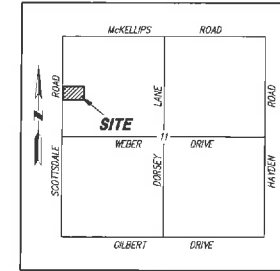


# GENERAL PLAN OF DEVELOPMENT

FOR  
**QUIKTRIP FACILITY SUPPORT BUILDING**  
 IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
 GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA,



**VICINITY MAP**  
 SECTION 11  
 T.1N. R.4E. G.4E.R.B. & M.  
 MARICOPA COUNTY, ARIZONA

**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)**

**PARCEL NO. 1:**

THE EAST 500.00 FEET OF THE WEST 550.00 FEET OF THE NORTH 173.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**PARCEL NO. 2:**

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH ON THE WEST LINE OF SAID SECTION A DISTANCE OF 88 FEET TO THE POINT OF BEGINNING; THENCE EAST 200 FEET; THENCE SOUTH 258.25 FEET; THENCE WEST 300 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE NORTH TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 173 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; AND EXCEPT THE WEST 50 FEET THEREOF.

**PARCEL NO. 3:**

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 88 FEET; THENCE EAST 200 FEET; THENCE SOUTH 258.25 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO J.B. HOUSE, ET UX BY DEED RECORDED SEPTEMBER 1, 1952, IN DOCKET 2826, PAGE 437; THENCE EAST ALONG THE NORTH LINE OF SAID HOUSE PREMISES A DISTANCE OF 1068.40 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 347 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 A DISTANCE OF 1298 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE NORTH 173 FEET THEREOF; AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH ON THE WEST LINE OF SAID SECTION A DISTANCE OF 88 FEET TO THE POINT OF BEGINNING; THENCE EAST 200 FEET; THENCE SOUTH 258.25 FEET; THENCE WEST 300 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE NORTH TO THE POINT OF BEGINNING; AND ALSO EXCEPT ANY PORTION THEREOF LYING EAST OF A LINE PARALLEL WITH AND 550 FEET EAST OF THE WEST LINE OF SAID SECTION 11; AND EXCEPT ANY PORTION LYING WITHIN THE WEST 50 FEET OF SAID SECTION 11.

**PARCEL NO. 4:**

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH (ASSUMED), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 656.76 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 13 SECONDS EAST, 40.00 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO CLARE BEHAR IN INSTRUMENT 2326, PAGE 410, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH, ALONG THE WEST LINE OF SAID BEHAR PARCEL, 30.00 FEET, TO THE NORTHWEST CORNER OF SAID BEHAR PARCEL, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE EAST, ALONG THE NORTH LINE OF SAID BEHAR PARCEL, 180.00 FEET, TO A NORTHERLY CORNER OF SAID BEHAR PARCEL; THENCE NORTH, ALONG A WESTERLY LINE OF SAID BEHAR PARCEL AND ITS NORTHERLY PROLONGATION, 7.88 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO LEONARDO AND ANGELINA MORGANO IN DOCKET 4202, PAGE 76, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE WEST, ALONG THE SOUTH LINE OF SAID MORGANO PARCEL AND ITS WESTERLY PROLONGATION, 200.00 FEET, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ALONG SAID WEST LINE, 7.88 FEET, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID BEHAR PARCEL; THENCE EAST, ALONG SAID WESTERLY PROLONGATION, 40.00 FEET, TO THE TRUE POINT OF BEGINNING; EXCEPT THE WEST 50 FEET THEREOF.

**PARCEL NO. 5:**

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, AS CREATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 97-0133849, RECORDS OF MARICOPA COUNTY, ARIZONA AND AS SHOWN ON EXHIBIT C ON SAID INSTRUMENT OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 598.88 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 55 SECONDS EAST, 55.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 55 SECONDS EAST, 145.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, 7.64 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 55 SECONDS EAST, 350.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, 110.00 FEET TO A POINT 235.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST, PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 149.24 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 791.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST, 100.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, 156.40 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, 586.57 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, 494.94 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, 455.00 FEET, TO A POINT 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 11; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, PARALLEL TO AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 303.05 FEET TO THE TRUE POINT OF BEGINNING. (AS AN EASEMENT ONLY, AND IS SHOWN AS EXCEPTION #10)

**PREVIOUS CASE SGF-2004.71:**

**USE PERMIT:**

ALLOW A 5,104 S.F. CONVENIENCE STORE WITH FUEL PUMPS INSIDE THE PCC-1 ZONING DISTRICT

**VARIANCES:**

ALLOW A FUEL PUMP FACILITY TO BE LOCATED AWAY FROM TWO MAJOR ARTERIAL INTERSECTION STREETS.

