

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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
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BOOK 1726 PAGE 25
ELECTRONIC RECORDING

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DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)^{ss}

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 HERETOFORE CAUSED ITS NAME TO BE ASSIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

BY: Adam Walther

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

ACKNOWLEDGMENT

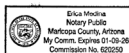
STATE OF ARIZONA)
COUNTY OF MARICOPA)^{ss}

ON THIS, THE 10th DAY OF FEBRUARY, 2023, THAT Adam Walther PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC WHO ACKNOWLEDGED HIMSELF / HERSELF TO BE THE _____ 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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Adam Walther 2/10/2023
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 01/09/2024 DATE



NOTICE OF MILITARY OVER FLIGHTS

THIS SUBDIVISION LIES WITHIN THE VICINITY OF A MILITARY AIRPORT AS DESCRIBED IN SECTION 28-PART 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 | 572,722 SQ. FT. 13.263 ACRES |
| LOT 2 | 174,493 SQ. FT. 4.006 ACRES |
| TOTAL | 752,215 SQ. FT. 17.269 ACRES |

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 NEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES, 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 IMPIDE 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 040131860L, 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 UNIFORM POINT ID: 2866, BEING 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 (NAVD83).

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 2016-0702483, 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 170367

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 89 DEGREES 25 MINUTES 36 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 598.58 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 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 169.58 FEET TO THE POINT OF BEGINNING.

ZONING

EI - 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 (1-2) 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 FEBRUARY, 2023 BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

BY: Steve Goulet DATE: 2/6/2023
CITY ENGINEER

APPROVAL BY CITY COUNCIL

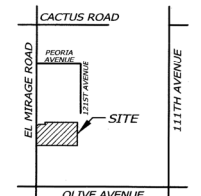
APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS _____ DAY OF FEBRUARY, 2023

BY: [Signature]
MAYOR
ATTEST: [Signature]
CITY CLERK

CERTIFICATE OF COMPLIANCE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EL MIRAGE, ARIZONA, THIS _____ DAY OF FEBRUARY, 2023

[Signature] [Signature]
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: (602)535-7202
CONTACT: ADAM WALTHE

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: (602)869-0223
FAX: (602)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 FEBRUARY, 2023, 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 RETRACED.

FEBRUARY 2, 2023
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027



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
602-869-0223 (office) 602-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



