

# FINAL PLAT FOR LOGISTICENTER AT COPPERWING

## DEDICATION:

STATE OF ARIZONA )  
 ) SS.  
 COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

DPML COPPERWING LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "LOGISTICENTER AT COPPERWING", LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA., AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

KNOWN ALL MEN BY THESE PRESENTS: DPML COPPERWING LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER HAS SUBDIVIDED UNDER THE NAME LOGISTICENTER AT COPPERWING, A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS THE PLAT OF LOGISTICENTER AT COPPERWING AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. DPML COPPERWING LLC, A LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC UNLESS OTHERWISE NOTED 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.

A PUBLIC UTILITIES EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED OVER TRACT 'A'.

TRACT 'A' IS HEREBY CREATED FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS/ACCESS.

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.

A PORTION OF THE 8 FOOT PUBLIC UTILITY EASEMENT DEDICATED PER BOOK 1556, PAGE 16, M.C.R. ALONG DYSART ROAD IS BEING ABANDONED WITH THIS PLAT AND IS LABELED ACCORDINGLY.

DPML COPPERWING LLC, AS OWNER, CERTIFIES 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.

DPML COPPERWING LLC, AS OWNER, CERTIFIES 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.

IN WITNESS WHEREOF:

DPML COPPERWING LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF C.DOUGLAS LANNING, ITS CHIEF FINANCIAL OFFICER THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DPML COPPERWING, LLC.  
 A DELAWARE LIMITED LIABILITY COMPANY

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

NAME: C. DOUGLAS LANNING

TITLE: CHIEF FINANCIAL OFFICER

## LEGAL DESCRIPTION:

PARCEL 1:

PARCEL 1 OF COPPERWING LOGISTICENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1556 OF MAPS, PAGE 16.

PARCEL 4:

PARCEL 4 OF COPPERWING LOGISTICENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1556 OF MAPS, PAGE 16.

EXCEPT THAT PORTION OF LAND CONVEYED TO EPCOR WATER ARIZONA, INC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021-1018769.

## 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 UTILITIES, ELECTRICAL FACILITIES LESS THAN 13 KVA, CABLE T.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN THE PROPERTY INCLUDING ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 3/4" 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 DEVELOPMENT IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA.
- THIS DEVELOPMENT IS LOCATED WITHIN THE EPCOR SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITH 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.
- THIS DEVELOPMENT IS LOCATED IN THE VICINITY OF A RAILROAD.
- 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 WILL HAVE THE RESPONSIBILITY OF MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR EASEMENTS, INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH THE APPROVED PLANS.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH THE APPROVED PLANS."

A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## OWNER

DPML COPPERWING LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 C/O DERMODY PROPERTIES  
 5500 EQUITY AVENUE  
 RENO, NV 89502  
 PHONE: 775-858-8080  
 EMAIL: JGRANT@DERMODY.COM

## SURVEYOR

HUNTER ENGINEERING INC.  
 10446 N. 74TH ST. SUITE 140  
 SCOTTSDALE, AZ 85258  
 PHONE: 480-991-3985  
 CONTACT: JAMES A. BRUCCI  
 EMAIL: JBRUCCI@HUNTERENGINEERINGPC.COM

## BASIS OF BEARING

BASIS OF BEARING IS NORTH 00°06'30" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## BENCHMARK

BRASS CAP IN HANDHOLE AT INTERSECTION OF DYSART RD. & PEORIA AVE  
 ELEVATION = 1110.23'

## ACKNOWLEDGMENT

STATE OF NEVADA )  
 ) SS.  
 COUNTY OF WASHOE )

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 C. DOUGLAS LANNING PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE CHIEF FINANCIAL OFFICER OF DPML COPPERWING, LLC, 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 HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL OF CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

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

## APPROVAL BY PLANNING & ZONING COMMISSION

THE FINAL PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

PLANNING DIRECTOR \_\_\_\_\_

## APPROVAL BY THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

## LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT U.S. BANK NATIONAL ASSOCIATION, THE BENEFICIARY OF THAT CERTAIN CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED AS INSTRUMENT NO. 20240039335 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

U.S. BANK NATIONAL ASSOCIATION,  
 A NATIONAL BANKING ASSOCIATION

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

NAME: CHERYL A. ROSENOW

SENIOR VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF NEVADA )  
 ) SS.  
 COUNTY OF WASHOE )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ (DATE)

BY \_\_\_\_\_ (NAME OF PERSON).

\_\_\_\_\_  
 (SIGNATURE OF NOTARIAL OFFICER)

