



S 43rd Ave

W Baseline Rd

SPL-025B-EX1

105
89
010N

105
89
010P

105
89
954

105
89
540

105
89
541

105
89
647

105
89
548

105
89
485



North

FCD PARCEL: SPL-025B-EX1
APN: 105-89-010P

Parcel No. A portion of 105-89-010P
SOUTH PHOENIX LAVEEN (43RD AVE STORM DRAIN)
 Project No. 117.01.12

Item No. SPL-025B-EX1

EXHIBIT "A"

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN DOCUMENT 1999-0389397, AND AS DEPICTED ON THE RECORD OF SURVEY, BOOK 1207, PAGE 39, OFFICIAL RECORDS OF THE RECORDER, MARICOPA COUNTY; SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 00°38'22" EAST, A DISTANCE OF 2628.36 FEET; THENCE, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°56'00" EAST A DISTANCE OF 880.52 FEET; THENCE, NORTH 00°04'00" WEST TO A POINT ON THE NORTH LINE OF THE SOUTH 55 FEET OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55 FEET TO A REBAR AND 2-INCH ALUMINUM CAP STAMPED "RLS #25087", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG THE NORTH LINE OF SAID SOUTH 55 FEET, SOUTH 89°56'00" WEST, A DISTANCE OF 574.96 FEET TO A POINT REFERENCED BY A 2-INCH ALUMINUM CAP STAMPED "RLS #35113 RM 0.44 S"; THENCE, NORTH 0°40'20" EAST A DISTANCE OF 250.03 FEET TO A PK NAIL TAGGED "RLS #35833"; THENCE, SOUTH 89°56'56" WEST A DISTANCE OF 250.09 FEET TO A NAIL TAGGED "RLS 35113", SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THE WEST 55 FEET OF SAID SOUTHWEST QUARTER; THENCE FROM SAID POINT, AND ALONG THE EAST LINE OF SAID WEST 55 FEET, NORTH 0°38'22" EAST, A DISTANCE OF 173.46 FEET TO A REBAR AND 2-INCH ALUMINUM CAP STAMPED "RLS #25087"; THENCE, NORTH 89°52'17" EAST, A DISTANCE OF 824.11 FEET TO A REBAR AND 2-INCH ALUMINUM CAP STAMPED "RLS #25087"; THENCE, SOUTH 00°31'49" WEST, A DISTANCE OF 424.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 287,049 SQUARE FEET OR 6.59 ACRES MORE OR LESS.

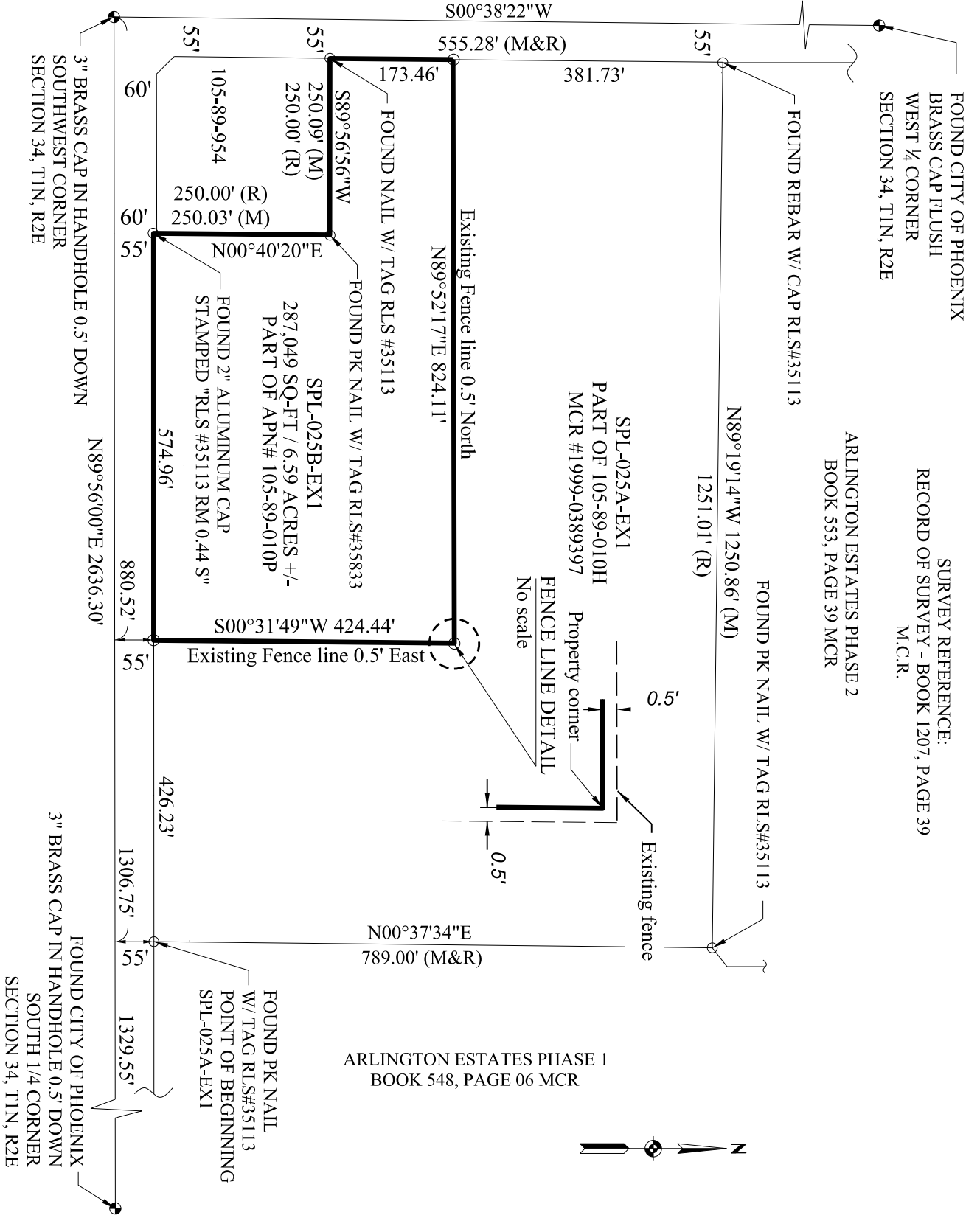
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY		
Prelim: 10-02-2014	Chk:	Appr:
Rev: 12-03-2020 LV		
Maricopa County Public Works - Real Estate Division		

