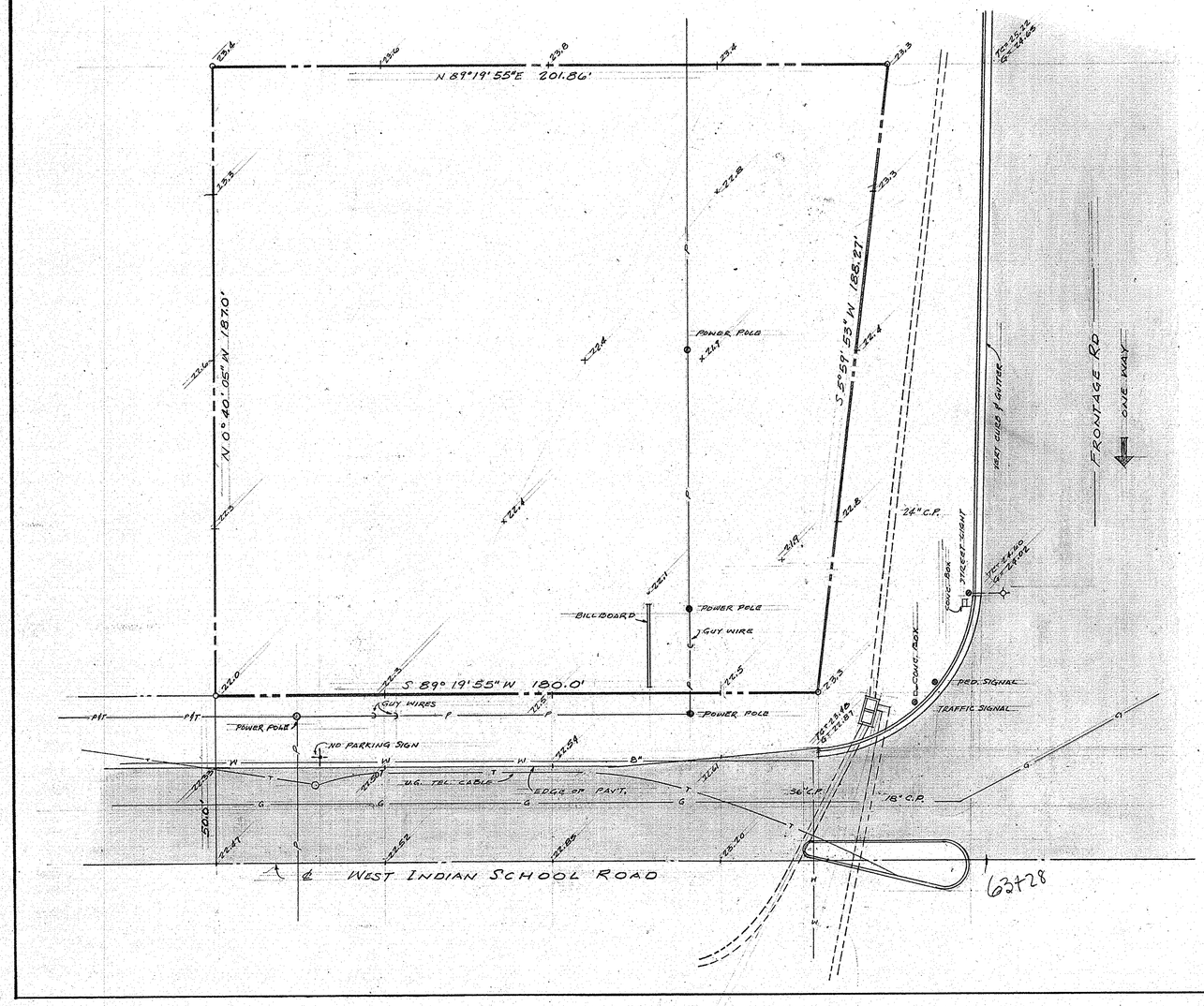
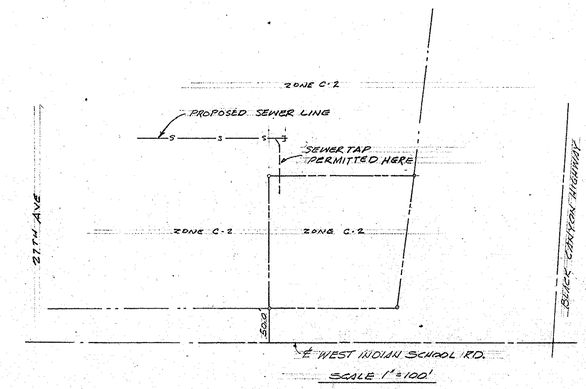


