

GREENWAY ROAD

BOUNDARY SURVEY

OF
THE SE1/4 NE1/4 NE1/4 SECTION 7,
T3N, R4E, G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA

FOR
VICTOR W. RICHES
3300 N. CENTRAL AVENUE
SUITE 1800
PHOENIX, ARIZONA 85012

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PREMISES SURVEYED:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 25 FEET;
EXCEPT THE EAST 55 FEET;
EXCEPT THAT PART OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE THE EAST 55 FEET WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 14 FEET; THENCE SOUTHWESTERLY TO THE POINT ON THE NORTH LINE WHICH IS 14 FEET WEST OF THE POINT OF BEGINNING; THENCE TO THE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING IN AND FORMING A PART OF THE CITY OF PHOENIX AND HAVING AN AREA OF 8.899 NET ACRES WITH IF 387,641 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. BASIS OF BEARING: THE EAST-WEST SOUTH BOUNDARY LINE OF LA VIA VERDE I A SUBDIVISION RECORDED IN BOOK 211 OF MAPS, PAGE 33 WITH A BEARING OF NORTH 88° 56' 28" WEST WAS USED AS THE BASES OF BEARING FOR THIS SURVEY.
2. NO ATTEMPT HAS BEEN MADE TO SHOW ON THIS PLAT ANY FUTURE RIGHT-OF-WAY, FUTURE EASEMENTS OR FUTURE DEDICATIONS THAT ANY MUNICIPALITY OR GOVERNMENTAL AGENCY MIGHT REQUIRE.

BOUNDARY MONUMENT NOTES:

1. FOUND CITY OF PHOENIX BRASS CAP FLUSH WITH PAVEMENT.
2. SET P-K NAIL, FOUND COTTON PICKER SPINDLE 0.06 WEST.
3. SET 1/2" X 18" REAR W/BRASS TAG L.S. 6021.
4. FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE.

TITLE REPORT NOTES: SUBJECT PROPERTY

THE TITLE REPORT ORDER NUMBER 75004207, DATED 8-22-85 AT 7:30 AM, ISSUED BY TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION.

SURVEYOR'S DECLARATION REGARDING SCHEDULE B - SECTION II OF SAID TITLE REPORT NUMBER 75004207:

- ITEMS: A, B & 1. DOES NOT FALL WITHIN PURVIEW OF THIS SURVEYOR.
- ITEM 2. EASEMENT AND RIGHT INCIDENT HERETO, AS SET FORTH IN INSTRUMENT DOCUMENT NO. 85-06066 FOR TEMPORARY CONSTRUCTION OVER THE WEST 5 FEET OF THE EAST 60 FEET, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AS SHOWN HEREON HAS BEEN MADE BY ME OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.W. KENT ROUNTREE, R.L.S.
ARIZ. REG. NO L.S. 6021
9-5-85

