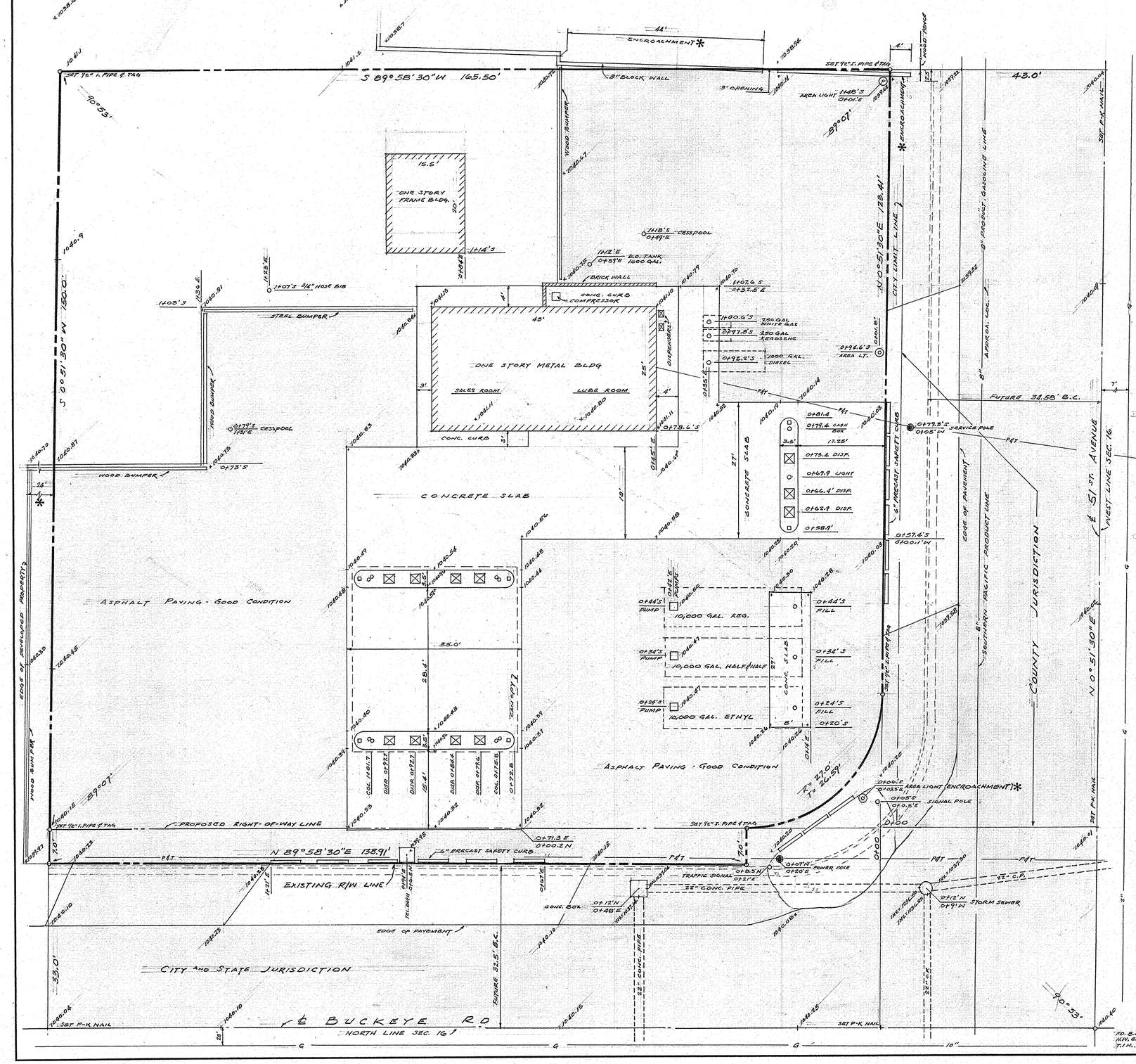


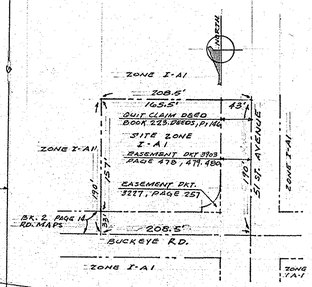
LEGAL DESCRIPTION

THE NORTH 151 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SEC. 16, T1N., R2E. OF THE G&S.R.B.&M. IN THE CITY OF PHOENIX, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW 1/4 OF SEC. 16, T1N., R2E.;
THENCE EAST ALONG THE NORTH LINE OF SAID SEC. 16, A DISTANCE OF 208.50 FEET;
THENCE SOUTH 417.0 FEET;
THENCE WEST 208.50 FEET TO THE WEST LINE OF THE NW 1/4 OF SAID SEC. 16;
THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 TO THE PLACE OF BEGINNING;