GRANTOR _____ **DATE** _____

EXHIBIT "A"

43RD AVENUE

BASIS OF BEARING S00°38'22"W 2628.36'



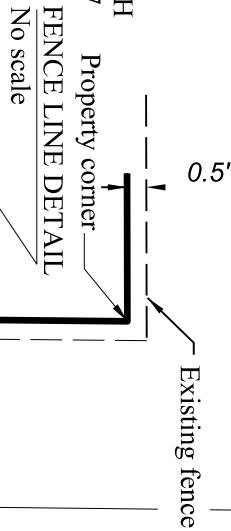
FOUND CITY OF PHOENIX
BRASS CAP FLUSH
WEST 1/4 CORNER
SECTION 34, T1N, R2E

SURVEY REFERENCE:
RECORD OF SURVEY - BOOK 1207, PAGE 39
M.C.R.

ARLINGTON ESTATES PHASE 2
BOOK 553, PAGE 39 MCR

FOUND PK NAIL W/ TAG RLS#35113
N89°19'14"W 1250.86' (M)
1251.01' (R)

SPL-025A-EX1
PART OF 105-89-010H
MCR #1999-0389397



ARLINGTON ESTATES PHASE 1
BOOK 548, PAGE 06 MCR



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

South Phoenix Laveen (43rd Ave Basin)

Date: 12-03-2020

BASELINE ROAD

FOUND CITY OF PHOENIX
3" BRASS CAP IN HANDHOLE 0.5' DOWN
SOUTH 1/4 CORNER
SECTION 34, T1N, R2E

FOUND CITY OF PHOENIX
3" BRASS CAP IN HANDHOLE 0.5' DOWN
SOUTHWEST CORNER
SECTION 34, T1N, R2E

Found Nail w/ Tag RLS #35113
S89°56'56"W
250.09' (M)
250.00' (R)
105-89-954
250.00' (R)
250.03' (M)
N00°40'20"E
Found PK Nail w/ Tag RLS#35833
SPL-025B-EX1
287,049 SQ-FT / 6.59 ACRES +/-
PART OF APN# 105-89-010P
Found 2" ALUMINUM CAP
STAMPED "RLS #35113 RM 0.44 S"
574.96'

55' 60' 60' 55' 55' 55' 55' 55' 55' 55'

N89°56'00"E 2636.30'

880.52'

426.23'

1306.75'

1329.55'



City of Phoenix

FLOODPLAIN MANAGEMENT
200 WEST WASHINGTON STREET, 5th floor, PHOENIX, AZ 85003-1611
PHONE: (602) 262-4960 FAX: (602) 262-7322

Email: floodplain@phoenix.gov

FLOODPLAIN DETERMINATION

Date: _____ QS # _____ Elevation Certificate on file: ___ Y/N ___
Property Address: _____ City: _____ Zip: _____
Legal or APN (required for apartments & condos): _____
Requested by: _____ Phone: _____ Fax: _____
Company Name & Address: _____

FIRM COMMUNITY NUMBER: **040051** MAP NUMBER & SUFFIX: **04013C**
PANEL NUMBER & SUFFIX: _____ EFFECTIVE DATE OF FIRM: _____
SPECIAL FLOOD RELATED HAZARD (ie Mudslides): _____
TYPE OF HAZARD: _____
FLOOD STUDY AVAILABLE Y/N _____

___ The property is located on the Flood Insurance Rate Map (FIRM) in ZONE _____
In Zones Shaded X and Unshaded X, properties are outside the delineated 100-year floodplain. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

___ The property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) in ZONE _____
FEDERAL LAW REQUIRES MANDATORY FLOOD INSURANCE AS A CONDITION OF A
FEDERALLY INSURED LOAN OR MORTGAGE SECURED BY BUILDINGS WITHIN SPECIAL
FLOOD HAZARD AREA (SFHA) ZONES.

___ Letter of Map Change is on file for the ___ property/ ___ structure Case #: _____

NOTE: This determination is based on the most current edition of the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. A filed LOMC may not remove the entire property, or all buildings on the property, from the SFHA. Future improvements on a property are subject to the most current applicable regulations. FEMA maps are updated regularly, and a parcel's zone designation or flood depth can change at any time. This letter does not create liability on the part of the City of Phoenix, or any officer or employee thereof, for any damage that may result from reliance on this determination.

****THIS DETERMINATION IS NOT A FLOODPLAIN CLEARANCE TO BUILD AND/OR CONSTRUCT****

Floodplain Management

Date