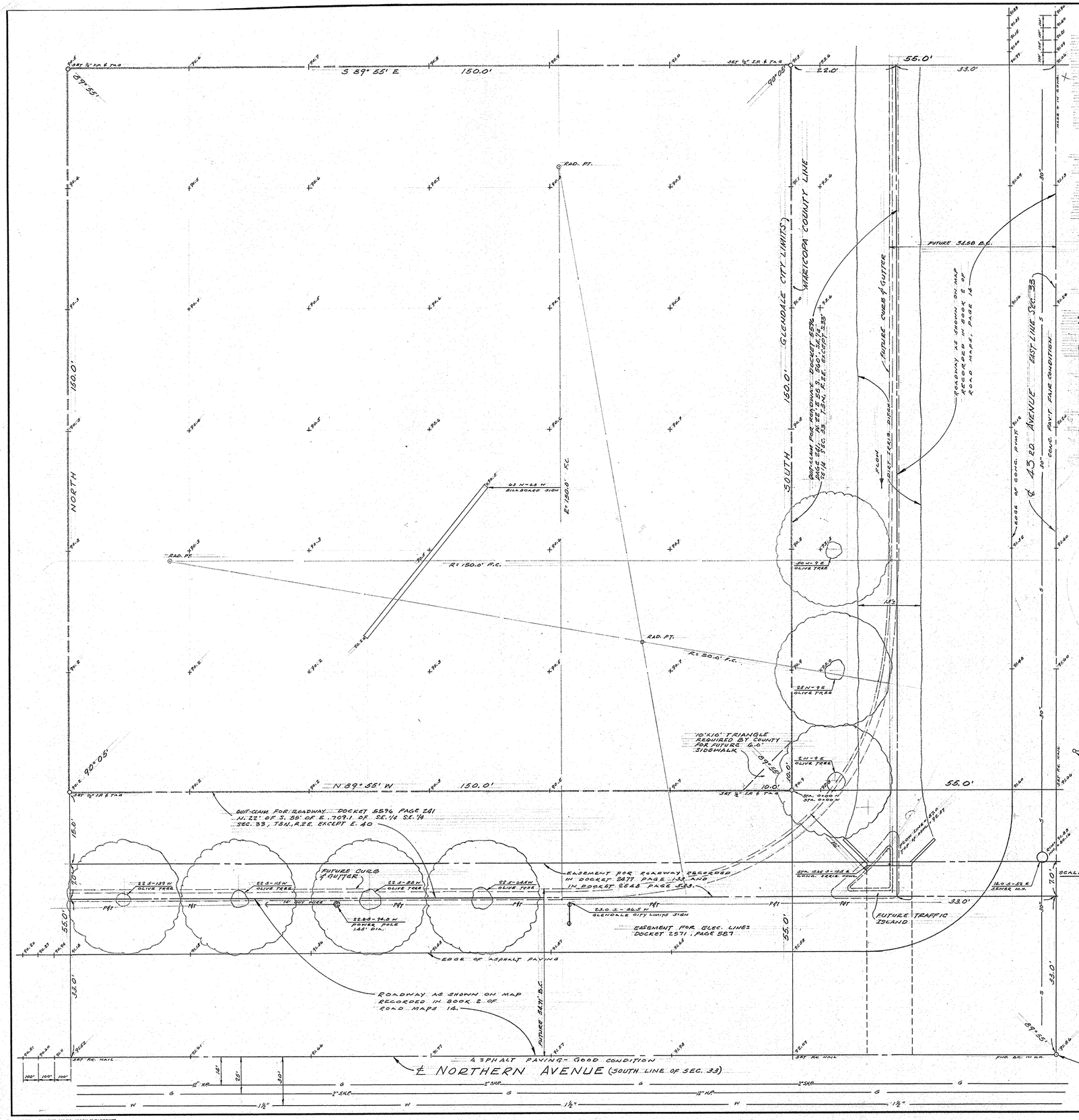
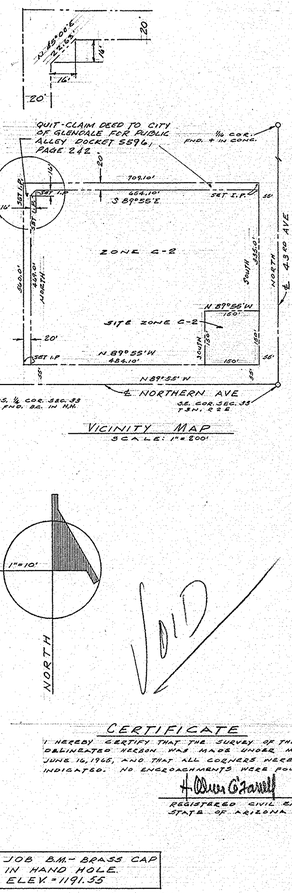


