



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: **Final Re-Plat of Lot 3 Centerpoint Logistics Park-P/D West and Lot 1**

Name of Project: **Copperwing Logistics Center-CRI** Acreage: 204.7561

Property Address/Location: **E 1/2 of Sec. 27, T3N, R1W**

Assessor's Parcel Number: **509-18-968D and 509-18-970C**

APPLICANT / OWNER INFORMATION:

JOHN F. LONG FAMILY REVOCABLE

Applicant: **LIVING TRUST AGREEMENT DATED 2/26/08** Owner: **Same as applicant**

Address: **1118 E. MISSOURI AVE., SUITE A** Address: _____

City/ST/Zip: **PHOENIX, AZ 85014** City/ST/Zip: _____

Phone: **602-501-9095** Phone: _____

Email: **seant@jflong.com** Email: _____

Signature: *Tim Wright* 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)

Lot and Tract Map Check Report

FINAL RE-PLAT OF LOT 3 CENTERPOINT LOGISTICS PARK – P/D WEST, AS FILED IN BOOK 1478, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA AND MINOR LAND DIVISION – NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, AS FILED IN BOOK 1597, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA BEING WITHIN THE EAST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EPS Group, INC. Job #20-1212-011

Prepared by:

EPS Group, INC.

1130 N. Alma School Road

Suite 120

Mesa, Arizona 85201

Owner / Developer:

John F. Long Family Revocable Living Trust Under Agreement Dated February 26, 2008

John F. Long Properties, LLLP

1118 E Missouri Avenue, Suite A

Phoenix, Arizona 85014

Date: 12/30/2022

Lot 1 Parent Lot Bk 1597 Pg 19, MCR

North:936,977.2870' East:570,538.9923'

Segment# 1: Line

Course: N89°27'38"W Length: 2,469.98'

North: 937,000.5417' East: 568,069.1218'

Segment# 2: Line

Course: S0°03'38"W Length: 576.00'

North: 936,424.5420' East: 568,068.5130'

Segment# 3: Line

Course: S89°01'07"E Length: 481.98'

North: 936,416.2868' East: 568,550.4223'

Segment# 4: Curve

Length: 100.84' Radius: 60.00'

Delta: 96°17'33" Tangent: 66.98'

Chord: 89.38' Course: S19°17'10"W

Course In: S22°34'03"E Course Out: S61°08'24"W

RP North: 936,360.8812' East: 568,573.4486'

End North: 936,331.9209' East: 568,520.9005'

Segment# 5: Line

Course: N89°01'07"W Length: 511.42'

North: 936,340.6803' East: 568,009.5555'

Segment# 6: Line

Course: S54°24'17"W Length: 44.46'

North: 936,314.8021' East: 567,973.4030'

Segment# 7: Line

Course: N0°03'37"E Length: 56.50'

North: 936,371.3021' East: 567,973.4624'

Segment# 8: Line

Course: N0°03'37"E Length: 2,642.27'

North: 939,013.5706' East: 567,976.2422'

Segment# 9: Line

Course: S89°12'04"E Length: 2,542.01'

North: 938,978.1279' East: 570,518.0051'

Segment# 10: Line

Course: S0°06'02"W Length: 55.00'

North: 938,923.1280' East: 570,517.9086'

Segment# 11: Line

Course: S44°33'00"E Length: 28.46'

North: 938,902.8463' East: 570,537.8741'

Segment# 12: Line

Course: S0°06'02"W Length: 543.28'

North: 938,359.5671' East: 570,536.9207'

Segment# 13: Line

Course: S89°53'58"E Length: 4.50'

North: 938,359.5592' East: 570,541.4207'

Segment# 14: Line

Course: S0°06'02"W Length: 1,382.27'

North: 936,977.2914' East: 570,538.9948'

Perimeter: 11,438.97' Area: 5,244,983Sq.Ft.

Error Closure: 0.0050 Course: N28°53'05"E

Error North : 0.00438 East: 0.00242

Precision 1: 2,287,794.00

Lot 3 Parent Lot Bk 1478 Pg 2, MCR

North:933,743.8130' East:567,970.7080'

Segment# 1: Line

Course: N0°03'38"E Length: 747.24'

North: 934,491.0526' East: 567,971.4978'

Segment# 2: Line

Course: S89°01'07"E Length: 600.08'

North: 934,480.7746' East: 568,571.4897'

Segment# 3: Line

Course: N0°03'38"E Length: 298.00'

North: 934,778.7745' East: 568,571.8047'

Segment# 4: Line

Course: S89°08'38"E Length: 1,151.00'

North: 934,761.5769' East: 569,722.6762'

Segment# 5: Line

Course: N0°03'38"E Length: 1,481.75'

North: 936,243.3261' East: 569,724.2422'

Segment# 6: Line

Course: S89°08'38"E Length: 814.05'

North: 936,231.1630' East: 570,538.2014'

Segment# 7: Line

Course: S44°31'04"E Length: 28.47'

North: 936,210.8630' East: 570,558.1626'

Segment# 8: Line

Course: S89°53'30"E Length: 40.00'

North: 936,210.7874' East: 570,598.1625'

Segment# 9: Line

Course: S0°06'30"W Length: 2,501.60'

North: 933,709.1918' East: 570,593.4325'

Segment# 10: Line

Course: N89°14'37"W Length: 2,622.95'

North: 933,743.8176' East: 567,970.7111'

Perimeter: 10,285.15' Area: 3,847,128Sq.Ft.

