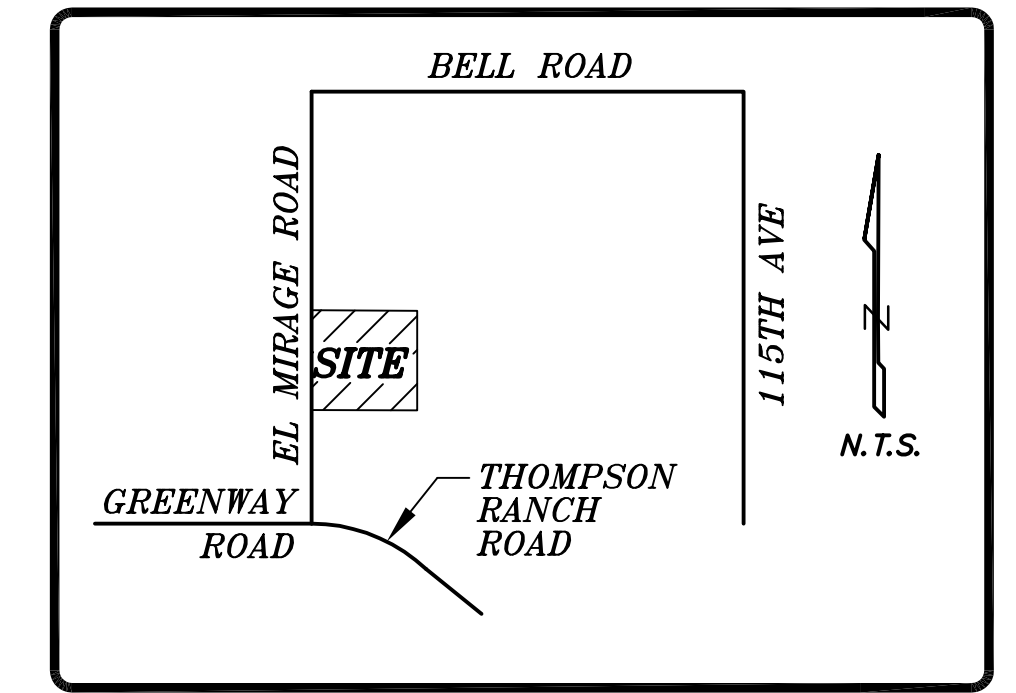


MAP OF DEDICATION FOR "PALMS AT EL MIRAGE"

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



VICINITY MAP
NOT TO SCALE

DEDICATION

CPI EL MIRAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS DEDICATED UNDER THE NAME OF "MAP OF DEDICATION FOR PALMS AT EL MIRAGE" A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS "MAP OF DEDICATION FOR PALMS AT EL MIRAGE" AND HEREBY DECLARE THE SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF THE STREET AND THE STREET SHALL BE KNOWN BY THE NAME GIVEN AND THAT CPI EL MIRAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREET.

DATED THIS _____ DAY OF _____, 20____

OWNER: CPI EL MIRAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CPI EL MIRAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RATIFICATION

FANNIE MAE AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2016-0377888, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: FANNIE MAE

BY: _____ (NAME) _____ DATE

ITS: _____ (TITLE)

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF FANNIE MAE.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

APPROVALS

DATA ON THIS MAP OF DEDICATION REVIEWED AND APPROVED THIS

_____ DAY OF _____, 20____, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

CITY ENGINEER

THE MAP OF DEDICATION HAS BEEN REVIEWED AND APPROVED THIS

_____ DAY OF _____, 20____.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING DIRECTOR

APPROVAL BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS

_____ DAY OF _____, 20____.

MAYOR

ATTEST:

CITY CLERK

OWNER

OWNER: CPI EL MIRAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
ADDRESS: 16101 N. EL MIRAGE ROAD, EL MIRAGE, AZ 85335
CONTACT: MATTHEW SCOTT
PHONE: (301) 658-2128

PREPARED BY

ALLIANCE LAND SURVEYING, LLC
7900 N. 70TH AVENUE
SUITE 104
GLENDALE, AZ 85303
(623) 972-2200
G. BRYAN GOETZENBERGER
R.L.S. 31020

AREAS

R/W DEDICATION: 1.167 ACRES - 50,843 SQ. FT.

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.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KV, 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.
- ALL RIGHT OF WAY CORNERS HAVE BEEN MONUMENTED WITH A SURVEY MONUMENT AND 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 MAP OF DEDICATION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- THE PROPERTY OWNER OF THE PALMS IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING AND IRRIGATION ALONG ITS EL MIRAGE ROAD FRONTAGE.

