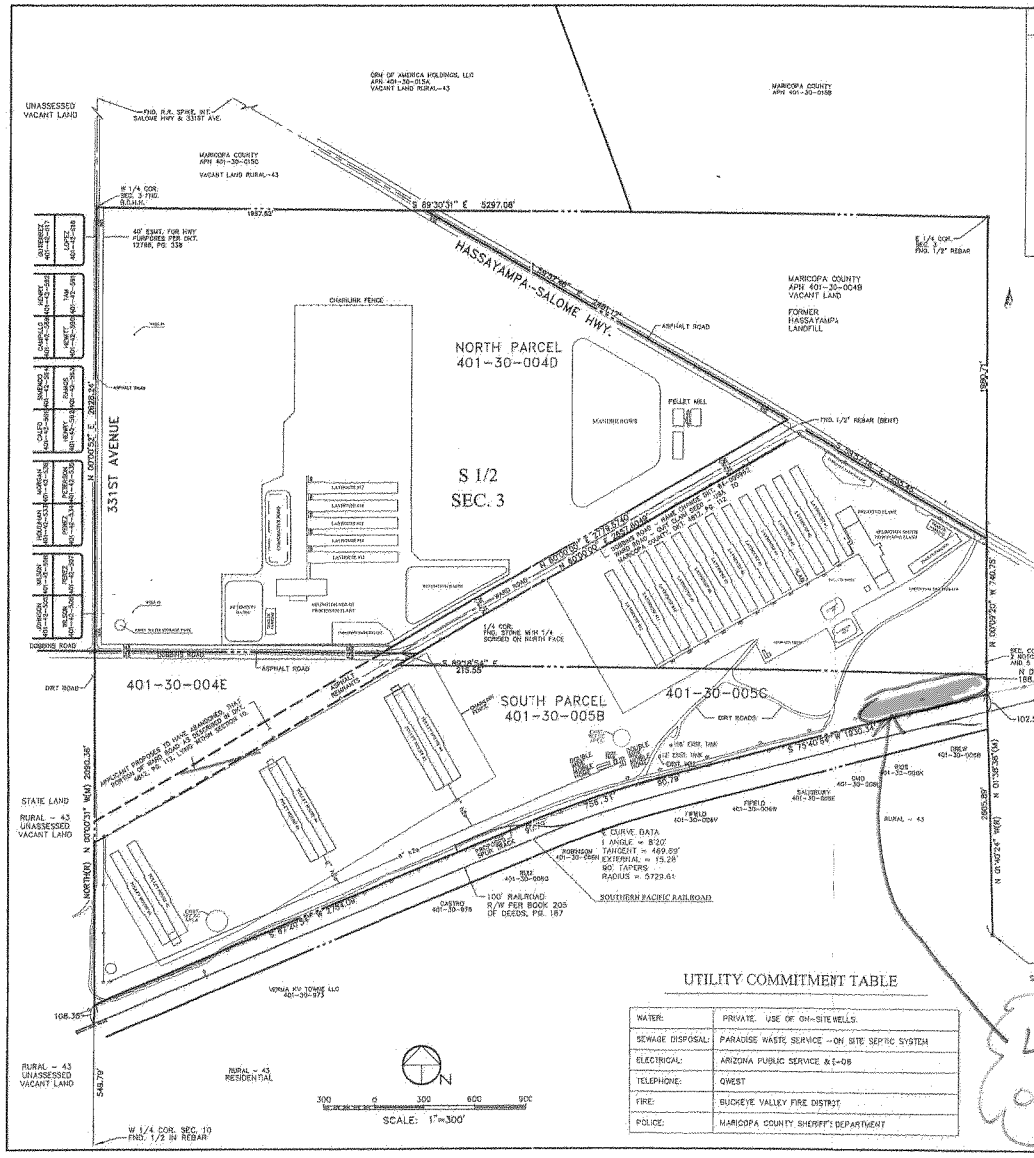
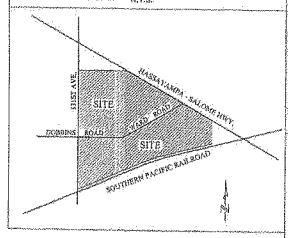


VICINITY MAP

N.T.S.



