A PORTION OF
LOTS 26 AND 27
BLOCK D
LEESCROFT SUBDIVISION
IN THE CITY OF PHOENIX
E ½, SEC. 12, T. 2 N., R. 2 E.
G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

CERTIFICATE

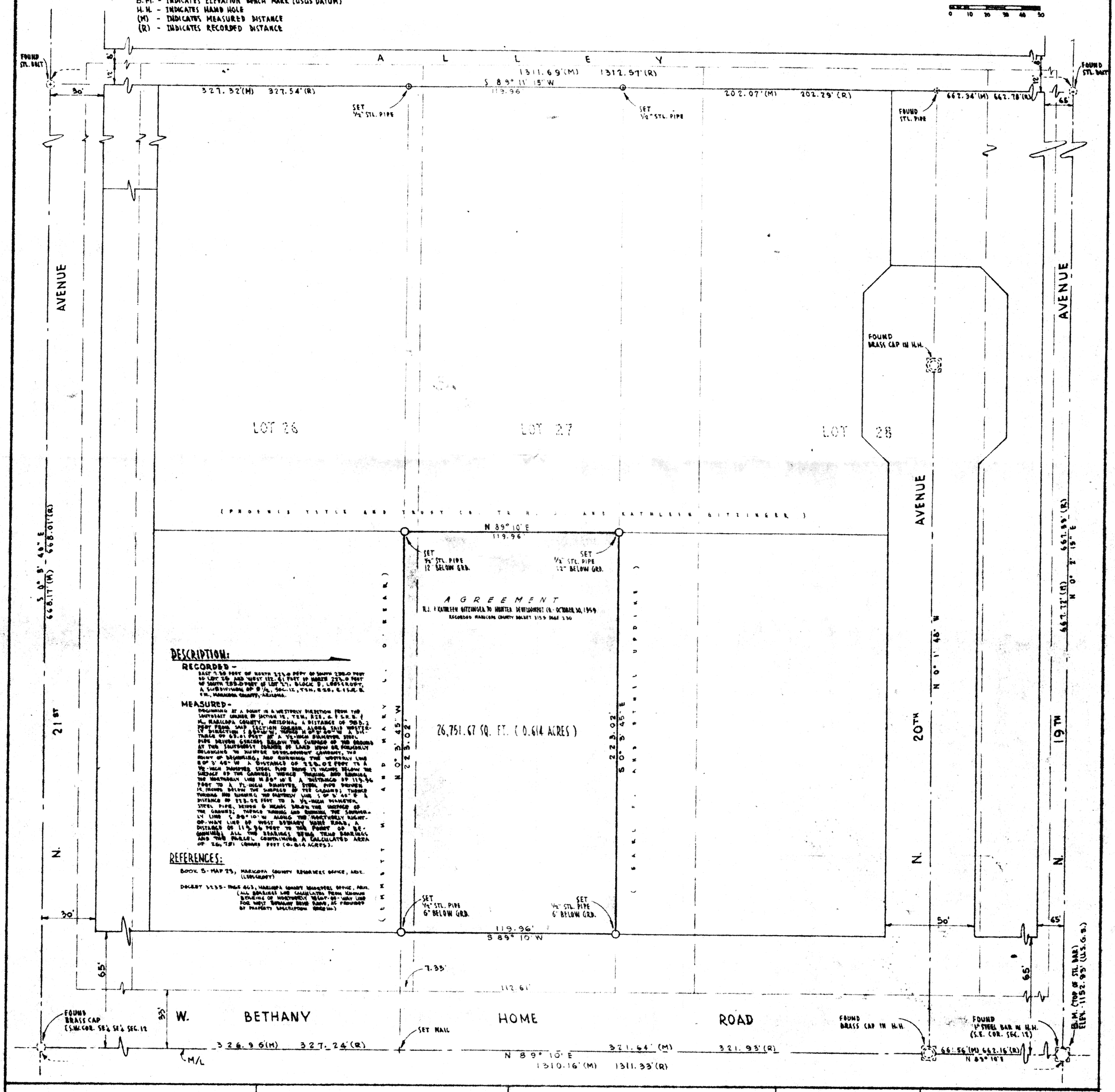
This is to certify that the survey of the premises described and platted hereon were made under my direction during the month of June, 1961.