**CONDITIONS OF APPROVAL: SFP - 2005.05**

1. a. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- b. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
  - (1) WATER LINES AND FIRE HYDRANTS
  - (2) SEWER LINES
  - (3) STORM DRAINS
  - (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, CUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- c. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
  - (1) WATER AND SEWER DEVELOPMENT FEES
  - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
  - (3) INSPECTION AND TESTING FEES.
- d. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAN.
2. a. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- b. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- c. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
4. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING HISTORIC/PREHISTORIC ARTIFACTS ON THIS SITE.
5. ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
6. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE PLANNING AND POLICE DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE FINAL PLAN OF DEVELOPMENT FOR QUIKTRIP PHASE 2 SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS.
8. THE FINAL PLAN OF DEVELOPMENT FOR QUIKTRIP PHASE 2 SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED WITH THE ADJACENT PROPERTY TO THE SOUTH. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
9. INTENTIONALLY DELETED
10. REMOVE ALL PHASE LINES/PROPERTY LINES FROM ALL DEVELOPMENT PLANS.

**FIELD SURVEY BY**

LANDMARK ENGINEERING, INC.  
 7310 NORTH 16TH STREET, SUITE 285  
 PHOENIX, ARIZONA 85020  
 602-861-2005

**OWNER**

QUIKTRIP CORPORATION  
 1116 EAST BROADWAY ROAD  
 TEMPE, ARIZONA 85282  
 480-446-5300

**AREA**

TOTAL 1,73,979 SQUARE FEET OR 3.994 ACRES, MORE OR LESS

**BASIS OF BEARING**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON SAN MARCELA MANOR, BOOK 455, PAGE 15, N.C.P.  
 BEARING = N0021205"W

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (PANEL DATE)	FIRM ZONE	BASE FLOOD ELEVATION (ON ADJ. ZONING, USE DEPTH)
040054	2160 JULY 19, 2001	E	JULY 19, 2001	X	

ZONE "X" IS DEFINED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

**STATEMENT OF OWNERS**

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS 23 DAY OF FEBRUARY, 2005.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, AS OWNER

*[Signature]* **clayton**  
 DATE

**ACKNOWLEDGMENT**

STATE OF ARIZONA  
 COUNTY OF MARICOPA } SS

ON THIS, THE 23 DAY OF FEBRUARY, 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **DAVID COCHRAN**, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, OWNER, AND ACKNOWLEDGED THAT HE, AS A MEMBER AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO UNSET MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES: **Feb 27, 2008**



*[Signature]*  
 NOTARY PUBLIC

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 23 DAY OF FEBRUARY, 2005.

ATTEST: *[Signature]* **6/27/05**  
 DATE  
*[Signature]* **6/28/05**  
 DATE  
 BY: *[Signature]* **6/29/05**  
 DATE  
 BY: *[Signature]* **7/14/05**  
 DATE  
 DEVELOPMENT SERVICES



BOOK 761 PAGE 24  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2005 - 0963249

