98760

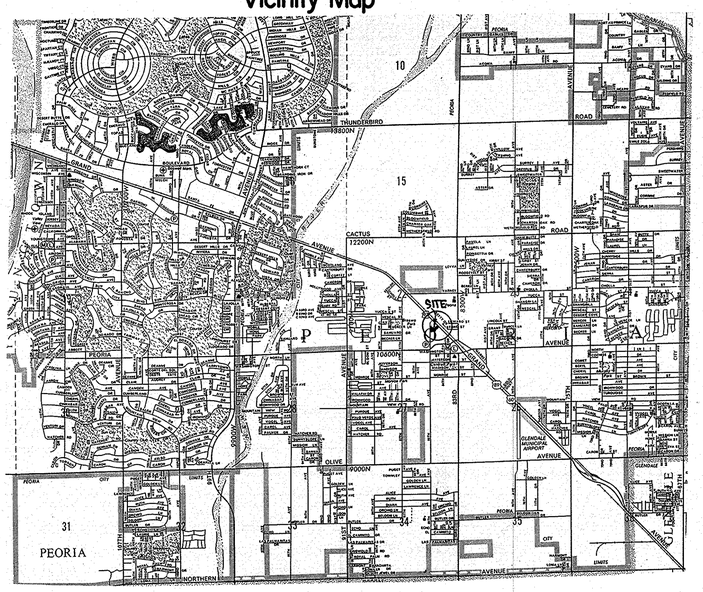
RESULTS of SURVEY

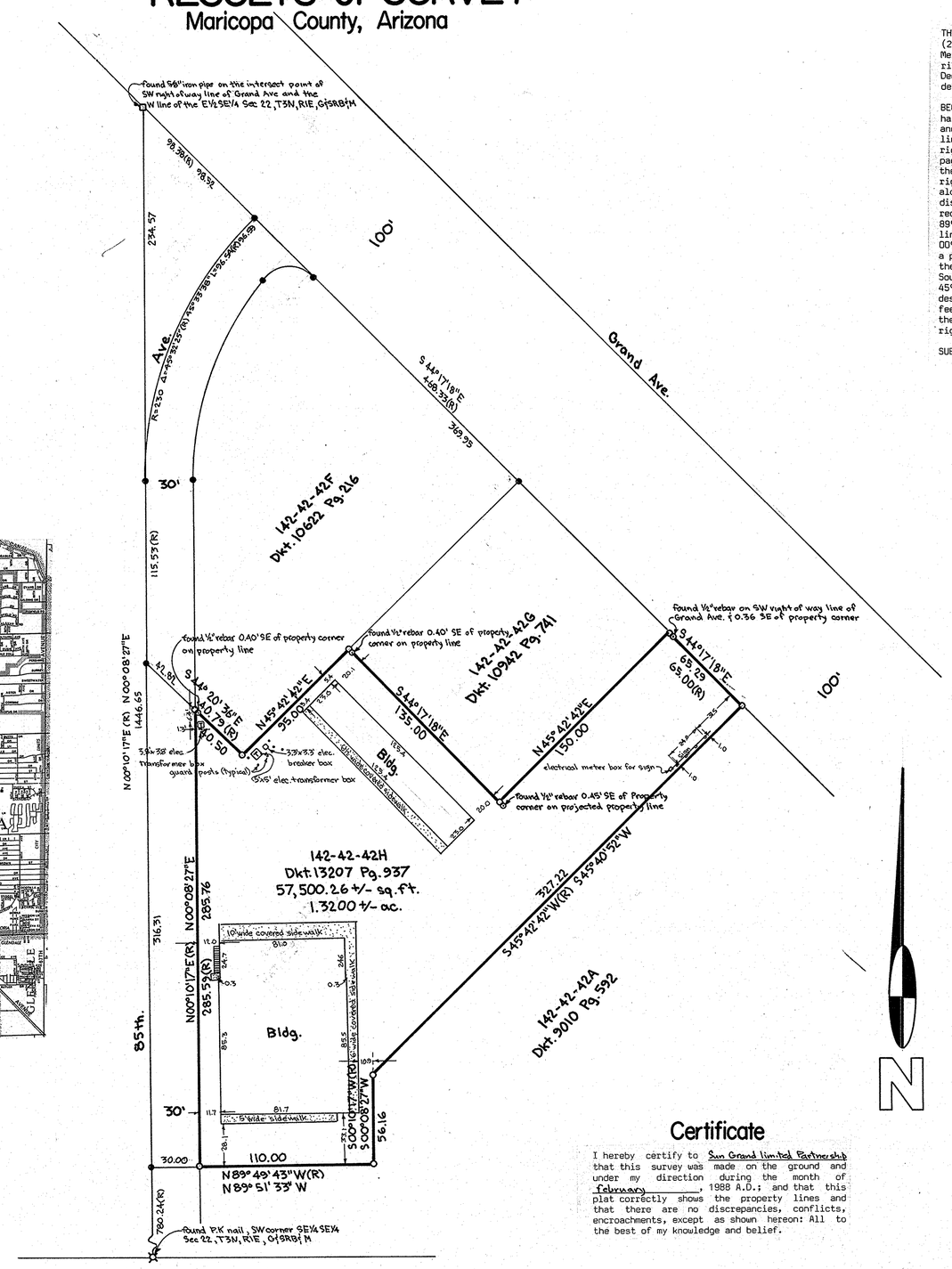
Maricopa County, Arizona

Legend

O set ½" rebar with plastic cap marked RL Fannin LS14177
● nothing found or set
(R) record information

Vicinity Map





Legal Description

THAT PORTION of the East half of the Southeast quarter (E2SE4) of Section Twenty-two (22), Township Three (3) North, Range One (1) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Southwesterly of the Southwesterly right-of-way line of Grand Avenue (U.S. Highway 60-70-89), as described in Book 590 of Deeds, pages 508-512, inclusive, records of Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the point of intersection of the West line of the above described East half of the Southeast quarter of Section 22, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian and the above described Southwesterly right-of-way line of Grand Avenue; thence South 44°17'18" East, a distance of 468.33 feet along said right-of-way line to the most Easterly corner of the parcel described in Docket 10942, page 741 and the TRUE POINT OF BEGINNING for the herein described parcel of land; thence South 44°17'18" East, a distance of 65.29 feet (65.00 feet record) along said right-of-way line to a point; thence South 45°40'52" West (South 45°42'42" West record) along the most Northwesterly line of the parcel described in Docket 9010, page 592, a distance of 327.22 feet to a point; thence South 00°08'27" West (South 00°10'17" West record), a distance of 56.16 feet to a point; thence North 89°51'33" West (North 89°49'43" West record), a distance of 110.00 feet to a point on the East right-of-way line of 