

**Final Approved Stamped Plans
Full Size**

ALTA/NSPS LAND TITLE SURVEY
A PART OF THE NORTHEAST QUARTER OF SECTION 27,
T2N, R4E, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1: (APN 130-12-031A & 032A)

Lots 5, 6 and 7, Block 2, SCOTTSDALE, a subdivision of record in the office of the Maricopa County Recorder, in Book 6 of Maps, page 26;

EXCEPT that part condemned to the City of Scottsdale in Final Order of Condemnation entered in Case No. CV 97-21730 and recorded in Document No. 99-400199, more particularly described as follows:

Beginning at the Northeast corner of said Lot 5; Thence South 00° 16' 40" West, along the East line of said Lot 5, a distance of 96.20 feet; Thence North 50° 59' 28" West, a distance of 80.40 feet; Thence South 86° 12' 15" West, a distance of 87.24 feet to a point on the West line of said Lot 7; Thence North 00° 11' 07" East, along the West line of said Lot 7, a distance of 49.12 feet to the Northwest corner of said Lot 7; Thence North 89° 08' 22" East, along the North line of said Block 2, a distance of 149.85 feet to the POINT OF BEGINNING.

PARCEL NO. 2: (APN 130-12-033B)

That part of Lots 8, 9 and 10, Block 2, SCOTTSDALE, a subdivision of record in the office of the Maricopa County Recorder, in Book 6 of Maps, page 26, more particularly described as follows:

Commencing at the Northeast corner of said Lot 8 Thence South 00° 11' 07" West, along the East line thereof, a distance of 49.12 feet to the TRUE POINT OF BEGINNING; Thence continuing South 00° 11' 07" West, a distance of 81.03 feet to the Southeast corner of said Lot 8; Thence South 89° 08' 00" West, along the South line of said Lots 8 and 9, a distance of 99.76 feet to the Southwest corner of said Lot 9; Thence North 00° 07' 25" East, along the West line of said Lot 9, a distance of 29.15 feet; Thence North 89° 52' 35" West, a distance of 0.19 feet to a point on the West line of that certain property described in Document No. 87-361809, records of Maricopa County, Arizona; Thence North 00° 00' 26" West, along said West line, a distance of 49.99 feet; Thence North 89° 08' 22" East, a distance of 63.50 feet; Thence North 86° 12' 15" East, a distance of 36.73 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3: (APN 130-12-045, 046B & 047A)

Lots 20, 21 and 22, Block 2, SCOTTSDALE, a subdivision of record in the office of the Maricopa County Recorder, in Book 6 of Maps, page 26;

EXCEPT that part deeded to the City of Scottsdale in Document No. 97-682785, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 22; Thence South 00° 19' 11" West, along the East line of said lot, a distance of 59.70 feet; Thence North 56° 29' 27" West, a distance of 51.06 feet to a point on a curve to the right, with a radius of 126.50 feet; Thence Northwesterly, along said curve, through a central angle of 20° 04' 30", an arc length of 44.32 feet to a point on the North line of said Lot 21; Thence North 89° 08' 00" East, along the North line of said Lots 21 and 22, a distance of 74.88 feet to the POINT OF BEGINNING.

NOTES

1. This survey is based upon a title commitment prepared by First Arizona Title Agency, File No. 11-175875, dated July 3, 2017.

2. This property subject to the following Schedule B Exception items:

- All matters as shown on the plat of SCOTTSDALE recorded in Book 6 of Maps, page 26.
- Liabilities and obligations imposed by inclusion within City of Scottsdale Downtown Enhanced Municipal Services Improvement District No. 2 per Document No. 97-86152.
- Liabilities and obligations imposed by inclusion within City of Scottsdale Downtown Enhanced Municipal Services Improvement District No. 17901 per Document No. 2002-538464.
- Restrictions, conditions, covenants and reservations per Book 115 of Deeds, page 61; Book 124 of Deeds, page 66; Book 134 of Deeds, page 343; Book 212 of Deeds, page 476; Book 392 of Deeds, page 328.
- All matters as set forth in Affidavit per Docket 10005, page 1147.
- Roadway easement per Docket 10057, page 1100.

3. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor 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 property.

4. This property is zoned C-2 by the City of Scottsdale.

5. There are no buildings on this property.

6. The record bearings and dimensions for these parcels are taken from legal descriptions and exhibits prepared by James Brucci, L.S. No. 29865.

7. © Copyright 2017. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

CERTIFICATION

To First Arizona Title Agency, City of Scottsdale and Richard A. Funke, as Trustee of the Zebra Family Trust, dated October 10, 1991:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 8, 9, 11(a), 14 and 16 from Table A thereof. The field work was completed on May 25, 2017.

Thomas L. Rope, R.L.S. No. 21081

BENCHMARK

Brass cap in handhole at the intersection of Indian School Road and Scottsdale Road.

Elevation = 1260.336 (City of Scottsdale GPS Pt #4272 - NAVD 88 Datum)

AREAS

PARCEL NO. 1: 0.2520 ACRES

PARCEL NO. 2: 0.1822 ACRES

PARCEL NO. 3: 0.3856 ACRES

TOTAL: 0.8198 ACRES

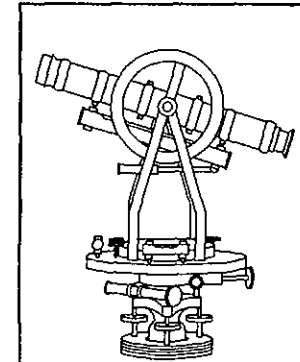
Drawn By: Thomas Rope

Date: MAR 2015

Revised 7/10/17

Job No.: 10012

Sheet No.:



Land Survey Services PLC

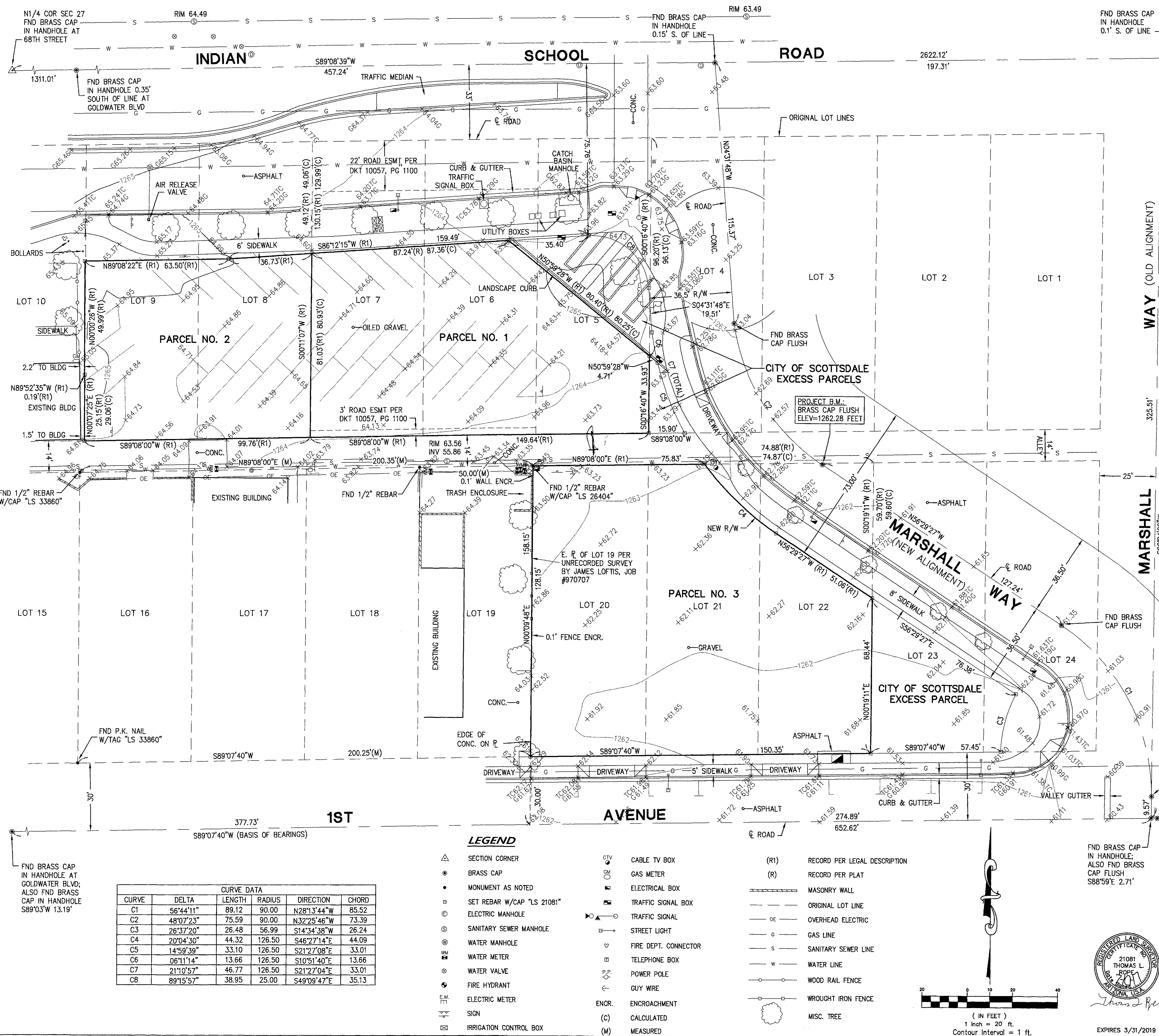
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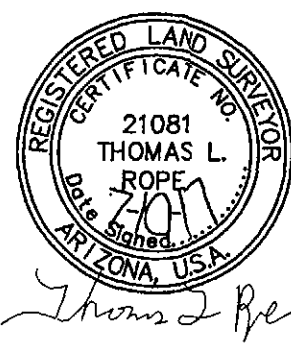
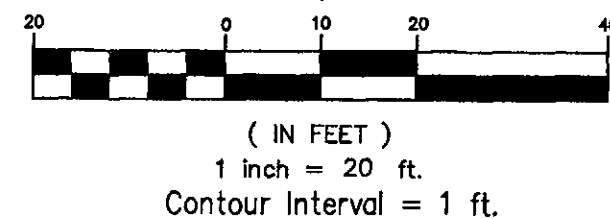
1 of 1