EXCEPT THEREFROM THE WEST 43.0 FEET, EXCEPT THE NORTH AND WEST 33.0 FEET AS CONVEYED TO ROOSEVELT IRRIGATION DISTRICT, A MUNICIPAL CORPORATION, BY DEED RECORDED JUNE 11, 1928 IN BOOK 225 OF DEEDS, PAGE 146.

EXCEPT BEGINNING AT A POINT EAST 43 FT. AND SOUTH 33 FT. FROM THE NW CORNER OF SAID SEC. 16;
THENCE EAST PARALLEL TO THE NORTH LINE OF SEC. 16, A DISTANCE OF 27 FEET;
THENCE SOUTH 7 FEET;
THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 27 FEET, A DISTANCE OF 42.41 FEET, MORE OR LESS, TO A POINT 43 FEET EAST OF THE WEST LINE OF SEC. 16;
THENCE NORTH PARALLEL TO THE WEST LINE OF SEC. 16, A DISTANCE OF 34 FEET TO THE PLACE OF BEGINNING.



VICINITY MAP

SCALE 1" = 100'

NOTE (1)
NEAREST WATER LINE AVAILABLE IS APPROX 2150' TO THE EAST ON BUCKEYE RD. IF WATER SERVICE IS DESIRED FROM CITY OF PHOENIX, THE DEVELOPER WILL BE REQUIRED TO INSTALL 2150' OF 8" LINE AT APPROX. $6.50 PER LIN. FT. AT THE PRESENT TIME THE SITE IS BEING SERVED THROUGH 3/4" LINE FROM A WELL APPROX. 125 FT. SOUTH OF SOUTH PROP. LINE. SEE PKT. 4140, PAGE 257.

NOTE (2)
SEE LETTER DATED 10-15-65 RE: CITY, COUNTY & STATE REQUIREMENTS.

NOTES:

(1) ZONE I-A1 SERVICE STATION IS PERMITTED
FIRE ZONE OUTER LIMITS

(2) WIDENING
(A) (a) EXISTING R/W ON BUCKEYE IS 33' HALF DEDICATION
PROPOSED R/W 40' HALF DEDICATION
(b) EXISTING R/W ON 51ST. AVE. IS 43' HALF DEDICATION
PROPOSED R/W 43' HALF DEDICATION
(c) PROPOSED CORNER DEDICATION IS AS IS 27' RADIUS
(B) DEDICATION OF WIDENING IS REQUIRED ON BUCKEYE

(3) SETBACKS
(A) PUMP ISLANDS:
(a) 12 FEET FROM PROP. LINE ON BUCKEYE
(b) 12 FEET FROM PROP. LINE ON 51ST. AVE.
(c) FEET FROM ON
(B) BUILDINGS:
(a) 7' FEET FROM PROP. LINE ON BUCKEYE
(b) 7' FEET FROM PROP. LINE ON 51ST. AVE.
(c) FEET FROM ON
(C) CANOPIES:
(a) 7' FEET FROM PROP. LINE ON BUCKEYE
(b) 7' FEET FROM PROP. LINE ON 51ST AVE
(c) FEET FROM ON
(D) SIGNS (ATTACHED TO BUILDING)
(a) NO RESTRICTIONS ON BUCKEYE
(b) NO RESTRICTIONS ON 51ST. AVE
(c) ON
(E) SIGNS (FREE STANDING)
(a) 10' MIN. HEIGHT ON BUCKEYE
(b) 10' MIN. HEIGHT ON 51ST. AVE.
(c) ON

(4) CURBS
(A) (a) ON BUCKEYE CURBS ARE TO BE 32.5' B.C. FROM ℄ (CITY OF PHX. 3120)
(b) ON 51ST. AVE. CURBS ARE TO BE 31.58' B.C. FROM ℄ (MARICOPA CO. 110)
CURB RADIUS TO BE 30' RADIUS P.C. DESIGN PLAN IS REQUIRED
(B) BUILDING PERMIT CANNOT BE OBTAINED WITHOUT CONSTRUCTING NEW CURBS.

