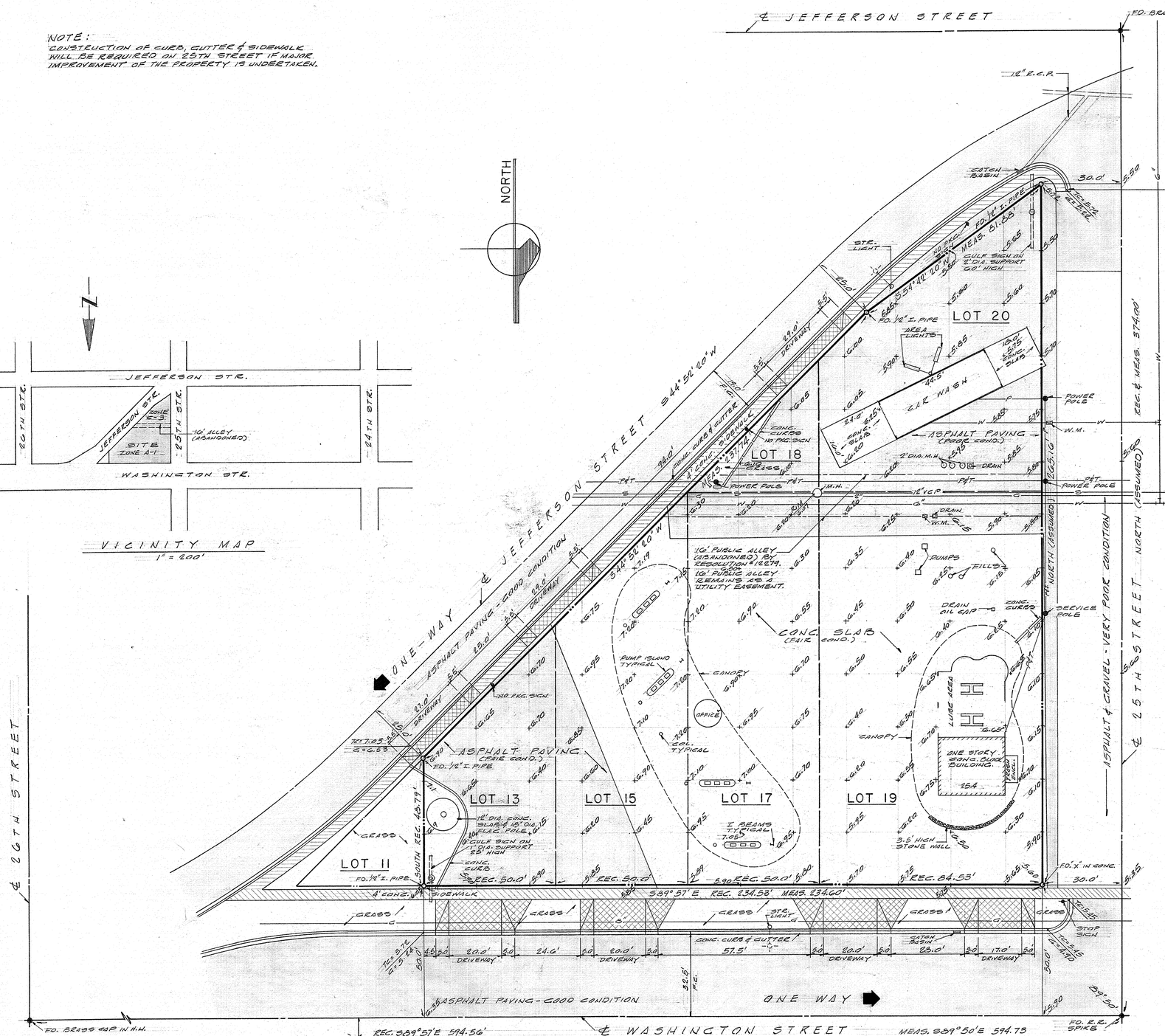
## LEGAL DESCRIPTION

LOTS 17, 19, AND THAT PART OF LOTS 13, 15, 18 AND 20, BLOCK ONE, CREST-WOOD, IN THE CITY OF PHOENIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 29 OF MAPS, PAGE 24, LYING NORTH OF THE LAND TO BE CONDEMNED BY THE CITY OF PHOENIX IN CASE NO. 122187, LIS PENDENS, RECORDED DEC. 19, 1960 IN DOCKET 3524, PAGE 31, AND SHOWN ON THE CITY OF PHOENIX MAP NO. C, JOB NO. P-5916GS.
TOGETHER WITH THAT CERTAIN PUBLIC ALLEY NOW ACCRUED TO THE SAID LOTS BY OFFICIAL ABANDONMENT PROCEEDINGS AS RECORDED BY THE CITY OF PHOENIX, RESOLUTION #12279.