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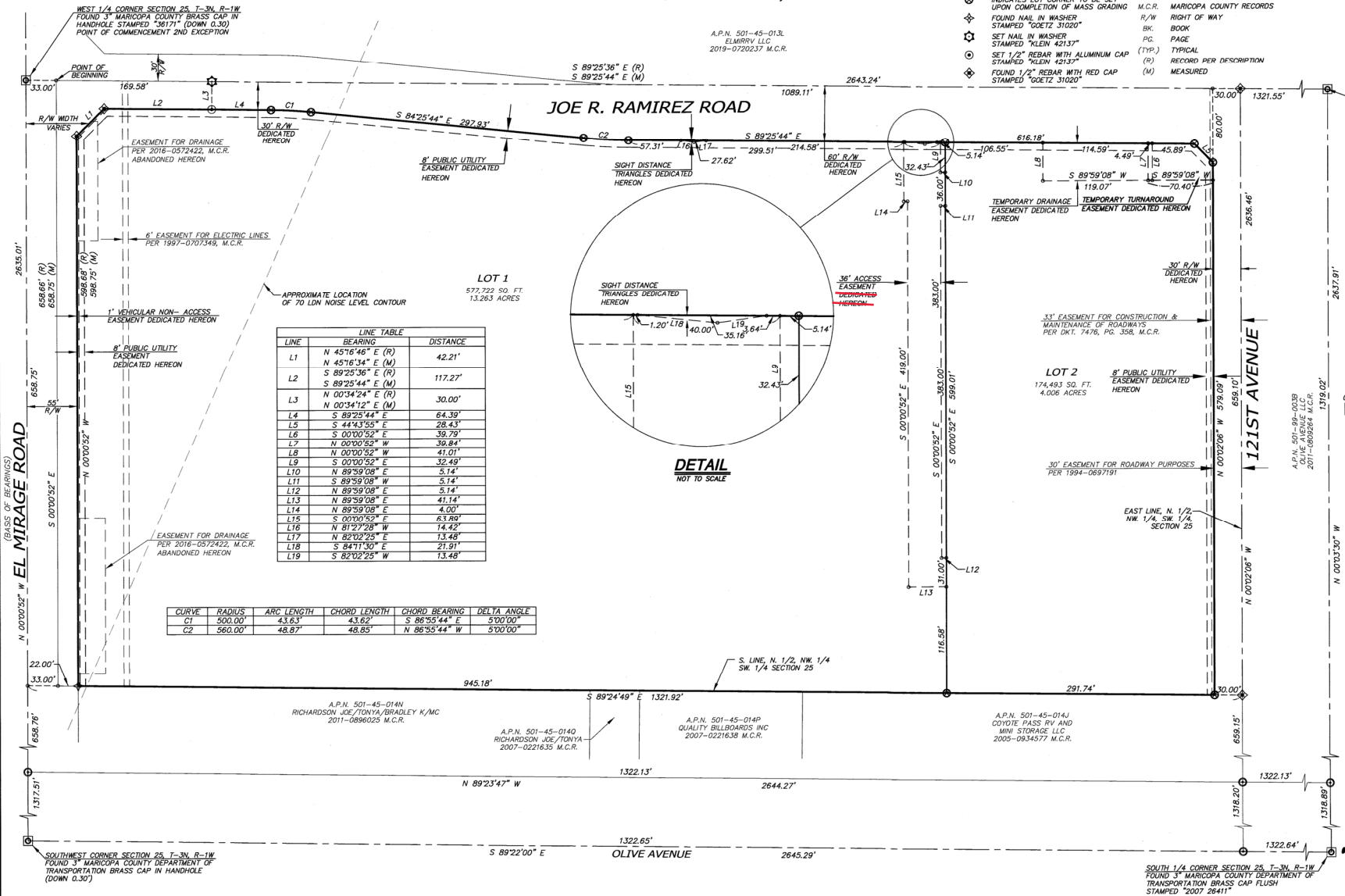
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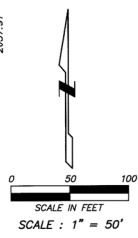
LEGEND

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



| LINE | BEARING | DISTANCE |
|------|-------------------|----------|
| L1 | N 45°16'46" E (R) | 42.21' |
| L2 | N 45°16'34" E (M) | 117.27' |
| L3 | S 89°25'44" E (M) | 117.27' |
| L4 | N 00°34'24" E (R) | 30.00' |
| L5 | N 00°34'12" E (M) | 30.00' |
| L6 | S 89°25'44" E (M) | 64.39' |
| L7 | S 44°43'55" E (M) | 28.43' |
| L8 | S 00°00'52" E (M) | 39.79' |
| L9 | N 00°00'52" W (M) | 30.84' |
| L10 | N 00°00'52" W (M) | 41.01' |
| L11 | N 89°59'08" E (M) | 32.49' |
| L12 | N 89°59'08" E (M) | 5.14' |
| L13 | N 89°59'08" E (M) | 5.14' |
| L14 | N 89°59'08" E (M) | 41.14' |
| L15 | N 89°59'08" E (M) | 4.00' |
| L16 | S 00°00'52" E (M) | 63.89' |
| L17 | N 81°27'28" W (M) | 14.42' |
| L18 | N 82°02'25" E (M) | 13.48' |
| L19 | S 84°11'30" E (M) | 21.91' |
| L20 | S 82°02'25" W (M) | 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" |



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EL MIRAGE WAREHOUSE 22-P299
9755 N. EL MIRAGE ROAD, EL MIRAGE, AZ 85535

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-989-0200
www.superiorland.com
info@superiorland.com



OWN: LE
SHEET: 2 OF 2
DATE: 2/2/23
JOB: 202206034

