



# CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

### Official Use

Case No: \_\_\_\_\_ Date Received: \_\_\_\_\_ P&Z Meeting: \_\_\_\_\_  
CC 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)

- Conditional Use Permit
- General Plan Amendment:  Major  Minor
- Planned Area Development (PAD)
- Planned Area Development Amendment
- Rezoning
- Site Plan Approval
- Site Plan Amendment
- Preliminary Plat
- Final Plat
- Other: \_\_\_\_\_

### PROPERTY INFORMATION:

Name of Project: El Mirage Warehouse Acreage: 18.6  
Property Address/Location: 9755 N El Mirage Rd, El Mirage, AZ 85335  
Assessor's Parcel Number: 501-45-014R

### APPLICANT / OWNER INFORMATION:

Applicant: <u>John McGhee</u>	Owner: <u>Cold Water Holdings, LLC</u>
Address: <u>2701 E Camelback Rd, Ste 175</u>	Address: <u>12336 W Butler Drive, Suite 100</u>
City/ST/Zip: <u>Phoenix, AZ 85016</u>	City/ST/Zip: <u>El Mirage, AZ 85335</u>
Phone: <u>480-417-2592</u>	Phone: <u>623-535-7202</u>
Email: <u>jmcghee@colestl.com</u>	Email: <u>adam.waltho@suttermasonry.com</u>
Signature: <u><i>John C. Miller</i></u>	Signature: _____
(Agreement to act as agent for owner)	(Authorization for agent to act for owner)

- Application Form
- Project Narrative
- Final Plat
- Filing Fee (see Fee Schedule)



**ST. LOUIS**  
Power House at Union Station  
401 S. 18th Street, Suite 200  
St. Louis, MO 63103  
314.984.9887 *tel*

**ST. CHARLES**  
1520 S. Fifth Street  
Suite 307  
St. Charles, MO 63303  
636.978.7508 *tel*

**DALLAS**  
6175 Main Street  
Suite 367  
Frisco, TX 75034  
972.624.6000 *tel*

**PHOENIX**  
2701 E. Camelback Road  
Suite 175  
Phoenix, AZ 85016  
602.795.4111 *tel*

October 27, 2022

City of El Mirage  
Development Services  
10000 N El Mirage Road  
623-876-2977

RE: Final Plat Narrative  
El Mirage Warehouse  
N. El Mirage Rd. & W. Joe R. Ramirez Rd.  
El Mirage, Arizona

### **Application Request**

Please find enclosed documents for a formal Final Plat request for a Warehouse Distribution building at the southeast corner of N. El Mirage Rd. & W. Joe R. Ramirez Rd. 9755 N El Mirage Rd, El Mirage, AZ 85335