07/19/2005 11:02 AM

**LANDMARK ENGINEERING INC**

7310 North 16th Street Suite 285  
 Phoenix, Arizona 85020 602.861.2005

DS050259

SFP - 2005.05

REC05020

JOB NO. 04054  
 ACAD FILE 4064899PCS.dwg  
 DATE 11/15/04

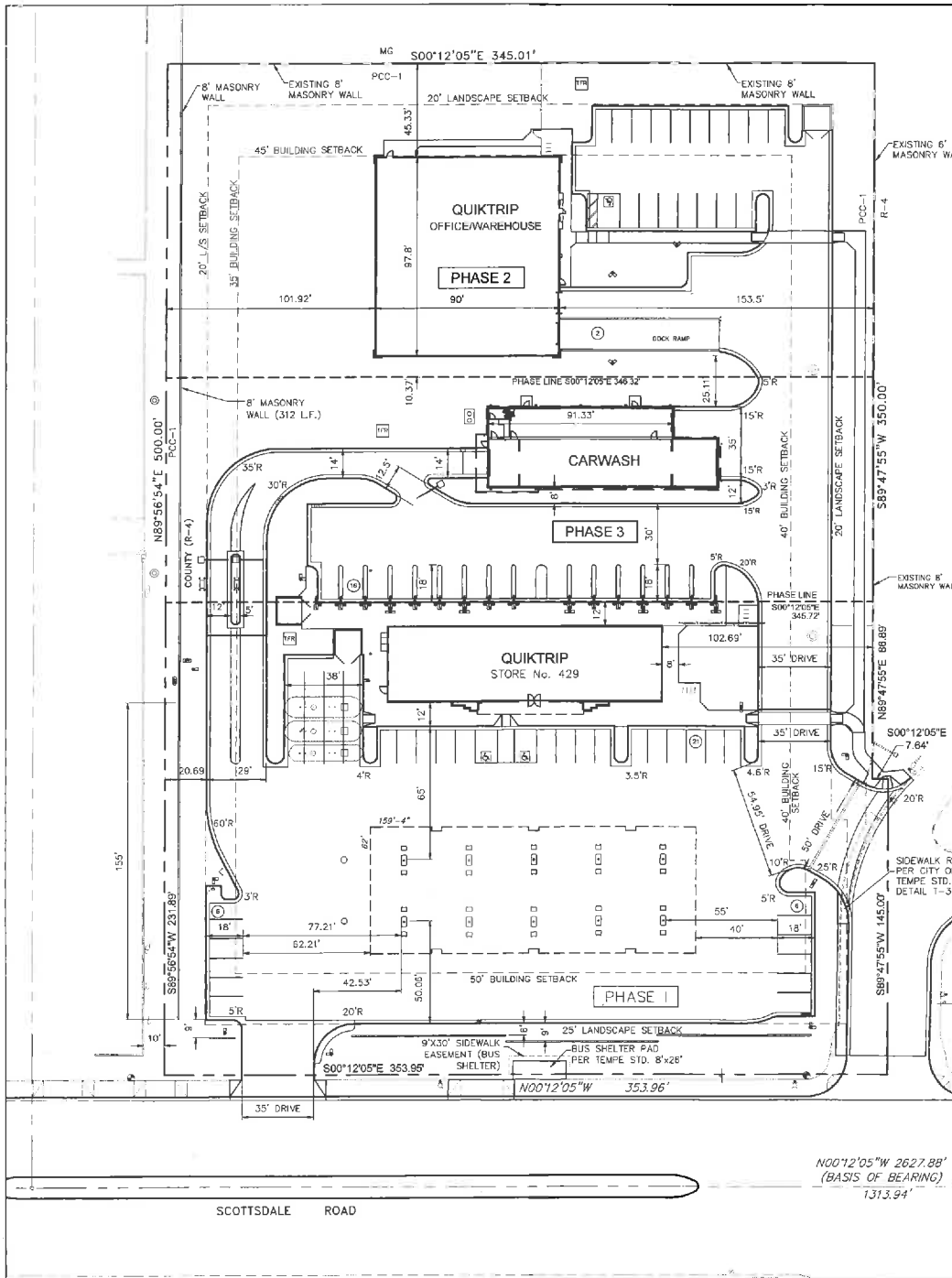
SHEET 1 OF 3

REC05020

SFP - 2005.05

DS050259

11N



**SITE DATA (PHASE 1)**

EXISTING ZONING:	PCC-1
ZONING REQUESTED:	PCC-1
GROSS SITE AREA:	PHASE 1 - 83,115 S.F.
NET SITE AREA:	81,345 S.F.
BUILDING AREA:	14,982 S.F.
STORE BUILDING AREA:	6,104 S.F.
FUEL ISLAND CANOPY AREA:	8,878 S.F.
SITE COVERAGE:	14,982 S.F. / 81,345 S.F. = 18.4%
LANDSCAPING ON-SITE:	16,394 S.F. / 81,345 S.F. = 20.0%
BUILDING HEIGHT:	(1) - STORY @ 15'-4"
VEHICLE PARKING REQUIRED:	5,104 S.F. @ 1 SPACE PER 250 S.F. = 20 SPACES
VEHICLE PARKING PROVIDED:	31 SPACES
BICYCLE PARKING REQUIRED:	CONV. STORE 5,104 S.F. @ 1 SPACE PER 2,000 S.F. = 3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

