



# CITY OF EL MIRAGE

## DEVELOPMENT APPLICATION FORM

### Official Use

Case No: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planning & Zoning Commission Meeting: \_\_\_\_\_ City Council Meeting: \_\_\_\_\_

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

### ACTION REQUESTED (Check one)

- |  |  |
|--|--|
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Site Plan Approval    |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment   |
| <input type="checkbox"/> Planned Area Development (PAD)  | <input type="checkbox"/> Preliminary Plat      |
| <input type="checkbox"/> Planned Area Development Amendment  | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Other: _____          |

### PROPERTY INFORMATION:

Name of Project: PHX80 Acreage: 145+/-  
 Property Address/Location: SEC of Olive Avenue and Dysart Rd  
 Assessor's Parcel Number: 501-46-002P and 002N

### APPLICANT / OWNER INFORMATION:

Applicant: <u>Rose Law Group pc</u>	Owner: <u>Microsoft Corporation</u>
Address: <u>7144 E Stetson Drive, #300</u>	Address: <u>One Microsoft Way</u>
City/ST/Zip: <u>Scottsdale, AZ 85251</u>	City/ST/Zip: <u>Redmond, WA 98052</u>
Phone: <u>480-505-3938</u>	Phone: _____
Email: <u>jrose@roselawgroup.com / jhall@roselawgroup.com</u>	Email: <u>adam.mcknight@microsoft.com</u>
Signature: <u>Jennifer Hall</u>	Signature: _____

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)



March 24, 2020

City of El Mirage  
10000 N. El Mirage Rd  
El Mirage, AZ 85335

Re: **Property Owner Authorization - PHX80 Final Plat**

To Whom It May Concern:

This letter serves as authorization for Rose Law Group pc to act on behalf of Microsoft Corporation for the sole purpose of submitting applications for Final Plat that pertains to the PHX80 property located on the southeast corner of Dysart Road and Olive Avenue. We understand that any application may be approved, modified or denied with conditions by the City of El Mirage.

This authorization shall commence on the date of this letter and remain in full force until March 31, 2021 or unless terminated prior thereto by a written instrument executed by Microsoft after the date hereof.

Sincerely,

Microsoft Corporation

DocuSigned by:  
*Brian Janous*  
01EC306BCA9349D...

Brian Janous  
Authorized Representative

# FINAL PLAT FOR PHX80

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3  
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

**DEDICATION:**

STATE OF ARIZONA )  
 )SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF FINAL PLAT FOR PHX 80, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND EASEMENTS AS SHOWN HEREON, UPON OFFICIAL ACCEPTANCE BY THE CITY.

MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER HEREBY CERTIFIES THE FOLLOWING:

- THAT RULES ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.
- THAT THE REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN & DEVELOPMENT STANDARD MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

IN WITNESS WHEREOF, MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF BRIAN JANOUS, ITS SENIOR DIRECTOR THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY: MICROSOFT CORPORATION  
BY: \_\_\_\_\_  
BRIAN JANOUS  
ITS: SENIOR DIRECTOR

**ACKNOWLEDGMENT:**

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THAT BRIAN JANOUS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE SENIOR DIRECTOR OF THE MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE AS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

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

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

**APPROVAL OF CITY ENGINEER:**

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

**APPROVAL BY CITY COUNCIL:**

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

**CERTIFICATE OF COMPLIANCE:**

THIS PLAT IS FULL COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. THE FINAL PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PLANNING AND ZONING \_\_\_\_\_ PLANNING DIRECTOR  
COMMISSION CHAIRPERSON

**BASIS OF BEARING:**

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

SAID BEARING = SOUTH 89° 11' 54" EAST

**OWNER:**

MICROSOFT CORPORATION  
ONE MICROSOFT WAY  
REDMOND, WA 98052  
CONTACT: ADAM MCKNIGHT  
PHONE: (425) 703-6526  
EMAIL: ADAM.MCKNIGHT@MICROSOFT.COM

**SURVEYOR:**

GILBERT LAND SURVEYING, PLC  
4361 S. SQUIRES LANE  
GILBERT, AZ 85297  
CONTACT: RYAN GILBERT  
PHONE: 480-275-8020  
EMAIL: RYAN@GILBERTSURVEY.COM

