

**DEDICATION**

STATE OF ARIZONA )
)SS
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS, WYOMING PROPERTY CO. LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 9315 PROPERTY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF "INTERSTATE BUILDING COMPONENTS", 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 "INTERSTATE BUILDING COMPONENTS" 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. WYOMING PROPERTY CO. LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 9315 PROPERTY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATE 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 FEE RIGHT-OF-WAY DESCRIBED IN 2016-400411, AND THE DRAINAGE EASEMENT DESCRIBED IN 2016-400413, RECORDS OF MARICOPA COUNTY, ARIZONA, ARE ABANDONED PER THIS PLAT.

IN WITNESS WHEREOF, WYOMING PROPERTY CO. LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE

SIGNATURE OF \_\_\_\_\_ ITS \_\_\_\_\_ THEREUNTO DULY AUTHORIZED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: WYOMING PROPERTY CO. LLC, A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, 9315 PROPERTY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE

SIGNATURE OF \_\_\_\_\_ ITS \_\_\_\_\_ THEREUNTO DULY AUTHORIZED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: 9315 PROPERTY LLC, AN ARIZONA LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )
)SS
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY

APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE MANAGING MEMBER OF WYOMING PROPERTY CO. LLC, A DELAWARE 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: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_
NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )
)SS
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY

APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE MANAGING MEMBER OF 9315 PROPERTY 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: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_
NOTARY PUBLIC

**APPROVAL OF CITY ENGINEER**

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

BY: \_\_\_\_\_ CITY ENGINEER

**APPROVAL BY CITY PLANNING AND ZONING COMMISSION**

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

**APPROVAL BY CITY COUNCIL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

FINAL PLAT OF
INTERSTATE BUILDING COMPONENTS
LOCATED IN 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.

**LEGAL DESCRIPTION**

THAT 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, BEARS NORTH 00°00'52" WEST, A DISTANCE OF 2634.94 FEET;

THENCE NORTH 00°00'52" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 355.02 FEET;

THENCE SOUTH 89°22'02" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF LOT 1, FINAL PLAT NORTHEAST CORNER OF OLIVE AVENUE AND EL MIRAGE ROAD, RECORDED IN BOOK 987 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00°00'52" WEST, PARALLEL WITH AND 65.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 270.92 FEET;

THENCE NORTH 45°53'40" EAST, A DISTANCE OF 39.24 FEET TO A POINT LYING 93.18 FEET EAST OF SAID WEST LINE;

THENCE NORTH 00°00'52" WEST, PARALLEL WITH AND 93.18 FEET EAST OF SAID WEST LINE, A DISTANCE OF 75.23 FEET;

THENCE NORTH 44°06'20" WEST, A DISTANCE OF 40.50 FEET TO A POINT LYING 65.00 FEET EAST OF SAID WEST LINE;

THENCE NORTH 00°00'52" WEST, PARALLEL WITH AND 65.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 152.40 FEET TO THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 1996-0107373, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°22'02" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 955.42 FEET TO THE WEST LINE OF THE EAST 302.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00°00'52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 234.64 FEET;

THENCE NORTH 89°22'02" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 365.38 FEET TO THE EAST LINE OF THE WEST 655.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25;

THENCE SOUTH 00°00'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 320.30 FEET TO THE NORTHEAST CORNER OF LOT 2, FINAL PLAT NORTHEAST CORNER OF OLIVE AVENUE AND EL MIRAGE ROAD, RECORDED IN BOOK 987 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°22'02" WEST, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF LOTS 1 AND 2 OF SAID FINAL PLAT, A DISTANCE OF 590.04 FEET TO THE POINT OF BEGINNING.