BASIS OF BEARING

THE MONUMENT LINE OF EL MIRAGE ROAD, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1 USING A BEARING OF NORTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, PER RECORD OF SURVEY (R2).

INDEX

SHEET 1: DEDICATIONS, SIGNATURES, NOTES, REFERENCE DOCUMENTS,
PARENT PARCEL DESCRIPTION
SHEET 2: MAP OF DEDICATION, SURVEY NOTES

PARENT PARCEL DESCRIPTION

A portion of the West half of the Southwest quarter of Section 1, Township 3 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:
COMMENCING at the Northwest corner of said Southwest quarter of Section 1, said point being the TRUE POINT OF BEGINNING;
Thence South 89 degrees 36 minutes 03 seconds East along the North line of the said Southwest quarter of Section 1, a distance of 1309.36 feet to a point on the East line of the West half of the Southwest quarter of said Section 1;
Thence South 00 degrees 02 minutes 57 seconds West along the East line of the West half of the Southwest quarter of said Section 1, a distance of 1236.65 feet;
Thence North 89 degrees 52 minutes 54 seconds West, a distance of 284.96 feet;
Thence South 00 degrees 04 minutes 35 seconds West, a distance of 6.11 feet to a point of curvature of a non tangent curve, the center of which bears North 02 degrees 20 minutes 39 seconds East, a distance of 2685.00 feet;
Thence Westerly along the arc of said curve, to the right, concave to the North, through a central angle of 01 degrees 09 minutes 07 seconds, a distance of 53.99 feet;
Thence North 86 degrees 25 minutes 04 seconds West, a distance of 49.54 feet;
Thence North 89 degrees 52 minutes 54 seconds West, a distance of 922.01 feet, to a point on the West line of the Southwest quarter of said Section 1;
Thence North 00 degrees 05 minutes 42 seconds East along the West line of said Section 1, a distance of 1242.94 feet to the TRUE POINT OF BEGINNING;

EXCEPT the following described property:
A portion of said Southwest quarter of Section 1, more particularly described as follows:
Commencing at the Northwest corner of said Southwest quarter of Section 1;
Thence South 00 degrees 05 minutes 42 seconds West and along the West line of said Section 1, a distance of 758.20 feet;
Thence North 90 degrees 00 minutes 00 seconds East, a distance of 916.17 feet to the TRUE POINT OF BEGINNING of the herein described parcel;
Thence North 00 degrees 00 minutes 00 seconds West, a distance of 37.50 feet;
Thence North 90 degrees 00 minutes 00 seconds East, a distance of 75.00 feet;
Thence South 00 degrees 00 minutes 00 seconds East, a distance of 37.50 feet;
Thence South 90 degrees 00 minutes 00 seconds West, a distance of 75.00 feet to the TRUE POINT OF BEGINNING.

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 701, PAGE 28, M.C.R.
- (R1) DEED 2019-0229309, M.C.R.
- (R2) R.O.S. PER BOOK 871, PAGE 30, M.C.R.
- (R3) R.O.S. PER BOOK 686, PAGE 34, M.C.R.
- (R4) R.O.S. PER BOOK 699, PAGE 1, M.C.R.

SURVEYOR'S STATEMENT

I, G. Bryan Goetzenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of February, 2021, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzenberger
R.L.S. #31020



