

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

- 1) The basis of bearing is the monument line of Scottsdale Road, also being the East line of the Southeast quarter of Section 22, using a bearing of North 00 degrees 00 minutes 00 seconds East, as per the Subdivision of "SUNDOWN PLAZA" in Book 65 of Maps, Page 40, records of Maricopa County, Arizona.
- 2) The Benchmark used for this survey is the City of Scottsdale benchmark Name: 3223, being a 3" City of Scottsdale brass cap in handhole, located at the intersection of Cholla Street & Scottsdale Road, having an elevation of 1369.45'; (NAVD83).
- 3) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number 06183561-128-V60, dated July 16, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 4) The number of striped parking spaces on the subject property are as follows:
Regular: 9
Handicapped: 0
Total: 9
- 5) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- 6) According to FEMA Flood Insurance Rate Map, Map Number 04013C1760L, dated October 16, 2013 the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."
- 7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 8) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- 9) The subject property has direct physical access to Mercer Lane, being an improved and open public right-of-way.
- 10) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 11) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SUNDOWN PLAZA" RECORDED IN BOOK 65 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

LOT OF "LOT 1 & 2 OF SUNDOWN PLAZA" IN BOOK 629 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS

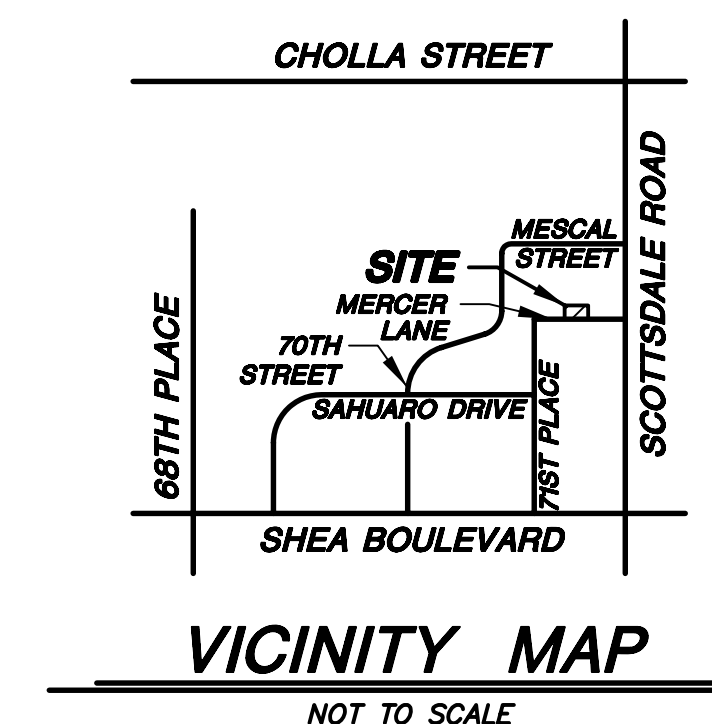
RECORD OF SURVEY IN BOOK 763 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 941 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1223 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS

SCHEDULE "B" ITEMS

- 4 EASEMENTS, restrictions, reservations and conditions as set forth on the recorded plat of Book 65 of Maps, Page 40, of said subdivision. (NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- 5 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion sex, handicap, familial status or national origin contained in instrument: Recorded in Docket 1773 Page 29 (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- 6 City of Scottsdale Agreement, according to the terms and conditions, contained therein: Dated July 14, 1970 Recorded August 3, 1970 Docket 8249 Page 582; and Docket 8249 Page 584 (PERTAINS TO LOTS 10 & 11 - NOT PLOTTABLE)



DESCRIPTION

LOTS 8, 9, 10 AND 11, OF SUNDOWN PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 65 OF MAPS, PAGE 40.

AREA = 0.22 ACRES
9,617 SQ. FT.

SIGNIFICANT OBSERVATIONS

- A EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER EAST BOUNDARY LINE BY A MAXIMUM OF 0.26 FEET.
- B EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVERHANG OVER EAST BOUNDARY LINE BY A MAXIMUM OF 0.27 FEET.
- C EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER EAST BOUNDARY LINE BY A MAXIMUM OF 0.22 FEET.

CERTIFICATION

To: WELLS FARGO BANK, its successors and/or assigns; CHRISTOPHER UNTHANK & TINA M. UNTHANK, husband and wife; and LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, as issuing agent for FIRST AMERICAN TITLE INSURANCE COMPANY.

