

FINAL PLAT FOR "VET CLINIC", A REPLAT OF LOT 3B, FINAL PLAT FOR STARBUCKS, AS RECORDED IN BOOK 1831, PAGE 12

OWNER/DEVELOPER LOWER BUCKEYE AND AVONDALE, LLC AN ARIZONA LIMITED LIABILITY COMPANY CONTACT PERSON: JEFF HUNT ADDRESS: 1811 N. TATUM BOULEVARD #1051 PHOENIX, AZ 85028 PHONE: (623) 341-7892

SURVEYOR SUPERIOR SURVEYING SERVICES, INC. CONTACT PERSON: JAMES WILLIAMSON ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11 PHOENIX, AZ 85027 PHONE: (623) 869-0223

LOT 3B, FINAL PLAT FOR STARBUCKS, AS RECORDED IN BOOK 1831 OF MAPS PAGE 12, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: LOWER BUCKEYE AND AVONDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY PUBLISHES THIS RE-PLAT OF "VET CLINIC", AS AND FOR THE REPLAT OF LOT 3B OF "STARBUCKS", RECORDED IN BOOK 1831 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA; AS SHOWN HEREON AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, STREET RIGHT OF WAY AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS MAP.

A WATER METER EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF AVONDALE FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND ACCESS TO THE CITY FOR WATER METERS.

A FIRE AND EMERGENCY ACCESS EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF AVONDALE.

THE OWNER, AS LISTED ABOVE HEREBY DEDICATE IN FEE ALL RIGHTS TITLE AND INTEREST TO THE CITY OF AVONDALE FOR USE AS SUCH, THE STREET RIGHT OF WAY AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF: LOWER BUCKEYE AND AVONDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICES, THEREUNTO DULY AUTHORIZED THIS THE 14th DAY OF OCTOBER, 2025.

THE UNDERSIGNED OWNER HEREBY RATIFIES AND APPROVES THIS RE-PLAT. THE PERSON SIGNING REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

LOWER BUCKEYE AND AVONDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] 10/14/25 DATE

ACKNOWLEDGEMENT:

STATE OF Arizona)) ss COUNTY OF Maricopa) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF October, 2025, BY Nico Howard, THE Manager OF LOWER BUCKEYE AND AVONDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 9.12.2027

100 YEAR ASSURED WATER SUPPLY:

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

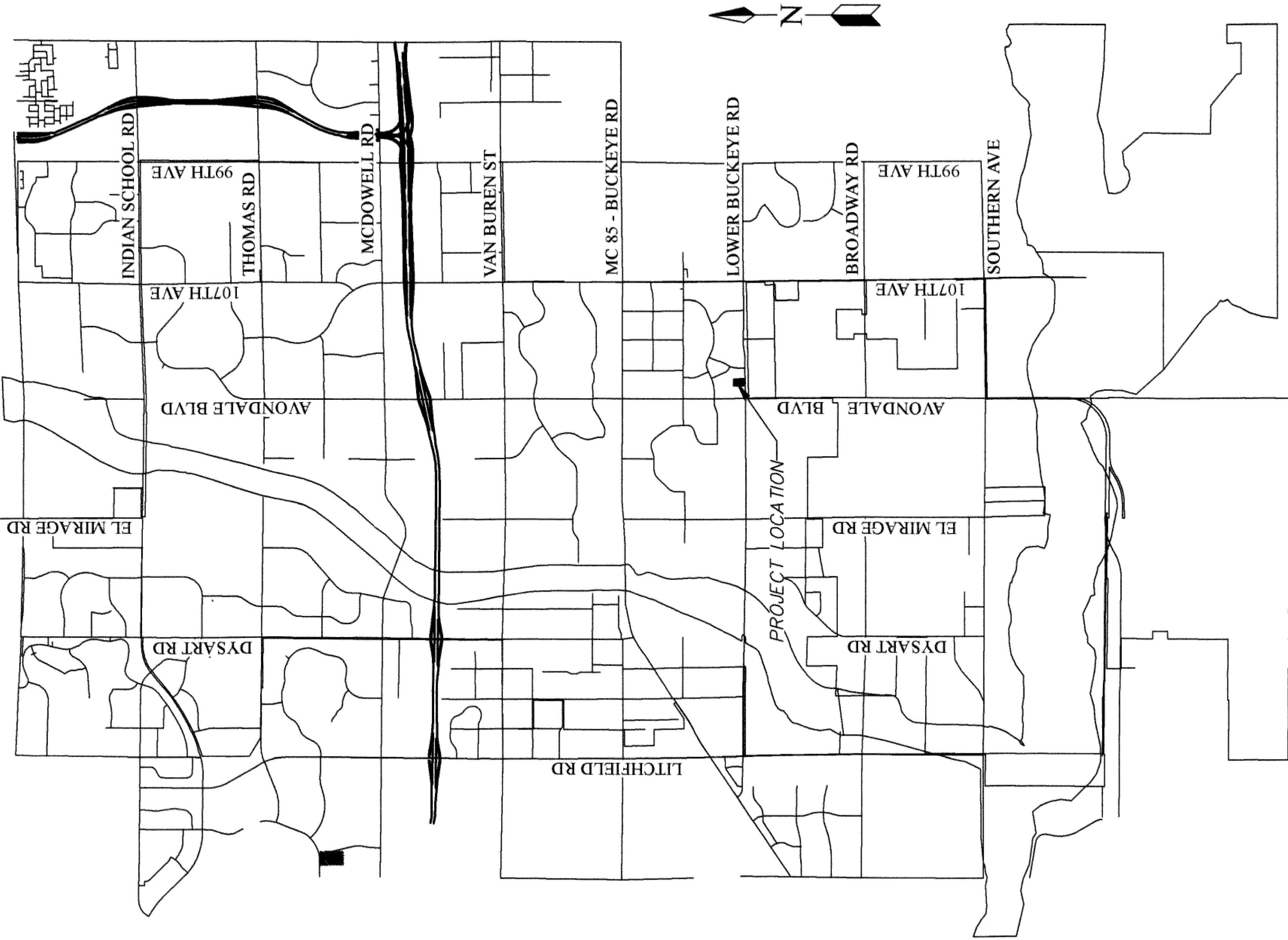
SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - PLAT MAP