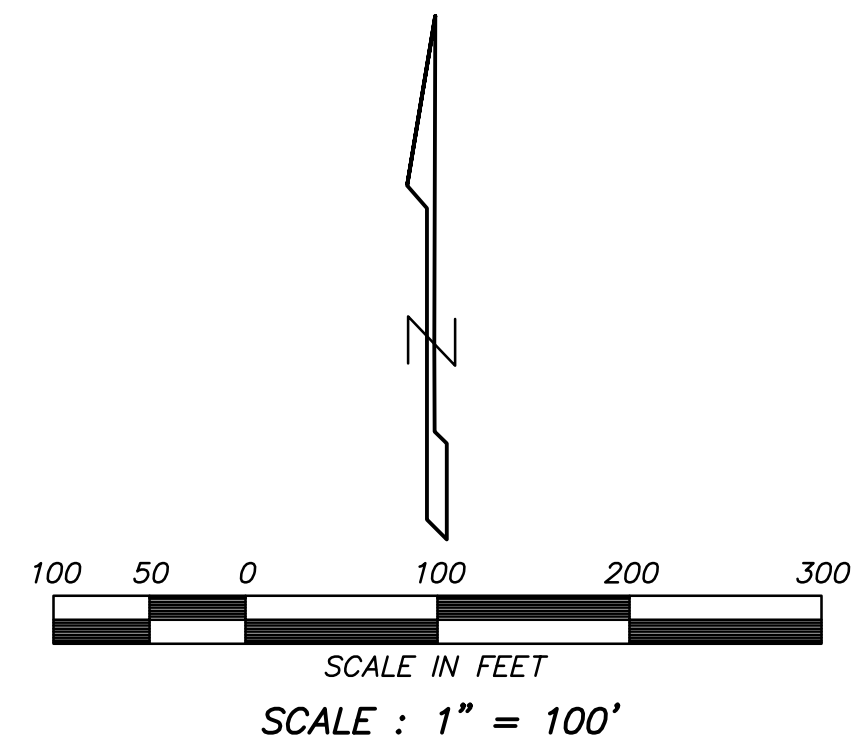
MAP OF DEDICATION FOR "PALMS AT EL MIRAGE"

ALLIANCE
LAND SURVEYING, LLC

7900 N. 70TH AVENUE, SUITE 104 Phone: (623) 972-2200
GLENDALE, AZ 85303 contactus@azsala.com
www.alliancelandsurveying.com

SHEET: 1 of 2 DATE: 2-27-21 JOB NO: 200440

MAP OF DEDICATION FOR "PALMS AT EL MIRAGE"



LEGEND

- Right of Way Corner (See Monument Table)
- Property Line
- Parent Parcel Property Corner (See Reference Documents)
- Measured
- Limits of Map of Dedication

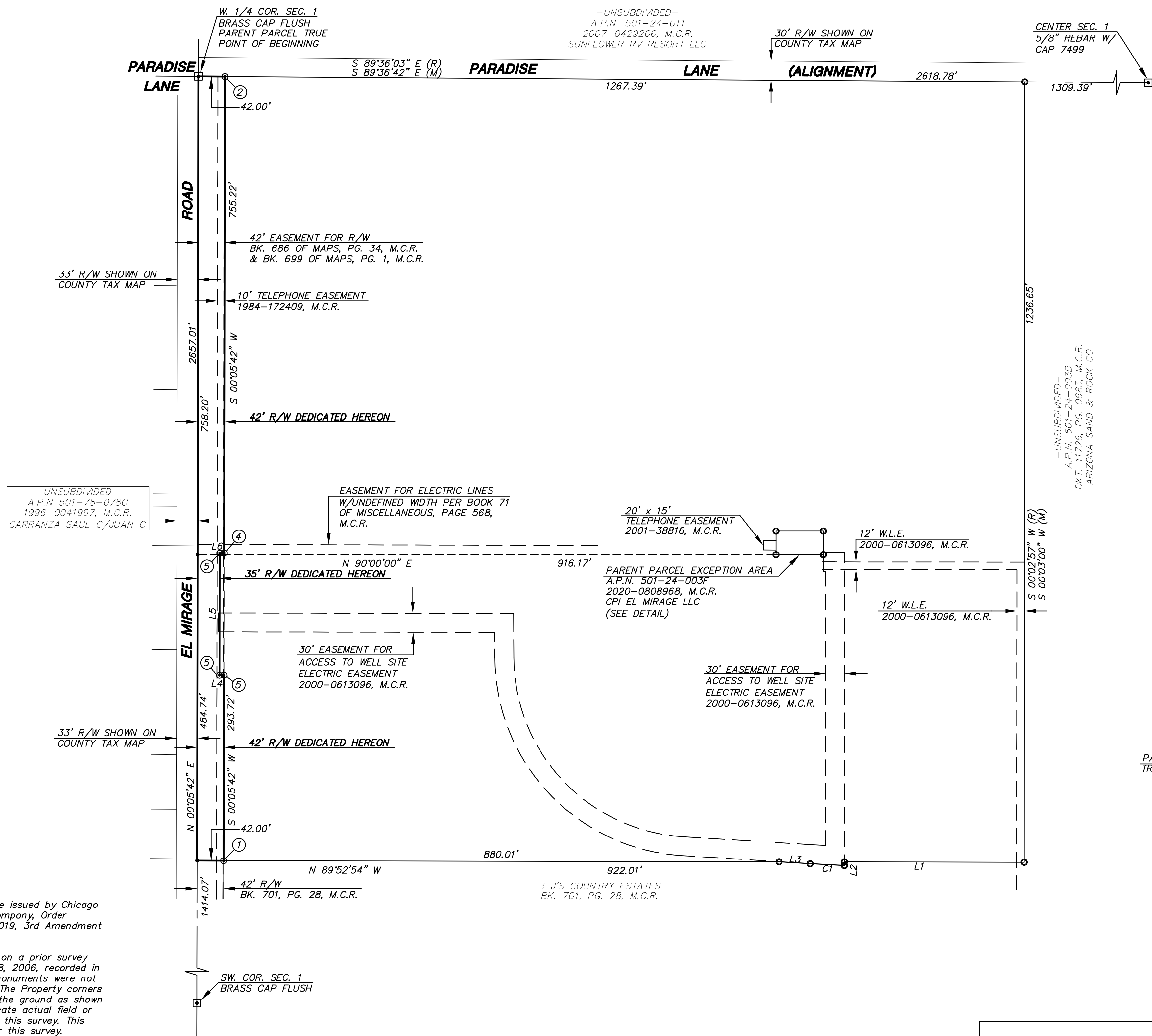
MONUMENT TABLE	
①	FND 1/2" REBAR W/CAP L.S. 31020 PER (R1)
②	FND PK NAIL & WASHER L.S. 31020 PER (R1)
③	FND PK NAIL & WASHER L.S. 31020 PER (R1)
④	SET 1/2" REBAR W/CAP L.S. 31020
⑤	SET PK NAIL & WASHER L.S. 31020