Error Closure: 0.0056 Course: N33°43'16"E

Error North : 0.00464 East: 0.00310

Precision 1: 1,836,632.14

Lot 3 Parent Lot Less Dysart Road Dedication Bk 1556 Pg 16, MCR

North:933,743.8130' East:567,970.7080'

Segment# 1: Line

Course: N0°03'38"E Length: 747.24'

North: 934,491.0526' East: 567,971.4978'

Segment# 2: Line

Course: S89°01'07"E Length: 600.08'

North: 934,480.7746' East: 568,571.4897'

Segment# 3: Line

Course: N0°03'38"E Length: 298.00'

North: 934,778.7745' East: 568,571.8047'

Segment# 4: Line

Course: S89°08'38"E Length: 1,151.00'

North: 934,761.5769' East: 569,722.6762'

Segment# 5: Line

Course: N0°03'38"E Length: 1,481.75'

North: 936,243.3261' East: 569,724.2422'

Segment# 6: Line

Course: S89°08'38"E Length: 793.65'

North: 936,231.4678' East: 570,517.8037'

Segment# 7: Line

Course: S44°31'04"E Length: 28.29'

North: 936,211.2961' East: 570,537.6386'

Segment# 8: Line

Course: S0°06'30"W Length: 2,061.27'

North: 934,150.0298' East: 570,533.7412'

Segment# 9: Line

Course: N89°53'30"W Length: 10.00'

North: 934,150.0487' East: 570,523.7413'

Segment# 10: Line

Course: S0°06'30"W Length: 354.81'

North: 933,795.2394' East: 570,523.0704'

Segment# 11: Line

Course: S45°25'57"W Length: 28.12'

North: 933,775.5062' East: 570,503.0370'

Segment# 12: Line

Course: S0°06'30"W Length: 10.00'

North: 933,765.5062' East: 570,503.0181'

Segment# 13: Line

Course: N89°14'37"W Length: 1,020.07'

North: 933,778.9722' East: 569,483.0370'

Segment# 14: Line

Course: S0°06'30"W Length: 15.00'

North: 933,763.9723' East: 569,483.0086'

Segment# 15: Line

Course: S89°14'13"E Length: 1,020.07'

North: 933,750.3875' East: 570,502.9882'

Segment# 16: Line

Course: S0°06'30"W Length: 40.00'

North: 933,710.3876' East: 570,502.9126'

Segment# 17: Line

Course: N89°14'37"W Length: 2,532.43'

North: 933,743.8185' East: 567,970.7032'

Perimeter: 12,191.78' Area: 3,674,070Sq.Ft.
Error Closure: 0.0073 Course: N41°07'35"W
Error North : 0.00547 East: -0.00477
Precision 1: 1,670,106.85

Proposed Lot 3

North:933,710.3822' East:570,502.9151'

Segment# 1: Line

Course: N89°14'37"W Length: 1,932.38'
North: 933,735.8917' East: 568,570.7035'

Segment# 2: Line

Course: N0°03'38"E Length: 1,042.88'
North: 934,778.7711' East: 568,571.8057'

Segment# 3: Line

Course: S89°08'38"E Length: 1,963.29'
North: 934,749.4368' East: 570,534.8765'

Segment# 4: Line

Course: S0°06'30"W Length: 599.41'
North: 934,150.0279' East: 570,533.7432'

Segment# 5: Line

Course: N89°53'30"W Length: 10.00'
North: 934,150.0468' East: 570,523.7432'

Segment# 6: Line

Course: S0°06'30"W Length: 354.81'
North: 933,795.2374' East: 570,523.0723'

Segment# 7: Line

Course: S45°25'57"W Length: 28.12'
North: 933,775.5043' East: 570,503.0390'

Segment# 8: Line

Course: S0°06'34"W Length: 10.00'
North: 933,765.5043' East: 570,503.0199'

Segment# 9: Line

Course: N89°14'37"W Length: 1,020.07'
North: 933,778.9703' East: 569,483.0387'

Segment# 10: Line

Course: S0°06'30"W Length: 15.00'
North: 933,763.9703' East: 569,483.0104'

Segment# 11: Line

Course: S89°14'37"E Length: 1,020.07'
North: 933,750.5043' East: 570,502.9915'

Segment# 12: Line

Course: S0°06'30"W Length: 40.12'
North: 933,710.3844' East: 570,502.9156'

Perimeter: 8,036.16' Area: 2,022,278Sq.Ft.
Error Closure: 0.0023 Course: N14°10'26"E
Error North : 0.00219 East: 0.00055
Precision 1: 3,493,978.26

Proposed Lot 7

North:937,007.2825' East:570,539.0527'

Segment# 1: Line

Course: N89°27'38"W Length: 1,817.74'
North: 937,024.3964' East: 568,721.3933'