J.W. Kent Rountree
9/5/85

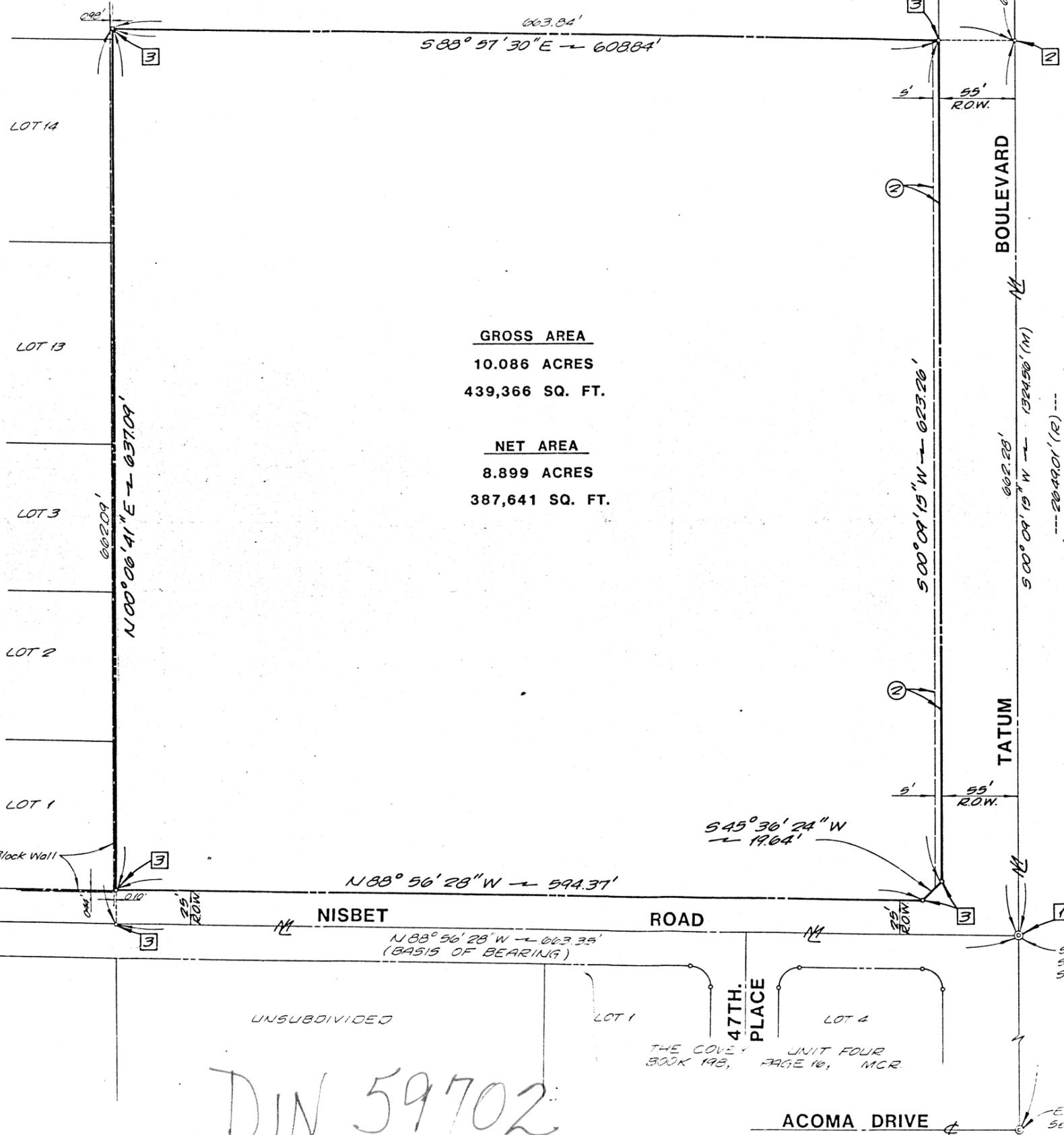


HESS, FOGT, ROUNTREE, INC.
Consulting Engineers & Land Surveyors
49 WEST SOUTHERN AVE., TEMPE, ARIZONA 85282
PHONE (602) 966-7271

H.F.R. #8508-05

UNSUBDIVIDED

NE Corner, Sec 7,
T3N, R4E



GROSS AREA

10.086 ACRES

439,366 SQ. FT.

NET AREA

8.899 ACRES

387,641 SQ. FT.

LA VIA VERDE I
BOOK 211, PAGE 33, MCR.

LOT 14

LOT 13

LOT 3

LOT 2

LOT 1

Exist 6' High Block Wall

NISBET ROAD

ROAD

BOULEVARD

TATUM

ACOMA DRIVE

DIN 59702

LOT 1

LOT 4

THE COVEY
BOOK 193, PAGE 10, MCR

47TH PLACE

UNIT FOUR
PAGE 10, MCR

SE Corner,
SE 1/4 NE 1/4 NE 1/4
Sec 7, T3N, R4E

E 1/4 Corner,
Sec 7, T3N, R4E

S 45° 30' 24" W
19.64'

663.84'
S 89° 57' 30" E → 60384'

N 00° 06' 41" E → 637.09'

S 00° 09' 15" W → 623.26'

662.28'

S 00° 09' 19" W → 1324.50' (M)

--- 2049.01' (R) ---
(Book 211, Page 33, MCR)

N 88° 56' 28" W → 663.35'
(BASIS OF BEARING)

N 88° 56' 28" W → 594.31'

UNSUBDIVIDED

55' ROW

5' ROW

5' ROW

55' ROW