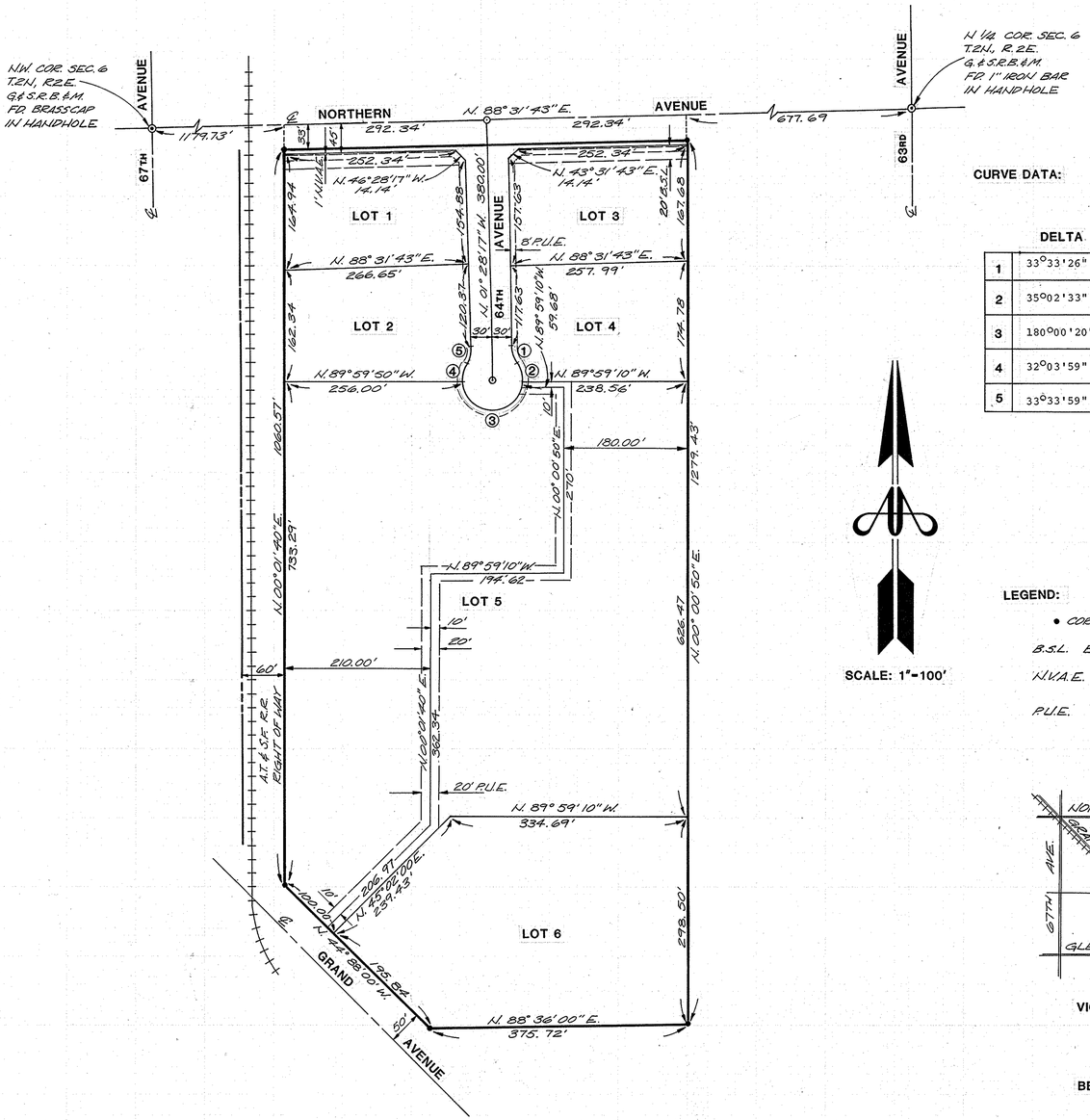
FINAL PLAT
OF
NICHOLAS INDUSTRIAL PARK
A SIX LOT SUBDIVISION LOCATED IN THE
N.E.1/4 N.W.1/4 SECTION 6 T.2N. R.2E. G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

Commencing at the north quarter corner of section 6, T2N, R2E, G & SRB & M, Maricopa County, Arizona; thence S88° 31' 43" W, along the north section line a distance of 677.69 feet; thence S00° 00' 50" W, along the east line of the west half of Lots 3 and 6 of HADSELL'S ADDITION TO GLENDALE, as recorded in Book 2 of Maps, Page 10, M.C.R., a distance of 1279.43 feet to a point on the northeasterly R/W line, a distance of 295.84 feet to a point on the east line of the west 60.00 feet of said Lots 3 and 6; thence N00° 01' 40" E, along said line, a distance of 1064.29 feet to a point on the north line of Lot 3; thence N88° 31' 43" E along said north line of Lot 3 a distance of 584.67 feet to the TRUE POINT OF BEGINNING.