PRINT NAME: \_\_\_\_\_

SEAL

TITLE: \_\_\_\_\_

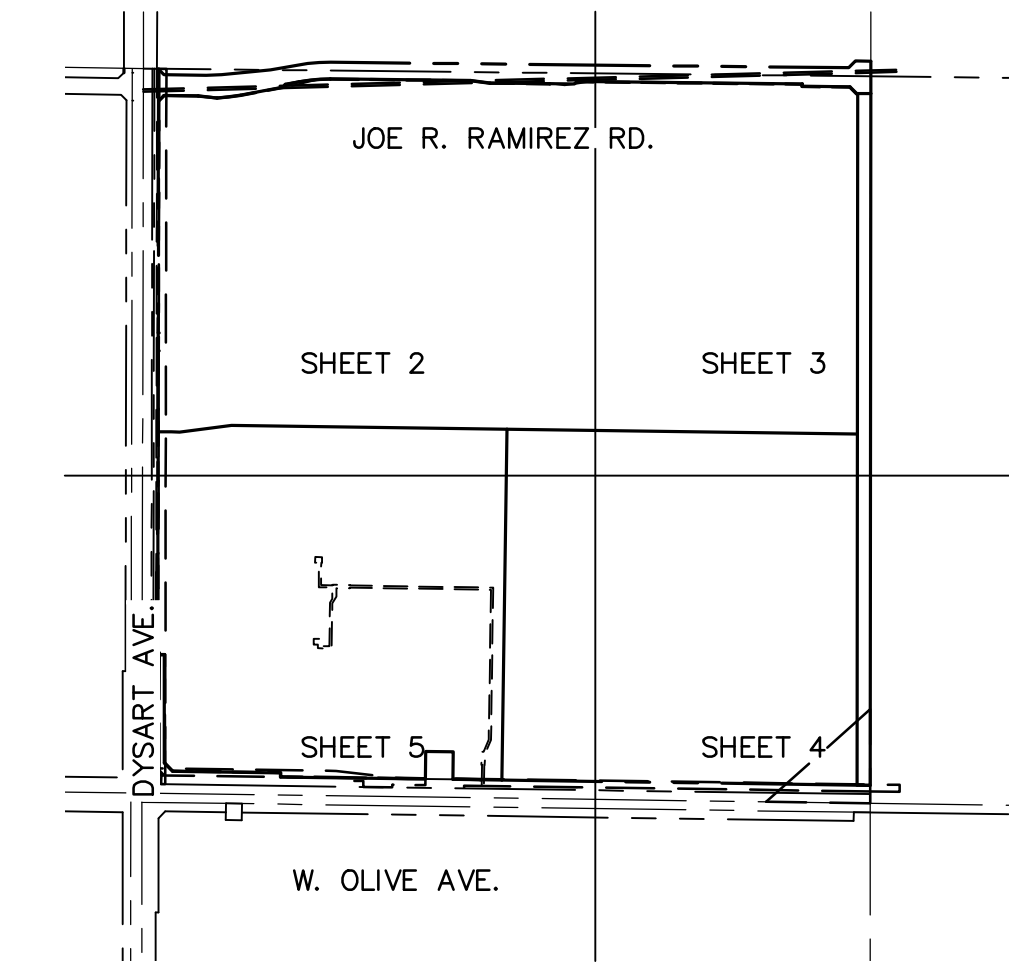
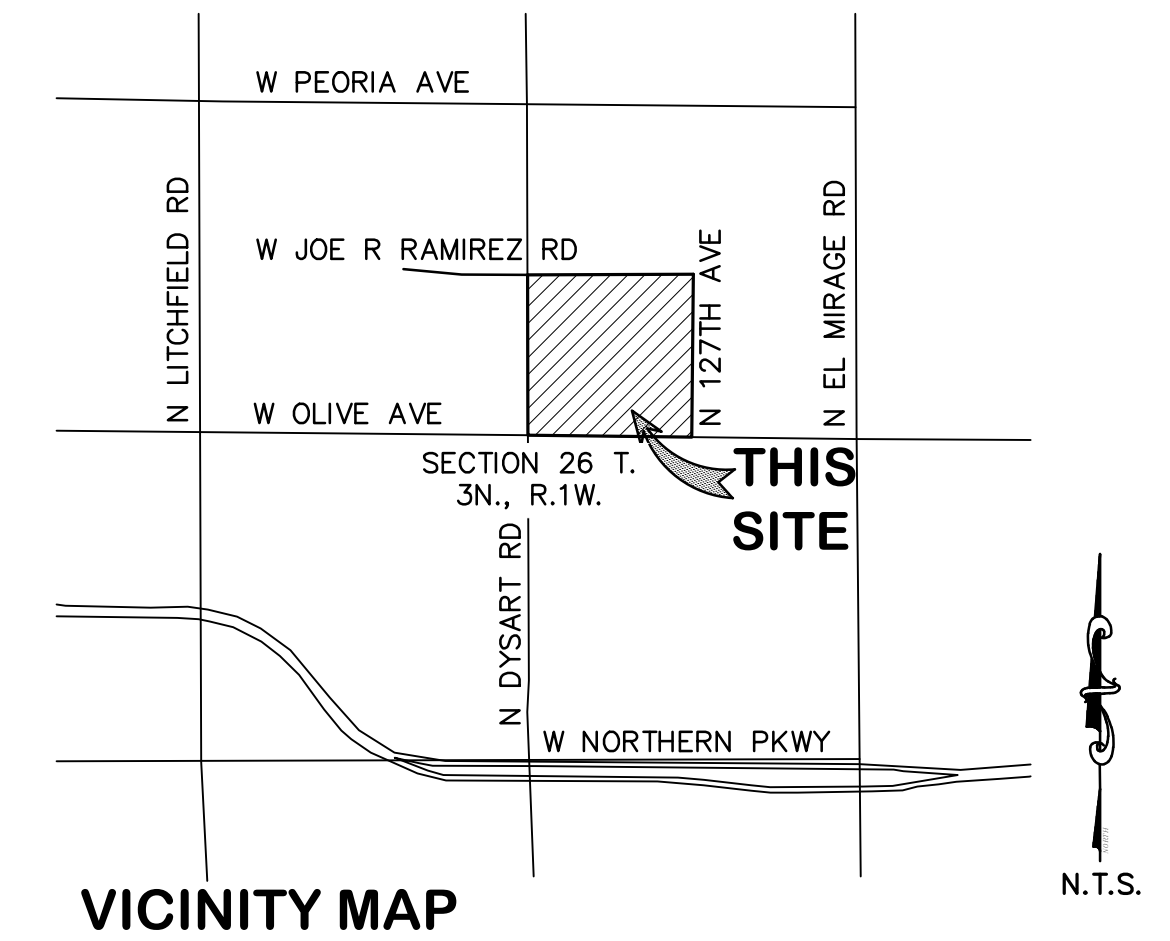
## EPCOR EASEMENT DEDICATION:

PERPETUAL WATER AND SEWER EASEMENTS AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES;

TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES, GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTEE AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES.

HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.



## SHEET INDEX:

SHEET 1 COVER SHEET  
 SHEETS 2-5 PLAN VIEW  
 SHEET 6 SIDEWALK EASEMENT & RIGHT-OF-WAY DETAIL SHEET

## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1680L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD 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.

## 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.

## LOT AREAS:

LOT 1 - AREA 1,557,021 SQ. FT. ±/ 35.744 ACRES± NET

LOT 2 - AREA 3,151,296 SQ. FT. ±/ 72.344 ACRES± NET

LOT 3 - AREA 1,616,443 SQ. FT. ±/ 37.108 ACRES± NET

TRACT A - AREA 118,722 SQ. FT. ±/ 2.725 ACRES±

TOTAL AREA 6,443,483 SQ. FT. ±/ 147.922 ACRES±

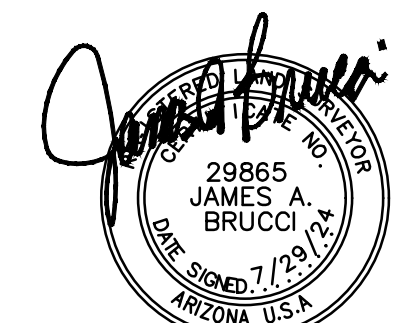
## REFERENCE DOCUMENTS:

- FINAL PLAT FOR "COPPERWING LOGISTICS CENTER" BK. 1556, PG. 16 M.C.R.
- HWY EASEMENT DKT. 4569, PG. 492 M.C.R.
- HWY EASEMENT DKT. 4569, PG. 486 M.C.R.

## SURVEYOR'S 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 OCTOBER, 2022 USING SURVEY INFORMATION OBTAINED BY HUNTER ENGINEERING INC., THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN AND THE INFORMATION SHOWN ON THE PLAT IS SUFFICIENT ENABLE THE SURVEY TO BE RETRACTED. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN JULY, 2023.

SIGNATURE \_\_\_\_\_  
 JAMES A. BRUCCI



NO.	DATE	REVISION	BY

DRAWN BY: AA  
 CHECKED BY: job

HUNTER ENGINEERING  
 CIVIL AND SURVEY  
 10446 N. 74TH ST., SUITE 140  
 SCOTTSDALE, AZ 85258  
 T 480 991 3985  
 F 480 991 3986

FINAL PLAT FOR LOGISTICENTER AT COPPERWING  
 A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26  
 TOWNSHIP: 3N  
 RANGE: 1W

JOB NO.:  
 DERY001-FF

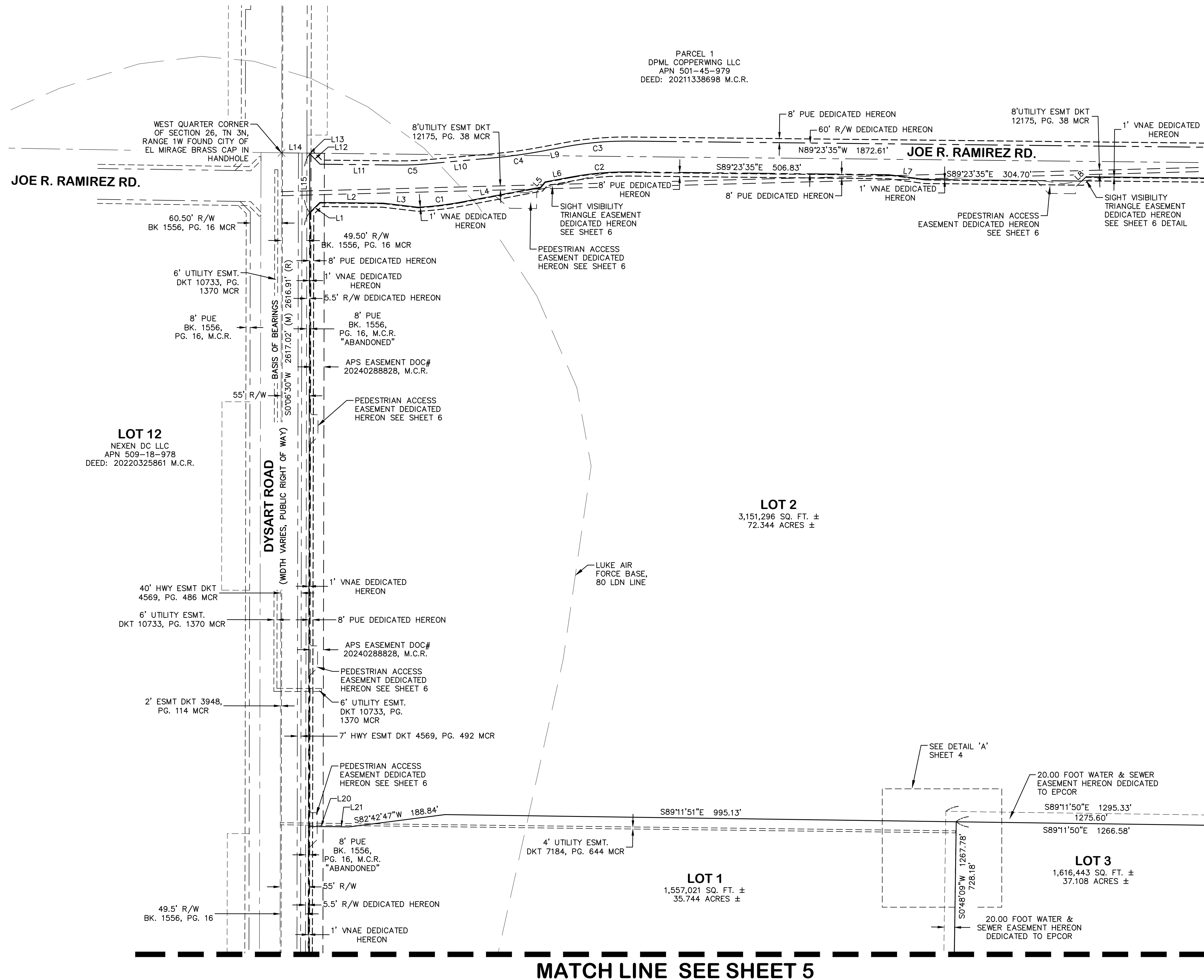
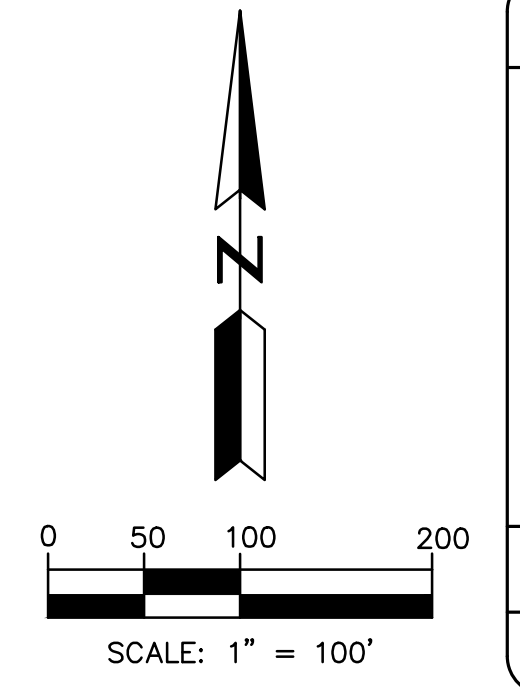
SCALE  
 N.T.S.

