· LEGAL DESCRIPTION ·

THE EASTERLY 300' OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF McDOWELL ROAD WHICH BEARS NORTH 0 DEGREES 17 MINUTES EAST 49.50 FEET AND SOUTH 89 DEGREES 19 MINUTES 47 SECONDS WEST 99.01 FEET FROM THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 19 MINUTES 47 SECONDS WEST 1001.17 FEET ALONG THE NORTH LINE OF SAID McDOWELL ROAD TO THE EASTERLY LINE OF AN ALLEY;

THENCE NORTH 14 DEGREES 37 MINUTES EAST 215.36 FEET ALONG THE EAST LINE OF SAID ALLEY 20 FEET EASTERLY AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF THE ARIZONA CROSSCUT CANAL;

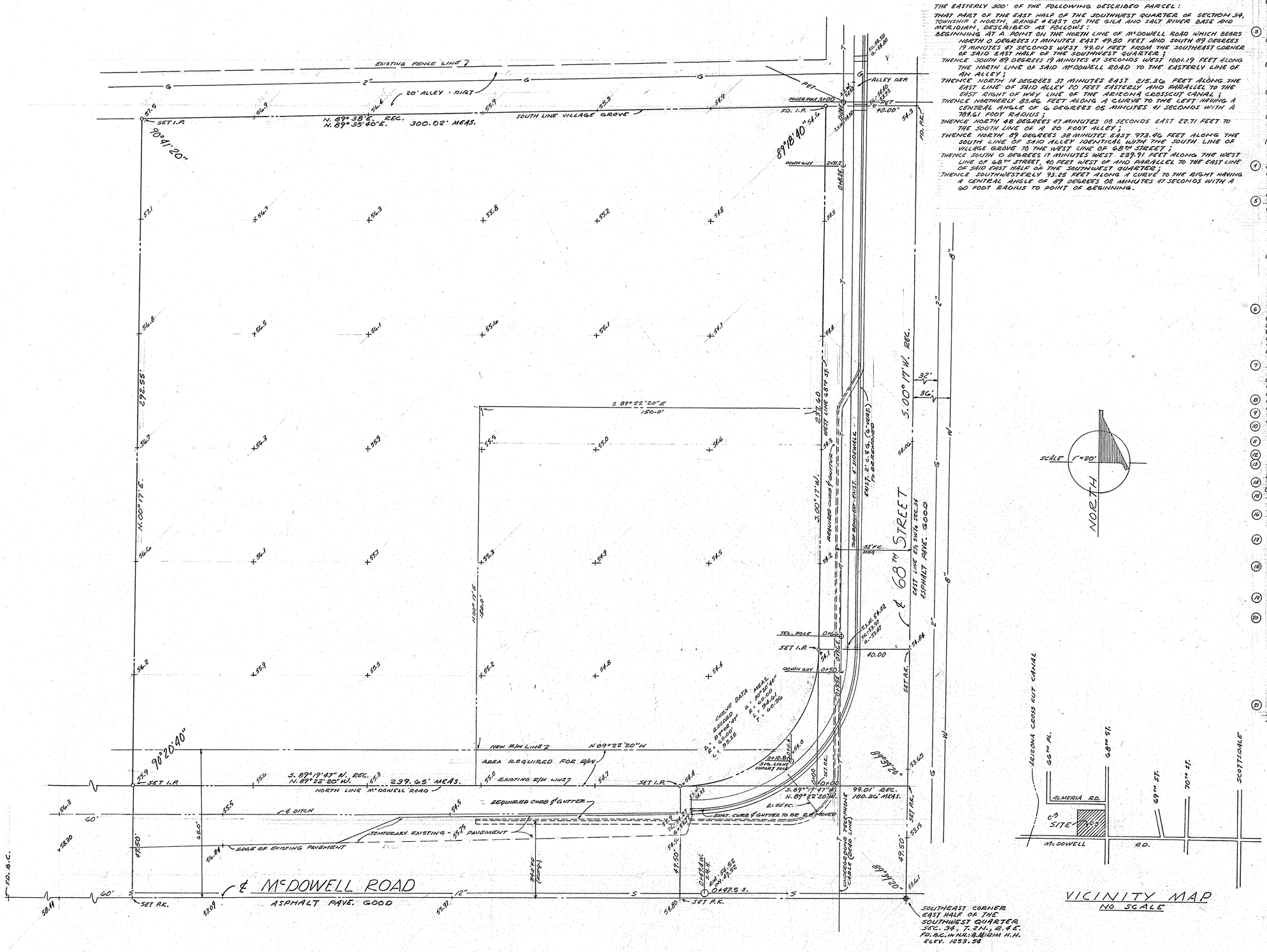
THENCE NORTHERLY 83.46 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 6 DEGREES 05 MINUTES 41 SECONDS WITH A 788.61 FOOT RADIUS;

