CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, September 18, 2018 @ 6:00 PM
COUNCIL CHAMBERS

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A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

H. Call To The Public:

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.
Download the Call to the Public form *(PDF download requires Adobe Acrobat Reader)*
Fill out the Call to the Public form online If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.
The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

I. Regular City Council Meeting Agenda:

Consent Agenda:

1.	District Internal	Consideration and action pertaining to approval of an Amendment to the Intergovernmental Agreement with Maricopa County for acceptance of HOME grant funding in the amount of $193,749 as part of the Maricopa County Housing Consortium and to amend the Fiscal Year 2019 budget and capital and operating list of items over $50,000 by adding the 2018 HOME program funds in the	None Joe Gladieux, HSCV

		amount of $193,800; Resolution # 2018-138.	
2.	District Internal	Consideration and action to amend the Fiscal Year 2019 budget by reallocating appropriations of $372,200 from the City Manager's Office and Human Resources funds to the Human Service & Community Vitality Department Personnel Services and Services Funds and amending the Fiscal Year 2019 Capital and Operating list of items over $50,000; Resolution # 2018-140.	None Seth Dyson, HSCV Director
3.	District Citywide	Consideration and action amending the Fiscal Year 2019 budget by reallocating appropriations of $15,000 from Contingency within the Grants Fund to the Donations Fund to account for a donation from the Friends of the Library; Resolution #2018-135.	None Donna Miller, CRS Director
4.	District 1	Consideration and action to approve a request by Richard Van Dewerker for a Series 06 (Bar) liquor license for Mule Creek Saloon located at 16846 W. Bell Road, #100, Surprise, AZ. 85374 (Interim Permit/Person Transfer/LLC).	None Sherry Ann Aguilar, City Clerk
5.	District 3	Consideration and action pertaining to approval of a Final Plat entitled, "Heritage Farm Final Plat" dated August 2, 2018, a property generally located at the southeast corner of 175th Avenue and Waddell Road for Heritage Farm.	Approve Robert H. Kuhfuss - Community Development
6.	District 6	Consideration and action pertaining to approval of the Final Plat entitled, "Seattle-Tacoma Box Company" dated August 28, 2018, a property generally located southwest of the intersection of 135th and Willow Avenues	Approve Hobart Wingard - Community Development
7.	District 3	Consideration and action pertaining to approval of a final plat entitled, “A Replat of Lot 2 of the 'Final Plat for Sierra Montana Crossings' " dated September 4, 2018, a property generally located on the southwest corner of Greenway Road and Cotton Lane.	Approve Hobart Wingard - Community Development
8.	District Citywide	Consideration and action on the minutes of September 4, 2018 Regular City Council Work Session and Regular City Council Meeting.	None Sherry Ann Aguilar, City Clerk

Regular Agenda Item - Non-Public Hearing:

9.	District Citywide	Consideration and action pertaining to the Committee on Community Outreach, Partnerships and Grants recommendations for Surprise Community Outreach Program funding for Fiscal Year 2019.	None Vice Mayor Remley, Council Members Duffy and Winters
10.	District Citywide	Presentation and discussion pertaining to the City of Surprise Transit Study, draft transit lines and funding mechanisms.	No Action Martin Lucero - Community

			Development
11.	District 3	Consideration and action pertaining to approval of a First Amendment to the City Manager Employment Agreement.	Approve Mark Schott, HR Director

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

12.	District Internal	Consideration and action to recess into executive session for discussion or consultation for legal advice with the City Attorney pertaining to acquiring rights-of-way for public streets pursuant to A.R.S. 38-431.03(A)(3), (4), and (7).	None Robert Wingo

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S.§38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 13, 2018 at 3:55 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

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Council Meeting Date:	September 18, 2018	Contact Person:	Joe Gladieux, HSCV
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of an Amendment to the Intergovernmental Agreement with Maricopa County for acceptance of HOME grant funding in the amount of $193,749 as part of the Maricopa County Housing Consortium and to amend the Fiscal Year 2019 budget and capital and operating list of items over $50,000 by adding the 2018 HOME program funds in the amount of $193,800; Resolution # 2018-138.

Motion:

I move to approve Resolution # 2018-138.

Background:

HOME funding is provided by the U.S. Department of Housing and Urban Development (HUD) to municipalities in order to provide decent and affordable housing, for income qualified residents of Surprise. This funding would be applied towards the continuation of the Housing Rehabilitation Program that addresses homes that are in need of health and safety repairs or replacement. The City of Surprise receives funding as a member of the Maricopa County Housing Consortium through an intergovernmental agreement. This is necessary as Surprise does not meet the necessary thresholds to receive funding directly from HUD.

Objective Analysis:

The approval of this contract will allow the City to continue to provide services to residents for housing rehabilitation.

Policy Compliant:

The requested action is consistent with City and Council policies.

Financial Impact:

This one-time grant award includes $193,749 for professional and outside services with a City match requirement of $48,437 for a total project amount of $242,186. The full City match requirement has been met prior to FY2019 and will be tracked by the Human Service and Community Vitality

Department during this project's performance period.

Budget Impact:

This action requires an amendment to the Fiscal Year 2019 budget by reallocating appropriations of $193,800 from contingency within the Grants Fund to the Neighborhood Revitalization Fund. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority without exceeding the FY19 budget.

FTE Impact:

The item does not impact the overall full-time equivalent count.

ATTACHMENTS:

Click to download

- Resolution
- Exhibit - Work Statement
- RFLS

RESOLUTION # 2018-138

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AMENDMENT NUMBER 2 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR 2018 HOME PROGRAM FUNDS; AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF $193,800 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE NEIGHBORHOOD REVITALIZATION FUND; TO ACCEPT GRANT FUNDING FROM MARICOPA COUNTY VIA THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 2018 HOME PROGRAM FUNDS AND TO AMEND THE FISCAL YEAR 2019 CAPITAL AND OPERATING LIST OF ITEMS OVER $50,000 BY ADDING THE 2018 HOME PROGRAM FUNDS IN THE AMOUNT OF $193,800.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.,* the City of Surprise has the authority to enter into intergovernmental agreement with other governmental entities for the purposes set forth within;

WHEREAS, the Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME);

WHEREAS, the intergovernmental agreement between City of Surprise and Maricopa County in the amount of $136,692 for 2016 HOME funds was executed on or about March 8, 2017. Amendment number 1 was executed on or about March 23, 2018 to add a 2017 Work Statement and $145,126 in 2017 HOME funds;

WHEREAS, Amendment number 2 provides funding for the 2018 Work Statement in an amount not to exceed $193,749;

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established statutory and regulatory encumbrance and expenditure deadlines for the HOME funds,

WHEREAS, the FY2019 budget, including the FY2019 Capital and Operating List of Items Over $50,000, was adopted by Council Resolution #2018-78 on June 5, 2018; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than $50,000.

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, the Fiscal Year 2019 Capital and Operating List of Items Over $50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019

Section 3. The Amendment to the Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as Exhibit C, is approved.

Section 4. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this _____day of _____, 2018.

_____
Sharon R. Wolcott, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

RESOLUTION # 2018-138
Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of $193,800 from contingency within the Grants Fund to the Neighborhood Revitalization Fund to accept grant funding from Maricopa County via the Department of Housing and Urban Development 2018 HOME Program funds. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51561 2018 HOME	E		193,800	193,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51561 2018 HOME	R		193,800	193,800
Grants	General Operations	Contingency	E	51,166,900	(193,800)	50,973,100
Grants	General Operations	Other	R	60,520,200	(193,800)	60,326,400
			Expense Total	**51,166,900**	-	**51,166,900**
			Revenue Total	**60,520,200**	-	**60,520,200**

RESOLUTION # 2018-138
Exhibit B

1. List of Operating Items Over $50,000 – Council approved $193,800 for the purpose of 2018 Home Investment Partnership (HOME) Program rehabs included on the Fiscal Year 2019 Capital and Operating List of Items Over $50,000. This amount was based on the attached Intergovernmental Agreement with Maricopa County.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
NEW	2018 HOME - Rehabs	$ 0	$193,800	$193,800

RESOLUTION # 2018-138
Exhibit C

AMENDMENT NO. 2 TO THE
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY

AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY ADMINISTERED BY ITS HUMAN SERVICES DEPARTMENT AND CITY OF SURPRISE

I. Maricopa County ("County") administered by its Human Services Department and the City of Surprise ("City") entered into a financial Intergovernmental Agreement ("Agreement") on or about March 8, 2017. The purpose of the Agreement is for the City to provide owner occupied, single family housing rehabilitation. The County provided the City with $136,692 in 2016 HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The County and the City may be referred to individually as "Party" or collectively as "Parties."

The Parties executed Amendment No. 1 on or about March 23, 2018 to add a 2017 Work Statement for a single family housing rehabilitation program and provide $145,126 for the 2017 Work Statement. Upon approval of Amendment No. 1, the Agreement funding amount increased to $281,818.

II. The Parties wish to amend the Agreement as follows (Amendment):

A. Add an additional Work Statement hereinafter referred to as "2018 Work Statement" for the City to provide single family housing rehabilitation assistance. The expenditure term for this Work Statement shall expire on September 30, 2022.

B. Provide funding for a 2018 Work Statement in an amount not-to-exceed $193,749.

C. All work performed or costs incurred or expended under the previously approved 2016 Work Statement in the amount of $136,692 shall remain reimbursable under the terms of the original Agreement through September 30, 2019. All work performed or costs incurred or expended under the previously approved 2017 Work Statement in the amount of $145,126 shall remain reimbursable through September 30, 2021.

D. Upon approval of Amendment No. 2, the Agreement funding amount shall be increased to $475,567.

E. Section IV, Compensation, Subsection D, Reimbursement shall be amended to reference total funding of $475,567.

III. This Agreement is subject to A.R.S. §38-511. The foregoing paragraphs contain all the changes made by this Amendment. All other terms and conditions of the original Agreement remain the same and in full force and effect as approved and amended.

IN WITNESS THEREOF, the Parties have signed this Amendment:

APPROVED BY:
CITY OF SURPRISE

_____

Date: _____

Attested To:

_____

City Clerk

APPROVED BY:
MARICOPA COUNTY

_____

Chairman, Board of Supervisors

Date: _____

Attested To:

_____

Fran McCarroll, Clerk of the Board

IN ACCORDANCE WITH A.R.S. §§ 11-952, 11-201, AND 11-251, THIS AGREEMENT HAS BEEN REVIEWED BY THE UNDERSIGNED DEPUTY COUNTY ATTORNEY, AND, IN ACCORDANCE WITH A.R.S. § 11-952, THIS AGREEMENT HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY FOR CITY ON BEHALF OF CITY, AND, AS TO THEIR RESPECTIVE CLIENTS ONLY, EACH ATTORNEY HAS DETERMINED THAT THIS AGREEMENT IS IN PROPER FORM AND WITHIN THE POWER AND AUTHORITY GRANTED UNDER THE LAWS OF THE STATE OF ARIZONA.

CITY OF SURPRISE

BY: _____
City Attorney

Date: _____

MARICOPA COUNTY

BY: _____
Deputy County Attorney

Date: _____

MARICOPA COUNTY
HOME Investment Partnerships Program
Program Year 2018

Consortium Member: City of Surprise, Arizona
Project: Housing Rehabilitation
Program Year 2018 HOME Funds: $193,749
Type of Property: Single-Family

A. DETAILED SCOPE OF WORK:

Include the following-

1. Consolidated Plan goals as it relates to this activity, include the priority rating i.e. High, Low. The improvement and reinvestment of current housing stock within the City of Surprise is a High priority in the Consolidated Plan.
2. Type of assistance/activity to be provided with HOME funds: Owner Occupied Single Family Housing Rehabilitation.
3. Methods and instruments used for ensuring affordability: Recapture provision. The HOME funds will be secured by a Deed of Trust and Promissory Note and recorded with Maricopa County to ensure the home is not sold or transferred to another owner.
4. Anticipated use of program income/project proceeds: Any program income will be used to supplement the completion if any additional single family housing rehab projects.

B. OBJECTIVES AND OUTCOMES (Check appropriate box below.):

OBJECTIVE	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☑ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☐ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

C. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/ RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	**ACTIVITIES** In order to address the issue, the subrecipient will conduct the following activities:	**OUTPUTS** Once completed, these activities will produce the following:	**OUTCOMES** When completed, these activities will lead to the following changes:	**IMPACT** Long term changes:
HOME funding	The City will provide, either in house or subcontracted, eligibility qualification, environmental review, title work, property inspections, hazard testing, project scoping/bidding/construction management, lien document preparation/recording, coordination, financial management, reporting and file retention.	Owner occupied rehabilitated housing	Low to moderate income families will have decent, safe and sanitary housing free of code violations and adverse health and safety conditions.	Stable neighborhoods; improved safety and quality of life of occupants

D. PROPOSED BENEFICIARIES:

Targeted Population by Income Level	**Number of Households**	**Total Number of Units**	**Number of <u>HOME Assisted</u> Units in program (if rental)**
Households at or below **50%**			
Households at or below **60%**			
Households at or below **80%**	**3**	**3**	
TOTAL	**3**	**3**	

E. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population. Set-asides will be enforced through contract provisions.

Priority Populations	**No. of Units**
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	

F. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

MILESTONES	START DATE	COMPLETION DATE
Subrecipient Agreement amended	10/1/2018	11/1/2018
Client Pre-qualification	12/15/2018	1/30/2019
Environmental Review	2/15/2018	3/15/2019
RFQ Issued	4/15/2019	5/15/2019
Developer Selected and Signed Development Contract	6/1/2019	6/15/2019
Home Set up Report to County	8/1/2019	8/15/19
Rehab to commence	10/1/2019	10/15/2019
Rehab complete	11/15/2019	5/15/2020
Unit Occupied by Low/Moderate Income Household	6/1/2020	6/30/2020
Completion Report submitted to County	7/15/2020	8/1/2020
Client Pre-qualification		
Environmental Review		
RFQ Issued		

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

G. ACTIVITY BUDGET SUMMARY:

ACTIVITIES	HOME Funds PY 2018	Additional Sources* (defined in Table H.)	TOTAL COST
ACQUISITION			
Land			$ -
Buildings			$ -
Closing Costs			
Legal Fees			
TOTAL			
SITE & DEMOLITION			$ -
Site Work			$ -
Demolition			$ -
TOTAL	$ -	$ -	$ -
NEW CONSTRUCTION or REHAB			$ -
Construction Costs-Materials	$ 131,039.00	$ 32,759.75	$ 163,798.75
Builder Overhead			$ -
Builder Profit	$ 15,000.00	$ 3,750.00	$ 18,750.00
General Requirements			$ -
Consultant/Specialist			$ -
Permits & Fees	$ 6,800.00	$ 1,700.00	$ 8,500.00
Construction Contingency	$ 25,000.00	$ 6,250.00	$ 31,250.00
Sales Tax	$ 15,910.00	$ 3,977.50	$ 19,887.50
Other-Infrastructure			$ -
TOTAL	$ 193,749.00	$ 48,437.25	$ 242,186.25
ARCHITECTURAL FEES			$ -
Design	$ -	$ -	$ -
Supervision			$ -
Other			$ -
TOTAL	$ -	$ -	$ -
CONSTRUCTION INTEREST & FEES & LEGAL FEES			$ -
Construction Interest			$ -
Bond Premium			$ -
Title & recording			$ -
Insurance			$ -
Legal Fees			$ -
Other			$ -
TOTAL		$ -	$ -
ADMINISTRATION COSTS			$ -
Program Income Administration			
Administration			
Volunteer Labor			
TOTAL	$0.00	$0.00	$ -
GRAND TOTAL	**$193,749.00**	**$48,437.25**	**$ 242,186.25**

H. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT	VOLUNTEER/ IN-KIND AMOUNT
City of Surprise General Fund - Match	$48,437.25	

I. MATCH:

Identify match sources and amounts that have been committed to the project. Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s). Match Logs must be submitted annually by June 30th of each year.

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	City of Surprise General Fund	$48,437.25
Value of waived taxes, fees or charges associated with HOME projects		
Value of donated land or real property		
Cost of infrastructure improvements associated with HOME projects		
Percentage of proceeds from single- or multi-family state housing bonds		
Value of donated materials, equipment, labor and professional services		
Sweat equity		
TOTAL		**$48,437.25**

RFLS NO:	6407
SUBMIT DATE:	8/22/2018

SURPRISE CITY ATTORNEY

REQUEST FOR LEGAL SERVICES

Please retain form with document throughout the entire process.

Requestor:	Deborah Perry
Department & Extension:	Human Service and Community Vitality, Ext. 21623
Contract Title:	Amendment 2 to IGA 2018 Home Program Funds
Date of Contract, Event/Performance:	8/31/2018
Description of Legal Services Requested:	Review amendment 2 to the IGA with Maricopa County and budget amendment for 2018 HOME program funds
Vendor Name, Address & Phone:	
To Council?	Yes, with Resolution
If Yes, Council Meeting Date:	09/18/2018

**********City Attorney's Office Use**********

RFLS Status: Approved

Attorney Comment:

See attached resolution and 2nd amendment.

CINDY.COEN	8/29/2018
City Attorney's Office	**Date**

8/30/2018 8:01:41 AM

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

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Council Meeting Date:	September 18, 2018	Contact Person:	Seth Dyson, HSCV Director
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to amend the Fiscal Year 2019 budget by reallocating appropriations of $372,200 from the City Manager's Office and Human Resources funds to the Human Service & Community Vitality Department Personnel Services and Services Funds and amending the Fiscal Year 2019 Capital and Operating list of items over $50,000; Resolution # 2018-140.

Motion:

I move to approve Resolution # 2018-140.

Background:

The FY19 adopted budget includes funding for Youth Services Division, Tuition Reimbursement and the Surprise Community Outreach Program. The transfer of spending authority aligns anticipated programming within the city departments running the programs.

Objective Analysis:

This item will allow Human Service & Community Vitality, Human Resources and the City Managers Office to have current and updated budgetary amounts.

Policy Compliant:

The agenda item falls within Council and City policy.

Financial Impact:

This item places appropriations into the departments that are running the programs and better aligns anticipated expenditures. It has no direct financial impact. The amendments included with this item are adjustments to budget authority and have no net financial impact across FY2019. This is a reallocation of appropriations of $232,800 from personnel services, $25,600 from supplies, and $28,200 from services from the City Manager's Office, Youth Services Division General Fund to personnel services, supplies, and services to the Human Service & Community Vitality Department, Youth Services Division General Fund. Appropriations of $35,000 from the Grants Contingency Fund to the Human Service & Community Vitality Department Grants Administration General Fund. $600 from the City

Managers Youth Services Donations Fund to the Human Service & Community Vitality Department Donations Fund, and $50,000 from the City Manager's Office Services Budget to the Human Resources Department Services Budget.

Budget Impact:

The allocation represents a reallocation of appropriations of $232,800 from personnel services, $25,600 from supplies, and $28,200 from services from the City Manager's Office, Youth Services Division General Fund to personnel services, supplies, and services to the Human Service & Community Vitality Department, Youth Services Division General Fund. Appropriations of $35,000 from the Grants Contingency Fund to the Human Service & Community Vitality Department Grants Administration General Fund. $600 from the City Managers Youth Services Donations Fund to the Human Service & Community Vitality Department Donations Fund. Reallocating $50,000 from the City Manager's Office Services Budget to the Human Resources Department Services Budget. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority without exceeding the approved FY19 approved budget.

FTE Impact:

There is no FTE impact as a result of this agenda item.

ATTACHMENTS:

Click to download

- Resolution

RESOLUTION # 2018-140

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF $232,800 FROM PERSONNEL SERVICES, $25,600 FROM SUPPLIES, AND $28,200 FROM SERVICES FROM THE CITY MANAGER'S OFFICE YOUTH SERVICES DIVISION GENERAL FUND TO PERSONNEL SERVICES, SUPPLIES, AND SERVICES OF THE HUMAN SERVICE & COMMUNITY VITALITY DEPARTMENT YOUTH SERVICES DIVISION GENERAL FUND TO ALIGN ANTICIPATED PROGRAM EXPENSES WITHIN THE CITY DEPARTMENTS. APPROPRIATIONS OF $35,000 FROM THE GRANTS CONTINGENCY FUND TO THE HUMAN SERVICE & COMMUNITY VITALITY DEPARTMENT GRANTS ADMINISTRATION GENERAL FUND TO INCREASE SPENDING AUTHORITY FOR THE SURPRISE COMMUNITY OUTREACH PROGRAM. $600 FROM THE CITY MANAGERS YOUTH SERVICES DONATIONS FUND TO THE HUMAN SERVICE & COMMUNITY VITALITY DEPARTMENT DONATIONS FUND. REALLOCATING $50,000 FROM THE CITY MANAGER'S OFFICE SERVICES BUDGET TO THE HUMAN RESOURCES DEPARMENT SERVICES BUDGET. A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 CAPITAL AND OPERATING LIST OF ITEMS OVER $50,000 BY INCREASING THE SURPRISE COMMUNITY OUTREACH PROGRAM AWARD ITEM BY $35,000.

WHEREAS, the FY2019 budget was adopted included funding for the Youth Services Division within the City Manager's budget;

WHEREAS, the Youth Services Division has been moved to the Human Service & Community Vitality Department;

WHEREAS, the allocated budget for Youth Services Division includes $232,800 in personnel services, $25,600 in supplies, and $28,200 in services in the General Fund. $600 in supplies in the Donations Fund. These funds shall be reallocated to the Human Service & Community Vitality Department;

WHEREAS, an increase in spending authority of $35,000 to the Grants Administration within Human Service & Community Vitality Department from the Grants Contingency Fund to result in a total of $110,000 to be used for the Surprise Community Outreach Program and the Neighborhood Grant Program.

WHEREAS, the FY2019 budget was adopted including funding for tuition reimbursement within the City Manager's Office;

WHEREAS, the funding for tuition reimbursement, in the amount of $50,000, will be reallocated to the Human Resources Department;

WHEREAS, the FY2019 budget, including the FY2019 Capital and Operating List of Items Over $50,000, was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than $50,000.

WHEREAS, the FY2019 budget was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, the Fiscal Year 2019 Capital and Operating List of Items Over $50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

APPROVED AND ADOPTED this _____day of _____, 2018.

_____
Sharon R. Wolcott, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

RESOLUTION # 2018-140

Exhibit A

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount of $232,800 from personnel services, $25,600 from supplies, $28,200 from services from the City Manager's Office Youth Services Division General Fund, and $600 from supplies in the City Manager's Youth Services Donations Fund to the Human Service & Community Vitality Department Youth Services Division. $35,000 from the Grants Contingency Fund to the Human Service & Community Vitality Department Grants Administration General Fund. $50,000 from the City Manager's Office services budget to the Human Resources Department services budget. The reallocation of appropriation will better align anticipated program expenses within the City's departments.These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	City Manager Office	Personnel Services	E	2,748,300	(232,800)	2,515,500
General Fund	Human Svcs and Comm Vitality	Personnel Services	E	1,276,800	232,800	1,509,600
General Fund	City Manager Office	Supplies	E	158,800	(25,600)	133,200
General Fund	City Manager Office	Services	E	705,600	(78,200)	627,400
General Fund	Human Svcs and Comm Vitality	Supplies	E	139,700	25,600	165,300
General Fund	Human Svcs and Comm Vitality	Services	E	335,400	63,200	398,600
Donations	City Manager Office	Supplies	E	6,000	(600)	5,400
Donations	Human Svcs and Comm Vitality	Supplies	E	57,200	600	57,800
Grants	General Operations	Contingency	E	51,166,900	(35,000)	51,131,900
General Fund	Human Resources	Services	E	525,000	50,000	575,000
			Expense Total	**57,119,700**	-	**57,119,700**
			Revenue Total	-	-	-

RESOLUTION # 2018-140

Exhibit B

2. List of Operating Items Over $50,000- The list of Operating Items over $50,000 will be amended to include increased allocation

Reference #	Description	Current Budget	Increase/ (Decrease)	Amended Budget
19266	Surprise Community Outreach Program Award	$75,000	$35,000	$110,000

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Donna Miller, CRS Director
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action amending the Fiscal Year 2019 budget by reallocating appropriations of $15,000 from Contingency within the Grants Fund to the Donations Fund to account for a donation from the Friends of the Library; Resolution #2018-135.

Motion:

I move to approve Resolution #2018-135.

Background:

In September 2017, the Friends of the Library donated $15,000 to support Saturday hours at the Hollyhock Library. The extended hours at the library have been well received by the community and the Friends of the Library would like to donate again this year to continue the extended hours.

Objective Analysis:

The $15,000 donation allows for Hollyhock Library to continue Saturday hours from 11am-5pm. Library visits to Hollyhock Library have increased approximately 50% with the addition of Saturday hours.

Policy Compliant:

This action is compliant with City and Council policy.

Financial Impact:

This action will allow for the collection and expenditure of the $15,000 donation from the Friends of the Library. The funding will be utilized to reimburse Maricopa County Library District per the Intergovernmental Agreement to operate Hollyhock Library.

Budget Impact:

This action will reallocate appropriation in the amount of $15,000 from Contingency within the Grants Fund to the Donation Fund to allow for the receipt and expenditure of the donation without exceeding

the approved budget for Fiscal Year 2019.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

Click to download

- [ ] Resolution
- [ ] Friends of Library Donation Acceptance

RESOLUTION # 2018-135

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF $15,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE DONATIONS FUND FOR THE DONATION FROM THE FRIENDS OF THE LIBRARY.

WHEREAS, the FY2019 budget was adopted included funding for the operation of the Hollyhock Library;

WHEREAS, the Friends of the Library wish to donate $15,000 in FY2019 to support Saturday hours at the Hollyhock Library;

WHEREAS, the FY2019 budget was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

APPROVED AND ADOPTED this _____day of _____, 2018.

_____
Sharon R. Wolcott, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

RESOLUTION # 2018-135
Exhibit A

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of $15,000 from Contingency within the Grants Fund to Services within the Donations Fund to establish a budget for continued Saturday hours at Hollyhock Library. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Donations	Community & Recreation Services	Services	E	$8,600	$15,000	$23,600
Donations	Community & Recreation Services	Other	R	$0	$15,000	$15,000
Grants	General Operations	Contingency	E	$22,337,700	($15,000)	$22,322,700
Grants	General Operations	Contingency	R	$22,345,500	($15,000)	$22,330,500
				$44,691,800	**$0**	**$44,691,800**

SURPRISE
ARIZONA

Community & Recreation Services Department

Memorandum

To: Andrea Davis, Finance Director

From: Donna Miller, Community and Recreation Services Director

Date: 8/20/2018

Re: Friends of the Library Donation

The Friends of the Library has graciously offered to donate $15,000 to the City of Surprise which will be utilized to continue Saturday hours at Hollyhock Library. In September 2017, the Friends of the Library donated $15,000 to support Saturday hours at Hollyhock Library. The extended hours at the library have been well received by the community and the Friends of the Library would like to donate again this year to continue the extended hours. The City currently has a contract with Maricopa County Library District (MLCD) to operate the library. The donation will be utilized to pay the additional expense to MLCD for the extra hours.

Per the Donations policy, approval by the Finance Director is required prior to the acceptance of a Restricted Donation if the donation creates an expenditure of $5,000 or more which was not previously budgeted.

CRS will be taking a budget amendment/resolution to City Council on September 18, 2018 to add the donations line into the budget so the check can be deposited upon receipt.

Donna Miller
Community & Recreation Services Director

Andrea Davis
Finance Director

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	1
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to approve a request by Richard Van Dewerker for a Series 06 (Bar) liquor license for Mule Creek Saloon located at 16846 W. Bell Road, #100, Surprise, AZ. 85374 (Interim Permit/Person Transfer/LLC).

Motion:

I move to approve a request by Richard Van Dewerker for a Series 06 (Bar) liquor license for Mule Creek Saloon located at 16846 W. Bell Road, #100, Surprise, AZ. 85374 (Interim Permit/Person Transfer/LLC).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- DEPARTMENTAL REPORTS

SURPRISE
ARIZONA

MEMO

Date: 09/04/2018

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Fiscal Support Specialist

RE: Liquor License Application – RHC Sports Bar LLC dba Mule Creek Saloon

---

Business License Status:

Application packet to be mailed on 9/4/18.

Mailing to:

RCH Sports Bar LLC
Dba Mule Creek Saloon
Attn: Richard L Van Dewerker
20953 N Grand Staircase Dr
Surprise AZ 85387

Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001

September 4, 2018

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Mule Creek Saloon
16846 W Bell Road, #100

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE: September 5, 2018

License Number: 06070646
Interim Permit / Person Transfer

APPLICANT:

Mule Creek Saloon, LLC
16846 W. Bell Road, #100
Surprise, Arizona 85374

FINDINGS:

1) **Evidence concerning the nature of the proposed business, its potential market and its likely customers.**
Mule Creek Saloon type of establishment, which serves customers from Surprise and the surrounding valley. Mule Creek Saloon will have live music weekend nights until 11pm.

2) **Effect of vehicular traffic in close proximity.**
There are adequate areas for ingress and egress off Bell Road and North Eastham Parkway. Mule Creek Saloon while a new business is the same type of business that has filled this location for many years. The person transfer should have no effect on vehicular traffic.

3) **The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.**
2013:
January: Physical Fight, arrest made
May: Physical Fight, No arrest made
July: Assault, No arrest made

2014:
May: Intoxicated Subject, no arrest
August: Simple Assault, arrest made
December: Drugs, arrest made, behind the building

2015
No activity of a Criminal Nature
The business was closed for some of the time

2016
January: Disorderly Conduct, arrest made
March: DUI after leaving this location, arrest made
April: Assault, no arrest
April: Unwanted Guest, no arrest
July: Disorderly Conduct and Trespass, arrest made.
November: Assault, arrest made

December: Assault, no

<u>2017</u>
February: Assault, arrest made
March: Criminal Damage, No arrest
March: Criminal Damage Domestic, arrest made
August: Intoxicated Subject: no arrest

4) **Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.**
Mule Creek will have basic operating hours of 9am to 1am. They have advised they may open earlier at approximately 8am on some days to serve a light breakfast. This is a long established commercial area and the tenant block does have many established commercial business. The Mule Creek location has always been an established bar. Most of the commercial business close between 7pm to 10pm that are on that side of the tenant area.

5) **Appropriateness of series license requested.**
A series 06 license remains applicable for the establishment

Submitted by Master Officer J. Washburn #2043

COMMUNITY DEVELOPMENT DEPARTMENT

Date: September 6, 2018

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist

Re: Liquor License Application for:

MULE CREEK SALOON, LLC
Interim Permit/Person Transfer – License #0607646
16846 W. Bell Road, Suite 100
Surprise, Arizona 85374

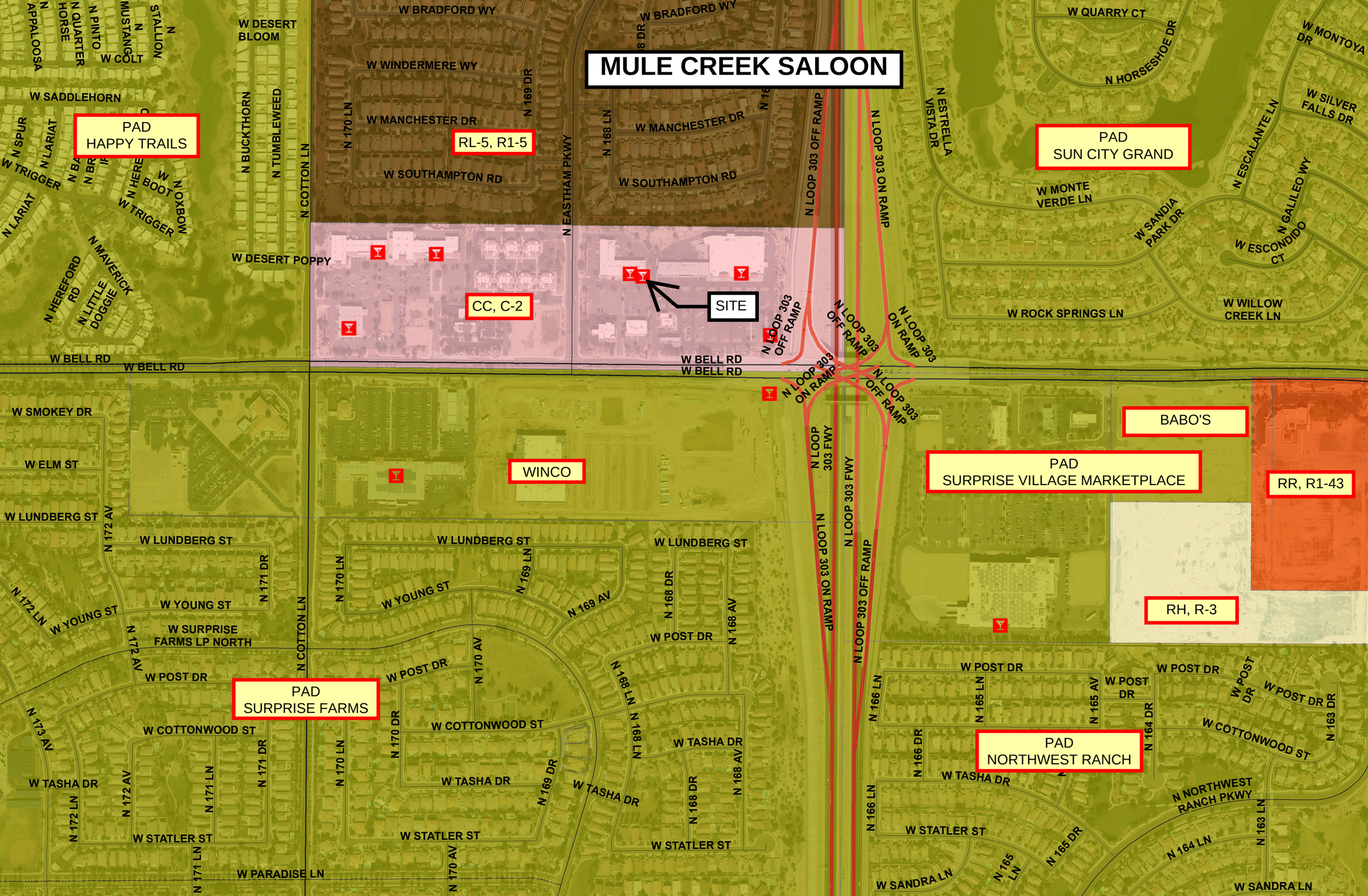
The number and series of licenses in close proximity to the subject site are:

1. Babbo Italian Eatery (Series 12) – 15609 W. Bell Rd.
2. Sam's Club #4955 (Series 9) – 16573 W. Bell Rd.
3. Peter Piper Pizza (Series 12) – 16641 W. Bell Rd. (EXPIRED)
4. Winco Foods #127 (Series 9) – 16925 W Bell Rd.
5. Safeway Food & Drug #1997 (Series 9) – 17049 W. Bell Rd.
6. Walgreens #6806 (Series 10) – 17088 W. Bell Rd.
7. Amuse Bouche (Series) – 17058 W. Bell Rd. #104
8. Golden Wei Chinese Cuisine (Series # 12) – 17104 W Bell Rd.
9. Eddie's European Bistro (Series 12) – 16846 W. Bell Rd. #109 (EXPIRED)
10. Albertson's #1026 (Series 9) – 16750 W. Bell Rd.
11. Circle K #2741713 (Series 10) – 16794 W. Bell Rd.

