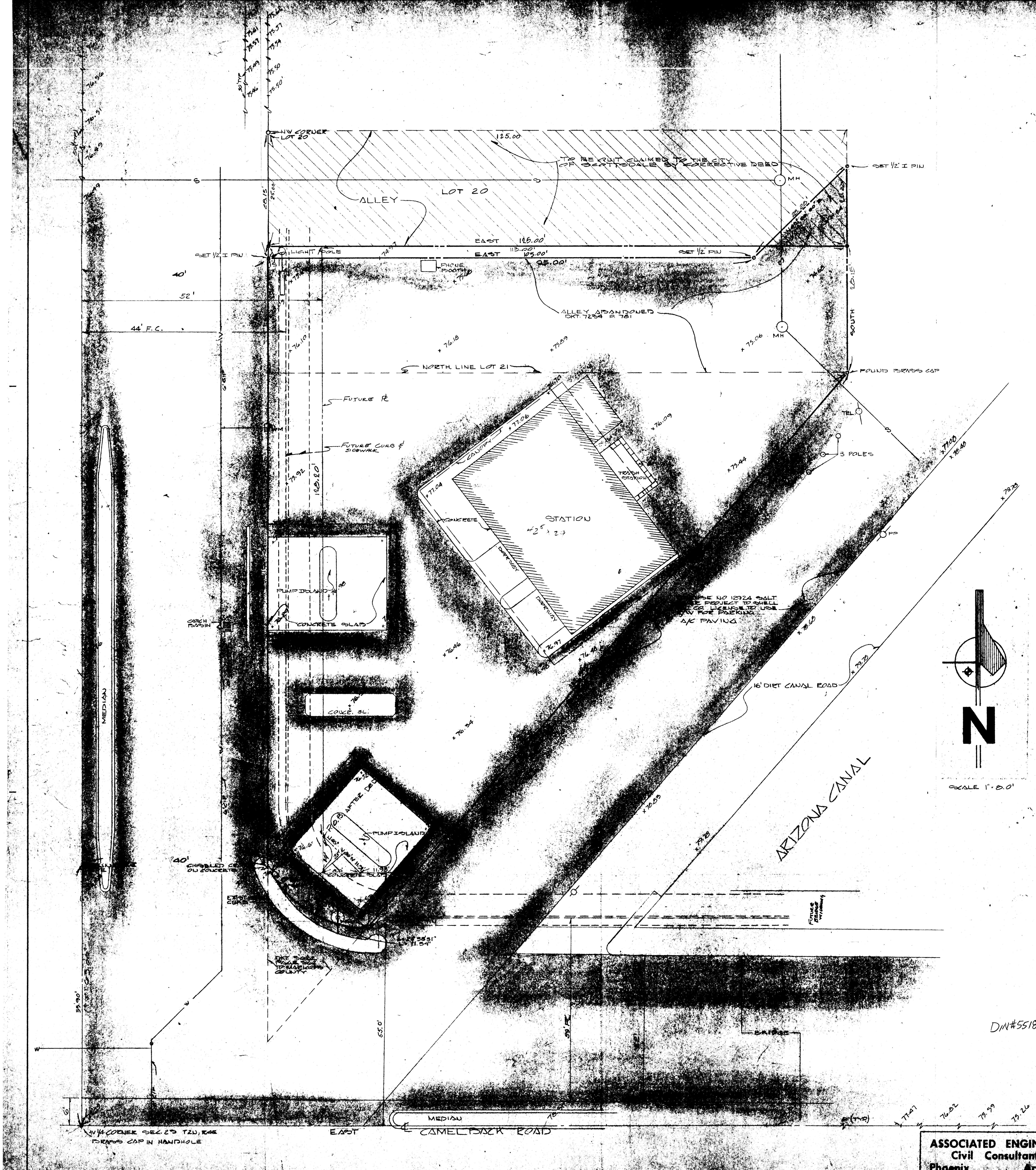

LEGAL DESCRIPTION

LOT 21 ARCADIA COUNTRY MART REPLATTED AS SHOWN ON PLAT OF RECORD IN BOOK 52 AT PAGE 15 R.M.C.
TOGETHER WITH THAT CERTAIN PUBLIC ALLEY VACATED AND ABANDONED AS DESCRIBED IN ORD. NO. 408 BY THE MAYOR & COUNCIL OF THE CITY OF SCOTTSDALE & MADE OF RECORD IN DKT 7234 AT PAGE 781 RMC
EXCEPT THAT PORTION OF LOT 21 DEDICATED TO MARICOPA COUNTY AS DESCRIBED IN DKT. 5622 AT PAGE 562 RMC

