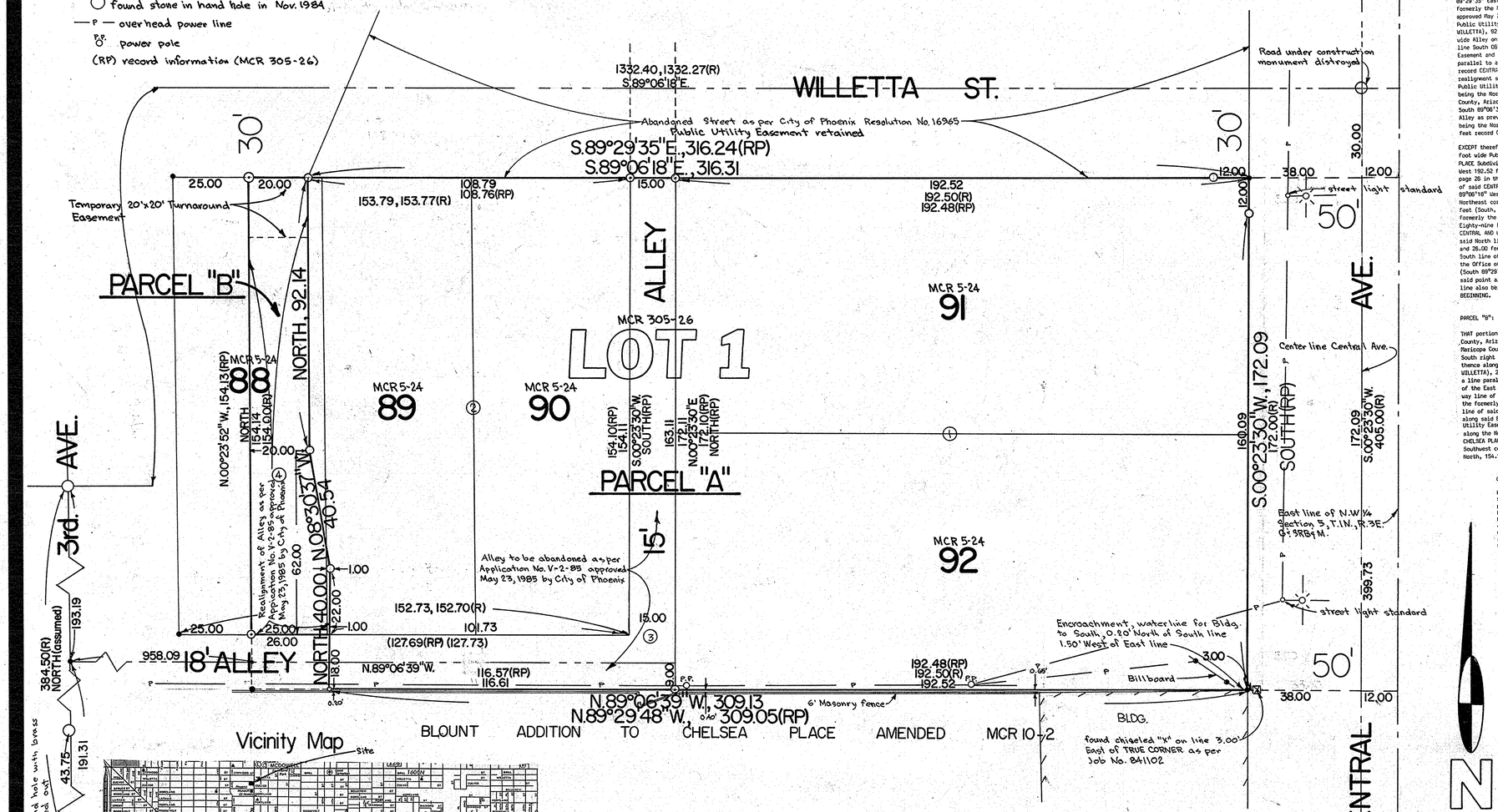
RESULTS of SURVEY

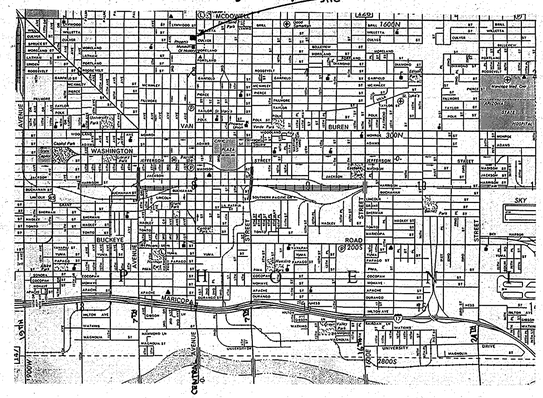
Maricopa County, Arizona

Legend

- ○ set ½" rebar with plastic cap (RLFannin LS14177)
- ⊙ found ½" rebar with plastic cap, set in Nov. 1984
- o set P.K nail in concrete
- • nothing found or set
- (R) record information (MCR 5-24)
- ◯ found stone in hand hole in Nov. 1984
- —P— overhead power line
- P.P. ☏ power pole
- (RP) record information (MCR 305-26)



Vicinity Map



Area

	Parcel	sq. ft.	acres
1	Lots 91 and 92	33,131.45+/-	0.760593+/-
2	Lot 90 & a portion of 88 & 89	16,431.97+/-	0.377226+/-
3	Proposed abandoned alley	4,411.40+/-	0.101272+/-
1 thru 3	Total proposed parcel	53,974.82+/-	1.239091+/-
4	Proposed alley alinement	3,334.36+/-	0.076546+/-

Certificate

I hereby certify to Christopher Cole, C&W Joint Venture and Title USA that this survey was made on the ground and under my direction during the month of December, 1987 A.D.; and that this plat correctly shows the property lines and that there are no discrepancies, conflicts, encroachment, except as shown hereon: All to the best of my Knowledge and belief.

Ronnie L. Fannin, L.S. 14177

Legal Description

PARCEL "A":

BEGINNING at the Southeast corner of Lot One (1) of CENTRAL AND WILLETTA Subdivision as shown in Book 305 of Maps, page 26 in the Office of Maricopa County Recorders, Maricopa County, Arizona, said CENTRAL AND WILLETTA Subdivision being a replat of a portion of CHELSEA PLACE as shown in Book 5 of Maps, page 24 in the Office of Maricopa County Recorders, Maricopa County, Arizona, said point being also formerly the Southeast corner of Lot Ninety-two (92) of said CHELSEA PLACE; thence along the East line of said Lot 1 also being formerly the East line of Lots Ninety-one (91) and Ninety-two (92) of said CHELSEA PLACE, North 00°23'30" East 172.09 feet (172.00 feet record CHELSEA PLACE), (North record CENTRAL AND WILLETTA) to the Northeast corner of said Lot 91 also being on the South line of a 60.00 foot wide Public Utility Easement, formerly the South right of way line of Willetta Street; thence along said South line, being also formerly the North line of said Lot 91, North 89°06'18" West, 192.52 feet (192.50 feet record CHELSEA PLACE), (North 89°29'35" West, 192.48 feet record CENTRAL AND WILLETTA) to the East right of way line of a 15.00 foot wide alley abandoned as per Application Number V-2-85 approved May 23, 1985 by the City of Phoenix; thence continuing along said South line North 89°06'18" West, 15.00 feet (North 89°29'35" West record CENTRAL AND WILLETTA) to the