The immediate area is comprised of commercial establishments. The property is zoned CC, C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.


MULE CREEK SALOON
PAD
HAPPY TRAILS
RL-5, R1-5
CC, C-2
SITE
PAD
SUN CITY GRAND
BABO'S
PAD
SURPRISE VILLAGE MARKETPLACE
RR, R1-43
RH, R-3
WINCO
PAD
SURPRISE FARMS
PAD
NORTHWEST RANCH
W BRADFORD WY
W WINDERMERE WY
W MANCHESTER DR
W SOUTHAMPTON RD
W DESERT BLOOM
W DESERT POPPY
W SADDLEHORN
W BELL RD
W SMOKEY DR
W ELM ST
W LUNDBERG ST
W YOUNG ST
W SURPRISE FARMS LP NORTH
W POST DR
W COTTONWOOD ST
W TASHA DR
W STATLER ST
W PARADISE LN
W QUARRY CT
N HORSESHOE DR
W MONTOYA DR
W SILVER FALLS DR
N ESCALANTE LN
N GALILEO WY
W ESCONDIDO CT
W MONTE VERDE LN
W SANDIA PARK DR
W ROCK SPRINGS LN
W WILLOW CREEK LN
N ESTRELLA VISTA DR
N LOOP 303 ON RAMP
N LOOP 303 OFF RAMP
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N LOOP 303 OFF RAMP
N NORTHWEST RANCH PKWY
W SANDRA LN
N EASTHAM PKWY
N COTTON LN
N BUCKTHORN
N TUMBLEWEED
N 170 LN
N 169 DR
N 168 LN
N 169 LN
N 169 AV
N 168 DR
N 168 AV
N 170 AV
N 170 DR
N 171 DR
N 171 LN
N 172 AV
N 172 LN
N 173 AV
N 166 LN
N 165 LN
N 165 AV
N 164 DR
N 166 DR
N 165 DR
N 165 LN
N 164 LN
N 163 LN
N 163 DR
N APPALOOSA
N HORSE
N QUARTER
N PINTO
N MUSTANG
N STALLION
W COLT
N SPUR
N LARIAT
W TRIGGER
N BOOT
N OXBOW
N HEREFORD RD
N MAVERICK
N LITTLE DOGGIE

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Robert H. Kuhfuss - Community Development
Submitting Department:		District:	3
Staff Recommendations:	Approve		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of a Final Plat entitled, "Heritage Farm Final Plat" dated August 2, 2018, a property generally located at the southeast corner of 175th Avenue and Waddell Road for Heritage Farm.

Motion:

Motion to approve a Final Plat in the RM-6 PUD and RM-9 PUD zoning districts for Heritage Farm.

Background:

Andrew Jupp of Kimley-Horn and Associates, Inc. on behalf of PL Heritage Farm, LLC requests approval of a Final Plat in the RM-9 PUD and RM-6 PUD zoning districts. The proposed Final Plat includes a total of 137 single-family residential lots, and 6.3 acres of open space, which are divided amongst the RM-9 PUD and RM-6 PUD zoning districts in a manner consistent with the approved Zoning and Preliminary Plat

Objective Analysis:

The subject Final Plat meets the requirements of the Heritage Farm PUD and Preliminary Plat, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject Final Plat for 137 dwelling units, which equates to approximately 4.2 DU/Ac overall is in compliance with the Heritage Farm PUD and the Preliminary Plat.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on

the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- 00 - FS18-159 Heritage Farm Final Plat - Staff Report
- 01 - FS18-159 Heritage Farm Final Plat - Vicinity Map
- 02 - FS18-159 Heritage Farm Final Plat
- 03 - FS18-159 Heritage Farm Final Plat - Presentation

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS18-159**
Project Name:	Heritage Farm Final Plat
Council District:	3 – Mesquite
Meeting Date:	**September 18, 2018**
Planner:	Robert H. Kuhfuss, AICP

Owner:	PL Heritage Farm, LLC
Applicant:	Andrew Jupp of Kimley-Horn and Associates, Inc. on behalf of PL Heritage Farm, LLC
Request:	Final Plat in the RM-6 PUD and RM-9 PUD zoning districts
Site Location:	Generally located at the southeast corner of 175th Avenue and Waddell Road
Site Size:	32.4 acres
Density:	4.2 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the RM-9 PUD and RM-6 PUD zoning districts as approved under case FS17-530.
- The proposed Final Plat is consistent with the Preliminary Plat for Heritage Farm.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to proceed with the construction of the associated subdivision.

Denial of the requested Final Plat will prevent the developer from constructing the associated subdivision.

Project Description:

Andrew Jupp of Kimley-Horn and Associates, Inc. on behalf of PL Heritage Farm, LLC requests approval of a Final Plat in the RM-9 PUD and RM-6 PUD zoning districts. The proposed Final Plat includes a total of 137 single-family residential lots, and 6.3 acres of open space, which are divided amongst the RM-9 PUD and RM-6 PUD zoning districts in a manner consistent with the approved Zoning and Preliminary Plat.

Background:

September 12, 2016: The applicant filed a request for a Zone Change and Preliminary Plat under case FS16-391. The applicant filed a second request for a companion Zone Change and Preliminary Plat under case FS16-392. The latter also included an annexation request.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

January 17, 2017: The City Council approved the annexation of the subject property under case FS16-427.

March 6, 2018: The City Council approved a request for a Zone Change and related Preliminary Plat covering the subject property under case FS17-530.

March 22, 2018: The applicant filed the subject request.

Citizen Outreach:

N/A

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise

Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal includes 137 dwelling units, which equates to 4.2 DU/Ac overall. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan.

Reviewing Agencies:

The standard reviewing departments and agencies have reviewed the request and expressed no objections.

Summary:

The subject Final Plat meets the requirements of the RM-9 PUD and RM-6 PUD Zoning Districts as approved under case FS17-530, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns.

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the RM-9 PUD and RM-6 PUD zoning districts as approved under case FS17-530.
- The proposed Final Plat is consistent with the Preliminary Plat for Heritage Farm.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Final Plat

Heritage Farm

Vicinity Map

HERITAGE FARM FINAL PLAT

PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:
PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "HERITAGE FARM", A SUBDIVISION LOCATED IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "HERITAGE FARM", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATED TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF:
OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____, DAY OF _____, 2018.

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY:_____ DATE:_____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN _____, OF PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, _____
NOTARY PUBLIC MY COMMISSION EXPIRES

RELEASE OF LIABILITY

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

RELEASE OF LIABILITY

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 810.00 FEET OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 33.00 FEET THEREOF.

PARCEL NO. 2:
THE WEST 810.00 FEET OF THE NORTH 1,775.40 FEET OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14.

APN: 502-04-004A, 502-04-006C

NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
2. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
3. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
4. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
5. THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
8. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
9. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
10. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL STRUCTURES AND LANDSCAPING WITH THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.
13. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUE. ALL INTERIOR CORNER AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OR THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
14. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT. (S.L.I.D.).
15. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "HERITAGE FARM" PRELIMINARY PLAT, APPROVED DATE OF 03/06/18, UNDER CASE FS17-530.
16. ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 03/06/18 UNDER CASE FS17-530, OR AS SUBSEQUENTLY AMENDED.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHT-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.
IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.
CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

SHEET INDEX

1.....COVER SHEET
2.....SHEET INDEX
3.....LOT & TRACT TABLE
4-5.....FINAL PLAT

OWNER

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7740 E. PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC,
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020-4331
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, P.E.

ZONING

RM-6 PUD & RM-9 PUD

PERTINENT DOCUMENTS

ALTA/ACSM LAND TITLE SURVEY PRODUCED BY LAND SURVEY SERVICE PLC
SPECIAL WARRANTY DEED DOC. 2016-0922480, M.C.R.
RECORD OF SURVEY, BK. 921, PG. 42, M.C.R.
RECORD OF SURVEY, BK. 932, PG. 9, M.C.R.
RECORD OF SURVEY, BK. 932, PG. 35, M.C.R.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING: N89°50'36"E
RECORD BEARING: N89°58'25"W
RECORD BEARING IS AS SHOWN IN "SARAH ANN RANCH UNIT 1", BK. 812, PG. 49, M.C.R.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, SIGNED ON 9-29-2011, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ___ DAY OF _____, 2018, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ___ DAY OF _____, 2018,

_____
MAYOR

ATTEST:

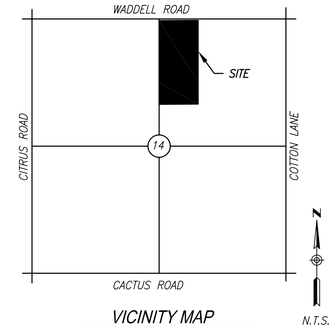
_____
CITY CLERK

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41282
ADRIAN M.
BURCHAM
Date Signed 08/02/18
ARIZONA U.S.A.
Expires 9-30-19



VICINITY MAP
T3N, R2W, SEC 14
N.T.S.

ACREAGE DETAIL

GROSS ACREAGE: 1,411,373 SQ. FT. OR 32.4007 AC. +\-
GROSS ACREAGE DOES NOT INCLUDE 33.00' R/W ALONG WADDELL ROAD FRONTAGE DEDICATED PER BK. 932, PG. 09, M.C.R.
TOTAL LOTS: 137

TOTAL LOT ACREAGE:	776,008 SQ. FT. OR 17.8142 AC. ±
TOTAL TRACT ACREAGE:	276,532 SQ. FT. OR 6.3484 AC. ±
34.50' WADDELL ROAD R/W:	27,944 SQ. FT. OR 0.6415 AC. ±
TOTAL R/W ACREAGE (INCLUDES WADDELL ROAD):	358,833 SQ. FT. OR 8.2381 AC. ±
NET (GROSS MINUS R/W):	1,052,540 SQ. FT. OR 24.1630 AC. ±

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
HUBBARD ENGINEERING
www.hubbardengineering.com

HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

Project No. 17164	Date 08/02/18
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 1 of 5

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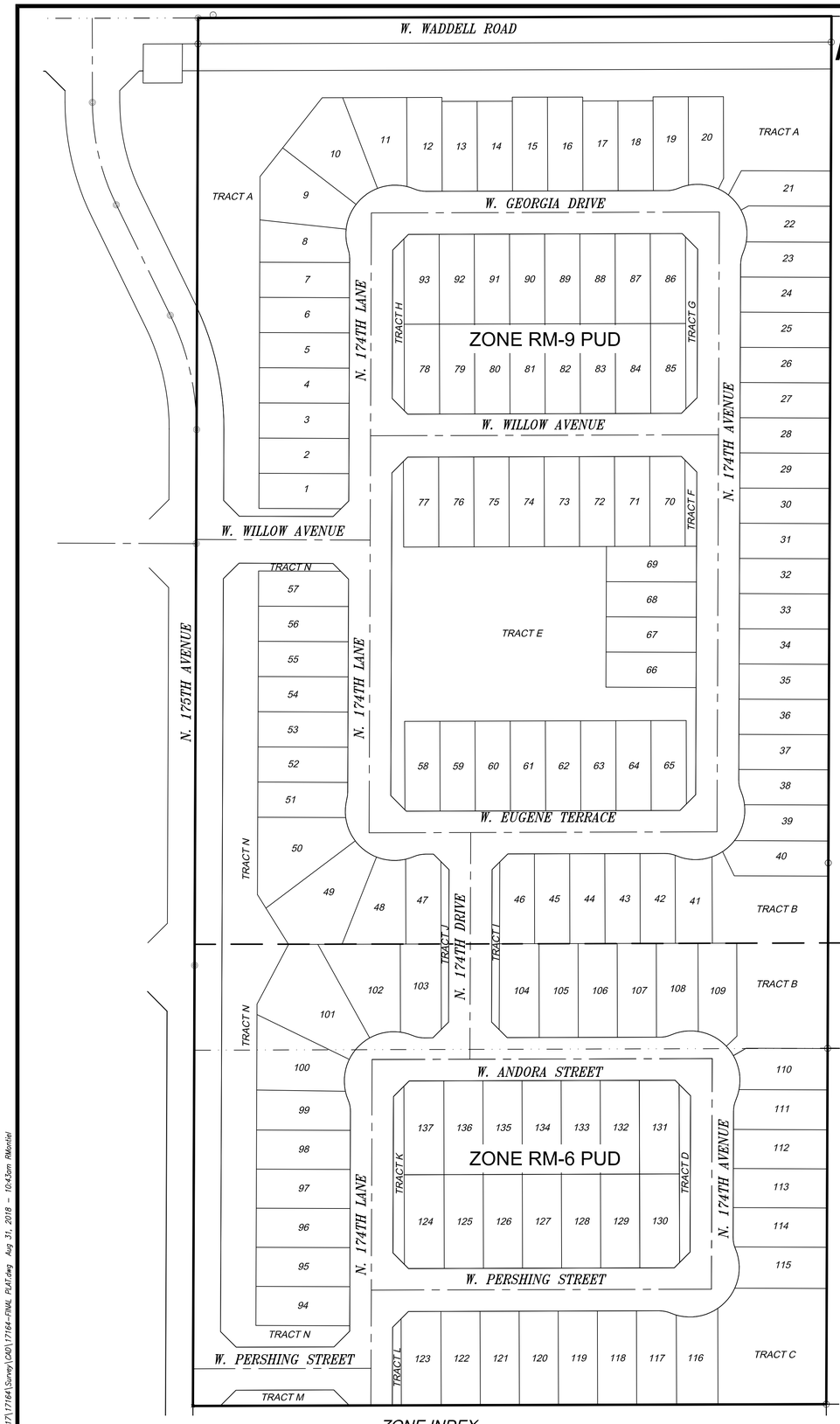
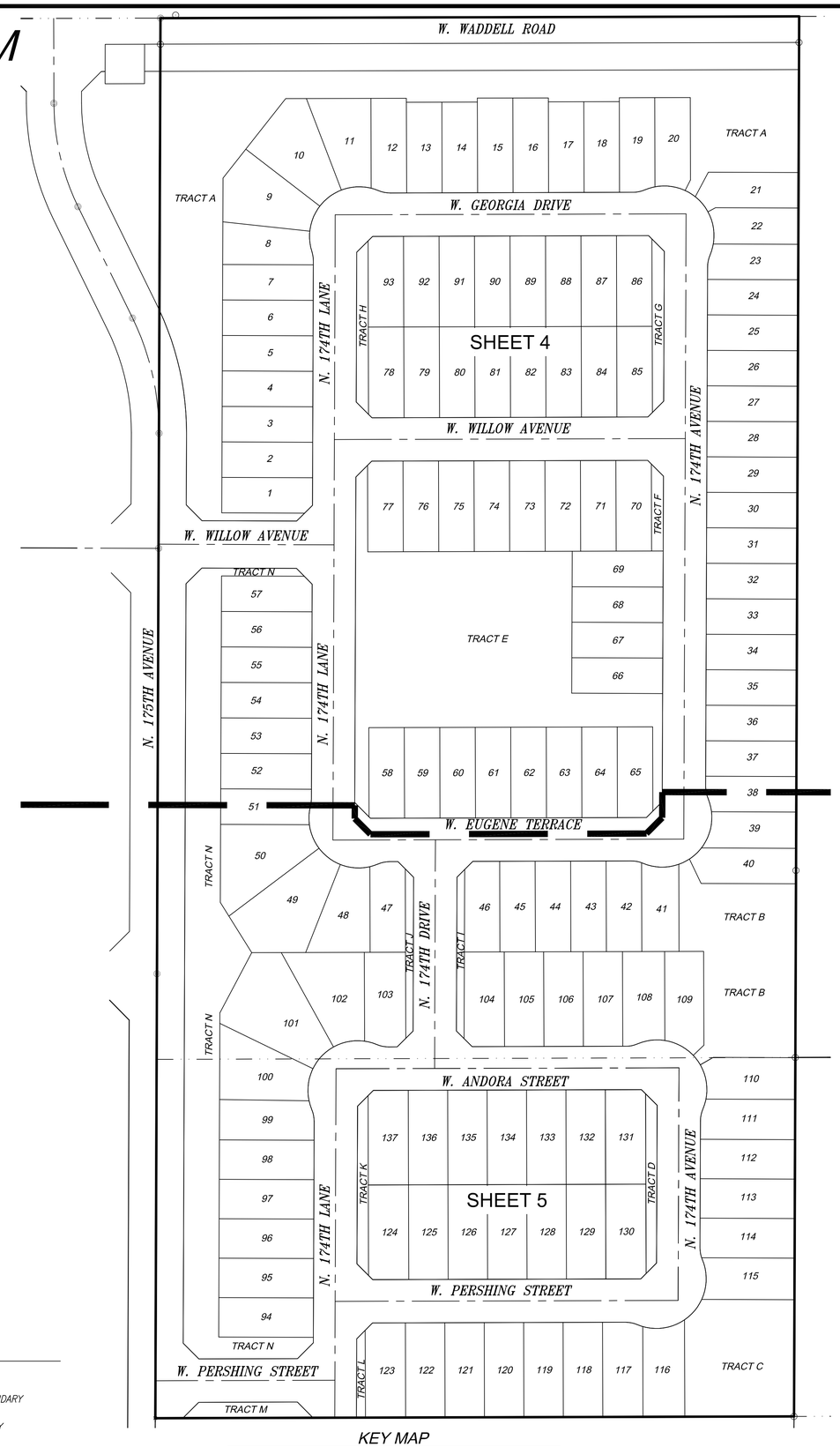
HERITAGE FARM
FINAL PLAT



ZONE INDEX



KEY MAP

N

SCALE
1"=80'

80 0 80 160
scale feet

LEGEND

= MATCH LINE
= BOUNDARY
= ZONING BOUNDARY
= LOT LINE
= RIGHT OF WAY

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
Date Signed 08/02/18
ARIZONA U.S.A.

Date 08/02/18	Project Eng.
Project No. 17164	Project Manager ADRIAN BURCHAM

Sht: 2 of 5

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HERITAGE FARM FINAL PLAT

LOT TABLE

LOT #	SQUARE FEET	ACRES	WIDTH	ZONE
1	5125.00	0.1177	45.00'	RM-9 PUD
2	5175.00	0.1188	45.00'	RM-9 PUD
3	5175.00	0.1188	45.00'	RM-9 PUD
4	5175.00	0.1188	45.00'	RM-9 PUD
5	5175.00	0.1188	45.00'	RM-9 PUD
6	5175.00	0.1188	45.00'	RM-9 PUD
7	5175.00	0.1188	45.00'	RM-9 PUD
* 8	5424.00	0.1245	45.00'	RM-9 PUD
* 9	7942.00	0.1823	45.00'	RM-9 PUD
* 10	8614.00	0.1978	45.00'	RM-9 PUD
* 11	6825.00	0.1567	45.00'	RM-9 PUD
12	5342.00	0.1226	45.00'	RM-9 PUD
13	5175.00	0.1188	45.00'	RM-9 PUD
14	5175.00	0.1188	45.00'	RM-9 PUD
15	5400.00	0.1240	45.00'	RM-9 PUD
16	5400.00	0.1240	45.00'	RM-9 PUD
17	5175.00	0.1188	45.00'	RM-9 PUD
18	5175.00	0.1188	45.00'	RM-9 PUD
19	5318.00	0.1221	45.00'	RM-9 PUD
20	5089.00	0.1168	44.00'	RM-9 PUD
* 21	5570.00	0.1279	45.00'	RM-9 PUD
22	5017.00	0.1152	47.00'	RM-9 PUD
23	5083.00	0.1167	46.00'	RM-9 PUD
24	5175.00	0.1188	45.00'	RM-9 PUD
25	5175.00	0.1188	45.00'	RM-9 PUD
26	5175.00	0.1188	45.00'	RM-9 PUD
27	5175.00	0.1188	45.00'	RM-9 PUD
28	5175.00	0.1188	45.00'	RM-9 PUD
29	5175.00	0.1188	45.00'	RM-9 PUD
30	5175.00	0.1188	45.00'	RM-9 PUD
31	5175.00	0.1188	45.00'	RM-9 PUD
32	5175.00	0.1188	45.00'	RM-9 PUD
33	5175.00	0.1188	45.00'	RM-9 PUD
34	5175.00	0.1188	45.00'	RM-9 PUD
35	5175.00	0.1188	45.00'	RM-9 PUD
36	5175.00	0.1188	45.00'	RM-9 PUD
37	5175.00	0.1188	45.00'	RM-9 PUD
38	5063.00	0.1162	46.00'	RM-9 PUD
39	5083.00	0.1167	47.00'	RM-9 PUD
* 40	5737.00	0.1317	45.00'	RM-9 PUD
41	5124.00	0.1176	47.00'	RM-9 PUD
42	5165.00	0.1186	45.00'	RM-9 PUD
43	5175.00	0.1188	45.00'	RM-9 PUD
44	5175.00	0.1188	45.00'	RM-9 PUD
45	5175.00	0.1188	45.00'	RM-9 PUD
46	5080.00	0.1166	44.00'	RM-9 PUD
47	5064.00	0.1163	45.00'	RM-9 PUD
* 48	6512.00	0.1495	45.00'	RM-9 PUD
* 49	10337.00	0.2373	45.00'	RM-9 PUD
* 50	9264.00	0.2127	45.00'	RM-9 PUD
51	5112.00	0.1174	45.00'	RM-9 PUD
52	5175.00	0.1188	45.00'	RM-9 PUD
53	5175.00	0.1188	45.00'	RM-9 PUD
54	5175.00	0.1188	45.00'	RM-9 PUD
55	5175.00	0.1188	45.00'	RM-9 PUD
56	5175.00	0.1188	45.00'	RM-9 PUD
57	5125.00	0.1177	45.00'	RM-9 PUD
58	5173.00	0.1188	45.00'	RM-9 PUD
59	5175.00	0.1188	45.00'	RM-9 PUD
60	5175.00	0.1188	45.00'	RM-9 PUD
61	5175.00	0.1188	45.00'	RM-9 PUD
62	5175.00	0.1188	45.00'	RM-9 PUD
63	5175.00	0.1188	45.00'	RM-9 PUD
64	5175.00	0.1188	45.00'	RM-9 PUD
65	5141.00	0.1180	45.00'	RM-9 PUD
66	5187.00	0.1191	45.00'	RM-9 PUD
67	5187.00	0.1191	45.00'	RM-9 PUD
68	5187.00	0.1191	45.00'	RM-9 PUD
69	5230.00	0.1201	45.75'	RM-9 PUD

LOT TABLE

LOT #	SQUARE FEET	ACRES	WIDTH	ZONE
70	5164.00	0.1186	45.00'	RM-9 PUD
71	5175.00	0.1188	45.00'	RM-9 PUD
72	5175.00	0.1188	45.00'	RM-9 PUD
73	5175.00	0.1188	45.00'	RM-9 PUD
74	5175.00	0.1188	45.00'	RM-9 PUD
75	5175.00	0.1188	45.00'	RM-9 PUD
76	5175.00	0.1188	45.00'	RM-9 PUD
77	5161.00	0.1185	45.00'	RM-9 PUD
78	5166.00	0.1186	45.00'	RM-9 PUD
79	5175.00	0.1188	45.00'	RM-9 PUD
80	5175.00	0.1188	45.00'	RM-9 PUD
81	5175.00	0.1188	45.00'	RM-9 PUD
82	5175.00	0.1188	45.00'	RM-9 PUD
83	5175.00	0.1188	45.00'	RM-9 PUD
84	5175.00	0.1188	45.00'	RM-9 PUD
85	5159.00	0.1184	45.00'	RM-9 PUD
86	5166.00	0.1186	45.00'	RM-9 PUD
87	5175.00	0.1188	45.00'	RM-9 PUD
88	5175.00	0.1188	45.00'	RM-9 PUD
89	5175.00	0.1188	45.00'	RM-9 PUD
90	5175.00	0.1188	45.00'	RM-9 PUD
91	5175.00	0.1188	45.00'	RM-9 PUD
92	5175.00	0.1188	45.00'	RM-9 PUD
93	5159.00	0.1184	45.00'	RM-9 PUD
94	6000.00	0.1377	50.00'	RM-6 PUD
95	6000.00	0.1377	50.00'	RM-6 PUD
96	6000.00	0.1377	50.00'	RM-6 PUD
97	6000.00	0.1377	50.00'	RM-6 PUD
98	6000.00	0.1377	50.00'	RM-6 PUD
99	6001.00	0.1378	51.00'	RM-6 PUD
* 100	7930.00	0.1820	50.00'	RM-6 PUD
* 101	11878.00	0.2727	50.00'	RM-6 PUD
* 102	8443.00	0.1938	50.00'	RM-6 PUD
103	6115.00	0.1404	53.00'	RM-6 PUD
104	6055.00	0.1390	51.00'	RM-6 PUD
105	6001.00	0.1378	50.00'	RM-6 PUD
106	6001.00	0.1378	50.00'	RM-6 PUD
107	6000.00	0.1377	50.00'	RM-6 PUD
108	6161.00	0.1414	54.00'	RM-6 PUD
109	6001.00	0.1378	50.00'	RM-6 PUD
110	6029.00	0.1384	50.00'	RM-6 PUD
111	6039.00	0.1386	51.00'	RM-6 PUD
112	6000.00	0.1377	50.00'	RM-6 PUD
113	6000.00	0.1377	50.00'	RM-6 PUD
114	6021.00	0.1382	50.00'	RM-6 PUD
115	6007.00	0.1379	53.00'	RM-6 PUD
116	6074.00	0.1394	53.00'	RM-6 PUD
117	6075.00	0.1395	51.00'	RM-6 PUD
118	6000.00	0.1377	50.00'	RM-6 PUD
119	6000.00	0.1377	50.00'	RM-6 PUD
120	6000.00	0.1377	50.00'	RM-6 PUD
121	6000.00	0.1377	50.00'	RM-6 PUD
122	6000.00	0.1377	50.00'	RM-6 PUD
123	6076.00	0.1395	51.00'	RM-6 PUD
124	6106.00	0.1402	51.00'	RM-6 PUD
125	6000.00	0.1377	50.00'	RM-6 PUD
126	6000.00	0.1377	50.00'	RM-6 PUD
127	6000.00	0.1377	50.00'	RM-6 PUD
128	6000.00	0.1377	50.00'	RM-6 PUD
129	6000.00	0.1377	50.00'	RM-6 PUD
130	6097.00	0.1400	51.00'	RM-6 PUD
131	6106.00	0.1402	51.00'	RM-6 PUD
132	6000.00	0.1377	50.00'	RM-6 PUD
133	6000.00	0.1377	50.00'	RM-6 PUD
134	6000.00	0.1377	50.00'	RM-6 PUD
135	6000.00	0.1377	50.00'	RM-6 PUD
136	6000.00	0.1377	50.00'	RM-6 PUD
137	6097.00	0.1400	51.00'	RM-6 PUD
TOTAL	776008.00	17.8142		

* = FOR FRONT SETBACK AND GARAGE SETBACK REFER TO LOT SETBACK TABLE ON THIS SHEET. SETBACKS NOT INDIVIDUALLY SHOWN SHALL BE PER TYPICAL MINIMUM SETBACKS.

LOT SETBACK TABLE

LOT #	FRONT SETBACK (FT)	GARAGE SETBACK (FT)	LOT WIDTH AT MORE FRONT SETBACK* (FT)
8	17.00	25.00	45.00'
9	19.00	27.00	45.00'
10	19.00	27.00	45.00'
11	18.00	26.00	45.00'
21	23.00	31.00	45.00'
40	19.00	27.00	45.00'
48	18.00	26.00	45.00'
49	19.00	27.00	45.00'
50	19.00	27.00	45.00'
100	19.00	27.00	50.00'
101	18.00	26.00	50.00'
102	18.00	26.00	50.00'

TRACT TABLE

TRACT	SQUARE FEET	ACRES	USAGE
A	82844.00	1.9018	OPENSPACE / DRAINAGE
B	29218.00	0.6708	OPENSPACE / DRAINAGE
C	20291.00	0.4658	OPENSPACE / DRAINAGE
D	2991.00	0.0687	OPENSPACE
E	70754.00	1.6243	OPENSPACE / DRAINAGE
F	1535.00	0.0352	OPENSPACE
G	3075.00	0.0706	OPENSPACE
H	3075.00	0.0706	OPENSPACE
I	2007.00	0.0461	OPENSPACE
J	2015.00	0.0463	OPENSPACE
K	2991.00	0.0687	OPENSPACE
L	1169.00	0.0268	OPENSPACE
M	2900.00	0.0666	OPENSPACE / DRAINAGE
N	51667.00	1.1861	OPENSPACE / DRAINAGE
TOTAL	276532.00	6.3484	

LINE TABLE

LINE #	BEARING	LENGTH
L1	N44°47'12"W	28.28'
L2	S45°12'44"W	28.28'
L3	N45°01'36"E	28.38'
L4	N44°58'24"W	28.19'
L5	N45°01'36"E	28.38'
L6	S44°58'24"E	28.18'
L7	N45°01'40"E	28.36'
L8	N44°58'20"W	28.19'
L9	S45°01'36"W	28.38'
L10	S89°50'33"W	10.86'
L11	S45°01'36"W	28.38'
L12	S44°58'24"E	28.19'
L13	N89°50'33"E	10.15'
L14	S44°47'16"E	28.28'
L15	N45°12'48"E	28.28'
L16	N44°58'24"W	28.19'
L17	N45°01'36"E	28.38'
L18	S44°58'19"E	28.19'
L19	S45°01'41"W	28.38'
L20	S44°58'19"E	28.19'
L21	S45°01'41"W	28.38'
L22	N44°58'24"W	28.19'
L23	N45°01'36"E	28.38'
L24	N45°01'36"E	28.38'
L25	S44°58'19"E	28.19'
L26	S45°01'41"W	28.38'
L27	N44°58'24"W	28.19'
L28	N26°36'21"E	15.06'
L29	S28°01'03"W	35.27'
L30	S25°37'13"E	34.35'
L31	N46°26'59"E	18.71'
L32	S60°07'26"W	18.99'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	25°17'44"	365.00'	161.14'
C2	18°03'32"	38.50'	12.13'
C3	130°36'33"	63.00'	143.61'
C4	22°55'09"	38.50'	15.40'
C5	22°54'02"	38.50'	15.39'
C6	136°10'19"	63.00'	149.73'
C7	22°54'02"	38.50'	15.39'
C8	22°54'02"	38.50'	15.39'
C9	135°25'48"	63.00'	148.91'
C10	22°54'02"	38.50'	15.39'
C11	22°54'02"	38.50'	15.39'
C12	136°10'19"	63.00'	149.73'
C13	22°54'02"	38.50'	15.39'
C14	22°54'02"	38.50'	15.39'
C15	135°25'48"	63.00'	148.91'
C16	22°54'02"	38.50'	15.39'
C17	22°54'02"	38.50'	15.39'
C18	135°25'56"	63.00'	148.92'
C19	22°54'02"	38.50'	15.39'
C20	22°54'02"	38.50'	15.39'
C21	127°14'03"	63.00'	139.90'
C22	13°57'54"	38.50'	9.38'

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
HUBBARD ENGINEERING
www.hubbardengineering.com

HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41282
ADRIAN M.
BURCHAM.
Date Signed 08/02/18
ARIZONA U.S.A.