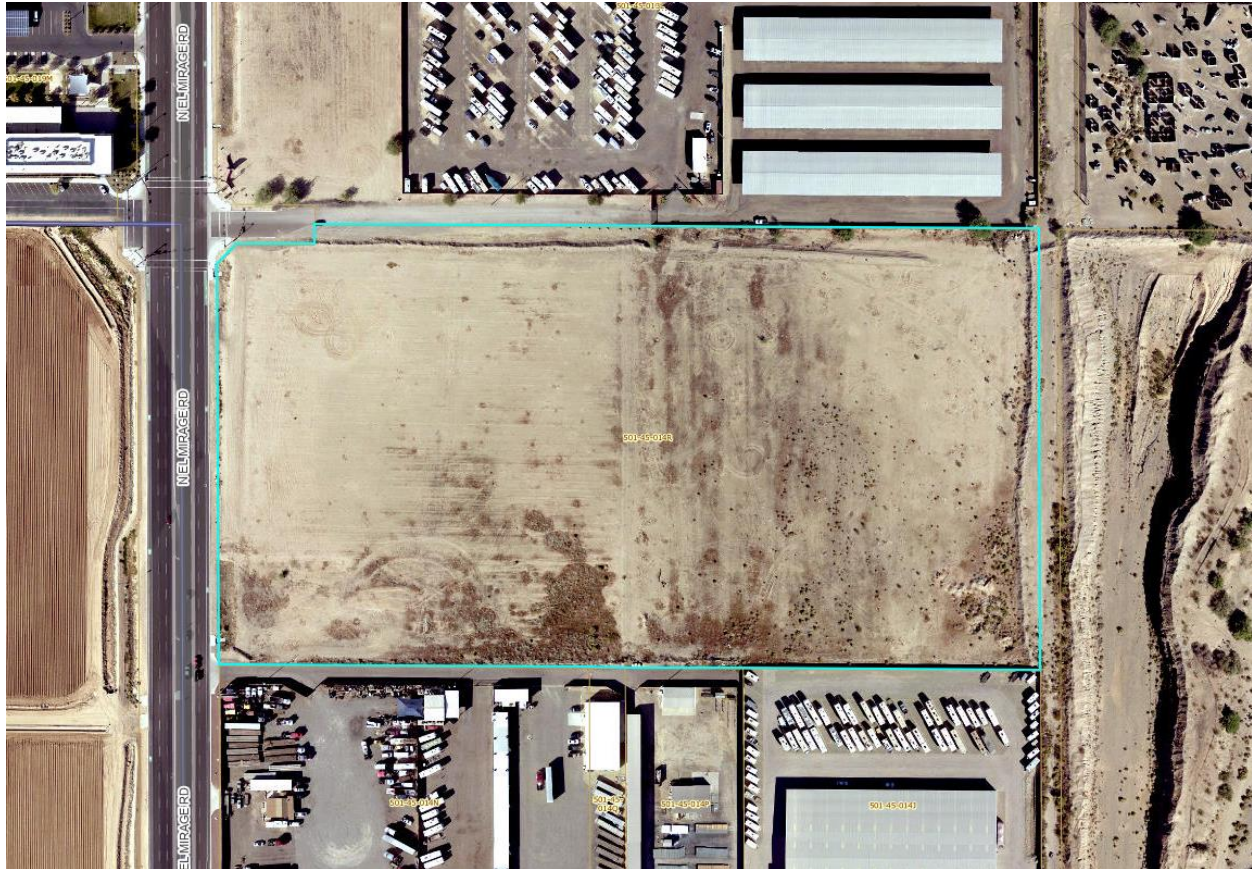
The existing parcel (APN 501-45-014R) is 18.6 acres. This request includes a subdivision of the parcel to create a 13.259-acre parcel on the west side of the site and a 4.006-acre parcel on the east side of the site.

### **Location and Description**

APN 501-45-014R is bound by El Mirage Road to the west, Joe R. Ramirez ROW on the north, APN 501-99-003B to the east and several parcels to the south.

### **Historical Data & Aerial Map**

The parcel has been undeveloped as evident from historical aerial mapping, going back as far as 1992. Unlike surrounding parcels, no farming activities appear to have ever been done on this site. The following aerial map was taken between October and December of 2021 (Maricopa County Assessors Office).



## **Operations and Use**

The current site plan includes a 32' tall, 216,320 square foot building, expected to be used for warehousing and distribution. Based on the current parking requirements, the current site plan doesn't have sufficient parking and a parking reduction will be required.

## **Proposed Infrastructure**

N. El Mirage Road, to the west, is constructed to its full width arterial section. Currently, W. Joe R. Ramirez Road is stubbed at the intersection. This project will construct Joe R. Ramirez Road along its entire frontage pursuant to the exhibit provided by El Mirage and dated 03-09-20 (enclosed).

# FINAL PLAT OF EL MIRAGE WAREHOUSE 22-P299

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, CITY OF EL MIRAGE,  
MARICOPA COUNTY, ARIZONA

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA )<sup>ss</sup>

KNOW ALL MEN BY THESE PRESENTS: COLD WATER HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME "EL MIRAGE WAREHOUSE 22-P299" A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, 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 PLAT AS THE PLAT OF "EL MIRAGE WAREHOUSE 22-P299" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION 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 EACH RESPECTIVELY ON SAID PLAT. COLD WATER HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND EASEMENTS AS SHOWN HEREON, UPON OFFICIAL ACCEPTANCE BY THE CITY.

THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES.

ALL WATER, SANITARY SEWER AND STORM DRAIN WITHIN THE PROPERTY ARE PRIVATE UNLESS NOTED OTHERWISE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE UTILITY MAINS, SERVICES AND RELATED APPURTENANCES.

THE TWO DRAINAGE EASEMENTS ALONG EL MIRAGE ROAD TO BE ABANDONED PER THIS PLAT.

IN WITNESS WHEREOF, COLD WATER HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSE ITS NAME TO BE ASSIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_ ITS \_\_\_\_\_ THEREUNTO DULLY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: COLD WATER HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )<sup>ss</sup>

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC WHO ACKNOWLEDGED HIMSELF/ HERSELF TO BE THE MANAGING MEMBER OF COLD WATER HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE/ SHE AS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

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

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

## 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 AIRFORCE BASE.

### AREA TABLE

LOT 1	577,722 SQ. FT. 13.263 ACRES
LOT 2	174,493 SQ. FT. 4.006 ACRES
<b>TOTAL</b>	<b>752,215 SQ. FT. 17.269 ACRES</b>

## NOTES:

- NO CONSTRUCTION OF ANY KIND SHALL BE 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 13 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 LOT CORNERS SHALL BE MONUMENTED WITH 1/2" 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 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 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 WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. EL MIRAGE ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF EL MIRAGE.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- 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.
- ALL LANDSCAPING AND IRRIGATION INSTALLED AS PART OF THIS PROJECT, INCLUDING WITHIN THE CITY'S RIGHT OF WAY, SHALL BE MAINTAINED BY THE PROPERTY OWNER UNLESS NOTED OTHERWISE.
- THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES.

## FLOOD ZONE NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1680L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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."

## BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT I.D. 2866, BEING A 2-INCH MARICOPA COUNTY ALUMINUM CAP STAMPED 26563, LOCATED APPROXIMATELY 1,359 FEET EAST OF INTERSECTION OF PEORIA AVENUE AND 121ST AVENUE, HAVING AN ELEVATION OF 1,087.87 FEET (NAVD88).

## REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

PLSS SUBDIVISION RECORD OF SURVEY IN BOOK 688 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1069 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

MAP OF DEDICATION OF "EL MIRAGE ROAD" RECORDED IN BOOK 1070 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1442 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS

WARRANTY DEED (SPECIAL) IN 1996-0107373, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2008-0435443, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2016-0702493, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 2019-0782594, MARICOPA COUNTY RECORDS

UNRECORDED RIGHT OF WAY PLAN SURVEY PREPARED BY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION DATED SEPTEMBER 5, 2018 IN JOB NUMBER T10367

## LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 33 FEET FOR ROAD; AND

EXCEPT THAT PORTION CONDEMNED IN FINAL ORDER OF CONDEMNATION IN RECORDING NO. 2016-572422, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 25, SOUTH 89 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 658.66 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 27 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 598.68 FEET; THENCE NORTH 45 DEGREES 16 MINUTES 46 SECONDS EAST, A DISTANCE OF 42.21 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 117.27 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 169.58 FEET TO THE POINT OF BEGINNING.

## ZONING

EL - EMPLOYMENT/INDUSTRY & CP COMMERCE PARK PER THE OCTOBER 14, 2016, JUDGMENT CASE NO. CV216-000464 PROPERTY OWNER HAS THE OPTION TO DEVELOP THE PROPERTY UNDER THE GENERAL INDUSTRIAL (I-2) ZONING.

## CERTIFICATIONS

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.

