

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

KNOW ALL MEN BY THESE PRESENTS:

AVANTI WINDOWS & DOORS, LLC AN IOWA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "AVANTI", A RESUBDIVISION OF A PORTION OF LOT 1 AND LOT 3 OF THE FINAL PLAT OF "CENTERPOINT LOGISTICS PARK-P/D WEST" FILED AS BOOK 1399, PAGE 6 RECORDS OF MARICOPA COUNTY, ARIZONA BEING WITHIN PORTIONS OF THE EAST HALF OF SECTION 27, SECTION 26, SECTION 35 AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "AVANTI", A COMMERCIAL 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 THE LOTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

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

A 1' LIMITED VEHICULAR NO-ACCESS EASEMENT IS DEDICATED WITHIN LOT 1 AND SHOWN HEREIN. THIS EASEMENT DOES NOT RESTRICT ACCESS TO EMERGENCY SERVICE VEHICLES.

TRACT A IS HEREBY DEDICATED TO AND OWNED BY THE PROPERTY OWNER FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS/ACCESS.

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.

AVANTI WINDOWS AND DOORS, LLC, AN IOWA LIMITED LIABILITY COMPANY, 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.

IN WITNESS WHEREOF, AVANTI WINDOWS AND DOORS, LLC, AS OWNER, HAS CAUSED _____, ITS AGENT, TO BE SIGNED THIS _____ DAY OF _____ 2024.

BY: _____
TITLE: _____ MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024, BY AVANTI WINDOWS & DOORS, LLC AN IOWA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

APPROVAL OF CITY ENGINEER

DATA ON THIS PLAT HAS BEEN 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.

BY: _____
PLANNING & ZONING COMMISSION CHAIRPERSON

BY: _____
PLANNING DIRECTOR

ZONING

EMPLOYMENT/INDUSTRY (E1) ADOPTED SEPTEMBER 22, 2011 ORDINANCE 011-09-17

FINAL PLAT

FOR AVANTI

A PORTION OF PARCEL 5, AS SHOWN ON THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER", RECORDED AS BOOK 1556, PAGE 16, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF EL MIRAGE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOT 1, AVANTI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1624 OF MAPS, PAGE 9.

NOTES

- A. 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 KVA, CABLE T.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.
B. 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.
C. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2-INCH REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
D. 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.
E. THIS DEVELOPMENT IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY. MCESD PROJECT NO. DWR-23-00265, APPROVED 05-08-2023.
F. THIS DEVELOPMENT IS LOCATED WITHIN THE EPCOR SEWER SERVICE AREA.
G. THIS DEVELOPMENT IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
H. THIS DEVELOPMENT IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. OLIVE AVENUE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF EL MIRAGE.
I. THIS DEVELOPMENT IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
K. 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.
L. 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

- A. THE DEVELOPER 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.
B. THE DEVELOPER 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.

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 DESIGNATION

THE SUBDIVISION PROPERTY LIES WITHIN ZONE "X" SHADED, AS SHOWN ON FEMA FIRM MAP 04013C1680L, EFFECTIVE 10/16/2013 AND ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA 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.