**GENERAL NOTES:**

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF EL MIRAGE SHALL NOT BE REQUIRED TO, REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- DEVELOPMENT OF SITE WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF WAY ARE TO BE MAINTAINED BY THE OWNER/DEVELOPER OF THE FINAL PLAT OF PHX 80.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30-INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30-INCHES IN HEIGHT OR BELOW 84-INCHES ARE PERMITTED.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. DYSART ROAD AND OLIVE AVENUE ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF EL MIRAGE.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

**NOTICE OF MILITARY OVER FLIGHTS:**

THIS SUBDIVISION LIES WITHIN THE VICINITY OF A MILITARY AIRPORT AS DESCRIBED IN SECTION 28-8481 OF THE ARIZONA REVISED STATUTES AND IS SUBJECT TO DIRECT OVER FLIGHTS AND NOISE BY JET AIRCRAFT. FOR MORE INFORMATION CONTACT LUKE AIRFARE BASE.

**OVERALL PARENT PARCEL LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS DOCUMENT NO. 2008-167192 RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 35 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 35 THEREOF BEARS NORTH 00°02'01" EAST, 2626.79 FEET;

THENCE SOUTH 89°10'32" EAST, 40.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO A LINE BEING 40.00 EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°02'01" EAST, 2226.77 FEET ALONG SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89°11'54" EAST, 15.00 FEET TO A LINE BEING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°02'01" EAST, 335.03 FEET ALONG SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, NORTH 45°25'04" EAST, 14.05 FEET TO A LINE BEING 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°11'54" EAST, 185.02 FEET ALONG SAID PARALLEL LINE;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°02'01" EAST, 22.00 FEET TO A LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°11'54" EAST, 53.99 FEET ALONG SAID PARALLEL LINE; THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°48'06" WEST, 59.83 FEET; THENCE SOUTH 89°11'54" EAST, 57.76 FEET;

THENCE NORTH 00°48'06" EAST, 59.83 FEET TO THE AFORESAID LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°11'54" EAST, 2210.19 FEET ALONG SAID PARALLEL LINE TO A LINE BEING 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

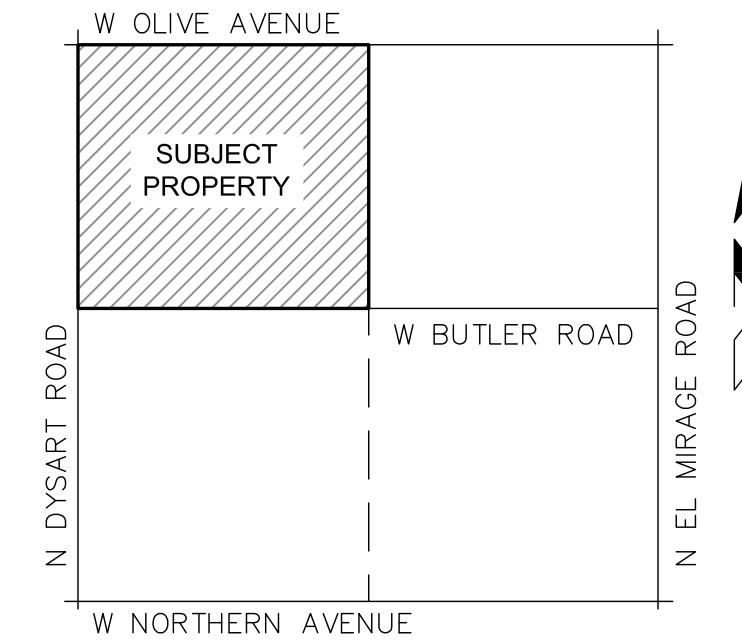
THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°00'15" WEST, 2594.83 FEET ALONG SAID PARALLEL LINE TO THE AFORESAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, NORTH 89°10'32" WEST, 2533.30 FEET (2533.31 FEET CALCULATED) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

**SHEET INDEX:**

SHEET 1 OF 3: .....COVER SHEET  
SHEET 2 OF 3: .....PLAT DETAIL  
SHEET 3 OF 3: .....PLAT DETAIL

AREA TABLE		
NAME	SQUARE FEET	ACRES
PARCEL A1	5,952,665	136.654
PARCEL A2	405,000	9.297
R/W DEDICATED	198,853	4.565
TOTAL GROSS	6,556,518	150.516
TOTAL NET	6,357,665	145.951



VICINITY MAP  
N.T.S.