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 CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

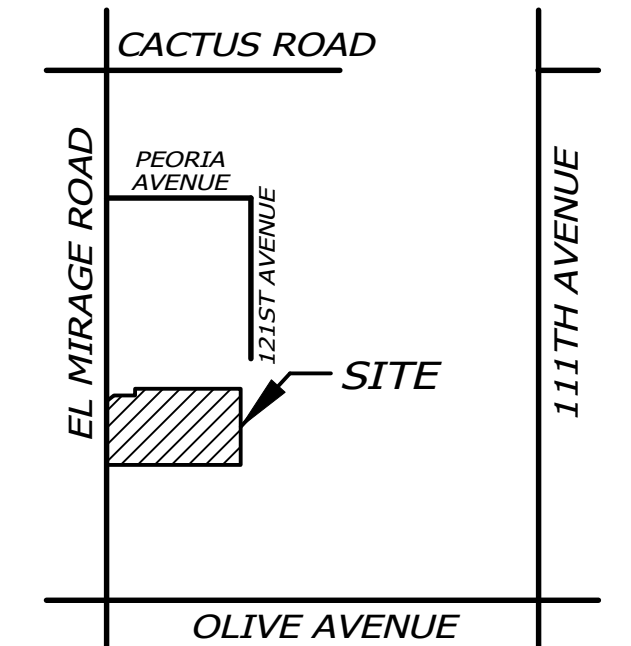
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

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

## CERTIFICATE OF COMPLIANCE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EL MIRAGE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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



## VICINITY MAP

NOT TO SCALE

## OWNER/DEVELOPER

COLD WATER HOLDINGS LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
12336 W. BUTLER DRIVE SUITE 100  
EL MIRAGE, AZ 85335  
PHONE: (623)535-7202  
CONTACT: ADAM WALTHO

## ENGINEER

COLE & ASSOCIATES, INC.  
2701 E. CAMELBACK ROAD, SUITE 175  
PHOENIX, AZ 85016  
PHONE: (602)795-4111  
CONTACT: JOHN MCGHEE

## SURVEYOR

SUPERIOR SURVEYING SERVICES INC.  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, AZ 85027  
PHONE: (623)869-0223  
FAX: (623)869-0726  
CONTACT: JAMES WILLIAMSON

## BASIS OF BEARINGS

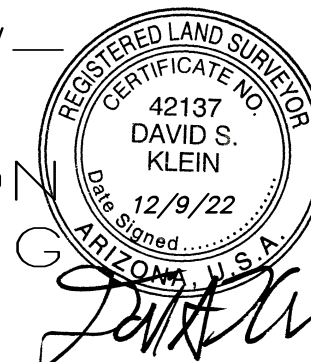
THE BASIS OF BEARING IS THE MONUMENT LINE OF EL MIRAGE ROAD, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, PER THE RECORD OF SURVEY, BOOK 688 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

## 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 DECEMBER, 2022, USING SURVEY INFORMATION OBTAINED BY SUPERIOR SURVEYING SERVICES 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 RETRACTED.

DECEMBER 8, 2022  
DAVID S. KLEIN  
R.L.S. 42137  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, AZ 85027

