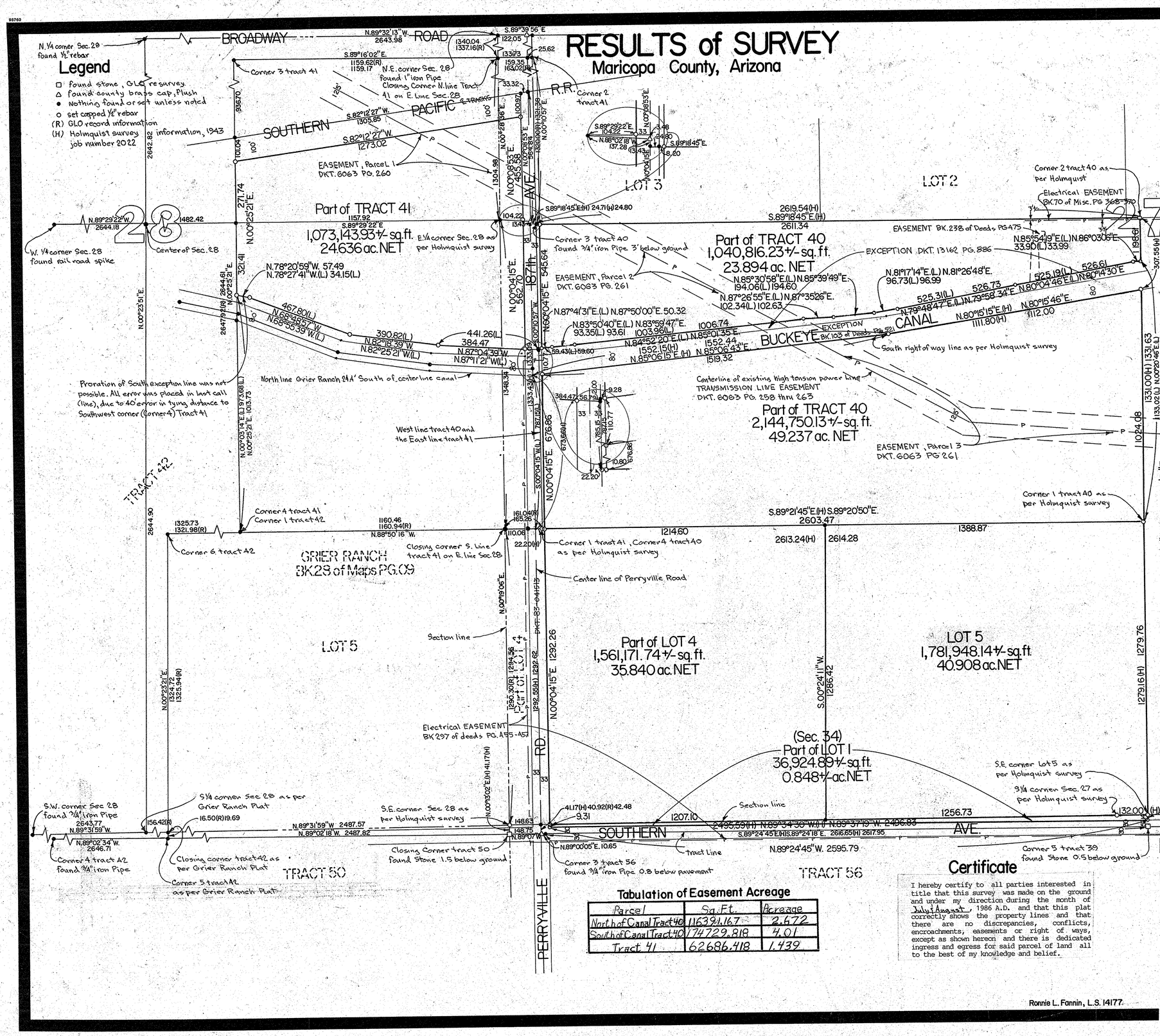
RESULTS of SURVEY

Maricopa County, Arizona



Legal Description

That portion of the North half of the Southwest quarter, adjusted to Tract 40, by Survey No. 2626, according to the records of the Federal Bureau of Land Management, lying North of the Buckeye Canal in Section twenty seven (27), Township one (1) North, Range two (2) West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion of the East 33 feet of Perryville Road lying within said Tract 40; and

EXCEPT any portion lying within the following described property:

A strip of land located in Tract 40 of Section 27, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, lying North of the North right of way line of the Buckeye Canal and South of the following described survey line:

COMMENCING at Corner Number 1 known as the Southeast corner of Tract 40 in Section 27, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian; thence North 00°24'31" East (North 00°20'46" East record) along the East line of Tract 40, a distance of 1133.02 feet to the True Point of Beginning of said survey line; thence South 89°03'06" West, a distance of 33.99 feet (South 85°54'19" West, a distance of 33.90 feet record); thence South 80°14'30" West, a distance of 526.61 feet (South 80°04'46" West, a distance of 525.19 feet record); thence South 79°58'34" West, a distance of 526.73 feet (South 79°48'47" West, a distance of 525.31 feet record); thence South 81°26'48" West, a distance of 96.99 feet (South 81°17'14" West, a distance of 96.73 feet record); thence South 85°39'49" West, a distance of 194.60 feet (South 85°30'58" West, a distance of 194.06 feet record); thence South 87°35'26" West, a distance of 102.63 feet (South 87°26'55" West, a distance of 102.34 feet record); thence South 85°01'35" West, a distance of 1006.74 feet (South 84°52'20" West, a distance of 1003.96 feet record); thence South 83°59'47" West, a distance of 93.61 feet (South 83°50'40" West, a distance of 93.35 feet record); thence South 87°50'00" West, a distance of 59.60 feet (South 87°41'31" West, a distance of 59.43 feet record) to a point on the West line of Tract 40, from which Corner Number 4 known as the Southwest corner of Tract 40 bears South 00°10'57" West (South 00°04'15" West record), a distance of 787.15 feet, and the terminus of said survey line.

That portion of the North half of the Southwest quarter, adjusted to Tract 40, by Survey No. 2626, according to the records of the Federal Bureau of Land Management, lying South of the Buckeye Canal in Section 27, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion of the East 33 feet of Perryville Road lying within said Tract 40.

That portion of Lot 4 lying East of the East 33 foot right of way line of Perryville Road and Lot 5 of Section 27, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

That portion of Lot one (1) of Section thirty four (34), Township one (1) North, Range two (2) West lying North of the North 30 foot right of way line of Southern Avenue, being the South line of Lot 1 and the North line of Tract 56 and lying West of the West line of Tract 39 and East of the East 33 foot right of way line of Perryville Road, all lying in said Section 34.

That portion of the Southeast quarter of the Northeast quarter and that portion of the Northeast quarter of the Southeast quarter, adjusted to Tract 41, by Survey No. 2626, according to the records of the Federal Bureau of Land Management, lying North of the Buckeye Canal and South of the Southern Pacific Railroad right of way in Section 28, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion of a 66 foot wide right of way of Perryville Road lying within said Tract 41; and

EXCEPT any portion lying within the following described property:

A strip of land located in Tract 41 of Sections 27 and 28, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, lying North of the North right of way line of the Buckeye Canal and South of the following described survey line:

COMMENCING at Corner Number 1 known as the Southeast corner of Tract 41 in Section 28, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, thence North 00°10'57" East (North 00°04'15" East record) along the East line of Tract 41, a distance of 785.15 feet to the True Point of Beginning of said survey line; thence North 87°04'39" West (North 87°11'21" West record), a distance of 441.26 feet; thence North 82°18'39" West (North 82°25'21" West record), a distance of 390.82 feet; thence North 68°48'57" West (North 68°55'39" West record), a distance of 467.80 feet; thence North 78°20'59" West, a distance of 57.49 feet (North 78°27'41" West, a distance of 34.15 feet record) to a point on the West line of Tract 41 in Section 28, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, from which Corner Number 4 known as the Southwest corner of Tract 41 bears South 00°25'21" West, a distance of 1013.73 feet, (South 00°03'14" West, a distance of 973.68 feet record), and the terminus of said survey line.

DIN # 67782-1

NO.	DATE	REVISION	BY	CK.
2	11-15-88	change client address; office Phone number added power line easement acreage tabulation		
1	10-29-87			

Tabulation of Easement Acreage

Parcel	Sq. Ft.	Acreage
North of Canal Tract 40	116391.167	2.672
South of Canal Tract 40	174729.818	4.01
Tract 41	62686.418	1.439

Certificate

I hereby certify to all parties interested in title that this survey was made on the ground and under my direction during the month of July/August, 1986 A.D. and that this plat correctly shows the property lines and that there are no discrepancies, conflicts, encroachments, easements or right of ways, except as shown hereon and there is dedicated ingress and egress for said parcel of land all to the best of my knowledge and belief.

Ronnie L. Fannin, L.S. 14177

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:
Thelma Knight % Don Fitz Simmons
1901 N. 16th Street
Phoenix, Arizona 85006
602-253-3606

SCALE: 1" = 200'
DESIGNED:
DRAWN:
CHECKED:
DATE: 8-4-86
JOB NO.: 860528
SHEET 1 OF 1
File T40T41