APPROVAL BY CITY COUNCIL

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

BY: _____
MAYOR

ATTEST: _____

BY: _____
CITY CLERK

OWNER / DEVELOPER

AVANTI WINDOWS & DOORS, LLC
5107 NORTH 51ST AVENUE, SUITE 2
GLENDALE, ARIZONA 85301

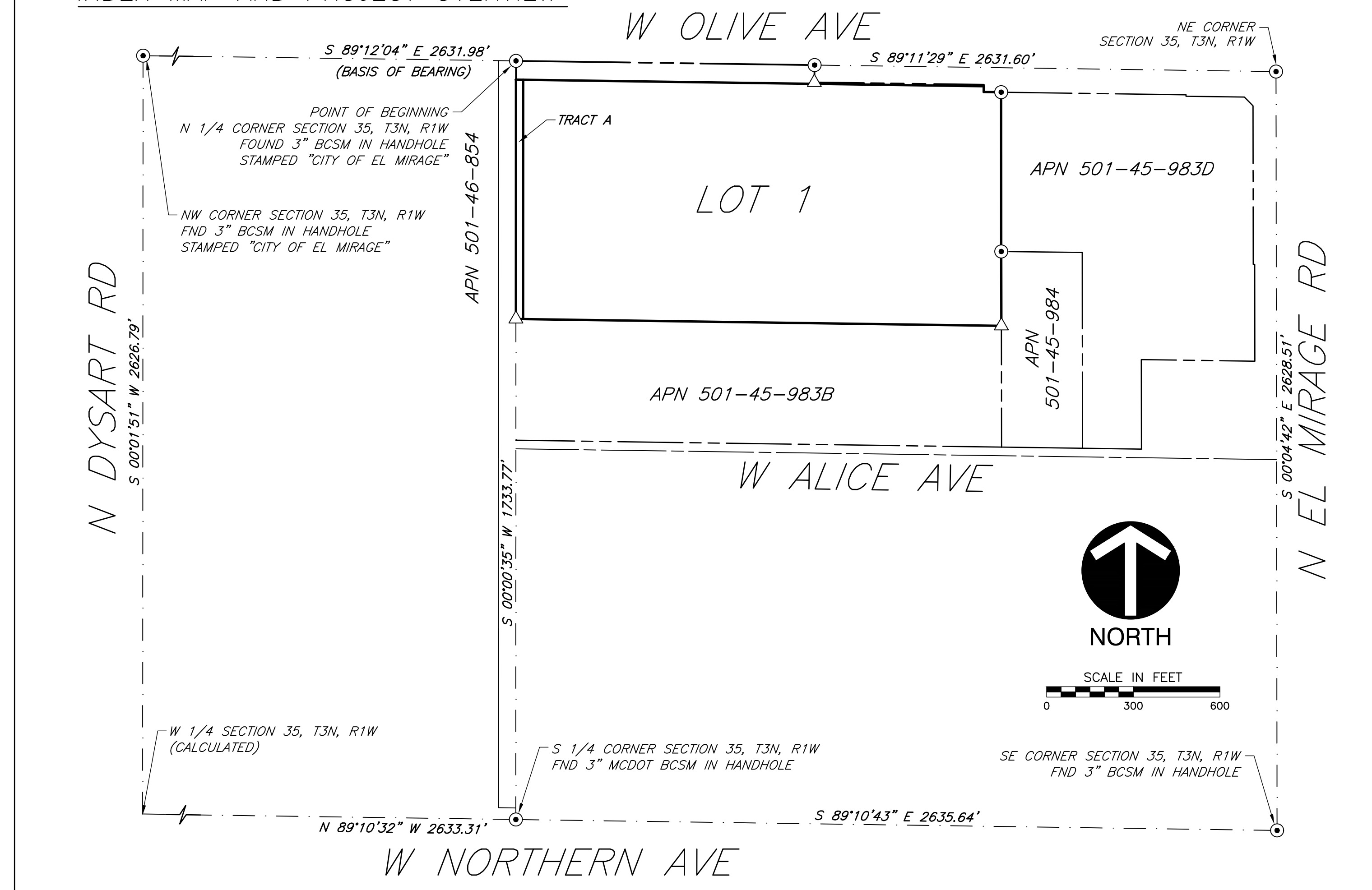
SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
555 E. RIVER ROAD, SUITE 301
TUCSON, ARIZONA 85704
ATTN.: NATE GARDNER, RLS.
TEL.: (520) 321-4625
FAX: (520) 321-0333
EMAIL: ngardner@cecinc.com

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 FINAL PLAT
SHEET 3 DETAILS & LINE TABLE

INDEX MAP AND PROJECT OVERVIEW



REFERENCE DOCUMENTS

- 1. BOOK 1624, PAGE 9 AVANTI LOT MINOR LAND DIVISION

AREA

LOT 1: 1,370,961 SQ.FT. OR 31.4729 ±
TRACT A: 20,727 SQ.FT. OR 0.4758 ±
ROW: 70,154 SQ.FT. OR 1.6105 ±
TOTAL NET AREA: 1,391,688 SQ.FT. OR 31.9488 ±
TOTAL GROSS AREA: 1,461,843 SQ.FT. OR 33.5593 ±

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN A 3-INCH BRASS CAPPED SURVEY MONUMENT "CITY EL MIRAGE" AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND A 3-INCH BRASS CAPPED SURVEY MONUMENT "CITY EL MIRAGE" AT THE NORTH QUARTER CORNER OF SECTION 35, SAID BEARING BEING NORTH 89 DEGREES 12 MINUTES 04 SECONDS WEST, AS SHOWN ON SHEET 2 HEREIN.

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

NATHAN L. GARDNER, RLS 36786



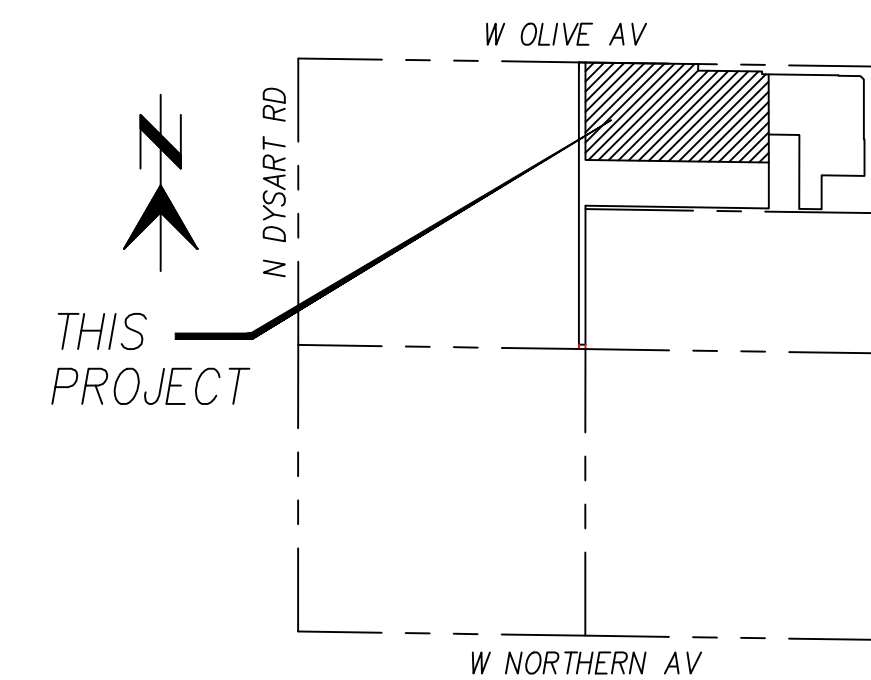
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DRAWN BY: MJS
CHECKED BY: NLG
APPROVED BY: NLG
DATE: 12/06/2024
DWG SCALE: NTS
PROJECT NO.: 337-735
SHEET 1 OF 3



