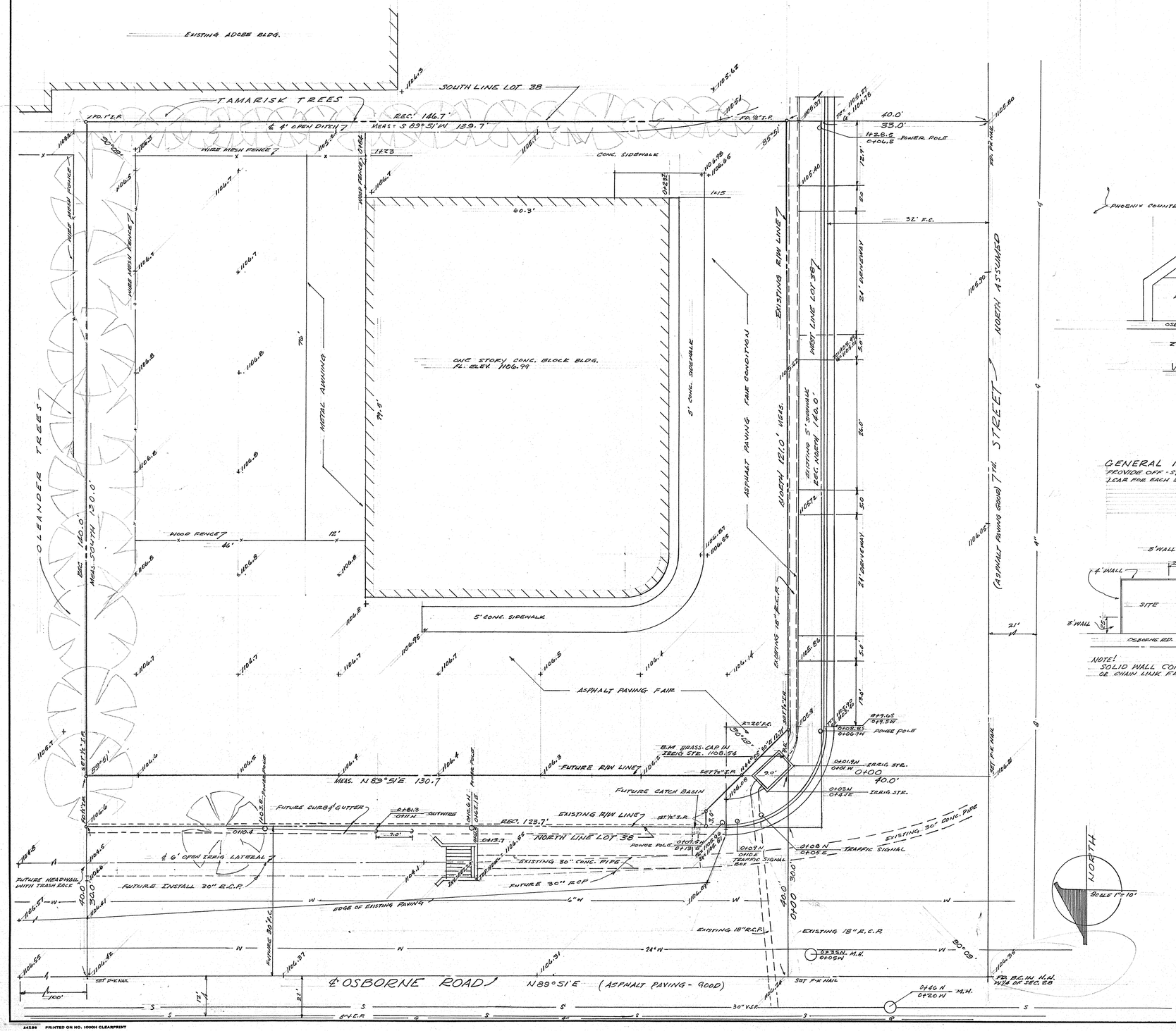
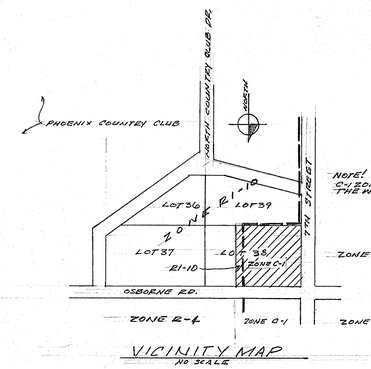


