

ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 18001589-040-KG-RLC, AMENDMENT NO. 3, AMENDMENT DATE: MAY 20, 2019 AND NO. 18001590-040-KG-RLC, AMENDMENT NO. 3, AMENDMENT DATE: MAY 14, 2019.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND 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 SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR 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 BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 15, SURVEY INNOVATION GROUP INC. (SIG) COLLECTED AERIAL PHOTOGRAPHY OF THE PROJECT SITE USING A PHANTOM 4 PRO V2.0 DRONE QUADCOPTER EQUIPPED WITH A 20 MEGAPIXEL CAMERA WITH A 1" SENSOR AND MECHANICAL SHUTTER. THE AERIAL PHOTOGRAPHY CONSISTED OF 5 FLIGHT LINES AND 126 EXPOSURES AND WAS FLOWN AT 100 FEET ABOVE THE GROUND SURFACE. THE EXPOSURES WERE SEMI-ORTHO RECTIFIED AND STITCHED TOGETHER USING 6 SURVEY GRADE GROUND CONTROL POINTS WITHIN PIX4D MAPPER HAVING A MEAN RMS ERROR OF 0.017 FT. THE AERIAL PHOTOGRAPHY PRODUCED BY SIG MAY OR MAY NOT MEET ESTABLISHED NATIONAL MAPPING STANDARDS. SIG MAKES NO WARRANTIES, WHETHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OR RELIABILITY OF THE DATA COLLECTED DURING THE COURSE OF THIS PROJECT. RELIANCE ON SUCH DATA BY THE CLIENT OR THIRD PARTY SHALL BE AT THE CLIENT OR THIRD PARTY'S SOLE RISK.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

REFERENCE DOCUMENTS

SUBDIVISION OF "MATLOCK PLACE", RECORDED IN BOOK 32, PAGE 50, M.C.R.
RECORD OF SURVEY FOR 3632 N. BISHOP LANE, RECORDED IN BOOK 1404, PAGE 46, M.C.R.

UTILITY MAP NOTE

DATE UTILITY MAPS ORDERED: AUGUST 20, 2018.

UTILITY TYPE	PROVIDER	STATUS
ELECTRIC	APS	RECEIVED
GAS	SWG	RECEIVED
TELEPHONE	CENTURY LINK	RECEIVED
TELEVISION	COX	RECEIVED
WATER	COS	RECEIVED
SEWER	COS	RECEIVED
STORM	COS	RECEIVED

SCHEDULE 'B' ITEMS (COMMITMENT NO. 18001589-040-KG-RLC)

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR THE VALUE OF RECORDS THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. REQUIREMENT SATISFIED
3. RESERVATIONS CONTAINED IN THE PATENT, FROM: THE UNITED STATES OF AMERICA RECORDING NO.: BOOK 25 OF DEEDS, PAGE 409, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. "BLANKET IN NATURE"
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
5. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (a) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (b) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (c) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
6. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 32 OF MAPS, PAGE 50. "BLANKET IN NATURE"
7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 878 OF MAPS, PAGE 40. "AS SHOWN"
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UTILITIES, RECORDING NO.: 2006-0410773. "AS SHOWN"
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED: ASSURANCE TO CITY OF REMOTE PARKING, RECORDING DATE: MAY 15, 2017, RECORDING NO.: 20170351026, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. "ITEM IS NOT ON THE SUBJECT PROPERTY"
10. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1381 OF MAPS, PAGE 9. "NO ADDITIONAL INFORMATION"
11. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
13. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
14. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, JOB NO.: 2018-236, DATED: OCTOBER 10, 2018, PREPARED BY: SURVEY INNOVATION GROUP, INC. MATTERS SHOWN: A. FIBER OPTIC LINE CROSSING THROUGH THE LAND WITH NO APPARENT EASEMENT AS DELINEATED ON THE SURVEY. "AS SHOWN"
15. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2019.

