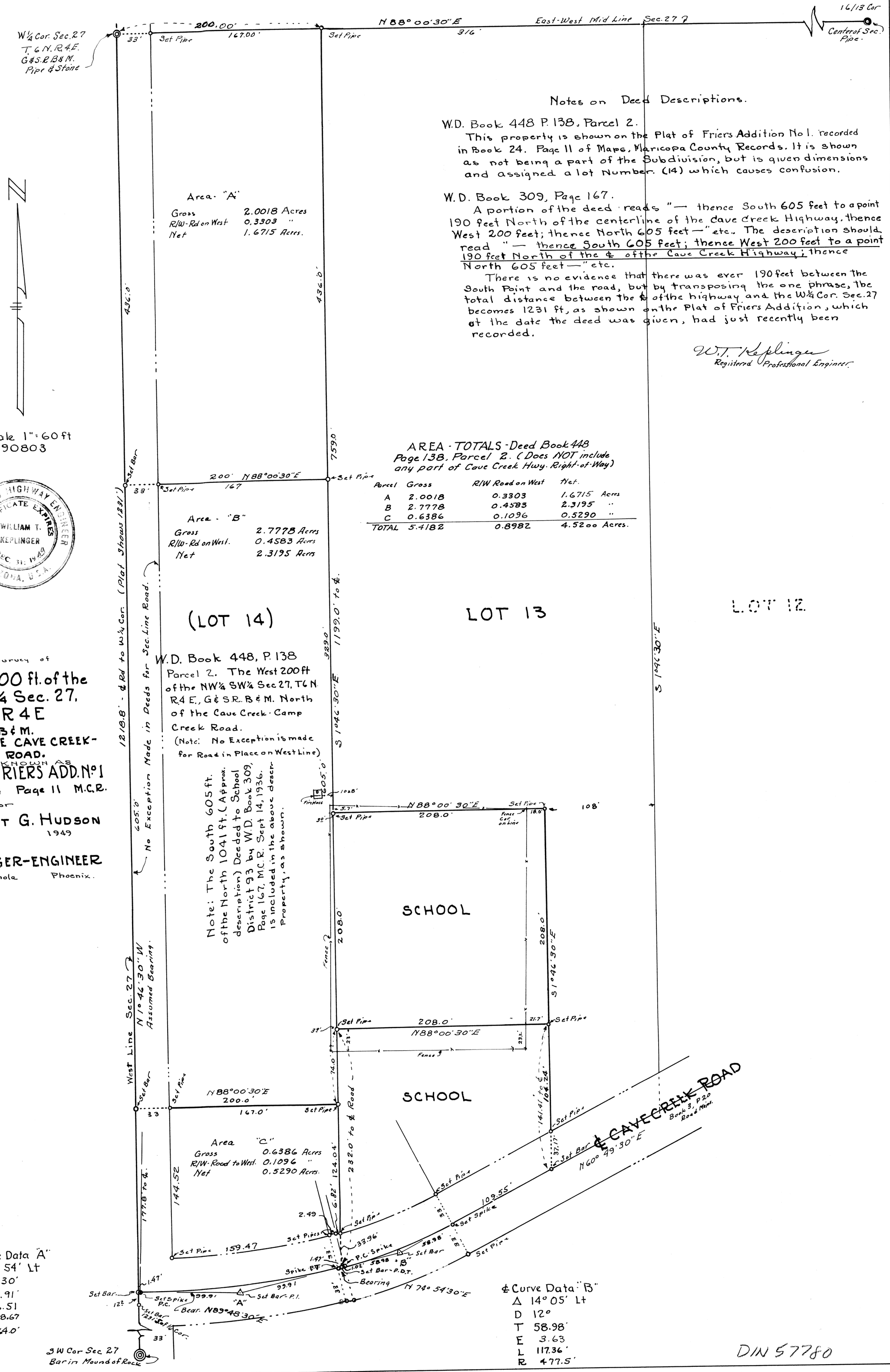
W¼ Cor. Sec. 27
T. 6 N. R. 4 E.
G&S.R.B&M.
Pipe & Stone
200.00'
N 88° 00' 30" E
East-West Mid Line Sec. 27
316'
16/13 Cor
Center of Sec. Pipe.
Set Pipe
167.00'
33'
Area "A"
Gross 2.0018 Acres
R/W-Rd on West 0.3303 "
Net 1.6715 Acres.