Date 08/02/18	Project Eng.
Project No. 17164	Project Manager ADRIAN BURCHAM

Sht: 3 of 5

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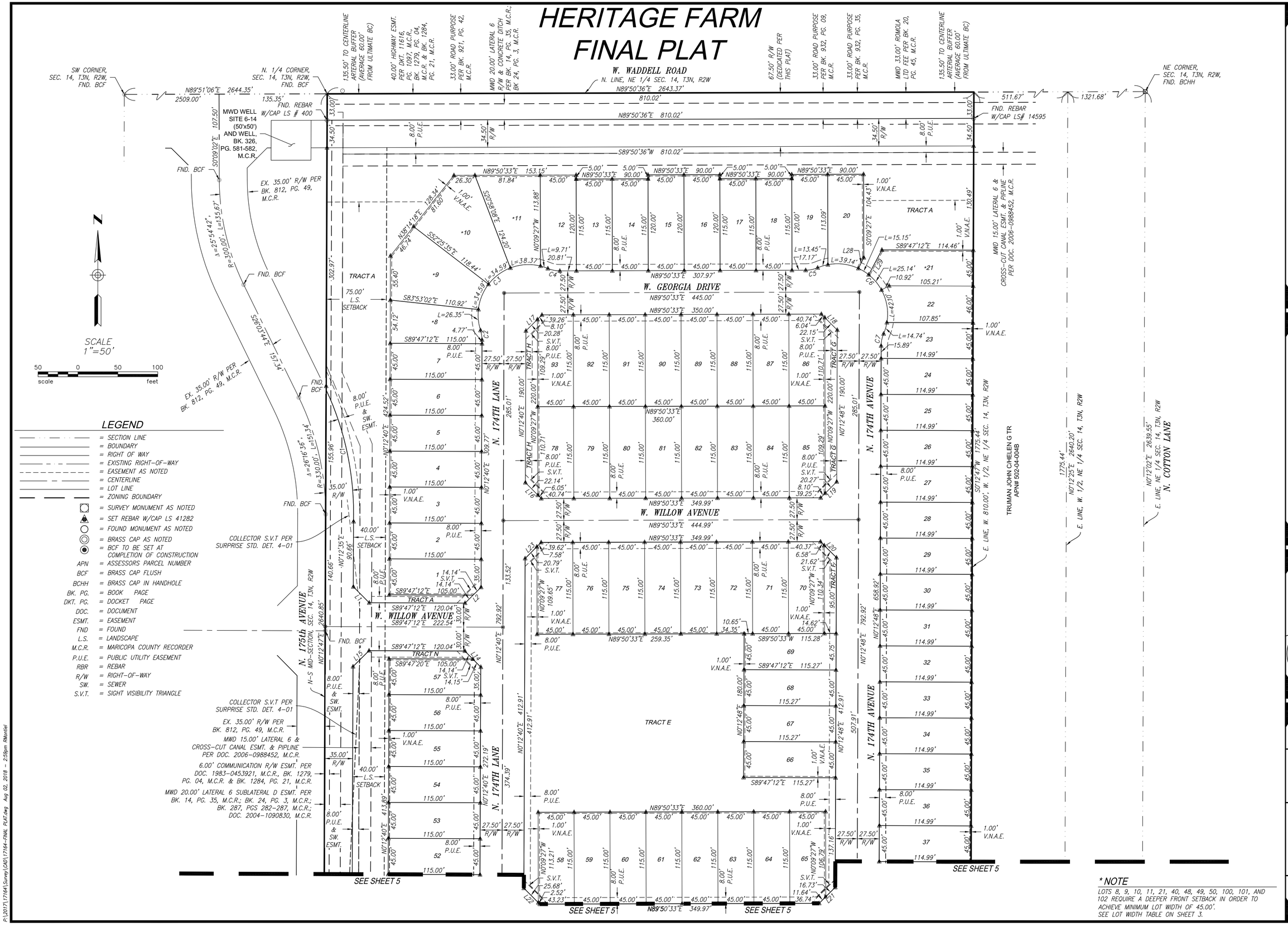
HERITAGE FARM
FINAL PLAT



LEGEND

- = SECTION LINE
- = BOUNDARY
- = RIGHT OF WAY
- = EXISTING RIGHT-OF-WAY
- = EASEMENT AS NOTED
- = CENTERLINE
- = LOT LINE
- = ZONING BOUNDARY
- = SURVEY MONUMENT AS NOTED
- = SET REBAR W/CAP LS 41282
- = FOUND MONUMENT AS NOTED
- = BRASS CAP AS NOTED
- = BCF TO BE SET AT COMPLETION OF CONSTRUCTION

APN	= ASSESSORS PARCEL NUMBER
BCF	= BRASS CAP FLUSH
BCHH	= BRASS CAP IN HANDHOLE
BK. PG.	= BOOK PAGE
DKT. PG.	= DOCKET PAGE
DOC.	= DOCUMENT
ESMT.	= EASEMENT
FND	= FOUND
L.S.	= LANDSCAPE
M.C.R.	= MARICOPA COUNTY RECORDER
P.U.E.	= PUBLIC UTILITY EASEMENT
RBR	= REBAR
R/W	= RIGHT-OF-WAY
SW.	= SEWER
S.V.T.	= SIGHT VISIBILITY TRIANGLE

* NOTE

LOTS 8, 9, 10, 11, 21, 40, 48, 49, 50, 100, 101, AND 102 REQUIRE A DEEPER FRONT SETBACK IN ORDER TO ACHIEVE MINIMUM LOT WIDTH OF 45.00'. SEE LOT WIDTH TABLE ON SHEET 3.

HUBBARD ENGINEERING
1201 S. Alma School Rd. Suite 12000 Mesa, AZ 85210 Ph: 480.898.3313
www.hubbardengineering.com

HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

REGISTERED LAND SURVEYOR CERTIFICATE NO. 41282 ADRIAN M. BURCHAM Date Signed 08/02/18 ARIZONA U.S.A.

Date 08/02/18	Project Eng.
Project No. 17164	Project Manager ADRIAN BURCHAM

Sht: 4 of 5

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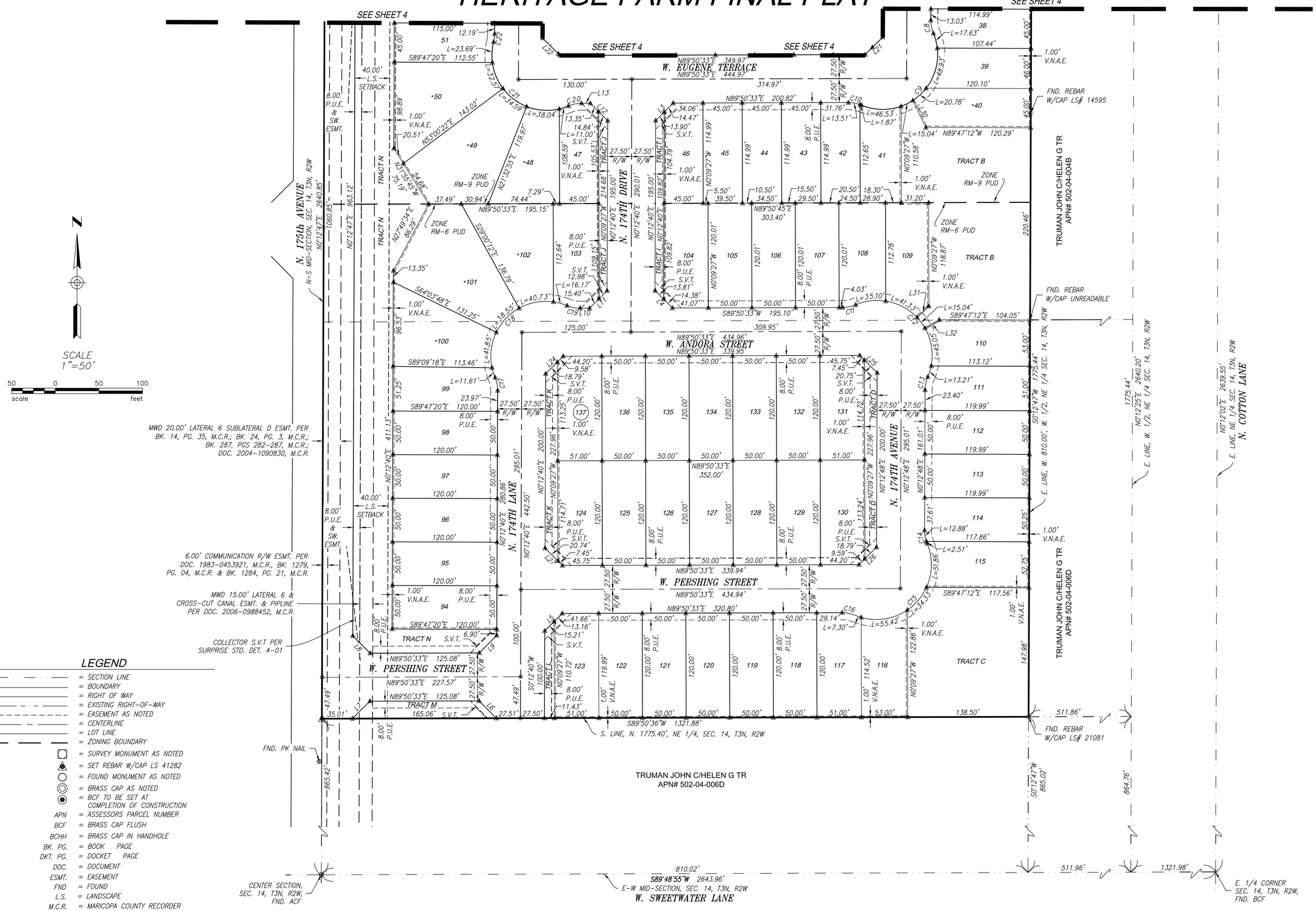
HERITAGE FARM FINAL PLAT



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* NOTE

LOTS 8, 9, 10, 11, 21, 40, 48, 49, 50, 100, 101, AND 102 REQUIRE A DEEPER FRONT SETBACK IN ORDER TO ACHIEVE MINIMUM LOT WIDTH OF 45.00'. SEE LOT WIDTH TABLE ON SHEET 3.

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41282
ADRIAN M. BURCHAM
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ARIZONA U.S.A.

Date 08/02/18	Project Eng.
Project No. 17164	Project Manager ADRIAN BURCHAM

Sht: 5 of 5

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SURPRISE
ARIZONA

City Council

September 19, 2018

Heritage Farm

Final Plat

FS18-159

SURPRISE

ARIZONA

Previously associated with the Magnolia Project

MAGNOLIA

Original Configuration and Relationship

Zone Change

HERITAGE FARM FINAL PLAT

PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "HERITAGE FARM", A SUBDIVISION LOCATED IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE PLAT OF "HERITAGE FARM", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATED TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREON, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION, HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF:

OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2016.

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2016, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGE HIMSELF/HERSELF TO BE AN _____ OF PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGE THAT HE/SHE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS SUCH AUTHORIZED REPRESENTATIVE.

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

_____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES

RELEASE OF LIABILITY

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

RELEASE OF LIABILITY

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME, IN THE FUTURE, OVER, ON IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS. FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 810.00 FEET OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 33.00 FEET THEREOF;

PARCEL NO. 2:
THE WEST 810.00 FEET OF THE NORTH 1,775.40 FEET OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14.

APN: 502-04-004A, 502-04-006C

NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
2. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
3. LANDSCAPING MAINTENANCE, WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
4. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
5. THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
8. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
9. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS (§14751 AND 14710), WHEN APPLICABLE.
10. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL STRUCTURES AND LANDSCAPING WITH THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.
13. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNER AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
14. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT. (S.L.I.D.).
15. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "HERITAGE FARM" PRELIMINARY PLAT, APPROVED DATE OF 03/06/16 UNDER CASE P317-330.
16. ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 03/06/16 UNDER CASE P317-530, OR AS SUBSEQUENTLY AMENDED.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF UNPAVED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHT-OF-WAY. CITY AND MWD RIGHTS WITHIN THOSE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

SHEET INDEX

1.....COVER SHEET
2.....SHEET INDEX
3.....LOT & TRACT TABLE
4-5.....FINAL PLAT

OWNER

PL HERITAGE FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7740 E. PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARKO

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020-4311
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JOPP, P.E.

ZONING

RM-6 PUD & RM-9 PUD

PERTINENT DOCUMENTS

ALTA/ACSM LAND TITLE SURVEY PRODUCED BY LAND SURVEY SERVICE PLC
SPECIAL WARRANTY DEED DOC. 2016-0922480, M.C.R.
RECORD OF SURVEY, BK. 921, PG. 42, M.C.R.
RECORD OF SURVEY, BK. 932, PG. 9, M.C.R.
RECORD OF SURVEY, BK. 932, PG. 35, M.C.R.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING: N89°55'36"E
RECORD BEARING: N89°58'25"W
RECORD BEARING IS AS SHOWN IN "SARAH ANN RANCH UNIT 1", BK. 812, PG. 49, M.C.R.

CERTIFICATE OF ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, SIGNED ON 9-29-2011, DECISION AND ORDER NUMBER 66-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2016, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____, 2016.

_____
MAYOR

ATTEST:

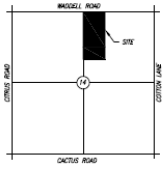
_____
CITY CLERK

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

ADRIAN M. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ. 85210

41282
ADRIAN M.
BURCHAM
ARIZONA
LAND SURVEYOR



VICINITY MAP
T3N, R2W, SEC 14

ACREAGE DETAIL

GROSS ACREAGE: 1,411,373 SQ. FT. OR 32.4067 AC. +/-
GROSS ACREAGE DOES NOT INCLUDE 33,017 R/W ALONG WADDELL ROAD FRONTAGE DEDICATED PER BK. 932, PG. 09, M.C.R.

TOTAL LOTS: 137	
TOTAL LOT ACREAGE:	776,008 SQ. FT. OR 17.8142 AC. ±
TOTAL TRACT ACREAGE:	276,533 SQ. FT. OR 6.3484 AC. ±
34.50' WADDELL ROAD R/W:	27,944 SQ. FT. OR 0.6415 AC. ±
TOTAL R/W ACREAGE (INCLUDES WADDELL ROAD):	356,833 SQ. FT. OR 8.2381 AC. ±
NET (GROSS MINUS R/W):	1,052,540 SQ. FT. OR 24.1630 AC. ±

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Mesa, AZ 85210
480.892.3313
www.hubbardengineering.com

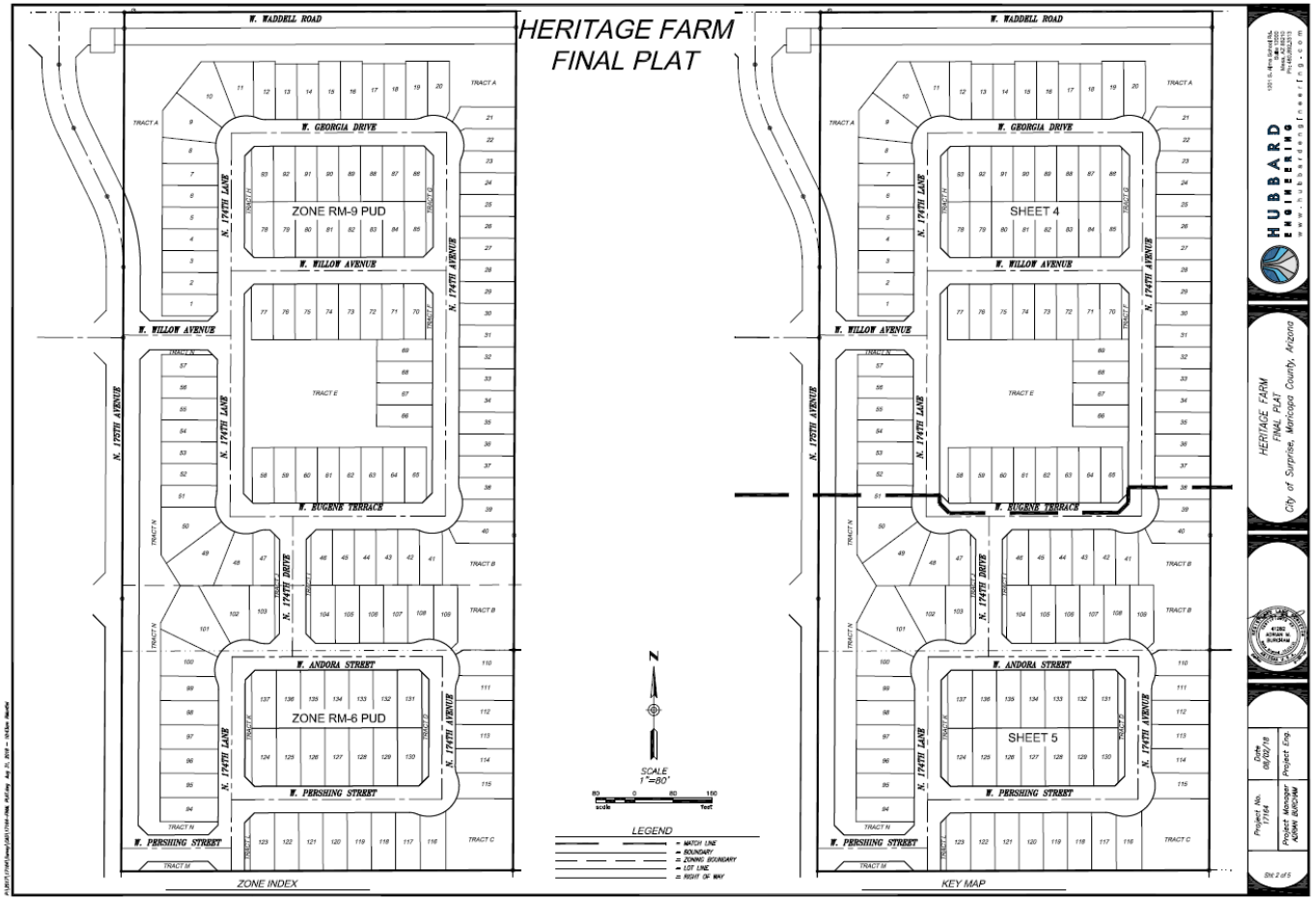
HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

Project No. 17164	Date 08/02/18
Project Manager ADRIAN BURCHAM	Project Eng.

Sht 1 of 5

Final Plat

Final Plat


HERITAGE FARM
FINAL PLAT
W. WADDELL ROAD
W. GEORGIA DRIVE
W. WILLOW AVENUE
W. EUGENE TERRACE
W. ANDORA STREET
W. PERSHING STREET
N. 175TH AVENUE
N. 174TH LANE
N. 174TH DRIVE
N. 174TH AVENUE
ZONE RM-9 PUD
ZONE RM-6 PUD
TRACT A
TRACT B
TRACT C
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
ZONE INDEX
SCALE
1"=80'
LEGEND
= MATCH LINE
= BOUNDARY
= ZONING BOUNDARY
= LOT LINE
= RIGHT OF WAY
SHEET 4
SHEET 5
KEY MAP
HUBBARD ENGINEERING
HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona
Date 08/06/18
Project Eng.
Project No. 1714
Project Manager ADAM BARGENS
SN 2 of 5

HERITAGE FARM FINAL PLAT

LOT TABLE				
LOT #	SQUARE FEET	ACRES	WIDTH	ZONE
1	5125.00	0.1177	45.00'	RM-9 PUD
2	6176.00	0.1188	46.00'	RM-9 PUD
3	6176.00	0.1188	46.00'	RM-9 PUD
4	5175.00	0.1188	45.00'	RM-9 PUD
6	6176.00	0.1188	46.00'	RM-9 PUD
6	5175.00	0.1188	45.00'	RM-9 PUD
7	6176.00	0.1188	46.00'	RM-9 PUD
# 8	6424.00	0.1246	46.00'	RM-9 PUD
# 9	7942.00	0.1823	45.00'	RM-9 PUD
# 10	8614.00	0.1978	46.00'	RM-9 PUD
# 11	6828.00	0.1867	46.00'	RM-9 PUD
12	5342.00	0.1226	45.00'	RM-9 PUD
13	6176.00	0.1188	46.00'	RM-9 PUD
14	5175.00	0.1188	45.00'	RM-9 PUD
15	5400.00	0.1240	45.00'	RM-9 PUD
16	6400.00	0.1469	46.00'	RM-9 PUD
17	5175.00	0.1188	45.00'	RM-9 PUD
18	5175.00	0.1188	45.00'	RM-9 PUD
19	5318.00	0.1221	45.00'	RM-9 PUD
20	5089.00	0.1168	44.00'	RM-9 PUD
# 21	6470.00	0.1279	46.00'	RM-9 PUD
22	5617.00	0.1252	47.00'	RM-9 PUD
23	5083.00	0.1167	46.00'	RM-9 PUD
24	6176.00	0.1188	46.00'	RM-9 PUD
25	6176.00	0.1188	46.00'	RM-9 PUD
26	5175.00	0.1188	45.00'	RM-9 PUD
27	6176.00	0.1188	46.00'	RM-9 PUD
28	5175.00	0.1188	46.00'	RM-9 PUD
29	5175.00	0.1188	45.00'	RM-9 PUD
30	6176.00	0.1188	46.00'	RM-9 PUD
31	5175.00	0.1188	45.00'	RM-9 PUD
32	5175.00	0.1188	45.00'	RM-9 PUD
33	6176.00	0.1188	46.00'	RM-9 PUD
34	5175.00	0.1188	45.00'	RM-9 PUD
35	5175.00	0.1188	45.00'	RM-9 PUD
36	6176.00	0.1188	46.00'	RM-9 PUD
37	5175.00	0.1188	45.00'	RM-9 PUD
38	6083.00	0.1167	46.00'	RM-9 PUD
39	5083.00	0.1167	47.00'	RM-9 PUD
# 40	5737.00	0.1317	45.00'	RM-9 PUD
41	6134.00	0.1176	47.00'	RM-9 PUD
42	5165.00	0.1186	45.00'	RM-9 PUD
43	5175.00	0.1188	45.00'	RM-9 PUD
44	6176.00	0.1188	46.00'	RM-9 PUD
45	5175.00	0.1188	45.00'	RM-9 PUD
46	5080.00	0.1166	44.00'	RM-9 PUD
47	6064.00	0.1363	46.00'	RM-9 PUD
# 48	6612.00	0.1496	45.00'	RM-9 PUD
# 49	10337.00	0.2373	45.00'	RM-9 PUD
# 50	9264.00	0.2127	45.00'	RM-9 PUD
51	5112.00	0.1174	46.00'	RM-9 PUD
52	6176.00	0.1188	46.00'	RM-9 PUD
53	5175.00	0.1188	45.00'	RM-9 PUD
54	5175.00	0.1188	45.00'	RM-9 PUD
54	6176.00	0.1188	46.00'	RM-9 PUD
56	5175.00	0.1188	45.00'	RM-9 PUD
57	5125.00	0.1177	45.00'	RM-9 PUD
58	6173.00	0.1188	46.00'	RM-9 PUD
59	6176.00	0.1188	46.00'	RM-9 PUD
60	5175.00	0.1188	45.00'	RM-9 PUD
61	6176.00	0.1188	46.00'	RM-9 PUD
62	5175.00	0.1188	45.00'	RM-9 PUD
63	6176.00	0.1188	46.00'	RM-9 PUD
64	6176.00	0.1188	46.00'	RM-9 PUD
65	5141.00	0.1180	45.00'	RM-9 PUD
66	6187.00	0.1191	46.00'	RM-9 PUD
67	6187.00	0.1191	46.00'	RM-9 PUD
68	5187.00	0.1191	45.00'	RM-9 PUD
69	6230.00	0.1201	46.74'	RM-9 PUD

LOT TABLE				
LOT #	SQUARE FEET	ACRES	WIDTH	ZONE
70	5164.00	0.1186	45.00'	RM-9 PUD
71	6176.00	0.1188	46.00'	RM-9 PUD
72	5175.00	0.1188	45.00'	RM-9 PUD
73	5175.00	0.1188	45.00'	RM-9 PUD
74	6176.00	0.1188	46.00'	RM-9 PUD
75	5175.00	0.1188	45.00'	RM-9 PUD
76	6176.00	0.1188	46.00'	RM-9 PUD
77	6161.00	0.1186	46.00'	RM-9 PUD
78	5166.00	0.1186	45.00'	RM-9 PUD
79	6176.00	0.1188	46.00'	RM-9 PUD
80	6176.00	0.1188	46.00'	RM-9 PUD
81	5175.00	0.1188	45.00'	RM-9 PUD
82	6176.00	0.1188	46.00'	RM-9 PUD
83	5175.00	0.1188	45.00'	RM-9 PUD
84	5175.00	0.1188	45.00'	RM-9 PUD
86	6169.00	0.1184	46.00'	RM-9 PUD
86	5166.00	0.1186	45.00'	RM-9 PUD
87	5175.00	0.1188	45.00'	RM-9 PUD
88	6176.00	0.1188	46.00'	RM-9 PUD
89	5175.00	0.1188	45.00'	RM-9 PUD
90	6176.00	0.1188	46.00'	RM-9 PUD
91	5175.00	0.1188	45.00'	RM-9 PUD
92	5175.00	0.1188	45.00'	RM-9 PUD
93	6169.00	0.1184	46.00'	RM-9 PUD
94	6000.00	0.1377	50.00'	RM-6 PUD
95	6000.00	0.1377	50.00'	RM-6 PUD
96	6000.00	0.1377	50.00'	RM-6 PUD
97	6000.00	0.1377	50.00'	RM-6 PUD
98	6000.00	0.1377	50.00'	RM-6 PUD
99	6001.00	0.1378	51.00'	RM-6 PUD
# 100	7930.00	0.1820	50.00'	RM-6 PUD
# 101	11878.00	0.2727	50.00'	RM-6 PUD
# 102	8443.00	0.1938	50.00'	RM-6 PUD
103	6115.00	0.1404	53.00'	RM-6 PUD
104	6055.00	0.1390	51.00'	RM-6 PUD
106	6001.00	0.1378	50.00'	RM-6 PUD
106	6001.00	0.1378	50.00'	RM-6 PUD
107	6000.00	0.1377	50.00'	RM-6 PUD
108	6161.00	0.1414	54.00'	RM-6 PUD
109	6001.00	0.1378	50.00'	RM-6 PUD
110	6029.00	0.1384	60.00'	RM-6 PUD
111	6339.00	0.1386	51.00'	RM-6 PUD
112	6000.00	0.1377	50.00'	RM-6 PUD
113	6000.00	0.1377	50.00'	RM-6 PUD
114	6021.00	0.1382	50.00'	RM-6 PUD
115	6307.00	0.1379	53.00'	RM-6 PUD
116	6074.00	0.1394	53.00'	RM-6 PUD
117	6075.00	0.1395	51.00'	RM-6 PUD
118	6000.00	0.1377	50.00'	RM-6 PUD
119	6000.00	0.1377	50.00'	RM-6 PUD
120	6000.00	0.1377	50.00'	RM-6 PUD
121	6000.00	0.1377	60.00'	RM-6 PUD
122	6000.00	0.1377	50.00'	RM-6 PUD
123	6076.00	0.1395	51.00'	RM-6 PUD
124	6106.00	0.1402	51.00'	RM-6 PUD
126	6000.00	0.1377	50.00'	RM-6 PUD
126	6000.00	0.1377	50.00'	RM-6 PUD
127	6000.00	0.1377	60.00'	RM-6 PUD
128	6000.00	0.1377	50.00'	RM-6 PUD
129	6000.00	0.1377	50.00'	RM-6 PUD
130	6097.00	0.1400	51.00'	RM-6 PUD
131	6106.00	0.1402	51.00'	RM-6 PUD
132	6000.00	0.1377	60.00'	RM-6 PUD
133	6000.00	0.1377	50.00'	RM-6 PUD
134	6000.00	0.1377	50.00'	RM-6 PUD
136	6000.00	0.1377	60.00'	RM-6 PUD
136	6000.00	0.1377	50.00'	RM-6 PUD
137	6097.00	0.1400	51.00	RM-6 PUD
TOTAL	776008.00	17.8142		

= FOR FRONT SETBACK AND GARAGE SETBACK REFER TO LOT SETBACK TABLE ON THIS SHEET. SETBACKS NOT INDIVIDUALLY SHOWN SHALL BE PER TYPICAL MINIMUM SETBACKS.

LOT SETBACK TABLE			
LOT #	FRONT SETBACK (FT)	GARAGE SETBACK (FT)	LOT WIDTH AT MORE FRONT SETBACK* (FT)
8	17.00	26.00	46.00'
9	19.00	27.00	45.00'
10	19.00	27.00	46.00'
11	18.00	26.00	46.00'
21	23.00	31.00	45.00'
40	19.00	27.00	46.00'
48	18.00	26.00	45.00'
49	19.00	27.00	45.00'
50	19.00	27.00	46.00'
100	19.00	27.00	50.00'
101	18.00	26.00	50.00'
102	18.00	26.00	60.00'

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	82864.00	1.9018	OPENSPACE / DRAINAGE
B	29718.00	0.6708	OPENSPACE / DRAINAGE
C	20291.00	0.4868	OPENSPACE / DRAINAGE
D	2991.00	0.0687	OPENSPACE
E	70764.00	1.6243	OPENSPACE / DRAINAGE
F	1535.00	0.0352	OPENSPACE
G	3076.00	0.0706	OPENSPACE
H	3076.00	0.0706	OPENSPACE
I	2007.00	0.0461	OPENSPACE
J	2016.00	0.0463	OPENSPACE
K	2991.00	0.0687	OPENSPACE
L	1168.00	0.0268	OPENSPACE
M	2903.00	0.0666	OPENSPACE / DRAINAGE
N	51967.00	1.1861	OPENSPACE / DRAINAGE
TOTAL	276632.00	6.3484	

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N44°47'12"W	28.28'
L2	S45°12'44"W	28.28'
L3	N45°01'36"E	28.38'
L4	N44°58'24"W	28.19'
L5	N45°01'36"E	28.38'
L6	S44°58'24"E	28.19'
L7	N45°01'40"E	28.36'
L8	N44°58'20"W	28.19'
L9	S45°01'36"W	28.38'
L10	S89°50'33"W	10.86'
L11	S45°01'36"W	28.38'
L12	S44°58'24"E	28.19'
L13	N89°50'33"E	10.15'
L14	S44°47'16"E	28.28'
L15	N45°12'48"E	28.28'
L16	N44°58'24"W	28.19'
L17	N45°01'36"E	28.38'
L18	S44°58'19"E	28.19'
L19	S45°01'41"W	28.38'
L20	S44°58'19"E	28.19'
L21	S45°01'41"W	28.38'
L22	N44°58'24"W	28.19'
L23	N45°01'36"E	28.38'
L24	N45°01'36"E	28.38'
L25	S44°58'19"E	28.19'
L26	S45°01'41"W	28.38'
L27	N44°58'24"W	28.19'
L28	N26°36'21"E	15.06'
L29	S28°01'33"W	35.27'
L30	S25°37'13"E	34.35'
L31	N46°26'39"E	18.71'
L32	S80°07'26"W	18.99'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	25°17'44"	365.00'	161.14'
C2	16°03'32"	38.50'	12.13'
C3	130°36'33"	63.00'	143.61'
C4	22°55'09"	38.50'	15.40'
C5	22°54'02"	38.50'	15.39'
C6	136°10'19"	63.00'	149.73'
C7	22°54'02"	38.50'	15.39'
C8	22°54'02"	38.50'	15.39'
C9	135°25'48"	63.00'	148.91'
C10	22°54'02"	38.50'	15.39'
C11	22°54'02"	38.50'	15.39'
C12	136°10'19"	63.00'	149.73'
C13	22°54'02"	38.50'	15.39'
C14	22°54'02"	38.50'	15.39'
C15	135°25'48"	63.00'	148.91'
C16	22°54'02"	38.50'	15.39'
C17	22°54'02"	38.50'	15.39'
C18	135°25'56"	63.00'	148.92'
C19	22°54'02"	38.50'	15.39'
C20	22°54'02"	38.50'	15.39'
C21	127°14'03"	63.00'	139.90'
C22	13°57'54"	38.50'	9.38'

HUBBARD ENGINEERING
1351 S. 48th Street Suite 105
Tempe, Arizona 85281
Phone: 480.966.5313
www.hubbardengineering.com

HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

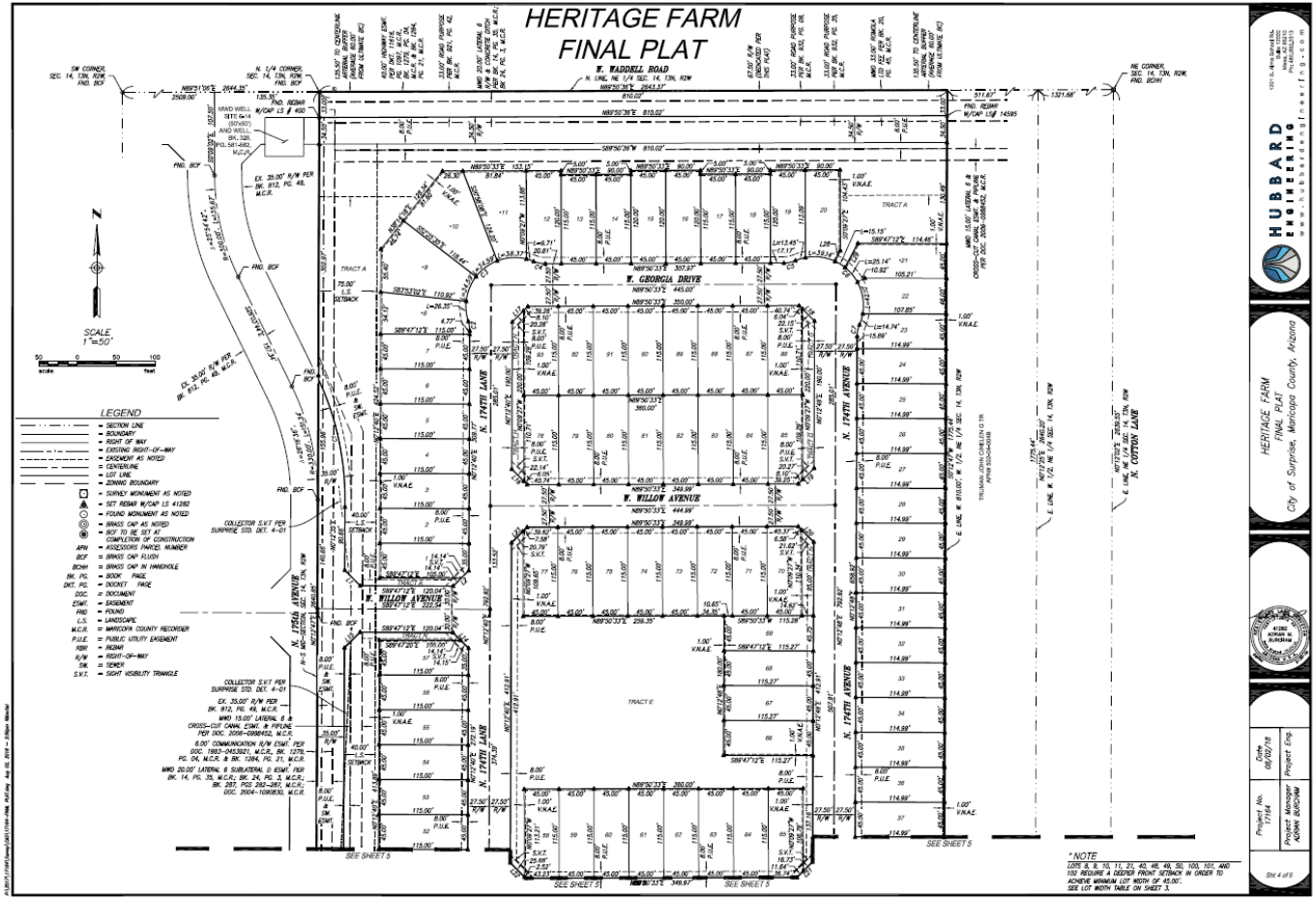
41380 REGISTERED PROFESSIONAL ENGINEER (CIVIL) ARIZONA U.S.A.

Project No. 17164
Date 08/10/18
Project Manager ADAM BIRCHM
Project Eng.