THENCE NORTH 48 DEGREES 47 MINUTES 08 SECONDS EAST 22.71 FEET TO THE SOUTH LINE OF A 20 FOOT ALLEY;

THENCE NORTH 89 DEGREES 38 MINUTES EAST 973.46 FEET ALONG THE SOUTH LINE OF SAID ALLEY IDENTICAL WITH THE SOUTH LINE OF VILLAGE GROVE TO THE WEST LINE OF 68TH STREET;

THENCE SOUTH 0 DEGREES 17 MINUTES WEST 239.71 FEET ALONG THE WEST LINE OF 68TH STREET, 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER;

THENCE SOUTHWESTERLY 93.25 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89 DEGREES 08 MINUTES 47 SECONDS WITH A 60 FOOT RADIUS TO POINT OF BEGINNING.



VICINITY MAP
NO SCALE

NOTES:

(1) ZONE C-3 SERVICE STA. IS NOT PERMITTED USE PERMIT REQ'D.
FIRE ZONE RURAL

(2) WIDENING
(A)(a) EXISTING R/W ON McDOWELL RD. IS 49.5 HALF
PROPOSED R/W 55.0' 15.5 WILL BE REQ.
(b) EXISTING R/W ON 68TH ST. IS 40' HALF
PROPOSED R/W 30.0'
(c) PROPOSED CORNER DEDICATION NONE
(B) DEDICATION OF WIDENING IS REQUIRED BLDG. PERMIT & CURB PERMIT

(3) SET BACKS-
(A) PUMP ISLANDS
(a) 12 FEET FROM PROP. LINE ON McDOWELL RD.
(b) 12 FEET FROM PROP. LINE ON 68TH ST.
(c) FEET FROM
(B) BUILDINGS
(a) 0 FEET FROM PROP. LINE ON McDOWELL RD.
(b) 0 FEET FROM PROP. LINE ON 68TH ST.
(c) FEET FROM ON
(C) CANOPIES
(a) 0 FEET FROM PROP. LINE ON McDOWELL RD.
(b) 0 FEET FROM PROP. LINE ON 68TH ST.
(c) FEET FROM ON
(D) SIGNS (ATTACHED TO BUILDING:)
(a) 1.5 SQ. FT. PER EQ. FT. OF LENGTH OF FACE OF BLDG. ON McDOWELL RD.
(b) 1.5 SQ. FT. PER EQ. FT. OF LENGTH OF FACE OF BLDG. ON 68TH ST.
(c) ON
(E) SIGNS (FREE STANDING)
(a) NOT PERMITTED ON McDOWELL
(b) NOT PERMITTED ON 68TH ST.
(c) ON

(4) CURBS
(A)(a) ON McDOWELL CURBS ARE TO BE 34.5' FROM ℄ TO B.C.
(b) ON 68TH ST. CURBS
CURB RAD. TO BE DESIGN PLAN IS REQUIRED
(B) BUILDING PERMIT CANNOT BE OBTAINED WITHOUT CONSTRUCTING NEW CURBS

(5) DRIVEWAYS:
(A) CITY OF SCOTTSDALE STANDARDS: MAXIMUM WIDTH OF OF BOTTOM IS 30'
WITH 5' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJACENT 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 HELD BETWEEN DRIVES
(B) CITY OF SCOTTSDALE STANDARS: MAXIMUM WIDTH OF OF BOTTOM IS 30.0'
WITH 5' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJACENT PROP. LINES
TRANSITION TO START 2.5' FROM PROP. LINE
A MAXIMUM OF TWO DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 25' OF FEET OF FULL HEIGHT CURB MUST BE HELD BETWEEN DRIVES
(C) 5.0' SIDEWALKS REQUIRED ON BOTH STREETS