SHEET  
 1 OF 6

# FINAL PLAT FOR LOGISTICENTER AT COPPERWING

A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL 1  
DPML COPPERWING LLC  
APN 501-45-979  
DEED: 20211338698 M.C.R.



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

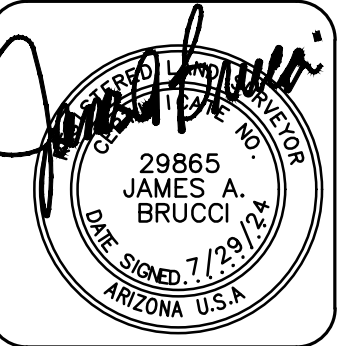
- LEGEND:**
- ⊙ BRASS CAP IN HANDHOLE
  - MONUMENT LINE
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY LINE
- (R) RECORDED DATA PER THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER" AS RECORDED IN BK. 1556, PG. 16, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

**NOTES:**  
SEE SHEET 3 OF 6 FOR LINE & CURVE TABLES

NO.	DATE	REVISION	BY

DRAWN BY: AA  
CHECKED BY: job

**HUNTER ENGINEERING**  
CIVIL AND SURVEY  
10446 N. 74TH ST., SUITE 140  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



**FINAL PLAT FOR LOGISTICENTER AT COPPERWING**  
A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26  
TOWNSHIP: 3N  
RANGE: 1W

