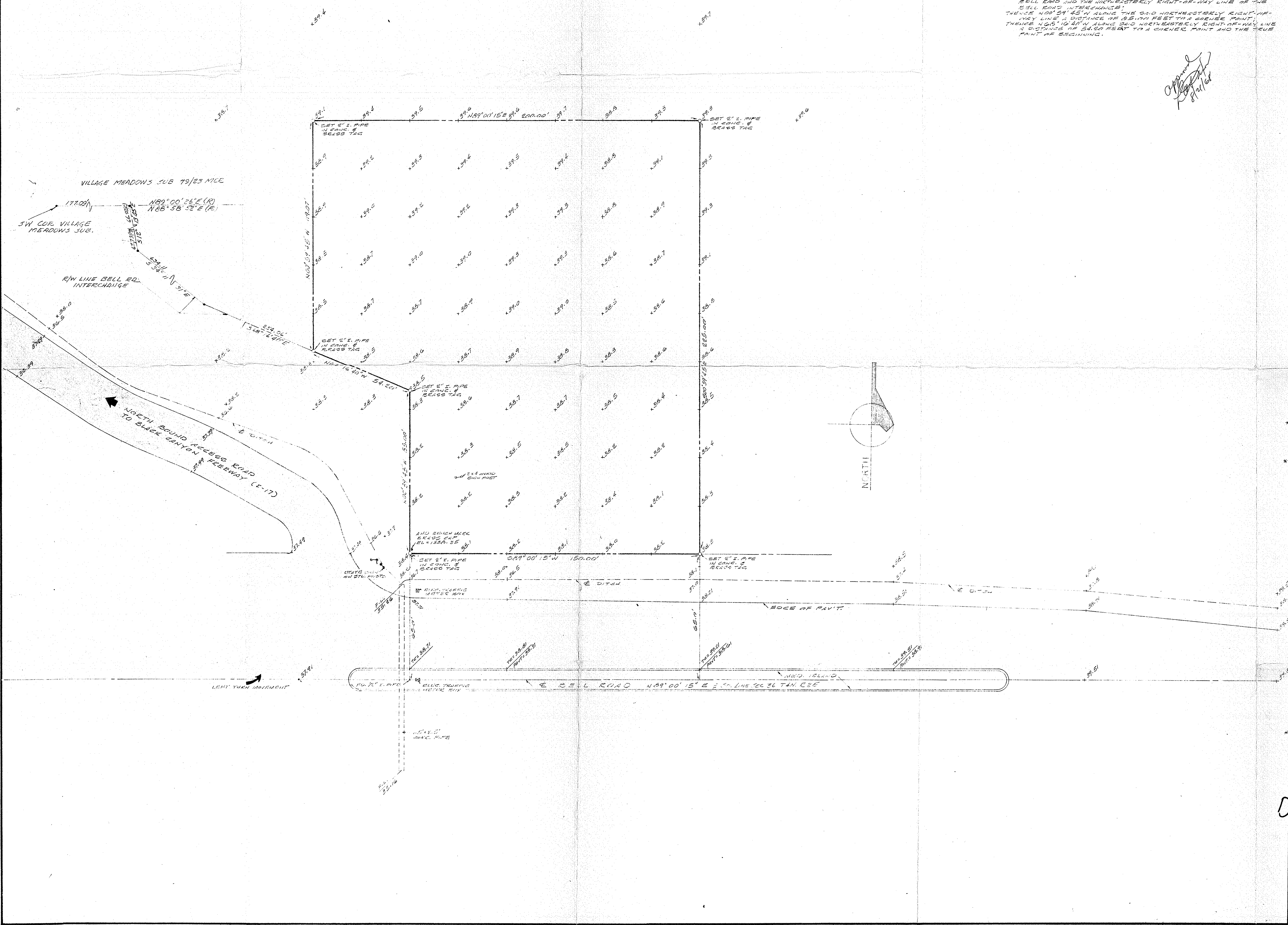
LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 36, T4N, R2E OF THE G&SRB&M, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BASIS OF BEARINGS BEING VILLAGE MEADOWS SUBDIVISION, A PLAT OF RECORD, RECORDED IN BOOK 79 OF MAPS AT PAGE 23):
COMMENCING AT THE SOUTHWEST CORNER OF VILLAGE MEADOWS SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 79 OF MAPS AT PAGE 23;
THENCE N89° 00' 26" E ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 177.09 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BELL ROAD INTERCHANGE;
THENCE S12° 13' 45" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 67.73 FEET (MEAS.) & 66.92 FEET (REC.) TO AN ANGLE POINT;
THENCE S34° 11' 31" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 634.11 FEET TO AN ANGLE POINT;
THENCE S68° 16' 40" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 254.06 FEET TO A POINT, SAID POINT LYING 170.93 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36, AND BEING THE TRUE POINT OF BEGINNING;
THENCE N00° 59' 45" W A DISTANCE OF 119.07 FEET TO A CORNER POINT;
THENCE N89° 00' 15" E PARALLEL TO AND 290.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 200.00 FEET TO A CORNER POINT;
THENCE S00° 59' 45" E A DISTANCE OF 225.00 FEET TO A CORNER POINT, SAID CORNER POINT ALSO LYING 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36 AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;
THENCE S89° 00' 15" W ALONG A LINE PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 36, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD, A DISTANCE OF 150.00 FEET TO A CORNER POINT, SAID CORNER POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BELL ROAD INTERCHANGE;
THENCE N00° 59' 45" W ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 85.00 FEET TO A CORNER POINT;
THENCE N68° 16' 40" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.20 FEET TO A CORNER POINT AND THE TRUE POINT OF BEGINNING.

