

BASIS OF BEARINGS

THE SOUTH LINE OF THE N.E. QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE ASSUMED AS N88°56'27"E.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE, DOWN 1', AT THE INTERSECTION OF CAMELBACK ROAD AND 68TH STREET, NAVD 1988 ELEVATION 1288.852.

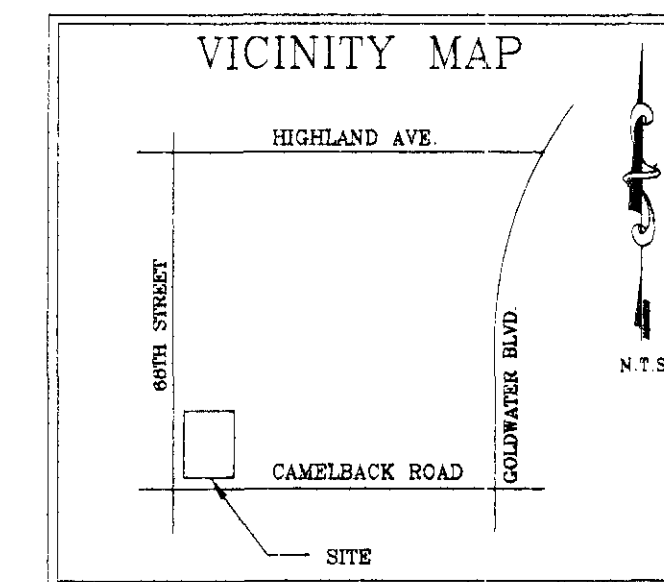
LEGEND

- FD. BRASS CAP FLUSH
- FD. 3/4" PIPE OR AS NOTED.
- PROPERTY LINE
- ◆ TRAFFIC SIG. BOX

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.58	N89°54'09"W
L2	2.61	S89°54'09"E
L3	21.33	S00°05'51"W
L4	53.01	S09°52'51"W
L5	38.21	S00°05'51"W
L6	27.00	S00°05'51"W
L7	15.99	S16°14'17"E
L8	15.83	S16°14'17"E
L9	28.02	S45°25'13"E

ALTA/ACSM LAND TITLE SURVEY

OF A PORTION OF THE NE 1/4, SECTION 22; T.2N, R.4E GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEING A PORTION OF LOTS 7 & 8, ARCADIA VISTA UNIT 4, BK 21, P. 38, M.C.R.



LEGAL DESCRIPTION

LOTS SEVEN AND EIGHT, ARCADIA VISTA UNIT NO. 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 21 OF MAPS, PAGE 38 THEREOF, EXCEPT THE EAST 355 FEET AND THE NORTH 250 FEET OF LOT SEVEN, AND EXCEPT THE EAST 355 FEET OF SAID LOT EIGHT, AND EXCEPT THE STREET DEDICATION SHOWN IN THE FOLLOWING MARICOPA COUNTY RECORDS:
DOCKET 11888, PAGE 877,
DOCKET 10771, PAGE 1041,
DOCKET 3732, PAGE 46.

WITH THE EXCEPTION OF THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 250.00 FEET OF SAID LOT 7, SAID POINT BEING 40.00 FEET EASTERLY FROM THE NORTH-SOUTH MID-SECTION LINE OF SECTION 22, T.2N., R.4E., G&SRB&M MARICOPA COUNTY, ARIZONA; THENCE N88°50'15"E ALONG THE SAID SOUTH LINE 260.17 FEET TO A POINT WHICH LIES 355.00 FEET WEST OF THE EAST LINE OF SAID LOTS 7 & 8, THE TRUE POINT OF BEGINNING:

THENCE SOUTH PARALLEL TO THE AFORESAID MID-SECTION LINE, A DISTANCE OF 135.00 FEET; THENCE S88°50'15"W, A DISTANCE OF 93.00 FEET; THENCE N02°57'27"W, A DISTANCE OF 135.04 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTH 250.00 FEET OF LOT 7; THENCE N88°50'15"E, A DISTANCE OF 99.97 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A 16 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM THE WEST LINE OF THE AFORESAID DESCRIBED PROPERTY TO THE EAST R/W LINE OF 68TH STREET, THE SOUTH LINE BEING A PROLONGATION OF THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY.

TOTAL AREA INCLUDING EXCEPTION 89,664 SQ. FT. OR 2.06 ACRES, MORE OR LESS.

THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.

THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING.

BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.

THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN PRELIMINARY TITLE REPORT NO. 9914851 BY: CHICAGO TITLE INSURANCE COMPANY DATE: AUGUST 4, 1999 at 7:30 A.M. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN (i) IN ACCORDANCE WITH 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS' JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 4, 10, 14, 15 & 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: _____

REGISTRATION NO. _____

DES. <u>KRS</u> DTD. <u>10/09/2003</u>		DRN. <u>KRS</u> APP. <u>10/09/2003</u>
DATE: <u>OCTOBER 2003</u>		SHEET <u>1</u> of <u>1</u> Dwg. ALTA SURVEY PROJ. NO. <u>030922</u>
CONSULTANT IN SURVEYING, PLANNING AND CONSTRUCTION MANAGEMENT		