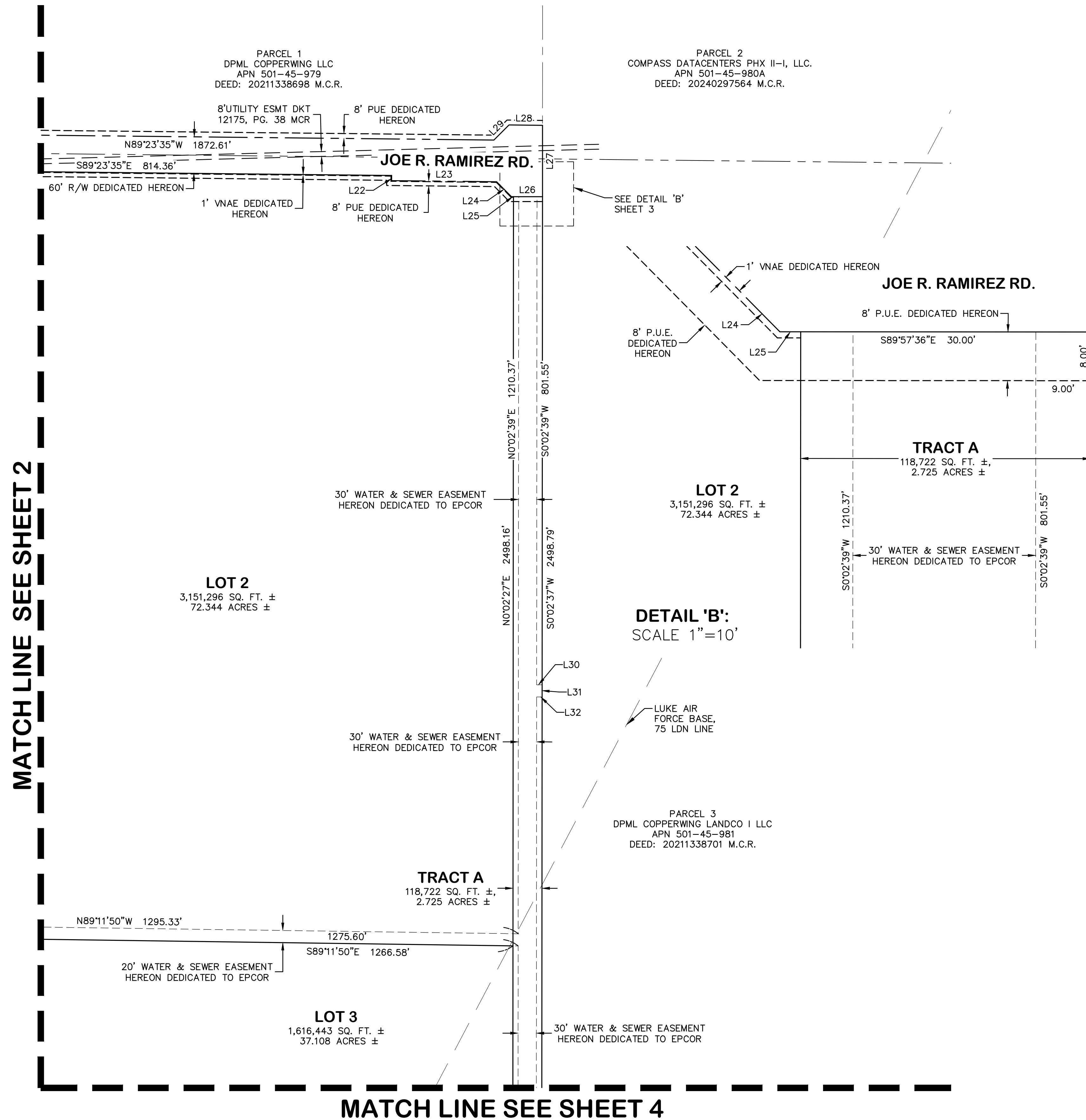
JOB NO.:  
DERY001-FP

SCALE  
1"=100'

SHEET  
2 OF 6

# FINAL PLAT FOR LOGISTICENTER AT COPPERWING

A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LINE	BEARING	DISTANCE
L1	N45°21'16"E	28.16'
L2	S89°23'35"E	123.08'
L3	S83°19'29"E	68.55'
L4	N79°21'25"E	156.41'
L5	N40°09'45"E	13.45'
L6	N79°21'25"E	52.34'
L7	S82°33'01"E	71.34'
L8	N45°58'00"E	12.10'
L9	S79°21'25"W	47.35'
L10	S84°50'31"W	130.89'
L11	N89°23'35"W	151.90'
L12	N44°38'35"W	28.41'
L13	S00°06'25"W	1.31'
L14	N89°23'24"W	55.00'
L15	S00°06'30"W	114.50'
L20	S89°53'30"E	48.82'
L21	S89°04'53"E	30.03'
L22	S00°36'25"W	8.50'
L23	S89°23'35"E	172.45'
L24	S44°40'36"E	34.48'

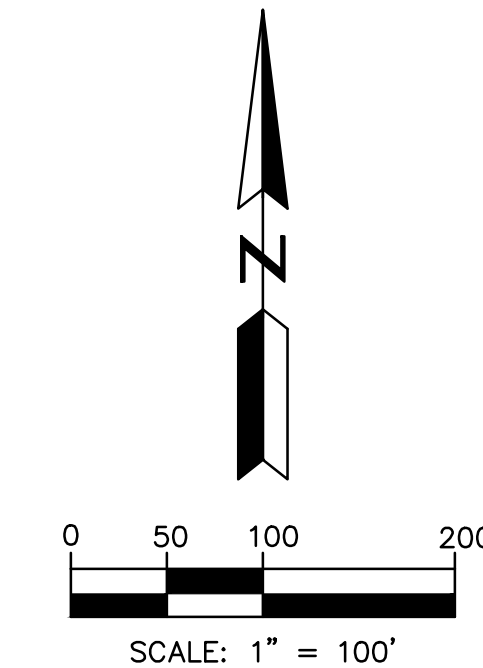
LINE	BEARING	DISTANCE
L25	S89°57'36"E	3.42'
L26	S89°57'36"E	47.58'
L27	N00°02'37"E	117.26'
L28	N89°23'35"W	55.00'
L29	S45°02'37"W	35.01'
L30	S89°57'36"E	9.00'
L31	S00°00'00"E	20.00'
L32	N89°57'21"W	8.97'
L33	N89°11'49"W	47.46'
L38	N89°11'49"W	30.00'
L39	S00°02'37"W	65.01'
L40	N89°53'30"W	25.01'
L41	N44°32'42"W	42.89'
L42	S00°48'06"W	15.00'
L43	S89°11'49"E	100.00'
L44	S00°48'06"W	100.16'
L45	N89°11'54"W	100.00'
L46	N00°48'06"E	100.16'
L47	S89°11'54"E	20.00'
L48	N00°47'02"E	205.59'

LINE	BEARING	DISTANCE
L49	S00°47'02"W	205.89'
L50	S79°21'25"W	65.83'
L51	N49°50'20"W	37.86'
L52	N89°16'33"W	52.36'
L53	S00°48'07"W	33.20'
L54	S40°09'45"W	11.26'
L55	S79°21'25"W	90.57'
L56	N79°21'25"E	96.34'
L57	N89°10'43"E	32.24'
L58	N76°06'00"E	164.17'
L59	S79°21'25"W	60.07'
L60	N44°02'00"W	34.65'
L61	N89°15'53"W	52.37'
L62	S00°48'55"W	13.01'
L63	S45°58'00"W	16.74'
L64	S89°25'09"E	88.72'
L65	N89°23'35"W	200.49'
L66	N83°01'16"W	49.00'
L67	S81°40'59"W	35.43'
L68	N89°57'31"W	0.43'

