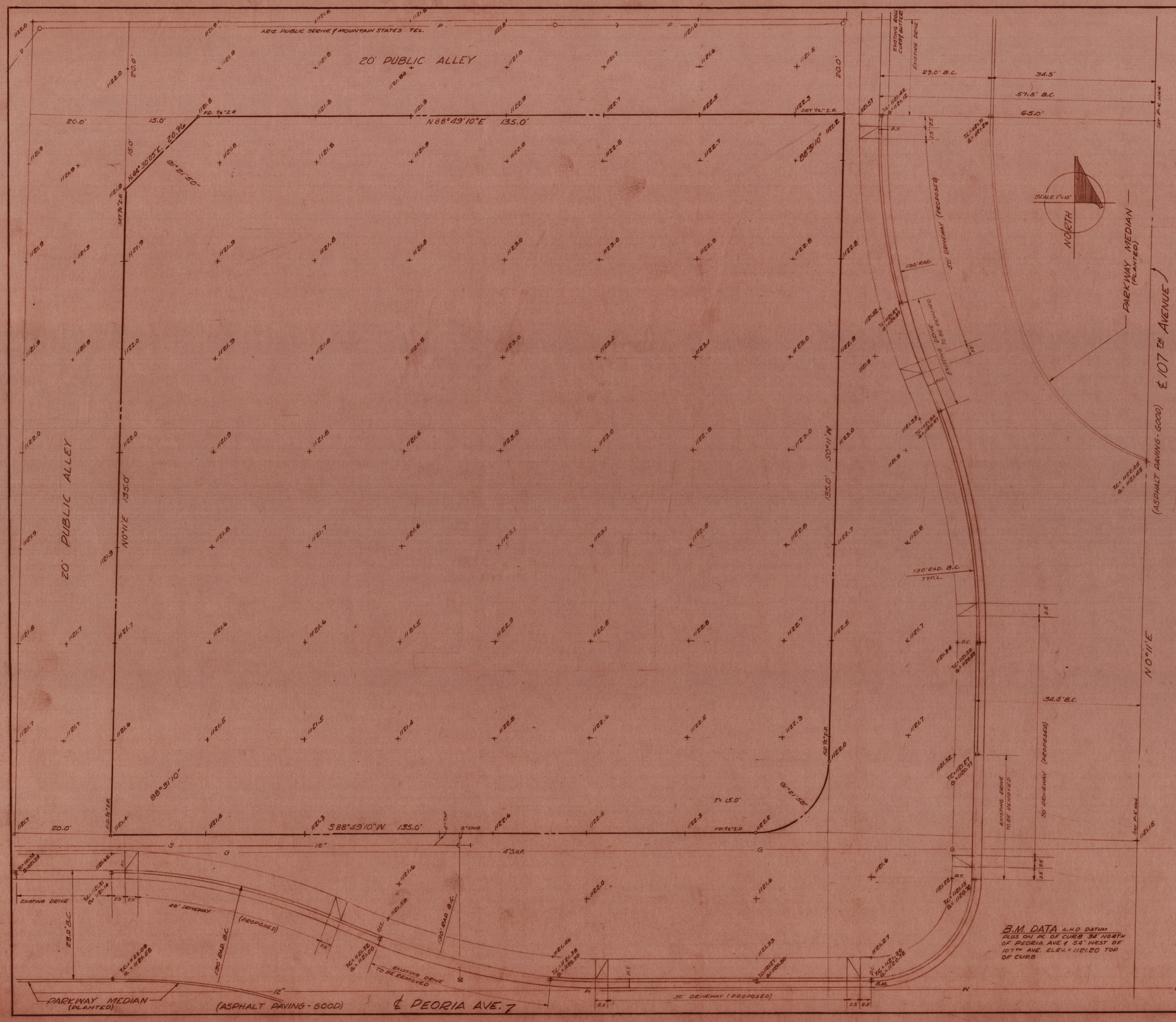
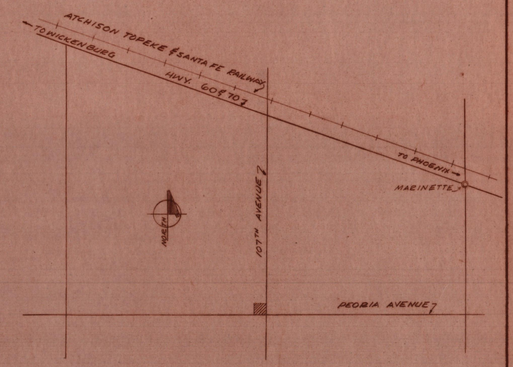


• LEGAL DESCRIPTION •

TRACT 6 SUN CITY UNIT #3, A SUBDIVISION OF RECORD IN BOOK 92 OF MAPS, PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.



VICINITY - MAP
SCALE 1"=1000'

DIN 59894

ASSESSMENTS: 1" WATER METER-$80.00, 20 YEARS REFUNDABLE.
SEWER CONNECTION $90.00

SITE CONDITIONS: Type soil CLAY-CALICHE
Retaining wall or fence zoning requirements FENCE REQUIRED ALONG N. AND W. PROPERTY LINES
Drainage conditions and requirements DRAIN OVER SIDEWALKS TO STREETS
Available water table data, if 20' or less
Subsurface structures of record NONE

OFF SITE REQUIREMENTS:

	107TH AVE Street	PEORIA Street
Street paving	IN PLACE	IN PLACE
Sidewalk - gutter	IN PLACE (CUT NEW DRIVE OPENINGS)	IN PLACE (CUT NEW DRIVE OPENINGS)
Storm drain, Irrigation	NONE	NONE
Utility relocation	NONE REQUIRED	NONE REQUIRED
Curb radius change	NO CHANGE REQUIRED	NO CHANGE REQUIRED

UTILITIES:

		Phone
Telephone	MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY	258-3611
Water	SUN CITY WATER AND SEWER COMPANY	933-1961
Electricity	ARIZONA PUBLIC SERVICE COMPANY	271-7171
Gas	ARIZONA PUBLIC SERVICE COMPANY	271-7171
Sewer	SUN CITY WATER AND SEWER COMPANY	933-1961

If sewer is remote, give conditions for using septic tank NOT PERMITTED
Name and phone of sanitation official

RESTRICTIONS: Note easements of record and title restrictions. NONE

REGULATIONS: Building zone Fire zone SUN CITY RURAL
Building authority MARICOPA COUNTY, ARIZONA
Building code NONE
Is service station permitted YES
Building materials permitted: Steel YES Masonry YES Wood frame NO
Special permits: Planning board NONE Other

Setbacks	107TH AVENUE Street	PEORIA Street
Building	NONE	NONE
Canopy	NONE	NONE
Islands	12' FROM PROPERTY LINE	12' FROM PROPERTY LINE
Rear yard	NONE	NONE

Size limitations, U.G. Tanks NONE
Describe any condition not included above, that would affect use of property for service station.

SURVEYED BY: O'FARRELL & ASSOCIATES License # 1273
Address 341-C EAST CAMELBACK PHOENIX 12, ARIZONA 85012
Signature H. Lewis O'Farrell Date

REGISTERED CIVIL ENGINEER H. LEWIS O'FARRELL DEC. 31, 19 ARIZONA, U.S.A. SEAL

JOB 1685

SURVEY OF
PROPOSED SERVICE STATION
N.W. COR. 107TH AVE. & PEORIA
SUN CITY, ARIZONA

UNION OIL COMPANY OF CALIFORNIA

PRELIMINARY DATE	SCALE 1"=10'	NO.
FINAL DATE	BY	

TRIM

19/3N/1E

R1-316