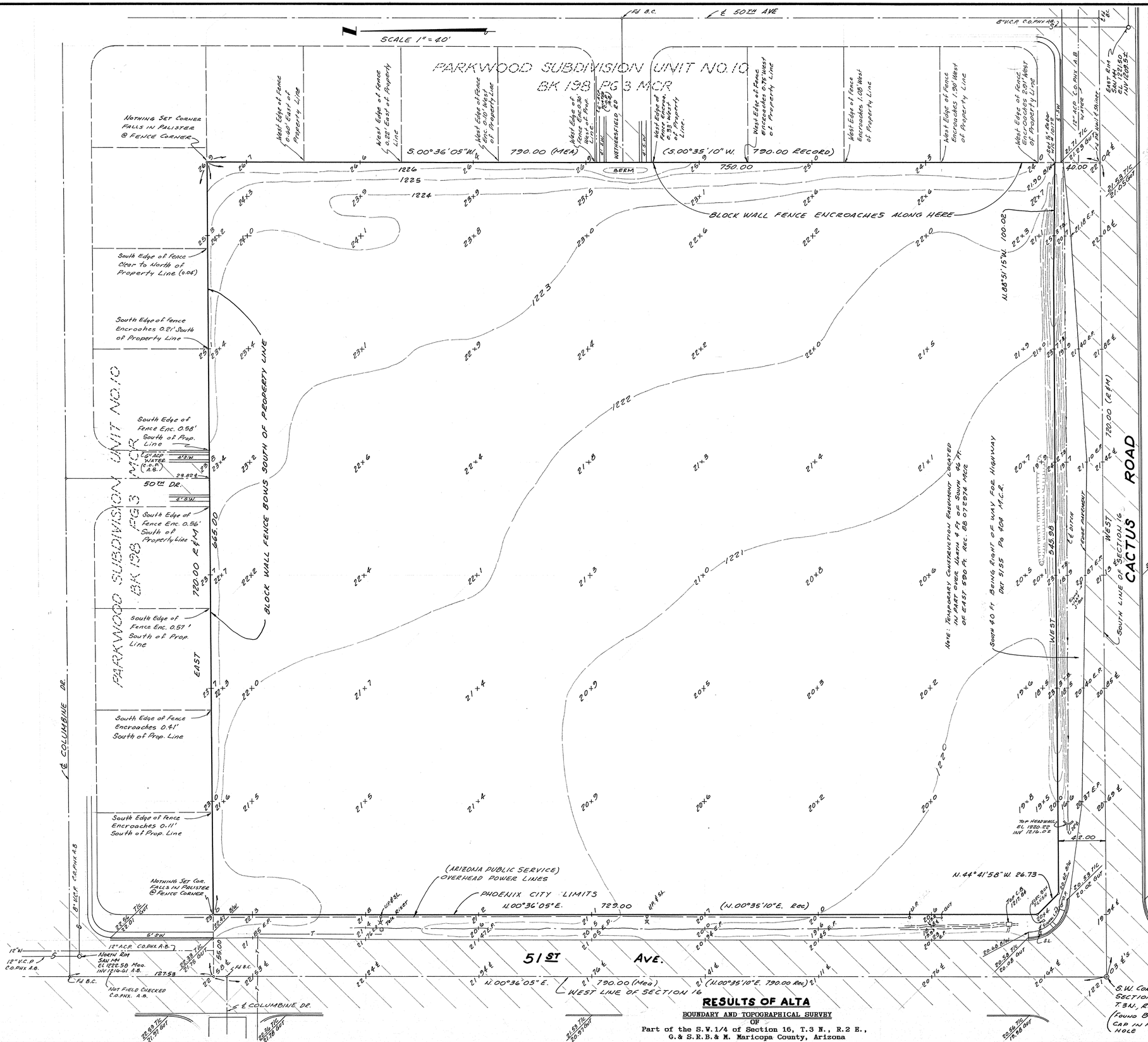

DESCRIPTION

NEC 51ST. AVE & CACTUS ROAD

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE S.W.1/4 OF SECTION 16 , T.3 N., R.2 E., G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SECTION 16,
THENCE EAST, ALONG THE SOUTH LINE OF SECTION 16, 55.00 FT.,
THENCE N.00°36'05"E. MEASURED (N.00°35'10"E. RECORD), ALONG A LINE PARALLEL WITH AND 55.00 FT. EAST OF THE WEST LINE OF SECTION 16, 61.00 FT., TO THE TRUE POINT OF BEGINNING,
THENCE CONTINUING N.00°36'05"E. MEASURED (N.00°35'10"E. RECORD), ALONG A LINE PARALLEL WITH AND 55.00 FT. EAST OF THE WEST LINE OF SECTION 16, 729.00 FT., TO A BOUNDARY LINE OF PARKWOOD SUBDIVISION UNIT NO.10 (BK 198 PG 3 MCR),
THENCE EAST, ALONG PART OF SAID SUBDIVISION BOUNDARY LINE, 665.00 FT.,
THENCE S.00°36'05"W. MEASURED (S.00°35'10"W. RECORD), ALONG PART OF SAID SUBDIVISION BOUNDARY LINE, 750.00 FT., TO A POINT 40.00 FT. NORTH OF THE SOUTH LINE OF SECTION 16,
THENCE N.88°51.15"W. 100.02 FT.,
THENCE WEST, ALONG A LINE PARALLEL WITH AND 42.00 FT. NORTH OF THE SOUTH LINE OF SECTION 16, 545.98 FT.
THENCE N.44°41'58"W. 26.73 FT., TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.4167 ACRES MORE OR LESS AND IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD OR OTHERWISE.

LEGEND

T/C ------ TOP OF CURB
GUT -------- GUTTER
BW ------- BACK OF WALK
SW ------- SIDEWALK
UP & SL ------- UTILITY POLE & STREET LIGHT