LEGAL DESCRIPTION

THAT PART OF THE SE1/4 OF THE SE1/4 OF SEC. 33, T8N, R2E., OF THE G.&S.R.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SEC. 33;
THENCE NORTH (ASSUMED BEARING) ALONG THE CENTER LINE OF 43RD. AVENUE, A DISTANCE OF 55.0 FEET TO A POINT;
THENCE N 89°55'W ALONG A LINE TO A POINT FORMING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHERN AVE., AND THE WEST RIGHT-OF-WAY LINE OF 43RD. AVENUE, A DISTANCE OF 55.0 FEET. SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 89°55'W ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHERN AVENUE, SAID LINE BEING PARALLEL WITH AND 55.0 FEET NORTH OF THE SOUTH LINE OF SAID SEC.33, A DISTANCE OF 654.10 FEET TO A CORNER POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 20 FOOT PUBLIC ALLEY, AS RECORDED IN DOCKET 5596; PAGE 281;
THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY, SAID LINE BEING PARALLEL WITH AND 689.10 FEET WEST OF THE EAST LINE OF SAID SEC. 33, A DISTANCE OF 449.0 FEET TO A CORNER POINT;
THENCE N 89°00'E A DISTANCE OF 22.63 FEET TO A CORNER POINT;
THENCE S 89°55'E ALONG THE SOUTH LINE OF SAID ALLEY, SAID LINE BEING PARALLEL WITH AND 34.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 654.10 FEET TO A CORNER POINT ON THE WEST RIGHT-OF-WAY LINE OF 43RD. AVE;
THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF 43RD. AVE., SAID LINE BEING PARALLEL WITH AND 55.0 FEET WEST OF THE EAST LINE OF SAID SEC. 33, A DISTANCE OF 485.0 FEET TO A CORNER POINT AND THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION OF SERVICE STATION PROP.

THAT PART OF THE SE1/4 OF THE SE1/4 OF SEC. 33 T8N, R2E, G&S.R.B&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S.E. CORNER OF SAID SEC. 33;
THENCE NORTH (ASSUMED BEARING) ALONG THE CENTER LINE OF 43RD. AVENUE, A DISTANCE OF 55.0 FEET TO A POINT;
THENCE N 89°55'W ALONG A LINE TO A POINT FORMING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHERN AVE. AND THE WEST RIGHT-OF-WAY LINE OF 43RD. AVENUE, A DISTANCE OF 55.0 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 89° 55' W ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHERN AVE., SAID LINE BEING PARALLEL WITH AND 55.0 FEET NORTH OF THE CENTER LINE OF NORTHERN AVE., SAID CENTER LINE OF NORTHERN AVE. ALSO BEING THE SOUTH LINE OF SAID SECTION 33; A DISTANCE OF 150.0 FEET TO A CORNER POINT;
THENCE NORTH ALONG A LINE PARALLEL WITH AND 205.0' FEET WEST OF THE CENTER LINE OF 43RD. AVE., A DISTANCE OF 150.0 FEET TO A CORNER POINT;
THENCE S 89°55' E ALONG A LINE PARALLEL WITH AND 205.0 FEET NORTH OF THE CENTER LINE OF NORTHERN AVE., A DISTANCE OF 150.0 FEET TO A CORNER POINT ON THE WEST RIGHT-OF-WAY LINE OF 43RD. AVE.
THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF 43RD. AVENUE, SAID LINE BEING PARALLEL WITH AND 55.0 FEET WEST OF THE CENTER LINE OF 43RD. AVE., SAID CENTER LINE OF 43RD. AVE. ALSO BEING THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 150.0 FEET TO A CORNER POINT AND THE TRUE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1"=200'