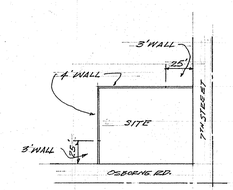
• LEGAL DESCRIPTION •

LOT 38, COUNTRY CLUB PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 24, RECORDS OF MARICOPA, ARIZONA;
EXCEPT THE EAST 73.3 FEET;
EXCEPT, BEGINNING AT THE NORTHWEST CORNER OF LOT 38;
THENCE EAST 25 FEET, ALONG THE NORTH LINE OF LOT 38, TO A POINT;
THENCE SOUTH 3 FEET, PARALLEL TO THE WEST LINE OF LOT 38, TO A POINT;
THENCE SOUTHWESTERLY TO A POINT WHICH IS 19 FEET SOUTH AND 7 FEET EAST OF THE NORTHWEST CORNER OF LOT 38;
THENCE SOUTH 121 FEET, PARALLEL TO THE WEST LINE OF LOT 38, TO A POINT ON THE SOUTH LINE OF LOT 38;
THENCE WEST 7 FEET TO THE SOUTHWEST CORNER OF LOT 38;
THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NO SCALE

GENERAL NOTES!
PROVIDE OFF-STREET PARKING AS FOLLOWS!
1 CAR FOR EACH 300 SQ FT OFFICE SPACE, 2 CARS FOR EACH SERVICE BAY



NOTE!
SOLID WALL CONSISTING OF MASONRY, WOOD OR CHAIN LINK FENCE STRIPPED BOTH WAYS.

