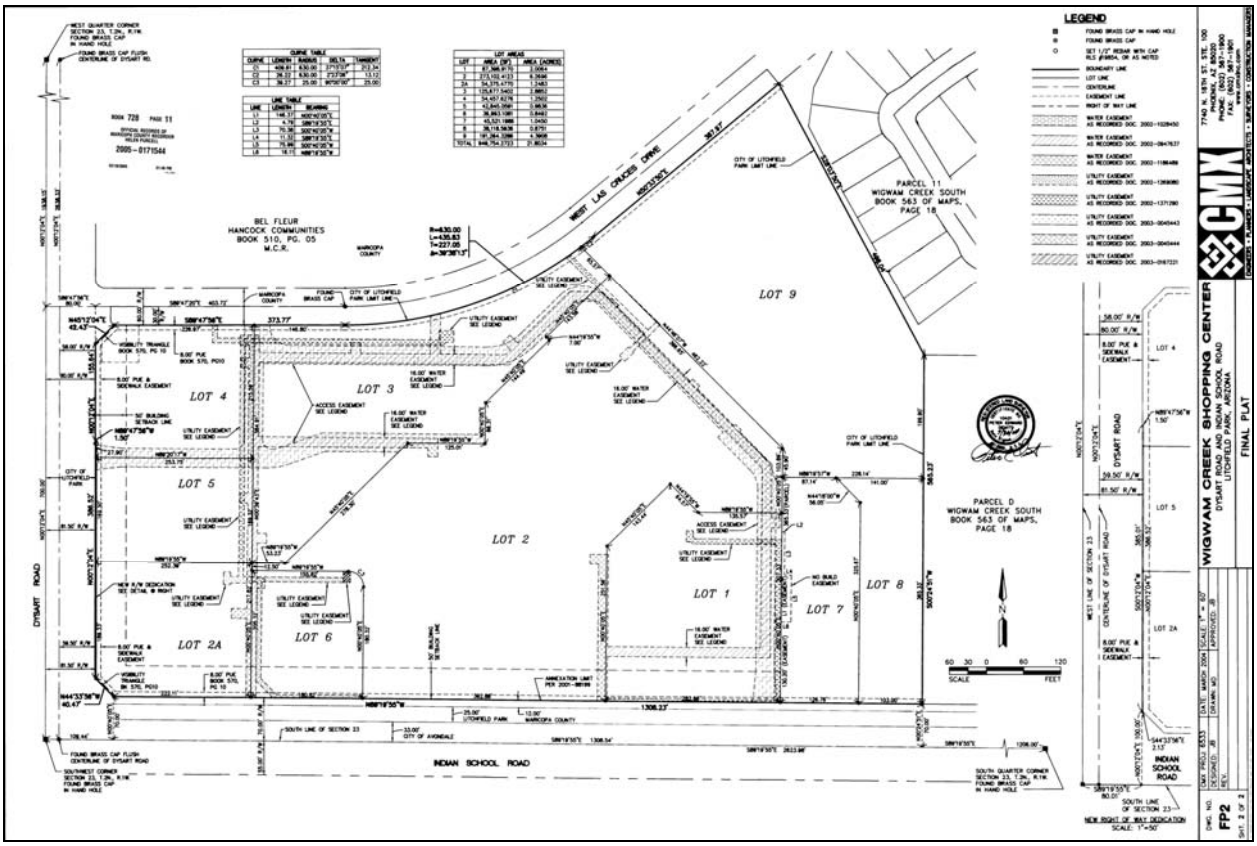
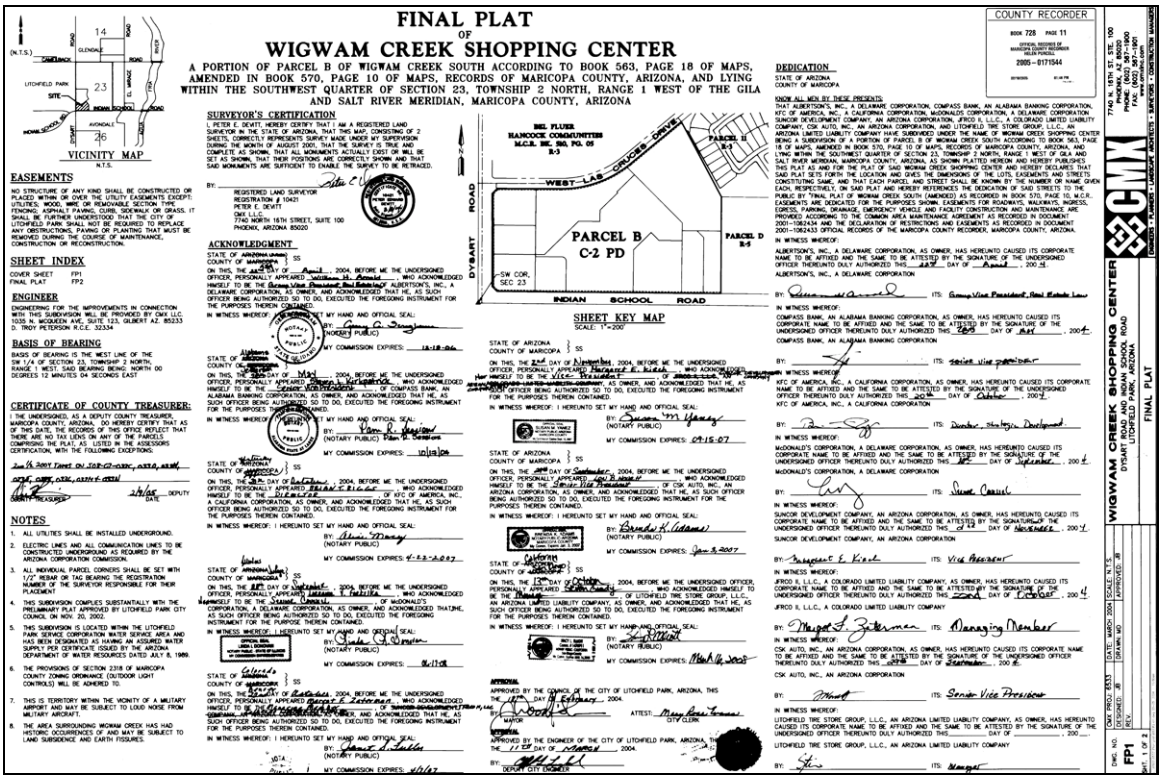
PEAK
GROUP, LLC
Real Estate Services