LINE	BEARING	DISTANCE
L69	S45°58'00"W	0.11'
L70	S80°49'47"W	55.38'
L71	S89°23'35"E	45.05'
L72	S45°58'00"W	11.98'
L73	N89°23'35"W	77.82'
L74	S44°53'30"E	7.67'
L75	S89°53'30"E	11.59'
L76	S00°06'30"W	42.53'
L77	S45°06'30"W	24.06'
L78	S00°06'30"W	64.97'
L79	S44°53'30"E	7.67'
L80	S89°53'30"E	11.59'
L81	N00°06'30"E	42.53'
L82	S45°06'30"W	24.06'
L83	N00°06'30"E	64.97'
L84	N45°27'51"W	7.55'
L85	N89°53'25"W	11.59'
L86	N00°06'35"E	52.43'
L87	N45°06'35"E	24.01'
L88	S00°00'00"E	74.55'

LINE	BEARING	DISTANCE
L89	N44°53'30"W	7.55'
L90	N89°53'15"W	11.67'
L91	N00°06'30"E	52.43'
L92	N45°06'30"E	24.06'
L93	S00°00'00"E	74.64'
L94	S45°48'07"W	17.07'
L95	S00°47'59"W	12.09'
L96	N89°11'54"W	39.39'
L97	N46°44'35"W	35.78'
L98	S89°11'49"E	77.86'
L99	S45°48'06"W	17.08'
L100	S00°48'06"W	12.09'
L101	N89°11'54"W	54.39'
L102	N46°44'35"W	35.80'
L103	S89°11'49"E	92.88'
L104	S89°11'54"E	20.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ = 7°39'34"	638.50'	85.36'	N83°11'12"E	85.29'
C2	Δ = 11°15'00"	570.00'	111.92'	S84°58'55"W	111.74'
C3	Δ = 11°15'00"	630.00'	123.70'	S84°58'55"W	123.50'
C4	Δ = 5°29'06"	990.00'	94.78'	N82°05'58"E	94.74'
C5	Δ = 5°45'54"	555.50'	55.89'	N87°43'28"E	55.87'
C6	Δ = 7°20'31"	570.00'	73.04'	S83°01'40"W	72.99'



### LEGEND:

- ☐ BRASS CAP IN HANDHOLE
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE

(R) RECORDED DATA PER THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER" AS RECORDED IN BK. 1556, PG. 16, M.C.R.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

NO.	DATE	REVISION	BY

DRAWN BY: AA  
CHECKED BY: job

**HUNTER ENGINEERING**  
CIVIL AND SURVEY  
10446 N. 74TH ST., SUITE 140  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



**FINAL PLAT FOR LOGISTICENTER AT COPPERWING**  
A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26  
TOWNSHIP: 3N  
RANGE: 1W

JOB NO.: DERY001-FP

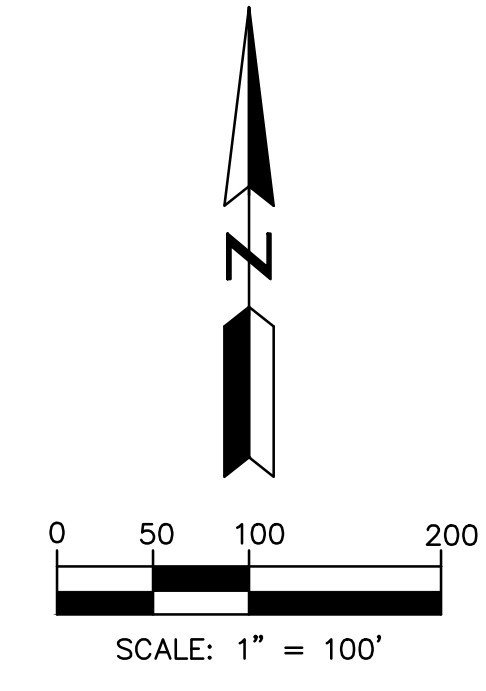
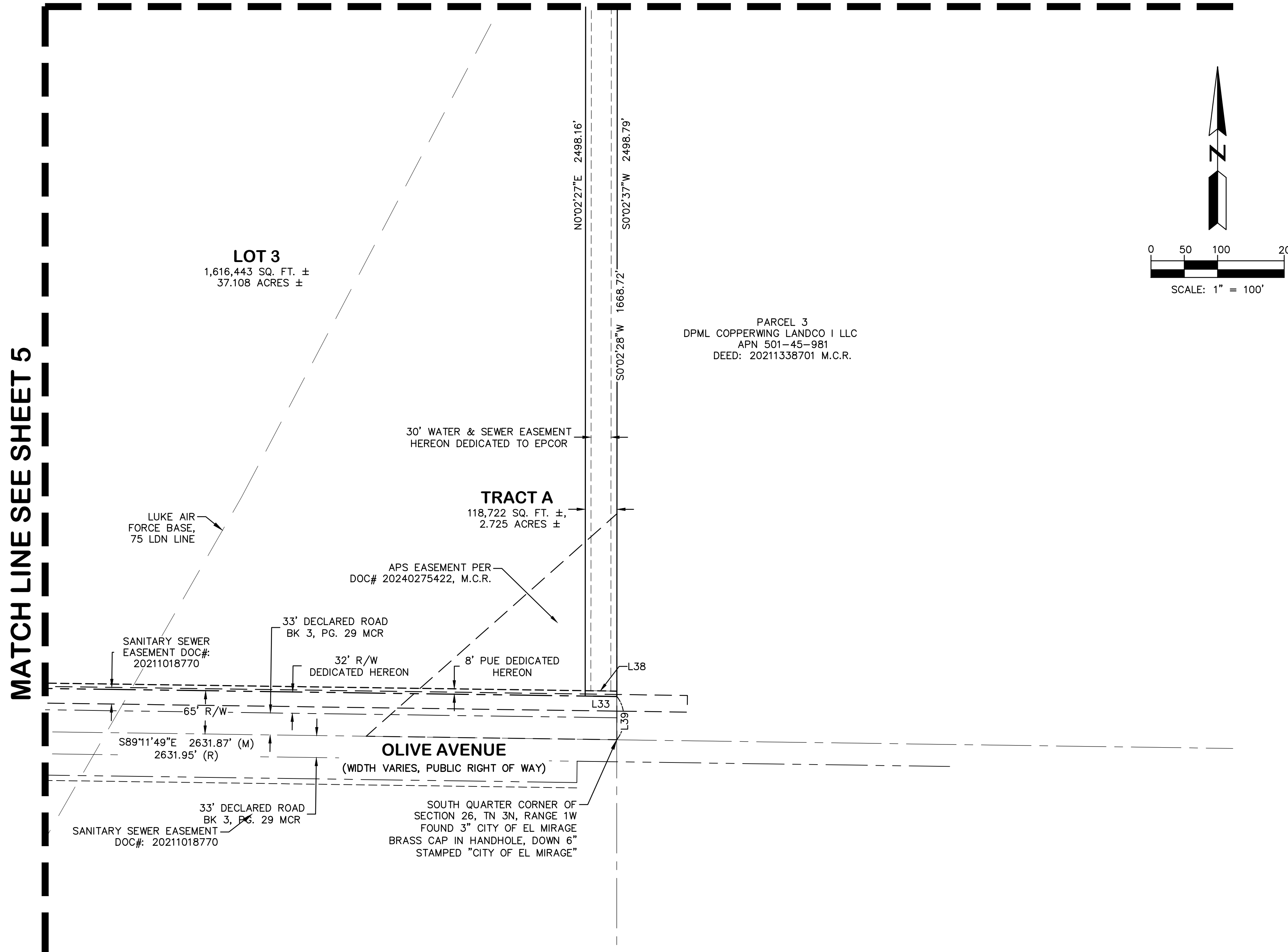
SCALE: 1"=100'