85th. Avenue; thence North 00°08'27" East, a distance of 285.76 feet (North 00°10'17" East, 285.59 feet record) along the East right-of-way line of 85th. Avenue to a point on the Southwesterly line of the property described in Docket 10622, page 216; thence South 44°20'36" East, a distance of 40.50 feet (40.79 feet record) to the most Southerly corner of the property described in Docket 10622, page 216; thence North 45°42'42" East, a distance 95.00 feet to the most Westerly corner of the property described in Docket 10942, page 741; thence South 44°17'18" East, a distance of 135.00 feet to the most Southerly corner of the property described in Docket 10942, page 741; thence North 45°42'42" East, a distance of 150.00 feet to a point on the Southwesterly right-of-way line of Grand Avenue and the TRUE POINT OF BEGINNING:

SUBJECT to any right-of-ways or easements of record.

DIN# 67724-1

Scale 1"=40'

0' 40' 100' 200'

Certificate

I hereby certify to Sun Grand Limited Partnership that this survey was made on the ground and under my direction during the month of February, 1988 A.D.; and that this plat correctly shows the property lines and that there are no discrepancies, conflicts, encroachments, except as shown hereon: All to the best of my knowledge and belief.

Ronnie L. Fannin, L.S. 14177

NO.	DATE	REVISION	BY	CK.

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

REGISTERED LAND SURVEYOR CERTIFICATE No. 14177 RONNIE L. FANNIN ARIZONA U.S.A.

CLIENT:
Sun Grand Limited Partnership
11811 N. Tatum suite# P-186
Phoenix, Arizona 85028
ATTN: Ross Newhouse 953-6890

SCALE: 1"=40'
DESIGNED:
DRAWN:
CHECKED:
DATE: 1-2-88
JOB NO.: 880129
SHEET 1 OF 1

File SG880129
30 pnt.