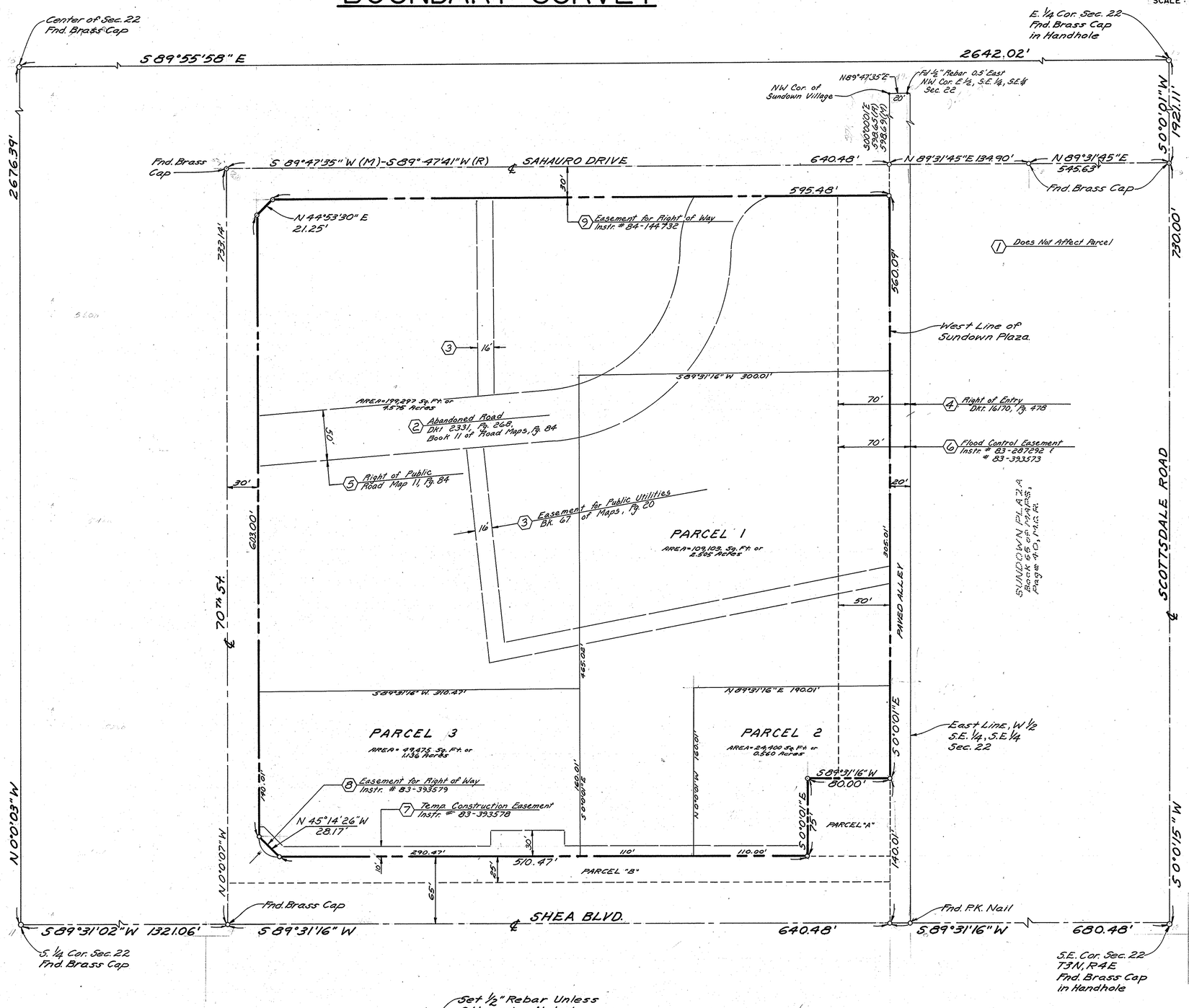
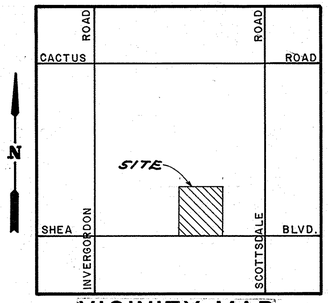
BOUNDARY SURVEY



50' 0' 50' 100'
SCALE : 1 INCH = 50 FEET

N



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

That part of the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the following described line:

BEGINNING at the Northwest corner of SUNDOWN PLAZA, according to Book 65 of Maps, Page 40, Records of Maricopa County; thence South 0 degrees 00 minutes 01 seconds East along the West line of said SUNDOWN PLAZA and along the West line of the East 20.00 feet of said West half, a distance of 598.65 feet to the intersection of said West line with the centerline of Sahuaro Drive as recorded on the plat of said SUNDOWN PLAZA and the TRUE POINT OF BEGINNING of the line herein described; thence South 89 degrees 47 minutes 41 seconds West along a line parallel with the North line of said West half a distance 640.52 feet to a point on the West line of said West half and the terminus of line described herein;

EXCEPT the East 20.00 feet; and

EXCEPT the South 65.00 feet; and

EXCEPT the West 30.00 feet; and

EXCEPT that part described as follows;

BEGINNING at the intersection of the North line of the South 65.00 feet of said West half with the East line of the West 30.00 feet thereof; thence Northerly along said East line of the West 30.00 feet a distance of 12.00 feet to a point of cusp; thence Southeasterly along a tangent curve concave to the Northeast a distance of 18.79 feet to a point on the North line of the South 65.00 feet of said West half, said curve having a Radius of 11.90 feet and a Central Angle of 90 degrees 28 minutes 45 seconds thence Westerly along said North line a distance of 12.00 feet to the POINT OF BEGINNING.

EXCEPT a portion of the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

PARCEL A:

The East 100 feet of the South 140 feet of said West half;

EXCEPT the East 20 feet and the South 65 feet thereof.

PARCEL B:

The North 25 feet of the South 65 feet of said West half;

EXCEPT The East 20 feet thereof.

Area:
GROSS = 468,576 Sq. Ft. or 10.575 Acres More or Less.
NET = 382,277. Sq. Ft. or 8.776 Acres More or Less.

BENCHMARK
Brass Cap in Handhole, Scottsdale Rd. & Shea Blvd.
Elev. 1350.22 (1/80 Scottsdale Datum.)

I HEREBY CERTIFY THAT THE SURVEY PLATTED HEREON WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING April, 1985 AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12531
FRED L. BAKER
ARIZONA, U.S.A.

DIN # 56866

Note: The Survey Platted hereon was performed in accordance with Title Report #206-02-809942A by First American Title Co., dated April 10, 1985.

BOUNDARY SURVEY

DESIGN:	DATE	JOB NO.	SCALE	SHEET
DRAWN: J.D.C.	APRIL-85	2602	1"=50'	1 OF 1
CHECK:				

BAKER LAND SURVEYING
4120 N. 20TH ST. PHX., AZ. (602) 957 - 8387