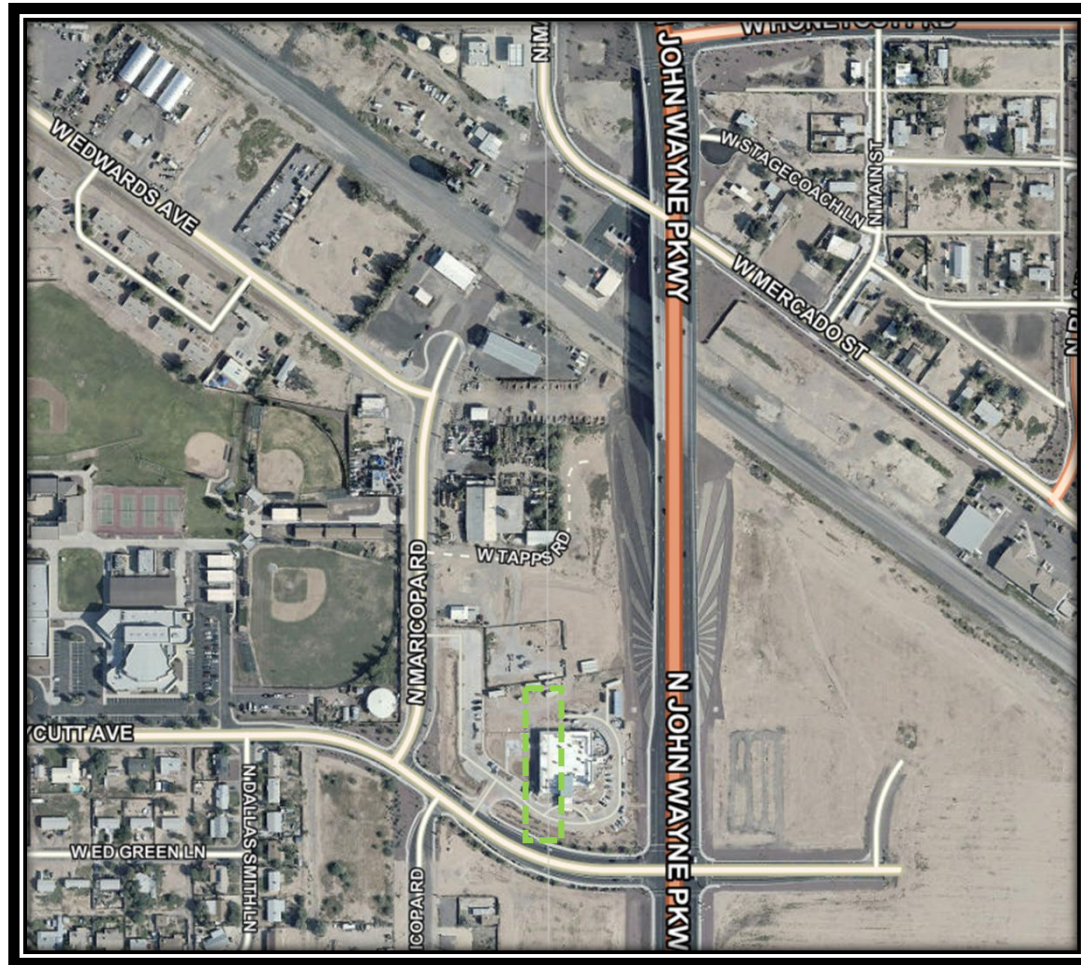


AERIAL MAP OF ABANDONMENT AREA



..... Right-of-way to be abandoned.



ALTA/NSPS LAND SURVEY OF 19060 N JOHN WAYNE PKWY MARICOPA, ARIZONA

A PORTION OF THE WEST HALF OF SECTION 27 AND THE EAST HALF OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

APN #
510-25-009M & 510-29-047C

PREPARED FOR
FIN DEVELOPEMENT, INC., A TEXAS CORPORATION

SITE ADDRESS

APN 510-25-009M IS 18963 N JOHN WAYNE PKWY.
APN 510-29-047C IS 5346 CALLE DEL NORT
MARICOPA, ARIZONA 85138

PLANNED ADDRESS:
19060 N JOHN WAYNE PKWY.
MARICOPA, ARIZONA 85138

NOTES

ZONING & BUILDING SETBACKS SHOULD BE VERIFIED WITH CITY
COMMUNITY DEVELOPMENT DEPT. PRIOR TO ANY DESIGN.

EASEMENTS SHOWN PER THE RECORD PLAT.

ALL BLUESTAKE SHOWN IS FROM FILED DATA AND SHOULD BE
VERIFIED PRIOR TO ANY DESIGN.

BENCHMARK

JOHN WAYNE PARKWAY AND HATHAWAY AVENUE
FOUND A.D.O.T. HIGHWAY DIVISION BRASS CAP IN HANDWELL
ELEV.=1169.41 ('88 N.A.V.D.)