SCHEDULE 'B' ITEMS (COMMITMENT NO. 18001590-040-KG-RLC)

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2018.
2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (a) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (b) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (c) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING NO.: BOOK 25 OF DEEDS, PAGE 409, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. "BLANKET IN NATURE"
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7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
8. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, JOB NO.: 2018-236, DATED: OCTOBER 10, 2018, PREPARED BY: SURVEY INNOVATION GROUP, INC. MATTERS SHOWN: A. FIBER OPTIC LINE CROSSING THROUGH THE LAND WITH NO APPARENT EASEMENT AS DELINEATED ON THE SURVEY. "AS SHOWN"

LEGAL DESCRIPTION (COMMITMENT NO. 18001589-040-KG-RLC)

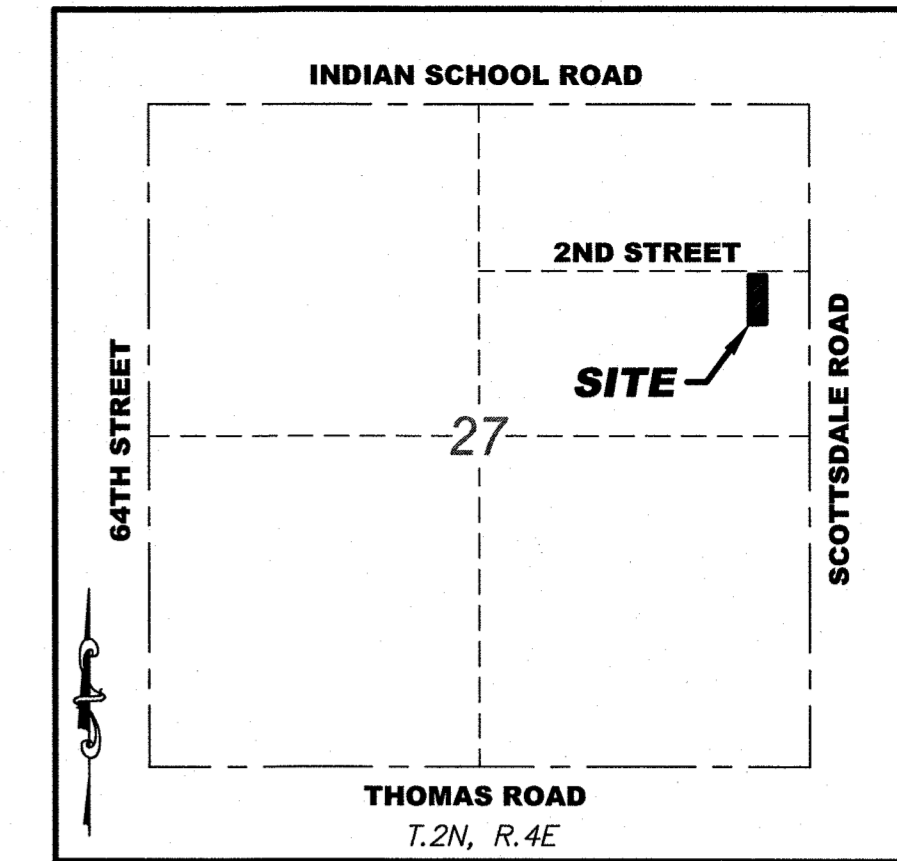
THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 1, MATLOCK PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION (COMMITMENT NO. 18001590-040-KG-RLC)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 18 AND THE NORTH HALF OF LOT 17, BLOCK 1, MATLOCK PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

AREA

7125 E. 2ND ST. - CONTAINS 39,698 SQUARE FEET OR 0.911 ACRES, MORE OR LESS
3632 N. BISHOP LN. - CONTAINS 9,625 SQUARE FEET OR 0.221 ACRES, MORE OR LESS
SUBJECT PROPERTY CONTAINS 49,323 SQUARE FEET OR 1.132 ACRES, MORE OR LESS.