LAND AREA TABLE:

LOT 1	49,917 SQ. FT. / 1.146 AC.
LOT 2	51,788 SQ. FT. / 1.189 AC.
TOTAL	101,705 SQ. FT. / 2.335 AC.

KEY MAP
N.T.S.



BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF AVONDALE BENCHMARK 19, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE STAMPED "1976" (0.5' DOWN), MARKING THE WEST QUARTER CORNER OF SECTION 18, LOCATED AT THE INTERSECTION OF AVONDALE BOULEVARD & DURANGO STREET, HAVING AN ELEVATION OF 983.90 FEET, NAVD88.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF AVONDALE BOULEVARD (115TH AVENUE), ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, USING A BEARING OF NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST PER THE RECORD OF SURVEY IN "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 694 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS 22nd DAY OF October, 2025.

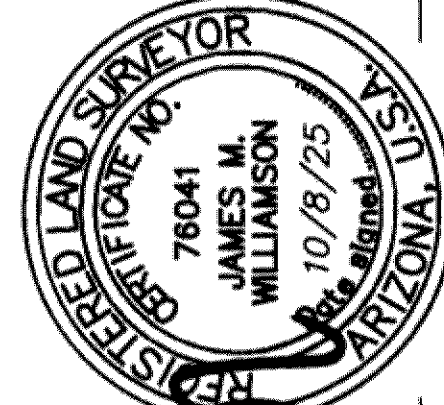
[Signature] CITY ENGINEER 10/22/2025 DATE

[Signature] CERTIFIED CITY CLERKS 10/22/2025 DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2025. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