Approved 8/21/68



GENERAL NOTES:

These notes apply to the site, assuming that it is zoned or will be zoned to permit a Service Station.

1. ZONE: C-3 Service Station IS permitted. A variance or conditional use permit IS NOT required. A zone change IS NOT required. Fire Zone RURAL. See Vicinity Map for surrounding zoning.
2. DIVISION OF LAND REQUIREMENTS: This property IS a division of a larger parcel. A LOT SPLIT MAP IS NOT required to obtain a building permit if the site is SURVEYED. This condition WILL require survey and monumenting SUBJECT property. Street improvements are required on the surplus property if N/A.
3. ARCHITECTURAL CONTROL: Planning Department DOES NOT enforce architectural control over external appearance of building OR landscaping. A ____ ft. high separation wall ____ required on the ____. A site development plan IS required to obtain a building permit.
4. SETBACKS AND SIGN RESTRICTION: The items below MAY be determined without special plot plan approval.
   - (A) Pump Island Setback:
     - (a) 12 ft. from ℄ on BELL St.
     - (b) 12 ft. from ℄ on I-17 St.
     - (c) ____ ft. from ____ on ____ St.
   - (B) Canopy Setback:
     - (a) 0 ft. from ℄ on BELL St.
     - (b) 0 ft. from ℄ on I-17 St.
     - (c) ____ ft. from ____ on ____ St.
   - (C) Building Setback:
     - (a) 0 ft. from ℄ on BELL St.
     - (b) 0 ft. from ℄ on I-17 St.
     - (c) ____ ft. from ____ on ____ St.
     - (d) ____ ft. from ____ on ____ St.
   - (D) Sign (Attached to Buildings) Restrictions:
     - (a) Setback 0 ft. from ℄ on BELL St.
     - (b) Setback 0 ft. from ℄ on I-17 St.
     - (c) Max. overhang 7 ft. over ℄ with 12 ft. to bottom of sign on BELL RD. St.
     - (d) Max. overhang 12 ft. over ℄ with 12 ft. to bottom of sign on I-17 St.
     - (e) Max. area on (1) side ____ sq. ft. (f) Max. height ____ ft.
     - (g) Sign MAY rotate. (h) Sign MAY be internally illuminated.
   - (E) Sign (Free Standing) Restrictions:
     - (a) Setback 0 ft. from ℄ on BELL St.
     - (b) Setback 0 ft. from ℄ on I-17 St.
     - (c) Max. overhang 7 ft. over ℄ with 12 ft. to bottom of sign on BELL RD. St.
     - (d) Max. overhang 12 ft. over ℄ with 12 ft. to bottom of sign on I-17 St. BUT IN NO CASE CLOSER THAN 2' FROM BACK OF FUTURE CURB
     - (e) Max. area on (1) side 600 sq. ft. (f) Max. Height UNLIMITED ft.
     - (g) Sign MAY rotate. (h) Sign MAY be internally illuminated.
5. TYPE OF CONSTRUCTION PERMITTED AND BUILDING CODE: (A) Steel YES (B) Masonry YES (C) Wood YES (D) A firewall is required where a N/A building is within ____ ft. of a P.L. (E) Governing Building Code NONE IN EFFECT.
6. GOVERNING AGENCIES FOR BUILDING PERMITS:
   - (A) City of ____ Address ____ Phone ____
   - (B) County of MARICOPA Address 111 So. 3RD AVE. Phone 262-3201