**PARCEL A2 LEGAL DESCRIPTION DOC# 2019-855999, MCR:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION FROM WHICH THE CENTER OF SAID SECTION BEARS SOUTH 00°00'15" WEST, 2627.86 FEET;

THENCE SOUTH 00°00'15" WEST, 569.22 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 90°00'00" WEST, 60.00 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2019-310969, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 90°00'00" WEST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 900.00 FEET;

THENCE SOUTH 90°00'00" WEST, 450.00 FEET;

THENCE NORTH 00°00'00" WEST, 900.00 FEET;

THENCE NORTH 90°00'00" EAST, 450.00 FEET TO THE POINT OF BEGINNING.

**BENCHMARK:**

GDACS POINT 30746-1 PER PLS SURVEY BK 688, PG 41, MCR BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST QUARTER CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, BEING THE CENTERLINE INTERSECTION OF OLIVE AVENUE & DYSART ROAD.

SAID ELEVATION = 1093.586 (N.A.V.D.88)

**FLOOD PLAIN CERTIFICATION:**

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1690L AND NUMBER 04013C1680L, DATED OCTOBER 16, 2013. SHADED ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

**SURVEYOR'S CERTIFICATION:**

I, RYAN D. GILBERT, A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2020, THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

RYAN D. GILBERT, RLS  
ARIZONA REGISTRATION NO. 54333  
GILBERT LAND SURVEYING, PLC  
4361 S. SQUIRES LANE  
GILBERT, AZ 85297  
P: (480) 612-2428  
ryan@gilbertsurvey.com



<p>GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 275-8020</p>	<p>FINAL PLAT FOR PHX80-32USW A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA</p>				
	DATE: 7/20/2020	FIELD: RG	DRAWN: RG	JOB NO.: 200601	SHEET: 1 OF 3

# FINAL PLAT

FOR  
PHX80

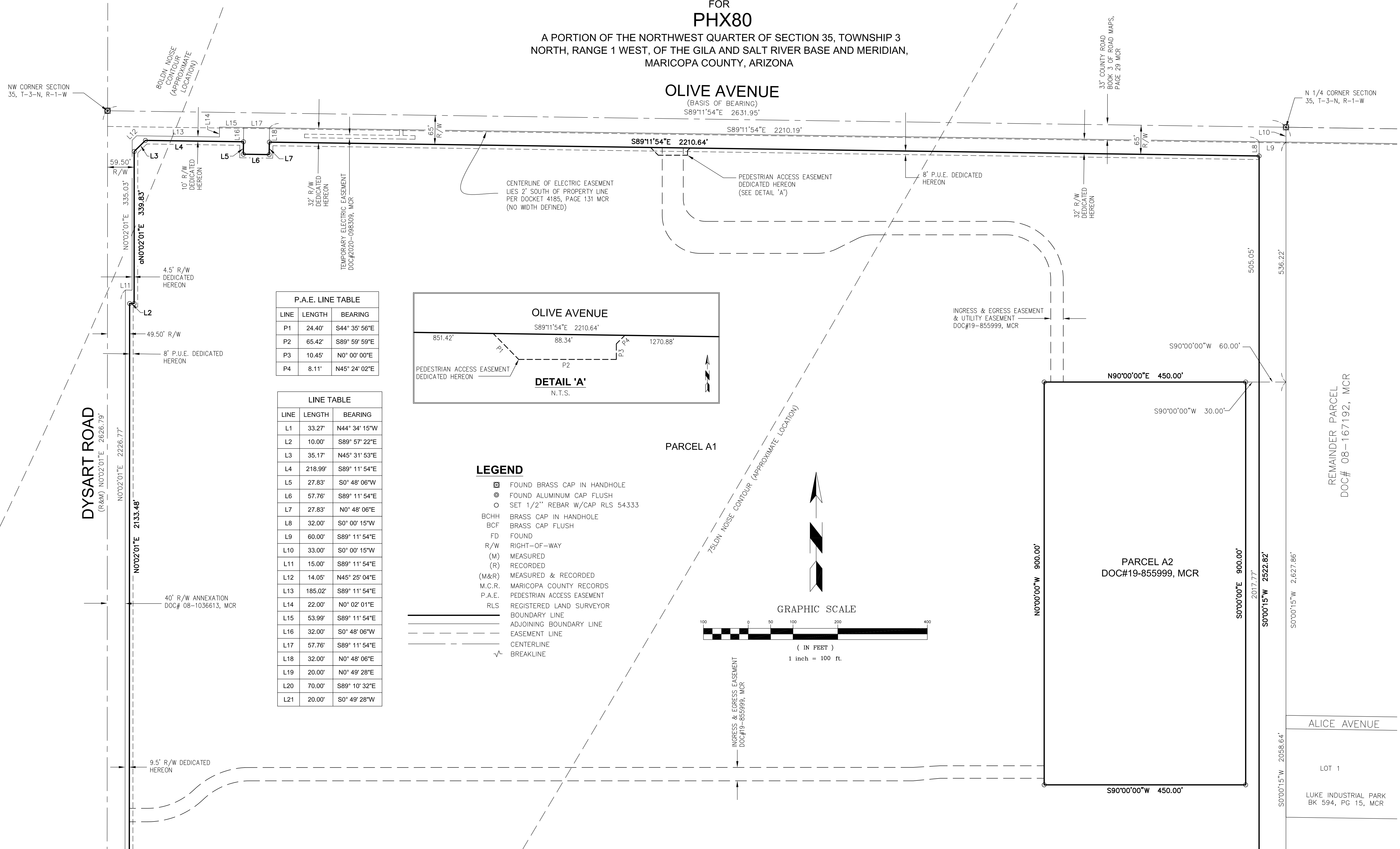
A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3  
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## OLIVE AVENUE