1910 West University Drive
Suite 203
Tempe, AZ 85281
Ph: 602.760.2324
www.cecinc.com



VICINITY MAP

A PORTION OF SECTION 35, T 3 N, R 1 W, G&SRM, MARICOPA COUNTY, ARIZONA N.T.S.

Vertical text on the left margin: 12/06/2024 8:32 AM - 12/06/2024 - 12/06/2024 - 12/06/2024

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POINT OF COMMENCEMENT NW CORNER SECTION 35, T3N, R1W FND 3" BCSM IN HANDHOLE STAMPED "CITY OF EL MIRAGE"

POINT OF BEGINNING N 1/4 CORNER SECTION 35, T3N, R1W FOUND 3" BCSM IN HANDHOLE STAMPED "CITY OF EL MIRAGE"

NE CORNER SECTION 35, T3N, R1W

N 89°12'04" W 2631.95' (R)
S 89°12'04" E 2631.98' (M)
(BASIS OF BEARING)

S 89°11'46" E 1034.01' (R)
S 89°11'29" E 1033.98' (M)

S 89°11'29" E 2631.60' (M) S 89°11'46" E 2631.81' (R)

FOUND PK NAIL FLUSH WITH PAVEMENT
S 00°47'43" W 60.00' (M)
N 00°48'14" E 60.00' (R)

85' ROW
DOC 2016-0438571, MCR
S 89°12'17" E 60.62' (M)
S 89°11'46" E 60.63' (R)

S 00°48'31" W 84.84'

FOUND REBAR NO TAG, BENT

S 00°47'43" W 25.00' (M)
S 00°48'14" W 25.00' (R)

S 89°11'29" E 1619.60' (M)

S 89°11'46" E 586.53' (R)
S 89°12'17" E 586.52' (M)

19.86'

25.00' UTILITY EASEMENT (WIDTH VARIES) DOC 2023-355134, MCR

SIDEWALK EASEMENT DEDICATED HEREON (SEE DETAIL "B" SHEET 3)

1' LVNAE DEDICATED HEREON (SEE DETAILS B, C, & D SHEET 3)

65' ROW DEDICATED HEREON

DESIGNATED COUNTY ROAD (NO WIDTH DEFINED) BK 30 OF ROAD MAPS, PG 52, MCR

35' ELECTRIC EASEMENT BK 4185, PG 131, MCR

33' DEDICATED ROAD BK 3, PG 29, MCR

SIDEWALK EASEMENT DEDICATED HEREON (SEE DETAIL "C" SHEET 3)

UTILITY EASEMENT (WIDTH VARIES) DOC 2023-355134, MCR

60' ROW BK 1556, PG 16, MCR

1' LVNAE DEDICATED HEREON (SEE DETAILS B, C, & D SHEET 3)

WATERLINE EASEMENT DEDICATED HEREON (SEE DETAIL "F" SHEET 3)

SIDEWALK EASEMENT DEDICATED HEREON (SEE DETAIL "D" SHEET 3)

ACCESS EASEMENT DEDICATED HEREON DOC 2023-171504, MCR

SEE DETAIL "A" THIS SHEET

ACCESS EASEMENT (WIDTH VARIES) DOC 2023-469590, MCR

UTILITY EASEMENT (WIDTH VARIES) DOC 2023-355134, MCR

8' PUE DEDICATED HEREON

8' PUE DEDICATED HEREON

5' ROW DEDICATED HEREON

UTILITY EASEMENT (WIDTH VARIES) DOC 2023-355134, MCR

829.09'

829.09'

N 00°00'35" E 894.10' (M)

N 00°00'35" E 894.09' (R)

N 00°00'35" E 894.10' (M)

N 00°00'35" E 894.09' (R)

S 00°00'35" W 829.09' (M)