CURVE DATA					
CURVE	DELTA	LENGTH	RADIUS	DIRECTION	CHORD
C1	56°44'11"	89.12	90.00	N28°13'44"W	85.52
C2	48°07'23"	75.59	90.00	N32°25'46"W	73.39
C3	26°37'20"	26.48	56.99	S14°34'38"W	26.24
C4	20°04'30"	44.32	126.50	S46°27'14"E	44.09
C5	14°59'39"	33.10	126.50	S21°27'08"E	33.01
C6	06°11'14"	13.66	126.50	S10°51'40"E	13.66
C7	21°10'57"	46.77	126.50	S21°27'04"E	33.01
C8	89°15'57"	38.95	25.00	S49°09'47"E	35.13

LEGEND

- | | | | |
|----------------------------|----------------------|---------------------|------------------------------|
| SECTION CORNER | CABLE TV BOX | (R1) | RECORD PER LEGAL DESCRIPTION |
| BRASS CAP | GAS METER | (R) | RECORD PER PLAT |
| MONUMENT AS NOTED | ELECTRICAL BOX | MASONRY WALL | |
| SET REBAR W/CAP "LS 21081" | TRAFFIC SIGNAL BOX | ORIGINAL LOT LINE | |
| ELECTRIC MANHOLE | TRAFFIC SIGNAL | OVERHEAD ELECTRIC | |
| SANITARY SEWER MANHOLE | STREET LIGHT | GAS LINE | |
| WATER MANHOLE | FIRE DEPT. CONNECTOR | SANITARY SEWER LINE | |
| WATER METER | TELEPHONE BOX | WATER LINE | |
| WATER VALVE | POWER POLE | WOOD RAIL FENCE | |
| FIRE HYDRANT | GUY WIRE | WROUGHT IRON FENCE | |
| ELECTRIC METER | ENCR. | MISC. TREE | |
| SIGN | (C) | | |
| IRRIGATION CONTROL BOX | (M) | | |



EXPIRES 3/31/2019