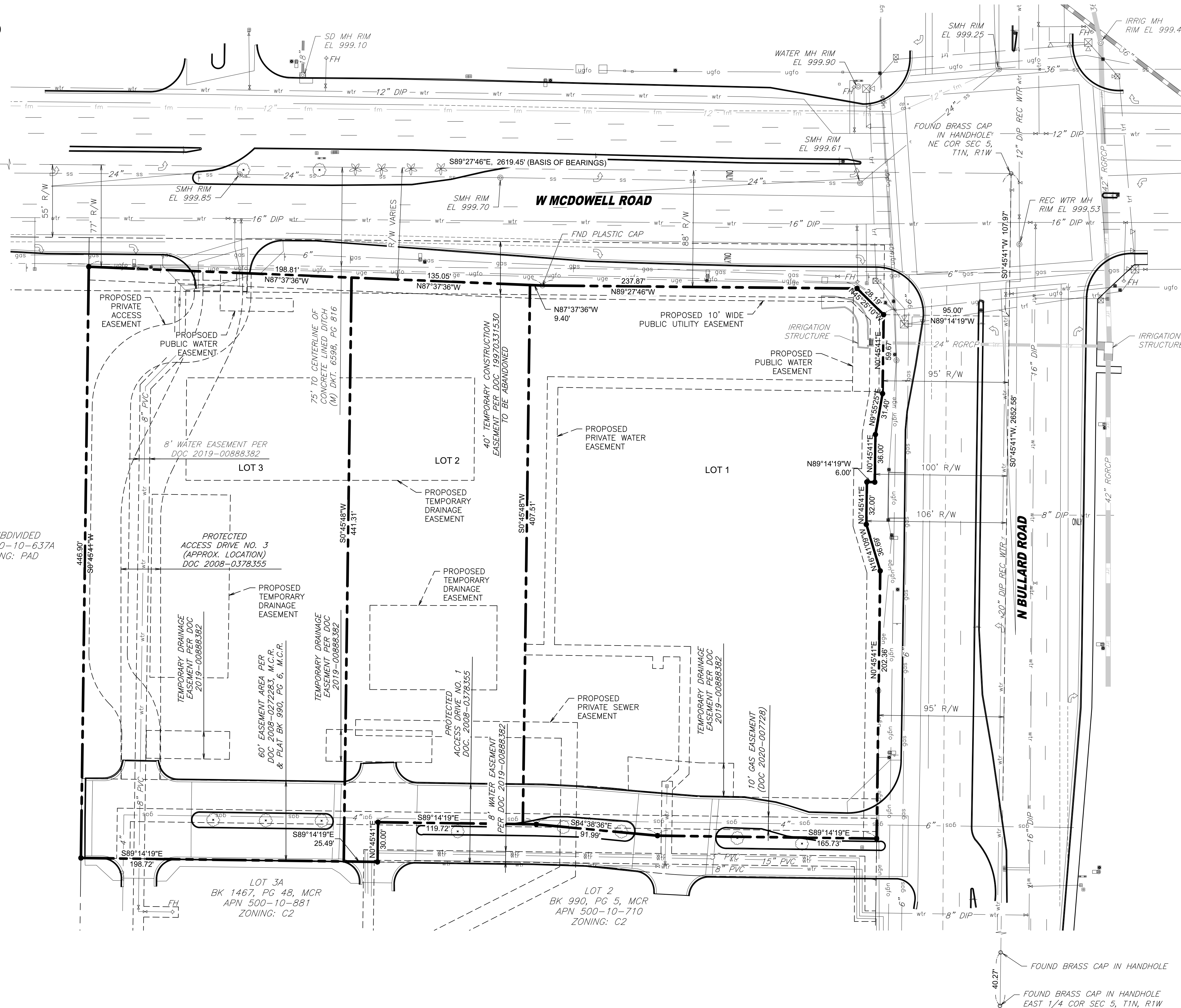
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

No.	Date	Item	Scale	NONE
			Job #	220012-A-001
			Date	3/30/21
			Drawn By	JAW/CLL
Revisions			Checked By	CDW

Sheet **1**
Of **2**



FOUND BRASS CAP FLUSH
CITY OF GOODYEAR RLS #27239
NORTH 1/4 COR OF
SEC 5, T1N, R1W



- LEGEND**
- BRASS CAP IN HANDHOLE
 - FOUND MONUMENT AS NOTED
 - MONUMENT TO BE SET
 - VALVE
 - FIRE HYDRANT
 - WATER METER
 - BACKFLOW PREVENTER
 - MANHOLE
 - CLEAN OUT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL W/ MAST ARM
 - POWER POLE
 - GUY WIRE
 - STREET LIGHT
 - SIGN
 - LIGHT POLE
 - JUNCTION BOX
 - PALM TREE
 - IRRIGATION CONTROL VALVE
 - STORM DRAIN LINE
 - IRRIGATION LINE
 - WALL
 - BARRICADE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - CENTERLINE
 - EASEMENT LINE
 - BOUNDARY
 - R/W
 - M.C.R.
 - APN
 - BO
 - ARV
 - DOC.
 - REC WTR
 - RIGHT OF WAY
 - MARICOPA COUNTY RECORDER
 - ASSESSOR'S PARCEL NUMBER
 - BLOW OFF VALVE
 - AIR RELEASE VALVE
 - DOCUMENT
 - RECLAIMED WATER

UNSUBDIVIDED
APN 500-10-637A
ZONING: PAD

LOT 3A
BK 1467, PG 48, MCR
APN 500-10-881
ZONING: C2

LOT 2
BK 990, PG 5, MCR
APN 500-10-710
ZONING: C2

QUIKTRIP #1417 @ W MCDOWELL RD & N BULLARD AVE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST,
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No.	Date	Item	Scale	1" = 40'
			Job #	220012-A-002
			Date	3/30/21
			Drawn By	JAW/CLL
			Checked By	CDW