Segment# 2: Curve

Length: 733.31' Radius: 682.77'
Delta: 61°32'14" Tangent: 406.51'
Chord: 698.57' Course: N58°41'31"W
Course In: N0°32'22"E Course Out: S62°04'37"W
RP North: 937,707.1361' East: 568,727.8215'
End North: 937,387.4049' East: 568,124.5415'

Segment# 3: Line

Course: N0°03'38"E Length: 605.52'
North: 937,992.9246' East: 568,125.1815'

Segment# 4: Curve

Length: 502.68' Radius: 608.70'

Delta: 47°18'58" Tangent: 266.67'

Chord: 488.51' Course: S65°20'29"E

Course In: N48°19'00"E Course Out: S1°00'02"W

RP North: 938,397.7181' East: 568,579.7779'

End North: 937,789.1109' East: 568,569.1487'

Segment# 5: Line

Course: S88°59'56"E Length: 1,971.52'

North: 937,754.6649' East: 570,540.3678'

Segment# 6: Line

Course: S0°06'02"W Length: 747.38'

North: 937,007.2860' East: 570,539.0561'

Perimeter: 6,378.15' Area: 1,794,020Sq.Ft.

Error Closure: 0.0049 Course: N43°23'29"E

Error North : 0.00356 East: 0.00337

Precision 1: 1,301,663.27

Proposed Lot 8

North:939,013.5816' East:567,976.2579'

Segment# 1: Line

Course: S89°12'02"E Length: 2,542.00'

North: 938,978.1144' East: 570,518.0104'

Segment# 2: Line

Course: S0°06'02"W Length: 55.00'

North: 938,923.1145' East: 570,517.9139'

Segment# 3: Line

Course: S44°33'00"E Length: 28.46'

North: 938,902.8328' East: 570,537.8795'

Segment# 4: Line

Course: S0°06'02"W Length: 543.28'

North: 938,359.5536' East: 570,536.9260'

Segment# 5: Line

Course: S89°53'58"E Length: 4.50'

North: 938,359.5457' East: 570,541.4260'

Segment# 6: Line

Course: S0°06'02"W Length: 604.88'

North: 937,754.6666' East: 570,540.3644'

Segment# 7: Line

Course: N88°59'56"W Length: 1,971.52'

North: 937,789.1126' East: 568,569.1454'

Segment# 8: Curve

Length: 871.83' Radius: 608.70'

Delta: 82°03'51" Tangent: 529.73'

Chord: 799.20' Course: N47°58'03"W

Course In: N1°00'02"E Course Out: S83°03'53"W

RP North: 938,397.7198' East: 568,579.7745'

End North: 938,324.2205' East: 567,975.5283'

Segment# 9: Line

Course: N0°03'38"E Length: 486.35'

North: 938,810.5702' East: 567,976.0423'

Segment# 10: Line

Course: S89°12'02"E Length: 90.01'

North: 938,809.3143' East: 568,066.0435'

Segment# 11: Line

Course: N0°03'38"E Length: 170.01'

North: 938,979.3242' East: 568,066.2232'

Segment# 12: Line

Course: N89°12'02"W Length: 90.01'

North: 938,980.5801' East: 567,976.2220'

Segment# 13: Line

Course: N0°03'38"E Length: 33.00'

North: 939,013.5801' East: 567,976.2569'

Perimeter: 7,490.86' Area: 3,033,359Sq.Ft.

Error Closure: 0.0018 Course: S33°22'15"W

Error North : -0.00150 East: -0.00099

Precision 1: 4,161,583.33

Proposed Lot 10

North:936,331.7805' East:568,520.9829'

Segment# 1: Line

Course: N89°01'07"W Length: 492.62'

North: 936,340.2179' East: 568,028.4352'

Segment# 2: Line

Course: N0°03'38"E Length: 1,223.02'

North: 937,563.2373' East: 568,029.7278'

Segment# 3: Curve

Length: 968.01' Radius: 712.77'

Delta: 77°48'48" Tangent: 575.27'

Chord: 895.31' Course: S50°33'14"E

Course In: N78°21'11"E Course Out: S0°32'22"W

RP North: 937,707.1316' East: 568,727.8220'

End North: 936,994.3932' East: 568,721.1113'

Segment# 4: Line

Course: N89°27'38"W Length: 652.02'

North: 937,000.5319' East: 568,069.1202'

Segment# 5: Line

Course: S0°03'38"W Length: 576.00'

North: 936,424.5322' East: 568,068.5114'

Segment# 6: Line

Course: S89°01'07"E Length: 482.00'

North: 936,416.2767' East: 568,550.4407'

Segment# 7: Curve

Length: 101.00' Radius: 60.01'

Delta: 96°26'10" Tangent: 67.16'

Chord: 89.49' Course: S19°13'07"W

Course In: S22°33'48"E Course Out: S61°00'02"W

RP North: 936,360.8601' East: 568,573.4668'

End North: 936,331.7672' East: 568,520.9806'

Perimeter: 4,494.68' Area: 162,776Sq.Ft.
Error Closure: 0.0135 Course: S9°53'07"W
Error North : -0.01332 East: -0.00232
Precision 1: 332,938.52

Proposed Lot 11

North:936,977.2816' East:570,539.0001'

Segment# 1: Line

Course: N89°27'38"W Length: 1,817.97'
North: 936,994.3977' East: 568,721.1107'