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, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9 and 11 of Table A thereof. The field work was completed on August 7, 2019.

Date of Plat or Map: August 7, 2019
David S. Klein
R.L.S. 42137



David S. Klein

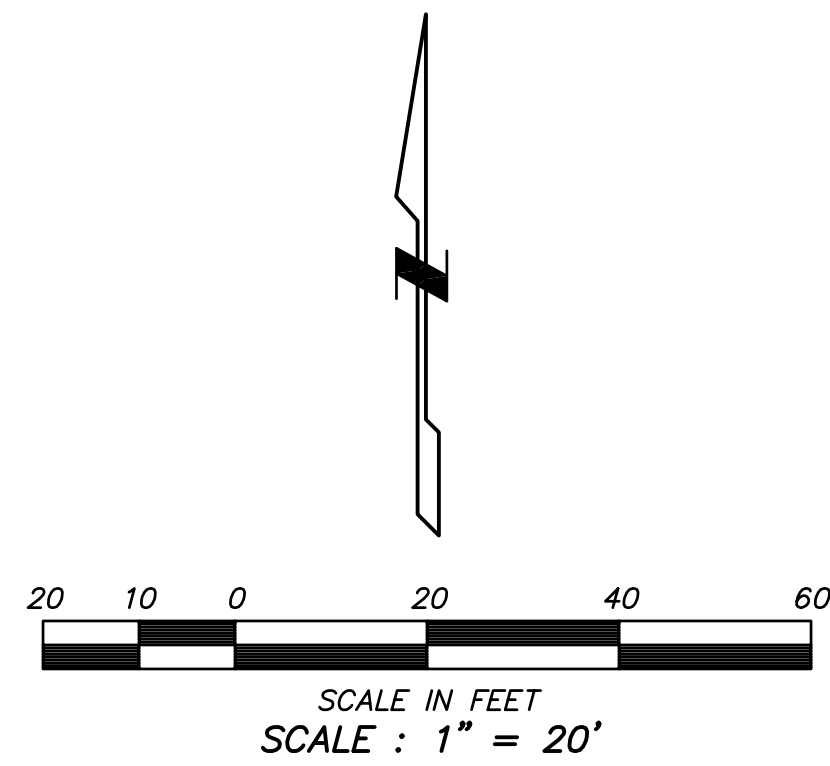
REVISIONS
DATE

ALTA/NSPS LAND TITLE SURVEY
7120, 7122, 7124 & 7126 E. MERCER LANE
SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

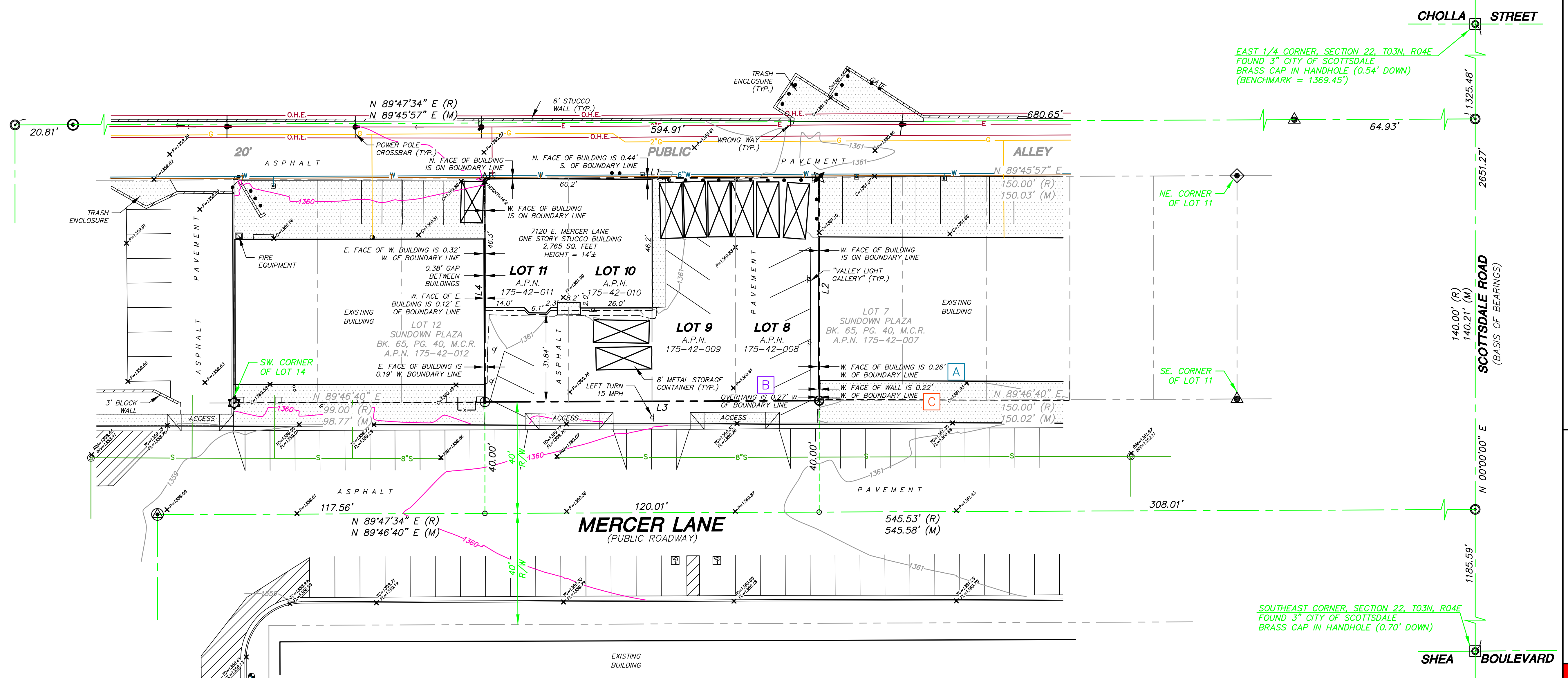
SUPERIOR
SURVEYING SERVICES, INC.