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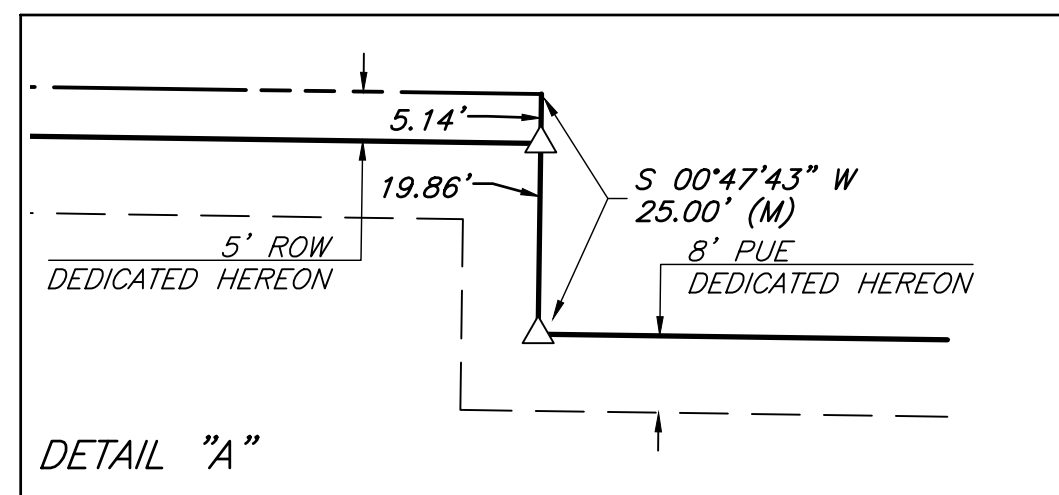
S 00°00'35" W 829.09' (M)

S 00°00'35" W 829.09' (M)

S 00°00'35" W 829.09' (M)

S 00°00'35" W 829.09' (M)

CENTER OF SECTION 35, T3N, R1W FOUND 3" BCSM IN HANDHOLE STAMPED "MARICOPA COUNTY D.O.T. RLS 78189"



LEGEND

- Survey monument symbols and descriptions: SURVEY MONUMENT AS NOTED, SURVEY MONUMENT TO BE SET UPON COMPLETION OF PLANNED IMPROVEMENTS, APN, BCSM, BOOK, DOC, DOT, DEPARTMENT OF TRANSPORTATION, FND, FOUND, MEASURED, MARICOPA COUNTY RECORDS, MCR, PAGE, PUBLIC UTILITY EASEMENT, PUE, RECORD, RIGHT-OF-WAY, ROW, LIMITED VEHICULAR NO-ACCESS EASEMENT, LVNAE, ADJOINING PARCEL LINE, CENTER LINE, EASEMENT LINE, RIGHT-OF-WAY LINE, SECTION LINE, SUBJECT PARCEL BOUNDARY LINE, TIE LINE.

APN 501-45-983B DPML COPPERWING LANDCO IV LLC DOC 2021-1099967, MCR

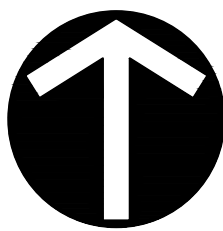
LOT 1

APN 501-46-854 MICROSOFT CORPORATION DOC 2020-0784421, MCR

APN 501-45-983B DPML COPPERWING LANDCO IV LLC DOC 2021-1099967, MCR

APN 501-45-983D DPML COPPERWING LANDCO IV LLC DOC 2021-1338704, MCR

APN 501-45-984 DAVES NOT HERE LLC DOC 2023-0623824



NORTH

SCALE IN FEET 0 60 120



FINAL PLAT FOR AVANTI

A PORTION OF PARCEL 5, AS SHOWN ON THE FINAL PLAT FOR "COPPERWING LOGISTICS CENTER", RECORDED AS BOOK 1556, PAGE 16, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF EL MIRAGE, MARICOPA COUNTY, ARIZONA

