FCD PARCEL FP-054-EX
130,897sf or 3.005ac +/-
*refer to legal description for exact boundary
All of that certain parcel described in Document Number 2009-0457789, Recorder’s Office, Maricopa County, Arizona. Said parcel is described as follows:

The East half of the Southeast quarter of the Northeast quarter of the Southwest quarter of Section 26, Township 7 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, also known as GLO Lot 16;

EXCEPT the South 132 feet thereof; AND ALSO
EXCEPT the west 180 feet of the South 242 feet of the following described property:
The East half of the Southeast quarter of the Northeast quarter of the Southwest quarter of Section 26, Township 7 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, also known as GLO Lot 16;
EXCEPT the South 132 feet thereof; AND ALSO
EXCEPT all coal, oil, gas and other mineral deposits as reserved in Patent to said land.

The above described parcel contains 130,897 square feet or 3.0050 Acres more or less.
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.