NOTE:
CONSTRUCTION OF CURB, GUTTER & SIDEWALK WILL BE REQUIRED ON 25TH STREET IF MAJOR IMPROVEMENT OF THE PROPERTY IS UNDERTAKEN.




VICINITY MAP
1" = 200'




(1) NOTES:
ZONE NORTH HALF A-1, SOUTH HALF C-3. SERVICE STATION IS PERMITTED
FIRE ZONE OUTER LIMITS

(2) WIDENING:
(A) (a) EXISTING R/W ON WASHINGTON ST. 50 FEET FROM ℄
PROPOSED R/W SAME
(b) EXISTING R/W ON JEFFERSON ST. 25 FEET FROM ℄
PROPOSED R/W SAME
(c) PROPOSED CORNER DEDICATION IS N/A
(B) DEDICATION OF WIDENING IS NOT REQUIRED EITHER STREET

(3) SETBACKS:
(A) PUMP ISLANDS:
(a) 12 FEET FROM Rt. ON WASHINGTON ST.
(b) 12 FEET FROM Rt. ON JEFFERSON ST.
(c) 12 FEET FROM Rt. ON 25TH ST.
(B) BUILDINGS:
(a) 0 FEET FROM Rt. ON WASHINGTON ST.
(b) 0 FEET FROM Rt. ON JEFFERSON ST.
(c) 0 FEET FROM Rt. ON 25TH ST.
(C) CANOPIES:
(a) 0 FEET FROM Rt. ON WASHINGTON ST.
(b) 0 FEET FROM Rt. ON JEFFERSON ST.
(c) 0 FEET FROM Rt. ON 25TH ST.
(D) SIGNS (ATTACHED TO BUILDING)
(a) SIGNS SHALL NOT EXTEND ON WASHINGTON ST.
(b) ABOVE BLDG. ROOF LINE ON JEFFERSON ST.
(c) ON 25TH ST.
(E) SIGNS (FREE STANDING)
(a) ALL ANIMATED SIGNS WILL ON WASHINGTON ST.
(b) REQUIRE A "USE PERMIT" ON JEFFERSON ST.
(c) MAX. HEIGHT 45 FEET ON 25TH ST.

(4) CURBS:
(A) (a) ON WASHINGTON ST. CURBS EXIST. AT 32.5' FROM ℄ TO F.C.
(b) ON JEFFERSON ST. CURBS EXIST. AT 19.0' FROM ℄ TO F.C.
CURB RADIUS TO BE N/A DESIGN PLAN IS NOT REQUIRED
(B) BUILDING PERMIT MAY BE OBTAINED WITHOUT CONSTR. NEW CURBS.

(5) DRIVEWAYS:
(A) WASHINGTON ST. STANDARD MAXIMUM WIDTH OF 40 FEET
FEET @ BOTTOM AND A TRANSITION ON EACH END 5 FEET
DRIVEWAYS N/A ENCROACH INTO CURB RETURN
DRIVEWAYS N/A ENCROACH OVER ADJACENT PROP. LINE
A MAXIMUM OF 2 DRIVEWAY OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 25 FEET OF FULL HIGHT CURB MUST BE HELD BETWEEN DRIVWAYS
(B) JEFFERSON ST. STANDARD MAXIMUM WIDTH OF 40 FEET
FEET @ BOTTOM AND A TRANSITION ON EACH END 5 FEET
DRIVEWAYS MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS MAY NOT ENCROACH OVER ADJACENT PROP. LINE
A MAXIMUM OF 2 DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 25 FEET OF FULL HIGHT CURBS MUST BE HELD BETWEEN DRIVWAYS.
(C) SAME AS (A) & (B)

(6) SEWER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262-6521
(B) ADDRESS MUNICIPAL BLDG. PHOENIX, ARIZONA
(C) CONNECTION CHARGE $ 75.00
(D) FOR LOCATION OF MAIN SEE THIS SHEET
(E) CESS POOL IS NOT PERMITTED
(F) SEPTIC TANK IS NOT PERMITTED
NOTE:

(7) WATER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262-6521
(B) ADDRESS MUNICIPAL BLDG. PHOENIX ARIZONA
(C) COST OF CONNECTION OF 1" METER $ 205.00
(D) FOR LOCATION OF MAIN SEE THIS SHEET

