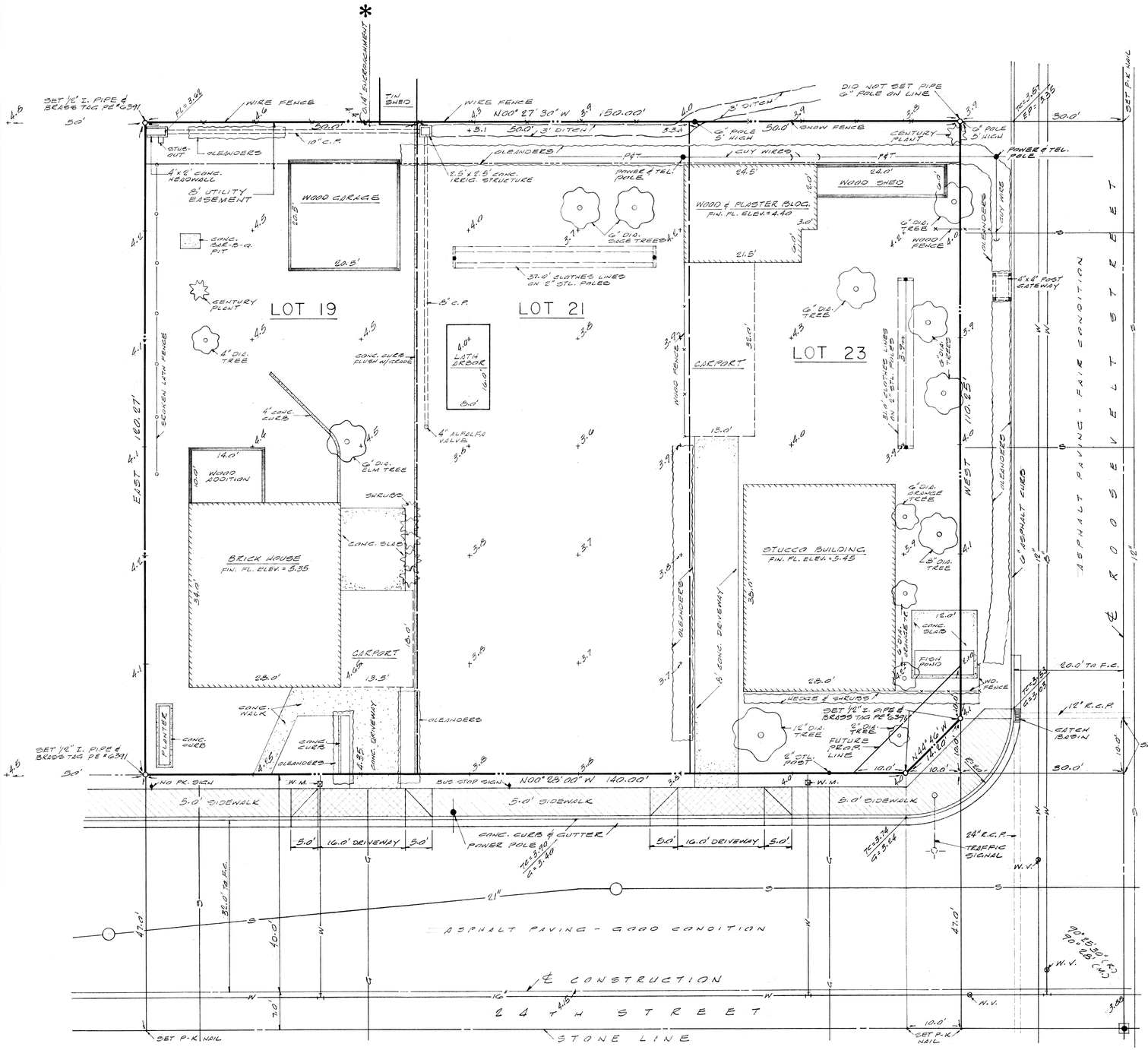


LEGAL DESCRIPTION

LOT 23, BLOCK 5, OF ELSINORE, PER MAP RECORDED IN BOOK 15, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPT THAT PART OF LOT 23, BLOCK 5, OF ELSINORE, PER MAP RECORDED IN BOOK 15, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23;
THENCE NORTH, ALONG THE WEST LINE THEREOF, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 14.00 FEET;
THENCE SOUTH, PARALLEL TO AND 14.00 FEET EAST OF THE WEST LINE OF SAID LOT 23, A DISTANCE OF 40.00 FEET TO A POINT WHICH IS 10.00 FEET NORTH AND 14.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 23;
THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 23, DISTANCE THEREON 24.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 23;
THENCE WEST, ALONG SAID SOUTH LINE, 24.00 FEET TO POINT OF BEGINNING, AS DEEDED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED APRIL 27, 1962 IN DOCKET 4120, PAGE 425.