DWN:DB CHK: JW
SHEET 1 OF 2
DATE: 8/12/19
JOB NO.: 190764



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- O.H.E. OVERHEAD ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- T UNDERGROUND TELECOMMUNICATIONS LINE
- W UNDERGROUND WATER LINE
- ⊗ FOUND 1/2" REBAR W/ NO IDENTIFICATION SET CAP STAMPED 42137
- ⊙ FOUND COTTON PICKER SPINDLE W/ NO IDENTIFICATION SET CAP STAMPED 42137
- ⊕ FOUND COTTON PICKER SPINDLE W/ NO IDENTIFICATION SET WASHER STAMPED 42137
- ⊖ FOUND 1/2" REBAR NO IDENTIFICATION
- ⊗ FOUND NAIL IN WASHER STAMPED 31020
- ⊙ FOUND 1/2" CAPPED REBAR STAMPED 7247
- ⊕ FOUND 1/2" CAPPED REBAR STAMPED 13168
- ⊖ FOUND 3" CITY OF SCOTTSDALE BRASS CAP FLUSH
- ⊙ CALCULATED POSITION PER BK. 65, PG. 40, M.C.R.
- ⊕ SCHEDULE B ITEM
- ⊖ SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- ⊙ DOWN GUY
- ⊕ ELECTRIC TRANSFORMER
- ⊖ FIRE HYDRANT
- ⊙ GAS METER
- ⊕ GUARD POST OR GATE POST
- ⊖ HANDICAPPED SPACE
- ⊙ POWER POLE W/ UNDERGROUND ELECTRIC
- ⊕ SEWER CLEAN OUT
- ⊖ SEWER MANHOLE
- ⊙ STREET SIGN
- ⊕ TELECOMMUNICATIONS RISER
- ⊖ WATER METER
- FL FLOW LINE
- FF FINISHED FLOOR
- TC TOP OF CURB
- NG NATURAL GROUND
- P PAVEMENT
- C CONCRETE
- RIM TOP OF RIM
- INV INVERT ELEVATION
- A.P.N. ASSESSORS' PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 65, PG. 40, M.C.R.
- (M) MEASURED



LINE	BEARINGS	LENGTH
L1	N 89°47'34" E (R) N 89°45'57" E (M)	120.00' (R) 120.02' (M)
L2	S 00°00'51" E	80.00' (R) 80.14' (M)
L3	N 89°47'34" E (R) N 89°46'40" E (M)	120.00'
L4	N 00°01'20" W	80.00' (R) 80.12' (M)



DATE	REVISIONS	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
7120, 7122, 7124 & 7126 E. MERCER LANE
SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN:DB CHK: JW
SHEET 2 OF 2
DATE: 8/12/19
JOB NO.: 190764