Segment# 2: Curve

Length: 968.01' Radius: 712.77'
Delta: 77°48'48" Tangent: 575.27'
Chord: 895.31' Course: N50°33'14"W
Course In: N0°32'22"E Course Out: S78°21'11"W
RP North: 937,707.1361' East: 568,727.8214'
End North: 937,563.2418' East: 568,029.7272'

Segment# 3: Line

Course: S0°03'38"W Length: 1,223.02'
North: 936,340.2225' East: 568,028.4346'

Segment# 4: Line

Course: N89°01'07"W Length: 18.88'
North: 936,340.5458' East: 568,009.5573'

Segment# 5: Line

Course: S54°24'17"W Length: 44.46'
North: 936,314.6676' East: 567,973.4047'

Segment# 6: Line

Course: N0°03'38"E Length: 2,009.55'
North: 938,324.2165' East: 567,975.5286'

Segment# 7: Curve

Length: 197.13' Radius: 608.70'
Delta: 18°33'20" Tangent: 99.44'
Chord: 196.27' Course: S16°12'47"E
Course In: N83°03'53"E Course Out: S64°30'33"W
RP North: 938,397.7159' East: 568,579.7749'
End North: 938,135.7517' East: 568,030.3293'

Segment# 8: Line

Course: S0°03'38"W Length: 334.95'

North: 937,800.8018' East: 568,029.9753'

Segment# 9: Line

Course: S6°29'44"E Length: 202.75'

North: 937,599.3534' East: 568,052.9116'

Segment# 10: Line

Course: S11°38'49"E Length: 30.68'

North: 937,569.3051' East: 568,059.1053'

Segment# 11: Curve

Length: 927.27' Radius: 682.77'

Delta: 77°48'48" Tangent: 551.06'

Chord: 857.63' Course: S50°33'14"E

Course In: N78°21'11"E Course Out: S0°32'22"W

RP North: 937,707.1430' East: 568,727.8172'

End North: 937,024.4033' East: 568,721.3889'

Segment# 12: Line

Course: S89°27'38"E Length: 1,817.74'

North: 937,007.2893' East: 570,539.0484'

Segment# 13: Line

Course: S0°06'02"W Length: 30.00'

North: 936,977.2894' East: 570,538.9957'

Perimeter: 9,622.43' Area: 189,521Sq.Ft.

Error Closure: 0.0089 Course: N29°21'24"W

Error North : 0.00775 East: -0.00436

Precision 1: 1,081,169.66

Proposed Lot 12

North:934,749.4402' East:570,534.8758'

Segment# 1: Line

Course: N89°08'38"W Length: 812.29'

North: 934,761.5769' East: 569,722.6765'

Segment# 2: Line

Course: N0°03'38"E Length: 1,481.88'

North: 936,243.4561' East: 569,724.2426'

Segment# 3: Line

Course: S89°08'38"E Length: 793.52'

North: 936,231.5998' East: 570,517.6741'

Segment# 4: Line

Course: S44°31'04"E Length: 28.47'

North: 936,211.2997' East: 570,537.6353'

Segment# 5: Line

Course: S0°06'30"W Length: 1,461.86'

North: 934,749.4423' East: 570,534.8712'

Perimeter: 4,578.02' Area: 1,204,313Sq.Ft.

Error Closure: 0.0051 Course: N64°25'57"W

Error North : 0.00219 East: -0.00457

Precision 1: 897,650.98

Proposed Lot 13

North:933,743.8130' East:567,970.7080'

Segment# 1: Line

Course: N0°03'38"E Length: 747.24'

North: 934,491.0526' East: 567,971.4978'

Segment# 2: Line

Course: S89°01'07"E Length: 600.08'

North: 934,480.7746' East: 568,571.4897'

Segment# 3: Line

Course: S0°03'38"W Length: 744.88'

North: 933,735.8951' East: 568,570.7025'

Segment# 4: Line

Course: N89°14'37"W Length: 600.05'

North: 933,743.8164' East: 567,970.7048'

Perimeter: 2,692.25' Area: 447,639Sq.Ft.
Error Closure: 0.0047 Course: N43°55'58"W
Error North : 0.00337 East: -0.00324
Precision 1: 572,819.15

Proposed Tract A

North:938,961.9956' East:569,307.9885'

Segment# 1: Line

Course: S89°12'02"E Length: 90.00'
North: 938,960.7399' East: 569,397.9797'

Segment# 2: Line

Course: S0°47'58"W Length: 90.00'
North: 938,870.7487' East: 569,396.7240'

Segment# 3: Line

Course: N89°12'02"W Length: 90.00'
North: 938,872.0044' East: 569,306.7327'

Segment# 4: Line

Course: N0°47'58"E Length: 90.00'
North: 938,961.9956' East: 569,307.9885'

Perimeter: 360.00' Area: 8,100Sq.Ft.
Error Closure: 0.0000 Course: N0°00'00"E
Error North : 0.00000 East: 0.00000
Precision 1: 360,000,000.00

Proposed Tract B

North:938,980.5789' East:567,976.2230'

Segment# 1: Line

Course: S89°12'02"E Length: 90.01'
North: 938,979.3230' East: 568,066.2242'