SHT 3 of 5

Final Plat

Final Plat

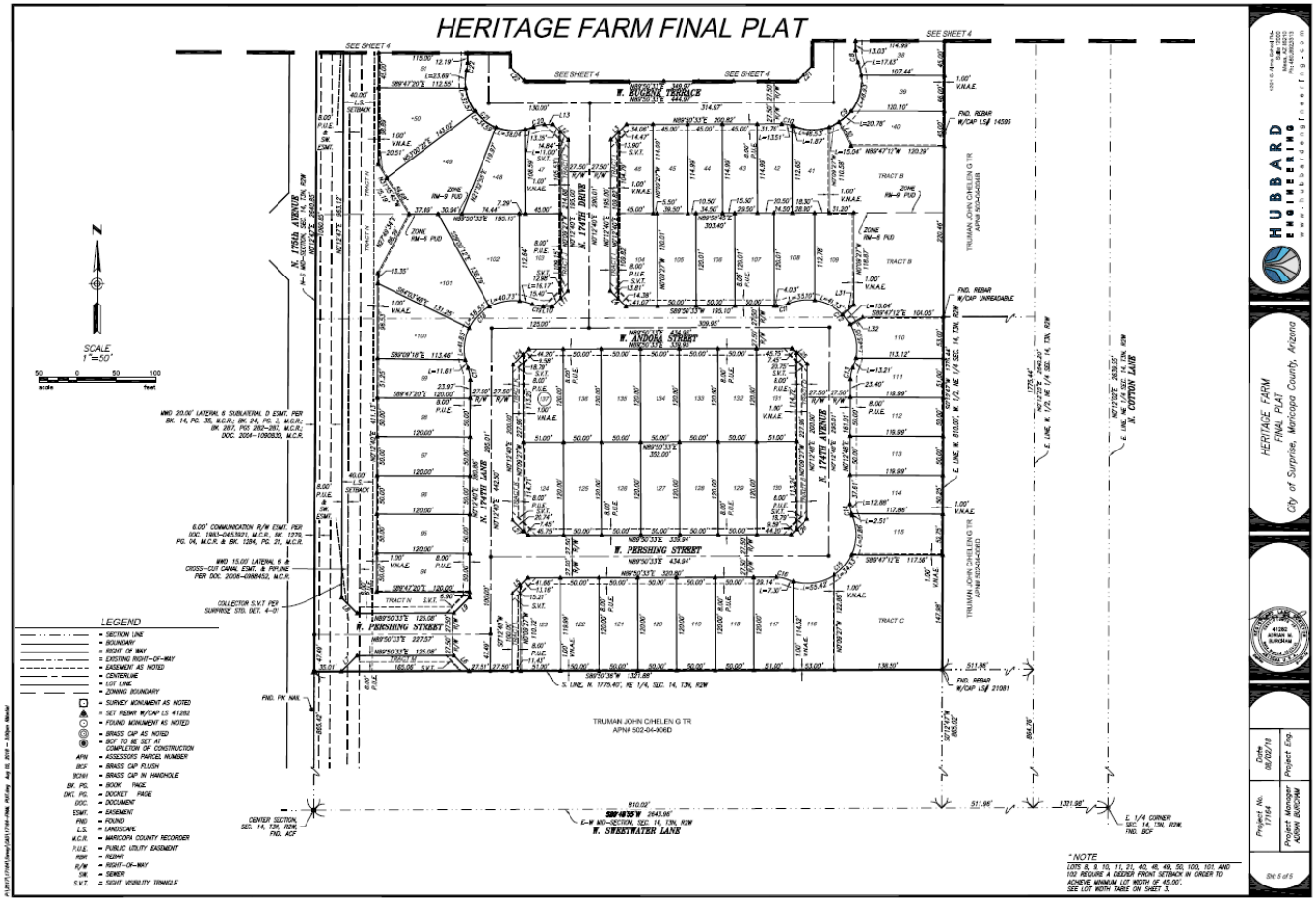


HUBBARD ENGINEERING

HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona

Project No. 171164
Date 08/02/18
Project Manager
Project Eng.
Sht 4 of 5

Final Plat


HERITAGE FARM FINAL PLAT
W. BUCHANAN TERRACE
W. PERSHING STREET
W. SWEETWATER LANE
N. 174TH AVENUE
N. 174TH DRIVE
N. 174TH LANE
N. COTTON LANE
TRUMAN JOHN CIHELEN Q TR
APN# 502-04-008B
TRUMAN JOHN CIHELEN Q TR
APN# 502-04-008D
TRUMAN JOHN CIHELEN Q TR
APN# 502-04-008E
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT N
SCALE
1"=50'
LEGEND
SECTION LINE
BOUNDARY
RIGHT OF WAY
EXISTING RIGHT-OF-WAY
EASEMENT AS NOTED
CENTERLINE
LOT LINE
ZONING BOUNDARY
SURVEY MONUMENT AS NOTED
SET REBAR W/CAP LS 41282
FOUND MONUMENT AS NOTED
BRASS CAP AS NOTED
BCF TO BE SET AT COMPLETION OF CONSTRUCTION
APN = ASSESSORS PARCEL NUMBER
BCF = BRASS CAP FLUSH
BCHH = BRASS CAP IN HANDHOLE
BK. PG. = BOOK PAGE
DKT. PG. = DOCKET PAGE
DOC. = DOCUMENT
ESMT. = EASEMENT
FND = FOUND
L.S. = LANDSCAPE
M.C.R. = MARICOPA COUNTY RECORDER
P.U.E. = PUBLIC UTILITY EASEMENT
REBR = REBAR
R/W = RIGHT-OF-WAY
SW. = SEWER
S.V.T. = SIGHT VISIBILITY TRIANGLE
* NOTE
LOTS 8, 9, 10, 11, 21, 40, 48, 49, 50, 100, 101, AND 102 REQUIRE A DEEPER FRONT SETBACK IN ORDER TO ACHIEVE MINIMUM LOT WIDTH OF 45.00'.
SEE LOT WIDTH TABLE ON SHEET 3.
HUBBARD ENGINEERING
HERITAGE FARM
FINAL PLAT
City of Surprise, Maricopa County, Arizona
Project No. 171164
Date 08/02/18
Project Manager ADAM SCHOME
Project Eng.
SH 5 of 5

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	6
Staff Recommendations:	Approve		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Seattle-Tacoma Box Company" dated August 28, 2018, a property generally located southwest of the intersection of 135th and Willow Avenues

Motion:

I move to approve the Final Plat entitled, "Seattle-Tacoma Box Company" dated August 28, 2018.

Background:

FM Group, Inc., on behalf of Seattle / Tacoma Box Company, seeks approval of a Final Plat to create four (4) parcels to allow for a light industrial project in the Surprise Pointe PAD. The rail served facility will be constructed on a portion of a currently vacant parcel south of the intersection of Willow and 135th Avenues. This request is being processed in conjunction with a Site Plan that will be presented to the Planning and Zoning Commission on September 20, 2018.

Objective Analysis:

The Site Plans for Trimaco Industries and Seattle Tacoma Box Company necessitated the need for a final plat on the 53.42 acre subject parcel. Trimaco Industries required 16.26 acres (Lot 3) while Seattle Tacoma Box Company requires the northern 13.30 acres (Lot 1-A). Two (2) other parcels are being created for future development. Lot 2-A is a 7.61 acre parcel located adjacent to the existing Entertainment District that would have the opportunity to develop as either Commercial or Industrial. The remaining 16.24 acre parcel (Lot 1-B) located in between the Trimaco and Seattle Tacoma properties, is destined for light industrial use while there is an opportunity to develop the western portion as commercial.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports uses such as that proposed.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region. This particular project plans on hiring 60+ employees within the first two (2) years.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

Click to download

- 00-FS18-305 Seatle Tacoma Box-Staff Report
- 01 - FS18-305 – Seattle Tacoma Box - Final Plat - Vicinity Map
- 02 - FS18-305 – Seattle Tacoma Box - Final Plat
- 03 - FS18-305 – Seattle Tacoma Box - Final Plat - Trimaco Color Rendering
- 04 - FS18-305 – Seattle Tacoma Box - Final Plat - ST Box Color Rendering
- 05 - FS18-305 – Seattle Tacoma Box - Final Plat - Presentation

---

SURPRISE
ARIZONA

FINAL PLAT
REPORT TO THE CITY COUNCIL

Case:	**FS18-305**
Project Name:	Seattle / Tacoma Box Company at Surprise Pointe
Council District:	6 – Palo Verde
Meeting Date:	**September 18, 2018**
Planner:	Hobart Wingard, Planner II

Owner:	Seattle / Tacoma Box Company
Applicant:	FM Group, Inc.
Request:	Final Plat approval for an industrial project within the Surprise Pointe Park Planned Area Development (PAD)
Site Location:	Generally, on the southwest of the intersection of 135th and Willow Avenues
Site Size:	53.42 Acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

- The proposed Final Plat demonstrates compliance with the General Plan.
- The proposed Final Plat demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed Final Plat demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:	**Approval** of the requested Final Plat will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the approved PAD.
	Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

PROJECT DESCRIPTION:

FM Group, Inc., on behalf of Seattle / Tacoma Box Company, seeks approval of a Final Plat to create four (4) parcels to allow for a light industrial project in the Surprise Pointe PAD. The rail served facility will be constructed on a portion of a currently vacant parcel south of the intersection of Willow and 135th Avenues. This request is being processed in conjunction with a Site Plan to be heard by the Planning and Zoning Commission on September 20, 2018.

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a Master Site Plan for Surprise Pointe under Case SP06-299.

March 15, 2018: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR18-120.

May 3, 2018: The Planning and Zoning Commission approved a Site Plan for Trimaco Industries under Case FS18-080.

June 11, 2018: The applicant filed a request for a Site Plan and Final Plat for Seattle Tacoma Box Company under Case FS18-305, the subject case.

September 20, 2018: The Planning and Zoning Commission will consider a Site Plan for Seattle Tacoma Box Company under Case FS18-305, the subject case.

ANALYSIS AND DISCUSSION:

The Site Plans for Trimaco Industries and Seattle Tacoma Box Company necessitated the need for a Final Plat on the 53.42 acre subject parcel. Trimaco Industries required 16.26 acres (Lot 3) while Seattle Tacoma Box Company requires the northern 13.30 acres (Lot 1-A). Two (2) other parcels are being created for future development. Lot 2-A is a 7.61 acre parcel located adjacent to the existing Entertainment District that would have the opportunity to develop as either Commercial or Industrial. The remaining 16.24 acre parcel (Lot 1-B) located in between the Trimaco and Seattle Tacoma properties, is destined for Light Industrial use while there is an opportunity to develop the western portion as Commercial. The proposed Final Plat is intended to accommodate this development, the boundaries of which are depicted in the image below.

[Image on following page]

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Final Plat was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated June 15, 2018, LAFB indicates no objections to the request.

Maricopa Water District (MWD): In an email dated June 18, 2018, MWD indicated the proposed project lies outside the current boundaries of MWD.

Arizona Department of Transportation (ADOT): In an email dated June 24, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

Flood Control District of Maricopa County (FCDMC): In an email dated June 14, 2018, FCDMC indicated that they no comments regarding the proposal.

SUMMARY:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Pointe PAD Zoning District in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

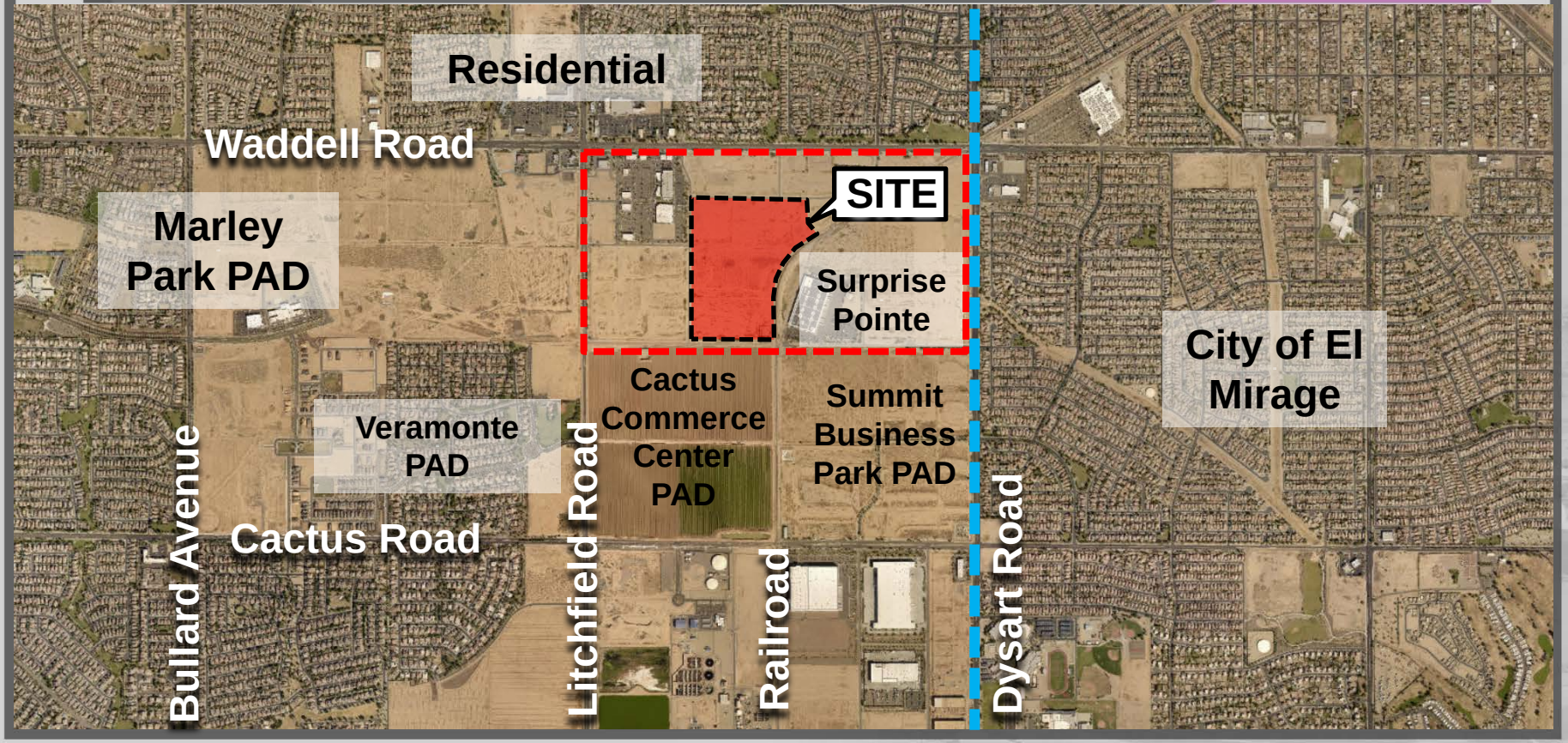
- The proposed Final Plat demonstrates compliance with the General Plan.
- The proposed Final Plat demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed Final Plat demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

ATTACHMENTS:

01 – Vicinity Maps
02 – Final Plat
03 – Trimaco Rendering
04 – Seattle Tacoma Rendering
05 – PowerPoint

VICINITY MAP

FS18-305
Seattle Tacoma Box

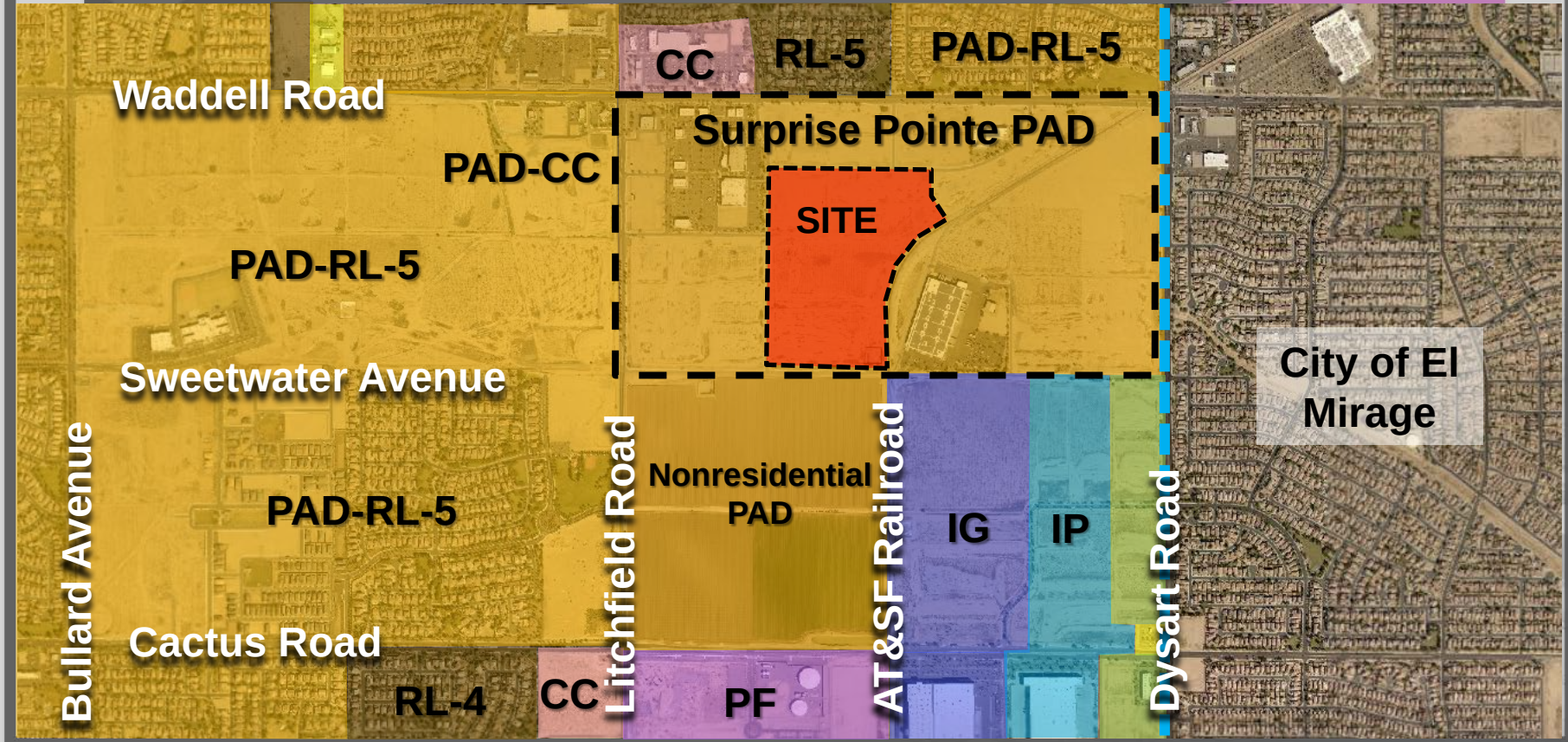


VICINITY MAP

FS18-305
Seattle Tacoma Box

ZONING

FS18-305
Seattle Tacoma Box



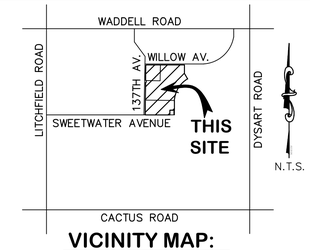
FINAL PLAT

FOR

SEATTLE-TACOMA BOX COMPANY

A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE–PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018–0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,



VICINITY MAP:

SECTION 15
T.3N.,R.1W.

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS:

THAT SEATTLE BOX COMPANY, INC., A WASHINGTON CORPORATION, CDV, LLC, A MISSOURI LIMITED LIABILITY COMPANY FORMERLY KNOWN AS TRIMACO, LLC AND E&V INVESTMENTS, AN ARIZONA LIMITED LIABILITY COMPANY, HAVE SUBDIVIDED UNDER THE NAME "SEATTLE–TACOMA BOX COMPANY", A RE–PLAT OF LOTS 1&2 OF SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15 OF "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE "SEATTLE–TACOMA BOX COMPANY", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON–EXCLUSIVE EASEMENT IN, UPON, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNERS HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNERS HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, AND RETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2018.

BY: SEATTLE BOX COMPANY, INC., A WASHINGTON CORPORATION

BY: _____

ITS_____
(TITLE)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2018.

CDV, LLC, A MISSOURI LIMITED LIABILITY COMPANY FORMERLY KNOWN AS TRIMACO, LLC.

BY: _____

ITS_____
(TITLE)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2018.

E&V INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS_____
(TITLE)

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON _____, 2018, BEFORE ME_____

PERSONALLY APPEARED _____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 MY HAND AND OFFICIAL SEAL.

SIGNATURE_____
SEATTLE BOX COMPANY, INC., A WASHINGTON CORPORATION

NOTARY SEAL

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON _____, 2018, BEFORE ME_____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE_____
CDV, LLC, A MISSOURI LIMITED LIABILITY COMPANY

NOTARY SEAL

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON _____, 2018, BEFORE ME_____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 MY HAND AND OFFICIAL SEAL.

SIGNATURE_____
E&V INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

NOTARY SEAL

SHEET INDEX:

SHEET 1&2.....DEDICATION & APPROVALS
SHEET 3.....PLAT MAP (WEST PORTION)
SHEET 4.....PLAT MAP (EAST PORTION)

OWNER REP:

FM GROUP, INC.
15974 N. 77TH ST., STE. 100
SCOTTSDALE, AZ 85260
(602)277–7877
ATTN: MICHAEL FRIES

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991–3985
FAX: (480) 991–3986
CONTACT: JAMES A. BRUCCI

APPROVALS:

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF

_____, 2018 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS

_____ DAY OF _____, 2018.

_____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATION:

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MAP PREPARED ON JULY 15, 2018

_____
JAMES A. BRUCCI, R.P.L.S. #29865
HUNTER ENGINEERING, INC.

REGISTERED LAND SURVEYOR
29865
JAMES A. BRUCCI
DATE SIGNED 08/28/18
ARIZONA U.S.A.

CITY OF SURPRISE CASE NO. FS18-305

NO.	DATE	REVISION	BY

PURPOSE: **RE-PLAT**

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
A RE–PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018–0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

SECTION: 15
TWNSHP: 3N
RANGE: 1W

JOB NO.: ESIV001–SP02

SCALE N.T.S.

SHEET 1 OF 4

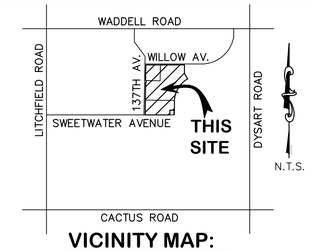
FINAL PLAT

FOR

SEATTLE-TACOMA BOX COMPANY

A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE–PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018–0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,



VICINITY MAP:

SECTION 15
T.3N.,R.1W.

NOTES:

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION–TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.

2. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

3. THIS SUBDIVISION IS LOCATED WITHIN CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

6. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.

7. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100–YEAR, TWO–HOUR STORM WITHIN THIRTY–SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

8. ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY–SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

9. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

10. NO ON SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

11. ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.

12. ZONING FOR THIS PROPERTY IS "PAD–IP, "SURPRISE POINT PLANNED AREA DEVELOPMENT WITH THE UNDERLYING ZONING OF INDUSTRIAL PERFORMANCE".

13. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1680L, WITH A MAP REVISION DATE OF OCTOBER 16, 2013.

14. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°16'35" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 688 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

15. PURSUANT TO A.R.S. § 42–11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

16. IN ACCORDANCE WITH ARS § 9–461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

NOTICE OF INTERGOVERNMENTAL AGREEMENT:

THE CITY OF SURPRISE ("CITY") AND MWD ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97–0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS–OF–WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

LEGAL DESCRIPTION:

A PORTION OF LOT 1 AND ALL OF LOT 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA,

LOT AREAS:

LOT 1:	7.614 AC.±,	331,665 SQ.FT.±
LOT 2:	13.301 AC.±,	579,391 SQ.FT.±
TOTAL GROSS:	20.915 AC.±,	911,057 SQ.FT.±

SOUND ATTENUATION AND OVERFLIGHT LANGUAGE

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

SURPRISE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ('OWNER') DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

REGISTERED LAND SURVEYOR
29865
JAMES A. BRUCCI
DATE SIGNED 06/28/18
ARIZONA U.S.A.

CITY OF SURPRISE CASE NO. FS18-305

NO.	DATE	REVISION	BY

PURPOSE: **RE-PLAT**

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

SEATTLE-TACOMA BOX COMPANY

A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE–PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018–0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

SECTION: 15
TWNSHP: 3N
RANGE: 1W

JOB NO.: ESIV001–SP02

SCALE N.T.S.

FINAL PLAT

FOR

SEATTLE-TACOMA BOX COMPANY

A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE–PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018–0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET 1/2" REBAR & CAP "RLS 29865"
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE

(R1) RECORDED DATA PER THE AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA.

(R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 935, PG. 21, M.C.R.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(#) RECORDED DOCUMENT HEX

(1) FOUND 1/2" REBAR & CAP STAMPED "RLS 45835"

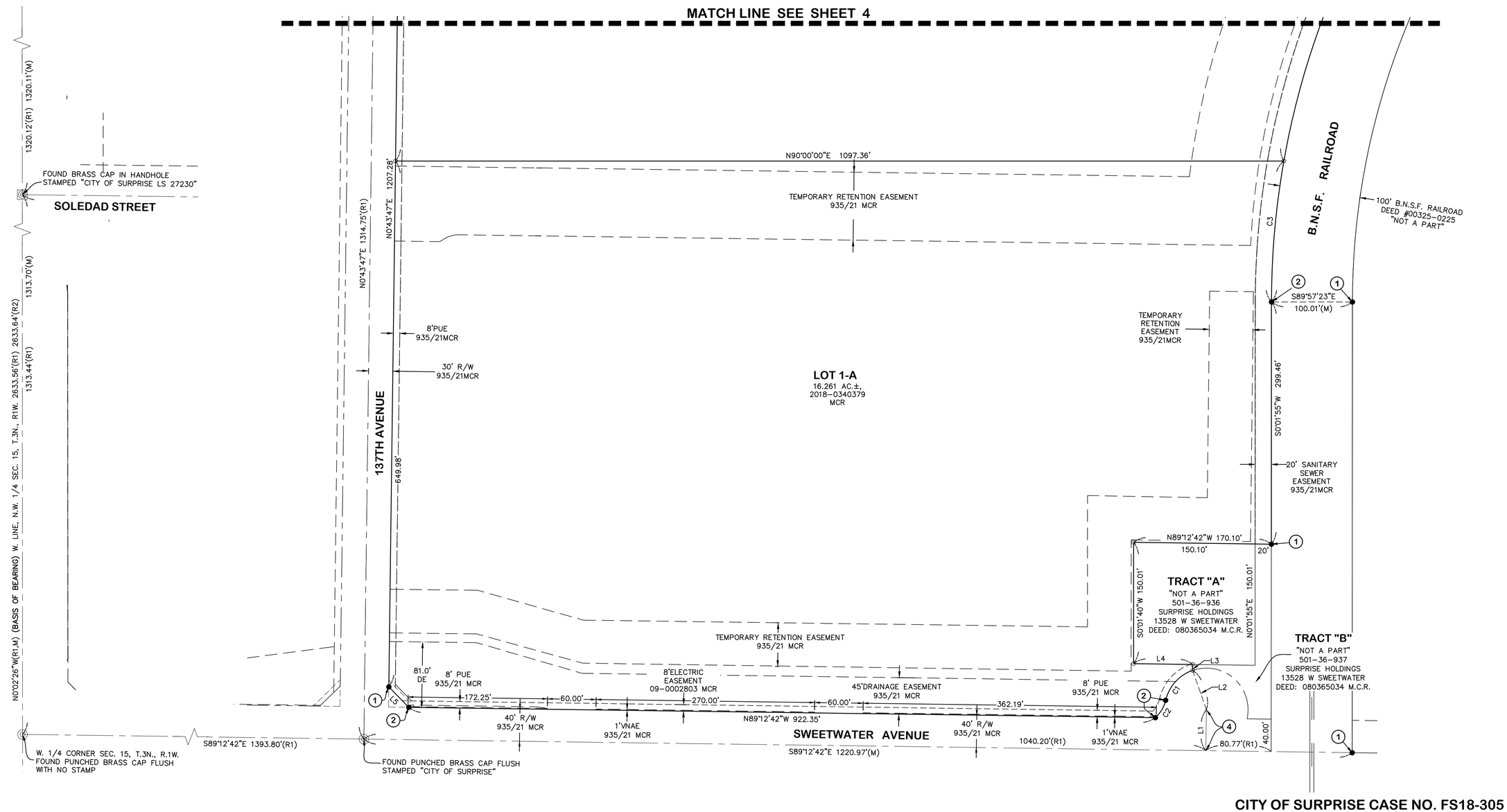
(2) FOUND 1/2" REBAR, NO IDENTIFICATION – SET CAP "RLS 45835"

(3) FOUND 1/2" REBAR & CAP STAMPED "RLS 29865"

(4) NO MONUMENT FOUND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°47'18"W	50.57'
L2	N19°13'19"W	51.50'
L3	N00°01'40"E	7.34'
L4	S89°12'42"E	73.01'
L5	N44°14'27"W	35.37'
L6	S45°43'47"W	17.68'
L7	S89°16'13"E	8.00'
L8	N00°43'47"E	30.00'
L9	N00°43'47"E	30.00'
L10	N89°16'13"W	8.00'
L11	N44°16'13"W	17.68'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ =57°46'25"	51.50'	51.93'	S41°53'29"W	49.76'
C2	Δ =36°13'48"	40.00'	25.29'	S31°07'10"W	24.87'
C3	Δ =9°58'32"	1005.37'	175.04'	N05°01'11"E	174.82'
C4	Δ =37°44'43"	1005.37'	662.32'	N28°52'49"E	650.41'



CITY OF SURPRISE CASE NO. FS18-305

NO.	DATE	REVISION	BY

PURPOSE: RE-PLAT

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LAND SURVEYOR 29865 JAMES A. BRUCCI DATE SIGNED 08/28/18 ARIZONA U.S.A.

SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
A RE–PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018–0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

SECTION: 15
TWNSHP: 3N
RANGE: 1W

JOB NO.: FSIV001–SP02

SCALE 1"=60'

SHEET 3 OF 4

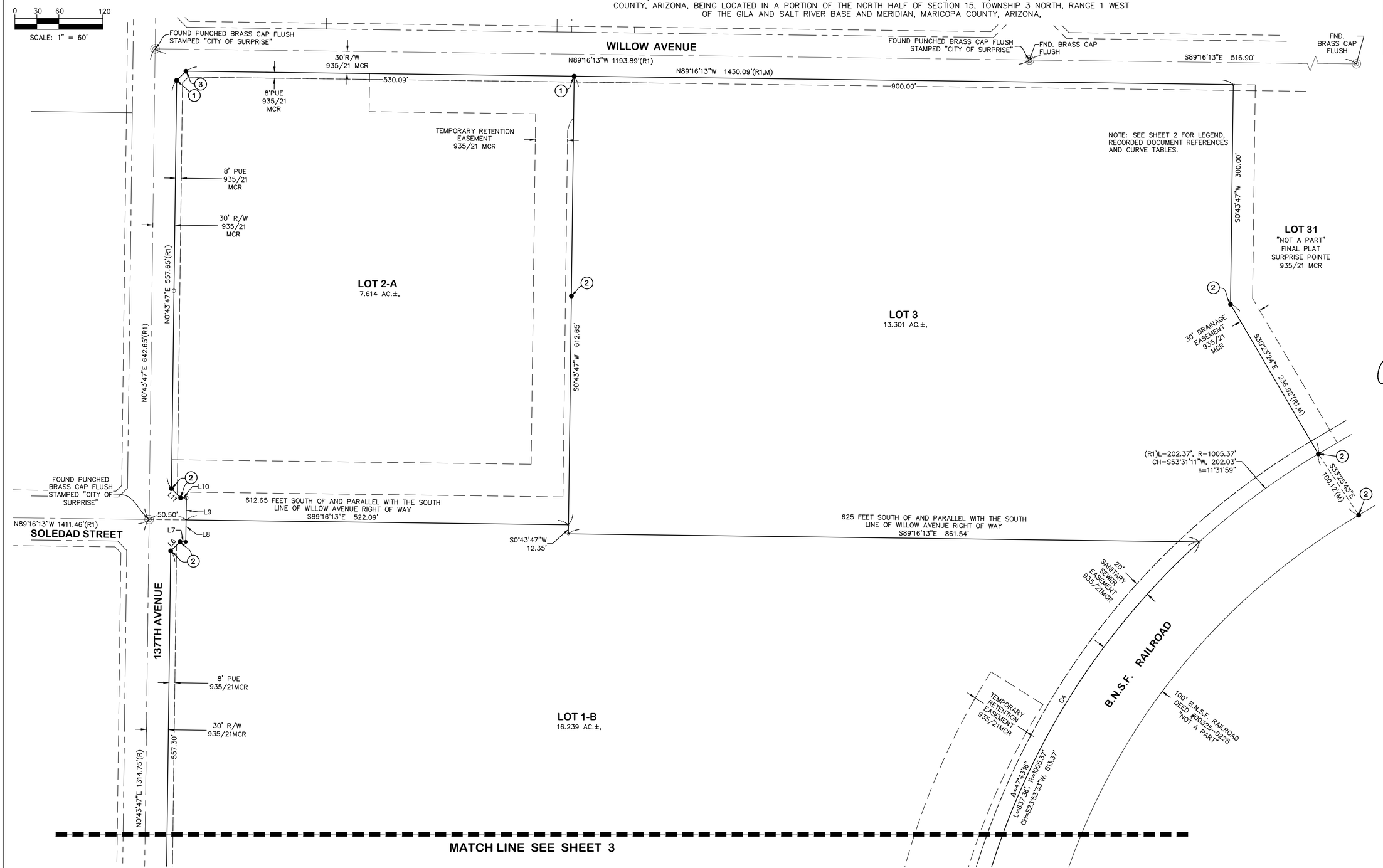
FINAL PLAT

FOR

SEATTLE-TACOMA BOX COMPANY

A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A REPLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,



NO.	DATE	REVISION	BY

PURPOSE: **RE-PLAT**

DRAWN BY: PJE
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HUNTER ENGINEERING
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10450 N. 74TH ST., SUITE 200
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29865
JAMES A. BRUCCI
DATE SIGNED 08/28/18
ARIZONA U.S.A.

