

27
T3N
R2E

26
T3N
R2E

149
36
466

FCD PARCEL T-250-EX2
6,144sf or 0.1410ac +/-
**refer to legal description for exact boundary*

Parcel No. 149-36-466
ARIZONA CANAL DIVERSION CHANNEL - REACH 2
"Sunset North Unit Seven Amended"
Item No. T-250-EX2

EXHIBIT "A"

LEGAL DESCRIPTION FOR FEE SIMPLE RIGHT OF WAY

Lot Nine (9) of "Sunset North Unit Seven Amended" a Subdivision of the East half of Section 27 - 3N,2E, Gila and Salt River Base and Meridian, Maricopa County, Arizona, as recorded in Book 170 of Maps, page 8, Maricopa County Recorder.

RESERVING unto the Grantor a perpetual and exclusive easement over the Southerly twenty (20) feet as measured at right angles to the Southerly line of said Lot. Said easement is for the purpose of ingress, egress, constructing, operating and maintaining a Flood Control Project known as the "Arizona Canal Diversion Channel".

The above described property contains 6,144 square fee or 0.1410 acres, more or less.

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MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION		
Prelim: 9-5-2013	Chk:	Appr:
Rev:		
Maricopa County Public Works Land & R/W Division		



EXPIRES 3-31-2014

GRANTOR _____ DATE _____

EXHIBIT "A"



36TH AVE

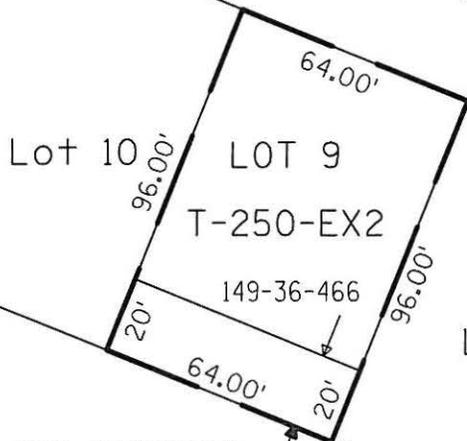
SUNSET NORTH
UNIT SEVEN
AMENDED
BK 170, PG 8 (MCR)

35TH LN

SE COR
SEC 27
T3N, R2E

568°32'29"E 715.60' (R)
VOGEL AVE

606.80' (R)



$\Delta=21^{\circ}42'10"$, R=445.55', L=168.77'

Lot 8

RESERVED 20' INGRESS
EGRESS EASEMENT

S00°14'39"E 2082.67' (R)

35TH AVE

SE COR
SEC 27
T3N, R2E

ARIZONA CANAL
DIVERSION CHANNEL

ARIZONA CANAL



T-250-EX2 6,144 sq. ft. 0.1410 acres

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

ARIZONA CANAL DIVERSION CHANNEL-REACH 2



Please note that this property was purchased as part of the Flood Control District of Maricopa County's Floodprone Properties Acquisition Program (or similar) and will have the following deed restriction attached:

GRANTOR acquired this parcel as a floodprone property. No habitable structure of any kind may be placed, erected or maintained on any portion of this parcel that is within the boundary of a FEMA designated regulatory floodway. Any other kind of development within the boundary of the FEMA designated regulatory floodway, and any development in the FEMA regulatory floodplain, will require approval of the local floodplain regulatory body. This restriction shall run with the land and every part thereof within the floodplain and floodway. The terms regulatory floodway and regulatory floodplain shall mean those areas so designated by FEMA on the date any application for development is filed.

GRANTOR reserves the right to enforce this deed restriction at its sole option. Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate the aforesaid

NOTE: The above is not the entire deed language; only the portion that pertains to the floodplain and floodway limitations. If you have questions regarding these restrictions, please contact the Flood District of Maricopa County Engineering & Permitting Division at 602.506.2419.