5108 North 40th Street. Suite 3 • Phoenix. Arizona 85018

Tel: 602-952-0123 • Fax: 602-957-2033 • e-mail: quinif@peakaz.com • www.peakaz.com

PEAK
GROUP, LLC
Real Estate Services



FINAL PLAT
OF
WIGWAM CREEK SHOPPING CENTER

A PORTION OF PARCEL B OF WIGWAM CREEK SOUTH ACCORDING TO BOOK 563, PAGE 18 OF MAPS, AMENDED IN BOOK 570, PAGE 10 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER
BOOK 728 PAGE 11
20051-0171544

VICINITY MAP
N.T.S.

EASEMENTS
NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, ASPHALT PAVING, CURB, SIDEWALK OR GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF LITCHFIELD PARK SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

SHEET INDEX
COVER SHEET FP1
FINAL PLAT FP2

ENGINEER
ENGINEERING FOR THE IMPROVEMENTS IN CONNECTION WITH THIS SUBDIVISION WILL BE PROVIDED BY CMX LLC 1035 N. MCQUEEN AVE, SUITE 123, GILBERT AZ. 85233 D. TROY PETERSON R.C.E. 32334

BASIS OF BEARING
BASIS OF BEARING IS THE WEST LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST. SAID BEARING BEING: NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST

CERTIFICATE OF COUNTY TREASURER:
I THE UNDERSIGNED, AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT, AS LISTED IN THE ASSESSORS CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