(1) NOTES:
ZONE C-1 SERVICE STA. IS PERMITTED
FIRE ZONE OUTER LIMITS
(2) WIDENING
(A) (a) EXISTING R/W ON 7TH STREET IS 40.0' HALF
PROPOSED R/W 40.0'
(B) EXISTING R/W ON OSBORNE RD. IS 30.0' HALF
PROPOSED R/W 40.0', 10.0' WILL BE REQUIRED
(b) PROPOSED CORNER DEDICATION: IS 9'x9' TRIANGLE AS EXISTS
(3) (A) LOCATION OF WIDENING IS REQUIRED TO OBTAIN CURB PERMIT
SETBACKS:
(A) PUMP ISLANDS:
(a) 18.0' FEET FROM PROP. LINE ON 7TH ST.
(b) 18.0' FEET FROM PROP. LINE ON OSBORNE
(c) FEET FROM ON
(B) BUILDINGS:
(a) 0 FEET FROM PROP. LINE ON 7TH ST.
(b) 0 FEET FROM PROP. LINE ON OSBORNE
(c) FEET FROM ON
(C) CANOPIES:
(a) 0 FEET FROM PROP. LINE ON 7TH ST.
(b) 0 FEET FROM PROP. LINE ON OSBORNE
(c) FEET FROM ON
(D) SIGNS (ATTACHED TO BUILDING):
(a) TOTAL COMBINED AREA OF SIGNS NOT TO ON 7TH ST.
(b) EXCEED 150 SF ATTACHED & FREE STANDING ON OSBORNE
(c) PER ENTIRE PROJECT ON
(E) SIGNS (FREE STANDING)
(a) ON 7TH ST.
(b) ON OSBORNE
(c) ON
(4) CURBS:
(A) (a) ON 7TH STREET CURBS ARE TO BE 32' FROM ℄ TO F.C.
(b) ON OSBORNE RD. CURBS ARE TO BE 30' FROM ℄ TO F.C.
CURB RADII TO BE 30.0' F.C. DESIGN PLAN WILL BE REQUIRED
(B) BUILDING PERMIT CAN NOT BE OBTAINED WITHOUT CONSTRUCTING NEW CURBS.
(5) DRIVEWAYS
(A) CITY OF PHOENIX STANDARDS. MAXIMUM WIDTH OF BOTTOM IS 30'
WITH 5' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY NOT ENCROACH INTO OVER RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJ. PROP. LINES BUT TRANSITION TO START 2.5' FROM PROP. LINE
A MAXIMUM OF TWO DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 25' FEET OF FULL HEIGHT CURB MUST BE HELD BETWEEN DRIVES
(B) CITY OF PHOENIX STANDARDS. MAXIMUM WIDTH OF BOTTOM IS 30'
WITH 5' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY NOT ENCROACH INTO OVER RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJ. PROP. LINES BUT TRANSITION TO START 2.5' FROM PROP. LINES
A MAXIMUM OF TWO DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 25' FEET OF FULL HEIGHT CURB MUST BE HELD BETWEEN DRIVES
(C) 5' SIDEWALK WILL BE REQUIRED ON BOTH STREETS
(6) SEWER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262-6551
(B) ADDRESS CITY HALL
(C) CONNECTION CHARGES $100.00
(D) FOR LOCATION OF MAIN SEE DRAWING
(E) CESS POOL IS NOT PERMITTED
(F) SEPTIC TANK IS NOT PERMITTED
NOTE:
(7) WATER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262-6551
(B) ADDRESS CITY HALL
(C) COST OF CONNECTION OF 1" METER $ 175.0
(8) FOR LOCATION OF MAIN SEE DRAWING
(9) GAS: (A) SERVICE BY ARIZONA PUBLIC SERVICE CO.
(B) ADDRESS 36 N 1ST AVE.
(9) ELECTRICAL (A) SERVICE BY ARIZONA PUBLIC SERVICE CO. PHONE 271-7171
(B) ADDRESS 46 N. 1ST AVE PHONE 271-7171
(10) TELEPHONE (A) SERVICE BY MOUNTAIN STATES TEL. & TEL. CO.
(B) ADDRESS 110 N 2ND AVE. PHONE 258-3611
(11) SURFACE DRAINAGE OF SITE MAY DRAIN OVER SIDEWALK & DRAIN PIPE UNDER THE SIDEWALK IS NOT REQUIRED
(12) WATER TABLE NO PROBLEM TYPE OF SOIL CLAY SAND - CALICHE
(13) LOT SPLIT REQUIREMENTS THIS PROPERTY IS A DIVISION OF A LARGER PARCEL
A LOT SPLIT MAP IS NOT REQUIRED. A RECORD OF SURVEY MAP IS NOT REQUIRED.
(RECORD OF SURVEY DOES NOT REQUIRE SURVEY AND MONUMENTING GROSS PROPERTY.)
(14) TYPE OF CONSTRUCTION PERMITTED (A) MASONRY YES
(B) STEEL YES BY ZONE VARIENCE (C) FRAME NO
(15) ARCHITECTURAL CONTROL
PLANNING DEPARTMENT DOES NOT ENFORCE ARCHITECTURAL CONTROL OVER EXTERNAL APPEARANCE OF PROPOSED BUILDING OR SITE.
(16) GOVERNING AGENCIES - FOR BUILDING PERMITS
CITY OF PHOENIX ADDRESS CITY HALL
COUNTY OF ADDRESS
STATE OF ADDRESS
(17) DATUM ELEVATIONS HEREON ARE TO CITY OF PHOENIX DATUM.
BENCH MARK IS BRASS CAP IN TOP OF IRRIG STRUCTURE ELEV. 1108.54
SEE DRAWING FOR LOCATION
(18) BASIS OF BEARINGS ASSUMED NORTH ON 7TH STREET
(19) BLANKET EASEMENTS RIGHTS OF WAY FOR CANALS LATERALS & DITCHES
(20) STREET IMPROVEMENTS NEEDED:
(a) 137 LINEAL FT. OF CURB & GUTTER BY DEVELOPER
(b) 5,510 SQUARE FT. OF PAVING BY DEVELOPER
(c) 535 SQUARE FT OF SIDEWALK BY DEVELOPER
(D) OTHER (1) RELOCATE TWO POWER POLES & GUY WIRES (2) REMOVE 45' LIN FT OF 30" CONC. PIPE AND HEADWALL WITH TRASH RACK (3) INSTALL 132' LIN. FT. OF 30" REINF. CONC. PIPE, INSTALL ONE CATCH BASIN WITH 7' LIN. FT. OF REINF. CONC. PIPE, INSTALL HEADWALL WITH TRASH RACK
NOTE: THESE QUANTITIES REPRESENT A PRELIMINARY INVESTIGATION AND IT 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 LOCATIONS, ETC., ARE NOT NOTED AS THEY WOULD BE DETERMINED BY A LAYOUT PLAN
STATE ENCROACHMENT PERMIT IS NOT REQUIRED.

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 MAY 31, 1964, AND THAT ALL CORNERS WERE SET AS INDICATED. NO ENCROACHMENTS WERE FOUND TO EXIST.

H. Oliver O'Farrell
REGISTERED CIVIL ENGINEER
STATE OF ARIZONA #1273

REGISTERED CIVIL ENGINEER
CERTIFICATE EXPIRES
OLIVER O'FARRELL
DEC. 31, 19 65
ARIZONA, U.S.A.

SURVEY OF S.E. CORNER
7TH STREET AND OSBORNE RD.
PHOENIX - ARIZONA

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY
DATE: 8-12-64		REVISED

GULF OIL CORP OF CALIF

O'FARRELL & ASSOCIATES
CONSULTING ENGINEERS
PHOENIX, ARIZONA

DRAWING NUMBER 764-6

DIN # 51482-1

28/24/13E R1-299

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