Segment# 2: Line

Course: S0°03'38"W Length: 170.01'
North: 938,809.3131' East: 568,066.0445'

Segment# 3: Line

Course: N89°12'02"W Length: 90.01'

North: 938,810.5690' East: 567,976.0433'

Segment# 4: Line

Course: N0°03'38"E Length: 170.01'

North: 938,980.5789' East: 567,976.2230'

Perimeter: 520.04' Area: 15,301Sq.Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North : 0.00000 East: 0.00000

Precision 1: 520,040,000.00

Proposed Tract C

North:937,387.4061' East:568,124.5392'

Segment# 1: Curve

Length: 193.96' Radius: 682.77'

Delta: 16°16'34" Tangent: 97.63'

Chord: 193.30' Course: N19°47'06"W

Course In: N62°04'37"E Course Out: S78°21'11"W

RP North: 937,707.1374' East: 568,727.8193'

End North: 937,569.2994' East: 568,059.1074'

Segment# 2: Line

Course: N11°38'49"W Length: 30.68'

North: 937,599.3478' East: 568,052.9137'

Segment# 3: Line

Course: N6°29'44"W Length: 202.75'

North: 937,800.7962' East: 568,029.9774'

Segment# 4: Line

Course: N0°03'38"E Length: 334.95'

North: 938,135.7460' East: 568,030.3314'

Segment# 5: Curve

Length: 172.03' Radius: 608.70'

Delta: 16°11'33" Tangent: 86.59'

Chord: 171.45' Course: S33°35'14"E

Course In: N64°30'33"E Course Out: S48°19'00"W

RP North: 938,397.7102' East: 568,579.7770'

End North: 937,992.9167' East: 568,125.1806'

Segment# 6: Line

Course: S0°03'38"W Length: 605.52'

North: 937,387.3971' East: 568,124.5406'

Perimeter: 1,539.88' Area: 50,069Sq.Ft.

Error Closure: 0.0092 Course: S8°23'31"E

Error North : -0.00906 East: 0.00134

Precision 1: 167,379.35

LEGAL DESCRIPTION - LOT 1 PARENT LOT

A PORTION OF LOT 1 OF MINOR LAND DIVISION NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, RECORDED AS BOOK 1597 OF MAPS, PAGE 19, SITUATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF EL MIRAGE BRASS CAP IN A HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A CITY OF EL MIRAGE BRASS CAP IN A HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 27, BEARS NORTH 0 DEGREES 06 MINUTES 02 SECONDS EAST, (BASIS OF BEARING) 2650.76 FEET;

THENCE NORTH 0 DEGREES 06 MINUTES 02 SECONDS EAST, 650.52 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 38 SECONDS WEST, 60.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 38 SECONDS WEST, 2469.98 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS WEST, 576.00 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 07 SECONDS EAST, 481.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 22 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 60.00 FEET;

THENCE SOUTHEASTERLY 100.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 96 DEGREES 17 MINUTES 47 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 01 MINUTES 07 SECONDS WEST, 511.43 FEET;

THENCE SOUTH 54 DEGREES 24 MINUTES 17 SECONDS WEST, 44.46 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 37 SECONDS EAST, 56.50 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 37 SECONDS EAST, 2642.27 FEET;

THENCE SOUTH 0 DEGREES 06 MINUTES 02 SECONDS WEST, 55.00 FEET;

THENCE SOUTH 44 DEGREES 33 MINUTES 00 SECONDS EAST, 28.46 FEET;

THENCE SOUTH 0 DEGREES 06 MINUTES 02 SECONDS WEST, 543.28 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 4.50 FEET;

THENCE SOUTH 0 DEGREES 06 MINUTES 02 SECONDS WEST, 1382.28 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 5,244,983 SQUARE FEET, OR 120.4082 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

LEGAL DESCRIPTION - LOT 3 PARENT LOT

A PARCEL OF LAND, AS SHOWN ON THE MINOR LAND DIVISION FOR CENTERPOINT LOGISTICS PARK - P/D WEST, AS RECORDED IN BOOK 1478, PAGE 2, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF SECTION 27, SAID POINT BEING MARKED BY A CITY OF EL MIRAGE BRASS CAP IN A HANDHOLE FROM WHICH, THE EAST QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST, 2618.81 FEET;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 89 DEGREES 14 MINUTES 37 SECONDS WEST, 2622.04 FEET TO A POINT, SAID POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 27 AND BEING MARKED BY A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HANDHOLE;

THENCE, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 27, NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST, 747.24 FEET;

THENCE SOUTH 89 DEGREES 01 MINUTES 07 SECONDS EAST, 600.08 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST, 298.00 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 38 SECONDS EAST, 1151.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST, 1481.75 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 38 SECONDS EAST, 814.05 FEET;

THENCE SOUTH 44 DEGREES 31 MINUTES 04 SECONDS EAST, 28.47 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 30 SECONDS WEST, 2501.61 FEET THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 3,847,128.33 SQUARE FEET, OR 88.31792 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

NOTE: THE ROAD DEDICATION FOR DYSART ROAD AS SHOWN ON REFERENCE DOCUMENT (R4) FINAL PLAT FOR "COPPERWING LOGISTICS CENTER", BOOK 1556, PAGE 16, MCR, REDUCES THE GROSS SQUARE FOOTAGE OF LOT 3 DESCRIBED ABOVE. THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER" DOES NOT REPORT THE RESULTANT SQUARE FOOTAGE, LESS THE DYSART ROAD DEDICATION.

