

ALTA/NSPS LAND TITLE SURVEY

LOT 13, "SCOTTSDALE" ACCORDING TO BOOK 6 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA LYING IN THE NORTHWEST QUARTER OF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA

<u>Owner</u>

Masyno Phoenix, LLC

Surveyor

Bruce R. Heyse, R.L.S. BRH Surveying, L.L.C. 1915 E. Velvet Drive Tempe, Arizona 85284 602-206-0963 bheyse6565@msn.com

LEGAL DESCRIPTION

LOT THIRTEEN (13), BLOCK TWELVE (12), OF "SCOTTSDALE", A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE PLAT OF RECORD, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 6 OF MAPS, PAGE 27.

EXCEPT THAT PORTION WHICH IS CONVEYED IN QUITCLAIM DEED RECORDED MAY 07, 1959 AS DOCKET 2854, PAGE 24, MORE FULLY DESCRIBED AS FOLLOWS:

THE WEST 0.44 FEET OF THE SOUTH 88 FEET OF LOT 13, BLOCK 12, OF SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 27.

SCHEDULE B EXCEPTIONS

- (4) RESTICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SCOTTSDALE, AS RECORDED IN PLAT BOOK 6 OF MAPS, PAGE 27, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).
- (5) ALL MATERS AS SET FORTH IN ASSURANCE TO CITY OF REMOTE PARKING, RECORDED MARCH 24, 2010 AS 2010-0242968 OF OFFICIAL RECORDS.

FEMA FLOOD ZONE DELINEATION

THIS PROJECT LIES WITHIN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE (FIRM) MAP NUMBER 04013C2235M, REVISED SEPTEMBER 18, 2020, FLOOD ZONE "X" IS CLASSIFIED AS:

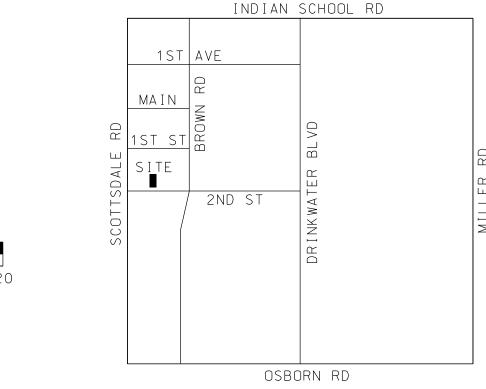
"AREA OF 500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

- POWER POLE
- 7 FIREHYDRANT ● - STORM DRAIN MANHOLE O — SET MONUMENT AS NOTED

LEGEND

- FND MONUMENT AS NOTED
- (R) RECORD DIMENSION (M) - MEASURED DIMENSION
- WV WATER VALVE
- ⊚ SEWER MANHOLE OH - OVERHEAD ELECTRIC
- G EX. GAS LINE W - EX. WATER LINE SS - EX. SANITARY SEWER
- SD EX. STORM DRAIN FDC - FIRE DEPT CONNECTION

UTILITY LINES SHOWN ARE BASED ON PHYSICAL



VICINITY MAP NW1/4 SECTION 26 T.2.N., R.4.E. N.T.S.

REFERENCE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE FIRST AMERICAN TITLE INSURANCE CO. FILE NO. NCS-992696-PHX1

(R) FINAL PLAT "SCOTTSDALE" BOOK 6 OF MAPS, PG 27

MINOR LAND DIVISION BOOK 1239 OF MAPS, PG 42

RECORD OF SURVEY BOOK 892 OF MAPS, PG 50

ZONING

D/RS-1 CITY OF SCOTTSDALE

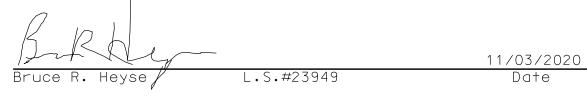
PROPERTY DATA

TOTAL AREA: 5,494 SQ. FT. 0.1261 ACRES

Certification

Masyno Phoenix, LLC, An Arizona Limited Liability Company AND First American Title Insurance Co.

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, 6a, 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. That the field work was completed on October 24, 2020. That this survey based on First American Title Insurance Company EVIDENCE AND FROM WATER, SEWER AND GAS MAPS. Commitment No. NCS-1023027-PHX1, dated July 24, 2020, at 8:00 am, was performed on the ground under my supervision and that all corners were found or set as shown hereon, and that there are no encroachments or improvements onto contiguous property nor any encroachments from adjoining property onto the subject property other than those shown



	BRH SUrveying, L.	
MILLER RD	ALTA/NSPS LAND TITLE SURVEY	

NOTES:	APN 130-23-200A	7220 E. 2ND ST SCOTTSDALE, AZ 85251		
493–06	NOVEMBER 3, 2020	1" = 20'	: ВКН	/ED: BRH