(8) GAS:
(A) SERVICE BY ARIZ. PUBLIC SERVICE CO. PHONE 271-7171
(B) ADDRESS 501 S. 3RD AVE. PHOENIX, ARIZONA

(9) ELECTRIC:
(A) SERVICE BY ARIZ. PUBLIC SERVICE CO. PHONE 271-7171
(B) ADDRESS 501 S. 3RD AVE. PHOENIX, ARIZONA

(10) TELEPHONE:
(A) SERVICE BY MOUNTAIN STATES TEL. & TEL. PHONE 258-3611
(B) ADDRESS 110 N. 2ND AVE. PHOENIX, ARIZONA

(11) SURFACE DRAINAGE OF SITE MAY DRAIN OVER SIDEWALK
PIPE UNDER THE SIDEWALK IS NOT REQUIRED

(12) WATER TABLE 400 FEET TYPE OF SOIL SANDY SILT

(13) LOT SPLIT REQUIRMENTS THIS PROPERTY IS A DIVISION OF LARGER PARCEL
A LOT SPLIT MAP IS NOT REQUIRED, A RECORD OF SURVEY MAP IS NOT REQUIRED
RECORD OF SURVEY WILL NOT REQUIRE SURVEY & MONUMENTING GROSS PROPERTY

(14) TYPE OF CONSTRUCTION PERMITTED:
(A) MASONRY YES (B) STEEL YES (C) FRAME NO

(15) ARCHITECTURAL CONTROL:
PLANNING DEPARTMENT DOES NOT ENFORCE ARCHITECTURAL CONTROL OVER EXTERNAL APPEARANCE OF PROPOSED BUILDING ON SITE

(16) GOVERNING AGENCIES FOR BUILDING PERMITS:
CITY OF PHOENIX ADDRESS MUNICIPAL BLDG.
COUNTY OF ADDRESS
STATE OF ADDRESS

(17) DATUM ELEVATIONS HEREON ARE TO U.S.G.S. DATUM
BENCH MARK IS TOP OF CONC. CURB RETURN AT S.E. COR. OF 25TH ST. & JEFFERSON STR.

(18) BASIS OF BEARINGS NORTH (ASSUMED) 25TH ST.

(19) BLANKET EASEMENTS 16 FEET WATER & SEWER EASEMENT

(20) STREET IMPROVEMENTS NEEDED:
(A) LINEAL FEET OF CURB & GUTTER BY
(B) SQUARE FEET OF PAVING BY
(C) SQUARE FEET OF SIDEWALK BY
(D) OTHER

(21) STATE ENCROACHMENT PERMIT IS NOT REQUIRED

(22) UNDERGROUND TANKS:
(A) MAX. SIZE OF TANKS IS 10,000 GAL. (B) MIN. DIST. BETWEEN TANKS IS 2 FT.
(C) MIN. DIST. TO BLDG. IS 3 FEET. (D) MIN. DIST. TO PROP. LINE IS 20 FEET.
(E) MIN. SIZE OF VENT LINES IS 1½ INCHES. (F) MIN. COV. OVER TANKS IS 3 FEET.
(G) DELIVERY RESTRICTIONS ARE NONE.

NOTE:
THESE QUANTITIES REPRESENT A PRELIMINARY INVESTIGATION AND SHOULD BE REMEMBERED THAT DESIGN PLANS AND/OR OTHER AGREEMENTS MADE BY THE AGENCIES INVOLVED COULD CHANGE THESE. MANY ITEMS SUCH AS BASE MATERIALS, POWER POLE RELOCATION, CATCH BASIN RELOCATION ETC., ARE NOT NOTED AS THEY WOULD BE DETEMINED BY A LAYOUT PLAN.

THE INFORMATION IN THE ABOVE NOTES WAS FURNISHED BY THE PUBLIC AGENCIES INVOLVED.

## CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION ON FEB. 14, 1968 AND THAT IRON PIPES WERE FOUND AT ALL CORNERS AS INDICATED.
NO ENCROACHMENTS WERE FOUND TO EXIST.

ROBERT M. FARRELL
REGISTERED CIVIL ENGINEER
STATE OF ARIZONA #6391

Registered Professional Engineer
CERTIFICATE NO. 6391
ROBERT M. FARRELL
ARIZONA, U.S.A.

DIN 51468-1

SURVEY OF
S.E. COR. WASHINGTON ST. & 25TH STREET
PHOENIX ARIZONA

| | | |
|---|---|---|
| SCALE: 1" = 20' | APPROVED BY: | DRAWN BY: R.E.S. |
| DATE: 2-15-68 | | REVISED: 3-5-68 |

GULF OIL CORPORATION

O'FARRELL & ASSOCIATES
CONSULTING ENGINEERS
PHOENIX • HONOLULU

DRAWING NUMBER
268-1

24X36 PRINTED ON NO. 1000H CLEARPRINT

11/1N/3E R1-275