SCALE: 1"=10'

NORTH

VOID

CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION JUNE 16, 1965, 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

NOTES

(1) ZONE- C-2 SERVICE STATION 15 PERMITTED
FIRE ZONE RURAL
(2) WIDENINGS-
(A) (A) EXISTING R/W ON NORTHERN 55.0 HALF
PROPOSED R/W NONE IS REQUIRED
(B) EXISTING R/W ON 43RD AVENUE 55.0 HALF
PROPOSED R/W NONE IS REQUIRED
(C) PROPOSED CORNER DEDICATION IS 10'X10' TRIANGLE
(B) DEDICATION OF WIDENING IS NOT REQUIRED
(3) SETBACKS-
(A) PUMP ISLANDS-
(A) 65 FEET FROM CENTERLINE ON NORTHERN
(B) 65 FEET FROM CENTERLINE ON 43RD AVE.
(C) FEET FROM ON
(B) BUILDINGS:
(A) 65 FEET FROM CENTERLINE ON NORTHERN
(B) 65 FEET FROM CENTERLINE ON 43RD AVE.
(C) FEET FROM ON
(C) CANOPIES-
(A) 65 FEET FROM CENTERLINE ON NORTHERN
(B) 65 FEET FROM CENTERLINE ON 43RD AVE.
(C) FEET FROM ON
(D) SIGNS (ATTACHED TO BUILDING)
(A) TOTAL COVERAGE OF SIGNS NOT TO EXCEED ON NORTHERN
(B) 150 SQ FT ATTACHED AND FREE STANDING FOR ON 43RD AVE
(C) THE ENTIRE PROJECT ON
(E) SIGNS (FREE STANDING):
(A) MAX. HEIGTH 24' ON NORTHERN
(B) MIN. HEIGTH 12' ON 43RD AVE
(C) ON
(4) CURBS-
(A) (A) ON NORTHERN CURBS ARE TO BE 34.58' FROM ℄ TO B.C. (CITY OF GLENDALE STD.)
(B) ON 43RD AVE. CURBS ARE TO BE 34.58' FROM ℄ TO B.C. (MARICOPA CO. STD.)
CURB RADIUS TO BE AS SHOWN DESIGN PLAN WILL BE REQUIRED
(B) BUILDING PERMIT CANNOT BE OBTAINED WITHOUT CONSTRUCTING NEW CURBS.
(5) DRIVEWAYS-
(A) CITY OF GLENDALE STANDARDS MAXIMUM WIDTH OF BOTTOM IS 30'
WITH 30' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY (150' RADIUS PORTION ONLY) ENCROACH INTO CURB RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJACENT PROP. LINES. AND
TRANSITION TO START 10.0' FROM PROPERTY LINES.
A MAXIMUM OF TWO DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS.
A MINIMUM OF 30.0' FEET OF FULL HEIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS.
(B) MARICOPA COUNTY STANDARDS MAXIMUM WIDTH OF Bottom IS 40'
WITH 25' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY (150' RADIUS PORTION ONLY) ENCROACH INTO CURB RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJACENT PROP. LINES. AND
TRANSITION TO START 25' FROM PROP. LINES.
A MAXIMUM OF TWO DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS.
A MINIMUM OF 30.0' FEET OF FULL HEIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS.
(C) 4' SIDEWALK REQUIRED ON NORTHERN, NO SIDEWALK REQUIRED ON 43RD AVE
(6) SEWER - NOT AVAILABLE
(A) SERVICE BY CITY OF GLENDALE PHONE 939-9711
(B) ADDRESS 7022 N. 58TH DRIVE
(C) CONNECTION CHARGES $175.00
(D) FOR LOCATION OF MAIN SEE
(E) CESS POOL IS NOT PERMITTED
(F) SEPTIC TANK IS NOT PERMITTED
