

REPLAT  
"JBS COSTCO DEPOT"  
BEING A REPLAT OF JBS TOLLESON AS SHOWN IN BOOK 1101 OF  
MAPS, PAGE 38, M.C.R., LOCATED IN A PORTION OF THE  
SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,  
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA )  
 ) S  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENT:

THAT SUN LAND BEEF COMPANY, AN ARIZONA CORPORATION AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "JBS COSTCO DEPOT", BEING A REPLAT OF "JBS TOLLESON" AS SHOWN IN BOOK 1101 OF MAPS AT PAGE 38, M.C.R. BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "JBS COSTCO DEPOT" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

SUN LAND BEEF COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2025,

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

ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME  
THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_ WHO  
ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF SUN LAND BEEF  
COMPANY, AN ARIZONA CORPORATION, AND THAT HE/SHE, IN SUCH CAPACITY BEING  
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES  
THEREIN CONTAINED.

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

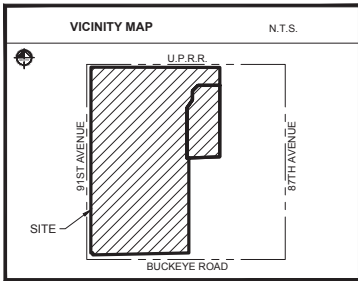
BY: \_\_\_\_\_

NOTARY PUBLIC:

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

OWNER:

SUN LAND BEEF  
651 S. 91ST AVENUE  
TOLLESON, AZ., 85353  
623-936-7177



SW QUARTER SEC. 10, T. 1 N., R. 1 E.  
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION LOT 1A

THAT PART OF LOT 1, JBS TOLLESON, ACCORDING TO THE PLAT RECORDED IN BOOK 1101 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°03'20" WEST, A DISTANCE OF 335.47 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 301.73 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 107.08 FEET;

THENCE SOUTH 00°13'23" EAST, A DISTANCE OF 124.09 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 110.48 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 803.97 FEET;

THENCE NORTH 87°49'20" EAST, A DISTANCE OF 26.16 FEET;

THENCE SOUTH 00°04'43" WEST, A DISTANCE OF 1208.72 FEET;

THENCE SOUTH 84°24'40" WEST, A DISTANCE OF 1294.13 FEET;

THENCE NORTH 00°03'20" EAST, A DISTANCE OF 28.14 FEET;

THENCE SOUTH 84°25'05" WEST, A DISTANCE OF 28.14 FEET;

THENCE NORTH 00°03'16" EAST, A DISTANCE OF 2580.25 FEET;

THENCE NORTH 87°50'02" EAST, A DISTANCE OF 1778.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOT 2A

THAT PART OF LOT 1, JBS TOLLESON, ACCORDING TO THE PLAT RECORDED IN BOOK 1101 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°03'20" WEST, A DISTANCE OF 335.47 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°03'20" WEST, A DISTANCE OF 985.28 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 87°49'20" WEST, A DISTANCE OF 486.84 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 803.97 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 110.48 FEET;

THENCE NORTH 00°13'23" EAST, A DISTANCE OF 124.09 FEET;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 107.08 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 301.73 FEET TO THE POINT OF BEGINNING.

NOTES

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TOLLESON SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10 FEET INTO THE PROPERTY AND 20 FEET ALONG THE RIGHT-OF-WAY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2 FEET.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AREAS LOCATED ON THEIR LOT.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE FACILITIES LOCATED ON THEIR LOT.
- AN 18" REBAR WITH L.S. CAP WILL BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINT OF CURVATURE, POINT OF TANGENCY, AND ANGLE POINTS AT COMPLETION OF MASS GRADING.
- THE CITY OF TOLLESON IS NOT DESIGNATED AS AN ASSURED WATER PROVIDER PURSUANT TO A.R.S. 45-576.
- NO STRUCTURE OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENT MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
- EACH LOT SHALL BE RESPONSIBLE FOR RETAINING THE STORMWATER RUNOFF PER THE CITY OF TOLLESON REQUIREMENTS FOR THEIR 1/2 STREET FRONTAGES IN ADDITION TO THE LOT ITSELF.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EXISTING EASEMENT NO TREES ARE ALLOWED.
- ACCESS EASEMENT SHALL REMAIN UNOBSTRUCTED FOR CITY ACCESS. NO CONSTRUCTION OR PLANTING ARE PERMITTED.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, SAID LINE BEARS N00°03'16"E.

APPROVALS

APPROVED BY THE COUNCIL OF TOLLESON, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

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

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY MANAGER

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

CERTIFICATION:

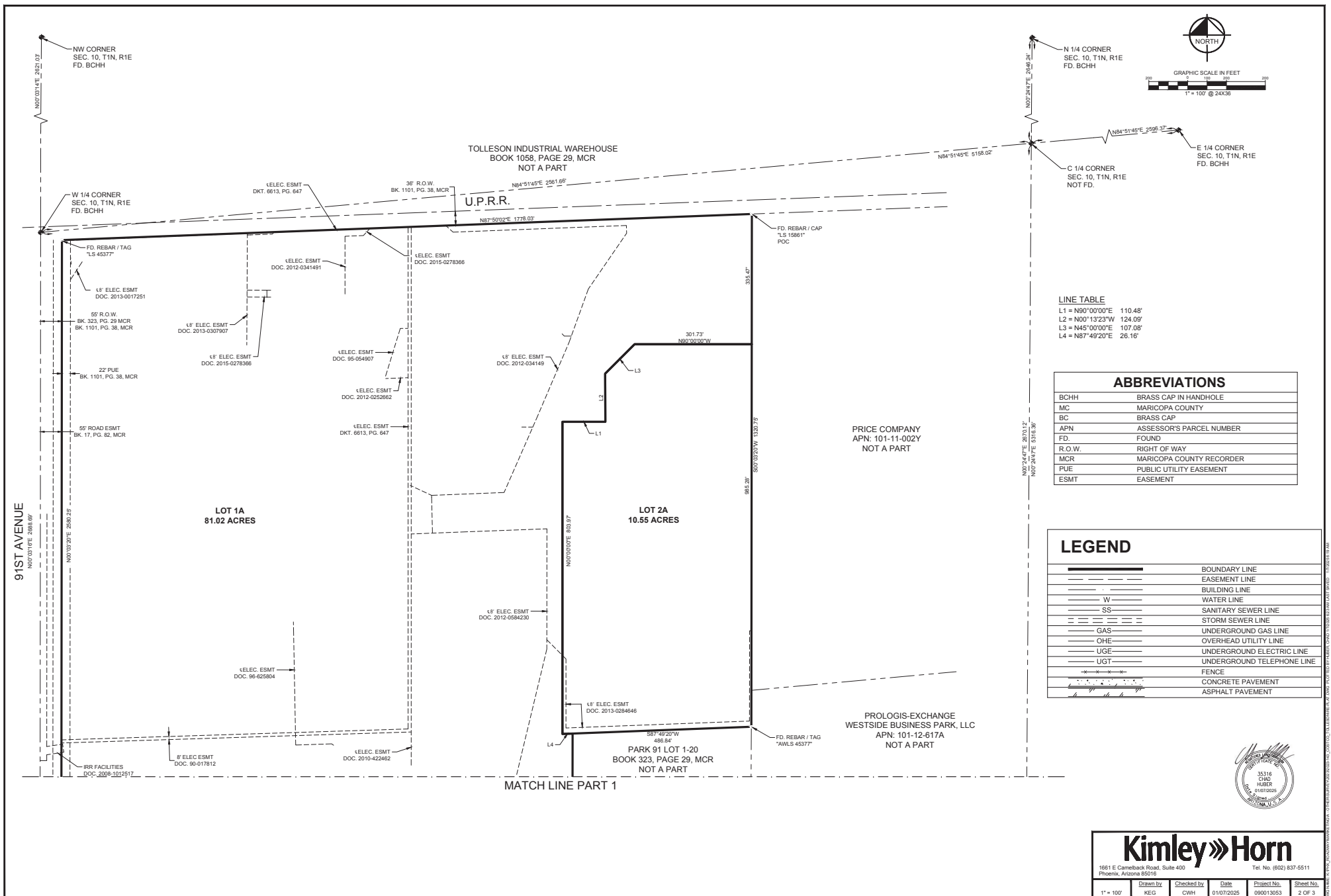
THIS IS TO CERTIFY THAT THIS PLAT AND SUBDIVISION IS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECTION IN AUGUST, 2024, THAT THE MONUMENTS SHOWN FOUND HEREON ARE OF THE CHARACTER AND IN THE LOCATION SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TOLLESON.

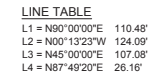


**Kimley»Horn**

1661 E Camelback Road, Suite 400  
Phoenix, Arizona 85016 Tel. No. (602) 837-5511

| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | KEG      | CWH        | 01/07/2025 | 090013053   | 1 OF 3    |





|        |                          |
|--------|--------------------------|
| BCHH   | BRASS CAP IN HANDHOLE    |
| MC     | MARICOPA COUNTY          |
| BC     | BRASS CAP                |
| APN    | ASSESSOR'S PARCEL NUMBER |
| FD.    | FOUND                    |
| R.O.W. | RIGHT OF WAY             |
| MCR    | MARICOPA COUNTY RECORDER |
| PUE    | PUBLIC UTILITY EASEMENT  |
| ESMT   | EASEMENT                 |

|                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | BOUNDARY LINE              |
|  | EASEMENT LINE              |
|  | BUILDING LINE              |
|  | WATER LINE                 |
|  | SANITARY SEWER LINE        |
|  | STORM SEWER LINE           |
|  | GAS                        |
|  | OVERHEAD UTILITY LINE      |
|  | UNDERGROUND ELECTRIC LINE  |
|  | UNDERGROUND TELEPHONE LINE |
|  | FENCE                      |
|  | CONCRETE PAVEMENT          |
|  | ASPHALT PAVEMENT           |



# Kimley»»Horn

|                                                            |                        |                          |                           |                                 |                            |                         |  |
|------------------------------------------------------------|------------------------|--------------------------|---------------------------|---------------------------------|----------------------------|-------------------------|--|
| 1661 E Camelback Road, Suite 400<br>Phoenix, Arizona 85016 |                        |                          |                           |                                 |                            | Tel. No. (602) 837-5511 |  |
| 1" = 100'                                                  | <u>Drawn by</u><br>KEG | <u>Checked by</u><br>CWH | <u>Date</u><br>01/07/2025 | <u>Project No.</u><br>090013053 | <u>Sheet No.</u><br>3 OF 3 |                         |  |