REFERENCE DOCUMENTS

- (R1) MINOR LAND DIVISION "NORTHWEST CORNER OF DYSART ROAD & JOE RAMIREZ ROAD, BOOK 1597, PAGE 19, MCR
(R2) FINAL PLAT FOR "COPPERWING LOGISTICS CENTER", BOOK 1556, PAGE 16, MCR.
(R3) MINOR LAND DIVISION FOR "COPPERWING LOGISTICS CENTER - CRT", BOOK 1498, PAGE 47, MCR.
(R4) MINOR LAND DIVISION FOR "CENTERPOINT LOGISTICS PARK-P/D WEST", BOOK 1478, PAGE 2, MCR.
(R5) FINAL PLAT FOR "CENTERPOINT LOGISTICS PARK-P/D WEST", BOOK 1399, PAGE 6, MCR.

FINAL RE-PLAT OF

LOT 3 CENTERPOINT LOGISTICS PARK - P/D WEST, AS FILED IN BOOK 1478, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA AND MINOR LAND DIVISION - NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, AS FILED IN BOOK 1597, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA BEING WITHIN THE EAST HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

- 1. 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.
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVIA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER(S).
4. DEVELOPMENT OF SITE WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
6. 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.
7. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
8. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. DYSART ROAD, PEORIA AVENUE AND OLIVE AVENUE ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF EL MIRAGE.
9. 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.
10. ALL LANDSCAPING AND IRRIGATION, INCLUDING WITHIN THE CITY'S RIGHT OF WAY, SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER(S) UNLESS OTHERWISE NOTED.
11. THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED IN THE ONE HUNDRED YEAR FLOOD PLAIN
12. AS DEFINED BY THE UNITED STATES FEDERAL MANAGEMENT AGENCY (FEMA):
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
13. THIS RE-PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT SHOWN, MAY EXIST.

LOT AREAS - PARENT LOT 1

PARENT LOT 1 PER "MINOR LAND DIVISION NORTHWEST CORNER OF DYSART ROAD & JOE RAMIREZ ROAD", BOOK 1597, PAGE 19, MCR

Table with 4 columns: (RECORDED), (MEASURED), (CALCULATED), and area values in SQ.FT. and AC. for lots 7 through 11.

LOT AREAS - PARENT LOT 3

PARENT LOT 3 PER "CENTERPOINT LOGISTICS PARK-P/D WEST", BOOK 1478, PAGE 2, MCR DEDUCTING THE DYSART ROAD DEDICATION AS SHOWN ON "FINAL PLAT FOR COPPERWING LOGISTICS CENTER", BOOK 1556, PAGE 16, MCR

Table with 4 columns: (RECORD), (MEASURED), (CALCULATED), and area values in SQ.FT. and AC. for lots 12 through 13.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #040130180L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AND ZONE "A", AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

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 AIR FORCE BASE.

ZONING

EMPLOYMENT/INDUSTRY (E) ADOPTED SEPTEMBER 22, 2011, ORDINANCE 011-09-17

OWNER/DEVELOPER

JOHN F. LONG FAMILY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED FEBRUARY 26, 2008

CONTACT

JOHN F. LONG PROPERTIES LLLP
1118 E MISSOURI AVENUE, SUITE A
PHOENIX, ARIZONA 85014
CONTACT: SEAN TONGE
TEL: (602) 501-9095
EMAIL: seant@jlong.com

SURVEYOR

EPS GROUP INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250

SHEET INDEX

Table with 2 columns: SHEET and COVER, NOTES. Rows include SHEET 1 COVER, NOTES; SHEET 2 RE-PLAT MAP; SHEET 3 RE-PLAT MAP

BENCHMARK:

NSS PD "A13849", A STAINLESS STEEL ROD IN SLEEVE; FROM THE INTERSECTION OF DYSART ROAD AND CACTUS ROAD, HEAD WEST ON CACTUS ROAD 1/2 MILE TO RAILROAD TRACKS, HEAD NORTH ON A DIRT ROAD WHICH LIES ON THE EAST SIDE OF THE RAILROAD TRACKS 1087' +/-, MONUMENT LIES 65' +/- EAST OF THE DIRT ROAD.

ELEVATION = 1134.84' (NAD 88' DATUM)

BASIS OF BEARING

DYSART ROAD PER FINAL PLAT "CENTERPOINT LOGISTICS", BOOK 1399, PAGE 06 M.C.R. ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, T3N, R1W, MARICOPA COUNTY.

