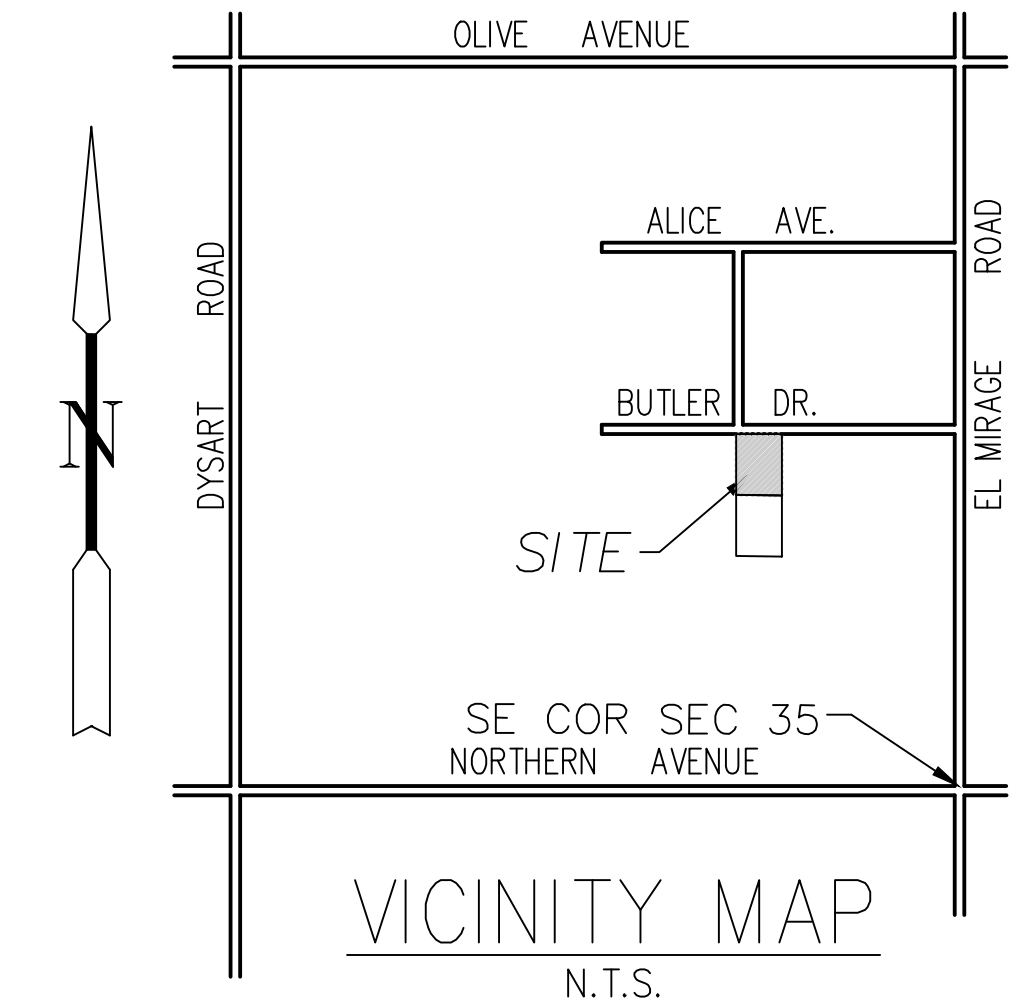


PHOENIX DOOR, INC.

12545 WEST BUTLER DRIVE, EL MIRAGE, AZ 85335
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, T3N, R1W,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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 ½" 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 SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
9. THIS DEVELOPMENT IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
10. 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.
11. 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.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: PHOENIX DOOR, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "PHOENIX DOOR", A PORTION OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "PHOENIX DOOR", AN AVERAGE LOT SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. PHOENIX DOOR LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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

PHOENIX DOOR, LLC, GRANTOR, DO HEREBY GRANT TO THE CITY OF EL MIRAGE, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE OVER, UNDER, AND ACROSS THE EASEMENT AREA DESIGNATED ON THE FINAL PLAT. THE SAID EASEMENT ALSO INCLUDES THE RIGHT FOR THE CITY OF EL MIRAGE TO CUT BACK AND TRIM SUCH PORTION OF BRANCHES AND TOPS OF TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE DESIGNATED EASEMENT AREA, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINE. THE CITY OF EL MIRAGE SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED WITHIN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS. THE CITY OF EL MIRAGE WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALTIC CONCRETE PAVEMENT SURFACES. THE GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR ANY IMPROVEMENTS(S) PLACED WITHIN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

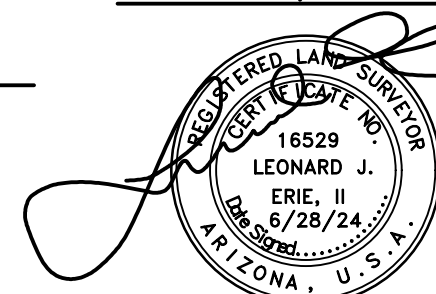
ALL WATER, SANITARY SEWER AND STORM DRAIN WITHIN THE PROPERTY ARE PRIVATE UNLESS NOTED OTHERWISE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE UTILITY MAINS, SERVICES AND RELATED APPURTENANCES.

CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY AND PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2023 AND (2) THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, (3) THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND (4) THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR LEN ERIE, R.L.S. 6/28/2024
DATE

R.L.S. # 16529



LEGAL DESCRIPTION

THE NORTH 476.75 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

EXCEPT THE WEST 986.08 FEET AND THE NORTH 30 FEET THEREOF; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;
- THENCE NORTH 0°03'50" WEST, ALONG THE EAST SECTION LINE, A DISTANCE OF 2628.69 FEET;
- THENCE NORTH 89°10'44" WEST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1317.69 FEET TO A POINT WHICH LIES 1317.69 FEET EASTERLY OF THE CENTER OF SECTION 35;
- THENCE SOUTH 0°01'43" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING SOUTH 0°01'43" EAST, A DISTANCE OF 446.80 FEET;
- THENCE NORTH 89°10'44" WEST A DISTANCE OF 331.80 FEET;
- THENCE NORTH 0°00'25" EAST A DISTANCE OF 446.80 FEET;
- THENCE SOUTH 89°10'44" EAST, A DISTANCE OF 331.53 FEET TO THE POINT OF BEGINNING.

OWNER APPROVAL STATEMENT

IN WITNESS WHEREOF, PHOENIX DOOR, INC., AS OWNERS, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS AUTHORIZED REPRESENTATIVE, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2024

BY: _____
_____, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2024 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF PHOENIX DOOR, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS AUTHORIZED REPRESENTATIVE, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO 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: _____
CITY ENGINEER

APPROVAL BY CITY PLANNING AND ZONING COMMISSION

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

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 _____, 2024.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

DEVELOPER CERTIFICATIONS

I HEREBY 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.

I HEREBY 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.

OWNER/DEVELOPER _____ DATE _____

PARCEL DATA (APN: 501-46-851)

NET AREA: 148,170.79 SF OR 3.402 AC.
GROSS AREA: 158,116.57 SF OR 3.630 AC.

ZONING

EXISTING: EI
PROPOSED: EI

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST-WEST MID-SECTION LINE OF SECTION 35, WHICH BEARS NORTH 89°10'44" WEST, A DISTANCE OF 5,268.58 FEET.

BENCHMARK

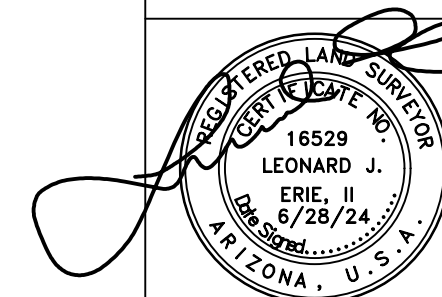
MARICOPA COUNTY UNIQUE POINT ID: 51302
MCDOT BRASS CAP IN HANDHOLE 2023 RLS 78189
ELEVATION=1086.854 NAVD88

OWNER/DEVELOPER

RICHARD KERENY
PHOENIX DOOR, INC.
12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335
(TEL) 623.935.7275
RICHARD@PHOENIXDOORINC.COM

REGISTERED LAND SURVEYOR

ERIE & ASSOCIATES, INC.
3120 NORTH 24th STREET
PHOENIX, ARIZONA 85016
(TEL) 602.954.6399
(FAX) 602.954.6601
ERIE@WATERWIZ.NET



1981 - 2021

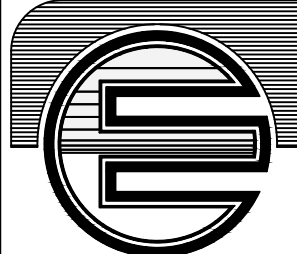
40

YEARS OF
EXCELLENCE
ERIE &
ASSOCIATES

PHOENIX DOOR, INC.

FINAL PLAT

12545 W. BUTLER DRIVE
SEC. 35, T3N, R1W, MARICOPA COUNTY, ARIZONA



ERIE & ASSOCIATES, INC.
3120 N. 24th ST.
PHOENIX, ARIZONA 85016
(602) 954-6399

JOB NO. 2245.02	DRAWN: F.D.D.	SHEET NO.
DATE: 06/28/2024	DESIGN: L.J.E.	P1 OF 2
SCALE: NTS	CHECKED: L.J.E.	