SEATTLE-TACOMA BOX COMPANY

A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE-PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2005-0543378, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TWNSHP: 3N
RANGE: 1W

JOB NO.: ESIV001-SP02

SCALE 1"=60'

SHEET 4 OF 4

CITY OF SURPRISE CASE NO. FS18-305

2929.COM

DEUTSCH ARCHITECTURE GROUP

11377
BERNARD
DEUTSCH
REGISTERED ARCHITECT
CERTIFICATE NO.
Date Issued 3/28/18
ARIZONA U.S.A.

Expires 09/30/20

4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

SURPRISE POINT SPEC BUILDING

N 137TH AVE. & W SWEETWATER AVE.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REVISIONS

No.	DATE	DESCRIPTION

PROJECT NO:	17195.01
DRAWN	MVO/ET
CHK'D	DTC

COPYRIGHT 2018: DEUTSCH ARCHITECTURE GROUP

COLOR RENDERINGS

A-200

17195.01- SURPRISE POINT SPEC BUILDING-

© 2018 DEUTSCH ARCHITECTURE GROUP 4/5/2018 6:08:47 PM C:\Users\eldotstado\Documents\17195.01 Trimaco Building_eldotstado.rvt

SURPRISE
ARIZONA

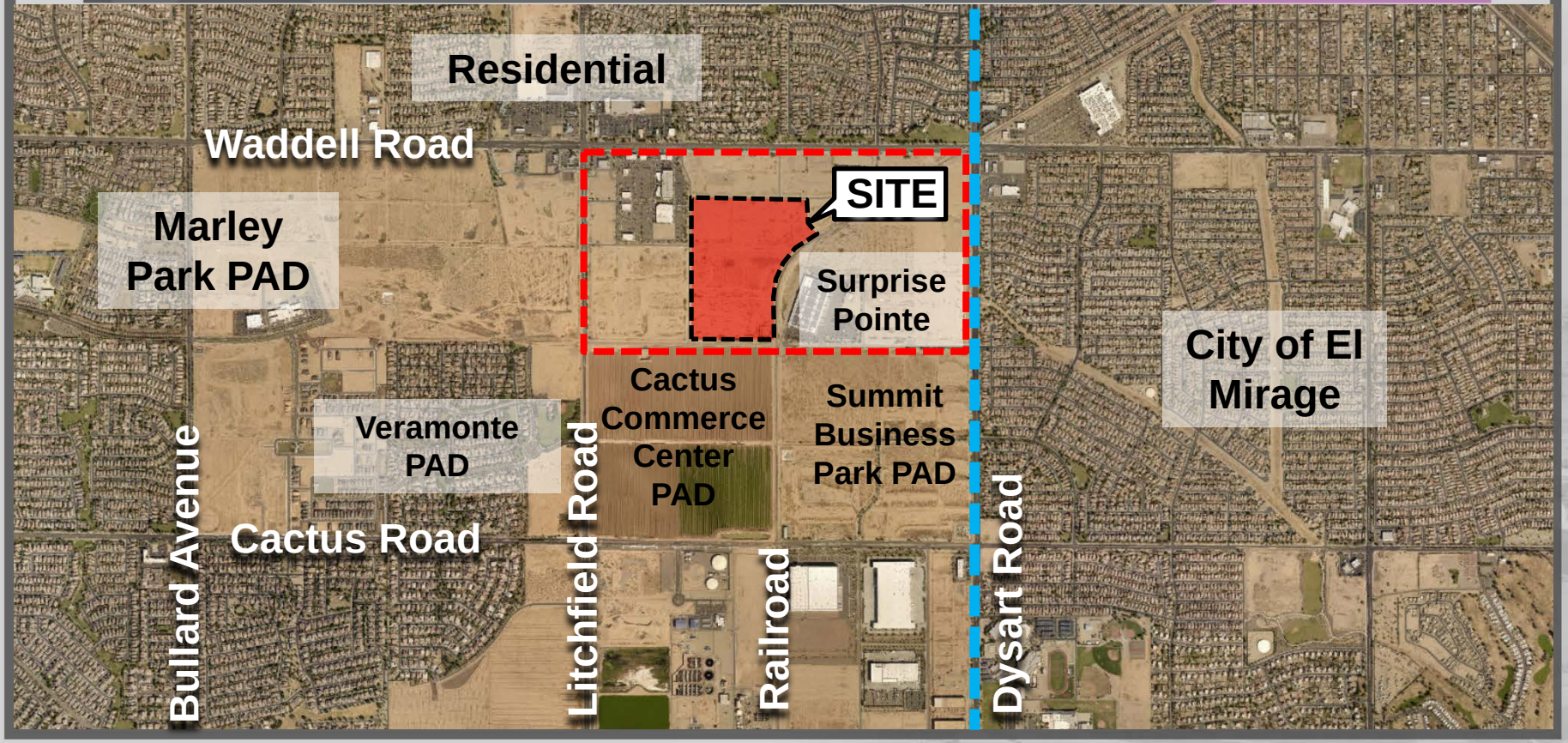
FS18-305

Seattle / Tacoma Box Company at Surprise Point Final Plat

City Council – September 18, 2018

VICINITY MAP

FS18-305
Seattle Tacoma Box

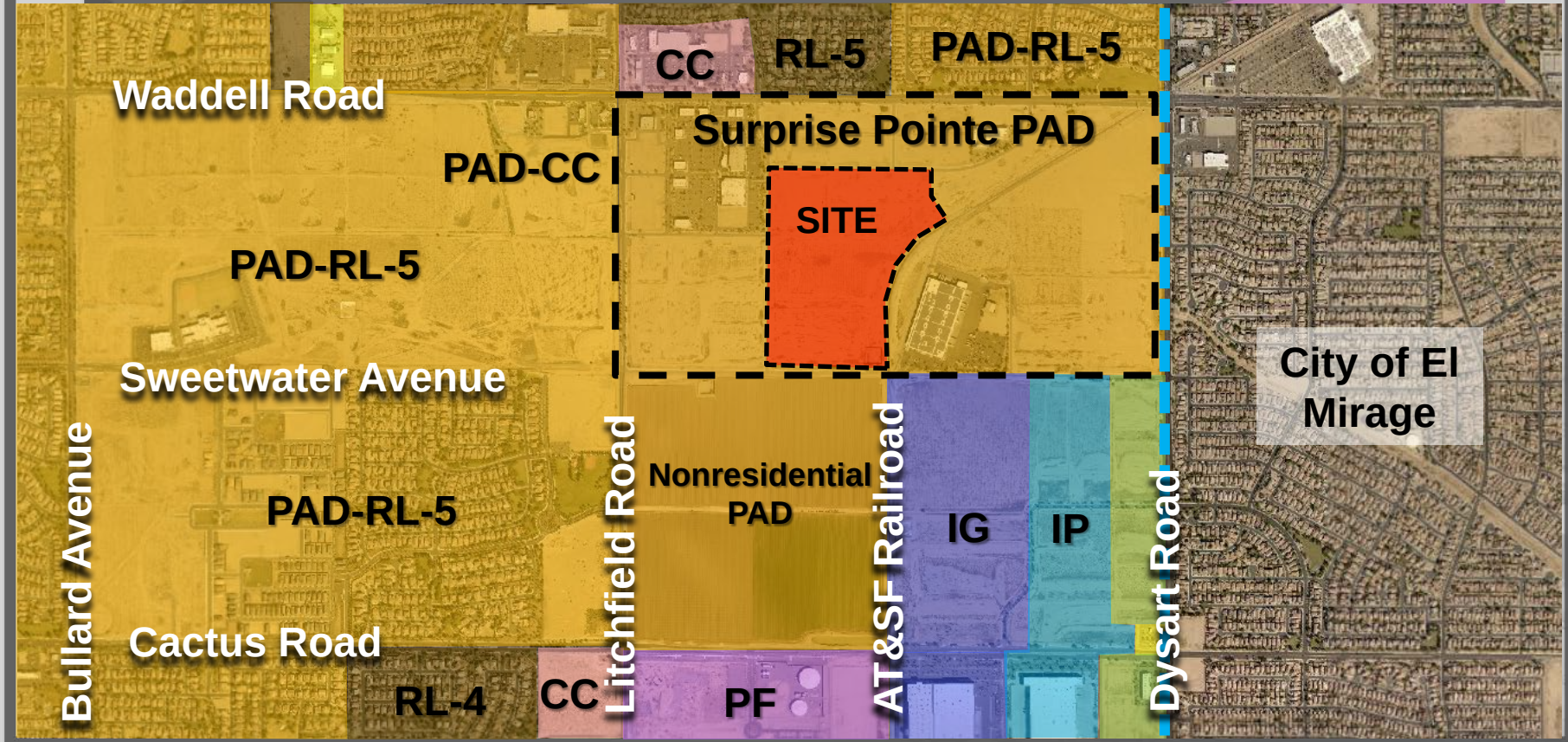


VICINITY MAP

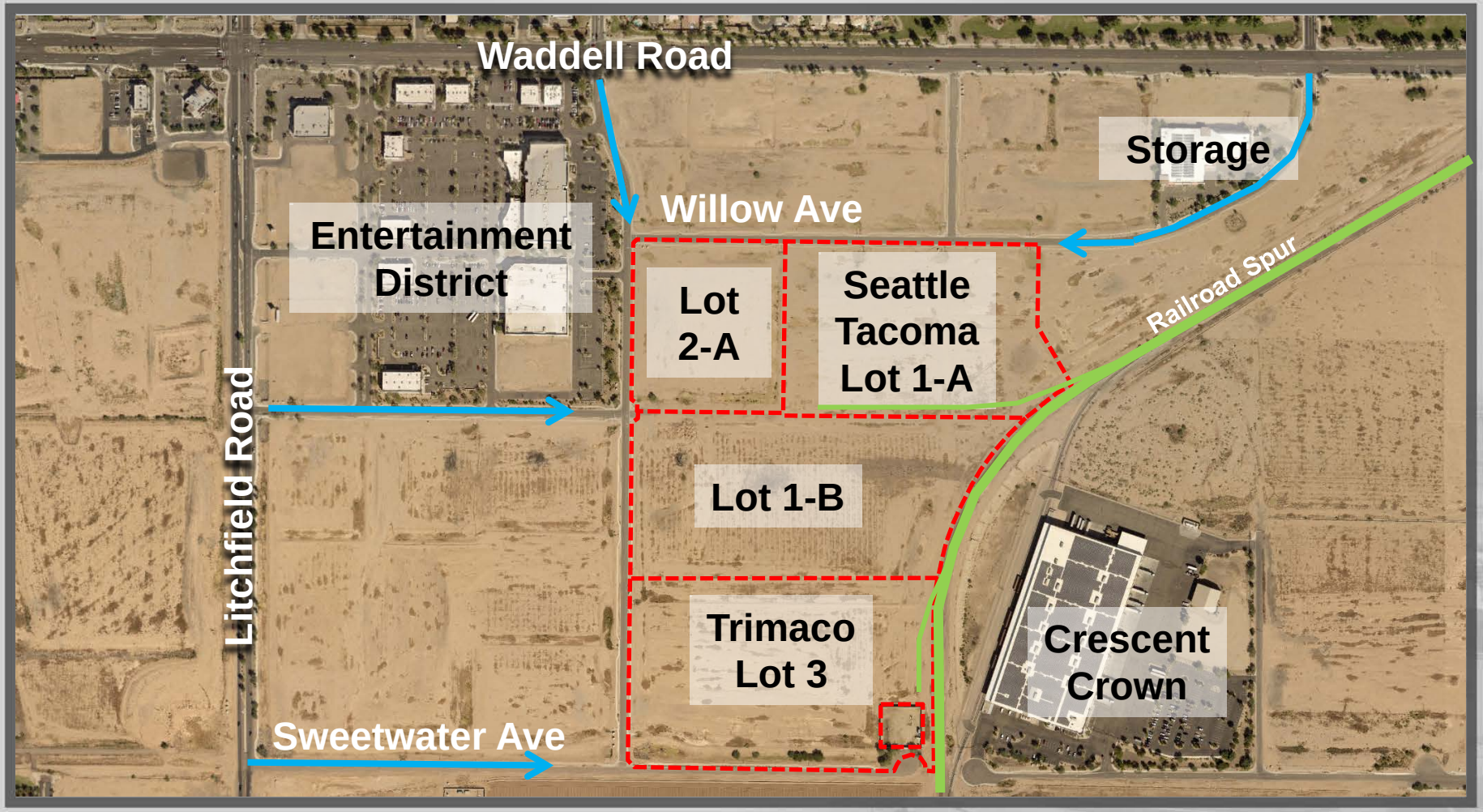
FS18-305
Seattle Tacoma Box

ZONING

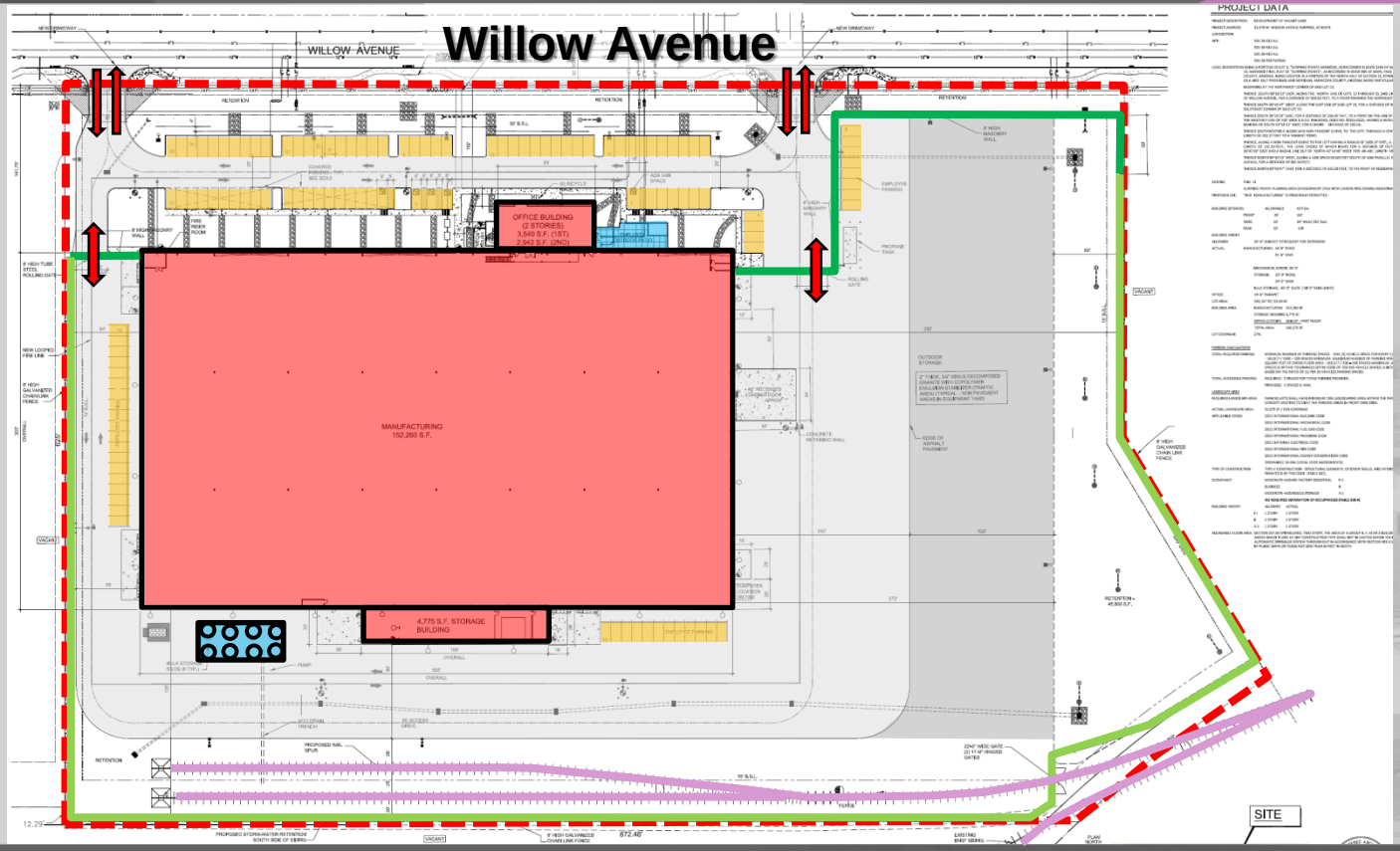
FS18-305
Seattle Tacoma Box



Waddell Road
Storage
Willow Ave
Entertainment District
Lot 2-A
Seattle Tacoma Lot 1-A
Railroad Spur
Litchfield Road
Lot 1-B
Trimaco Lot 3
Crescent Crown
Sweetwater Ave

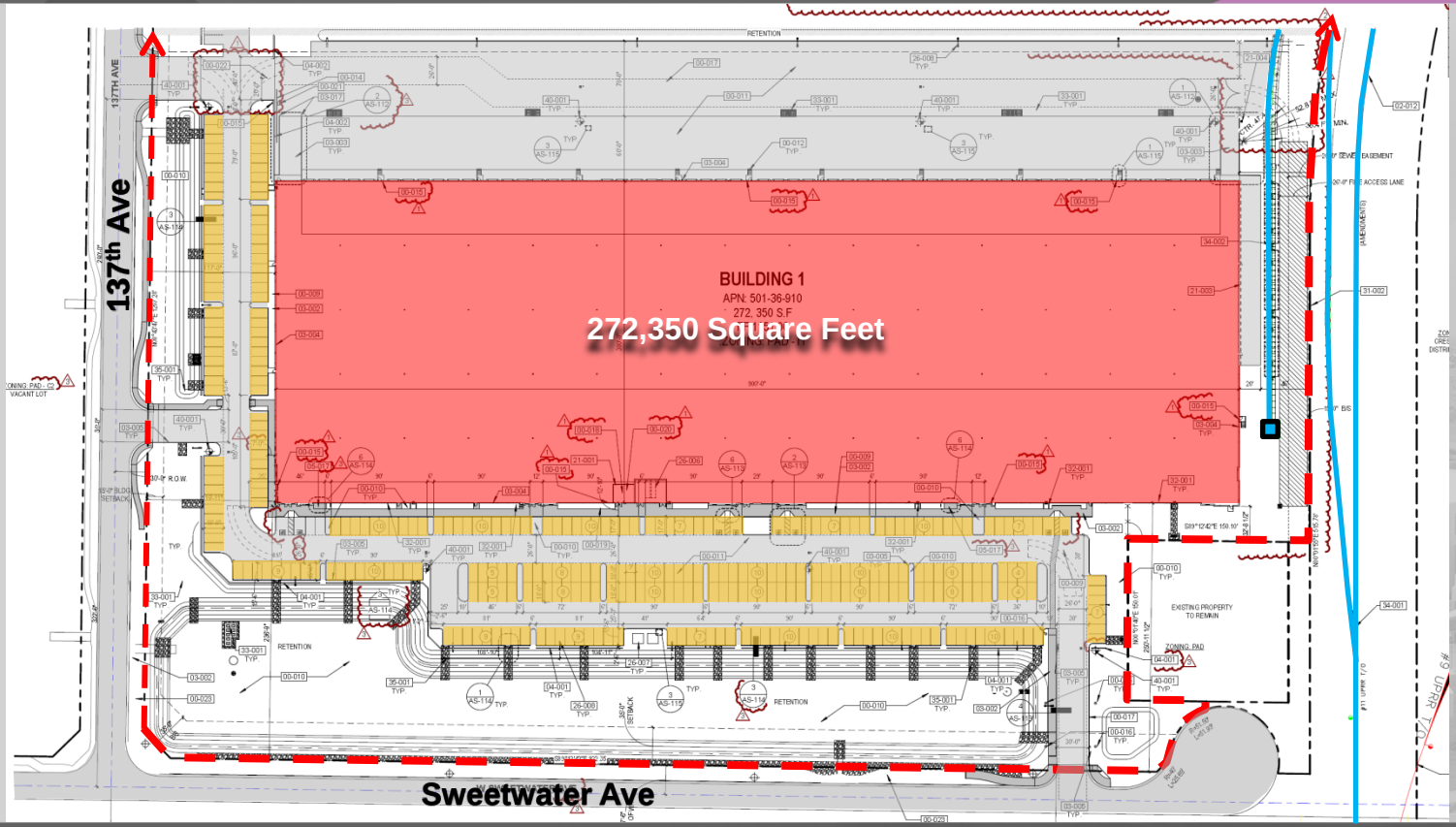

Waddell Road
Storage
Willow Ave
Entertainment District
Lot 2-A
Seattle Tacoma Lot 1-A
Railroad Spur
Litchfield Road
Lot 1-B
Trimaco Lot 3
Crescent Crown
Sweetwater Ave

SEATTLE TACOMA SITE PLAN



SEATTLE TACOMA RENDERING

TRIMACO SITE PLAN



TRIMACO RENDERING

FINAL PLAT

FINAL PLAT
FOR
SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE-PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2019-0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS:

THAT SEATTLE BOX COMPANY, INC., A WASHINGTON CORPORATION, CDV, LLC, A MISSOURI LIMITED LIABILITY COMPANY FORMERLY KNOWN AS TRIMACO, LLC AND E&V INVESTMENTS, AN ARIZONA LIMITED LIABILITY COMPANY, HAVE SUBDIVIDED UNDER THE NAME "SEATTLE-TACOMA BOX COMPANY", A RE-PLAT OF LOTS 1&2 OF SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15 OF "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREIN AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE "SEATTLE-TACOMA BOX COMPANY", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNERS HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNERS HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, AND RETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2018.

BY: SEATTLE BOX COMPANY, INC., A WASHINGTON CORPORATION

BY: _____

ITS: _____
(TITLE)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2018.

CDV, LLC, A MISSOURI LIMITED LIABILITY COMPANY FORMERLY KNOWN AS TRIMACO, LLC.

BY: _____

ITS: _____
(TITLE)

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2018.

E&V INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____
(TITLE)

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON _____, 2018, BEFORE ME_____

PERSONALLY APPEARED _____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 MY HAND AND OFFICIAL SEAL.

SIGNATURE_____
SEATTLE BOX COMPANY, INC., A WASHINGTON CORPORATION

NOTARY SEAL

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON _____, 2018, BEFORE ME_____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE_____
CDV, LLC, A MISSOURI LIMITED LIABILITY COMPANY

NOTARY SEAL

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON _____, 2018, BEFORE ME_____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 MY HAND AND OFFICIAL SEAL.

SIGNATURE_____
E&V INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

NOTARY SEAL

VICINITY MAP:
SECTION 15
T.3N.,R.1W.

SHEET INDEX:

SHEET 1&2....DEDICATION & APPROVALS
SHEET 3....PLAT MAP (WEST PORTION)
SHEET 4....PLAT MAP (EAST PORTION)

OWNER REP:

FM GROUP, INC.
15974 N. 77TH ST., STE. 100
SCOTTSDALE, AZ 85260
(602)277-7877
ATTN: MICHAEL FRIES

SURVEYOR:

HUNTER ENGINEERING INC.
10452 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI

APPROVALS:

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF

_____, 2018 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS

_____ DAY OF _____, 2018.

_____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

CERTIFICATION:

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MAP PREPARED ON JULY 15, 2018

JAMES A. BRUCCI, R.P.L.S. #29865
HUNTER ENGINEERING, INC.

JAMES A. BRUCCI
29865
ARIZONA
REGISTERED LAND SURVEYOR

CITY OF SURPRISE CASE NO. FS18-305

NO.	DATE	REVISION	BY

SUBMITTAL: RE-PLAT

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10452 N. 74TH ST. SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3985
F 480 991 3986

SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
A RE-PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2019-0340379, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TWNSHP: 3N
RANGE: 1W

JOB NO.: ESIV001-SP02

SCALE: N.T.S.

SHEET 1 OF 4

FINAL PLAT

FINAL PLAT
FOR
SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A RE-PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018-0340376, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP:
SECTION 15
T.3N.,R.1W.

NOTES:

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.

2. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

3. THIS SUBDIVISION IS LOCATED WITHIN CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

6. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.

7. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR, TWO-HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

8. ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

9. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

10. NO ON SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

11. ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.

12. ZONING FOR THIS PROPERTY IS "PAD-IP, "SURPRISE POINT PLANNED AREA DEVELOPMENT WITH THE UNDERLYING ZONING OF INDUSTRIAL PERFORMANCE".

13. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1680L, WITH A MAP REVISION DATE OF OCTOBER 16, 2013.

14. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°16'35" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO FILED SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 688 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

15. PURSUANT TO A.R.S. § 42-11101, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS (#475) AND 1470, WHEN APPLICABLE.

16. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

NOTICE OF INTERGOVERNMENTAL AGREEMENT:

THE CITY OF SURPRISE ("CITY") AND MWD ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL MAKE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

LEGAL DESCRIPTION:

A PORTION OF LOT 1 AND ALL OF LOT 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREAS:

LOT 1:	7.614 AC.±,	331,665 SQ.FT.±
LOT 2:	13.301 AC.±,	579,391 SQ.FT.±
TOTAL GROSS:	20.915 AC.±,	911,057 SQ.FT.±

SOUND ATTENUATION AND OVERFLIGHT LANGUAGE

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO NOISE, VIBRATION, OR OTHER EFFECTS ASSOCIATED WITH AIRCRAFT OPERATIONS. THE PROPERTIES IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

SURPRISE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON, OR ADJACENT TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT, WHETHER OR NOT SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

JAMES A. BRUCE
CITY OF SURPRISE
ENGINEER

CITY OF SURPRISE CASE NO. FS18-305

NO.	DATE	REVISION	BY

FINAL PLAT
RE-PLAT

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
14450 N. 70TH ST. SUITE 200
SCOTTSDALE, AZ 85260
P 480.991.3985
F 480.991.3986

SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
A RE-PLAT OF LOTS 1 & 2, "SURPRISE POINTE AMENDED", AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13, AND LOTS 13 THRU 15, "AMENDED FINAL PLAT SURPRISE POINT" AS RECORDED IN BOOK 984, PAGE 20, AND THAT PROPERTY AS DESCRIBED IN DOCUMENT 2018-0340376, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

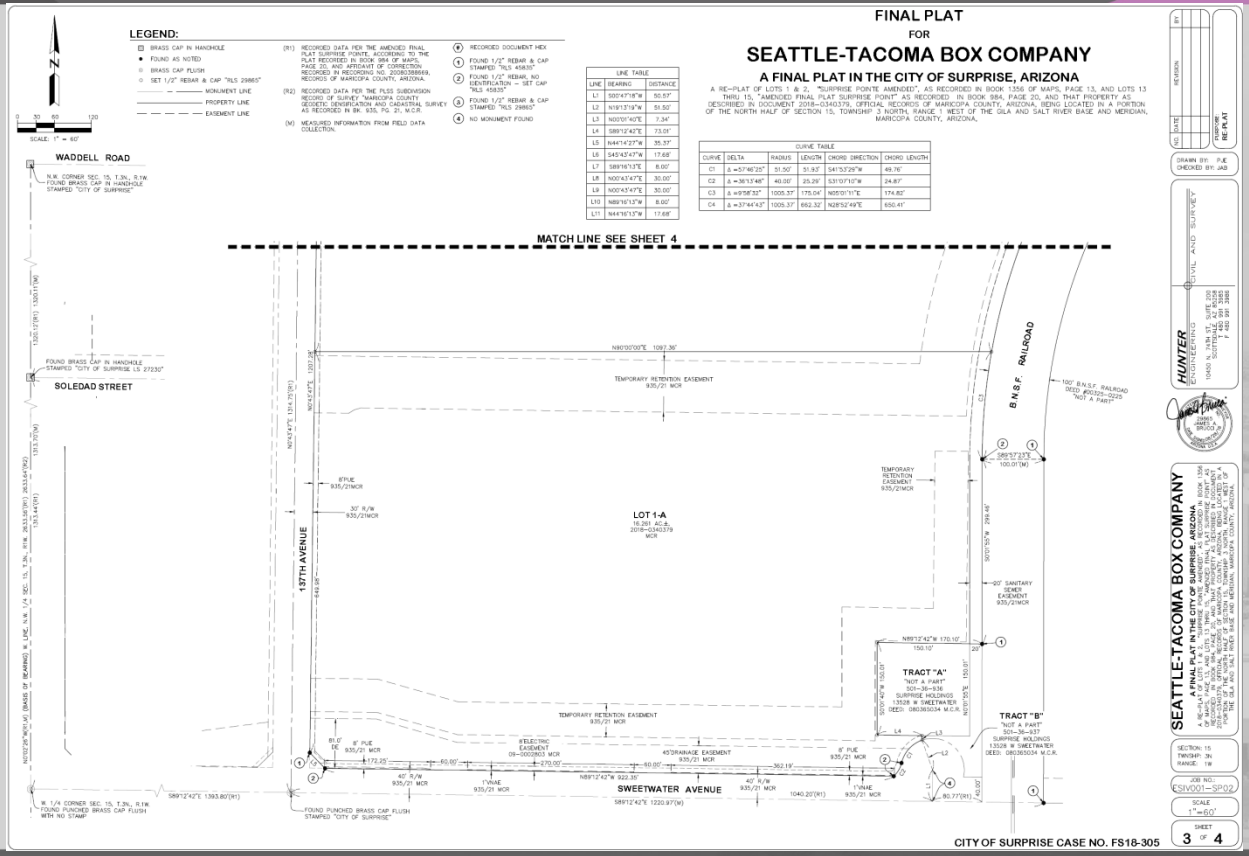
SECTION: 15
TWNSHP: 3N
RANGE: 1W

JOB NO.: ESIV001-SP02

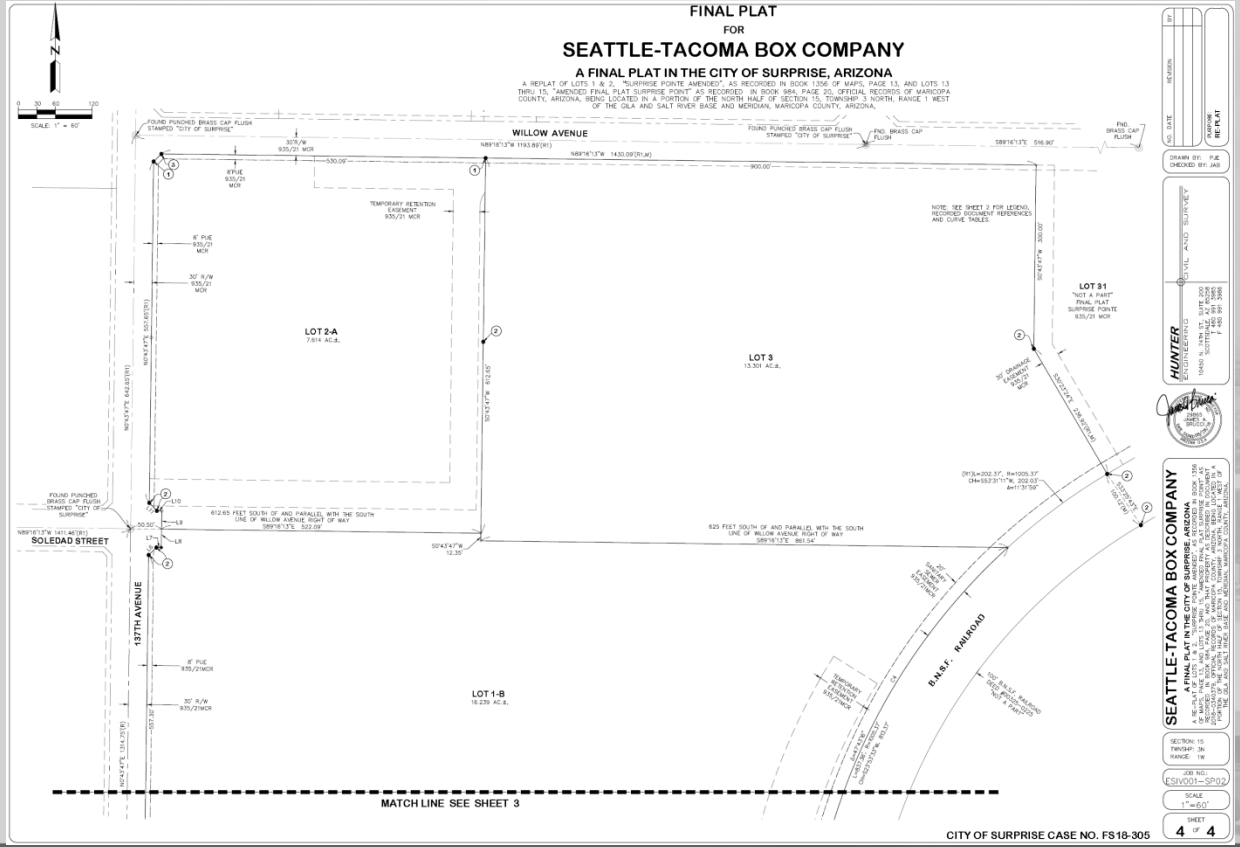
SCALE
N.T.S.

SHEET
2 OF 4

FINAL PLAT


FINAL PLAT
FOR
SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
LEGEND:
BRASS CAP IN HANDHOLE
FOUND AS NOTED
BRASS CAP FLUSH
SET 1/2" REBAR & CAP "RLS 29865"
MONUMENT LINE
PROPERTY LINE
EASEMENT LINE
SCALE: 1" = 60'
WADDELL ROAD
N.W. CORNER SEC. 15, T.3N., R.1W. FOUND BRASS CAP IN HANDHOLE STAMPED "CITY OF SURPRISE"
SOLEDAD STREET
FOUND BRASS CAP IN HANDHOLE STAMPED "CITY OF SURPRISE LS 27230"
MATCH LINE SEE SHEET 4
137TH AVENUE
LOT 1-A
16.261 AC.±
2018-0340379
MCR
TEMPORARY RETENTION EASEMENT
935/21 MCR
B.N.S.F. RAILROAD
100' B.N.S.F. RAILROAD DEED #90525-2225 "NOT A PART"
20' SANITARY SEWER EASEMENT
935/21MCR
TRACT "A"
"NOT A PART"
501-36-136
SURPRISE HOLDINGS
13528 W SWEETWATER
DEED: 080365034 M.C.R.
TRACT "B"
"NOT A PART"
501-36-137
SURPRISE HOLDINGS
13528 W SWEETWATER
DEED: 080365034 M.C.R.
SWEETWATER AVENUE
W. 1/4 CORNER SEC. 15, T.3N., R.1W. FOUND PUNCHED BRASS CAP FLUSH WITH NO STAMP
FOUND PUNCHED BRASS CAP FLUSH STAMPED "CITY OF SURPRISE"
CITY OF SURPRISE CASE NO. FS18-305
SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
HUNTER ENGINEERING
CIVIL AND SURVEY
SECTION: 15
TWSHP: 3N
RANGE: 1W
JOB NO.: ISIV001-SP02
SCALE 1"=60'
SHEET 3 OF 4

FINAL PLAT


FINAL PLAT
FOR
SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
WILLOW AVENUE
SOLEDAD STREET
137TH AVENUE
LOT 2-A
7.614 AC.±.
LOT 3
13.301 AC.±.
LOT 1-B
16.239 AC.±.
LOT 31
"NOT A PART"
FINAL PLAT
SURPRISE POINTE
935/21 MCR
B.N.S.F. RAILROAD
MATCH LINE SEE SHEET 3
CITY OF SURPRISE CASE NO. FS18-305
SEATTLE-TACOMA BOX COMPANY
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
HUNTER
ENGINEERING
CIVIL AND SURVEY
DRAWN BY: PJE
CHECKED BY: JAS
SECTION: 15
TWNSHP: 3N
RANGE: 1W
JOB NO.: ESIV001-SP02
SCALE: 1"=60'
SHEET 4 OF 4

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:		District:	3
Staff Recommendations:	Approve		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of a final plat entitled, “A Replat of Lot 2 of the 'Final Plat for Sierra Montana Crossings' " dated September 4, 2018, a property generally located on the southwest corner of Greenway Road and Cotton Lane.