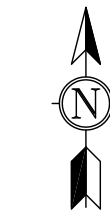
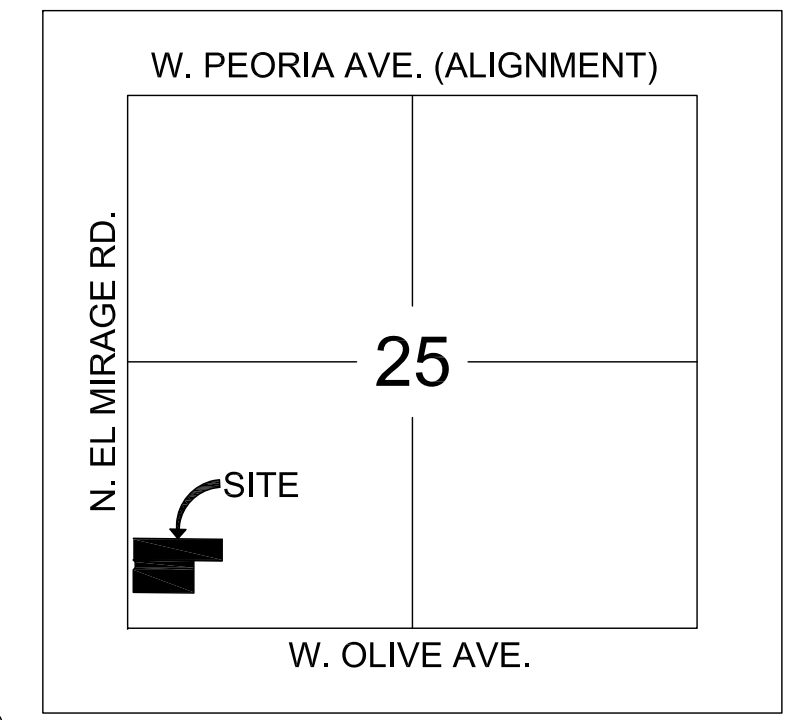
**NOTES**

- 1. 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.
2. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 13 KVA, CABLE T.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.
3. 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.
4. 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.
5. 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.
6. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
7. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
8. THIS DEVELOPMENT IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
9. THIS DEVELOPMENT 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.
10. THIS DEVELOPMENT IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
11. 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.
12. 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.

**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.



VICINITY MAP
N.T.S.

**AREA**

LOT 1: 410,226 SQ. FT. OR 9.4175 ACRES

**ZONING**

CP

**BENCHMARK**

MARICOPA COUNTY POINT ID: 41215
SOUTHWEST CORNER SECTION 25, T3N, R1W
M.C.D.O.T. BRASS CAP IN HANDHOLE
ELEVATION=1098.731 NAVD88

**ENGINEER**

SBL ENGINEERING, LLC
1957 E. SUNBURST LANE
TEMPE, AZ 85284
PH: 480-290-9630
FX: 480-619-6334
CONTACT: CRAIG BAKER

**OWNER/DEVELOPER**

INTERSTATE BUILDING COMPONENTS, LLC
43637 N. 12TH ST.
NEW RIVER, ARIZONA 85087
PH: 602-909-9668
CONTACT: ALLEN WASHBURN

**ARCHITECT**

PHNX DESIGN, LLC
1855 E. SOUTHERN AVE. #204
MESA, ARIZONA 85204
PH: 602-762-7354
CONTACT: MIKE HILLS

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, WHICH BEARS NORTH 00°00'52" WEST, AS SHOWN ON PLSS SUBDIVISION RECORD OF SURVEY, RECORDED IN BOOK 688 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

**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.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401301680L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; 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.

**SURVEY REFERENCE DOCUMENTS**

- (R1) TITLE COMMITMENT
(R2) RECORD OF SURVEY, BOOK 688 OF MAPS, PAGE 41, M.C.R.
(R3) RESULTS OF SURVEY, BOOK 930 OF MAPS, PAGE 27, M.C.R.
(R4) FINAL PLAT NORTHEAST CORNER OF OLIVE AVENUE AND EL MIRAGE ROAD, BOOK 987 OF MAPS, PAGE 46, M.C.R.
(R5) OGDEN PROPERTIES MAP OF DEDICATION OF EL MIRAGE ROAD, BOOK 1070 OF MAPS, PAGE 41, M.C.R.
(R6) RECORD OF SURVEY, BOOK 1442 OF MAPS, PAGE 29, M.C.R.
(R7) RECORD OF SURVEY, BOOK 1502 OF MAPS, PAGE 22, M.C.R.
(R8) RESULTS OF SURVEY, BOOK 1631 OF MAPS, PAGE 9, M.C.R.