CURVE DATA:

	DELTA	RADIUS	LENGTH	CHORD	TANGENT
1	33°33'26"	45.00	26.36	25.98	13.57
2	35°02'33"	45.00	27.52	27.10	14.21
3	180°00'20"	45.00	141.38	90.00	———
4	32°03'59"	45.00	24.86	12.93	12.93
5	33°33'59"	45.00	26.36	25.98	13.57

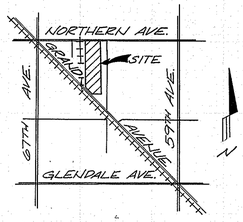
LEGEND:

- • CORNER OF SUBDIVISION, SET 1/2" RE-BAR

B.S.L. BUILDING SETBACK LINE

N.V.A.E. NON-VEHICULAR ACCESS EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT



VICINITY MAP:

BENCHMARK:

1" IRON BAR IN HANDHOLE
INTERSECTION OF NORTHERN AVENUE
AND 63RD AVENUE
ELEVATION = 1149.77
CITY OF GLENDALE DATUM.

CERTIFICATION:

I, ROBERT B. ATHERTON, hereby certify that I am a registered civil engineer of the State of Arizona; that this map, consisting of 1 sheet correctly represents a survey made under my supervision during the month of May, 1983, that the survey is true and complete as shown, that all monuments shown actually exist as shown; that their positions are correctly shown; and that said monuments are sufficient to enable he survey to be replaced.

By _____ 11045
(Name of Registered Civil Engineer) Registration No.

APPROVAL:

Approved by the City Council of the City of Glendale, Arizona this _____day of _____, 1983.

By _____ Attest _____SEAL
MAYOR Title/Position

Nicholas Industrial Park is platted in conformance with all applicable City standards, regulations and specifications to which approval is required.

By_____ _____
Director of Engineering & Development Date

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

Know all men by these presents:

That U.S. Components Inc., an Arizona Corporation, and Michael Nicholas and Priscilla Nicholas, as Owners, have subdivided under the name of Nicholas Industrial Park, a 16.65 Acre subdivision situated on the NW¼ Sec. 6, T2N, R2E, G. & S. R.B. & M., commencing at the north quarter corner of section 6, T2N, R2E, G. & S.R.B. & M., Maricopa County, Arizona; thence S. 88° 31' 43" W, along the north section line a distance of 677.69 feet; thence S. 00° 00' 50" W, a distance of 33.00 feet to the TRUE POINT OF BEGINNING; thence continuing at S. 00° 00' 50" W, along the east line of the west half of Lots 3 and 6 of HADSELL'S ADDITION TO GLENDALE, as recorded in Book 2 of Maps, Page 10, M.C.R., a distance of 1279.43 feet to a point on the south line of Lot 6; thence S. 88° 36' 00" W, along said south line, a distance of 375.72 feet to a point on the northeasterly R/W line of U.S. Highway 60-70 (Grand Avenue); thence N. 44° 58' 00" W, along said R/W line, a distance of 295.84 feet to a point on the east line of the west 60.00 feet of said Lots 3 and 6; thence N. 00° 01' 40" E, along said line, a distance of 1064.29 feet to a point on the north line of Lot 3; thence N. 88° 31' 43" E, along said north line of Lot 3 a distance of 584.67 feet to the TRUE POINT OF BEGINNING, Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as and for the plat of said Nicholas Industrial Park, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets, and alleys constituting same and that each lot, street and alley shall be known by the number or name given each respectively on said plat and the U.S. Components Inc., an Arizona Corporation and Michael Nicholas and Priscilla Nicholas, as Owners, hereby dedicates to the City of Glendale and the public for use as such the streets and alleys shown on said plat and included in the above described premises.

Easements are dedicated for the purpose shwon.

IN WITNESS WHEREOF:

U.S. Components, Inc., an Arizona Corporation, as Owner, has hereto caused its corporate seal to be affixed and the same to be attested by the signature of the undersigned officer thereto duly authorized.

This _____day of _____, 1983.

U.S. Components Inc.

By _____

IN WITNESS WHEREOF:

MICHAEL NICHOLAS, PRISCILLA NICHOLAS, as owners, have hereunto affixed their signature this _____day of _____, 1983.

_____ _____
MICHAEL NICHOLAS PRISCILLA NICHOLAS

ACKNOWLEDGEMENT:

STATE OF ARIZONA

COUNTY OF MARICOPA

On this the _____day of _____, 1983, before me the undersigned officer appeared Michael Nicholas, who acknowledged himself to be President, of U.S. Components Inc., an Arizona Corporation, and acknowledged that he, as such officer being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as trustee, by himself as such officer.

In witness whereof:

I hereunto set my name and official seal.

By _____ _____
(Notary Public) My Commission Expires

ACKNOWLEDGEMENT:

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me this _____day of _____1983, the following persons appeared before me, the undersigned notary public:

Michael Nicholas and Priscilla Nicholas, who acknowledged (a) themselves to be Husband and Wife; and acknowledge (b) them selves to be the legal owners of the property platted hereon; and acknowledged (c) that they, as legal owners, executed this instrument for the purposes herein contained.

IN WITTNESS WHEROF, I hereunto set my hand and official seal.

My commission expires: _____

Notary Public _____

Andrews Atherton Inc.
Surveying and Civil Engineering
Jeffrey L. Andrews, R.L.S.
Robert B. Atherton, P.E.
6747 N. Black Canyon • Phoenix, AZ 85015 • 242-6229

PREPARED FOR:
MICHAEL NICHOLAS
4415 N. BUCKBOARD TRAIL
SCOTTSDALE, ARIZONA 85251

DRAWN BY: MWO	CHECKED BY: RBA
SCALE: 1"=100'	JOB NO: 83-046
DATE: 10-25-83	SHEET 1 OF 1

PLAT DIN # 55801 1/1 APLS F2-006