Motion:

I move to approve the final plat entitled “A Replat of Lot 2 of the 'Final Plat for Sierra Montana Crossings' ” dated September 4, 2018.

Background:

Superior Surveying Services, on behalf of Cotton Greenway Partners LLC, seeks approval of a Replat to create two (2) parcels to allow for small commercial projects within the Sierra Montana Crossings Commercial Center located in the Sierra Montana PAD. A conceptual layout of the proposed lots can be found on the attached Master Site Plan.

Objective Analysis:

A Replat to create two (2) parcels to allow for small commercial projects within the Sierra Montana Crossings Commercial Center located in the Sierra Montana PAD is proposed. The existing Sierra Montana Commercial Center encompasses 19.06 acres. The applicant proposes two (2) parcels that will be platted from the parent parcel, Lot 2. Lot 2 measures 2.26 acres and the proposed child parcels will measure 1.25 acres (Lot 2A) and 1.01 acres (Lot 2B).

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports locally oriented commercial uses such as that proposed.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

Click to download

- 00 - FS18-253 – Sierra Montana Crossings, Lot 2 - Replat - Master Site Plan - Staff Report
- 01 -FS18-253 – Sierra Montana Crossings, Lot 2 - Replat - Vicinity Map
- 02 - FS18-253 SIERRA MONTANA CROSSING LOT 2 REPLAT FINAL PLAT
- 03 - FS18-253 – Sierra Montana Crossings, Lot 2 - Replat - Master Site Plan
- PRESENTATION

SURPRISE
ARIZONA

REPLAT
REPORT TO THE CITY COUNCIL

Case:	**FS18-253**
Project Name:	Sierra Montana Crossings, Lot 2 Replat
Council District:	3 – Mesquite
Meeting Date:	**September 18, 2018**
Planner:	Hobart Wingard, Planner II

Owner:	Cotton Greenway Partners LLC
Applicant:	Superior Surveying Services
Request:	Replat approval to split Lot 2 of the Sierra Montana Crossings Plat into two (2) parcels within the Sierra Montana Planned Area Development (PAD)
Site Location:	Generally, on the southwest corner of Greenway Road and Cotton Lane
Site Size:	2.26 acres of the 19.06 acre Sierra Montana Crossing Commercial Center
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

- The proposed Replat demonstrates compliance with the General Plan.
- The proposed Replat demonstrates compliance with the criteria set forth in the Sierra Montana PAD.
- The proposed Replat demonstrates compliance with the criteria set forth in Surprise Unified Development Code ("SUDC").
- The reviewing agencies have indicated no objections to the request.

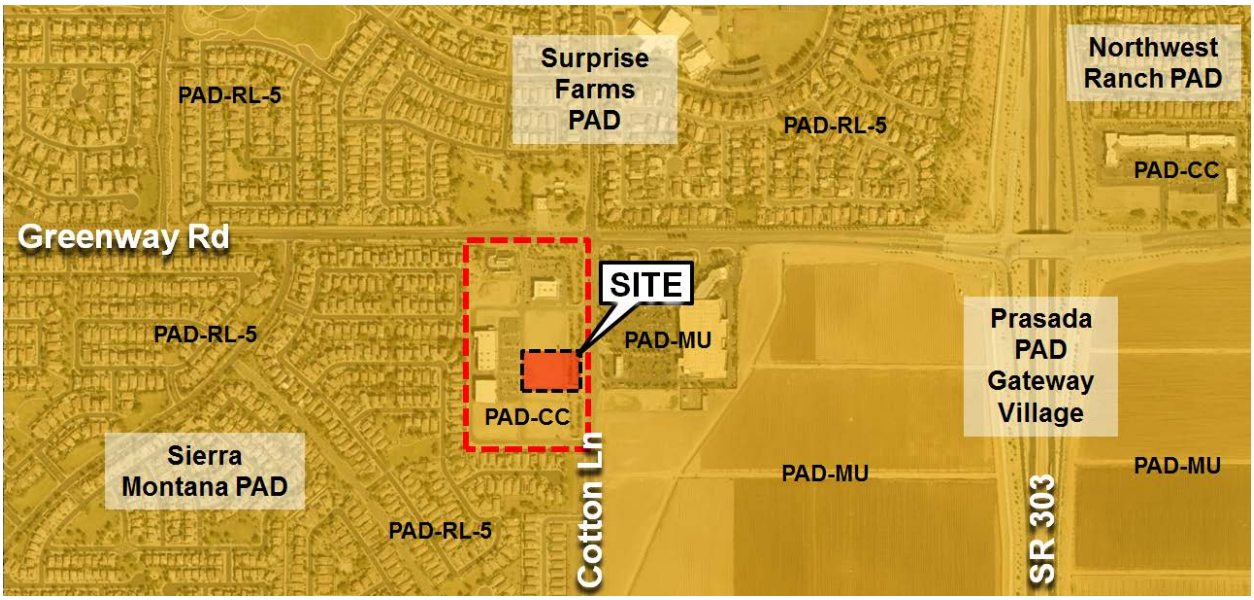
Alternative Actions:	**Approval** of the requested Replat will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the approved PAD.
	Denial of the requested Replat will deny the applicant the opportunity to develop the property.

PROJECT DESCRIPTION:

Superior Surveying Services, on behalf of Cotton Greenway Partners LLC, seeks approval of a Replat to create two (2) parcels to allow for small commercial projects within the Sierra Montana Crossings Commercial Center located in the Sierra Montana PAD. A conceptual layout of the proposed lots can be found on the attached Master Site Plan.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Sierra Montana PAD Commercial – PAD-CC Goodwill	Sierra Montana PAD Commercial – PAD-CC Vacant	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada
Sierra Montana PAD Commercial – PAD-CC Pet Club	**Sierra Montana PAD Commercial – PAD-CC Vacant**	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada
Sierra Montana PAD Commercial – PAD-CC Vacant	Sierra Montana PAD Commercial – PAD-CC Vacant	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada

BACKGROUND:

September 14, 2000: The City Council approved an annexation for the subject property.

September 14, 2000: The City Council approved a PAD for Sierra Montana under Case PAD99-100.

August 21, 2007: The Planning and Zoning Commission approved a Site Plan for Sierra Montana Crossings under Case SP06-470.

November 18, 2008: PAD amendment was approved by the Mayor and City Council to provide a Comprehensive Sign Program for Sierra Montana under Case PADA08-126.

February 19, 2015: The Planning and Zoning Commission approved a Site Plan for Pet Club under Case FS14-404.

June 16, 2016: The Planning and Zoning Commission approved a Site Plan for Goodwill under Case FS16-120.

June 21, 2018: The Planning and Zoning Commission approved a Site Plan for Sierra Montana Crossings, Pad A, Parcel 3.

May 14, 2018: The applicant submitted for a Replat under Case FS18-253, the subject case.

ANALYSIS AND DISCUSSION:

A Replat to create two (2) parcels to allow for small commercial projects within the Sierra Montana Crossings Commercial Center located in the Sierra Montana PAD is proposed. The existing Sierra Montana Commercial Center encompasses 19.06 acres. The applicant proposes two (2) parcels that will be platted from the parent parcel, Lot 2. Lot 2 measures 2.26 acres and the proposed child parcels will measure 1.25 acres (Lot 2A) and 1.01 acres (Lot 2B). A conceptual layout of the proposed lots can be found on the attached Master Site Plan, Attachment 3.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports locally oriented commercial uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Replat was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated May 21, 2018, LAFB indicates no objections to the request.

Maricopa Water District (MWD): In an email dated May, 17, 2018, MWD indicated the proposed project lies within the current boundaries of MWD. The applicant worked with MWD to ensure requirements regarding the Intergovernmental Agreement were addressed.

Arizona Department of Transportation (ADOT): In an email dated May 15, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

Flood Control District of Maricopa County (FCDMC): In an email dated May 21, 2018, FCDMC indicated that they no comments regarding the proposal.

SUMMARY:

Staff believes the proposed Replat is consistent with the manner and intent of the Sierra Montana PAD Zoning District in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

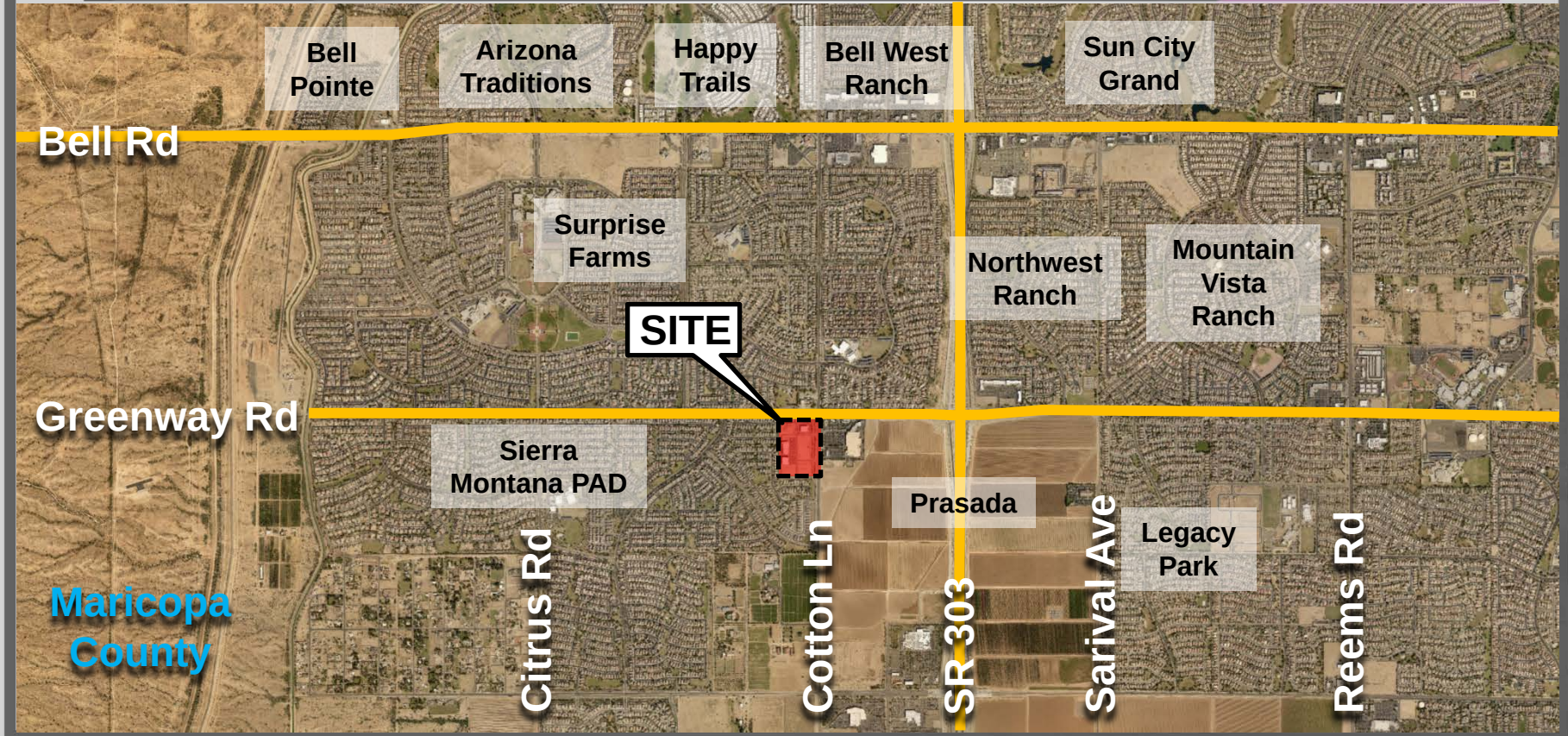
- The proposed Replat demonstrates compliance with the General Plan.
- The proposed Replat demonstrates compliance with the criteria set forth in the Sierra Montana PAD.
- The proposed Replat demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

ATTACHMENTS:

01 – Vicinity Maps
02 – Replat
03 – Master Site Plan Exhibit
04 – PowerPoint

VICINITY MAP

FS18-253
Sierra Montana

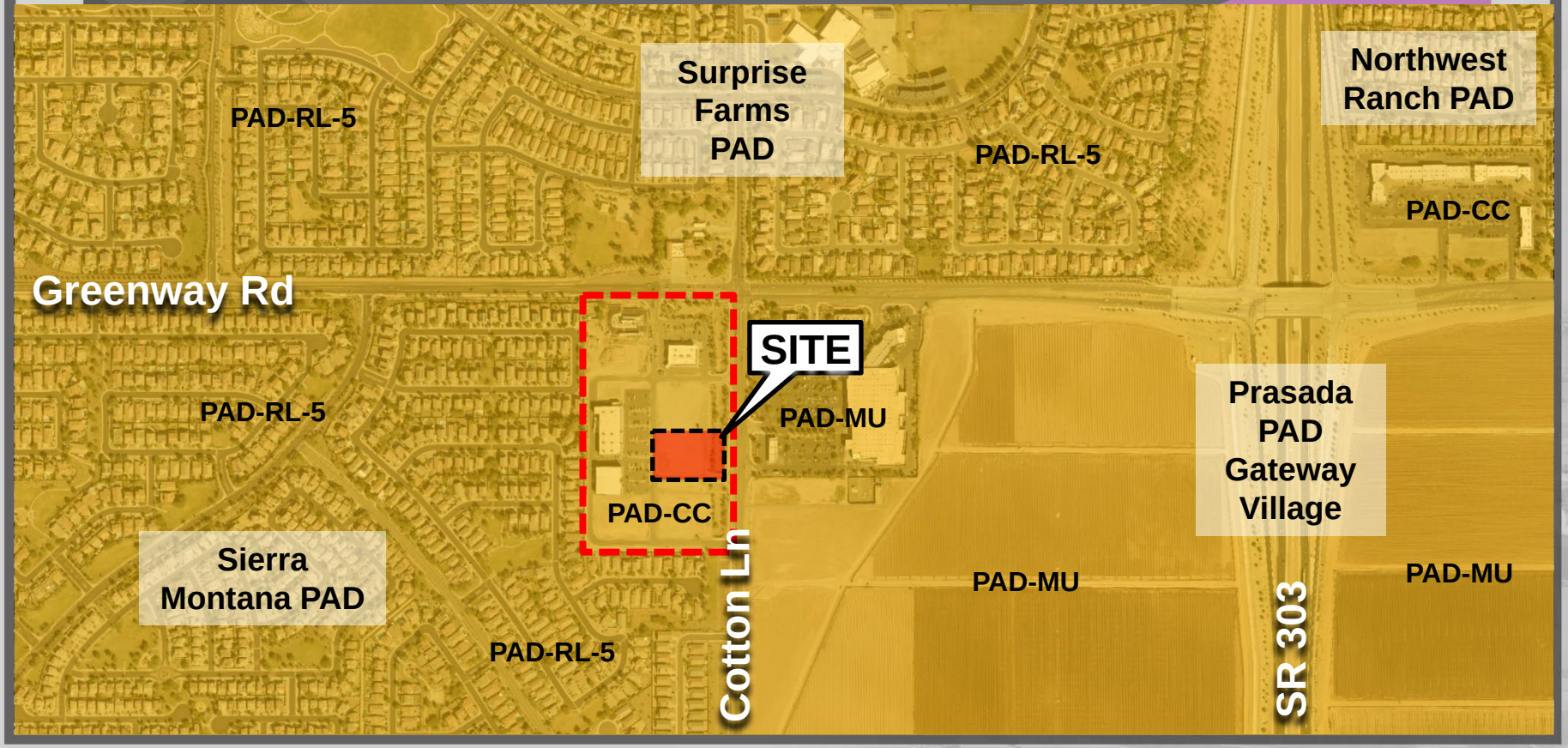


VICINITY MAP

FS18-253
Sierra Montana

ZONING

FS18-253
Sierra Montana



A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT RPK REAL ESTATE, INC., A CALIFORNIA CORPORATION, HAS SUBDIVIDED UNDER THE NAME A REPLAT OF LOT 2 "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA", AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR A REPLAT OF LOT 2 "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNERS HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL CREATED BY THIS PLAT.

OWNERS HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, PERPETUAL WATER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE") TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

DEDICATION CONTINUED

UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

RPK REAL ESTATE, INC., A CALIFORNIA CORPORATION

BY: _____
ROBERT P. KETTERER

ITS: PRESIDENT

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON _____ BEFORE ME, _____
PERSONALLY APPEARED ROBERT P. KETTERER, 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 CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

RELEASE OF LIABILITY

COTTON GREENWAY PARTNERS, LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WTH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

NOTICE OF INTER-GOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

NOTICE OF SIERRA MONTANA CROSSINGS DEVELOPMENT AGREEMENT

FORTIS REAL ESTATE INVESTMENTS, L.L.C., ENTERED INTO THE SIERRA MONTANA DEVELOPMENT AGREEMENT DATED AUGUST 15, 2002 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 15 2002, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 2002-0834169. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DECLARATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT COTTON GREENWAY PARTNERS, LLC, 6920 E. SHEA BOULEVARD, SUITE 203, SCOTTSDALE, ARIZONA, 85254, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2018.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

BY: _____
CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS SUPERVISOR

ATTEST:

BY: _____
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

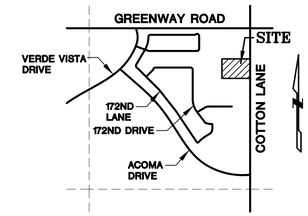
COTTON GREENWAY PARTNERS, LLC

BY: _____
_____

ITS: _____

ZONING

SIERRA MONTANA PLANNED AREA AREA DEVELOPMENT (PAD-C2)



VICINITY MAP

NOT TO SCALE

DESCRIPTION

LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS", AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA

LOT NO.	AREA
LOT 2A	54,323 SQ. FT. 1.248 ACRES
LOT 2B	43,930 SQ. FT. 1.008 ACRES
TOTAL	98,253 SQ. FT. 2.256 ACRES

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
21415 N. 23RD AVENUE
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

OWNER

RPK REAL ESTATE, INC.
C/O GEORGE APOSTOL
643 CYPRESS AVENUE
HERMOSA BEACH, CA 90254

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2018, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.
THIS _____ DAY OF _____, 2018.

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SEPTEMBER 10, 2018
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
Date Signed 9/10/18
ARIZONA U.S.A.

EXPIRES 3/31/20

"FINAL
A REPLAT OF LOT 2 OF THE
FINAL PLAT FOR SIERRA MONTANA CROSSINGS"
SURPRISE, ARIZONA

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: GBF CHK: DK
SHEET 1 OF 2
DATE: 9/10/18
JOB NO.: 171147

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

NOTES

1. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.

2. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

3. ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

4. A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.

5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR – 2 HOUR STORM EVENT. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

7. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

8. A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT IS HEREBY CREATED AMONGST LOT 2A THROUGH 2B, AND ANY FUTURE SUBDIVISIONS THEREOF.

9. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

10. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

11. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

12. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

13. THE MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PRESENT OWNERS AND/OR OWNER'S ASSOCIATION.

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE MONUMENT LINE OF COTTON LANE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, USING A BEARING OF SOUTH 00 DEGREES 09 MINUTES 14 SECONDS EAST, PER THE PLAT OF SIERRA MONTANA CROSSINGS, RECORDED IN BOOK 974 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER C1705834-347-MC, DATED JULY 27, 2017.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

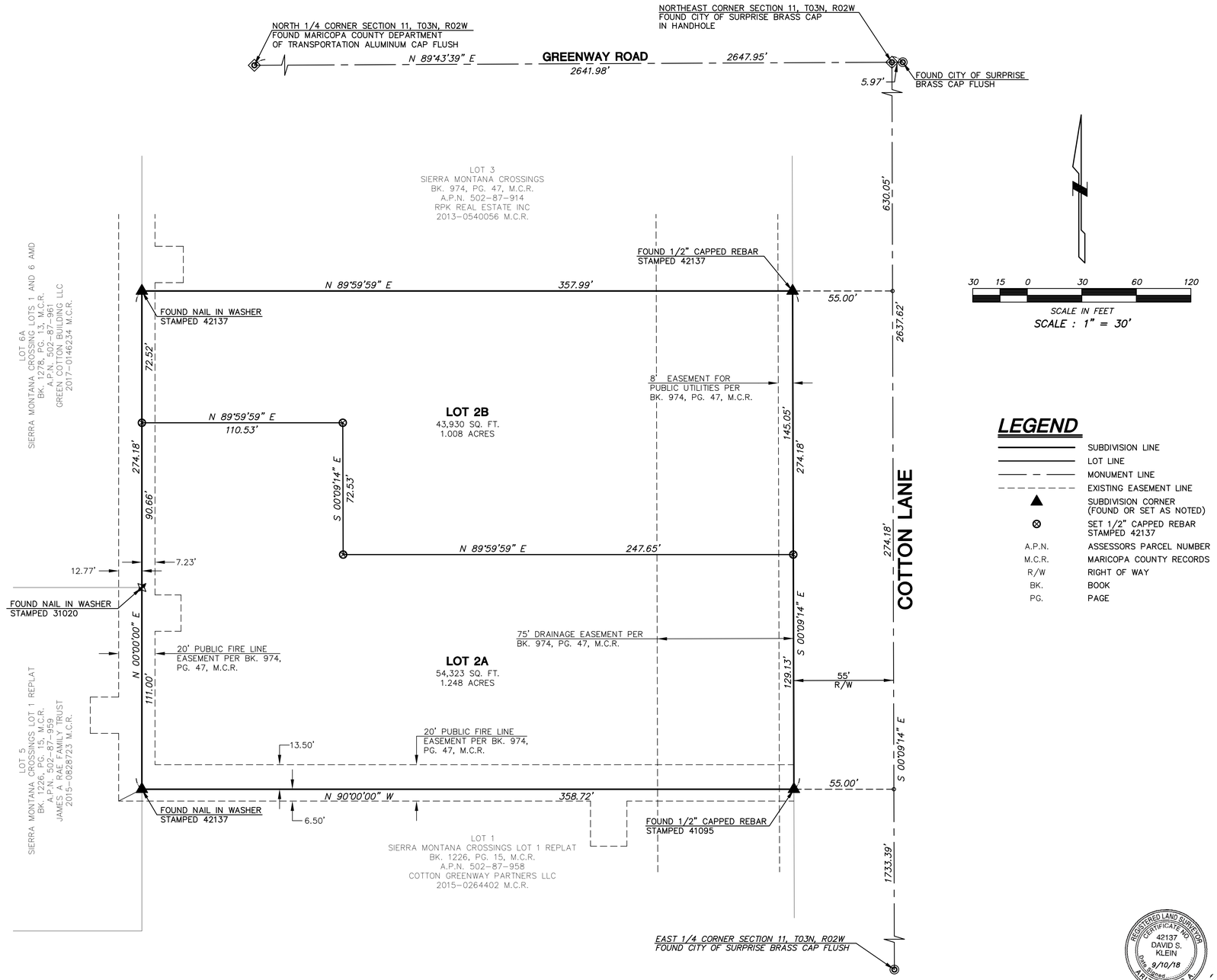
CORRECTED PLAT FOR "SIERRA MONTANA PARCEL 16" RECORDED IN BOOK 640 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

FINAL PLAT FOR "SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 974 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

REPLAT FOR "LOT 1 SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 1226 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

REPLAT FOR "LOT 7A SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 1321 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1183 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS



LEGEND

———	SUBDIVISION LINE
———	LOT LINE
—— – ——	MONUMENT LINE
- - - - - -	EXISTING EASEMENT LINE
▲	SUBDIVISION CORNER (FOUND OR SET AS NOTED)
⊗	SET 1/2" CAPPED REBAR STAMPED 42137
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42137 DAVID S. KLEIN Date Signed 9/10/18 ARIZONA, U.S.A.

EXPIRES 3/31/20

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS"
SURPRISE, ARIZONA

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: GBF CHK: DK

SHEET 2 OF 2

DATE: 9/10/18

JOB NO.: 171147

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT.

2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

3. REFER TO CIVIL DRAWINGS FOR PAVING THICKNESS, CURB TYPES AND LONGITUDINAL AND HORIZONTAL CONTROL.

4. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE REQUIREMENTS.

5. FOR BUILDING LOCATION DIMENSIONS AND SETBACKS - SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.

6. NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED ON, OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES. VERIFY WITH LOCAL AGENCIES.

7. ALL SIDEWALKS ARE TO BE LIGHT BROOM FINISHED UNLESS NOTED OTHERWISE.

8. COORDINATE WATER (DOMESTIC AND FIRELINE) AND GAS METER LOCATIONS WITH CIVIL DRAWINGS.

9. COORDINATE TRANSFORMER PAD LOCATIONS WITH ELECTRICAL AND CIVIL DRAWINGS.

10. ANY DAMAGE BY GENERAL CONTRACTOR OR SUB CONTRACTOR TO EXISTING ASPHALTIC PAVEMENT AND/OR EXISTING LANDSCAPING SHALL BE REPAIRED AT NO COST TO OWNER.

11. GENERAL CONTRACTOR TO PROVIDE ALL GOVERNMENTAL REQUIRED SIGNAGE NECESSARY FOR CERTIFICATE OF OCCUPANCY (FIRE LANE SIGNAGE, "DO NOT BLOCK DOOR" ETC.)

12. GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.

13. GENERAL CONTRACTOR TO SCHEDULE BLUE STAKE INSPECTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING ANY WORK.

14. CIVIL ENGINEERING FOR THIS PROJECT HAS BEEN SUBMITTED TO CITY OF SURPRISE UNDER SEPARATE PERMIT PACKAGE.

15. REFER TO SEPARATE CIVIL PACKAGE FOR DIMENSIONS NOT SHOWN.

PROJECT DATA

EXISTING ZONING:....SIERRA MONTANA PLANNED AREA DEVELOPMENT (PAD) / COMMUNITY COMMERCIAL C-2, NO IMAGINARY LOT LINES.

SITE LOCATION:.....SWC OF COTTON LANE AND GREENWAY ROAD
SURPRISE, AZ

(Existing and Future developed site areas and building areas shown are for reference only and not a part of the specific proposed site and building improvements.)

SITE AREA:

LOT 1 - FUTURE	- 5.06 ACRES	- VACANT
LOT 2A - FUTURE	- 1.008 ACRES	- VACANT
LOT 2B - FUTURE	- 1.248 ACRES	- VACANT
LOT 3 - FUTURE	- 1.66 ACRES	- VACANT
LOT 4 - EXISTING	- 2.89 ACRES	- CVS PHARMACY
LOT 5 - EXISTING	- 1.44 ACRES	- PET CLUB
LOT 6A - EXISTING	- 2.16 ACRES	- GOODWILL
LOT 7 - EXISTING	- 3.24 ACRES	- VACANT
LOT 8 - EXISTING	- 0.94 ACRES	- SONIC

TOTAL GROSS SITE AREA (19.46 ACRES) B

BUILDING AREA:

MAJOR A - FUTURE - CONCEPTUALLY	21,920 S.F.
MAJOR B - EXISTING -	16,080 S.F. - PET CLUB
MAJOR C - EXISTING -	25,036 S.F. - GOODWILL
MAJOR D - FUTURE - CONCEPTUALLY	8,000 S.F.
PAD A - FUTURE - SUBJECT PARCEL	8,068 S.F.
PAD B - FUTURE - CONCEPTUALLY	4,500 S.F.
PAD C - FUTURE - CONCEPTUALLY	3,303 S.F.
PAD D - FUTURE - CONCEPTUALLY	7,575 S.F.
PAD E - FUTURE - CONCEPTUALLY	4,700 S.F.
PAD F - EXISTING -	1,483 S.F. - SONIC
SHOPS A - FUTURE - CONCEPTUALLY	9,300 S.F.
BUILDING A - EXISTING -	13,092 S.F. - CVS

TOTAL GROSS BUILDING AREA: (FUTURE (59,298), EXISTING (55,691) AND PROPOSED (8,068)) = 123,057 S.F.

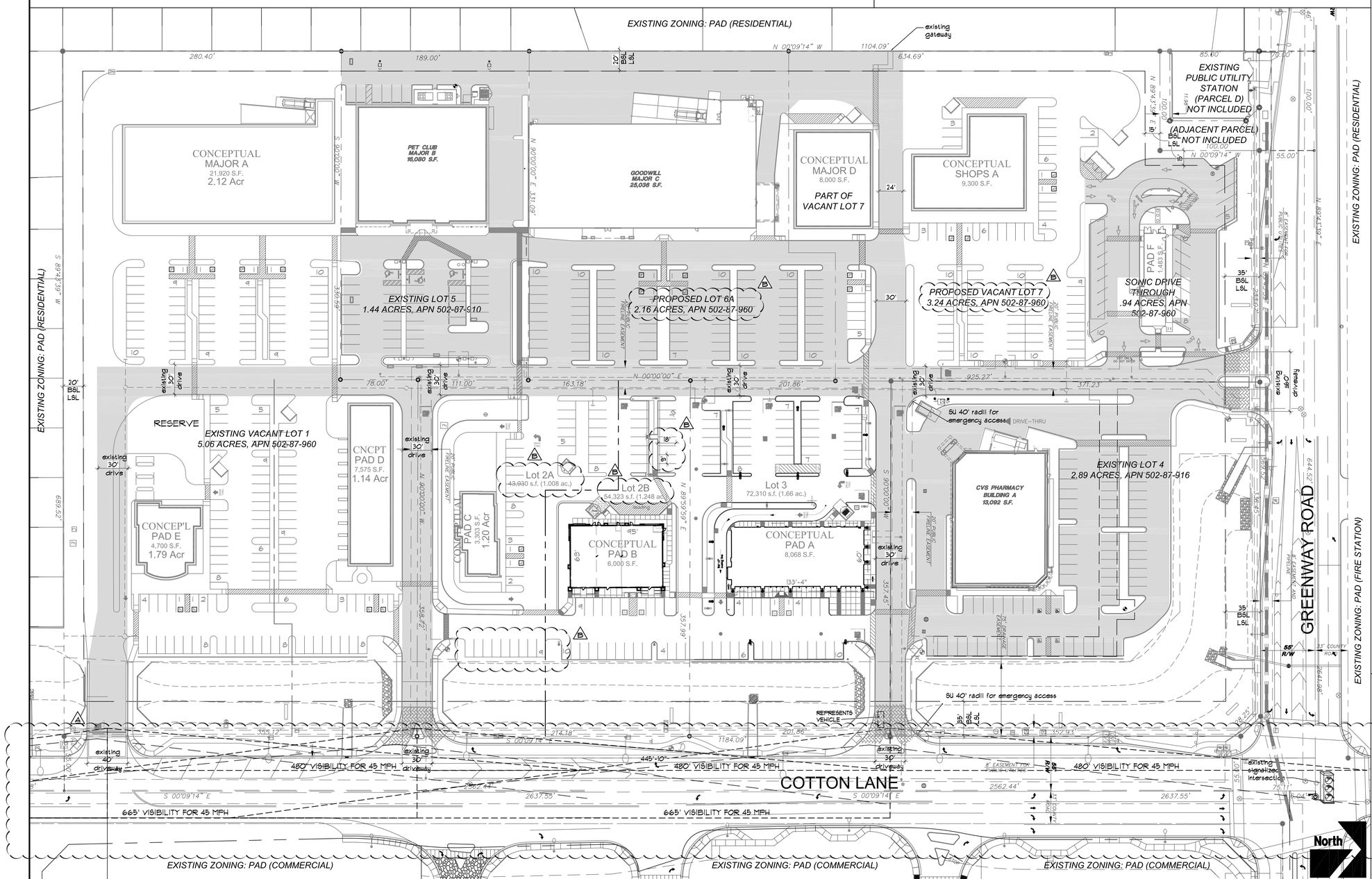
BUILDING COVERAGE = 15.32%

PARKING REQUIRED:

RETAIL 0 TO 5,000 S.F.	- 4 SPACES PER 1,000 S.F.
RETAIL 5,000 TO 20,000 S.F.	- 3.5 SPACES PER 1,000 S.F.
RETAIL GREATER THAN 20,000 S.F.	- 3 SPACES PER 1,000 S.F.
OFFICE	- 4 SPACES PER 1,000 S.F.
RESTAURANT - 1 SPACE PER 1,000 S.F. INDOOR PUBLIC FLOOR AREA, PLUS 1 SPACE PER 200 S.F. OF OUTDOOR PATIO AREA	

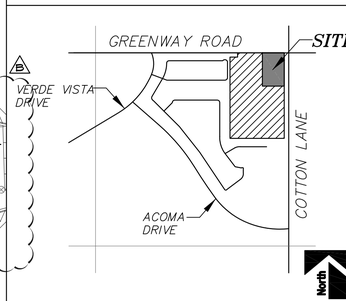
MAJOR A - FUTURE	- 66 REQUIRED.
MAJOR B - EXISTING	- 56 REQUIRED, 52 PROVIDED.
MAJOR C - EXISTING	- 75 REQUIRED, 88 PROVIDED.
MAJOR D - FUTURE	- 28 REQUIRED.
PAD A - FUTURE	- 53 REQUIRED, 62 PROPOSED
PAD B - FUTURE	- 18 REQUIRED.
PAD C - FUTURE	- 18 REQUIRED.
PAD D - FUTURE	- 26 REQUIRED.
PAD E - FUTURE	- 19 REQUIRED.
PAD F - EXISTING	- 11 REQUIRED, 23 PROVIDED.
SHOPS A - FUTURE	- 33 REQUIRED, 26 PROPOSED.
BUILDING A - EXISTING	- 46 REQUIRED, 71 PROVIDED.