LINE	BEARING	DISTANCE
L1	N 89°52'54" W	284.96'
L2 (R)	S 00°04'35" W	6.11'
L2 (M)	S 00°04'35" W	5.83'
L3	N 86°25'04" W	49.54'
L4	N 89°54'18" W	7.00'
L5	N 00°05'42" E	193.81'
L6	S 89°54'18" E	7.00'

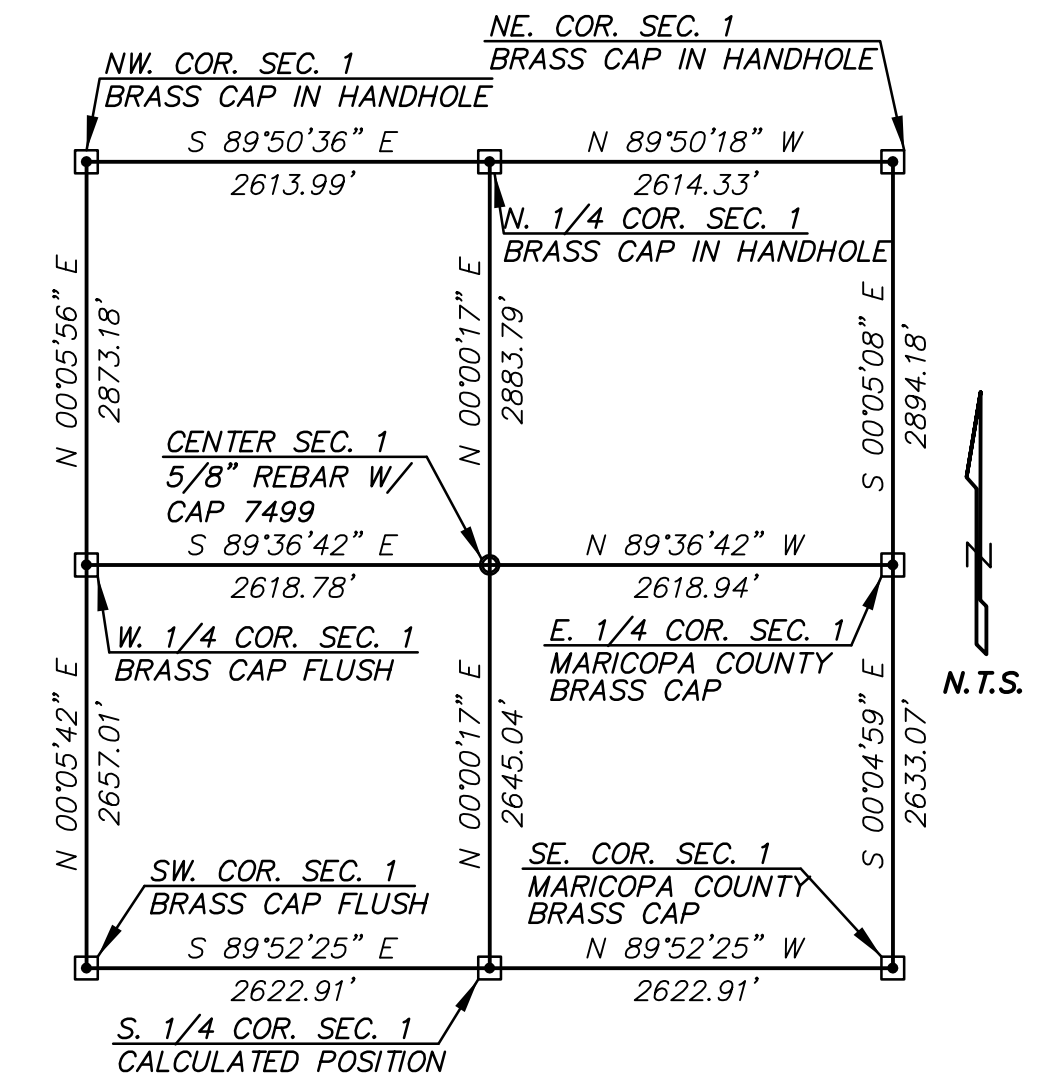
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2685.00'	53.99'	01°09'07"