West right of way line of said abandoned Alley also being formerly the Northeast corner of Lot Ninety (90) of said CHELSEA PLACE; thence continuing along said South line also being formerly the Northeast corner of Lot Eighty-nine (89) all of said CHELSEA PLACE North 89°06'18" West, 108.79 feet (108.77 feet record CHELSEA PLACE), (North 89°29'35" West, 108.76 feet record CENTRAL AND WILLETTA) to a point which bears South 89°06'18" East (South 89°29'35" East record CENTRAL AND WILLETTA), 20.00 feet from point of intersection of the West line of said Lot 1 and said South line, said point also being formerly the Northwest corner of the East half of said Lot 89; thence along the East line of the realignment of the Alley as per Application Number V-2-85 approved May 23, 1985 by the City of Phoenix a line parallel to and 20.00 feet East of the West line of said Lot 1 lying Southerly of said 60.00 foot wide Public Utility Easement, said West line being also formerly the West line of the East half of said Lot 89, South (South 00°23'52" East record CENTRAL AND WILLETTA), 92.14 feet to a point being 62.00 feet North of the North right of way line of the Southerly 18.00 foot wide Alley as shown in error as a 20.00 foot wide Alley on recorded Plat of CENTRAL AND WILLETTA also being 62.00 feet North of the formerly South line of said Lot 88; thence continuing along said East line South 00°30'37" East, 40.54 feet to a point being 26.00 feet East of the West line of said Lot 1 lying Southerly of said 60.00 foot wide Public Utility Easement and 22.00 feet North of the North right of way line of said 18.00 foot wide Alley; thence continuing along said East line of Alley realignment being parallel to and 26.00 feet East of the West line of said Lot 1 lying Southerly of said 60.00 foot wide Public Utility Easement, South (South 00°23'52" East record CENTRAL AND WILLETTA), 22.00 feet to the North right of way line of said 18.00 foot wide Alley; thence along the North right of way line of said 18.00 foot wide Alley also being formerly the South line of Lots Eighty-nine (89) and Eighty-eight (88) all of said CHELSEA PLACE North 89°06'39" West (North 89°29'48" West record CENTRAL AND WILLETTA), 26.00 feet to the Southwest corner of said Lot 1 also being formerly the Southeast corner of the East half of said Lot 88; thence along the West line of said Lot 1 also being formerly the West line of the East half of said Lot 88 North, 154.14 feet (North 00°23'52" West, 154.13 feet record CENTRAL AND WILLETTA) (154.00 feet record CHELSEA PLACE) to the POINT OF BEGINNING.