SL ------- STREET LIGHT
EP ------- EDGE OF PAVING
AB ------- "AS BUILT"
S ------- SANITARY SEWER
MH ------- MANHOLE
T -------- TELEPHONE
21+8 ------ EXISTING GRADE
B.C. ------ BRASS CAP
T.B. ------ TOP OF BERM
CB. ------ CATCH BASIN

NOTES:

1. UTILITIES SHOWN HEREON WERE TAKEN INPART FROM CITY OF PHOENIX "AS BUILT" AND OTHER RECORDS AND THERE IS NO GUARANTEE BY US THAT THEY ARE IN THE LOCATION INDICATED BY THESE RECORDS. (CALL BLUE STAKE PRIOR TO ANY CONSTRUCTION IN THE AREA)

2. THIS SURVEY WAS BASED, IN PART UPON INFORMATION OBTAINED FROM PRELIMINARY TITLE REPORT OF TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, POLICY NUMBER 88040064, DATED APRIL 5, 1988.

BASIS OF BEARING

"WEST (EAST)" Being the South line of Section 16, as shown on "PARKWOOD SUBDIVISION-UNIT NO. 10" Recorded in Book 198, Page 3 (M.C.R.)

SURVEYORS CERTIFICATE

THIS SURVEY WAS DONE UNDER MY DIRECTION DURING THE MONTH APRIL 1988

REGISTERED LAND SURVEYOR CERTIFICATE NO. 10172 CHARLES A. MANNING ARIZONA U.S.A.

DIN# 57405 1/1 APPS

BENCH MARK
Top Brass Cap on Bridge, 47 ft. South & 47 ft. West of S.W.Corner of Section 16
ELEV. 1221.85 City of Phoenix Datum

RESULTS OF ALTA

BOUNDARY AND TOPOGRAPHICAL SURVEY
OF
Part of the S.W.1/4 of Section 16, T.3 N., R.2 E., G.& S.R.B.& M. Maricopa County, Arizona

Rev 6-11-88

TMA CONSULTING ENGINEERS AND LAND SURVEYORS
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JOB No 87011