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN ZONE "X" DEFINED AS "AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD
PLAIN" AND ZONE "AE" - ZONE AE IS THE FLOOD INSURANCE
RATE ZONE THAT REPRESENTS AREA SUBJECT TO INUNDATION BY
THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY
DETAILED METHODS. BASE FLOOD ELEVATIONS (BFES) ARE SHOWN.
MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND
FLOODPLAIN MANAGEMENT STANDARDS APPLY.

FROM FLOOD ZONE MAP 04021C0745F
EFFECTIVE ON 6/16/2014

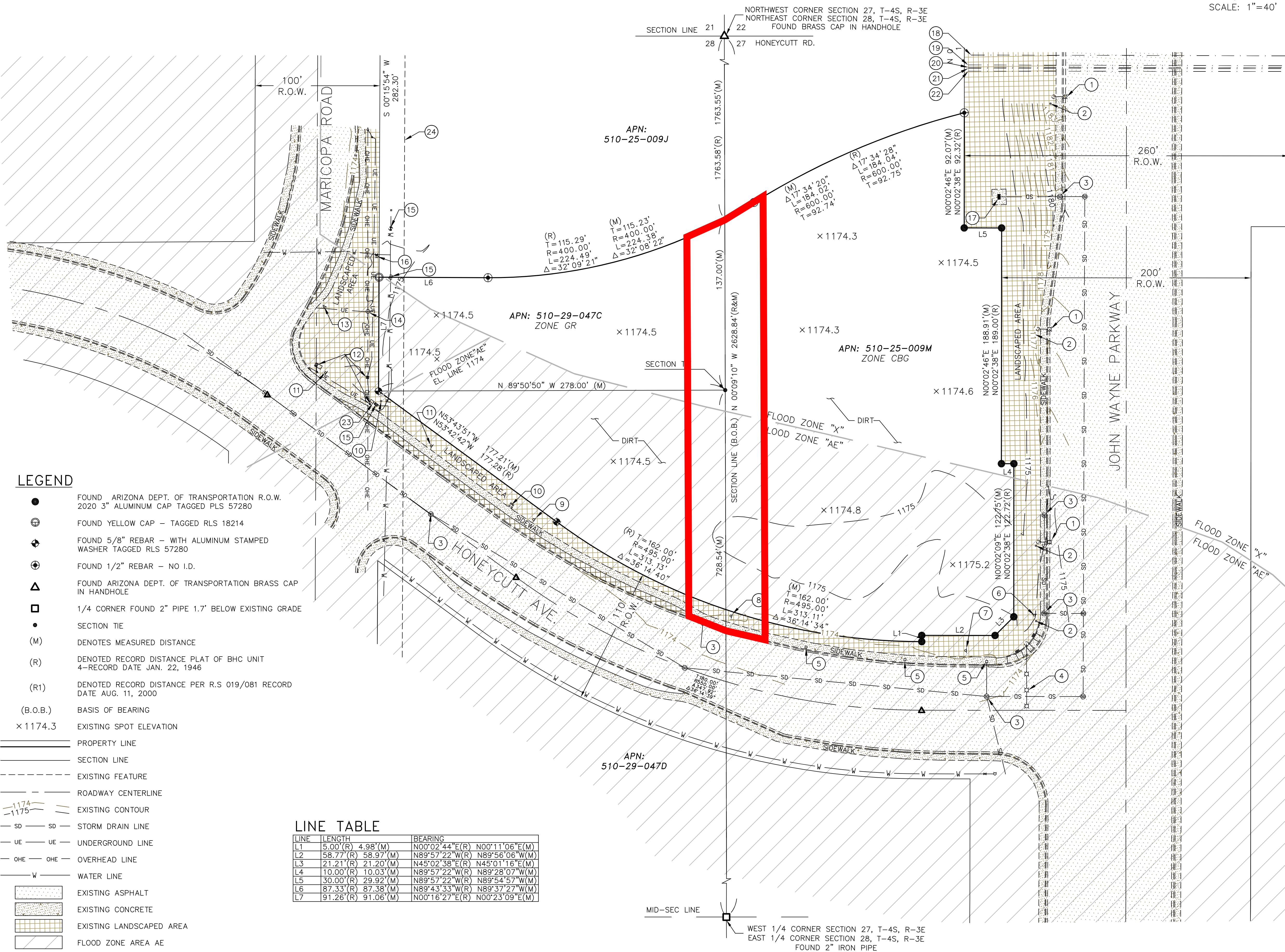
GROSS LAND AREA

138,711 SQUARE FEET
3.19 ACRES

KEYNOTES

- (1) EXISTING STREET LIGHT
- (2) EXISTING STREET LIGHT METER BOX
- (3) EXISTING STORM DRAIN MANHOLE & CURB INLET ACCESS
- (4) EXISTING SIGNAL LIGHT POLE
- (5) EXISTING CURB INLET METAL ACCESS LID
- (6) EXISTING S173-56 STREET SIGN
- (7) EXISTING R2-1 STREET SIGN
- (8) EXISTING W173-1.5 STREET SIGN
- (9) EXISTING W173-21 STREET SIGN
- (10) EXISTING IRRIGATION METERS
- (11) EXISTING W173-23 STREET SIGN
- (12) EXISTING LIGHTING AND INTERCONNECTION LOAD CENTER AND FOUNDATION
- (13) EXISTING BIKE LANE SIGN
- (14) EXISTING POWER POLE
- (15) EXISTING WATER VALVE
- (16) EXISTING FIRE HYDRANT
- (17) EXISTING STORM DRAIN INLET
- (18) EXISTING WATER UTILITY SLEEVE
- (19) EXISTING SEWER UTILITY SLEEVE
- (20) EXISTING ORBITEL COMMUNICATIONS UTILITY SLEEVE
- (21) EXISTING CENTURYLINK UTILITY SLEEVE
- (22) EXISTING ELECTRICAL DISTRICT 3 UTILITY SLEEVE
- (23) EXISTING RISER
- (24) PUBLIC WATER FACILITIES EASEMENT DESCRIBED IN DOCUMENT NO. 2012-068206 EASEMENT ALONG MARICOPA ROAD DATED AUGUST 8, 2012.

SCALE: 1"=40'

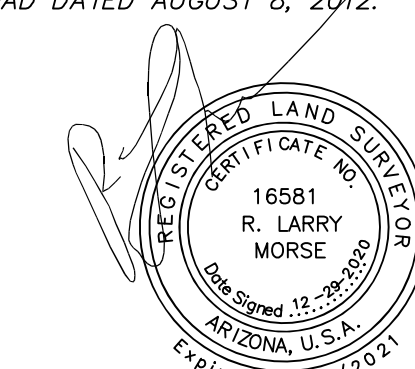