2nd HALF TAXES ON 109-07-008E, 009A, 009B, 009C, 009D, 009E, 009F, 009G, 009H & 009I PAID

COUNTY TREASURER — 2/11/05 DATE — DEPUTY

NOTES
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. ELECTRIC LINES AND ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
3. ALL INDIVIDUAL PARCEL CORNERS SHALL BE SET WITH 1/2" REBAR OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT
4. THIS SUBDIVISION COMPLIES SUBSTANTIALLY WITH THE PRELIMINARY PLAT APPROVED BY LITCHFIELD PARK CITY COUNCIL ON NOV. 20, 2002.
5. THIS SUBDIVISION IS LOCATED WITHIN THE LITCHFIELD PARK SERVICE CORPORATION WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PER CERTIFICATE ISSUED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES DATED JULY 8, 1999.
6. THE PROVISIONS OF SECTION 2318 OF MARICOPA COUNTY ZONING ORDINANCE (OUTDOOR LIGHT CONTROLS) WILL BE ADHERED TO.
7. THIS IS TERRITORY WITHIN THE VICINITY OF A MILITARY AIRPORT AND MAY BE SUBJECT TO LOUD NOISE FROM MILITARY AIRCRAFT.
8. THE AREA SURROUNDING WIGWAM CREEK HAS HAD HISTORIC OCCURRENCES OF AND MAY BE SUBJECT TO LAND SUBSIDENCE AND EARTH FISSURES.

SURVEYOR'S CERTIFICATION
I, PETER E. DEWITT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 2001, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
REGISTERED LAND SURVEYOR
REGISTRATION # 10431
PETER E. DEWITT
CMX LLC
7740 NORTH 16TH STREET, SUITE 100
PHOENIX, ARIZONA 85020

ACKNOWLEDGMENT
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
ON THIS, THE 2nd DAY OF April, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED William M. Arnold WHO ACKNOWLEDGED HIMSELF TO BE THE Group Vice President Real Estate Law OF ALBERTSON'S, INC., A DELAWARE CORPORATION, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Gina C. Douglas (NOTARY PUBLIC)
MY COMMISSION EXPIRES: 12-18-06

STATE OF Alabama } SS
COUNTY OF Jefferson }
ON THIS, THE 30th DAY OF April, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Steven L. Berkowitz WHO ACKNOWLEDGED HIMSELF TO BE THE Senior Vice President OF COMPASS BANK, AN ALABAMA BANKING CORPORATION, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Tom P. Hayden (NOTARY PUBLIC) Tom P. Hayden
MY COMMISSION EXPIRES: 10/15/06

STATE OF California } SS
COUNTY OF Sacramento }
ON THIS, THE 4th DAY OF February, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRIAN C. BIGGS WHO ACKNOWLEDGED HIMSELF TO BE THE Director OF KFC OF AMERICA, INC., A CALIFORNIA CORPORATION, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Alice Tracy (NOTARY PUBLIC)
MY COMMISSION EXPIRES: 4-22-2007

STATE OF Arizona } SS
COUNTY OF Maricopa }
ON THIS, THE 31st DAY OF March, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Susan L. Pacheco WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF McDONALD'S CORPORATION, A DELAWARE CORPORATION, AS OWNER, AND ACKNOWLEDGED THAT/HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Linda C. Dreyer (NOTARY PUBLIC)
MY COMMISSION EXPIRES: 6/11/08

STATE OF Colorado } SS
COUNTY OF Jefferson }
ON THIS, THE 22nd DAY OF October, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Margaret E. Zetterman WHO ACKNOWLEDGED HIMSELF TO BE THE Managing Member OF JFRCO II, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Janet Lukes (NOTARY PUBLIC)
MY COMMISSION EXPIRES: 4/1/07

SHEET KEY MAP
SCALE: 1"=200'

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
ON THIS, THE 2nd DAY OF November, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Margaret E. Kisch WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Susanna "Sue" Harvey (NOTARY PUBLIC)
MY COMMISSION EXPIRES: 04-15-07

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
ON THIS, THE 1st DAY OF September, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Paul D. Rowe WHO ACKNOWLEDGED HIMSELF TO BE THE Senior Vice President OF CSK AUTO, INC. AN ARIZONA CORPORATION, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Brenda K. Adams (NOTARY PUBLIC)
MY COMMISSION EXPIRES: Jan 5, 2007

STATE OF California } SS
COUNTY OF Orange }
ON THIS, THE 12th DAY OF October, 2004, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Steven Connelly WHO ACKNOWLEDGED HIMSELF TO BE THE Director OF LITCHFIELD TIRE STORE GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL:
BY: Sandy Mitchell (NOTARY PUBLIC)
MY COMMISSION EXPIRES: March 16, 2008

ARIZONA
APPROVED BY THE COUNCIL OF THE CITY OF LITCHFIELD PARK, ARIZONA, THIS 16th DAY OF February, 2004.
BY: _____ MAYOR
ATTEST: _____ CITY CLERK