BEARING = (NORTH 00°06'02" EAST)

CERTIFICATIONS

- 1. THE SUBDIVISION SHALL CERTIFY THAT RULES AS MAY BE ESTABLISHED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RELATING TO THE CONSTRUCTION OR PREVENTION OF CONSTRUCTION OF STREETS IN LAND ESTABLISHED AS BEING SUBJECT TO PERIODIC INUNDATION HAVE BEEN FOLLOWED AS APPLICABLE.
2. THE SUBDIVISION SHALL CERTIFY THAT RULES AS MAY BE 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.
3. THE SUBDIVISION SHALL CERTIFY THAT THE REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN & DEVELOPMENT STANDARDS MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

APPROVAL OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS ____ DAY OF _____, 2022, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

BY: _____ DATE: _____
CITY ENGINEER

APPROVAL BY CITY PLANNING AND ZONING COMMISSION

THE FINAL PLAT IS REVIEWED AND APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2022

PLANNING AND ZONING COMMISSION CHAIRPERSON

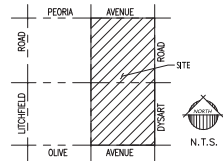
PLANNING DIRECTOR

APPROVAL BY CITY COUNCIL

APPROVED BY THE COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS ____ DAY OF _____, 2022

BY: _____ ATTEST: _____
MAYOR CITY CLERK

SEC. 27
T.3 N., R.1 W.
VICINITY MAP



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: JACOB F. LONG AS TRUSTEE OF JOHN F. LONG FAMILY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 2/26/08 AND DPML COPPERWING LANDCO III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DPML MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING PARTNER, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF A OF LOT 3 CENTERPOINT LOGISTICS PARK - P/D WEST, AS FILED IN BOOK 1478, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOT 1 COPPERWING LOGISTICS CENTER - CRT, AS FILED IN BOOK 1597, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS THE DIMENSIONS OF ALL LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR GIVEN NAME EACH RESPECTIVELY ON SAID PLAT. JACOB F. LONG AS TRUSTEE OF JOHN F. LONG FAMILY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 2/26/08 AND DPML COPPERWING LANDCO III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DPML MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND EASEMENTS AS SHOWN HEREON, UPON OFFICIAL ACCEPTANCE BY THE CITY.

IN WITNESS WHEREOF, JACOB F. LONG AS TRUSTEE OF JOHN F. LONG FAMILY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 2/26/08, AS OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THIS SIGNATURE OF JACOB F. LONG, ITS TRUSTEE THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF _____, 2022

BY: _____
JACOB F. LONG AS TRUSTEE OF JOHN F. LONG FAMILY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 2/26/08, AS OWNER AND

IN WITNESS WHEREOF, _____ OF DPML COPPERWING LANDCO III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DPML MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING PARTNER, AS OWNER, HAS HEREUNDER CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THIS SIGNATURE OF _____ THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF _____, 2022

BY: DPML COPPERWING LANDCO III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING DIRECTOR

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2022, JACOB F. LONG PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUSTEE OF JOHN F. LONG FAMILY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 2/26/08, AND ACKNOWLEDGED THAT HE, AS TRUSTEE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF WASHOE

BEFORE ME THIS ____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED _____ SELF TO BE THE _____ OF DPML COPPERWING LANDCO III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DPML MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS _____ AND ACKNOWLEDGED THAT _____ AS _____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT CERTIFICATION

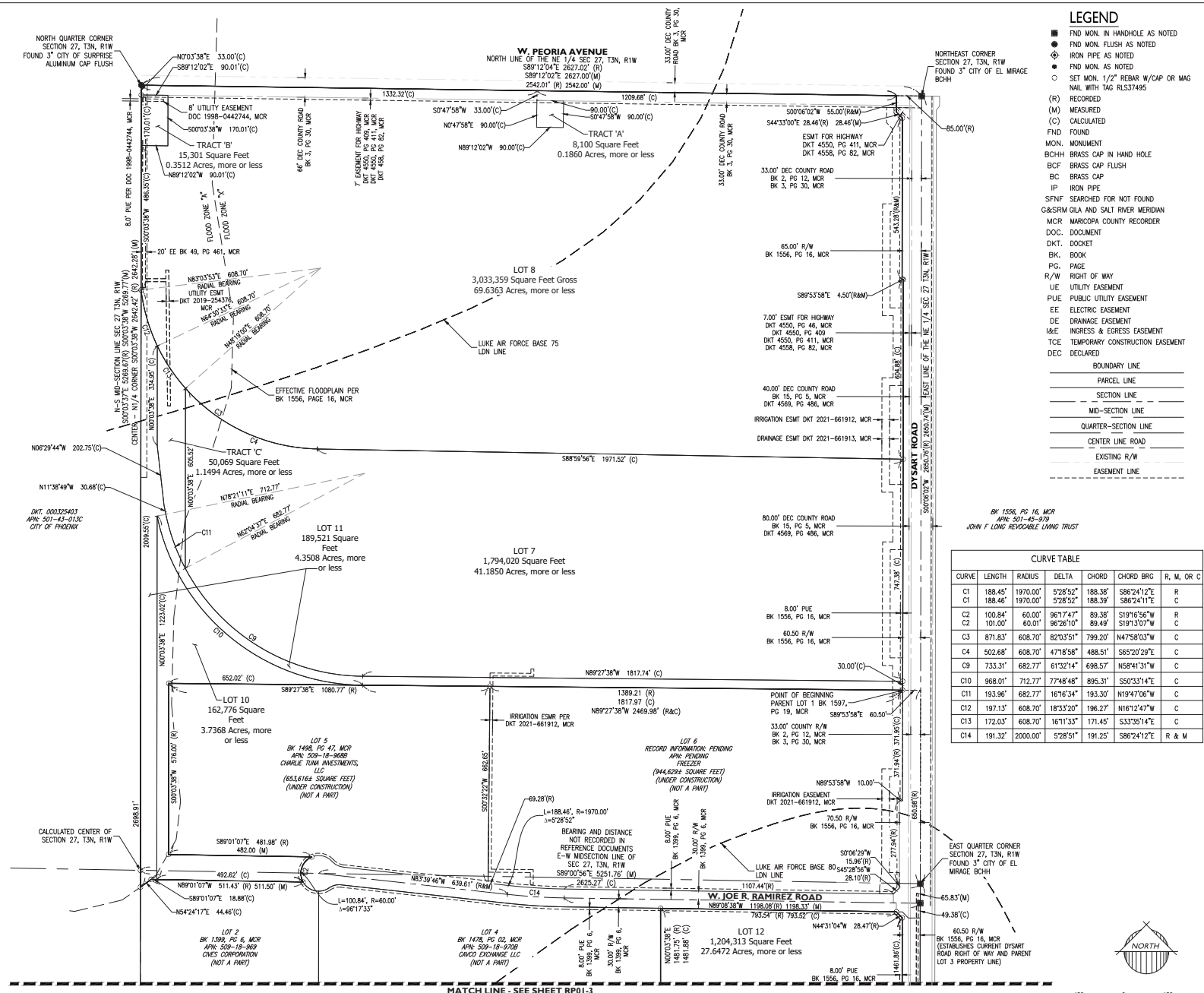
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2021 USING SURVEY INFORMATION OBTAINED BY EPS GROUP, INC. THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN AND THE INFORMATION SHOWN ON THE PLAT IS SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____