DRAWN BY: MJS CHECKED BY: NLG APPROVED BY: NLG DATE: 12/06/2024 DWG SCALE: 1" = 60' PROJECT NO: 337-735 SHEET 2 OF 3

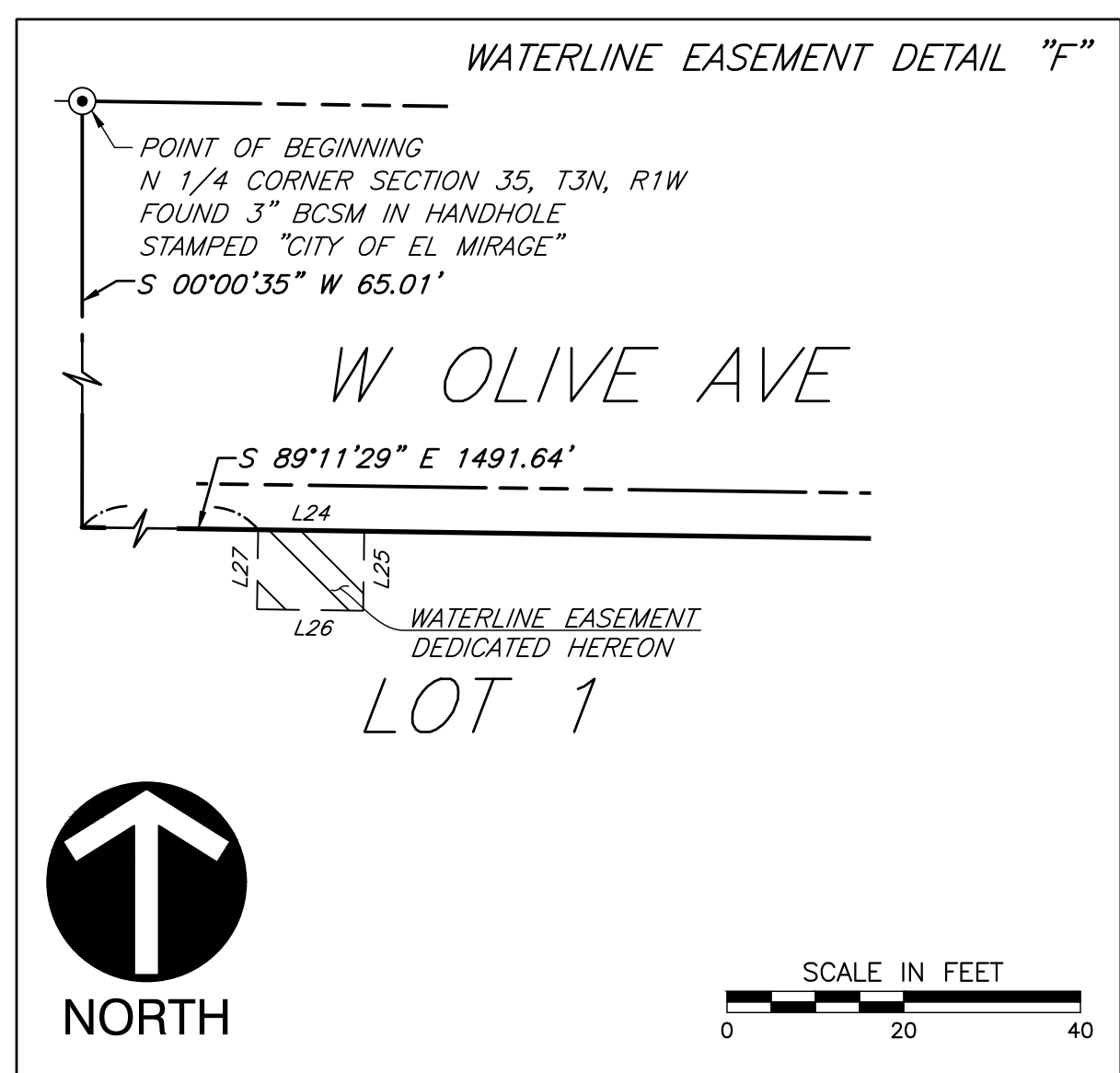
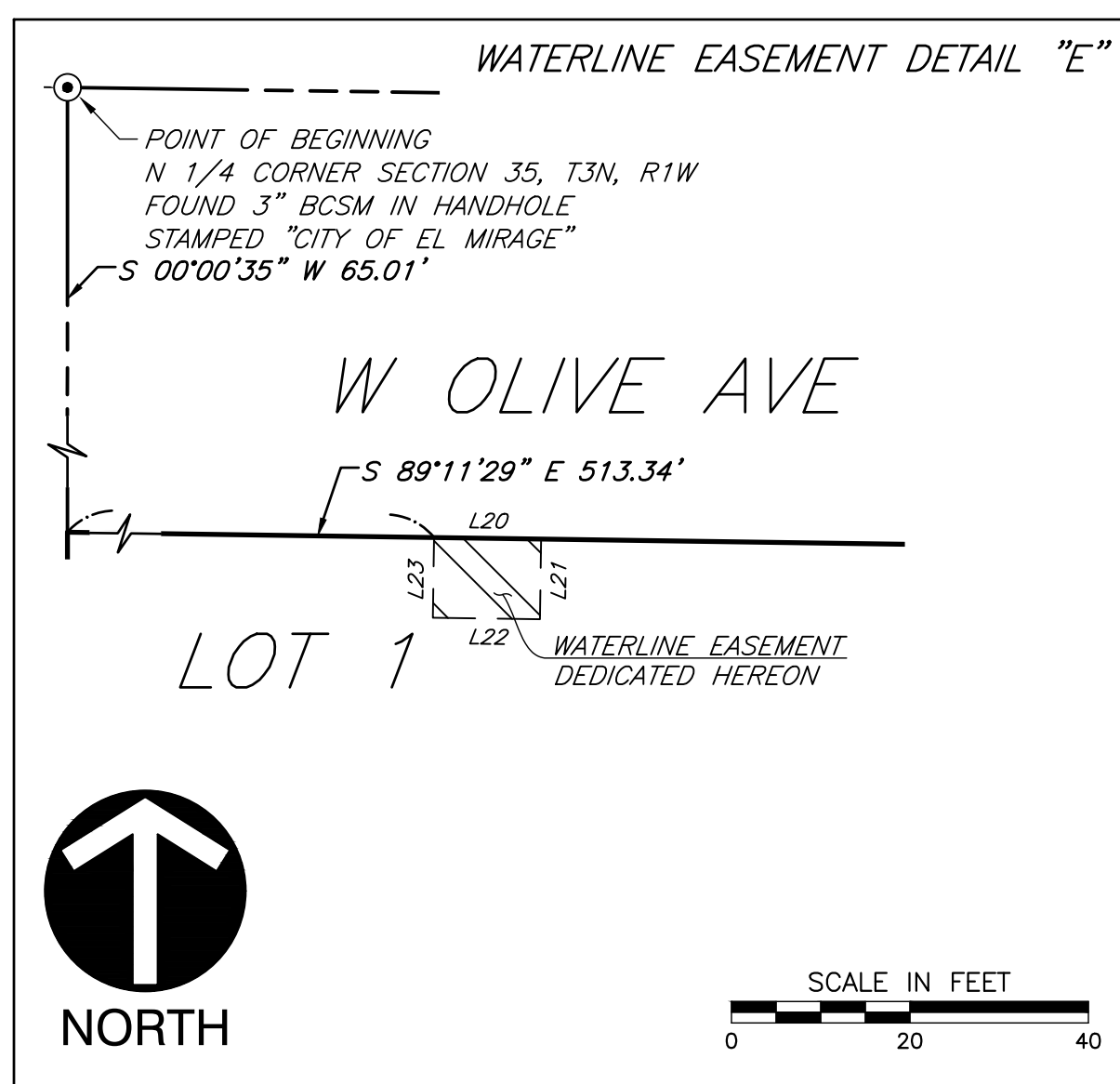
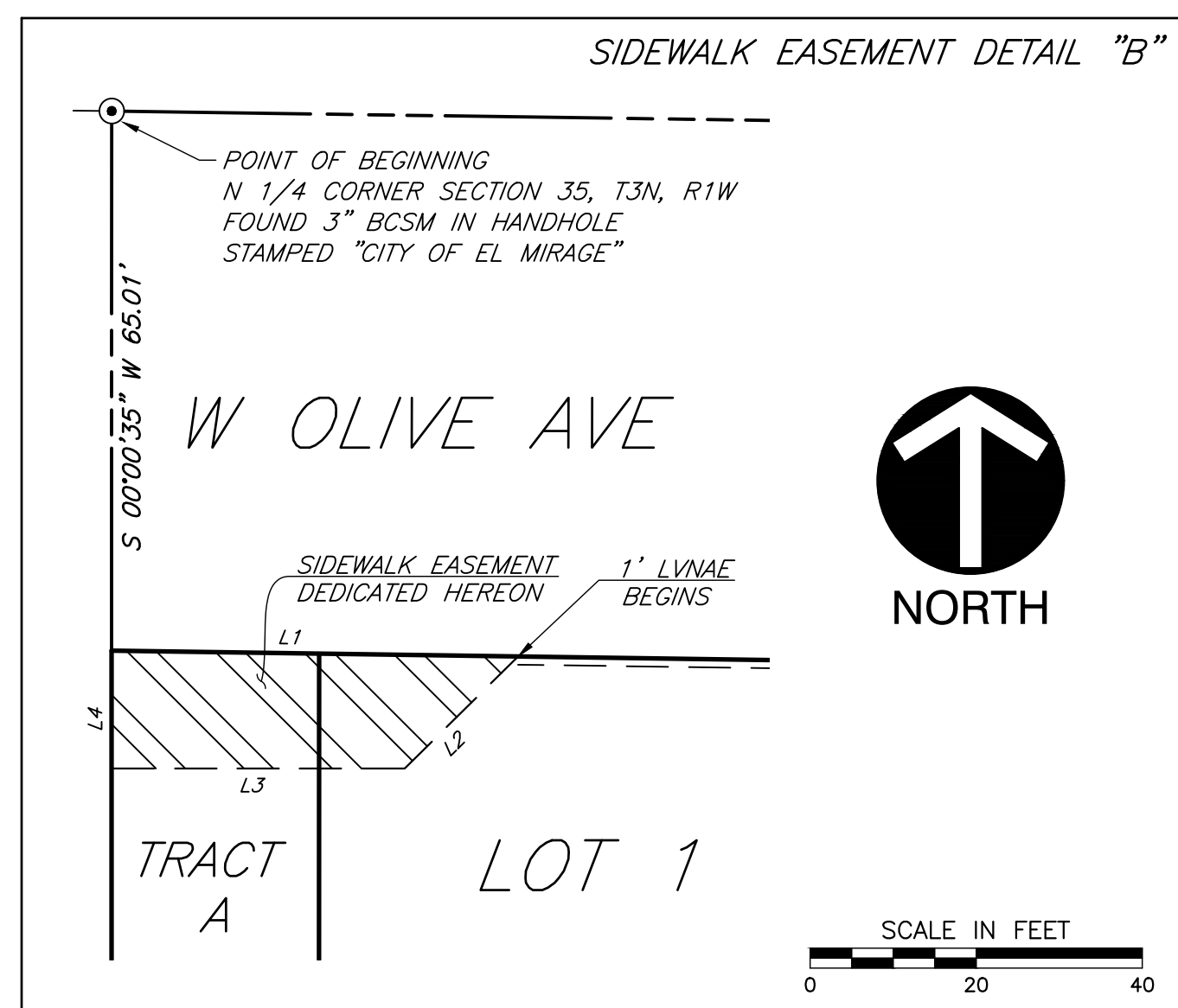