APPROVAL
APPROVED BY THE ENGINEER OF THE CITY OF LITCHFIELD PARK, ARIZONA, THIS 11th DAY OF March, 2004.
BY: _____ DEPUTY CITY ENGINEER

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:
THAT ALBERTSON'S, INC., A DELAWARE CORPORATION, COMPASS BANK, AN ALABAMA BANKING CORPORATION, KFC OF AMERICA, INC., A CALIFORNIA CORPORATION, McDONALDS CORPORATION, A DELAWARE CORPORATION SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, JFRCO II, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, CSK AUTO, INC., AN ARIZONA CORPORATION, AND LITCHFIELD TIRE STORE GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HAVE SUBDIVIDED UNDER THE NAME OF WIGWAM CREEK SHOPPING CENTER BEING A SUBDIVISION OF A PORTION OF PARCEL B OF WIGWAM CREEK SOUTH ACCORDING TO BOOK 563, PAGE 18 OF MAPS, AMENDED IN BOOK 570, PAGE 10 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID WIGWAM CREEK SHOPPING CENTER AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH PARCEL AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT AND HEREBY REFERENCES THE DEDICATION OF SAID STREETS TO THE PUBLIC BY TYNAL PLAT OF WIGWAM CREEK SOUTH (AMENDED) AS RECORDED IN BOOK 570, PAGE 10, M.C.R. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. EASEMENTS FOR ROADWAYS, WALKWAYS, INGRESS, EGRESS, PARKING, DRAINAGE, EMERGENCY VEHICLE AND FACILITY CONSTRUCTION AND MAINTENANCE ARE PROVIDED ACCORDING TO THE COMMON AREA MAINTENANCE AGREEMENT AS RECORDED IN DOCUMENT 2001-1082434 AND THE DECLARATION OF RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT 2001-1082433 OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.
IN WITNESS WHEREOF:
ALBERTSON'S, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 22nd DAY OF April, 2004.
ALBERTSON'S, INC., A DELAWARE CORPORATION
BY: _____ ITS: Group Vice President, Real Estate Law

IN WITNESS WHEREOF:
COMPASS BANK, AN ALABAMA BANKING CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 30th DAY OF April, 2004.
COMPASS BANK, AN ALABAMA BANKING CORPORATION
BY: _____ ITS: Senior Vice President

IN WITNESS WHEREOF:
KFC OF AMERICA, INC., A CALIFORNIA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 30th DAY OF October, 2004.
KFC OF AMERICA, INC., A CALIFORNIA CORPORATION
BY: _____ ITS: Director, Strategic Development

IN WITNESS WHEREOF:
McDONALD'S CORPORATION, A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 30th DAY OF September, 2004.
McDONALD'S CORPORATION, A DELAWARE CORPORATION
BY: _____ ITS: Senior Counsel

IN WITNESS WHEREOF:
SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 2nd DAY OF November, 2004.
SUNCOR DEVELOPMENT COMPANY, AN ARIZONA CORPORATION
BY: Margaret E. Kisch ITS: Vice President

IN WITNESS WHEREOF:
JFRCO II, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 22nd DAY OF October, 2004.
JFRCO II, L.L.C., A COLORADO LIMITED LIABILITY COMPANY
BY: Margaret E. Zetterman ITS: Managing Member

IN WITNESS WHEREOF:
CSK AUTO, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 12th DAY OF September, 2004.
CSK AUTO, INC., AN ARIZONA CORPORATION
BY: _____ ITS: Senior Vice President

IN WITNESS WHEREOF:
LITCHFIELD TIRE STORE GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 200__.
LITCHFIELD TIRE STORE GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY: _____ ITS: Manager

CMX
7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
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FAX: (602) 347-1111
www.cmxllc.com
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

WIGWAM CREEK SHOPPING CENTER
DYSART ROAD AND INDIAN SCHOOL ROAD
LITCHFIELD PARK, ARIZONA
FINAL PLAT

DWG. NO. FP1
DATE: MARCH 2004 SCALE: N.T.S.
DESIGNED: JB DRAWN: MD APPROVED: JB
REV.
SHT. 1 OF 2

5108 North 40th Street. Suite 3 • Phoenix. Arizona 85018

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