QUIT CLAIM LEGAL DESCRIPTION FOR FEE TITLE OF EXISTING ALLEY:

BEGINNING at a point of intersection of the East line of a 15.00 foot wide alley and the South line of a 60.00 foot wide Public Utility Easement, formerly the South line of Willetta Street, said point being formerly the Northwest corner of Lot Ninety-one (91) of CHELSEA PLACE Subdivision as shown in Book 5 of Maps, page 24 in the Office of Maricopa County Recorders, Maricopa County, Arizona, said point being also formerly the Northwest corner of Lot Ninety-two (92) of said CHELSEA PLACE; thence along said South line North 89°06'18" West 192.52 feet (192.50 feet record CHELSEA PLACE) (North 89°29'35" West 192.48 feet record CENTRAL AND WILLETTA Subdivision as shown in Book 305 of Maps, page 26 in the Office of Maricopa County Recorders, Maricopa County, Arizona), from the intersection point of said South line and the East line of Lot One (1) of said CENTRAL AND WILLETTA, said point of intersection being formerly the Northeast corner of said Lot 91; thence continuing along said South line North 89°06'18" West (North 89°29'35" West record CENTRAL AND WILLETTA), 15.00 feet to the West line of said 15.00 foot wide Alley; thence along said West line being formerly the East line of said Lot 90, South 00°23'30" West, 154.11 feet (South, 154.10 feet record CENTRAL AND WILLETTA) to the intersection of said West line with the North line of a 18.00 foot wide Alley also being formerly the South line of Lots Ninety (90), Eighty-nine (89) all of said CHELSEA PLACE North 89°06'39" West, 101.73 feet (101.70 feet record CHELSEA PLACE) (North 89°29'48" West, 101.65 feet record CENTRAL AND WILLETTA) to a point which bears South 89°06'39" East (South 89°29'48" East record CENTRAL AND WILLETTA), 20.00 feet from the intersection point of said North line and the West line of said Lot 1 said point being formerly the Southwest corner of said East half of Lot 88; thence along a line parallel to and 26.00 feet East of the Southerly prolongation of the West line of said Lot 1 South 00°23'52" West (South record CENTRAL AND WILLETTA), 18.00 feet to the South line of said 18.00 foot wide Alley said line being also the North line of BLOUNT ADDITION TO CHELSEA PLACE AMENDED as shown in Book 10 of Maps, page 2 in the Office of Maricopa County Recorders, Maricopa County, Arizona; thence along the South line of said 18.00 foot wide Alley South 89°06'39" East, 116.61 feet (South 89°29'48" East, 116.57 feet record CENTRAL AND WILLETTA) to the intersection point of said South line and the East line of said 15.00 foot wide Alley (South 89°29'48" East, 116.57 feet record CENTRAL AND WILLETTA) to the intersection point of said South line and the East line of said 15.00 foot wide Alley said point also being formerly the Southwest corner of Lot Ninety-two (92) of said CHELSEA PLACE; thence along the East line of said 15.00 foot wide Alley said point also being formerly the West line of said Lots 92 and 91 North 00°23'30" East, 172.11 feet (North, 172.10 feet record CENTRAL AND WILLETTA) to the POINT OF BEGINNING.

