

2430S20thStROS-1-1-1-M-
GaxiolaD

RESULTS OF SURVEY
FOR
2430 SOUTH 20TH STREET

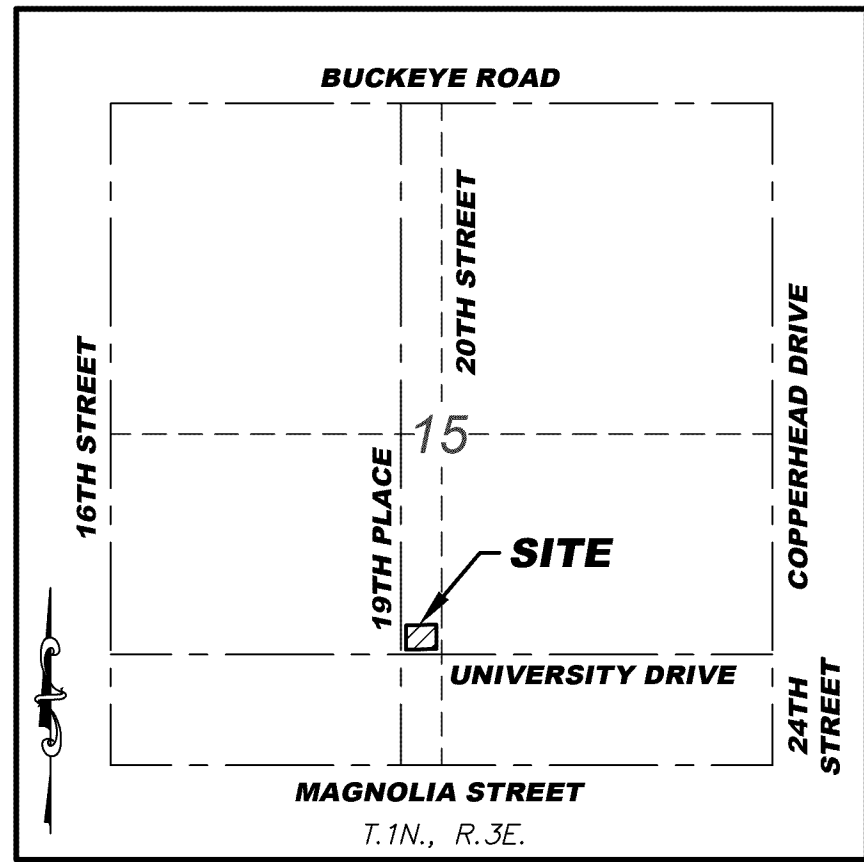
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 3
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER

PTSWK LLC
320 ARDEN AVE, STE 110
GLENDALE CA, 91203

AREA

SUBJECT PROPERTY CONTAINS 54,138 SQUARE FEET OR 1.243 ACRES, MORE
OR LESS.



VICINITY MAP
N.T.S.

BASIS OF BEARING

THE CENTERLINE OF 20TH STREET AS SHOWN IN BOOK 1680, PAGE 8, MARICOPA COUNTY RECORDS.
SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

REFERENCE DOCUMENTS

BOOK 1680, PAGE 8, M.C.R., RECORD OF SURVEY
BOOK 56, PAGE 49, M.C.R., RIO VISTA-UNIT THREE SUBDIVISION

LEGAL DESCRIPTION

A LOT COMBINATION OF LOTS 7, 8, 9, 18, 19, 20, AND PORTIONS OF LOTS 6 AND 21 OF THE PLAT
RIO VISTA-UNIT THREE, RECORDED AS BOOK 56, PAGE 49, MARICOPA COUNTY RECORDS, BEING A
PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CITY OF PHOENIX BRASS CAP, FLUSH, AT THE INTERSECTION OF THE
CENTERLINES OF 20TH STREET AND UNIVERSITY DRIVE, FROM WHICH A FOUND CITY OF PHOENIX
BRASS CAP, FLUSH, AT THE INTERSECTION OF 20TH STREET AND WATKINS STREET, BEARS NORTH 00
DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 714.16 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE OF 20TH
STREET, A DISTANCE OF 235.47 FEET;

THENCE SOUTH 88 DEGREES 36 MINUTES 22 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A
POINT ON THE EAST LINE OF SAID LOT 6 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 22 SECONDS WEST, A DISTANCE OF 259.44
FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 27 SECONDS WEST, ALONG A LINE PARALLEL TO AND 33.00
FEET EAST OF THE CENTERLINE OF 19TH PLACE, A DISTANCE OF 208.50 FEET, TO A POINT ON THE
NORTH LINE OF SAID LOT 18;

THENCE NORTH 88 DEGREES 36 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINES OF SAID LOTS
9 AND 18 A DISTANCE OF 259.96 FEET, TO THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE EAST LINES OF SAID LOTS
6, 7, 8, AND 9, A DISTANCE OF 208.53 FEET TO THE POINT OF BEGINNING.

NOTES

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE
SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS
MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE
EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT
PROPERTY.

THIS RECORD OF SURVEY IS NOT INTENDED TO (NOR DOES IT) CREATE A
LAND DIVISION OR PARTITION, NOR SHOW OWNERSHIP LIMITS OR CHANGES.
THIS SURVEY WAS PREPARED TO REFLECT SURVEY MONUMENTS SET
AND/OR FOUND, THE CONTROLLING MONUMENTS USED, AND TO ENABLE THE
SURVEY TO BE RETRACED.

CERTIFICATION

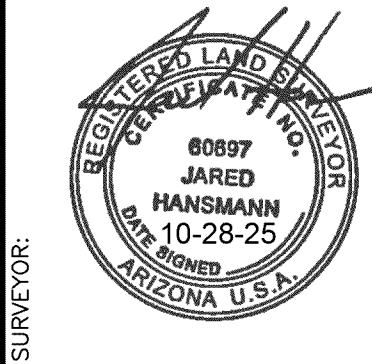
THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER
MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2025, AND THAT THE SURVEY IS
CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Jared Hansmann

JARED HANSMANN
2401 W. PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
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JHANSMANN@RICKENGINEERING.COM

10-28-25
DATE

30 0 30 60
SCALE FEET



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RESULTS OF SURVEY
2430 SOUTH 20TH STREET
PHOENIX, ARIZONA



PROJECT NO.
7128
SHEET NO. 1 OF 1