**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 JUNE, 2023 USING SURVEY INFORMATION OBTAINED BY LSRS LAND SURVEYING, 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.

Jay Vanlandschoot 8/28/24
Jay Vanlandschoot R.L.S. #45763 DATE



LSRS LAND SURVEYING
5031 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
LSRSURVEY@OUTLOOK.COM

FINAL PLAT OF
INTERSTATE BUILDING COMPONENTS
SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST
EL MIRAGE, MARICOPA COUNTY, ARIZONA

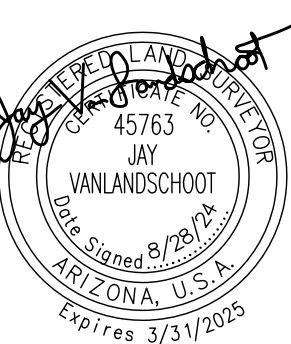
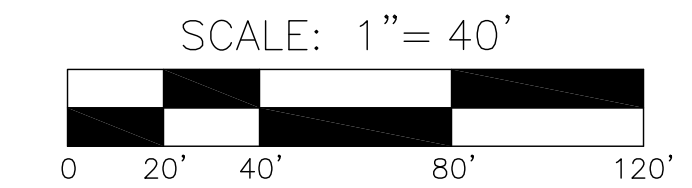
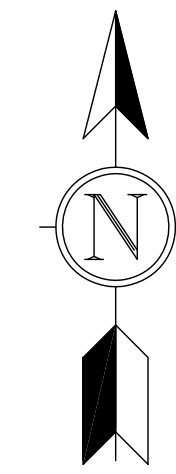


Table with 2 columns: Field Name, Value. PROJ. NO: 22017, CAD FILE: 22017\_FP, DATE: 8/28/24, DRAWN: JV, SCALE: N.T.S.

REVISIONS

# FINAL PLAT OF INTERSTATE BUILDING COMPONENTS

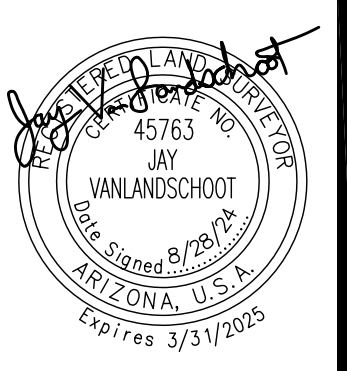
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF EL MIRAGE, MARICOPA COUNTY, ARIZONA.