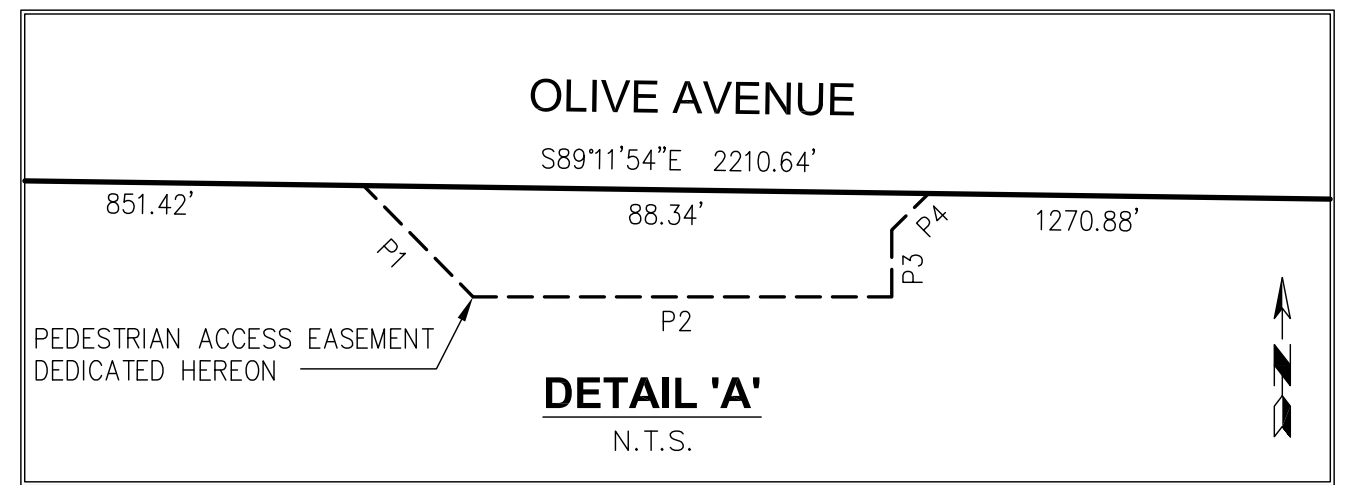
(BASIS OF BEARING)  
S89°11'54"E 2631.95'

NW CORNER SECTION  
35, T-3-N, R-1-W

N 1/4 CORNER SECTION  
35, T-3-N, R-1-W



P.A.E. LINE TABLE		
LINE	LENGTH	BEARING
P1	24.40'	S44° 35' 56"E
P2	65.42'	S89° 59' 59"E
P3	10.45'	N0° 00' 00"E
P4	8.11'	N45° 24' 02"E