NAME _____ DATE _____

Vertical sidebar containing project information: Project: RE-PLAT OF LOT 3 AND LOT 1 CENTERPOINT AND COPPERWING EL MIRAGE, ARIZONA; Revisions:; Notary Seal for Robert A. Johnston, State of Nevada, Commission No. 37499, Expires 08/31/2024; Job No. 20-1212-011; RP01; Sheet No. 1 of 3.

Job: 06_2022_818mm S:\Projects\2020\20-1212-011 Re-Plat of PD West\Map\20-1212-011.dwg



- ### LEGEND
- FND MON. IN HANDHOLE AS NOTED
 - IRON PIPE FLUSH AS NOTED
 - ⊕ IRON PIPE AS NOTED
 - FND MON. AS NOTED
 - SET MON. 1/2" BEAR W/CAP OR M&G NAIL WITH TAG RLS37495
 - (R) RECORDED
 - (M) MEASURED
 - (C) CALCULATED
 - FND FND MON.
 - MON. MONUMENT
 - BCHM BRASS CAP IN HAND HOLE
 - BCF BRASS CAP FLUSH
 - BC BRASS CAP
 - IP IRON PIPE
 - SENT SEARCHED FOR NOT FOUND
 - G&S&M GILA AND SALT RIVER MERIDIAN
 - MCR MARICOPA COUNTY RECORDER
 - DOC. DOCUMENT
 - DKT. DOCKET
 - BK. BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - UE UTILITY EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - EE ELECTRIC EASEMENT
 - DE DRAINAGE EASEMENT
 - I&E INGRESS & EGRESS EASEMENT
 - TCE TEMPORARY CONSTRUCTION EASEMENT
 - DEC DECLARED
- BOUNDARY LINE
 - PARCEL LINE
 - SECTION LINE
 - MID-SECTION LINE
 - QUARTER-SECTION LINE
 - CENTER LINE ROAD
 - EXISTING R/W
 - EASEMENT LINE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	R, M, OR C
C1	188.45'	1970.00'	52°52'	188.38'	S86°24'12"E	R
C2	100.84'	60.00'	96°17'47"	89.38'	S19°16'56"W	R
C3	871.83'	608.70'	82°03'51"	799.20'	N47°58'03"W	C
C4	502.68'	608.70'	47°18'58"	488.51'	S65°20'29"E	C
C9	733.31'	682.77'	61°32'14"	698.57'	N58°41'31"W	C
C10	968.01'	712.77'	77°48'48"	895.31'	S50°33'14"E	C
C11	193.96'	682.77'	16°16'54"	193.30'	N19°47'06"W	C
C12	197.13'	608.70'	18°32'20"	196.27'	N167°24'47"W	C
C13	172.03'	608.70'	16°11'33"	171.45'	S33°35'14"E	C
C14	191.32'	2000.00'	52°51"	191.25'	S86°24'12"E	R & M



150 0 150 300
Scale: 1" = 150'

1130 N New School Road
Suite 120
Phoenix, AZ 85021
T: 480.503.2250 | F: 480.503.2258
www.eppsfoundation.com

RE-PLAT

**RE-PLAT OF LOT 3 AND LOT 1
CENTERPOINT AND COPPERWING
EL MIRAGE, ARIZONA**

Project: _____
Revisions: _____

Desiger: JAW
Drawn by: RAJ

Job No.: 20-1212-011
RPOI
Sheet No.: 2 of 3