AND:

LOTS 19 AND 21, BLOCK 5, OF ELSINORE, PER MAP RECORDED IN BOOK 15, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
EXCEPT THE WEST 14.00 FEET OF LOTS 19 AND 21, AS DEEDED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 3986, PAGE 30.

NOTES:

(1) ZONE C-2 SERVICE STATION IS PERMITTED
FIRE ZONE OUTER LIMITS

(2) WIDENING:
(A) (a) EXISTING R/W ON 24TH STR. 47 FEET
PROPOSED R/W SAME
(b) EXISTING R/W ON ROOSEVELT STR. 30 FEET
PROPOSED R/W SAME
(c) PROPOSED CORNER DEDICATION IS 20'x 20'
(B) DEDICATION OF CORNER IS REQUIRED PRIOR TO ISSUANCE OF BLDG. PERMIT

(3) SETBACKS:
(A) PUMP ISLANDS:
(a) 12 FEET FROM ℄ ON 24TH STR.
(b) 12 FEET FROM ℄ ON ROOSEVELT STR.
(c) FEET FROM ON
(B) BUILDINGS:
(a) 0 FEET FROM ℄ ON 24TH STR.
(b) 0 FEET FROM ℄ ON ROOSEVELT STR.
(c) FEET FROM ON
(C) CANOPIES:
(a) 0 FEET FROM ℄ ON 24TH STR.
(b) 0 FEET FROM ℄ ON ROOSEVELT STR.
(c) FEET FROM ON
(D) SIGNS (ATTACHED TO BUILDING)
(a) SIGNS SHALL NOT EXTEND ON 24TH STR.
(b) ABOVE BLDG. ROOF LINE ON ROOSEVELT STR.
(c) ON
(E) SIGNS (FREE STANDING)
(a) ALL ANIMATED SIGNS WILL REQUIRE ON 24TH STR.
(b) A "USE PERMIT" MAX. HEIGHT 40 FT. ON ROOSEVELT STR.
(c) MAXIMUM 400 SQ. FEET ON

(4) CURBS:
(A) (a) ON 24TH STR. CURBS EXIST AT 30.0' CONSTR. ℄ TO F.C.
(b) ON ROOSEVELT STR. CURBS WILL BE REQD. - 25' FROM ℄ TO F.C.
CURB RADIUS TO BE 30' TO F.C. DESIGN PLAN IS REQUIRED
(B) BUILDING PERMIT MAY NOT BE OBTAINED WITHOUT CONSTR. NEW CURBS

(5) DRIVEWAYS:
(A) 24TH STR. STANDARD MAXIMUM WIDTH OF 40' BOTTOM
24TH STR. TRANSITION ON EACH END 5 FEET
DRIVEWAYS MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS MAY NOT ENCROACH OVER ADJACENT PROP. LINE
A MAXIMUM OF 2 DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 22 FEET OF FULL HIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS
(B) ROOSEVELT STR. STANDARD MAXIMUM WIDTH OF 40' BOTTOM
ROOSEVELT STR. TRANSITION ON EACH END 5 FEET
DRIVEWAYS MAY NOT ENCROACH INTO CURB RETURN
DRIVEWAYS MAY NOT ENCROACH OVER ADJACENT PROP. LINE
A MAXIMUM OF 2 DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
A MINIMUM OF 22 FEET OF FULL HIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS
(C)

(6) SEWER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262-6551
(B) ADDRESS MUNICIPAL BLDG. PHOENIX, ARIZONA
(C) CONNECTION CHARGE NONE (EXIST. TAP TO BE USED)
(D) FOR LOCATION OF MAIN SEE THIS SHEET
(E) CESS POOL IS NOT PERMITTED
(F) SEPTIC TANK IS NOT PERMITTED
NOTE:

(7) WATER:
(A) SERVICE BY CITY OF PHOENIX PHONE 262-6551
(B) ADDRESS MUNICIPAL BLDG. PHOENIX, ARIZONA
(C) COST OF CONNECTION OF 1" METER $205.00
(D) FOR LOCATION OF MAIN SEE THIS SHEET