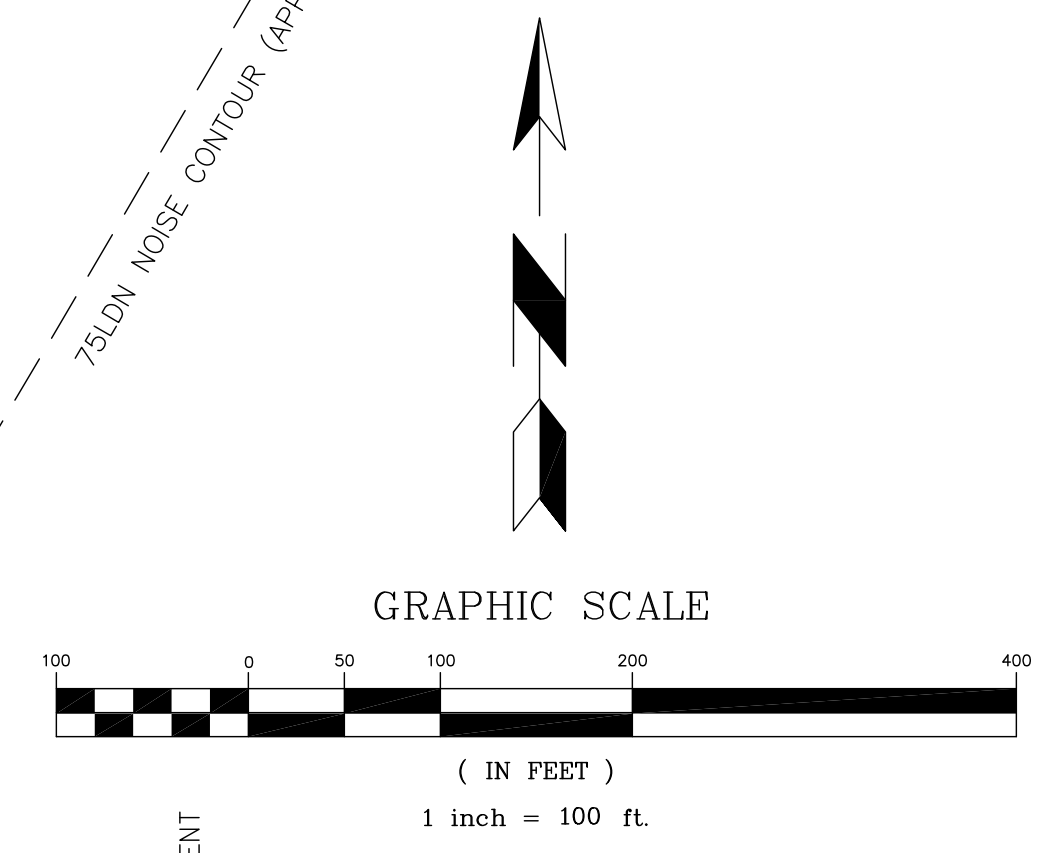


LINE TABLE		
LINE	LENGTH	BEARING
L1	33.27'	N44° 34' 15"W
L2	10.00'	S89° 57' 22"E
L3	35.17'	N45° 31' 53"E
L4	218.99'	S89° 11' 54"E
L5	27.83'	S0° 48' 06"W
L6	57.76'	S89° 11' 54"E
L7	27.83'	N0° 48' 06"E
L8	32.00'	S0° 00' 15"W
L9	60.00'	S89° 11' 54"E
L10	33.00'	S0° 00' 15"W
L11	15.00'	S89° 11' 54"E
L12	14.05'	N45° 25' 04"E
L13	185.02'	S89° 11' 54"E
L14	22.00'	N0° 02' 01"E
L15	53.99'	S89° 11' 54"E
L16	32.00'	S0° 48' 06"W
L17	57.76'	S89° 11' 54"E
L18	32.00'	N0° 48' 06"E
L19	20.00'	N0° 49' 28"E
L20	70.00'	S89° 10' 32"E
L21	20.00'	S0° 49' 28"W