TOTAL EXISTING PARKING - 177 REQUIRED, 211 PROVIDED.
TOTAL EXISTING AND PROPOSED PARKING - 188 REQUIRED, 233 PROPOSED.
TOTAL ULTIMATE PARKING - 399 REQUIRED, 598 PROPOSED.



OVERALL MASTER SITE PLAN - EXISTING, PROPOSED AND FUTURE DEVELOPMENT

SCALE: 1" = 50'-0" 1



VICINITY MAP

320104489

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AAD:FITCH, Inc.
FITCH
16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480.998.4000 F+1 480.998.7223
www.FITCH.com

RPK REAL ESTATE, INC.

A CITY COMMENTS 07/17/2018
B PLANNING COMMENTS 08/13/2018

CONSULTING ENGINEER

REGISTERED ARCHITECT 31460 BLAIR S. LEACH Date Signed 8/13/18 ARIZONA, U.S.A. Expires 06/30/2021

SIERRA MONTANA CROSSINGS
PAD 'A' - CONCEPTUAL
SWC of COTTON LN. & GREENWAY RD.
SURPRISE, ARIZONA
MASTER SITE PLAN

DATE:	07.20.2018
SCALE:	AS NOTED
DRAWN BY:	AAD
PROJECT NUMBER:	320104489
SHEET:	MSP1.0
REV:	

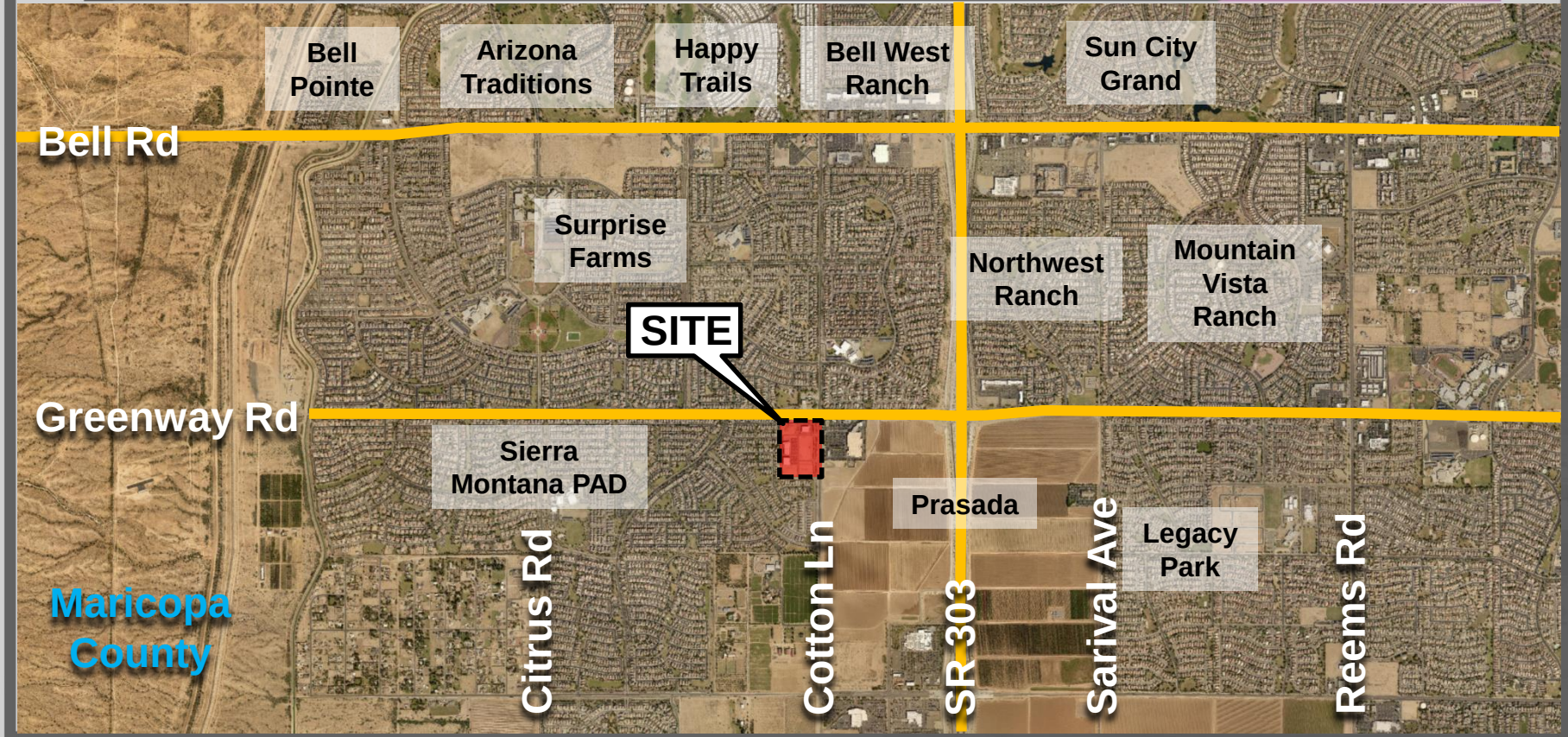
SURPRISE
ARIZONA

FS18-253
Sierra Montana Crossings Lot 2 Replat

City Council – September 18, 2018

VICINITY MAP

FS18-253
Sierra Montana

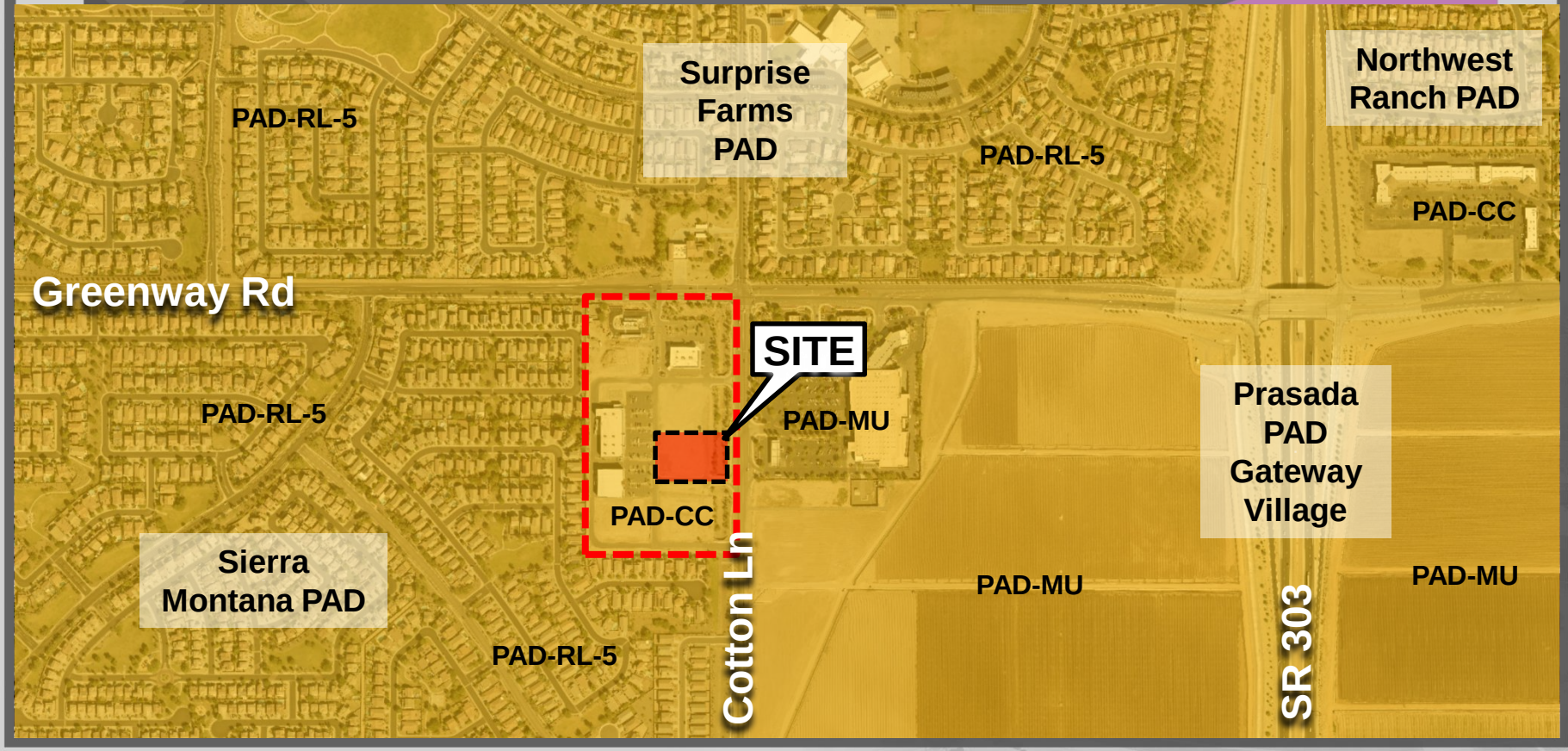


VICINITY MAP

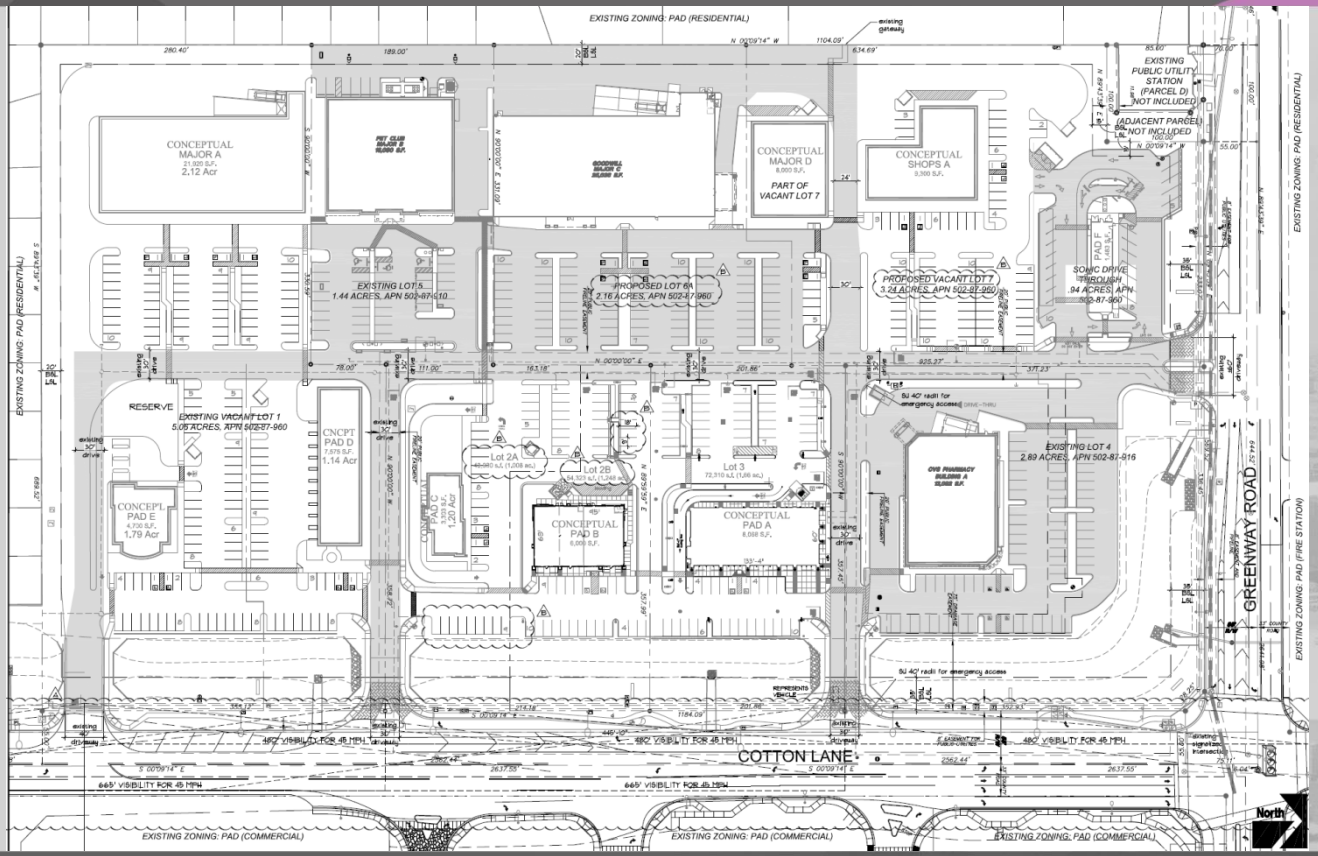
FS18-253
Sierra Montana

ZONING

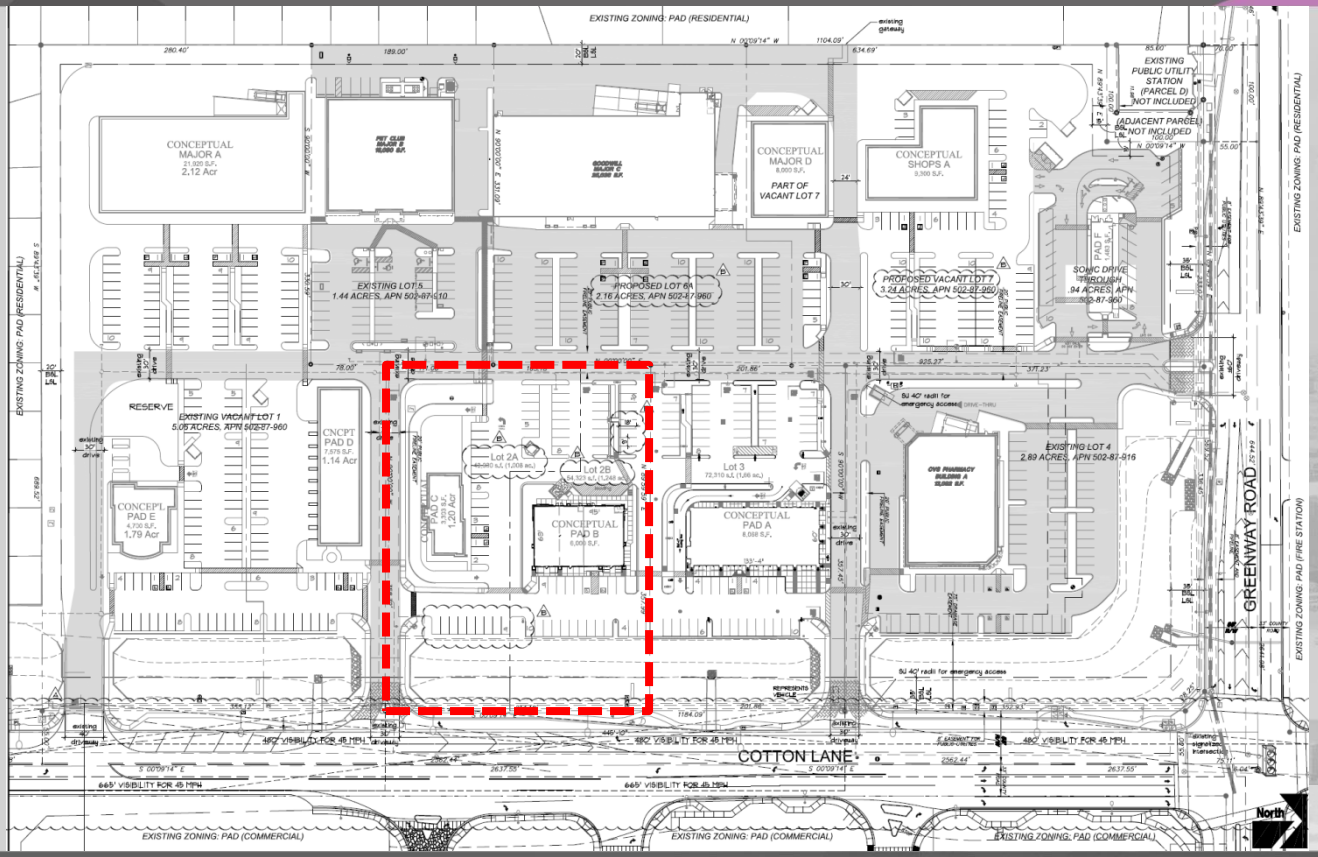
FS18-253
Sierra Montana



MASTER SITE

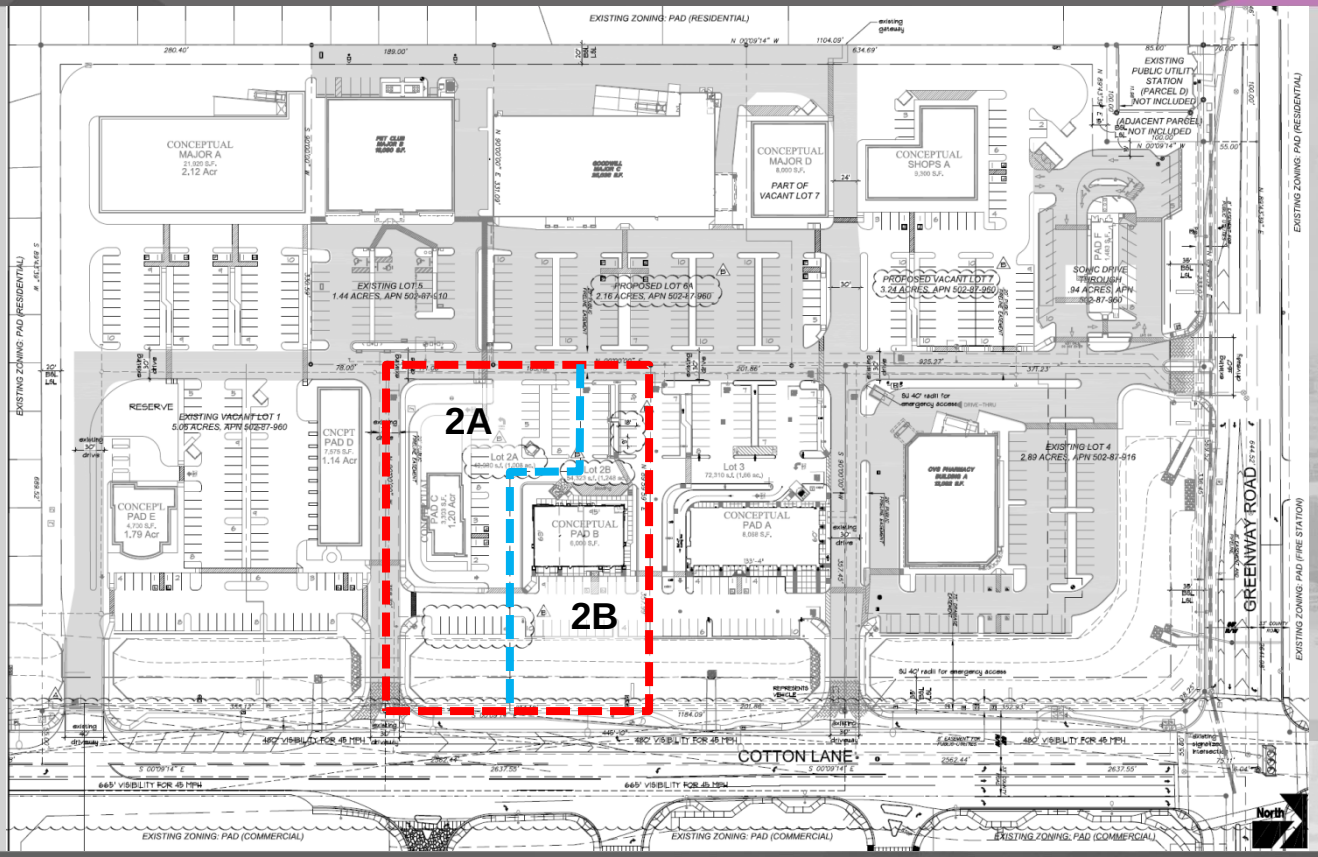

EXISTING ZONING: PAD (RESIDENTIAL)
CONCEPTUAL MAJOR A
21,000 S.F.
2.12 Acr
PET CLUB BUILDING B
GOODWILL BUILDING C
CONCEPTUAL MAJOR D
8,000 S.F.
PART OF VACANT LOT 7
CONCEPTUAL SHOPS A
3,300 S.F.
EXISTING PUBLIC UTILITY STATION (PARCEL D) NOT INCLUDED
(ADJACENT PARCEL) NOT INCLUDED
EXISTING LOT 5
1.44 ACRES, APN 502-87-910
PROPOSED LOT 6A
2.16 ACRES, APN 502-87-960
PROPOSED VACANT LOT 7
3.24 ACRES, APN 502-87-960
SONIC DRIVE THROUGH
.94 ACRES, APN 502-87-960
PAD F
1,400 S.F.
RESERVE
EXISTING VACANT LOT 1
5.05 ACRES, APN 502-87-960
CNCPT PAD D
7,575 S.F.
1.14 Acr
CONCEPT. PAD E
4,700 S.F.
1.79 Acr
CONCEPT. PAD C
1,200 S.F.
1.20 Acr
Lot 2A
Lot 2B
Lot 3
CONCEPTUAL PAD B
CONCEPTUAL PAD A
8,088 S.F.
EXISTING LOT 4
2.89 ACRES, APN 502-87-916
CVS PHARMACY BUILDING A
EXISTING ZONING: PAD (RESIDENTIAL)
EXISTING ZONING: PAD (FIRE STATION)
GREENWAY ROAD
COTTON LANE
EXISTING ZONING: PAD (COMMERCIAL)
EXISTING ZONING: PAD (COMMERCIAL)
EXISTING ZONING: PAD (COMMERCIAL)
North

MASTER SITE



Parcel 2

MASTER SITE



Parcels 2A and 2B

REPLAT

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT RPK REAL ESTATE, INC., A CALIFORNIA CORPORATION, HAS SUBDIVIDED UNDER THE NAME A REPLAT OF LOT 2 "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREIN, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR A REPLAT OF LOT 2 "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LINE, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNERS HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL CREATED BY THIS PLAT.

OWNERS HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY ARISE OR OCCUR AS A RESULT OF THE USAF OPERATING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARCEL SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, PERPETUAL WATER EASEMENT, OVER, UPON, UNDER AND ACROSS THE PLAT, GRANTS TO MARICOPA WATER ARIZONA INC. AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE") TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES, TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE PREMISES FOR THE PURPOSES OF EXERCISING THE RIGHTS GRANTED HEREIN. FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED, ANY BUILDING OR OTHER STRUCTURE, OR PLANTING WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES WITHIN 45 DEGREES OF VERTICAL, WITHIN A DISTANCE OF 10.0 FEET (AS MEASURED FROM THE CLOSEST PORTION OF THE OUTSIDE COVER) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

DEDICATION CONTINUED

UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO PERFORM OTHER WORK WITHIN THE EASEMENT WHICH IS NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT, PROVIDED SUCH WORK WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

RPK REAL ESTATE, INC., A CALIFORNIA CORPORATION

BY: _____
ROBERT P. KETTERER

ITS: PRESIDENT

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON _____ BEFORE ME, _____
PERSONALLY APPEARED ROBERT P. KETTERER, 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 CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

RELEASE OF LIABILITY

COTTON GREENWAY PARTNERS, LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, ARIZONA ("CITY") FROM ANY AND ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL, (2) MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

NOTICE OF INTER-GOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA. THAT PORTION OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE PROVISIONS IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS BE BOUND BY THE IGA PROVISIONS. THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA BY ANY USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

NOTICE OF SIERRA MONTANA CROSSINGS DEVELOPMENT AGREEMENT

FORTIS REAL ESTATE INVESTMENTS, L.L.C. ENTERED INTO THE SIERRA MONTANA DEVELOPMENT AGREEMENT DATED AUGUST 15, 2002 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 15 2002, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 2002-0834169. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DECLARATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT COTTON GREENWAY PARTNERS, LLC, 6920 E. SHEA BOULEVARD, SUITE 203, SCOTTSDALE, ARIZONA, 85254, AND MAY BE REVIEWED AS TO ALL DETAILS WITH PARTICULAR REFERENCE TO SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2018.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

BY: _____
CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS SUPERVISOR

ATTEST:

BY: _____
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

COTTON GREENWAY PARTNERS, LLC

BY: _____
_____

ITS: _____

ZONING

SIERRA MONTANA PLANNED AREA AREA DEVELOPMENT (PAD-C2)

VICINITY MAP

NOT TO SCALE

DESCRIPTION

LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS", AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA

LOT NO.	AREA
LOT 2A	54,323 SQ. FT. 1.246 ACRES
LOT 2B	43,930 SQ. FT. 1.008 ACRES
TOTAL	98,253 SQ. FT. 2.256 ACRES

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
21415 N. 23RD AVENUE
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

OWNER

RPK REAL ESTATE, INC.
FORTIS REAL ESTATE
540 CYPRESS AVENUE
HERMOSA BEACH, CA 90254

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2018, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 2018.

MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SEPTEMBER 10, 2018
DAVID S. KLEIN
R.L.S. 40137
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

ARIZONA CERTIFIED LAND SURVEYOR DAVID S. KLEIN 40137 6/15/18

EXPIRES 3/31/20

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS"
SURPRISE, ARIZONA

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 Fax: 623-869-0726 (fax)
www.superiorsurveying.com
www.superiorsurveying.com
SUPERIOR SURVEYING SERVICES, INC.

DWN BY: CHK BY:
SHEET 1 OF 5
DATE: 9/10/18
JOB NO.: 17047

REPLAT

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

NOTES

1. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.

2. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

3. ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

4. A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.

5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR – 2 HOUR STORM EVENT. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

7. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

8. A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT IS HEREBY CREATED AMONGST LOT 2A THROUGH 2B, AND ANY FUTURE SUBDIVISIONS THEREOF.

9. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

10. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

11. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

12. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

13. THE MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PRESENT OWNERS AND/OR OWNER'S ASSOCIATION.

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE MONUMENT LINE OF COTTON LANE, ALSO BEING TOUR-01 BEGINNING AT THE NORTHEAST QUARTER OF SECTION 11, USING A BEARING OF NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, PER THE PLAT OF SIERRA MONTANA CROSSINGS, RECORDED IN BOOK 974 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER C1705834-347-MC, DATED JULY 27, 2017.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE STRUCTURAL NOISE ATTENUATION REQUIREMENTS OF THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

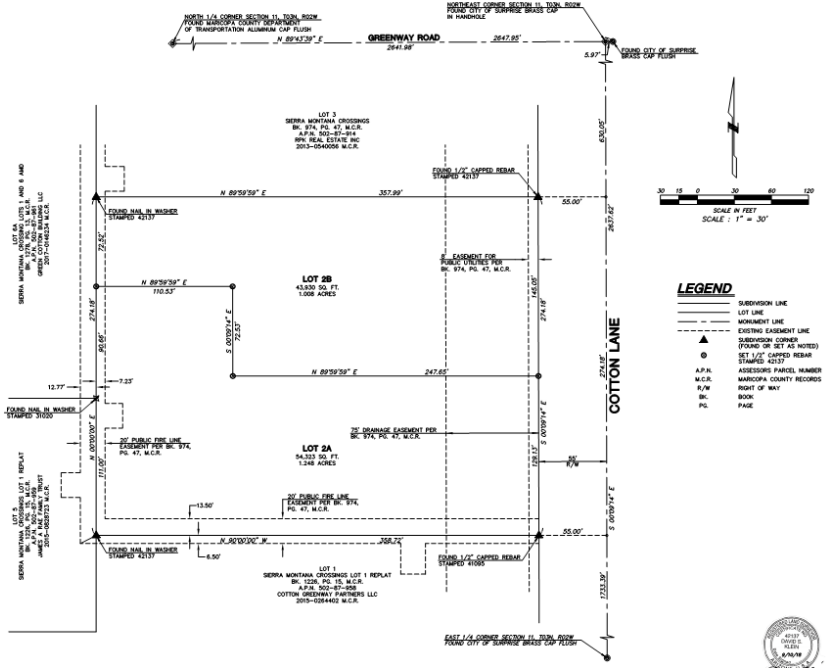
CORRECTED PLAT FOR "SIERRA MONTANA PARCEL 16" RECORDED IN BOOK 640 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

FINAL PLAT FOR "SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 974 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

REPLAT FOR "LOT 1 SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 1226 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

REPLAT FOR "LOT 7A SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 1321 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1183 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS



LEGEND

	SUBDIVISION LINE
	LOT LINE
	MONUMENT LINE
	EXISTING EASEMENT LINE
▲	SUBDIVISION CORNER (FOUND OR SET AS NOTED)
●	SET 1/2" CAPPED REBAR STAMPED 42137
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE

STATE OF ARIZONA
DAVID B. KLEIN
R/W/W
EXPIRES 3/31/20

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS"
SURPRISE, ARIZONA

2122 W. Lone Cactus Drive, Suite 11
PHOENIX, AZ 85027
623-869-0223 (office) 623-869-0728 (fax)
info@superiorsurveying.com
SUPERIOR SURVEYING SERVICES, INC.

DWN BY: CHK BY:
SHEET 1 OF 3
DATE: 8/15/19
JOB NO.: 17042

REPLAT

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS" AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

NOTES

1. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.

2. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

3. ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

4. A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.

5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR – 2 HOUR STORM EVENT. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

7. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

8. A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT IS HEREBY CREATED AMONGST LOT 2A THROUGH 2B, AND ANY FUTURE SUBDIVISIONS THEREOF.

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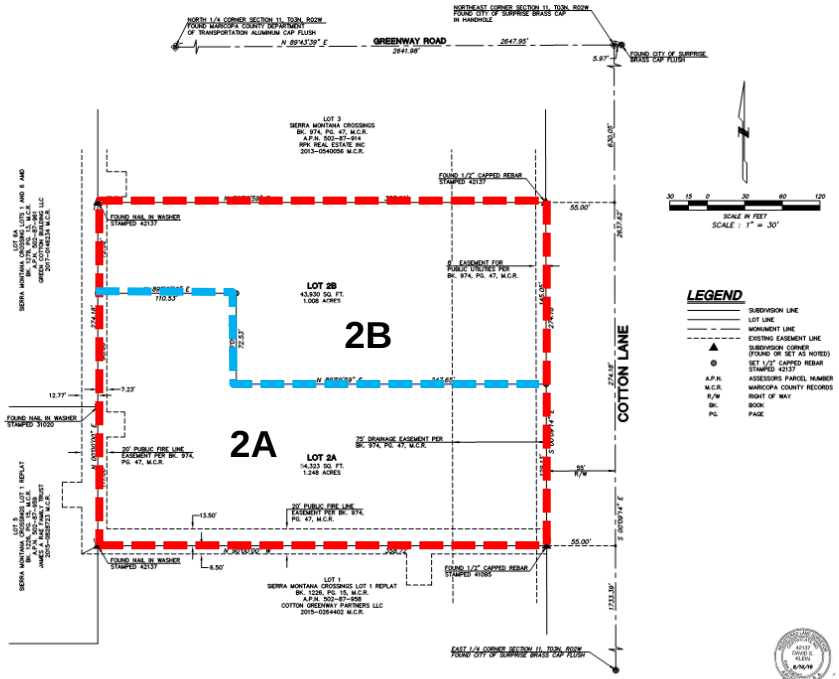

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EXPIRES 3/31/20

A REPLAT OF LOT 2 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSINGS"
SURPRISE, ARIZONA

SUPERIOR SURVEYING SERVICES, INC.
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Phoenix, AZ 85027
623-869-0223 Fax 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DRN: SBF CHK: DK
SHEET 5 OF 5
DATE: 9/20/19
JOB NO.: 17147

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the minutes of September 4, 2018 Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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- WKS
- REG

CITY OF SURPRISE

Regular City Work Session - September 4, 2018
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, September 4, 2018 @ 4:00PM

Call To Order

Roll Call

Mayor Wolcott called the Regular City Council Work Session to order at 04:01 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, September 4, 2018. Also in attendance with Mayor Wolcott were Vice Mayor Remley, Council Member Winters, Council Member Hayden, Council Member Duffy, Council Member Tande, and Council Member Hall.

Staff Present:
City Manager, Bob Wingenroth, City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Call To The Public:

Regular City Council Work Session Agenda:

1. Presentation and discussion pertaining to the City of Surprise Transit Study, wikimap survey, and draft transit lines - NO ACTION

Transit Planner, Martin Lucero gave a powerpoint presentation on this item.

Mayor Wolcott - So the average fee recovery is 15 to 20%?

Mr. Lucero - Correct.

Council Member Hall - Have you worked through the numbers on potential partnerships?

Mr. Lucero - The County islands is the difficult area to calculate.

Council Member Hall - Any potential partners besides the County?

Mr. Lucero - Yes several municipalities including El Mirage, Phoenix, etc.

Vice Mayor Remley - Outstanding job on this study, I am blown away by the findings and how you proceeded with this. Are you able to break down the costs and areas for savings?

This is definitely a budget discussion. Changes in November and April to their services.

2. As requested by Councilmember Winters, presentation and discussion on the Surprise Stormwater Utility - NO ACTION

Water Resources Director, Terry Lowe gave a powerpoint presentation on Stormwater Management.

Topics included: Utility Adoption; City Code; rate structures;

Council Member Winters - I asked for this item to be added to the agenda for public input and Council discussion.

Council Member Hall - Is Litchfield Road intersection on the list? And on Reems Road as well as flooding areas.

Vice Mayor Remley - Our HOA's putting in retention basins in our communities, at that time every time it rained a lot, we got flooded on Litchfield and Greenway. Modifications have been made since then that helped a lot.

Martin Rankin - Saguaro View HOA - Questioned the dollar amount that is going to be charged for the commercial section of the plan for one business. Substantial cost, $165.000. for this one parcel. Is this a requirement? There is a lot of businesses in the City that is having to pay the costs for this. Seems like double dipping to me, we have already put in funding previously. What does the Council have in mind for the businesses that have already covered this expense? We would like to have a conversation with Council Member Winters and City staff to find out where we stand on this issue.

Steve Oldham - Owner of Horizon Aviation and Machining, Co. since 2009, moved here because it is a business friendly environment. Property taxes going up, the impact of the stormwater fees are steep. This is taking money out of my capital to pay my employees. Homeowners pay $2.00, businesses pay $480. What burden are planning on putting on small businesses per year? You are also not charging empty lots, this is adding to your problem, we helped solve the problem.