[Signature] 10/8/25 DATE
REGISTERED LAND SURVEYOR



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

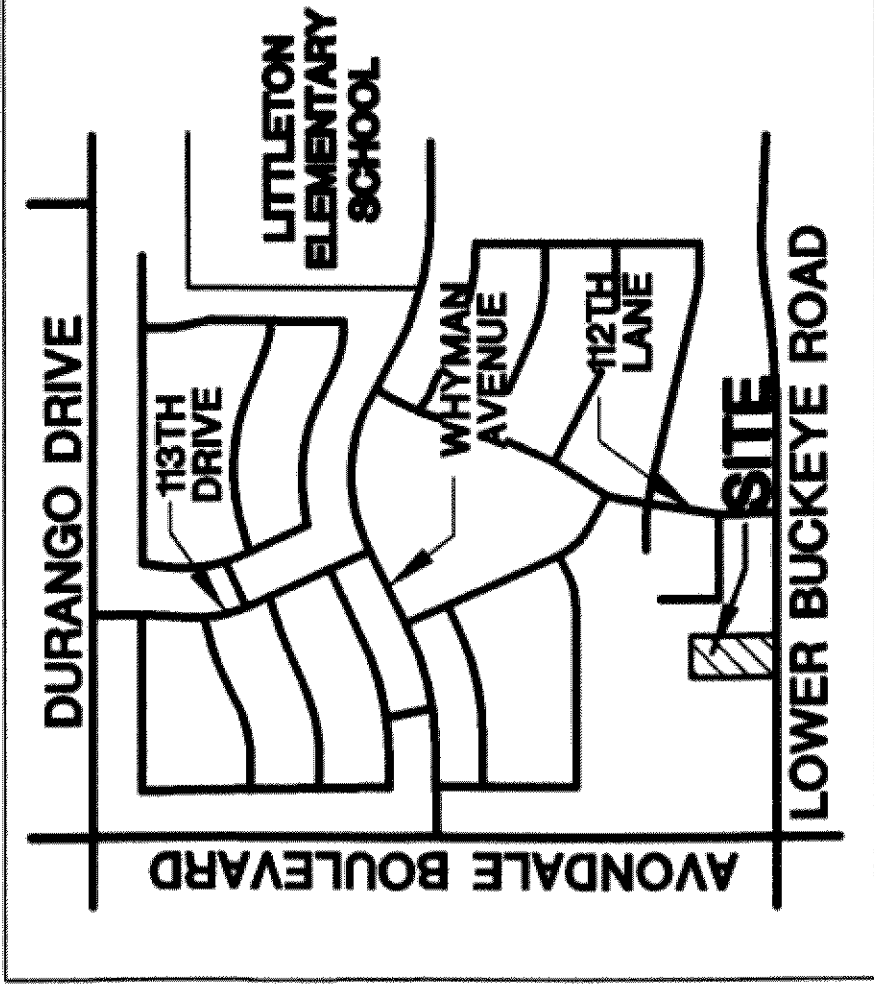
SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL

VICINITY MAP



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF AVONDALE BENCHMARK 19, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE STAMPED "1976" (0.5' DOWN), MARKING THE WEST QUARTER CORNER OF SECTION 18, LOCATED AT THE INTERSECTION OF AVONDALE BOULEVARD & DURANGO STREET, HAVING AN ELEVATION OF 983.90 FEET, NAVD88.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF AVONDALE BOULEVARD (115TH AVENUE), ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, USING A BEARING OF NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST PER THE RECORD OF SURVEY IN "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 694 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS 22nd DAY OF October, 2025.

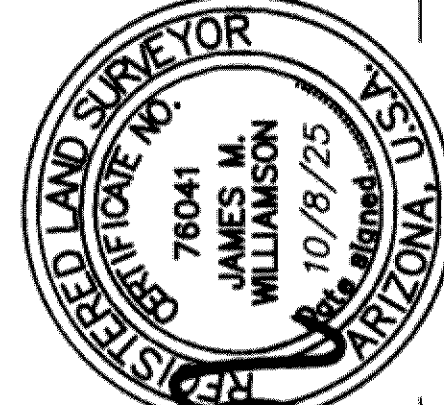
[Signature] CITY ENGINEER 10/22/2025 DATE

[Signature] CERTIFIED CITY CLERKS 10/22/2025 DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2025. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

[Signature] 10/8/25 DATE
REGISTERED LAND SURVEYOR



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF AVONDALE BENCHMARK 19, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE STAMPED "1976" (0.5' DOWN), MARKING THE WEST QUARTER CORNER OF SECTION 18, LOCATED AT THE INTERSECTION OF AVONDALE BOULEVARD & DURANGO STREET, HAVING AN ELEVATION OF 983.90 FEET, NAVD88.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF AVONDALE BOULEVARD (115TH AVENUE), ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, USING A BEARING OF NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST PER THE RECORD OF SURVEY IN "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 694 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS 22nd DAY OF October, 2025.

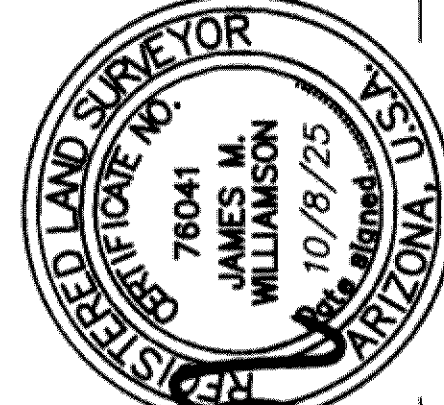
[Signature] CITY ENGINEER 10/22/2025 DATE

[Signature] CERTIFIED CITY CLERKS 10/22/2025 DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2025. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

[Signature] 10/8/25 DATE
REGISTERED LAND SURVEYOR



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF AVONDALE BENCHMARK 19, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE STAMPED "1976" (0.5' DOWN), MARKING THE WEST QUARTER CORNER OF SECTION 18, LOCATED AT THE INTERSECTION OF AVONDALE BOULEVARD & DURANGO STREET, HAVING AN ELEVATION OF 983.90 FEET, NAVD88.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF AVONDALE BOULEVARD (115TH AVENUE), ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, USING A BEARING OF NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST PER THE RECORD OF SURVEY IN "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 694 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS 22nd DAY OF October, 2025.