- LEGEND**
- ☒ FOUND BRASS CAP IN HANDHOLE
  - ⊙ FOUND ALUMINUM CAP FLUSH
  - SET 1/2" REBAR W/CAP RLS 54333
  - BCHH BRASS CAP IN HANDHOLE
  - BCF BRASS CAP FLUSH
  - FD FOUND
  - R/W RIGHT-OF-WAY
  - (M) MEASURED
  - (R) RECORDED
  - (M&R) MEASURED & RECORDED
  - M.C.R. MARICOPA COUNTY RECORDS
  - P.A.E. PEDESTRIAN ACCESS EASEMENT
  - RLS REGISTERED LAND SURVEYOR
  - BOUNDARY LINE
  - ADJOINING BOUNDARY LINE
  - EASEMENT LINE
  - CENTERLINE
  - BREAKLINE

PARCEL A1

PARCEL A2  
DOC#19-855999, MCR



MATCH-LINE (SEE SHEET 3 OF 3)



**GILBERT LAND SURVEYING, PLC**  
4361 S. Squires Lane, Gilbert, Arizona 85297  
Phone: (480) 275-8020

FINAL PLAT FOR  
PHX80  
A PORTION OF THE NORTHWEST  
QUARTER OF SECTION 35, TOWNSHIP 3  
NORTH, RANGE 1 WEST, OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
7/20/2020	RG	RG	200601	2 OF 3