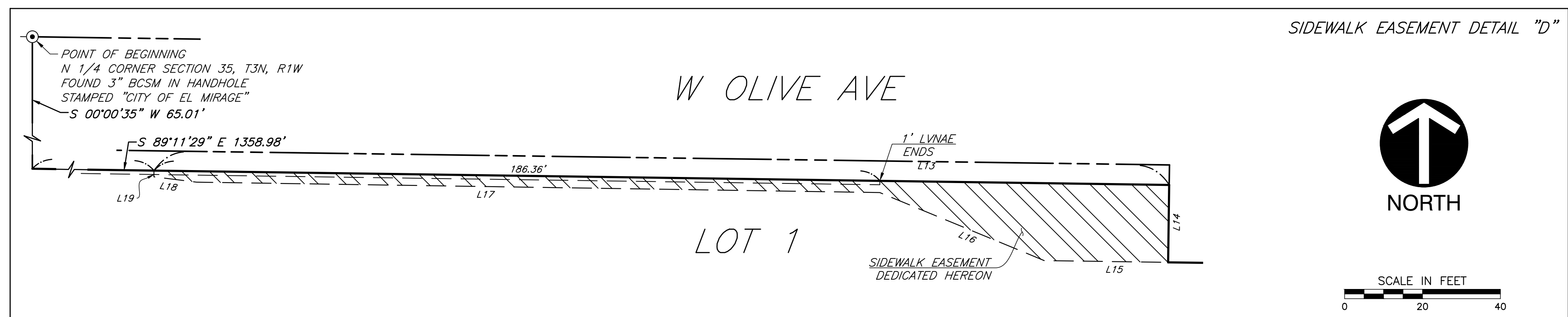
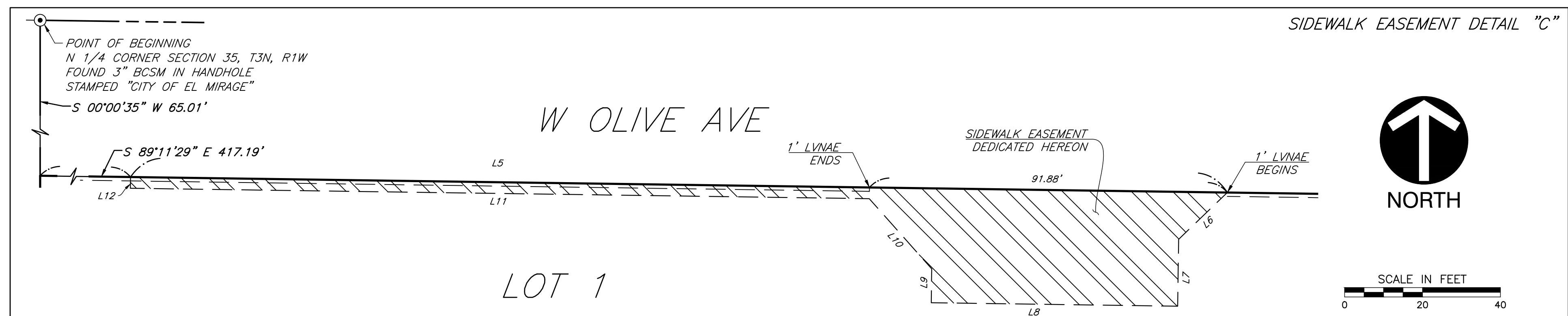
Civil & Environmental Consultants, Inc.