ELMER J. MAGGI
Professional Engineer
(Arizona Reg. No. 2079)

NOTE:
B.M. - INDICATES ELEVATION BENCH MARK (USGS DATUM)
H.H. - INDICATES HAND HOLE
(M) - INDICATES MEASURED DISTANCE
(R) - INDICATES RECORDED DISTANCE

TRUE N

SCALE: 1" = 40'
0 10 20 30 40 50



DESCRIPTION:

RECORDED -
EAST 1.50 FEET OF NORTH 223.0 FEET OF SOUTH 238.0 FEET OF LOT 26 AND WEST 122.41 FEET OF NORTH 223.0 FEET OF SOUTH 238.0 FEET OF LOT 27, BLOCK D, LEESCROFT, A SUBDIVISION OF E ½, SEC. 12, T2N, R2E, G.&S.R.B. & M., MARICOPA COUNTY, ARIZONA.

MEASURED -
BEGINNING AT A POINT IN A WESTERLY DIRECTION FROM THE SOUTHEAST CORNER OF SECTION 12, T2N, R2E, G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, A DISTANCE OF 785.2 FEET FROM SAID SECTION CORNER, ALONG THE WESTERLY DIRECTION S 89°11' W, THENCE N 0°8' 40" W A DISTANCE OF 63.01 FEET AT A ½-INCH DIAMETER STEEL PIPE DRIVEN 6 INCHES BELOW THE SURFACE OF THE GROUND AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO HUNTER DEVELOPMENT COMPANY, THE POINT OF BEGINNING; AND CONTINUING THE WESTERLY LINE S 0° 3' 45" W A DISTANCE OF 223.02 FEET TO A ½-INCH DIAMETER STEEL PIPE DRIVEN 12 INCHES BELOW THE SURFACE OF THE GROUND; THENCE TURNING AND CONTINUING THE NORTHERLY LINE N 89° 10' E A DISTANCE OF 119.96 FEET TO A ½-INCH DIAMETER STEEL PIPE DRIVEN 12 INCHES BELOW THE SURFACE OF THE GROUND; THENCE TURNING AND CONTINUING THE EASTERLY LINE S 0° 3' 45" E A DISTANCE OF 223.02 FEET TO A ½-INCH DIAMETER STEEL PIPE, DRIVEN 6 INCHES BELOW THE SURFACE OF THE GROUND; THENCE TURNING AND CONTINUING THE SOUTHERLY LINE S 89° 10' W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BETHANY HOME ROAD, A DISTANCE OF 119.96 FEET TO THE POINT OF BEGINNING; ALL THE BEARINGS BEING TRUE BEARINGS AND THE PARCEL CONTAINING A CALCULATED AREA OF 26,751 SQUARE FEET (0.614 ACRES).

REFERENCES:
BOOK 5 - MAP 23, MARICOPA COUNTY RECORDER'S OFFICE, ARIZ. (LEESCROFT)
DOCKET 3235 - PAGE 463, MARICOPA COUNTY RECORDER'S OFFICE, ARIZ. (ALL BEARINGS ARE CALCULATED FROM KNOWN BEARING OF NORTHERLY RIGHT-OF-WAY LINE FOR WEST BETHANY HOME ROAD, AS PROVIDED BY PROPERTY DESCRIPTION HEREON)

for HUNTER DEVELOPMENT CO. 9206 N. 11TH AVE. PHOENIX, ARIZONA	ELMER J. MAGGI CONSULTING ENGINEER 5107 N. SEVENTH ST. PHOENIX, ARIZONA	LAND SURVEY PORTION OF LEESCROFT DIN 59832		DATE: JUNE 30, 1961 DWG. No. 6114-1 JOB No. 6114