—FOR REVIEW—  
NOT FOR  
CONSTRUCTION  
OR RECORDING



FINAL PLAT OF  
EL MIRAGE WAREHOUSE 22-P299  
9755 N. EL MIRAGE ROAD, EL MIRAGE, AZ 85335

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: LE CR: JW

SHEET 1 OF 2

DATE: 12/9/22

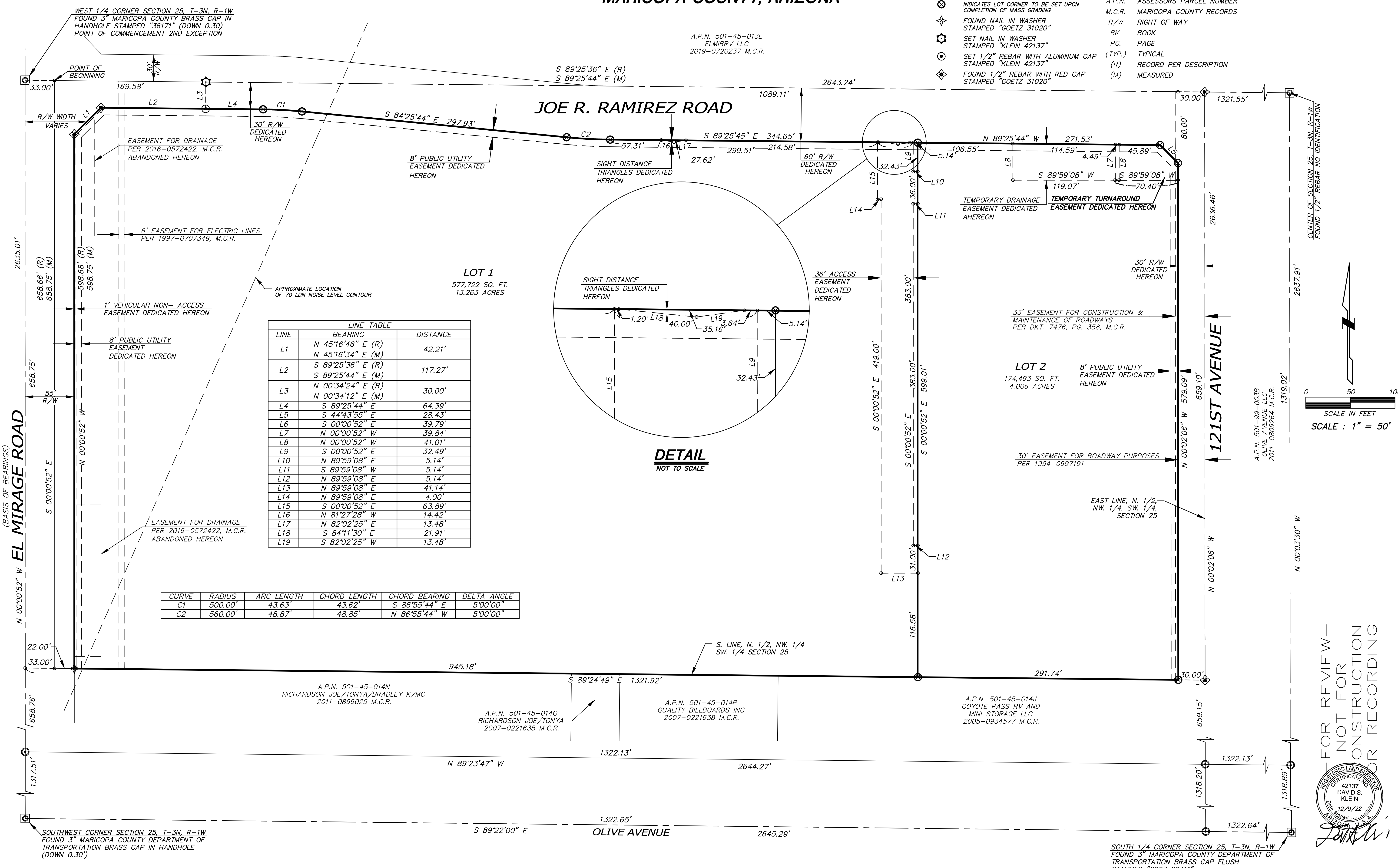
JOB: 202206034

# FINAL PLAT OF EL MIRAGE WAREHOUSE 22-P299

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, CITY OF EL MIRAGE,  
MARICOPA COUNTY, ARIZONA