LEGAL - METES AND BOUNDS

THAT PART OF THE NW 1/4 SEC. 23, T2N, R4E OF THE G.& S.R.B.& M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMENCING AT A POINT FROM WHICH W 1/4 COR. OF SAID SEC. 23 BEARS SOUTH 75.50' & WEST 40.00'

THENCE NORTH ALONG A LINE 40.00' EAST OF & PARALLEL TO THE WEST LINE OF SAID SEC. 23, SAID LINE ALSO BEING THE THE EASTERLY R/W LINE OF NORTH SCOTTSDALE ROAD A DISTANCE OF 135.30' TO A COR. POINT.

THENCE EAST ALONG A LINE 191.20' NORTH OF & PARALLEL TO THE EAST WEST MID SEC. LINE OF SAID SEC. 23 A DISTANCE OF 125.00' TO A CORNER POINT;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 'A' SAID LINE ALSO LYING 165.00' EAST OF & PARALLEL TO THE WEST LINE OF SAID SEC. 23 A DISTANCE OF 28.15' TO A ANGLE POINT WHICH LAYS ON NORTH WESTERLY R/W LINE OF THE ARIZONA CANAL.

THENCE SOUTH 40°44' WEST ALONG SAID NORTH WESTERLY R/W LINE A DISTANCE OF 158.72' TO A POINT ON CURVE.

THENCE ALONG A CURVE TO THE RIGHT CONCAVE NORTH EASTERLY HAVING A CENTRAL ANGLE 60°19'38" & A RADIUS OF 25.00' A DISTANCE OF 26.32' TO THE P.O.B.

LEGAL - METES & BOUNDS AFTER DED.

THAT PART OF THE NW 1/4 SEC. 23 T2N, R4E OF THE G.& S.R.B.& M. MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMENCING AT A POINT FROM WHICH W 1/4 COR. OF SAID SEC. 23 BEARS SOUTH 63.00' WEST 52.00'

THENCE NORTH ALONG A LINE 52.00' EAST OF & PARALLEL TO THE WEST LINE OF SAID SEC. 23, SAID LINE ALSO BEING THE EASTERLY R/W LINE OF NORTH SCOTTSDALE ROAD A DISTANCE OF 128.20' TO A COR. POINT.

THENCE EAST ALONG A LINE 191.20' NORTH OF & PARALLEL TO THE EAST-WEST MID SEC. LINE OF SAID SEC. 23 A DISTANCE OF 113.00' TO A CORNER POINT;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 'A' SAID LINE ALSO LYING 165.00' EAST OF & PARALLEL TO THE WEST LINE OF SAID SEC. 23 A DISTANCE OF 28.15' TO AN ANGLE POINT WHICH LAYS ON NORTH WESTERLY R/W LINE OF THE ARIZONA CANAL.

THENCE SOUTH 40°44' WEST ALONG SAID NORTH WESTERLY R/W LINE A DISTANCE OF 142.59' TO A ANGLE POINT.

THENCE WEST ALONG A LINE [illegible] PARALLEL TO THE SOUTH LINE OF SAID SEC. 23 A DIS. OF 11.93' TO AN ANGLE POINT.

THENCE N. 45°00' W. ALONG A LINE A DIS. OF [illegible] TO THE TRUE P.O.B.

CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 1969, AND THAT IRON BARS WERE FOUND, SET, OR CHISELED [illegible] AS INDICATED.

REGISTERED CIVIL ENGINEER

BENCHMARK

BRASS CAP INTERSECTION SHOEMAN LANE & SCOTTSDALE ROAD
ELEV. 1272.17

DIN#55183

MARK	DATE	DESCRIPTION	APPROVED
	3-16-70	Revise Legal Description	
	3-4-70	Revise Alley location	
	1-13-70	Revise Legal Description	
	1-9-70	Revise future ℄ & Curb loc.	
	9/26/69	RELOC. WEST PROP. LINE & BRIDGE	

LIST OF CHANGES

SHELL OIL COMPANY
WESTERN MARKETING REGION
ENGINEERING DEPT. SAN FRANCISCO

SURVEY OF NE CORNER
CAMELBACK ROAD & SCOTTSDALE RD.
SCOTTSDALE, ARIZONA

SCALE 1"-8.0'
DATE 8- -69
DRAWN BY [illegible]
CHECKED BY

ASSOCIATED ENGINEERS
Civil Consultants
Phoenix Arizona