ADDRESS

7125 E. 2ND STREET
SCOTTSDALE, ARIZONA 85251
AND
3632 N. BISHOP LANE
SCOTTSDALE, ARIZONA 85251

PARKING

REGULAR 32
HANDICAP 2

BASIS OF BEARING

THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 03 MINUTES 00 SECONDS EAST.

ZONING

ZONE: C-3
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

CERTIFICATION

TO: MORGAN GROUP DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
NEXT GEN BISHOP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
NEXT GEN OLD TOWN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP 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, 6(a), 7(a), 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED OCTOBER 08, 2018

Anthony Slater 5-20-19
ANTHONY SLATER DATE
22425 N. 16TH STREET, SUITE 1
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TONYS@SIGSURVEYAZ.COM

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SIG SURVEY INNOVATION GROUP, INC.
Land Surveying Services

ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.
SCOTTSDALE, ARIZONA



REVISIONS:

NEW TITLE REPORTS
05/20/2019

DRAWING NAME: ALTA
JOB NO. 2018-236
DRAWN: TS
CHECKED: JAS
DATE: 10/10/2018
SCALE: N.T.S.
SHEET: 1 OF 2

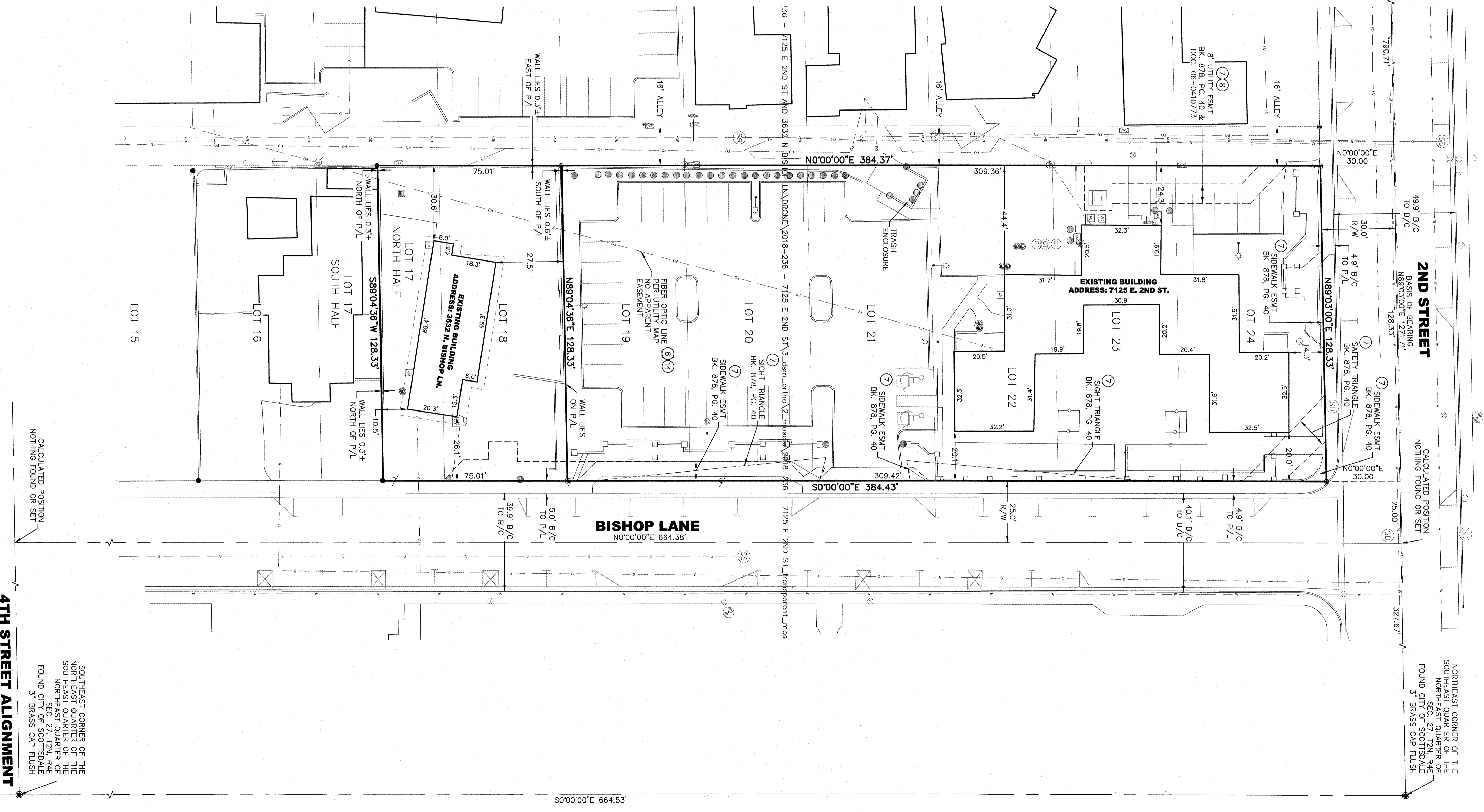
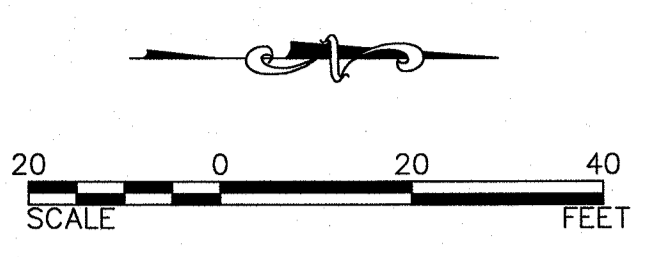
ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.
SCOTTSDALE, ARIZONA