(5) DRIVEWAYS
(A) CITY OF PHOENIX STANDARDS MAXIMUM WIDTH OF BOTTOM IS 30'
WITH 5.0' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJACENT PROP. LINES BUT
TRANSITION TO START 2.5' FROM PROPERTY 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.
(B) MARICOPA COUNTY STANDARDS MAXIMUM WIDTH OF BOTTOM IS 40'
WITH A 2.5' TRANSITION ON EACH END OF DRIVE
DRIVEWAY MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS SHALL NOT ENCROACH OVER ADJACENT PROP. LINES BUT
TRANSITION TO START 2.6' FROM PROPERTY LINES
A MAXIMUM OF TWO DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS.
A MINIMUM OF 20' FEET OF FULL HEIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS.
(C) 5.0' SIDEWALK REQUIRED ON BUCKEYE. NONE REQUIRED ON 51ST AVE.

(6) SEWER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262 - 6551
(B) ADDRESS CITY HALL
(C) CONNECTION CHARGES
(D) FOR LOCATION OF MAIN SEE NOT AVAILABLE
(E) CESS POOL IS PERMITTED
(F) SEPTIC TANK IS PERMITTED
NOTE:

(7) WATER SEE NOTE (1)
(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 NOTE (1)

(8) GAS: (A) SERVICE BY ARIZONA PUBLIC CO. PHONE 271 - 7171
(B) ADDRESS 46 N 1ST AVE. PHOENIX, ARIZ.

(9) ELECTRIC (A) SERVICE BY SALT RIVER POWER CO.
(B) ADDRESS 1521 PROJECT DR., PHOENIX, ARIZ. PHONE 273 - 5900

(10) TELEPHONE (A) SERVICE BY MOUNTAIN STATES
(B) ADDRESS 110 N. 2ND. AVE PHOENIX, ARIZ. PHONE 258 - 5611

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

(12) WATER TABLE 120' POTABLE TYPE OF SOIL SAND, CLAY, CALICHE

(13) LOT SPLIT REQUIREMENTS THIS PROPERTY IS NOT 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 GROSS PROPERTY.

(14) TYPE OF CONSTRUCTION PERMITTED (A) MASONRY YES
(B) STEEL YES (C) FRAME YES

(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 MARICOPA ADDRESS 4701 E. WASHINGTON PHX. ARIZ.
STATE OF ADDRESS

(17) DATUM ELEVATIONS HEREON ARE TO CITY OF PHOENIX DATUM.
BENCH MARK IS BRASS CAP IN HAND HOLE AT INTERSECTION OF 51ST AVE & BUCKEYE ELEVATION IS 1040.130

(18) BASIS OF BEARINGS: IS RECORDED (ASSUMED BEARING) EAST PROPERTY LINE OF PARCEL S 0° 51' 30" W

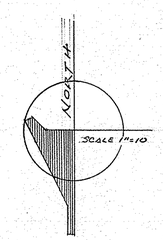
(19) BLANKET EASEMENTS RIGHTS OF WAY FOR TRANSMISSION LINES, CANALS, LATERALS AND DITCHES

(20) STREET IMPROVEMENTS NEEDED
(A) 427 LINEAL FT. OF CURB AND GUTTER BY DEVELOPER
(B) 4,480 SQUARE FT. OF PAVING BY DEVELOPER
(C) 750 SQUARE FT. OF SIDEWALK BY
(D) OTHER

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 RELOCATIONS, ETC., ARE NOT NOTED AS THEY WOULD BE DETERMINED BY A LAYOUT PLAN.

(21) STATE ENCROACHMENT PERMIT IS 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 ON OCT. 9, 1965 AND THAT ALL CORNERS WERE SET AS INDICATED. ENCROACHMENTS FOUND TO EXIST ARE AS SHOWN THUS: *

H. Oliver O'Farrell
REGISTERED CIVIL ENGINEER
STATE OF ARIZONA # 1275

Registered Professional Engineer (Civil) CERTIFICATE NO. 1275 OLIVER O'FARRELL Date Signed 10-14-65 ARIZONA, U.S.A.

SURVEY OF S.E. CORNER
51ST. AVENUE AND BUCKEYE ROAD
PHOENIX, MARICOPA, COUNTY

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY
DATE: 10-12-65		REVISED

GULF OIL CORPORATION

O'FARRELL & ASSOCIATES
CONSULTING ENGINEERS
PHOENIX • ARIZONA

DRAWING NUMBER 1065-9

DIN 56180 1/1
APL3

R1-135

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