**SITE DATA (PHASE 2)**

EXISTING ZONING:	PCC-1
ZONING REQUESTED:	PCC-1
GROSS SITE AREA:	PHASE 2 - 52,990 S.F.
NET SITE AREA:	52,990 S.F.
BUILDING AREA:	8,500 S.F. GROSS FLOOR AREA
SITE COVERAGE:	8,500 S.F. / 52,990 S.F. = 16%
LANDSCAPING ON-SITE:	31,979 S.F. / 52,990 S.F. = 60%
BUILDING HEIGHT:	(1) - STORY @ 30'
VEHICLE PARKING REQUIRED:	20% GROSS S.F. = OFFICE (1 SPACE PER 250 S.F.)
	80% G.S.F. = WAREHOUSE (1 SPACE PER 500 S.F.)
	1,700 S.F. / 250 = 7 SPACES
	6,800 S.F. / 500 = 14 SPACES
VEHICLE PARKING PROVIDED:	22 SPACES
BICYCLE PARKING REQUIRED:	20% GROSS S.F. = OFFICE (1 SPACE PER 2000 S.F.)
	80% G.S.F. = WAREHOUSE (1 SPACE PER 5000 S.F.)
	1,700 S.F. / 2000 = 1 SPACE
	6,800 S.F. / 5000 = 1 SPACE
BICYCLE PARKING PROVIDED:	2 SPACES

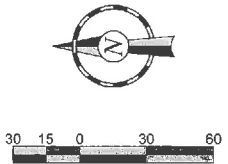
**SITE DATA (PHASE 3)**

EXISTING ZONING:	PCC-1
ZONING REQUESTED:	PCC-1
GROSS SITE AREA:	PHASE 3 - 37,877 S.F.
NET SITE AREA:	37,877 S.F.
BUILDING AREA:	4,080 S.F. GROSS FLOOR AREA
SITE COVERAGE:	4,080 S.F. / 37,877 S.F. = 11%
LANDSCAPING ON-SITE:	13,943 S.F. / 37,877 S.F. = 37%
BUILDING HEIGHT:	(1) - STORY @ 18'-8"
VEHICLE PARKING REQUIRED:	4,080 S.F. @ 1 SPACE PER 300 S.F. = 14 SPACES
VEHICLE PARKING PROVIDED:	16 SPACES
BICYCLE PARKING REQUIRED:	CAR WASH 4,080 S.F. @ 1 SPACE PER 1000 S.F. = 4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES

**"SCHEDULE B" RESTRICTIONS**

- ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER NOT YET DUE AND PAYABLE FOR THE YEAR 2004.
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- EASEMENT FOR DITCH AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 245 OF DEEDS, PAGE 276.
- EASEMENT FOR A LINE OF POLES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 3761, PAGE 498.
- EASEMENT FOR ANCHORS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 3772, PAGE 534.
- EASEMENT FOR ROADWAY, WATER LINES, PUBLIC UTILITIES AND RELATED PURPOSES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 14208, PAGE 185.
- EASEMENT FOR UNDERGROUND POWER AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 94-0500003.
- SHARED EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 97-0133849.
- TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED "TEMPORARY ACCESS AND CONSTRUCTION AGREEMENT, RECORDED IN DOCUMENT NO. 97-0133850.
- LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS, WHICH A CORRECT SURVEY WOULD DISCLOSE. (AFFECTS THE PROPERTY, BUT NOT THE SURVEY) RIGHTS OF PARTIES IN POSSESSION.

NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS, WHICH ENTITLE THE OCCUPANTS TO POSSESSION. (AFFECTS THE PROPERTY, BUT NOT THE SURVEY)



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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2005-0963249

PROJECT DESCRIPTION  
CONSTRUCTION OF A CONVENIENCE  
STORE WITH GASOLINE TO  
ACCOMMODATE 10 FUEL DISPENSERS

PROJECT MANAGER  
LARRY ROBINSON  
C/O QUIKTRIP CORP.  
1115 E. BROADWAY ROAD  
TEMPE, AZ 85282  
PHONE (480) 446-6314  
FAX (480) 921-1927

PROJECT ADDRESS  
1545 N. SCOTTSDALE ROAD  
PROJECT/CASE #  
DS040668



4705 South 120th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

**GENERAL NOTES**

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No.	Revision	Date

**JMS**  
JOHN M. SMALES  
& ASSOCIATES, L.L.C.  
ARCHITECTURE/PLANNING  
1110 EAST MISSOURI AVENUE, STE 206  
PHOENIX, ARIZONA 85014  
(602) 234-1968 Fax (602) 234-1413  
EMAIL: jms@jmsmales.com  
JMS 04/12/05

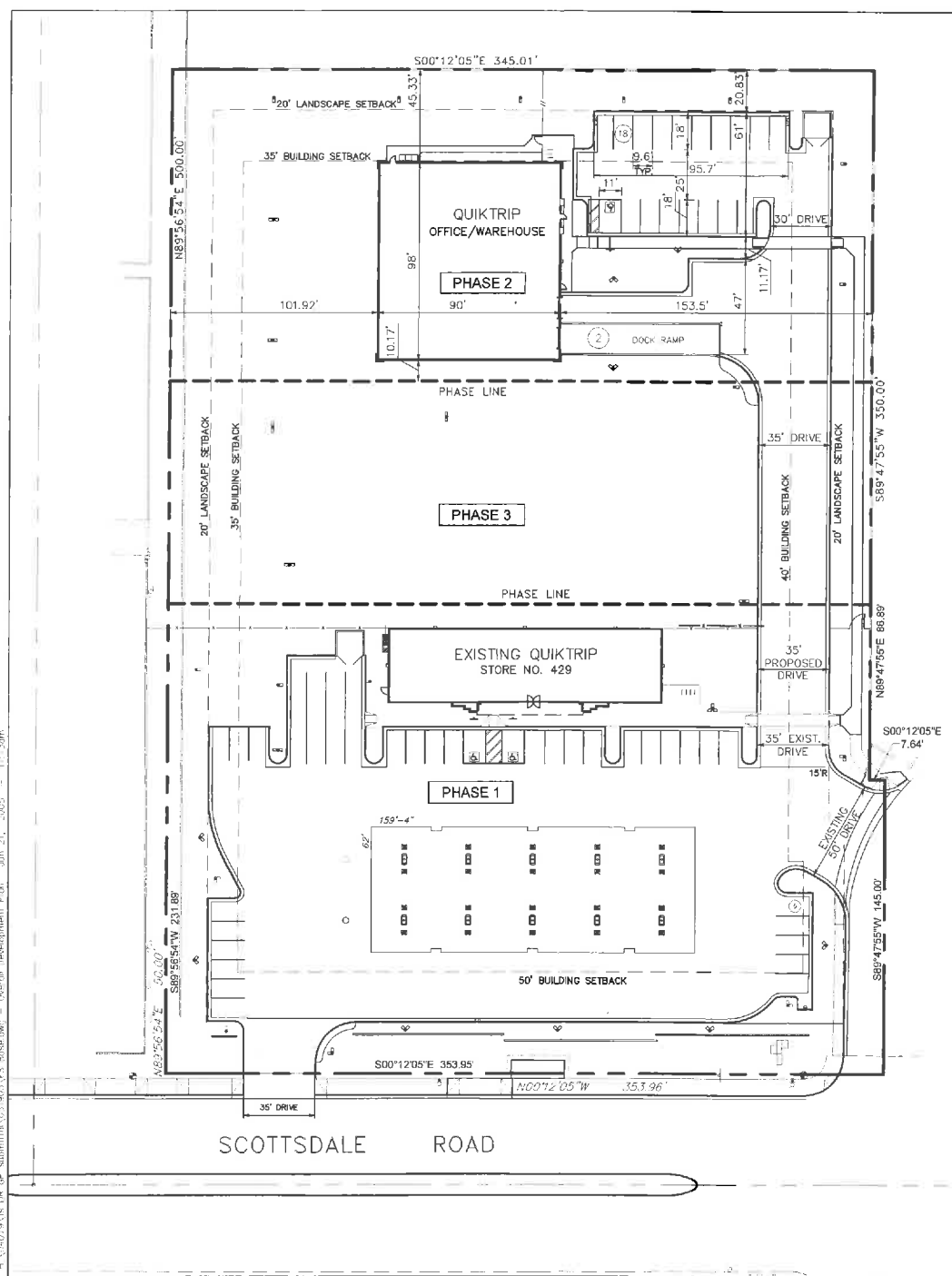
*David R. Allen*  
6/2/05

**GENERAL DEVELOPMENT PLAN**

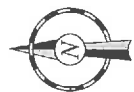
DRAWN BY: KAF	SHEET
DESIGNED BY: KCV	2
CHECKED BY: JMS	
ISSUE DATE: 04/12/05	
OF	3

QuikTrip Store No. 429 1545 N. SCOTTSDALE ROAD TEMPE, AZ DS050259 SFP-2005.05 REC05020

H:\3400\A\A DR (P) Submission\3400\5\5 FS Base.dwg - Overall Development Plan - Jun 21, 2005 - 11:11.dwg



SITE DATA (PHASE 2)	
EXISTING ZONING:	PCC-1
ZONING REQUESTED:	PCC-1