436.0'
Scale 1" = 60 ft
#490803
REGISTERED HIGHWAY ENGINEER
CERTIFICATE EXPIRES
WILLIAM T. KEPLINGER
DEC 31, 1949
ARIZONA, U.S.A.
Map of Survey of
The West 200 ft. of the NW¼ SW¼ Sec. 27, T 6 N R 4 E
G&S.R.B&M.
NORTH OF THE CAVE CREEK-CAMP CREEK ROAD.
ALSO KNOWN AS
LOT 14, FRIERS ADD. No 1
Book 24 Page 11 M.C.R.
for
Dr. DWIGHT G. HUDSON
Aug. 1949
W.T. KEPLINGER-ENGINEER
1508 E. Indianola Phoenix.
Set Bar
200' N 88° 00' 30" E
167
Area "B"
Gross 2.7778 Acres
R/W-Rd on West. 0.4583 Acres
Net 2.3195 Acres
(LOT 14)
LOT 13
LOT 12.
1218.8' - ℄ Rd to W¼ Cor. (Plat Shows 1231')
605.0'
No Exception Made in Deeds for Sec. Line Road.
West Line Sec. 27
N 1° 46' 30" W
Assumed Bearing.
329.0'
1199.0' to ℄.
S 1° 46' 30" E
7590'
W.D. Book 448, P. 138
Parcel 2. The West 200 ft of the NW¼ SW¼ Sec 27, T6 N. R4 E., G&S.R.B&M. North of the Cave Creek-Camp Creek Road.
(Note: No Exception is made for Road in Place on West Line)
Note: The South 605 ft. of the North 1041 ft. (Approx. description) Deeded to School District 93 by W.D. Book 309, Page 167, M.C.R. Sept 14, 1936. is included in the above descr. Property, as shown.
AREA - TOTALS - Deed Book 448 Page 138, Parcel 2. (Does NOT include any part of Cave Creek Hwy. Right-of-Way)
Parcel Gross R/W Road on West Net.
A 2.0018 0.3303 1.6715 Acres
B 2.7778 0.4583 2.3195 "
C 0.6386 0.1096 0.5290 "
TOTAL 5.4182 0.8982 4.5200 Acres.
Notes on Deed Descriptions.
W.D. Book 448 P. 138, Parcel 2.
This property is shown on the Plat of Friers Addition No 1. recorded in Book 24. Page 11 of Maps, Maricopa County Records. It is shown as not being a part of the Subdivision, but is given dimensions and assigned a lot Number. (14) which causes confusion.
W.D. Book 309, Page 167.
A portion of the deed reads "— thence South 605 feet to a point 190 feet North of the centerline of the Cave Creek Highway, thence West 200 feet; thence North 605 feet —" etc. The description should read "— thence South 605 feet; thence West 200 feet to a point 190 feet North of the ℄ of the Cave Creek Highway; thence North 605 feet —" etc.
There is no evidence that there was ever 190 feet between the South Point and the road, but by transposing the one phrase, the total distance between the ℄ of the highway and the W¼ Cor. Sec. 27 becomes 1231 ft, as shown on the Plat of Friers Addition, which at the date the deed was given, had just recently been recorded.
W.T. Keplinger
Registered Professional Engineer
S 1° 46' 30" E
Fire Hose
108.8'
N 88° 00' 30" E
208.0'
Set Pipe
Fence Cor on Line
108'
Fence
SCHOOL
208.0'
S 1° 46' 30" E
21.7'
232.3'
Fence
74.0'
232.0' to ℄ Road
141.41' to ℄
104.24'
37.17'
Set Bar
℄ CAVE CREEK ROAD
Book 3, P 20 Road Maps.
N 60° 49' 30" E
109.55'
Set Spike
177.8' to ℄.
144.52
124.04'
6.82'
2.49
33.96'
159.47
P.C. Spike
58.98
"B"
1.47'
1.02'
Set Bar - P.O.T.
Spike P.T.
Bearing
99.91
"A"
Set Bar - P.I.
Set Spike P.C.
Bear. N 89° 48' 30" E
N 74° 54' 30" E
℄ Curve Data "A"
Δ 14° 54' Lt
D 7° 30'
T 99.91'
E 6.51
L 198.67
R 764.0'
℄ Curve Data "B"
Δ 14° 05' Lt
D 12°
T 58.98'
E 3.63
L 117.36'
R 477.5'
S W Cor Sec 27
Bar in Mound of Rock
DIN 57780
27, 6N-4E