

# Results of Survey of Section 12, Township 4 North, Range 1 East

**SURVEYORS NOTES:**

1. The Section Lines shown hereon were determined in accordance with The Manual of Instruction for the Survey of Public Lands - 1973.
2. The Aliquot parts of the Section were determined in accordance with The Manual of Instruction for the Survey of Public Lands - 1973.
3. An effort was made to recover as many corners as possible along the North-South mid-section line in order to establish usage. Only those positioned near fractional corners are shown hereon, along with their physical relationship to calculated value for those corners.
4. This Survey is recorded to indicate a discrepancy between various boundaries and is not intended to be a Boundary Survey of any particular property.
5. Indications, corners, and other information shown hereon is based upon field and office investigations conducted between October 1999 and April 2000.

**EVALUATION OF THE ORIGINAL RECORD**

The original government survey was conducted in two parts, by two Surveyors under separate contract. The Township lines (East line of Section 12) were initially surveyed by James H. Martineau, and were completed in December 1893.

The interior lines of the Township were surveyed by Ridgley C. Powers in 1892.

Transcriptions of the applicable notes are included hereon. The results of the measurements, however, must be evaluated to determine what can be expected, in terms of accuracy of measurements, and what was found to establish the proper location of the 4 Section and 4 Quarter Section Corners to this Section. Only when this determination is made can the aliquot (fractional) parts of the Section be determined for proper determination of land boundaries.

It is apparent, both at the North quarter corner and the Center of Section (not set by the original government Survey) that there is an inconsistency in the determination of the Sectional Boundaries.

At the North quarter corner, there are, currently, two survey corners, each purported to be the correct position of the original Government Corner. One of these, and currently the most prominent, is a "City of Peoria" Brass Cap set in a concrete base approximately 2 feet in diameter. The other is an iron rod with a cap marked "LS 21081", set flush with the ground. Both corners are located approximately 10 feet South of the Southerly edge of pavement for Happy Valley Road. These corners are located over 23 feet apart.

At the Center of Section 12, there are two corners located about 12 feet apart. One is a Cotton Picker Spindle and the other, a 2 inch diameter iron pipe. The Cotton Picker Spindle is set flush to the asphalt of Calle Lejos Road near the North edge of pavement. The 2 inch iron pipe, which is similar to survey corners set more than two decades ago, is old and rusted and is approximately 8 inches below the ground.

The distance between the two corners, purported to be the Centers of Section when projected from the uncontested South quarter corner to intersect with the North line of the Section, establish that they are in harmony with, in the case of the Cotton Picker Spindle at the Center of Section with the iron rod marked "LS 21081" near the North Quarter Corner, and, the 2 inch iron pipe with the Brass Cap marked "City of Peoria" at the North Quarter Corner.

The remaining corners of the Section, as they currently exist, and, apparently, without contest, are:

South quarter Corner - Brass Cap stem (top missing) set in asphalt

Southeast Corner - Maricopa County Highway Department, Brass Cap in Hand Hole, in the pavement of 67th Street

East Quarter Corner - Maricopa County Highway Department, Brass Cap in Hand Hole, in the pavement of 67th Street

Northeast Corner - City of Peoria Brass Cap flush with the pavement of 67th Street

Southwest Corner - Stone, marked as per the Government Notes, and situate on the West Bank of New River, and, the only Monument remaining from the original Survey.