7. SOIL CONDITION: (A) Depth of water table 400+ ft. (B) Type of soil SANDY SILT. Note: This information must not be used for design and should be verified by soil tests.
*8. SURFACE DRAINAGE from site POSSIBLY MAY drain over sidewalk to street. (A) A drain pipe under the sidewalk to N/A is ____. (B) Yard ____ be drained to dry wells on site. (C) Drainage assessments or acreage fees N/A required which are to be computed at ____.
9. WIDENING:
   - (A) Existing R/W on BELL RD. St. is 130 ft. (65 ft./ FRONT ft. on side of site.)
   - (B) Proposed R/W on BELL RD. St. is 130 ft. 0 ft. will be taken from this property.
   - (C) Existing R/W on I-17 St. is EXIST ft. (____ ft./ ____ ft. on side of site.)
   - (D) Proposed R/W on I-17 St. is EXIST ft. 0 ft. will be taken from this property.
   - (E) Existing corner R/W is NONE. Proposed corner dedication is NONE.
   - (F) Dedication for widenings IS NOT required prior to issuance of a building permit.
10. CURBS:
    - (A) On BELL RD. St. 7" curb and 24" gutter are REQUIRED.
    - (B) On I-17 St. 7" curb and 24" gutter are REQUIRED.
    - (C) On ____ St. ____" curb and ____" gutter are ____.
    - (D) The corner radius is ____ ft. (E) The proposed curb radius is 30 ft.
    - (F) Proposed curb elevations ARE available for BOTH Sts (G) Building and/or Occup. Permit MAY NOT be obtained w/o const. new curbs. (H) A design plan IS required.
11. DRIVEWAYS:
    - (A) On BELL RD. St. STATE standards apply. Max. width in bottom is 40 ft. with 2.5 ft. transition each end. Driveways MAY NOT encroach over adjacent P.L.s ____ ft. Driveways MAY NOT encroach curb radius ____. A max. of ____ % or 80 ft. of frontage may be used for driveways. A min. of 10 ft. of full height curb must be held between driveways.
    - (B) On I-17 St. STATE standards apply. Max. width in bottom is 40 ft. with 2.5 ft. transition each end. Driveways MAY NOT encroach over adjacent P.L.s ____. Driveways MAY NOT encroach curb radius ____. A Max. of ____ % or 80 ft. of frontage may be used for driveways. A minimum of 10 ft. of full height curb must be held between driveways.
12. STATE ENCROACHMENT PERMIT IS required on I-17 St. State of ARIZONA Address 1739 W. JACKSON ST. PHOENIX Phone 261-7473
13. PROPOSED TRAFFIC ISLAND: There IS an island ~~currently proposed~~ in BELL RD. St.
14. STREET IMPROVEMENTS REQUIRED FOR SERVICE STATION SITE ONLY:
    - (A) A traffic signal system NOT required. (B) ____ St. lights NOT required.
    - (C) 300 lin. ft. of 7" curb and 24" gutter BY DEVELOPER
    - (D) 7500 sq. ft. of street paving BY DEVELOPER
    - (E) ____ sq. ft. of sidewalk (____ sq. ft. parkways) BY ____
    - (F) ____ catch basins ____ BY ____
    - (G) Relocate N/A.
    - (H) Other improvements or assessments required