PHOENIX DOOR, INC.

12545 WEST BUTLER DRIVE, EL MIRAGE, AZ 85335
 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, T3N, R1W,
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

APN 501-47-019
 2013-245539 MCR

N00°00'25"E 446.80'

APN 501-46-851
 2022-572118 MCR
 148,171 SQ. FT.
 3.4015 ACRES

APN 501-46-003C
 1998-1007022 MCR

N00°00'25"E
 2627.89'
 FOUND BRASS CAP
 IN HANDHOLE NORTH 1/4
 CORNER OF SECTION 35,
 T3N, R1W

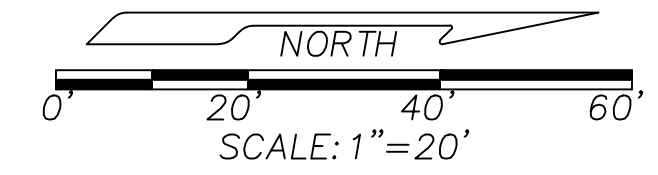
N89°10'44"W
 986.61'
 FOUND MCDOT BCHH 2023 RLS 78189
 0.26' WEST OF N-S MID-SECTION LINE
 (MONUMENT FALLS ON E-W MID-SECTION LINE)

N. 125TH AVE.

NOTE: FIELD SURVEY IS PROVIDED BY ROBERT E. HARGETT, R.L.S.
 DATED 11/17/23

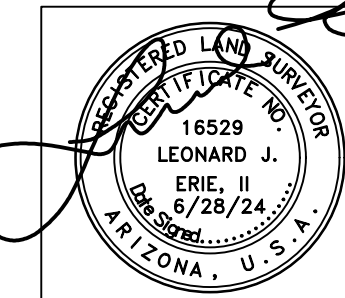
LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	ROW LINE
	MONUMENT LINE
	EASEMENT LINE
	SET SUBDIVISION CORNER PER MAG DETAIL 120 TYPE B
	FOUND PROPERTY CORNER AS CALLED OUT
	CALCULATED POSITION
	FOUND MONUMENT AS CALLED OUT
	FOUND BRASS CAP FLUSH
	P.U.E. PUBLIC UTILITY EASEMENT
	R.O.W. RIGHT-OF-WAY



OWNER/DEVELOPER
 RICHARD KERENY
 PHOENIX DOOR, INC.
 12545 WEST BUTLER DRIVE
 EL MIRAGE, ARIZONA 85335
 (TEL) 623.935.7275
 RICH@PHOENIXDOORINC.COM

ENGINEER
 ERIE & ASSOCIATES, INC.
 3120 NORTH 24th STREET
 PHOENIX, ARIZONA 85016
 (TEL) 602.954.6399
 (FAX) 602.954.6601
 ERIE@WATERWIZ.NET



PHOENIX DOOR, INC.
 FINAL PLAT
 12545 W. BUTLER DRIVE
 SEC. 35, T3N, R1W, MARICOPA COUNTY, ARIZONA



JOB NO. 2245.02 DRAWN: F.D.D. SHEET NO.
 DATE: 06/28/2024 DESIGN: L.J.E. P2 OF 2
 SCALE: 1"=20' CHECKED: L.J.E.

FOUND REBAR WITH
 CAP RLS 25393

N89°10'44"W 331.80'

APN 501-46-852
 2017-618964 MCR

30' ROADWAY ACCESS &
 PUBLIC UTILITY EASEMENT
 DEDICATED HEREON

EXISTING 30' ROADWAY
 ACCESS & PUBLIC UTILITY
 EASEMENT

S00°01'43"E 446.80'

FOUND REBAR WITH
 CAP RLS 25393

8' PUBLIC UTILITY EASEMENT
 DEDICATED HEREON

30' R.O.W.
 1999-376992
 M.C.R.

POINT OF BEGINNING

SOUTHEAST CORNER
 SECTION 35, T3N, R1W
 CALCULATED BY FOUND
 REFERENCE MONUMENTS
 SHOWN IN BOOK 1557
 PAGE 18, M.C.R.

N00°03'50"W
 2628.69'

S00°01'43"E
 30.00'
 EAST 1/4 CORNER
 SECTION 35, T3N, R1W
 FOUND MCDOT BRASS
 CAP IN HANDHOLE
 2018 RLS 36171

W. BUTLER DR.

S89°10'44"E 331.53'

N89°10'44"W 2635.37'

1019.90'

986.61'

N89°10'44"W