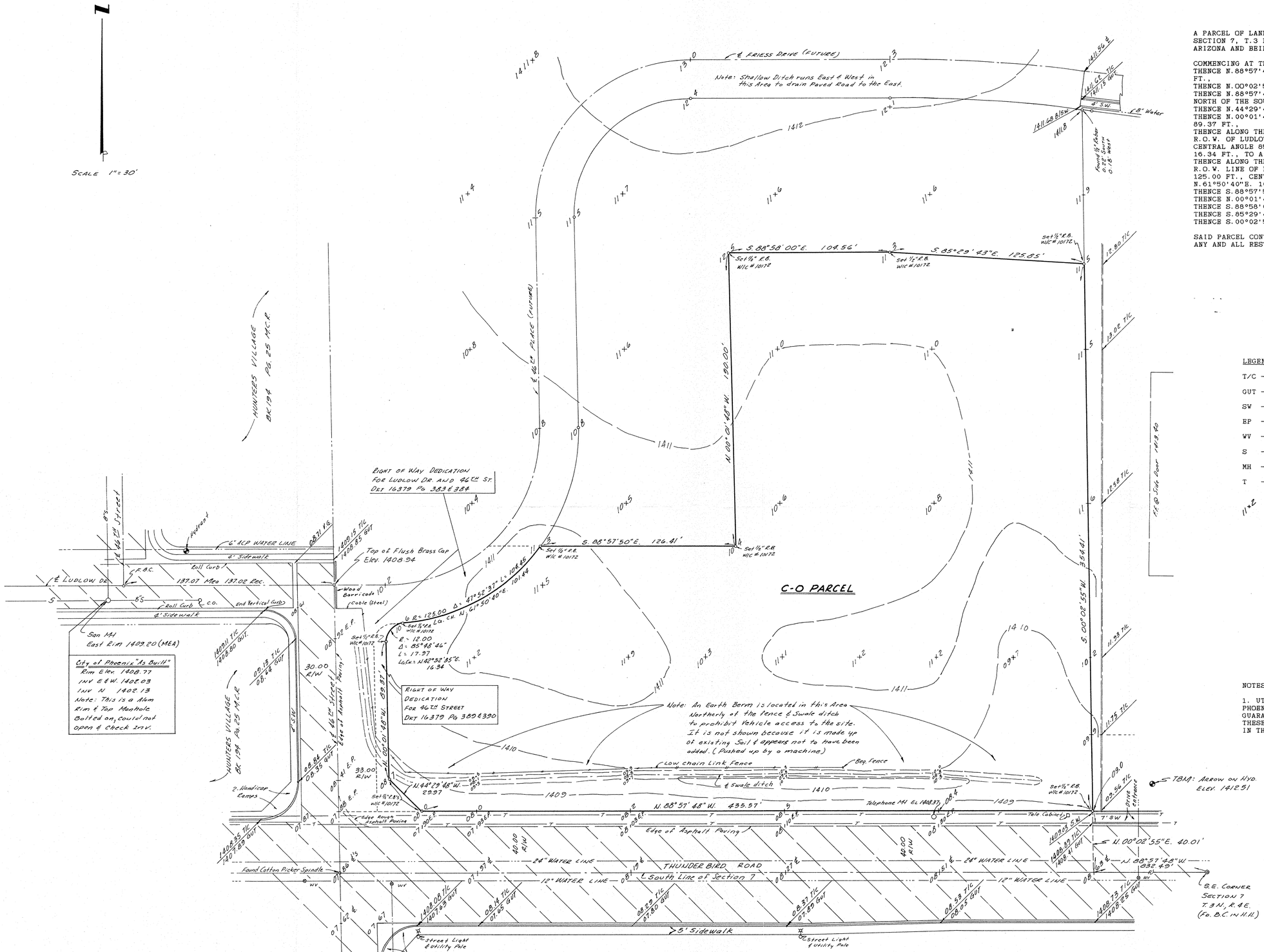

C-O PARCEL

DESCRIPTION

NEC 46th STREET & THUNDERBIRD ROAD

A PARCEL OF LAND LOCATED IN AND BEING A PART OF OF THE S.E.1/4 OF SECTION 7, T.3 N., R.4 E., G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SECTION 7,
THENCE N.88°57'48"W., ALONG THE SOUTH LINE OF SECTION 7, 832.49 FT.,
THENCE N.00°02'55"E. 40.01 FT., TO THE TRUE POINT OF BEGINNING,
THENCE N.88°57'48"W., ALONG A LINE PARALLEL WITH AND 40.00 FT. NORTH OF THE SOUTH LINE OF SECTION 7, 435.57 FT.,
THENCE N.44°29'48"W. 29.97 FT.,
THENCE N.00°01'48"W., ALONG THE EAST R.O.W. LINE OF 46th STREET, 89.37 FT.,
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT ON THE SOUTHEASTERLY R.O.W. OF LUDLOW DRIVE & 46th STREET 17.97 FT., RADIUS 12.00 FT., CENTRAL ANGLE 85°48'46", WHOSE LONG CHORD BEARS N.42°52'35"E. 16.34 FT., TO A POINT OF REVERSE CURVATURER,
THENCE ALONG THE ARC OF A CURVE TO THE LEFT ON THE SOUTHEASTERLY R.O.W. LINE OF LUDLOW DRIVE & 46th PLACE 104.45 FT., RADIUS 125.00 FT., CENTRAL ANGLE 47°52'37", WHOSE LONG CHORD BEARS N.61°50'40"E. 101.44 FT.,
THENCE S.88°57'50"E. 126.41 FT.,
THENCE N.00°01'48"W. 190.00 FT.,
THENCE S.88°58'00"E. 104.56 FT.,
THENCE S.85°29'43"E. 125.85 FT.,
THENCE S.00°02'55"W. 354.41 FT., TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.709 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
SW ------ SIDEWALK
EP ------ EDGE OF PAVING
WV ------ WATER VALVE ⊗
S ------ SANITARY SEWER
MH ------ MANHOLE
T ------ TELEPHONE
11+2 --- EXISTING GRADE

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)

SURVEYORS CERTIFICATE

THIS SURVEY WAS DONE UNDER MY DIRECTION DURING THE MONTH of SEPT. 1987

Charles D. Mitchell 10-7-87

D.N. # 57427 111 ARS

BOUNDARY AND TOPOGRAPHICAL SURVEY
OF
Part of the S.E.1/4 of Section 7, T.3 N., R.4 E., G.& S.R.B.& M. Maricopa County, Arizona

BENCH MARK
Top Brass Cap in H.H. at intersection of Thunderbird Road & Tatum Blvd.
ELEV. 1408.60 City of Phoenix Datum

TMA CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 8513, MESA, ARIZONA,
(602) 833-2007

10-7-87 Job No 87007