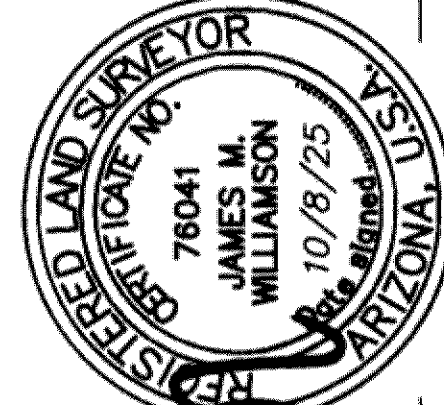
[Signature] CITY ENGINEER 10/22/2025 DATE

[Signature] CERTIFIED CITY CLERKS 10/22/2025 DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2025. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

[Signature] 10/8/25 DATE
REGISTERED LAND SURVEYOR



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF AVONDALE BENCHMARK 19, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE STAMPED "1976" (0.5' DOWN), MARKING THE WEST QUARTER CORNER OF SECTION 18, LOCATED AT THE INTERSECTION OF AVONDALE BOULEVARD & DURANGO STREET, HAVING AN ELEVATION OF 983.90 FEET, NAVD88.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF AVONDALE BOULEVARD (115TH AVENUE), ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, USING A BEARING OF NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST PER THE RECORD OF SURVEY IN "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 694 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS 22nd DAY OF October, 2025.

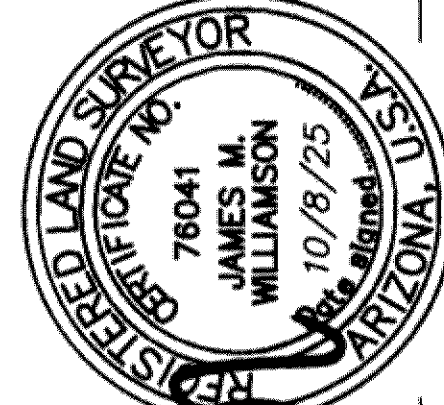
[Signature] CITY ENGINEER 10/22/2025 DATE

[Signature] CERTIFIED CITY CLERKS 10/22/2025 DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2025. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

[Signature] 10/8/25 DATE
REGISTERED LAND SURVEYOR



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF AVONDALE BENCHMARK 19, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE STAMPED "1976" (0.5' DOWN), MARKING THE WEST QUARTER CORNER OF SECTION 18, LOCATED AT THE INTERSECTION OF AVONDALE BOULEVARD & DURANGO STREET, HAVING AN ELEVATION OF 983.90 FEET, NAVD88.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF AVONDALE BOULEVARD (115TH AVENUE), ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 EAST, USING A BEARING OF NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST PER THE RECORD OF SURVEY IN "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" IN BOOK 694 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF AVONDALE, ARIZONA, THIS 22nd DAY OF October, 2025.

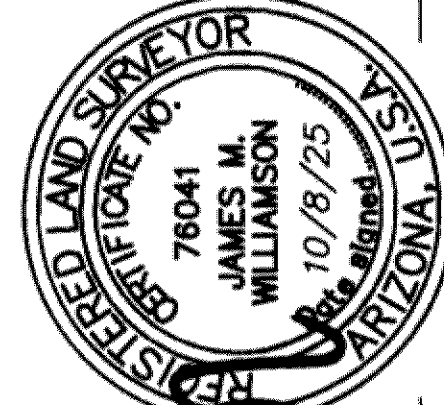
[Signature] CITY ENGINEER 10/22/2025 DATE

[Signature] CERTIFIED CITY CLERKS 10/22/2025 DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2025. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

[Signature] 10/8/25 DATE
REGISTERED LAND SURVEYOR



OWNER/DEVELOPER

LOWER BUCKEYE AND AVONDALE, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
CONTACT PERSON: JEFF HUNT
ADDRESS: 1811 N. TATUM BOULEVARD #1051
PHOENIX, AZ 85028
PHONE: (623) 341-7892

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
CONTACT PERSON: JAMES WILLIAMSON
ADDRESS: 2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623) 869-0223

NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY THE PROPERTY OWNERS, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CON