PARCEL "B":

THAT portion of Lot One (1) of CENTRAL AND WILLETTA Subdivision as shown in Book 305 of Maps, page 26 in the Office of Maricopa County Recorders, Maricopa County, Arizona, said Subdivision being a replat of a portion of CHELSEA PLACE as shown in Book 5 of Maps, page 24 in the Office of Maricopa County Recorders, Maricopa County, Arizona, lying South of Willetta Street described as follows: BEGINNING at the point of intersection of the West line of said Lot 1 and the South right of way line of Willetta Street said point being formerly the Northwest corner of the East half of Lot Eighty-eight (88) of said CHELSEA PLACE; thence along said South right of way line also being formerly the North line of said Lot 88 South 89°06'18" East (South 89°29'35" East record CENTRAL AND WILLETTA), 20.00 feet; thence along the East line of the realignment of the Alley as per Application Number V-2-85 approved May 23, 1985 by the City of Phoenix a line parallel to and 20.00 feet Easterly of the West line of said Lot 1 lying South of said Willetta Street; said West line being also formerly the West line of the East half of said Lot 88, South (South 00°23'52" East record CENTRAL AND WILLETTA), 92.14 feet to a point being 62.00 feet North of the North right of way line of the Southerly 18.00 foot wide Alley as shown in error as a 20.00 foot Alley on recorded Plat of CENTRAL AND WILLETTA also being 62.00 feet North of the formerly South line of said Lot 88; thence continuing along said East line South 00°30'37" East, 40.54 feet to a point being 26.00 feet East of the West line of said Lot 1 lying Southerly of said 60.00 foot wide Public Utility Easement and 22.00 feet North of the North right of way line of said 18.00 foot wide Alley; thence continuing along said East line of Alley realignment being parallel to and 26.00 feet East of the West line of said Lot 1 lying Southerly of said 60.00 foot wide Public Utility Easement, South (South 00°23'52" East record CENTRAL AND WILLETTA), 22.00 feet to the North right of way line of said 18.00 foot wide Alley; thence along the North right of way line of said 18.00 foot wide Alley also being formerly the South line of Lots Eighty-nine (89) and Eighty-eight (88) of said CHELSEA PLACE North 89°06'39" West (North 89°29'48" West record CENTRAL AND WILLETTA), 26.00 feet to the Southwest corner of said Lot 1 also being formerly the Southeast corner of the East half of said Lot 88; thence along the West line of said Lot 1 also being formerly the West line of the East half of said Lot 88 North, 154.14 feet (North 00°23'52" West, 154.13 feet record CENTRAL AND WILLETTA) (154.00 feet record CHELSEA PLACE) to the POINT OF BEGINNING.

DIN# 67723-1

Scale 1"=20'

0' 20' 50' 100'

NO.	DATE	REVISION	BY	CK.
one	3-21-88	legal exception for alley; Quit claim legal for Alley		

5002 South Tenth Street
Phoenix, Arizona 85040
AFFILIATED SURVEYORS INTERNATIONAL 243-3141

REGISTERED LAND SURVEYOR CERTIFICATE 14177 RONNIE L. FANNIN Date Signed 12-10-87 ARIZONA, U.S.A.

CLIENT:
Gammage and Burnham
2 North Central Avenue
Eighteenth Floor
Phoenix, Arizona 85004

SCALE: 1"=20'
DESIGNED:
DRAWN:
CHECKED:
DATE: 3-16-88
JOB NO.: 880314
SHEET 1 OF 1