SURVEY NOTES

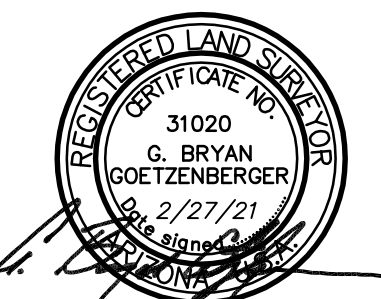
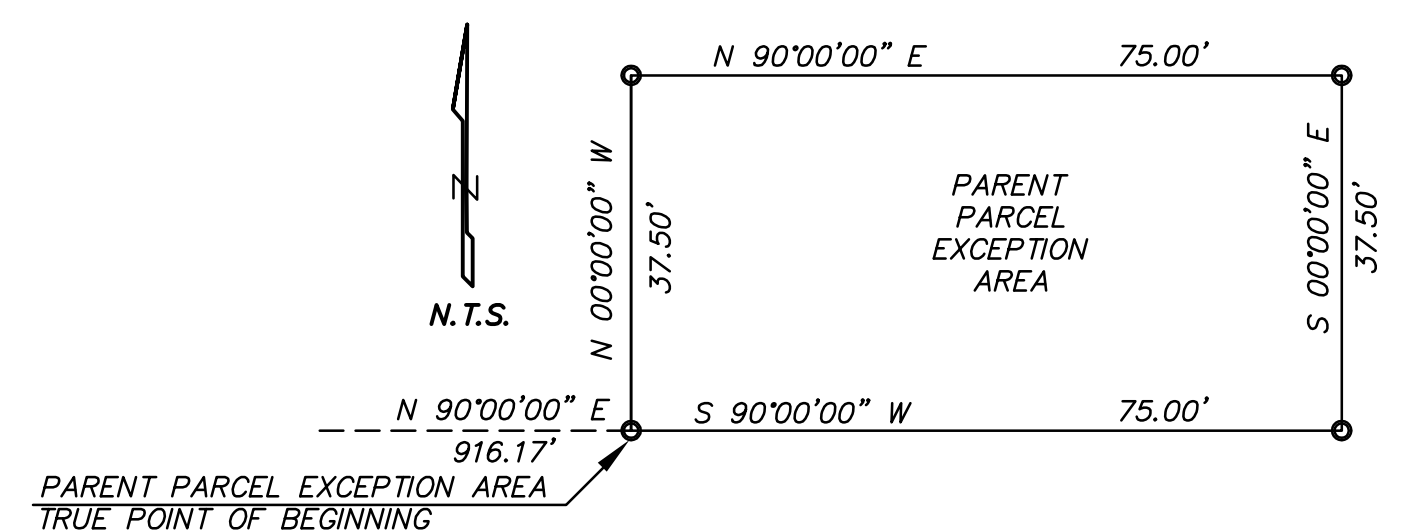
- This survey is based on a Commitment for Title Insurance issued by Chicago Title Agency, Issuing agent for Chicago Title Insurance Company, Order Number C1809475-349-MK1-SA4, dated January 28, 2019, 3rd Amendment Dated February 4, 2019.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated August 8, 2006, recorded in Book 871, Page, 30, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.



SECTION 1, T3N, R1W



DETAIL



MAP OF DEDICATION FOR "PALMS AT EL MIRAGE"

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