Mayor Wolcott thanked the public for your feedback, she further asked staff and Council to follow up with this to find out what an equitable amount would be.

Mr. Lowe commented that they tried to manage the most fair and equitable way possible. Retention is placed on all development there are regulatory requirements. We

will look into this.

Mayor Wolcott commented that we as a City have come a long way, but overall Arizona is behind of stormwater management issues. Litchfield is usually the culprit and now with development to the northwest there are flooding issues that need further discussion about.

3. Presentation and discussion on the proposed affordable housing development with the Housing Authority of Maricopa County - NO ACTION

Seth Dyson introduced the Maricopa County Housing Authority Representatives who gave an update on the Heritage @ Surprise for the original townsite. Partnered with the Gorman & Company, affordable housing developer.

MCHA reviewed all other current and recently completed projects throughout the valley.

The design, color schemes, etc., were displayed on the screen for the Heritage @ Surprise project.

Discussed benefits to the City of Surprise including meeting affordable housing needs; economic Impact, etc.

Mayor Wolcott commented that this is a big deal for the area, while preserving the areas history.

Vice Mayor Remley - Thanked staff and the consultants for their efforts into this project.

Council Member Tande - When will you start?

Closing in November and starting at the beginning of the year.

Mr. Dyson - IGA coming before Council at the next regular Council Meeting. More info to follow.

Council Member Hall - I am a little concerned about the impact of the surrounding neighbors, so we need to be sensitive to this.

Executive Session:

Adjournment:

Council Member Hall made the motion to adjourn the Regular City Council Work Session of September 4, 2018 at 5:42 PM. Vice Mayor Remley seconded the motion. Seven yes votes, motion carried.

_____

Sharon R. Wolcott, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, September 4, 2018.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE

Regular City Meeting - September 4, 2018
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, September 4, 2018 @ 6:00PM

Call To Order

Roll Call

Mayor Wolcott called the Regular City Council Meeting to order at 06:00 p.m. at Surprise at City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, September 4, 2018. Also in attendance with Mayor Wolcott were Vice Mayor Remley, Council Member Winters, Council Member Hayden, Council Member Duffy, Council Member Tande and Council Member Hall.

Staff Present:
City Manager, Bob Wingenroth; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

Resolution honoring the life and service of Senator John McCain.

Introduction of 2 new Youth Councilmembers.

Proclamation read by Mayor Wolcott to tribute Senator John McCain

Council Comments: CM Winters, lost a great patriot! Great sense of humor, very busy senator that always had time to talk and never complained.

City Manager Report:

City Manager Wingenroth called on Mike Cassidy, Youth Coordinator - Introduced athletes from Sonoran Heights Baseball/softball programs. Asked 3 students to share their experiences at Sonoran Heights School.

City Manager Wingenroth - Transit & Transpor5tation program update - PW Business Manager, Dave Kohlbeck - update on Ride Choice Program. Valley Metro issued RFP, 6 responses, 4 companies submitted, 2 were presented best

and final offer. Valley Metro awarded a contract to American Logistics, Orange County, call center in St. George, Utah. The City will be issuing a media release this week. Public meetings 18th through 28th of September. The big advantage is one call number. The number of trips have been increased, should not have issues with people not getting the service they need.

Vice Mayor Remley - Will this cost more for the City?

Minimal to no increase on the cost.

City Attorney Report:

City Clerk Report:

City Clerk Aguilar reported on the Election Results.

Consideration and action to appoint Rhiannon Miett to fill the vacancy on the Arts & Cultural Advisory Commission with a term expiration of June 30, 2020 - APPROVED

Vice Mayor Remley made the motion to approve appointing Rhiannon Miett to fill the vacancy on the Arts & Cultural Advisory Commission with a term expiration of June 30, 2020. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Consideration and action to appoint Jacob Thomas to fill the vacancy on the Disability Advisory Commission with a term expiration of June 30, 2020 - APPROVED

Vice Mayor Remley made the motion to approve appointing Jacob Thomas to fill the vacancy on the Disability Advisory Commission with a term expiration of June 30, 2020. Council Member Remley seconded the motion. Seven yes votes, motion carried.

Consideration and action to appoint Benjamin Boedecker to fill the vacancy on the Personnel Appeals Board with a term expiration of June 30, 2019 - APPROVED

Vice Mayor Remley made the motion to approve appointing Benjamin Boedecker to fill the vacancy on the Personnel Appeals Board with a term expiration of June 30, 2019. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

City Clerk Aguilar administered the Oath of Office for Rhiannon Miett, Jacob Thomas and Benjamin Boedecker.

Call To The Public:

Regular City Council Meeting Agenda:

Consent agenda:

1. Consideration and action pertaining to approval of an intergovernmental agreement with the City of Phoenix for provision of certain health and medical services to Surprise Fire-Medical and Police Department; Resolution #2018-114 - APPROVED

2. Consideration and action pertaining to approval of an intergovernmental agreement (IGA) with the Department of Justice Drug Enforcement Administration (DEA) and approval of an amendment to the fiscal year 2019 budget by reallocating appropriations of $36,700 within the Grants Fund to account for receipt of funding under the IGA; Resolution #2018-126 - APPROVED

3. Consideration and action on a request by John Dean Curtis, II (Agent) for an Agent Change/Acquisition of Control for existing license #12079468 for Buffalo Wild Wings located at 13882 W. Bell Road, Surprise, AZ 85374 - APPROVED

4. Consideration and action on a request by Samantha Elly Jean Callahan (Agent) for a New License, LLC., for Hilton Garden Inn Surprise for a Series 11 (Hotel) located at 16601 N. Stadium Way, Surprise, AZ 85374 - APPROVED

5. Consideration and action on a request by Ryan W. Anderson (Agent) for a Person/Location Transfer for license #07070276 for The Park at Surprise located at 14630 W. Parkwood Drive, Surprise, AZ 85374 - APPROVED

6. Consideration and action on the executive session minutes of June 19, 2018 Executive Session and the minutes of August 7, 2018 Regular City Council Work Session, Regular City Council Meeting and Executive Session - APPROVED

7. Consideration and action declaring the City's intention to create the "City of Surprise, Arizona, SU-HeritageFarm Lighting Improvement District" Street Light Improvement District pursuant to A.R.S. 48-616; Resolution #2018-119 - APPROVED

8. Consideration and action declaring the City's intention to create the "City of Surprise, Arizona, SU-DesertOasisCortana Lighting Improvement District" Street Light Improvement District pursuant to A.R.S. 48-616; Resolution #2018-123 - APPROVED

9. Consideration and action pertaining to approval of an amendment to the fiscal year 2019 budget by reallocating appropriations in the amount of $3,400 from contingency within the grants fund to the US Marshals Joint Law Enforcement Overtime (JLEO) Task Force project to cover expenditures associated with overtime expenses for one police officer to participate in Task Force activities; Resolution #2018-128 - APPROVED

10. Consideration and action pertaining to acceptance of a $1000 grant from the Gila River Indian Community to support the Surprise Veteran Job Club; Resolution # 2018-132 - APPROVED

11. Consideration and action pertaining to approval of the Final Plat entitled, "223rd Avenue & Adobe Lots" dated June 13, 2018, a 10 acre property generally located north of Deer Valley Road and east of 223rd Avenue - APPROVED

12. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 3" dated June 21, 2018, a property generally located south of Waddell Road and east of the 145th Avenue alignment in Marley Park - APPROVED

13. Consideration and action pertaining to the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 4" dated June 21, 2018, a property generally located north of the Old Oak Lane alignment and east of the 145th Avenue alignment in Marley Park - APPROVED

14. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 9" dated July 23, 2018, a property generally located north of the Sweetwater Avenue alignment and east of the 144th Drive alignment in Marley Park - APPROVED

15. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 8" dated July 26, 2018, a property generally located south of the Old Oak Lane alignment and east of the 144th Drive alignment in Marley Park - APPROVED

16. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcels 1A & 1B" dated July 13, 2018, a property generally located southeast of Waddell Road and Bullard Avenue in Marley Park - APPROVED

17. Consideration and action pertaining to approval of the Final Plat entitled, "223rd Avenue Lots" dated June 13, 2018, a property generally located north of Deer Valley Road Alignment and west of 223rd Avenue - APPROVED

18. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 5" dated August 3, 2018, a property generally located south of Waddell Road and west of 140th Drive in Marley Park - APPROVED

19. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 6" dated August 16, 2018, a property generally located between Waddell Road and the Sweetwater Avenue alignment west of Litchfield Road in Marley Park - APPROVED

20. Consideration and action pertaining to approval of the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 Parcel 7" dated July 12, 2018, a property generally located north of the Sweetwater Avenue alignment and west of 140th Avenue in Marley Park - APPROVED

21. Consideration and action to extend for 12 months the 'Bell Pointe II Alternative Assurance Agreement,' dated September 7, 2017 for property generally located 1,400 feet northeast of the intersection of Bell Road and Bell Pointe Boulevard within the Bell Pointe II Planned Area Development (PAD) - APPROVED

Council Member Winters removed from Consent for questions.

Council Member Winters made the motion to approve item #21. Council Member Hall seconded the motion. Seven yes votes, motion carried.

22. Consideration and action pertaining to fiscal year 2019 budget amendment by reallocating appropriations for the Development Impact Fee Study Update and adjusting budget authority for the fiscal year 2019 budget; Resolution #2018-141 - APPROVED

Council Member Hall made the motion to approve items 1-20 and 22. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

Regular Agenda Items - Public Hearing

23. Consideration and action pertaining to approval of a substantial amendment to the Neighborhood Stabilization Program 1 - APPROVED

Seth Dyson, HSCV Director gave a combined presentation for items 23 - 27 with separate actions for each item.

Vice Mayor Remley - Funding questions.

No public comments were made.

Council Member Winters made the motion to approve item 23. Council Member Hall seconded the motion. Seven yes votes, motion carried.

24. Consideration and action pertaining to approval of a substantial amendment to the Neighborhood Stabilization Program 3 - APPROVED

No public comments were made.

Council Member Tande made the motion to approve the amendment to the Stabilization Program 3. Council Member Hall seconded the motion. Seven yes votes, motion carried.

25. Consideration and action pertaining to approval of an amendment to the funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for program year 2018-2019 - APPROVED

No public comments were made.

Vice Mayor Remley made the motion to approve the amendment to the funding priorities for the CDBG Program Fourth Year Annual Action Plan for program year 2018-2019. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

26. Consideration and action pertaining to approval of an amendment to the Consolidated Plan 2015-19 Priorities - APPROVED

No public comments were made.

Council Member Hall made the motion to approve the amendment to the Consolidated Plan 2015-19. Council Member Winters seconded the motion. Seven yes votes, motion carried.

27. Consideration and action pertaining to an amendment to the Fiscal Year 2019 budget by reallocating appropriations of $693,800 from the Grants Contingency Fund to the Neighborhood Stabilization Program (NSP) 1 and NSP3, in the amount of $625,400 and $68,400 respectively; and $206,400 from the NSP1 to the Community Development Block Grant within the Neighborhood Revitalization Fund to support neighborhood improvements surrounding the Housing Authority of Maricopa County's multi-family project in the city's heritage district; Resolution #2018-134 - APPROVED

No public comments were made.

Vice Mayor Remley made the motion to Resolution 2018-134. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

28. Consideration and action pertaining to approval of an amendment to Chapter 10, Article II, Division 2, Section 10-82 regarding confinement of animals and clarify its application; Ordinance #2018-06 - APPROVED

Chief Young gave a powerpoint presentation regarding this item.

No public comments were made.

Council Member Hall made the motion to approve Ordinance 2018-06. Council Member Tande seconded the motion. Seven yes votes, motion carried.

29. Consideration and action pertaining to approval of an Ordinance rezoning 22 acres of property generally located on the southwest side of Mountain View

Boulevard near Carlin Drive from Planned Area Development (PAD), Residential Ranch (RR), and Community Commercial (CC) to Residential High (RH-15) with a PUD Overlay; Ordinance #2018-09 - APPROVED

City Planner, Robert Kuhfuss gave a powerpoint presentation on this item.

Council Member Tande - Current zoning and proposed zoning due to traffic counts?

Vice Mayor Remley - Abandonment of Carlin Drive right of way, is there pedestrian access that is being utilized across the property.

Public Comments:

Tom Nicholas - traffic has increased tremendously since the Bell Road Overpass was completed through Summerfield. 8,000 cars per week in one direction. 16,000 cars with 142 homes. We are not against the development but there should be something done down our street.

Paul Gilbert - Asked that Council concur with Planning & Zoning recommendations.

Council Member Hall made the motion to approve Ordinance 2018-09. Council Member Tande seconded the motion. Seven yes votes, motion carried.

30. Consideration and action pertaining to approval of the Preliminary Plat entitled, "Cortana at Desert Oasis at Surprise" dated June 13, 2018, a property generally located on the northwest corner of Jomax Road and 173rd Avenue; Resolution #2018-139 - APPROVED

Mr. Angulo present the Preliminary Plat for Cortana at Desert Oasis at Surprise.

No public comments were made.

Council Member Winters made the motion to approve Resolution 2018-139. Council Member seconded the motion. Seven yes votes, motion carried.

Regular Agenda items - non-public hearing:

31. Consideration and action pertaining to approval of a Final Plat entitled, "Christopher Todd Communities on Mountain View" dated June 20, 2018, and Right-of-Way Abandonment, both generally located on the southwest side of Mountain View Boulevard near Carlin Drive; Resolution # 2018-111 - APPROVED

City Planner Kuhfuss reported on Resolution 2018-111.

Vice Mayor Remley made the motion to approve Resolution 2018-111. Council Member Hall seconded the motion. Seven yes votes, motion carried.

32. Consideration and action pertaining to approval of the Final Plat entitled, "Cortana at Desert Oasis" dated July 10, 2018, a property generally located on the northwest corner of Jomax Road and 173rd Avenue; Resolution #2018-139 - APPROVED

Mr. Angulo gave a presentation regarding Resolution 2018-139.

Council Member Winters made the motion to approve Resolution 2018-139. Council Member Hall seconded the motion. Seven yes votes, motion carried.

33. Consideration and action pertaining to approval of an amendment to the amended Regional Wireless Cooperative Intergovernmental Agreement (IGA) and its incorporated Governance Document; Resolution #2018-100 - APPROVED

ACM Frazier reported on the amendment to the amended Regional Wireless Cooperative IGA.

Council Member Hall made the motion to approve Resolution 2018-100. Council Member Tande seconded the motion. Seven yes votes, motion carried.

34. Consideration and action pertaining to an application for a major amendment to the Surprise Town Center Comprehensive Sign Program; case number FS16-387 - APPROVED WITH STIPULATIONS

Community Development Director, Eric Fitzer reported on FS16-387.

Vice Mayor Remley made the following motion: Move to approve case FS16-387 Surprise Town Center Major Comprehensive Sign Program subject to stipulation A and B as read below:

A. All signage on the site shall be consistent with the original Surprise Town Center Comprehensive Sign Program, as amended by case FS16-387 (Surprise Town Center Major Comprehensive Sign Program Amendment) to allow for one forty-five foot (45') tall monument sign to be located as depicted in the submittal dated August 29, 2018.

B. The original Surprise Town Center Comprehensive Sign Program, as amended by case FS16-387, will only apply to the properties and uses as zoned PAD-C2 pursuant to case PAD97-121 and to the existing site plan approved under case SP99-164. Any application to change the zoning for the properties encompassed by case PAD97-121 to other than PAD-C2 or that would be considered a major amendment to case PAD97-121 and/or the site plan approved under case SP99-164 to permit primary uses other than commercial retail would require a new Comprehensive Sign Program or the equivalent to a Comprehensive Sign Program as may be in effect at the time of the application. In such event, the existing Surprise Town Center Comprehensive Sign Program, as amended by

FS16-387, would become null, void, and of no further force or effect upon approval of the major amendment to case PAD97-121 or SP99-164 and approval of the replacement Comprehensive Sign Program or equivalent.

Council Member Hayden seconded the motion. Seven yes votes, motion carried.

35. Consideration and action pertaining to an application for a major amendment to the Surprise Marketplace Comprehensive Sign Program; case number FS16-388 - APPROVED WITH STIPULATIONS

Community Development Director, Eric Fitzer gave a powerpoint presentation on this item.

Vice Mayor Remley made the following motion: Move to approve case FS16-388 Surprise Market Place Major Comprehensive Sign Program subject to stipulation A and B as read below:

A. All signage on the site shall be consistent with the original Surprise Market Place Comprehensive Sign Program, as amended by case FS16-388 (Surprise Market Place Major Comprehensive Sign Program Amendment) to allow for one forty-five foot (45') tall monument sign and one thirty-six foot (36') to be located as depicted in the submittal dated August 29, 2018.

B. The original Surprise Market Place Comprehensive Sign Program, as amended by case FS16-388, will only apply to the properties and uses as zoned PAD-C2 pursuant to case PADA99-170 and to the existing site plan approved under case SP02-94. Any application to change the zoning for the properties encompassed by case PADA99-170 to other than PAD-C2 or that would be considered a major amendment to case PADA99-170 and/or the site plan approved under case SP02-94 to permit primary uses other than commercial retail would require a new Comprehensive Sign Program or the equivalent to a Comprehensive Sign Program as may be in effect at the time of the application. In such event, the existing Surprise Market Place Comprehensive Sign Program, as amended by FS16-388, would become null, void, and of no further force or effect upon approval of the major amendment to case PADA99-170 or SP02-94 and approval of the replacement Comprehensive Sign Program or equivalent.

Council Member Hayden seconded the motion. Seven yes votes, motion carried.

36. Consideration and action pertaining to approval of an amendment to the fiscal year 2019 budget by reallocating $38,000 from Economic Development Part-time to Full-time Salaries by utilizing salary savings from a vacated position and approving a new full-time position; Resolution #2018-122 - APPROVED

ED Director, Jeanine Jerkovic reported on Resolution 2018-122.

Council Member Tande made the motion to approve Resolution 2018-122. Council Member Hall seconded the motion. Seven yes votes, motion carried.

37. Consideration and action pertaining to the approval of the First Amendment to the Development Agreement between the City of Surprise and 371 and 163rd, L.L.C (Altamira Development); Resolution #2019-137 - APPROVED

Water Resources Management Director, Terry Lowe reported on the Development Agreement with Altamira Development.

Council Member Hall made the motion to approve Resolution 2018-137. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

38. Consideration and approval of the First Amendment to the Development Agreement between the City of Surprise and Verdugo Land, L.L.C.; Resolution 2018-136 - APPROVED

Water Resources Management Director, Terry Lowe reported on the Development Agreement with Verdugo Land LLC. Council Member Hall made the motion to approve Resolution 2018-136. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

39. Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code by adding Chapter 2, Article 12, Lobbyists; Ordinance # 2018-12 - APPROVED

City Attorney Robert Wingo reported on the amendment. Vice Mayor Remley seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items:

Council Member Hall and Vice Mayor Remley - Work Session on Veteran's Commission.

Council Members Hall and Winters - Work Session Report on road conditions in Northwest park of the city.

Mayor/Council Reports:

Mayor and Council reported on events and/or meetings that they attended.

Council Member Tande made the motion to recess into executive session at 8:26 PM. Council Member Hall seconded the motion. Seven yes votes, motion carried.

Executive Session:

40. Consideration and action to recess into executive session for the purpose of discussion and consideration of the City Manager's salary pursuant to A.R.S. 38-431.03(A)(1)

Adjournment:

Council Member Hall made the motion to adjourn the Regular City Council Meeting of September 4, 2018 at 8:52 PM. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

_____
Sharon R. Wolcott, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, September 4, 2018.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Vice Mayor Remley, Council Members Duffy and Winters
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to the Committee on Community Outreach, Partnerships and Grants recommendations for Surprise Community Outreach Program funding for Fiscal Year 2019.

Motion:

I move to approve the funding recommendations contained in the Human Service and Community Vitality Staff Report as presented.

Background:

The Surprise Community Outreach Program (SCOP) was established by the City Council to provide a supplemental funding source to organizations providing direct service to citizens of the City of Surprise. Fiscal year 2014 and fiscal year 2015 each had funding of $50,000. Fiscal year 2016 allocated funding was $50,000, with $40,000 designated for SCOP and $10,000 for the Neighborhood Grant Program. In Fiscal Year 17 and Fiscal Year 18, the allocated funding was $65,000 for SCOP and $10,000 for the Neighborhood Grant Program.

Objective Analysis:

The Surprise Community Outreach Program was designed to provide non-profit 501(c)3 organizations with options for funding programs and/or events.

Policy Compliant:

The Surprise Community Outreach Program is consistent with city and council policies.

Financial Impact:

For FY2019, the committee's total award recommendation is $100,000. The one-time awards are paid to agencies on a reimbursement basis upon completion of their project. The deadline for project completion and spending is June 14, 2019.

Budget Impact:

The FY2019 approved budget for the Human Service and Community Vitality Department includes a total of $110,000 for community outreach activities; $10,000 for the Neighborhood Grant Program and $100,000 for the Surprise Community Outreach Program.

FTE Impact:

This item does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ Staff Report
- ☐ Presentation

Date: September 18, 2018

To: Surprise City Council

From: Seth Dyson, Director

Re: Surprise Community Outreach Program FY19

Introduction

The Surprise Community Outreach Program was designed to provide non-profit 501(c)3 organizations with options for funding programs and/or events.

Background

The Surprise Community Outreach Program (SCOP) was established by the City Council to provide a supplemental funding source to organizations providing direct service to citizens of the City of Surprise. Fiscal year 2014 and fiscal year 2015 each had funding of $50,000. Fiscal year 2016 allocated funding was $50,000, with $40,000 designated for SCOP and $10,000 for the Neighborhood Grant Program. Fiscal years 2017 and 2018 each allocated funding of $75,000, with $65,000 designated for SCOP and $10,000 for the Neighborhood Grant Program.

Funding

The City Council designated $110,000 from the FY2019 budget for community outreach programs. $100,000 has been allocated for the Surprise Community Outreach Program and $10,000 for the Neighborhood Grant Program.

The Committee on Community Outreach, Partnerships and Grants reviewed applications and are making recommendations to the full City Council for which groups get awarded.

Committee Recommendations

The Committee on Community Outreach, Partnerships and Grants held a meeting on August 16th to review, discuss and act upon the eligible applications received. A total of twenty-three (23) agency applicants were received. Applicants were invited to the August 16th committee meeting to present their project.

Committee recommendations are as follows:

Agency	Requested Amount	Committee Recommendation
Benevilla	$5,000	$5,000
Radiant Church	$5,000	$2,500
St. Vincent de Paul	$10,000	$10,000
Teen Life	$10,000	$5,000
HART Pantry	$6,000	$4,000
Rotary Club of Surprise	$10,000	$5,000
Chance Shelter	$4,000	$4,000
Northwest Valley Connect	$10,000	$10,000
Youngtown Community Fund	$10,000	$3,000
Special Olympics	$3,500	$2,600
One Step Beyond, Inc.	$7,760	$5,000
A New Leaf	$10,000	$7,500
Lutheran Social Services	$10,000	$7,200
West Valley Symphony	$10,000	$2,000
Calvary Chapel FourteenSix	$10,000	$2,500
Helping Families in Need	$10,000	$5,000
Cancer Support Community AZ	$10,000	$5,000
Stepping Up for Seniors	$10,000	$2,000
West Valley Arts Council	$2,500	$2,000
LAUNCH Team Robotics	$3,340	$2,700
Chicanos Por La Causa Inc.	$8,438	$3,000
Science Earth	$3,840	$2,500
Stage Left Productions	$10,000	$2,500
Requested Amount	**$179,378**	**$100,000**

Future Actions

- Award notifications to be sent immediately after Council action
- Spending and projects must be complete by June 14, 2019

Recommendation

Approval of Surprise Community Outreach Program awards as recommended by the Committee on Community Outreach, Partnerships and Grants.

SURPRISE
ARIZONA

Community Outreach Program

FY2018-2019

PROGRAM PURPOSE & OVERSIGHT

- To support local non-profit organizations serve the City of Surprise residents
- Surprise Sub-Committee on Community Outreach, Partnerships & Grants makes funding recommendations
- Sub-Committee Members are Patrick Duffy, Chair, Vice Mayor Ken Remley and Councilmember Roland F. Winters Jr.

PROGRAM GUIDELINES

- Must provide verification of 501(c)3 status
- Must submit a new application with every program cycle
- Events, programs, activities, etc. must take place in the City of Surprise
- Must include a proposed budget for use of funds
- Reporting is required
- Recipients will acknowledge grant award in press release
- Funds are provided on an invoice or reimbursement basis
- Maximum award is $10,000
- FY18-19 SCOP allocation is $100,000

FY 2018-2019 PROGRAM

- The Committee met on Thursday, August 16 to review the applicants requests

- **23** applications were received
  - Total requested grant amount: **$179,378**

Agency	Program Focus	Requested Amount	Recommendation
Benevilla	Social Services	$5,000	$5,000
Radiant Church	Social Services	$5,000	$2,500
St. Vincent de Paul	Social Services	$10,000	$10,000
Teen Life	Social Services	$10,000	$5,000
HART Pantry	Social Services	$6,000	$4,000
Rotary Club of Surprise	Social Services	$10,000	$5,000
Chance Shelter	Animal rescue	$4,000	$4,000
Northwest Valley Connect	Transportation	$10,000	$10,000
Youngtown Community Fund	Social Services	$10,000	$3,000
Special Olympics	Social Services	$3,500	$2,600
One Step Beyond, Inc.	Social Services	$7,760	$5,000
A New Leaf	Social Services	$10,000	$7,500
Lutheran Social Services	Social Services	$10,000	$7,200
West Valley Symphony	Arts	$10,000	$2,000
Calvary Chapel FourteenSix	Community Event	$10,000	$2,500
Helping Families in Need	Social Services	$10,000	$5,000
Cancer Support Community AZ	Social Services	$10,000	$5,000
Stepping Up for Seniors	Social Services	$10,000	$2,000
West Valley Arts Council	Arts	$2,500	$2,000
LAUNCH Team Robotics	Community Event	$3,340	$2,700
Chicanos Por La Causa Inc.	Social Services	$8,438	$3,000
Science Earth	Community Event	$3,840	$2,500
Stage Left Productions	Arts	$10,000	$2,500
Total		**$179,378**	**$100,000**

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Martin Lucero - Community Development
Submitting Department:		District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Presentation and discussion pertaining to the City of Surprise Transit Study, draft transit lines and funding mechanisms.

Motion:

Presentation Only.

Background:

Preliminary network where created based on information gathered during the several phases of public outreach. The network was further refined based on potential productivity, boarding location and identified desired enlightens. High Level costs have been developed for short and midterm potential routes. Long term concepts have been considered however no cost analysis were performed.

Objective Analysis:

Potential positive impacts include: Understanding the transit needs of the community, identifying funding sources, and understating the cost of service. Potential negative impacts: Transit service is determined to not be feasible due to surveys and funding sources are not identified.

Policy Compliant:

Although there is no action as of yet on this item, per the Council strategic plan Transportation Goal 3 is to develop a robust multimodal transit plan that provides for transit connectivity to the region and Goal 4 to provide local transit service in Surprise. As such discussion of this item is policy compliant.

Financial Impact:

None at this time; however, topics covered in this discussion could lead to future actions which may have a fiscal impact on city operations.

Budget Impact:

None at this time; however, if the plan was to be implemented future costs have been identified as a part of the implementation plan.

FTE Impact:

None at this time; however, if the plan was to be implemented it would require 3 FTEs to manage and a possible 2 additional FTEs for maintenance is run in-house.

ATTACHMENTS:

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No Attachments Available

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Mark Schott, HR Director
Submitting Department:	Human Resources	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of a First Amendment to the City Manager Employment Agreement.

Motion:

I move to approve the First Amendment to the City Manager Employment Agreement.

Background:

The City Manager was appointed by Resolution 2014-69. On September 2, 2014, the City adopted the initial Employment Agreement. This First Amendment of said employment agreement shall be amended as follows:

1. Paragraph 4. shall be amended to read: Beginning the first pay period after the execution of this Agreement, City will pay Employee a biweekly salary of $8,846.15 ($230,000 per year) in accordance with the normal and usual procedure for payment of employees by the City. Salary will be adjusted annually on the same basis as non-represented employees, consistent with City's compensation policies (e.g. performance pay, market adjustments, cost of living adjustments, etc.) as approved by the City Council as part of the annual budget process. This Agreement will be automatically amended to reflect any such salary adjustments.

2. Paragraph 6. shall be amended to read: Employee will receive all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies and procedures. Notwithstanding the above, Employee will accrue paid time off (PTO) at a rate of 10.77 hours per pay period (280 hours per year) and receive an additional stipend of $500.00 per month as a vehicle allowance.

Objective Analysis:

Policy Compliant:

Action is consistent with City and Council policies.

Financial Impact:

The proposed amendment will result in a personnel increase of $45,700.

Budget Impact:

The additional expenditure will increase the departments ongoing operating expenditures. This increase will be included in the FY2020 budget and FY2019 may require a year end budget amendment.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

Click to download

- City Manager Employment Agreement dated 9/2/14
- City Manager First Amendment to the Employment Agreement

City Manager Employment Agreement

THIS AGREEMENT, between the Mayor and Council of the City of Surprise Arizona ("City") and Bob Wingenroth ("Employee"), is authorized by Ariz. Rev. Stat. §9-271 and entered into pursuant to Surprise Municipal Code §§ 2-120 and 2-121. The following sets forth the duties and responsibilities of the Parties:

1. Employee will perform all duties of the position of City Manager for the City as set forth in the Surprise Municipal Code, using reasonable care, diligence, skill, and expertise to fulfill Employee's role as City Manager.

2. Employee agrees to devote such time as is necessary for the full and proper performance of the Employee's duties, including work outside normal business hours, and to perform such duties exclusively for the City of Surprise.

3. The City will formally evaluate the performance of Employee on an annual basis, defining such goals and performance objectives as deemed necessary.

4. The City supports Employee's desire to implement a Servant Leadership Model throughout the organization, the primary principles of which are set forth in the attached Ten Principles of Servant Leadership by Robert Greenleaf. City agrees to make resources Employee needs to implement such change reasonably available.

5. Beginning the first pay period after the execution of this Agreement, City will pay Employee a biweekly salary of $6,903.84 ($179,500 per year) in accordance with the normal and usual procedure for payment of employees by the City. Salary will be adjusted annually on the same basis as non-represented employees, consistent with City's compensation policies (e.g. performance pay, market adjustments, cost of living adjustments, etc.) as approved by the City Council as part of the annual budget process. This Agreement will be automatically amended to reflect any such salary adjustments.

6. Employee will receive all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies and procedures. Notwithstanding the above, Employee will accrue paid time off (PTO) at a rate of 10.77 hours per pay period (280 hours per year).

7. The Parties understand and agree that Employee serves at the pleasure of the Mayor and Council and that either party may terminate this Agreement at any time and for any reason upon 30 day written notice delivered in person or by mail to:

Mayor, City of Surprise 16000 N. Civic Center Plaza Surprise, Arizona 85374	Bob Wingenroth, 16000 N. Civic Center Plaza Surprise, Arizona 85374

Notice under this section is for the benefit of the City and can be waived, in whole or in part, by the City. Upon notice of termination under this section, the Parties will agree upon an appropriate plan to transition to new organizational leadership.

8. To the extent permitted by law, City agrees to defend, hold harmless and indemnify Employee from all demands, claims, suits, acts, errors or other omissions in legal proceedings

brought against Employee in the Employee's official capacity; or individually as long as the action is determined to be within the scope of employment. Should any acts, errors, or other alleged omissions be determined to be outside the scope of employment, the City may elect not to defend, hold harmless or indemnify.

9. This Agreement constitutes the entire agreement between parties, and both parties acknowledge that there are no other agreements, oral or otherwise. This Agreement cannot be amended or modified without the written concurrence of both parties, except as specifically set forth herein.

10. This Agreement will be interpreted in accordance with the law of the State of Arizona. If any provision or portion of this Agreement is held to be unconstitutional, invalid or unenforceable, the remaining portion will remain unaffected, and City and Employee will enter into negotiations to correct the Agreement's defect in order to assure the intent of the Agreement is carried out to the fullest extent possible.

11. Each Party has had opportunity to consult legal counsel for advice regarding the drafting of this Agreement and the provisions of this Agreement may not be construed against or in favor of either party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and executed as of this 2nd day of September, 2014.

City of Surprise

Mayor Sharon Wolcott

Employee

Bob Wingenroth

Approved as to Form:

City Attorney

First Amendment
to the
City Manager Employment Agreement

This First Amendment ("Amendment") to the City Manager Employment Agreement**,** between the Mayor and Council of the City of Surprise Arizona ("City") and Bob Wingenroth ("Employee"), shall amend the City Manager Employment Agreement entered into by the parties on September 2, 2014 ("Employment Agreement") as of the execution date set forth below.

In consideration of the promises, conditions and covenants contained herein, the City and Employee agree that the Employment Agreement shall be amended as follows:

1. Paragraph 4. shall be amended to read:

   Beginning the first pay period after the execution of this Agreement, City will pay Employee a biweekly salary of $8,846.15 ($230,000 per year) in accordance with the normal and usual procedure for payment of employees by the City. Salary will be adjusted annually on the same basis as non-represented employees, consistent with City's compensation policies (e.g. performance pay, market adjustments, cost of living adjustments, etc.) as approved by the City Council as part of the annual budget process. This Agreement will be automatically amended to reflect any such salary adjustments.

2. Paragraph 6. shall be amended to read:

   Employee will receive all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies and procedures. Notwithstanding the above, Employee will accrue paid time off (PTO) at a rate of 10.77 hours per pay period (280 hours per year) and receive an additional stipend of $500.00 per month as a vehicle allowance.

Except as provided for in this Amendment, all provisions, terms, and conditions of the Employment Agreement are hereby ratified, shall remain unmodified, and in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to be signed and executed as of this ____ day of _____.

City of Surprise	**Employee**
_____	_____
Mayor Sharon Wolcott	Bob Wingenroth

Approved as to Form:

_____
Robert Wingo

CITY OF SURPRISE
Regular City Council Meeting

September 18, 2018 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 18, 2018	Contact Person:	Robert Wingo
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to recess into executive session for discussion or consultation for legal advice with the City Attorney pertaining to acquiring rights-of-way for public streets pursuant to A.R.S. 38-431.03(A)(3), (4), and (7).

Motion:

I move to recess into executive session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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No Attachments Available