(6) SEWER
(A) SERVICE BY CITY OF SCOTTSDALE PHONE 947-4211
(B) ADDRESS CITY HALL
(C) CONNECTION CHARGES $5,000.00 + $575.0 ASSEMBLY CHARGE + $2.00 MONTHLY CHARGE
(D) FOR LOCATION OF MAIN SEE DRAWING
(E) CESSPOOL 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
(D) FOR LOCATION OF MAIN SEE DRAWING

(8) GAS (A) SERVICE BY ARIZONA PUBLIC SERVICE CO.
(B) ADDRESS 256 S. BROWN AVE. PHONE 945-6331

(9) ELECTRICAL (A) SERVICE BY SALT RIVER POWER DIST.
(B) ADDRESS P.O. BOX 1980 PHOENIX, ARIZONA PHONE 273-5900

(10) TELEPHONE (A) SERVICE BY MOUNTAIN STATES TEL. & TEL.
(B) ADDRESS 110 N. END. AVE. PHONE 258-3611

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

(12) WATER TABLE NO PROBLEM TYPE OF SOIL CLAY - SAND - CALICHE

(13) LOT SPLIT REQUIREMENTS - THIS PROP. 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 NO
(B) STEEL YES (C) FRAME YES

(15) ARCHITECTUEAL CONTROL.
PLANNING DEPARTMENT DOES NOT ENFORCE ARCHITECTURAL CONTROL OVER EXTERNAL APPEARANCE OF PROPOSED BUILDING SEE SITE.

(16) GOVERNING AGENCIES - FOR BUILDING PERMITS:
CITY OF: CITY OF SCOTTSDALE ADDRESS CITY HALL
COUNTY OF ADDRESS
STATE OF ADDRESS

(17) DATUM - ELEVATIONS HEREON ARE TO U.S.C.&G.S. DATUM
BENCH MARK IS RIM HAND HOLE AT INTERSECTION OF McDOWELL ROAD AND 68TH ST. ELEV. 1253.54

(18) BASIS OF BEARINGS 68TH STREET TAKEN FROM PLAT OF SURVEY

(19) BLANKET EASEMENTS RIGHTS OF WAYS FOR CANALS, LATERALS & DITCHES

(20) STREET IMPROVEMENTS NEEDED:
(a) 330 LINEAL FT. OF CURB & GUTTER BY DEVELOPER
(b) 7650 SQUARE FT. OF PAVING BY DEVELOPER
(c) 1750 SQUARE FT. OF SIDEWALK BY DEVELOPER
(d) OTHER RELOCATE ONE TELEPHONE POLE - LOCATE ONE SIGNAL LIGHT SUPPORT POLE

NOTE: THESE QUANITES 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 RELOCATIONS, ARE NOT NOTED AS THEY WOULD BE DETERMINED BY A LAYOUT PLAN.

(21) STATE ENCROACHMENT PERMIT IS NOT REQUIRED.
THE ABOVE 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 BY ME ON MAY 19, 1964 AND THAT ALL CORNERS WERE SET AS SHOWN. NO ENCROACHMENTS WERE FOUND TO EXIST.

REGISTERED CIVIL ENGINEER
STATE OF ARIZONA # 1673

REGISTERED CIVIL ENGINEER CERTIFICATE NO. 2673 OLIVER O'FARRELL DEC. 31, 1964 ARIZONA, U.S.A.

SURVEY OF N.W. CORNER
McDOWELL ROAD & 68TH STREET
SCOTTSDALE - ARIZONA

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY SDA
DATE: 9-6-64		REVISED

GULF OIL CORP. OF CALIFORNIA

O'FARRELL & ASSOCIATES
CONSULTING ENGINEERS
PHOENIX - ARIZONA

DRAWING NUMBER 564-2

DIN 56177 ¼
APLS

R1-129

24X36 PRINTED ON NO. 1000H CLEARPRINT