REVISIONS:	△ NEW TITLE REPORTS
	05/20/2019
	△
	△
DRAWING NAME:	ALTA
JOB NO.	2018-236
DRAWN:	TS
CHECKED:	JAS
DATE:	10/10/2018
SCALE:	1"=20'
SHEET:	2 OF 2

LEGEND

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ○ FOUND BRASS CAP IN HANDHOLE ● FOUND BRASS CAP FLUSH ● FOUND 1/2" REBAR W/CAP LS 31020 ● FOUND 'PK' NAIL W/TAG LS 31020 □ AIR CONDITIONER • BOLLARD ○ CATCH BASIN ⊗ WATER CHECK VALVE ○ SEWER CLEANOUT ○ DOWN GUY □ ELECTRIC JUNCTION BOX ○ ELECTRIC METER ○ FIRE HYDRANT ○ STORM DRAIN MANHOLE ○ SEWER MANHOLE | <ul style="list-style-type: none"> ⊗ WATER METER ⊗ WATER VALVE ⊗ FIRE DEPARTMENT CONNECTION ⊗ GAS METER ⊗ HOSE BIB ⊗ IRONWOOD TREE ⊗ LIGHT POLE W/MAST ⊗ MAIL BOX ⊗ SIGN ⊗ TELEPHONE RISER ⊗ UTILITY POLE ⊗ UTILITY POLE & LIGHT BK./PG. BOOK & PAGE DOC. DOCUMENT NUMBER R/W RIGHT OF WAY | <ul style="list-style-type: none"> B/C BACK OF CURB P/L PROPERTY LINE — BOUNDARY LINE - - - SECTION LINE - - - CENTER LINE - - - EASEMENT LINE - - - ADJACENT BOUNDARY LINE ○ CHAIN LINK FENCE — WATER LINE — SEWER LINE — GAS BLUE STAKE LINE — UNDERGROUND ELECTRIC LINE — OVERHEAD ELECTRIC LINE |
|--|---|--|



4TH STREET ALIGNMENT

SOUTHEAST CORNER OF THE
NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE
SEC. 27, T2N, R4E
FOUND CITY OF SCOTTSDALE
3" BRASS CAP FLUSH

NORTHEAST CORNER OF THE
SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE
SEC. 27, T2N, R4E
FOUND CITY OF SCOTTSDALE
3" BRASS CAP FLUSH

SCOTTSDALE ROAD