* NOTE: DEVELOPER MUST EXTEND 8" V.C.P. SEWER APPROX 500 FT. FROM WEST. ON NORTHERN AVE.
(7) WATER-
(A) SERVICE BY CITY OF GLENDALE PHONE 939-9711
(B) ADDRESS 7022 N. 58TH DRIVE
(C) COST OF CONNECTION OF 1" METER $140.00
(D) FOR LOCATION OF MAIN SEE None
(8) GAS- (A) SERVICE BY ARIZONA PUBLIC SERVICE CO. PHONE 271-7171
(B) ADDRESS 46 N. 1ST AVE. PHOENIX, ARIZONA
(9) ELECTRIC- (A) SERVICE BY SALT RIVER POWER CO.
(B) ADDRESS 1521 PROJECT DR. PHOENIX PHONE 273-5900
(10) TELEPHONE- (A) SERVICE BY MOUNTAIN STATES TEL & TEL.
(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 200' & DEEPING TYPE OF SOIL SAND, CLAY & GALICHE
(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 REQUIRES SURVEY AND MONUMENTING ACROSS PROPERTY.
(14) TYPE OF CONSTRUCTION PERMITTED (A) MASONARY YES
(B) STEEL YES (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 & OFF SITE IMPROVEMENTS
CITY OF GLENDALE ADDRESS 7022 N 58TH DR., GLENDALE
COUNTY OF MARICOPA ADDRESS 4701 E. WASHINGTON PHOENIX, ARIZONA
STATE OF ADDRESS
(17) DATUM- ELEVATIONS HEREON ARE TO CITY OF PHOENIX DATUM
BENCH MARK IS BRASS CAP IN H.H. AT INTERSECTION OF 43RD AVE AND NORTHERN AVE. ELEV.=1191.55'
(18) BASIS OF BEARINGS- ℄ NORTHERN AVE.= S 89°55'00" E
AS SHOWN ON RECORDED SUBDIVISION, "SANDS ON 51."
(19) BLANKET EASEMENTS- EASEMENT FOR ELECT. LINE DOCKET 2571 PAGE 587
RIGHTS OF WAY FOR CANALS, LATERALS AND DITCHES.
(20) STREET IMPROVEMENTS NEEDED:
(A) 350 LINEAL FT. OF CURB AND GUTTER BY DEVELOPER
(B) 5,470 SQUARE FT. OF PAVING BY DEVELOPER
(C) 600 SQUARE FT. OF SIDEWALK BY DEVELOPER
(D) OTHER RELOCATION OF POWER POLE, FOR IRRIG. FACILITIES THE FOLLOWING WILL BE NEEDED, 160 LIN. FT. OF 42" R.C.P., MANHOLE TO TIE EXISTING BOX CULVERT TO NEW 42" R.C.P. & NEW HOWL AND TRASH RACK (TRAFFIC ISLAND SEE DWG.)
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 RELOCATIONS, CATCH BASIN RELOCATIONS, ETC. ARE NOT NOTED AS THEY WOULD BE DETERMINED BY A LAYOUT PLAN.
(21) STATE ENCROACHMENT PERMIT- IS NOT REQUIRED.

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

* NO WATER AVAILABLE AT THIS TIME, CITY OF GLENDALE WILL EXTEND 8" WATER LINE APPROX. 500' FROM WEST. IF PROP. IS TO BE DEVELOPED

Registered Professional Land Surveyor
H. OLIVER O'FARRELL
1273
Date Signed 6-21-65
ARIZONA, U.S.A.

A SURVEY OF SERVICE STATION SITE N.W. COR. 43RD AVE. & NORTHERN AVE. GLENDALE ARIZONA		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY
DATE:		REVISED
GULF OIL CORP. OF CALIFORNIA OPERATIONS DEPT. LOS ANGELES, CALIF.		
O'FARRELL & ASSOCIATES CONSULTING ENGINEERS PHOENIX ARIZONA		DRAWING NUMBER 665-11

DIN 56179 1/1
APLS

R1-132

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