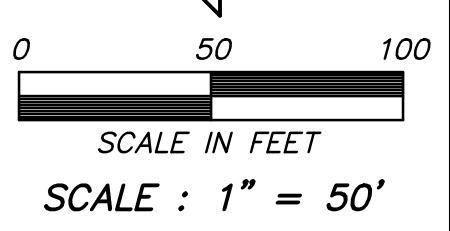
## LEGEND

- |   |   |        |   |
|---|---|--------|---|
| — | BOUNDARY LINE   | ⊙      | CALCULATED POSITION<br>NO MONUMENT FOUND OR SET |
| — | CENTER LINE OR MONUMENT LINE                                      | A.P.N. | ASSESSORS PARCEL NUMBER                         |
| ⊗ | INDICATES LOT CORNER TO BE SET UPON<br>COMPLETION OF MASS GRADING | M.C.R. | MARICOPA COUNTY RECORDS                         |
| ⊕ | FOUND NAIL IN WASHER<br>STAMPED "GOETZ 31020"                     | R/W    | RIGHT OF WAY                                    |
| ⊖ | SET NAIL IN WASHER<br>STAMPED "KLEIN 42137"                       | BK.    | BOOK  |
| ⊙ | SET 1/2" REBAR WITH ALUMINUM CAP<br>STAMPED "KLEIN 42137"         | PG.    | PAGE  |
| ⊕ | FOUND 1/2" REBAR WITH RED CAP<br>STAMPED "GOETZ 31020"            | (TYP.) | TYPICAL   |
|   |   | (R)    | RECORD PER DESCRIPTION                          |
|   |   | (M)    | MEASURED  |



LINE	BEARING	DISTANCE
L1	N 45°16'46" E (R)	42.21'
	N 45°16'34" E (M)	
L2	S 89°25'36" E (R)	117.27'
	S 89°25'44" E (M)	
L3	N 00°34'24" E (R)	30.00'
	N 00°34'12" E (M)	
L4	S 89°25'44" E	64.39'
L5	S 44°43'55" E	28.43'
L6	S 00°00'52" E	39.79'
L7	N 00°00'52" W	39.84'
L8	N 00°00'52" W	41.01'
L9	S 00°00'52" E	32.49'
L10	N 89°59'08" E	5.14'
L11	S 89°59'08" W	5.14'
L12	N 89°59'08" E	5.14'
L13	N 89°59'08" E	41.14'
L14	N 89°59'08" E	4.00'
L15	S 00°00'52" E	63.89'
L16	N 81°27'28" W	14.42'
L17	N 82°02'25" E	13.48'
L18	S 84°11'30" E	21.91'
L19	S 82°02'25" W	13.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	43.63'	43.62'	S 86°55'44" E	5°00'00"
C2	560.00'	48.87'	48.85'	N 86°55'44" W	5°00'00"



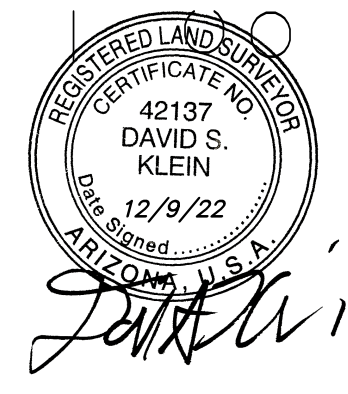
FINAL PLAT OF  
EL MIRAGE WAREHOUSE 22-P299  
9755 N. EL MIRAGE ROAD, EL MIRAGE, AZ 85335

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



DWN: LE    CR: JW  
SHEET 2 OF 2  
DATE: 12/9/22  
JOB: 202206034

FOR REVIEW—  
NOT FOR  
CONSTRUCTION  
OR RECORDING



SOUTH 1/4 CORNER SECTION 25, T-3N, R-1W  
FOUND 3" MARICOPA COUNTY DEPARTMENT OF  
TRANSPORTATION BRASS CAP FLUSH  
STAMPED "2007 26411"

(BASIS OF BEARINGS)  
EL MIRAGE ROAD

121ST AVENUE

A.P.N. 501-09-003B  
OLIVE AVENUE LLC  
2011-0809264 M.C.R.

N 00°03'30" W

CENTER OF SECTION 25, T-3N, R-1W  
FOUND 1/2" REBAR NO IDENTIFICATION

WEST 1/4 CORNER SECTION 25, T-3N, R-1W  
FOUND 3" MARICOPA COUNTY BRASS CAP IN  
HANDHOLE STAMPED "36171" (DOWN 0.30)  
POINT OF COMMENCEMENT 2ND EXCEPTION

SOUTHWEST CORNER SECTION 25, T-3N, R-1W  
FOUND 3" MARICOPA COUNTY DEPARTMENT OF  
TRANSPORTATION BRASS CAP IN HANDHOLE  
(DOWN 0.30')