REMAINDER PARCEL  
DOC# 08-167192, MCR

ALICE AVENUE

LOT 1

LUKE INDUSTRIAL PARK  
BK 594, PG 15, MCR

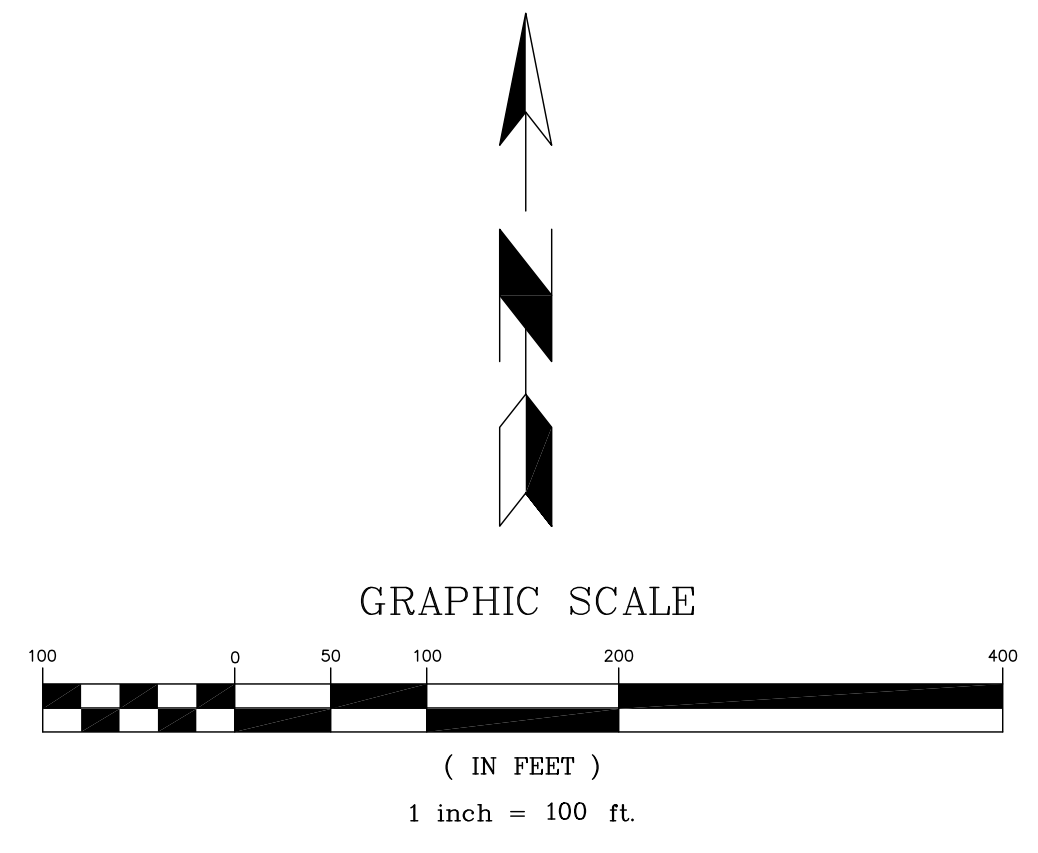
# FINAL PLAT

FOR  
PHX80

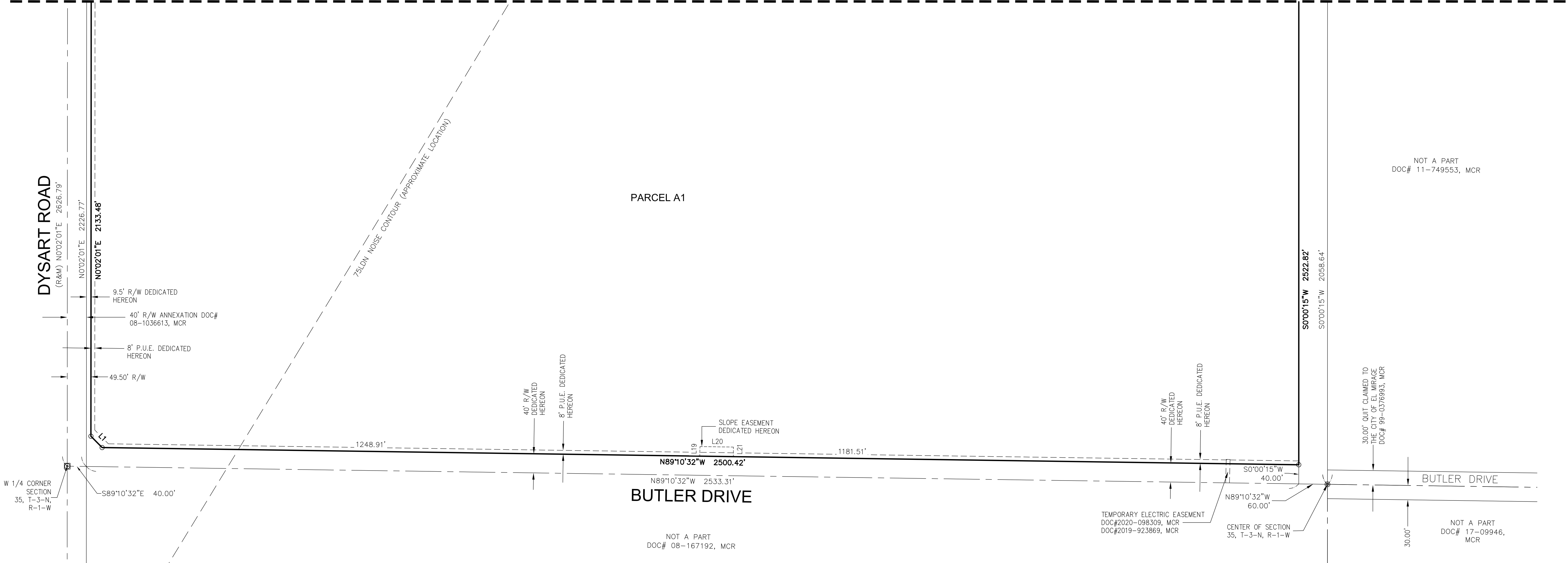
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NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

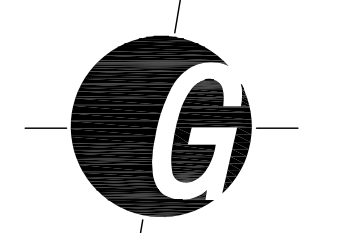
## LEGEND

- ⊗ FOUND BRASS CAP IN HANDHOLE
- ⊙ FOUND ALUMINUM CAP FLUSH
- SET 1/2" REBAR W/CAP RLS 54333
- BCHH BRASS CAP IN HANDHOLE
- BCF BRASS CAP FLUSH
- FD FOUND
- R/W RIGHT-OF-WAY
- (M) MEASURED
- (R) RECORDED
- (M&R) MEASURED & RECORDED
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - BREAKLINE



MATCH-LINE (SEE SHEET 2 OF 3)





**GILBERT LAND SURVEYING, PLC**  
4361 S. Squires Lane, Gilbert, Arizona 85297  
Phone: (480) 275-8020

FINAL PLAT FOR  
PHX80  
A PORTION OF THE NORTHWEST  
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DATE: 7/20/2020	FIELD: RG	DRAWN: RG	JOB NO.: 200601	SHEET: 3 OF 3
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