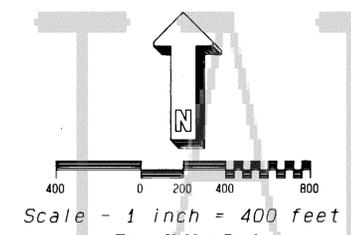
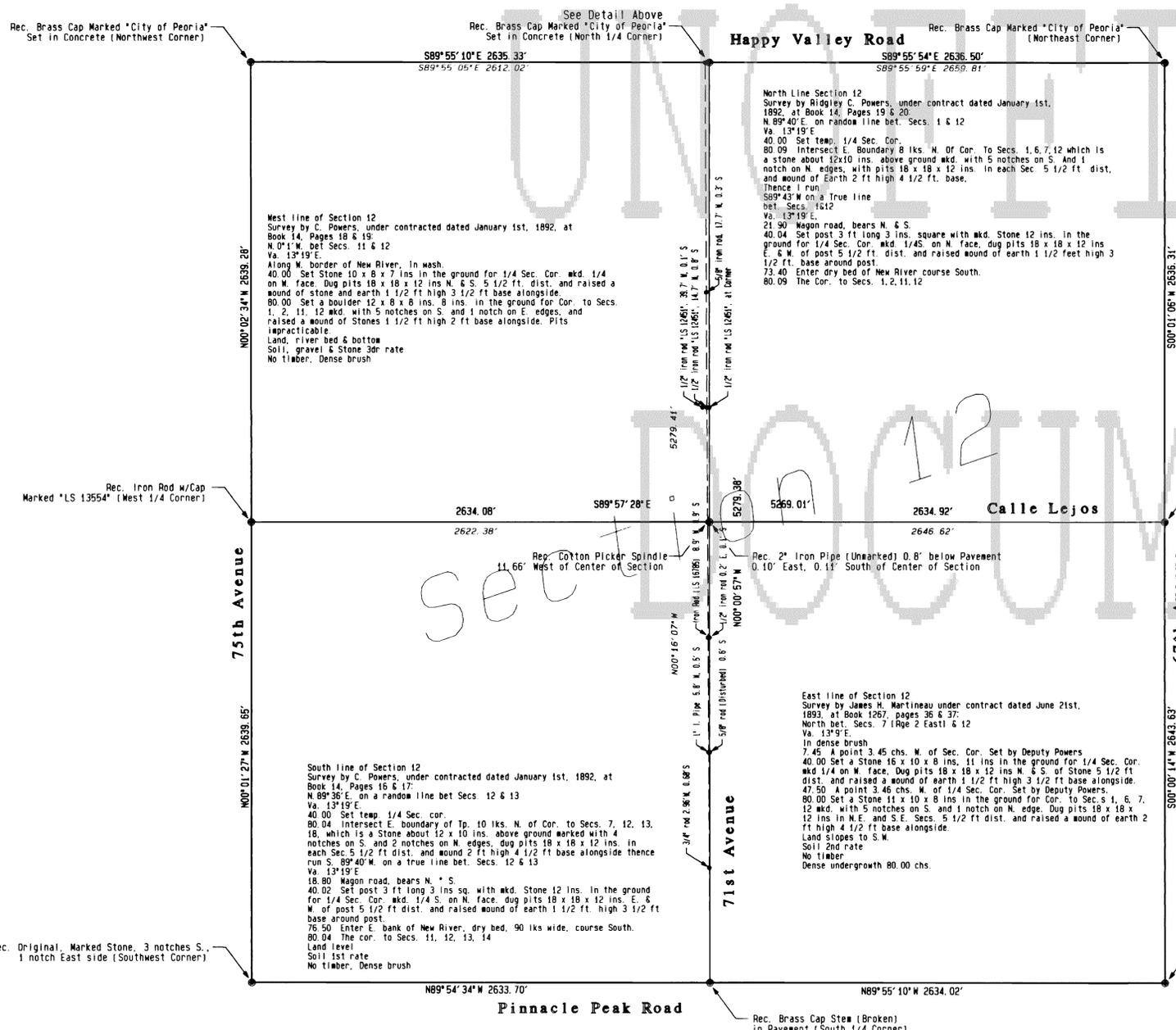
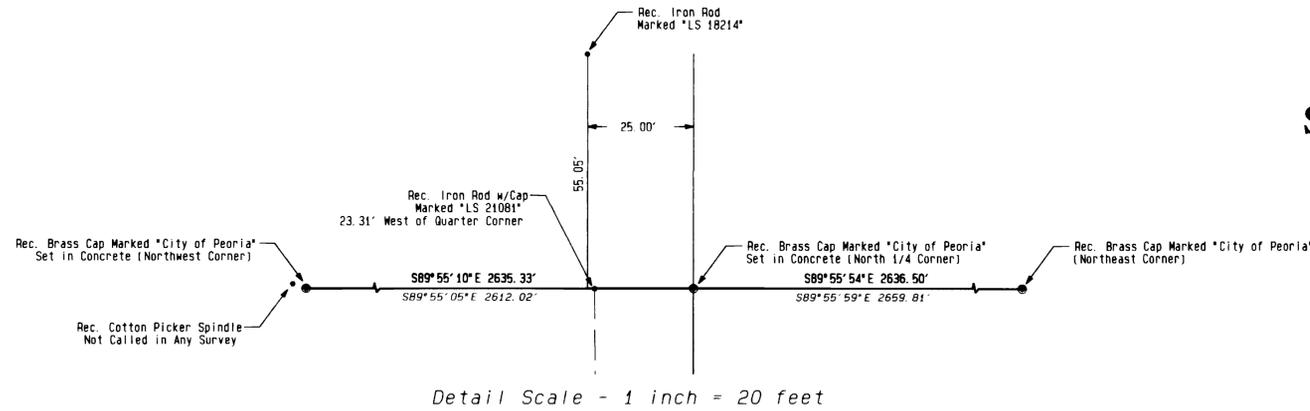
West Quarter Corner - 5/8 inch iron rod marked "LS #13554"

Northwest Corner - City of Peoria Brass Cap set in concrete base. There is a Cotton Picker Spindle set in the ground 3.1 feet West and 1.1 feet North of the Brass Cap. This corner is not called on any of the Surveys reviewed, nor is it consistent with any of the measurements indicated on said Surveys.

The field portion of the Survey also located all of the corners that could be found along the North-South mid-section line, as well as corners to all parcels abutting this line. Other corners, which were readily apparent, were also located. The location was performed with Trimble GPS (Geo-Positioning System) and was compared to available record information on certain well-identified lines, and found to comply with the applicable accuracy standards.

The field portion of the Survey was conducted during the months of October and November 1999.

Continued on Sheet 2



**VICINITY MAP**

- LEGEND**
- Indicates Recovered Sectional Corner, as noted
  - Indicates Recovered other corner monument, as noted
  - 2634.92' Indicates measurements to Section and Aliquot Corners
  - 2646.62' Indicates measurements to other corner monuments

This is to Certify that this Results of Survey was made in accordance with the MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, as adopted by the State Board of Technical Registration, March 17, 1989 (Revised November 15, 1989), and The Manual of Instruction for the Survey of Public Lands - 1973, and that the field and office surveys were performed under my supervision during the months of October 1999 through April 2000, and that all corner monuments shown hereon were recovered, as indicated, during the course of this Survey.

Gerald H. Nelson, L.S. #16167



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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
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Sheet 1 of 2 Sheets

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Date: May 4, 2000 Job#: 1215099

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