    Note: These quantities represent a preliminary investigation and it should be remembered that design plans and/or other agreements made by agencies involved could change these. Many items such as base material, power pole relocation, catch basin relocations, etc. are not noted as they would be determined by a layout plan.
**15. SEWER: (A) Service by CITY OF PHX. Address MUN. BLDG. Phone: 262-6551 (B) Connection charge $ NONE. (C) Street preference BELL RD. (D) Extension IS required to service site by DEVELOPER in BELL RD. St. (E) Sewer assessments or acreage fees ____ required which are to be computed at ____. (F) Septic tank IS NOT permitted. (G) Cesspool IS NOT permitted. (H) A percolation test IS NOT required. (I) For approx. location of main laterals on "Y"'s see CITY OF PHX.
***16. WATER: (A) Service by CITY OF PHX. Address MUN. BLDG. Phone: 262-6551 (B) 1" meter connection charge $ 125.00. (C) Street preference I-17 (D) Extension IS required to service site by DEVELOPER in I-17 St. (E) Water assessments or acreage fees ____ required which are to be computed at ____. (F) Water well IS NOT permitted but not within ____ ft. of any septic tank, cesspool or leach field. (G) For approx. location of main see CITY OF PHOENIX
17. GAS: (A) Service by A.P.S. Address 501 So. 3RD AVE Phone: 271-7171. (B) For approximate location of main see UTIL. CO.
18. ELECTRIC: (A) Service by A.P.S. Address 501 So. 3RD AVE Phone: 271-7171. (B) For O.H. service Address SAME " Phone: ". (C) For U.G. service Address SAME " Phone: ".
19. TELEPHONE: (A) Service by MST&T Address 110 N. 2ND AVE Phone: 258-3611 (B) For O.H. service Address SAME " Phone: ". (C) For U.G. service Address SAME " Phone: ". (D) For phone booth installation Phone 258-3611.
20. UNDERGROUND TANKS: (A) Maximum size permitted 8000 gallons. (B) Maximum number permitted 3. (C) Minimum distance to bldg. 10 ft. (D) Minimum distance to property line 10 ft. (E) Minimum distance between tanks 2 ft. (F) Minimum cover 3 ft. (G) Minimum size of vent lines 1 1/2". (H) Delivery restrictions NONE. (I) Other restrictions NONE.
21. DATUM: Elevations hereon are to ARIZONA HIGHWAY DEPARTMENT Datum Bench Mark is BRASS CAP AT SOUTHWEST CORNER OF PROPERTY EL. = 1338.35
22. BASIS OF BEARINGS: ARIZONA HIGHWAY DEPARTMENT SURVEY DATA
23. EASEMENTS: NONE APPARENT

Note: The information in the above notes was furnished by the public agencies involved.

I hereby certify that this SURVEY WAS made under my supervision ON MAY 7, 1967 AND correctly shows the relations of buildings and other structures to the property lines of the land indicated hereon, that there are no encroachments of buildings or structures onto said land nor overlap of buildings or structures off from said land, except as shown. All easements as shown on title report No. ____ dated ____ that affect this property are plotted hereon as are shown in Note 23 above.

* DRAINAGE TO BE DETERMINED BY BUREAU OF PUBLIC ROADS

** CONSTRUCTION OF SEWER LINE FROM SITE EAST TO 21ST AVE. REQD. APPROX. 1030 LIN. FEET.

*** CONSTRUCTION OF WATER LINE FROM SITE NORTH TO ANDERSON AVE. REQD. APPROX. 1050 LIN. FEET.

DIN # 64070-1

DIN ~~58861~~ File

SURVEY OF NE COR. BLACK CANYON (I-17) & BELL ROAD MARICOPA COUNTY, ARIZONA	
SCALE: 1" = 20'	APPROVED BY:
DATE: 5-9-67	DRAWN BY S.S.S.
	REVISED
HUMBLE OIL & REFINING CO.	
O'FARRELL & ASSOCIATES CONSULTING ENGINEERS PHOENIX • HONOLULU	DRAWING NUMBER 567-6