LEGEND

- FOUND ARIZONA DEPT. OF TRANSPORTATION R.O.W. 2020 3" ALUMINUM CAP TAGGED PLS 57280
- ⊙ FOUND YELLOW CAP - TAGGED RLS 18214
- ⊕ FOUND 5/8" REBAR - WITH ALUMINUM STAMPED WASHER TAGGED RLS 57280
- ⊕ FOUND 1/2" REBAR - NO I.D.
- △ FOUND ARIZONA DEPT. OF TRANSPORTATION BRASS CAP IN HANDHOLE
- 1/4 CORNER FOUND 2" PIPE 1.7' BELOW EXISTING GRADE
- SECTION TIE
- (M) DENOTES MEASURED DISTANCE
- (R) DENOTES RECORD DISTANCE PLAT OF BHC UNIT 4-RECORD DATE JAN. 22, 1946
- (R1) DENOTES RECORD DISTANCE PER R.S 019/081 RECORD DATE AUG. 11, 2000
- (B.O.B.) BASIS OF BEARING
- x 1174.3 EXISTING SPOT ELEVATION
- — — — — PROPERTY LINE
- — — — — SECTION LINE
- - - - - EXISTING FEATURE
- — — — — ROADWAY CENTERLINE
- - - - - EXISTING CONTOUR
- SD - SD - STORM DRAIN LINE
- UE - UE - UNDERGROUND LINE
- OHE - OHE - OVERHEAD LINE
- W - W - WATER LINE
- ▨ EXISTING ASPHALT
- ▨ EXISTING CONCRETE
- ▨ EXISTING LANDSCAPED AREA
- ▨ FLOOD ZONE AREA AE

LINE TABLE

LINE	LENGTH	BEARING
L1	5.00'(R) 4.98'(M)	N00°02'44"E(R) N00°11'06"E(M)
L2	58.77'(R) 58.97'(M)	N89°57'22"W(R) N89°56'06"W(M)
L3	21.21'(R) 21.20'(M)	N45°02'38"E(R) N45°01'16"E(M)
L4	10.00'(R) 10.03'(M)	N89°57'22"W(R) N89°28'07"W(M)
L5	30.00'(R) 29.92'(M)	N89°57'22"W(R) N89°54'57"W(M)
L6	87.33'(R) 87.38'(M)	N89°43'33"W(R) N89°37'27"W(M)
L7	91.26'(R) 91.06'(M)	N00°16'27"E(R) N00°23'09"E(M)



ALTA/NSPS LAND SURVEY
19060 N JOHN WAYNE PKWY
MARICOPA, AZ

DESIGN: DMF	SCALE: 1"=40'	JOB NO. 8056-02	DATE 10/7/2020	SHEET 2 OF 2
DRAWN: DMF	HORIZ. 1"=40'			
CHECK: RLM	VERT. N/A			

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Engineering and Survey

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