(8) GAS:
(A) SERVICE BY ARIZ. PUBLIC SERVICE CO. PHONE 271-7171
(B) ADDRESS 501 S. 3RD AVE., PHOENIX, ARIZONA

(9) ELECTRIC:
(A) SERVICE BY ARIZ. PUBLIC SERVICE CO. PHONE 271-7171
(B) ADDRESS 501 S. 3RD AVE., PHOENIX, ARIZONA

(10) TELEPHONE:
(A) SERVICE BY MOUNTAIN STATES TEL. & TEL. PHONE 258-3611
(B) ADDRESS 110 N. 2ND AVE., PHOENIX, ARIZONA

(11) SURFACE DRAINAGE OF SITE MAY DRAIN OVER SIDEWALK
PIPE UNDER THE SIDEWALK IS NOT REQUIRED

(12) WATER TABLE 400 FEET TYPE OF SOIL SANDY SILT

(13) LOT SPLIT REQUIREMENTS THIS PROPERTY IS NOT A DIVISION OF LARGER PARCEL
A LOT SPLIT MAP IS NOT REQUIRED. A RECORD OF SURVEY MAP IS NOT REQUIRED
RECORD OF SURVEY N/A REQUIRE SURVEY & MONUMENTING CROSS PROPERTY

(14) TYPE OF CONSTRUCTION PERMITTED:
(A) MASONRY YES (B) STEEL YES (C) FRAME NO

(15) ARCHITECTURAL CONTROL:
PLANNING DETERMENT DOES NOT ENFORCE ARCHITECTURAL CONTROL OVER EXTERNAL APPEARANCE OF PROPOSED BUILDING ON SITE

(16) GOVERNING AGENCIES FOR BUILDING PERMITS:
CITY OF PHOENIX ADDRESS MUNICIPAL BLDG.
COUNTY OF ADDRESS
STATE OF ADDRESS

(17) DATUM ELEVATIONS HEREON ARE TO CITY OF PHOENIX DATUM
BENCH MARK IS "+" ON CONC. SIDEWALK NW. COR. 1045 N. 24TH STR.
ELEVATION = 1112.77

(18) BASIS OF BEARINGS SUBDIVISION PLAT

(19) BLANKET EASEMENTS 8' UTILITY EASEMENT ALONG EAST PROP. LINE

(20) STREET IMPROVEMENTS NEEDED:
(A) 160 LINEAL FEET OF CURB & GUTTER BY DEVELOPER
(B) 600 SQUARE FEET OF PAVING BY DEVELOPER
(C) 800 SQUARE FEET OF SIDEWALK BY DEVELOPER
(D) OTHER RELOCATE TRAFFIC SIGNAL & CATCH BASIN

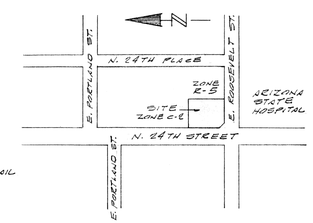
(21) STATE ENCROACHMENT PERMIT IS NOT REQUIRED

(22) UNDERGROUND TANKS:
(A) MAX. SIZE OF TANKS IS 10,000 GAL. (B) MIN. DIST. BETWEEN TANKS IS 2 FEET.
(C) MIN. DIST. TO BLDG. 5 FEET (D) MIN. DIST. TO PROP. LINE IS 22 FEET.
(E) MIN. SIZE OF VENT LINES IS 1 1/4" (F) MIN. COV. OVER TANKS IS 3 FEET.
(G) DELIVERY RESTRICTIONS ARE NONE.

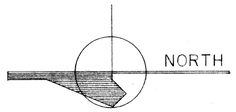
NOTE:
THESE QUANTITIES REPRESENT A PRELIMINARY INVESTIGATION AND SHOULD BE REMEMBERED THAT DESIGN PLANS AND/OR OTHER AGREEMENTS MADE BY THE AGENCIES INVOLVED COULD CHANGE THESE. MANY ITEMS SUCH AS BASE MATERIALS, POWER POLE RELOCATION, CATCH BASIN RELOCATION ETC., ARE NOT NOTED AS THEY WOULD BE DETERMINED BY A LAYOUT PLAN.

THE INFORMATION IN THE ABOVE NOTES WAS FURNISHED BY THE PUBLIC AGENCIES INVOLVED.

NOTE:
6 FT. MASONRY ZONING WALL IS REQD. ALONG EAST PROP. LINE.



VICINITY MAP
1" = 500'



CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION ON FEB. 24, 1968, AND THAT IRON PIPES WERE SET AT CORNERS AS INDICATED.
ENCROACHMENTS FOUND TO EXIST ARE SHOWN THUS *

REGISTERED CIVIL ENGINEER
STATE OF ARIZONA #6391

DIN 59865

SURVEY OF N.E. COR. 24TH ST. & ROOSEVELT ST. PHOENIX ARIZONA	
SCALE: 1" = 10'	APPROVED BY:
DATE: 3-11-68	DRAWN BY D.S.S. / REVISED
GULF OIL CORPORATION	
O'FARRELL & ASSOCIATES CONSULTING ENGINEERS PHOENIX • HONOLULU	DRAWING NUMBER 268-4

2/14/72

R1-311

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