SHEET 3 OF 6

# FINAL PLAT FOR LOGISTICENTER AT COPPERWING

A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

MATCH LINE SEE SHEET 3



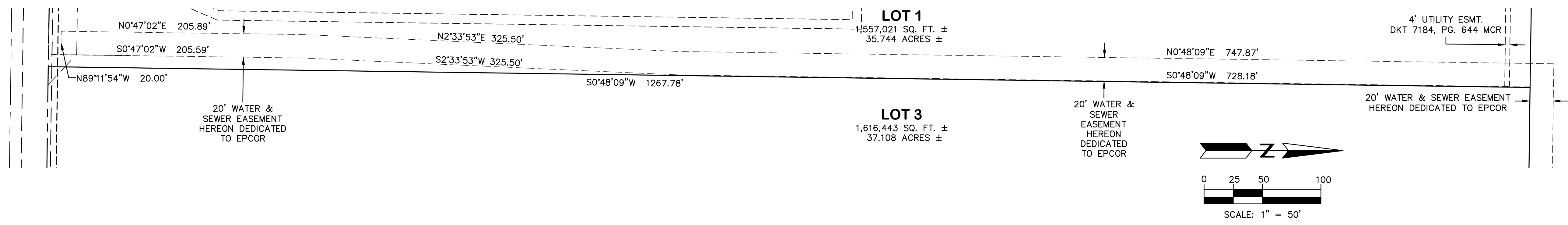
PARCEL 3  
DPML COPPERWING LANDCO I LLC  
APN 501-45-981  
DEED: 20211338701 M.C.R.

MATCH LINE SEE SHEET 5

- LEGEND:**
- ☐ BRASS CAP IN HANDHOLE
  - MONUMENT LINE
  - PROPERTY LINE
  - - - - - EASEMENT LINE
  - - - - - RIGHT-OF-WAY LINE
- (R) RECORDED DATA PER THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER" AS RECORDED IN BK. 1556, PG. 16, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

**NOTES:**  
SEE SHEET 3 OF 6 FOR LINE & CURVE TABLES

DETAIL 'A'



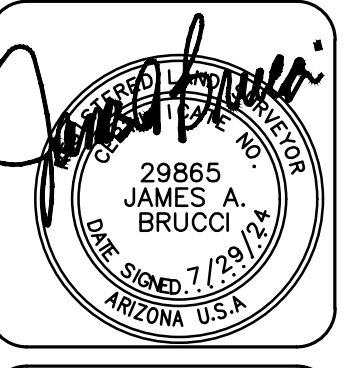
NO.	DATE	REVISION	BY

PURPOSE:  
FINAL PLAT

DRAWN BY: AA  
CHECKED BY: job

**HUNTER ENGINEERING**  
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**FINAL PLAT FOR LOGISTICENTER AT COPPERWING**

A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTICENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26  
TOWNSHIP: 3N  
RANGE: 1W

JOB NO.:  
DERY001-FP

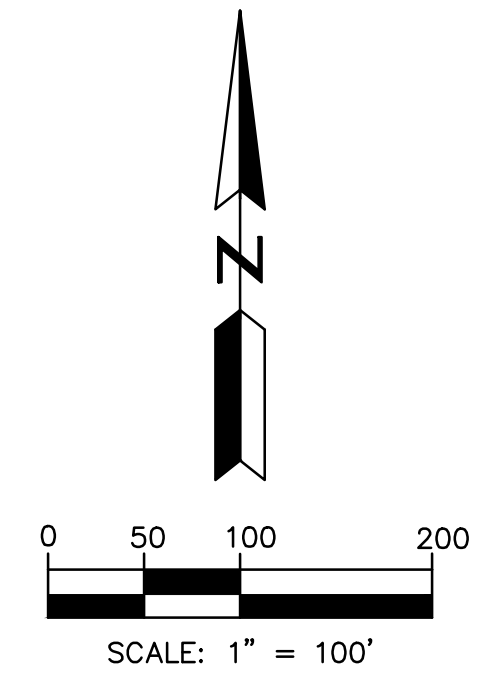
SCALE  
1"=100'