GROSS SITE AREA:	PHASE 2 - 52,990 S.F.
NET SITE AREA:	52,990 S.F.
BUILDING AREA:	6,500 S.F. GROSS FLOOR AREA
SITE COVERAGE:	6,500 S.F. / 52,990 S.F. = 16%
LANDSCAPING ON-SITE:	31,979 S.F. / 52,990 S.F. = 60%
BUILDING HEIGHT:	(1) - STORY @ 30'
VEHICLE PARKING REQUIRED:	20% GROSS S.F. = OFFICE (1 SPACE PER 250 S.F.) 80% G.S.F. = WARE HOUSE (1 SPACE PER 500 S.F.)
VEHICLE PARKING PROVIDED:	1,700 S.F. / 250 = 7 SPACES 6,800 S.F. / 500 = 14 SPACES
VEHICLE PARKING PROVIDED:	22 SPACES
BICYCLE PARKING REQUIRED:	20% GROSS S.F. = OFFICE (1 SPACE PER 2000 S.F.) 80% G.S.F. = WARE HOUSE (1 SPACE PER 5000 S.F.)
BICYCLE PARKING PROVIDED:	1,700 S.F. / 2000 = 1 SPACE 6,800 S.F. / 5000 = 1 SPACE
BICYCLE PARKING PROVIDED:	2 SPACES



BOOK 761 PAGE 24  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2005-0963249  
 07/18/2005 11:22 AM

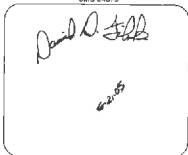


4705 South 158th East Ave.  
 Tulsa, OK 74134-7008  
 P.O. Box 3475  
 Tulsa, OK 74101-3475  
 (918) 615-7700

GENERAL NOTES

No.	Revision	Date

**JMS**  
 JOHN M. SMALES  
 & ASSOCIATES, L.L.C.  
 ARCHITECTURE/PLANNING  
 1110 EAST MISSOURI AVENUE, STE 788  
 PHOENIX, ARIZONA 85014  
 (602) 254-1888 Fax: (602) 254-1413  
 EMAIL: info@jmsarch.com  
 JMS 04079



PHASE II  
 GENERAL PLAN OF DEVELOPMENT

DRAWN BY: KAF/DJ1	SHEET
DESIGNED BY: KAF	3
CHECKED BY: JMS	
ISSUE DATE: 05/19/05	OF 6

DS050259 SFP-2005.05 REC05020 AZ FACILITY SUPPORT 1565 N. SCOTTSDALE ROAD TEMPE, ARIZONA

11N