1910 West University Drive Suite 203 Tempe, AZ 85281 Ph: 602.760.2324 www.cecinc.com

FINAL PLAT

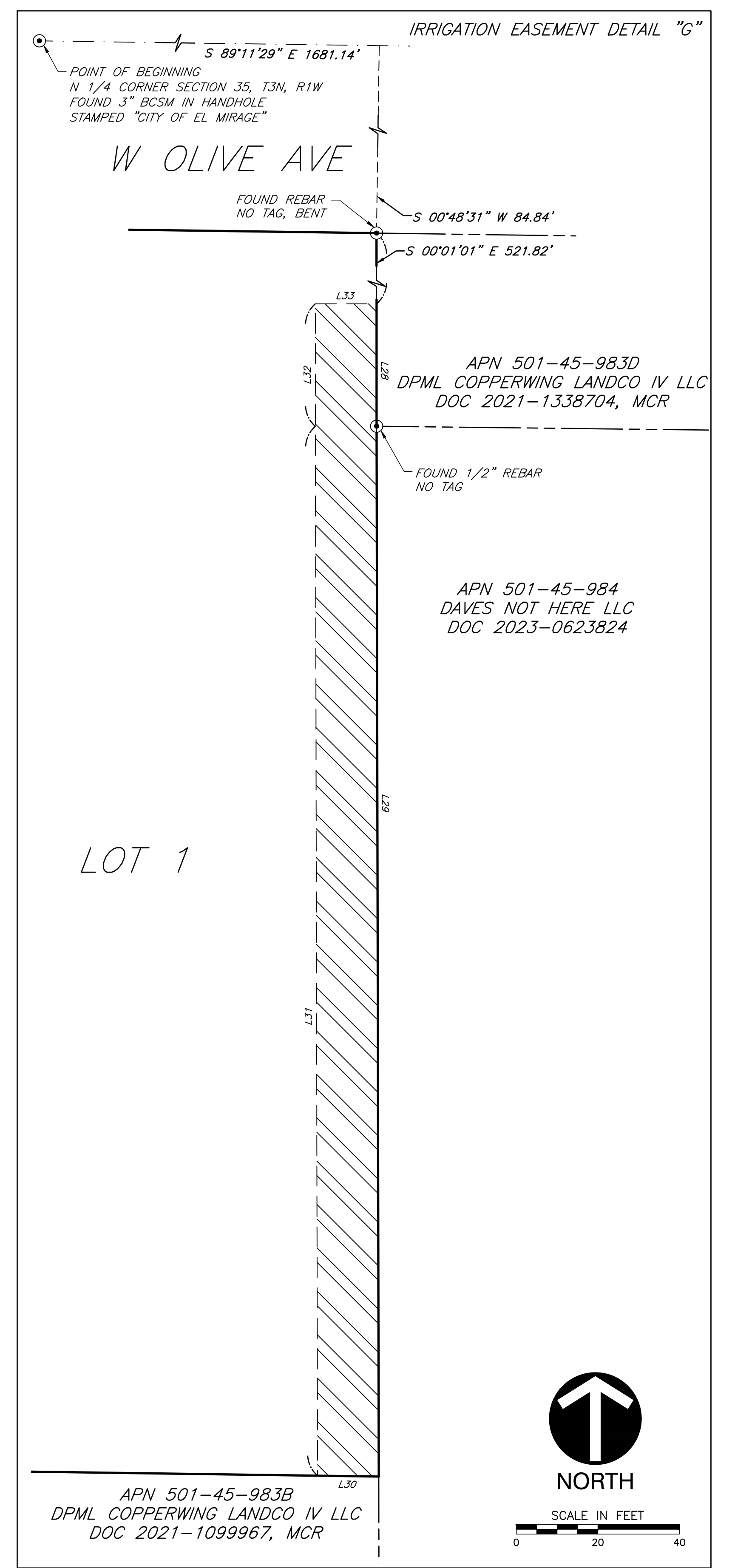
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LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 89°11'29" E	48.97'
L2	S 45°18'39" W	19.21'
L3	N 89°59'23" W	35.31'
L4	N 00°00'35" E	14.20'
L5	S 89°11'29" E	281.57'
L6	S 46°07'36" W	17.35'
L7	S 00°48'25" W	17.17'
L8	N 89°11'36" W	63.26'
L9	N 00°48'25" E	8.70'
L10	N 41°39'00" W	24.12'
L11	N 89°11'35" W	189.69'
L12	N 00°48'25" E	2.89'
L13	S 89°11'29" E	260.63'
L14	S 00°47'43" W	19.86'
L15	N 89°11'29" W	31.80'
L16	N 67°32'27" W	45.70'
L17	N 89°07'40" W	175.37'
L18	N 82°55'08" W	11.05'
L19	N 00°48'25" E	1.60'
L20	S 89°11'29" E	12.00'
L21	S 00°48'31" W	9.00'
L22	N 89°11'29" W	12.00'
L23	N 00°48'31" E	9.00'
L24	S 89°11'29" E	12.00'
L25	S 00°48'31" W	9.00'
L26	N 89°11'29" W	12.00'
L27	N 00°48'31" E	9.00'
L28	S 00°01'01" E	30.00'
L29	S 00°07'03" E	257.41'
L30	N 89°11'32" W	15.00'
L31	N 00°07'03" W	257.16'
L32	N 00°01'01" W	30.03'
L33	N 89°58'59" E	15.00'



- LEGEND**
- SURVEY MONUMENT AS NOTED
 - △ SURVEY MONUMENT TO BE SET UPON COMPLETION OF PLANNED IMPROVEMENTS
 - APN ASSESSOR'S PARCEL NUMBER
 - BCSM BRASS CAPPED SURVEY MONUMENT
 - BK BOOK
 - DOC DOCUMENT
 - DOT DEPARTMENT OF TRANSPORTATION
 - FND FOUND
 - (M) MEASURED
 - MCR MARICOPA COUNTY RECORDS
 - PG PAGE
 - PUE PUBLIC UTILITY EASEMENT
 - (R) RECORD
 - ROW RIGHT-OF-WAY
 - LVNAE LIMITED VEHICULAR NO-ACCESS EASEMENT
 - ADJOINING PARCEL LINE
 - CENTER LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - SUBJECT PARCEL BOUNDARY LINE
 - TIE LINE



DRAWN BY: MJS
CHECKED BY: NLG
APPROVED BY: NLG
DATE: 12/06/2024
DWG SCALE: 1" = 20'
PROJECT NO: 337-735
SHEET 3 OF 3



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