SHEET  
4 OF 6



# FINAL PLAT FOR LOGISTIC CENTER AT COPPERWING

A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTIC CENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

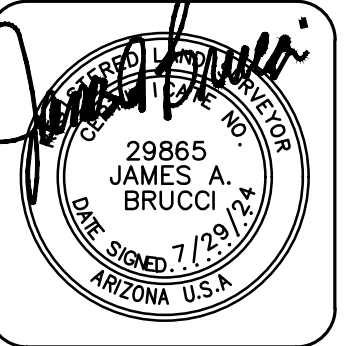


BY	
REVISION	
NO.	DATE
PURPOSE: FINAL PLAT	

DRAWN BY: AA  
CHECKED BY: job

**HUNTER**  
ENGINEERING  
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**FINAL PLAT FOR LOGISTIC CENTER AT COPPERWING**

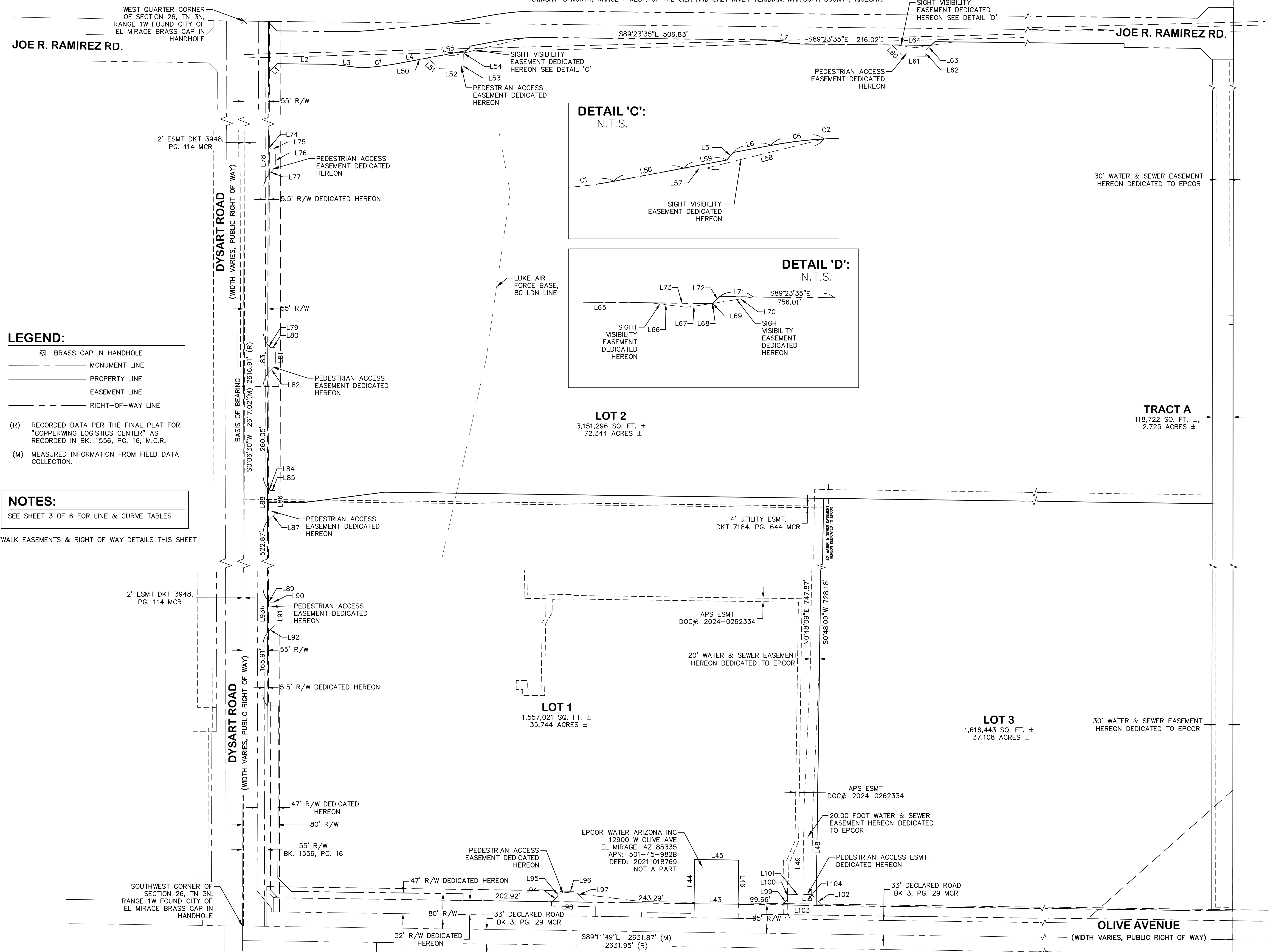
A REPLAT OF PARCEL 4 AND PORTIONS OF PARCELS 1 & 4 OF "COPPERWING LOGISTIC CENTER", AS RECORDED IN BOOK 1556 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN PORTIONS OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26  
TOWNSHIP: 3N  
RANGE: 1W

JOB NO.:  
DERY001-FP

SCALE  
1"=100'

SHEET  
**6 OF 6**



- LEGEND:**
- ☐ BRASS CAP IN HANDHOLE
  - MONUMENT LINE
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY LINE
- (R) RECORDED DATA PER THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER" AS RECORDED IN BK. 1556, PG. 16, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

**NOTES:**  
SEE SHEET 3 OF 6 FOR LINE & CURVE TABLES

SIDEWALK EASEMENTS & RIGHT OF WAY DETAILS THIS SHEET