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF SECTION 3 AND THAT PORTION OF THE NORTH HALF OF SECTION 15, LYING NORTH OF THE RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY AND ALL SOUTHERLY OF THE CENTERLINE FOR THE HASSAYAMPA-SALOME HIGHWAY, DESCRIBED: A SOUTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF SAID SECTION 3 LYING WITHIN WARD ROAD, AS SAID WARD ROAD EXISTED ON DECEMBER 4, 1963, AND DESCRIBED IN DOCKET 4812, PAGE 112, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGEND

- PROPERTY CORNER MONUMENT FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- RAIL ROAD
- FENCE
- OVERHEAD ELECTRIC LINE
- SCHEDULE # ITEM
- DOWN GUY
- GUARD POST
- LIGHT POLE
- MAIL BOX
- POWER POLE
- TELEPHONE RISER
- RECORD
- MEASURED

APPLICANT

HICKMAN'S EGG RANCH, INC.
AN ARIZONA CORPORATION
6915 S. JACKRABBIT TRAIL
BUCKEYE, ARIZONA 85326
(623) 872-1120

OWNER:

HICKMAN'S EGG RANCH, INC.
AN ARIZONA CORPORATION
6915 S. JACKRABBIT TRAIL
BUCKEYE, ARIZONA 85326
(623) 872-1120

SITE SUMMARY TABLE

GROSS SITE ACREAGE	15,989,346 S.F. (367.06 ACRES)		
NET SITE ACREAGE	15,989,939 S.F. (367.90 ACRES)		
BUILDING AREAS	EXISTING FACILITIES:		BLDG. HT.
	OFFICE/PROCESSING BLDG.	11,100 S.F.	30 FT.
	POULTRY HOUSES - SOUTH	417,779 S.F.	24 FT.
	POULTRY HOUSES - NORTH	174,050 S.F.	24 FT.
	PULLET HOUSES	150,800 S.F.	24 FT.
	MOBILE HOMES	4,087 S.F.	12 FT.
	LABORER LOCKER ROOM	5,200 S.F.	24 FT.
	TOTAL:	763,016 S.F.	
LOT COVERAGE	5%		
AUTO/EMPLOYEE PARKING	15 SPACES REQUIRED	24 SPACES PROVIDED (2 H.C. INCLUDED)	
	OFFICE- 1 SP/250 S.F.=15 SP.	OFFICE- 1 SP/250 S.F.=24 SP.	
EXISTING ZONING	RURAL - 43		
SCHOOL DISTRICTS	BUCKEYE UNION SCHOOL DISTRICT AND ARLINGTON ELEMENTARY SCHOOL DISTRICT		
NOTE: OUTDOOR LIGHTING IS IN COMPLIANCE WITH SECTION 2316.			

UTILITY COMMITMENT TABLE

WATER:	PRIVATE. USE OF ON-SITE WELLS.
SEWAGE DISPOSAL:	PARADISE WASTE SERVICE - ON SITE SEPTIC SYSTEM
ELECTRICAL:	ARIZONA PUBLIC SERVICE &/-OR
TELEPHONE:	QWEST
FIRE:	BUCKEYE VALLEY FIRE DISTRICT
POLICE:	MARICOPA COUNTY SHERIFF'S DEPARTMENT

O'NEILL ENGINEERING
2001 West Camelback Road, Suite 200
Phoenix, Arizona 85015
(602) 242-0020 FAX: (602) 242-5722

MAJOR COMPREHENSIVE PLAN AMENDMENT FOR EXISTING HICKMANS EGG RANCH - ARLINGTON PROPERTIES

HICKMANS EGG RANCH
33403 W. SALOME HIGHWAY / WARD ROAD
ARLINGTON, ARIZONA 85322
APN: 401-30-004D / 401-30-004E / 401-30-005B / 401-30-005C

REVISIONS

TITLE
SITE PLAN

JOB | DRAWN

DATE 03/11/09 | CHECK

SHEET
SITE

ED_001509B_00010857-00001