**LS**  
**RS**

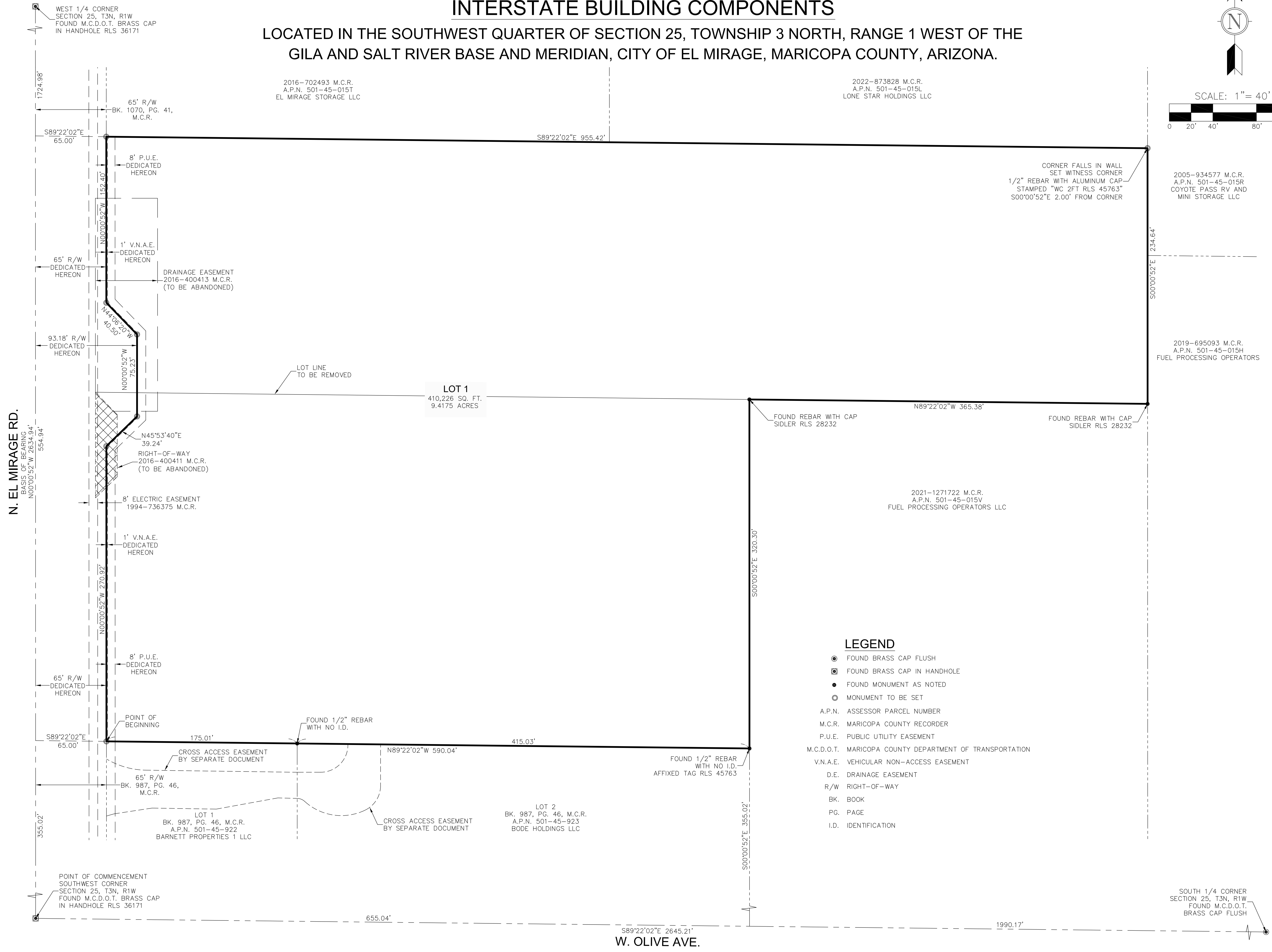
**LSRS LAND SURVEYING**  
5031 E. SLEEPY RANCH RD.  
CAVE CREEK, AZ 85331  
PHONE: (480) 650-4006  
LSRSURVEY@OUTLOOK.COM

**FINAL PLAT OF  
INTERSTATE BUILDING COMPONENTS  
SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST  
EL MIRAGE, MARICOPA COUNTY, ARIZONA**



PROJ. NO:	22017
CAD FILE:	22017_FP
DATE:	8/28/24
DRAWN:	JV
SCALE:	1"=40'

NO.	DATE	DESCRIPTION



- LEGEND**
- FOUND BRASS CAP FLUSH
  - ⊗ FOUND BRASS CAP IN HANDHOLE
  - FOUND MONUMENT AS NOTED
  - MONUMENT TO BE SET
- A.P.N. ASSESSOR PARCEL NUMBER  
M.C.R. MARICOPA COUNTY RECORDER  
P.U.E. PUBLIC UTILITY EASEMENT  
M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION  
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT  
D.E. DRAINAGE EASEMENT  
R/W RIGHT-OF-WAY  
BK. BOOK  
PG. PAGE  
I.D. IDENTIFICATION