B.M #16 36' RT. STA. 64+12
BRASS CAP IN WEST BRIDGE
A BUTMENT. ELEV. = 1125.18

LEGAL DESCRIPTION: *(1) Service Station parcel. (2) Separate description of other property owned. Verify description with County records.*

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SEC. 24 RUN N 89°19'55" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 24, A DISTANCE OF 656.15 FT. TO A POINT FROM WHICH THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 24 BEARS N 89°19'55" E 474.16 FT.;
THENCE N 0°40'5" W 50.00 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL RD.; SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL DE LAND HEREIN DESCRIBED AND THE SOUTHWEST CORNER THEREOF;
THENCE CONTINUING N 0°40'5" W 187.00 FT.;
THENCE N 89°19'55" E 201.86 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK CANYON HIGHWAY;
THENCE S 5°59'53" W ALONG SAID WEST RIGHT-OF-WAY LINE 188.27 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL RD.;
THENCE S 89°19'55" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL RD. 180.00 FT. TO THE POINT OF BEGINNING.

VICINITY MAP: *Show all property owned, surrounding streets, north arrow. Shade service station parcel. Use convenient scale to fit space below. Indicate scale.*



ASSESSMENTS: Describe all, including utility connection charges: 1" WATER METER CONNECTION $175.00 INSTALLATION COST OF PROPOSED SEWER LINE WILL BE APPROX $20.00 PLUS CONNECTION.

SITE CONDITIONS: Type soil CLAY, SAND
Retaining wall or fence zoning requirements NONE
Drainage conditions and requirements DRAIN OVER SIDEWALK
Available water table data, if 20' or less NO PROBLEM
Subsurface structures of record NONE

OFF SITE REQUIREMENTS: INDIAN SCHOOL ROAD Street BLACK CANYON HWY. Street
Street paving
Sidewalk - gutter
Storm drain, Irrigation
Utility relocation
Curb radius change
SEE SITE INFORMATION REPORT.

UTILITIES: Locate connections on drawing. Name suppliers below.
Telephone MOUNTAIN STATES TEL. & TEL. Phone 258-3611
Water CITY OF PHOENIX 262-6551
Electricity SALT RIVER PROJECT 273-5900
Gas ARIZONA PUBLIC SERVICE CO. 271-7171
Sewer CITY OF PHOENIX
If sewer is remote, give conditions for using septic tank NOT PERMITTED.
Name and phone of sanitation official

RESTRICTIONS: Note easements of record and title restrictions. RIGHT OF WAY FOR CANALS, LATERALS AND DITCHES.

REGULATIONS: Building zone C-2 Fire zone OUTER LIMITS
Building authority CITY OF PHOENIX
Building code CITY OF PHOENIX 1964 ADO.
Is service station permitted YES
Building materials permitted: Steel YES Masonry YES Wood frame
Special permits: Planning board NONE Other BUILDING
Set backs INDIAN SCHOOL ROAD Street BLACK CANYON HWY. Street
Building 0' FROM ℙ. 0' FROM ℙ.
Canopy 0' FROM ℙ. 0' FROM ℙ.
Islands 12' FROM ℙ. 12' FROM ℙ.
Rear yard 0' FROM ℙ. 0' FROM ℙ.
Size limitations, U. G. Tanks NO RESTRICTIONS
Describe any condition not included above, that would affect use of property for service station.
SEE O'FARRELL & ASSOCIATES SITE INFORMATION REPORTS

SURVEYED BY: O'FARRELL & ASSOCIATES License # 1273
Address 341 E. CAMELBACK PHX. ARIZ.
Signature Date

SEAL
APLS

SURVEY OF
PROPOSED SERVICE STATION
N.W. COR. INDIAN SCHOOL & BLACK CANYON HWY.
PHOENIX • ARIZONA

UNION OIL COMPANY OF CALIFORNIA

PRELIMINARY DATE	SCALE	NO.
4-2-66	1" = 20'	
FINAL DATE	BY 466-1 O'FARRELL & ASSOC.	

FORM 80D

DIN 56181 2/2

24/2N/2E

R1-140