

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX:

SHEET 1 OF 2:.....COVER SHEET
SHEET 2 OF 2:.....SURVEY DETAIL

TITLE REPORT NOTE:

INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A COMMITMENT FOR TITLE INSURANCE, FILE NO. 71005190-071-CH1-SHA BY FIDELITY NATIONAL TITLE AGENCY, INC., DATED JUNE 19, 2019 AT 7:30 A.M. (NO FURTHER RESEARCH MADE BY SURVEYOR)

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 1 AND 2, OF SCOTTSDALE OSBORN PLAZA AMENDED, ACCORDING TO BOOK 179 OF MAPS, PAGE 45; THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 11372, PAGE 500 AND IN RECORDING NO. 2004- 1449076, RECORDS OF MARICOPA COUNTY, ARIZONA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 121.78 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.10 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 11594, PAGE 834, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH, A DISTANCE OF 142.11 FEET ALONG THE EAST LINE OF THE LAST REFERENCED PROPERTY TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED RECORDED IN DOCKET 12434, PAGE 816, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 158.15 FEET ALONG THE SOUTH LINE OF THE LAST REFERENCED PROPERTY TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 81 DEGREES 01 MINUTE 38 SECONDS EAST, A DISTANCE OF 45.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 127 DEGREES 14 MINUTES 15 SECONDS, A DISTANCE OF 99.93 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS SOUTH 46 DEGREES 12 MINUTES 37 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 15 MINUTES 25 SECONDS, A DISTANCE OF 6.37 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST, AS SHOWN ON THE FINAL PLAT AMENDED OF "SCOTTSDALE OSBORN PLAZA" RECORDED IN BOOK 179, PAGE 45, MARICOPA COUNTY RECORDS.

SAID BEARING = NORTH 00° 00' 00" EAST

EXISTING ZONING:

C-3 (CITY OF SCOTTSDALE)
NOTE: A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT DURING THE TIME OF THIS SURVEY.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2235L, DATED OCTOBER 16, 2013.

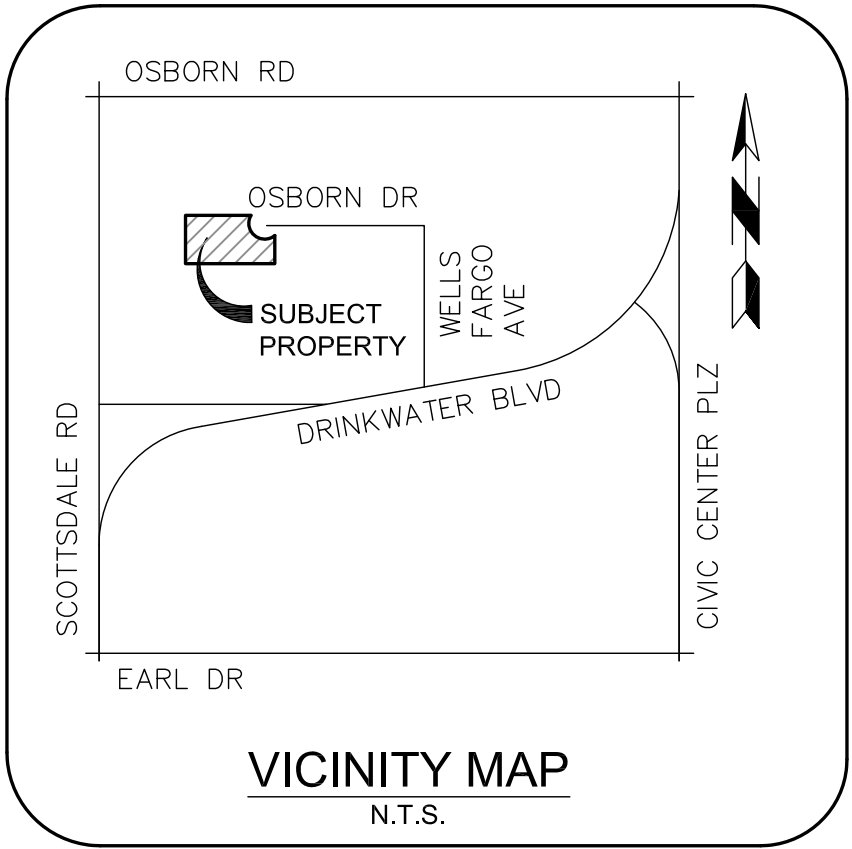
REFERENCED DOCUMENTS:

(R) FINAL PLAT AMENDED, BK 179 OF MAPS PG 45, M.C.R.
(R1) WARRANTY DEED, DOC# 2019-812910, M.C.R.

BENCHMARK:

BRASS CAP IN HANDHOLE LOCATED AT THE CENTERLINE INTERSECTION OF OSBORN ROAD & SCOTTSDALE ROAD.

SAID ELEVATION = 1246.82 (N.A.V.D.88)



SCHEDULE B ITEMS:

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2019. **(NOT A SURVEY MATTER)**
- 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. **(NOT A SURVEY MATTER)**

RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
TO: NANNIE C. FULWILER, FORMERLY NANNIE C. UTLEY
RECORDING DATE: JANUARY 26, 1891
RECORDING NO: BOOK 25 OF DEEDS, PAGE 553

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 LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.
(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. **(NOT THE RESPONSIBILITY OF THE SURVEYOR)**

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 179 OF MAPS, PAGE 45, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 11372, PAGE 500 AND CORRECTION TO STREET NAME RECORDED IN RECORDING NO. 20041449076.
(AFFECTS SUBJECT PROPERTY AS PLOTTED AND SHOWN ON SURVEY HEREON)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
PURPOSE: ELECTRIC LINES RECORDING DATE: MARCH 18, 1980
RECORDED: DOCKET 14293, PAGE 368
(AFFECTS SUBJECT PROPERTY AS PLOTTED AND SHOWN ON SURVEY HEREON)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING DATE: APRIL 18, 1980
RECORDING NO: DOCKET 14363, PAGE 1092
(AFFECTS SUBJECT PROPERTY AS PLOTTED AND SHOWN ON SURVEY HEREON)

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RECORD OF SURVEY
RECORDING NO.: BOOK 1390 OF MAPS, PAGE 26
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET SURVEY)

- 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. **(NOT THE RESPONSIBILITY OF THE SURVEYOR)**

- 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.

SURVEYOR'S NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND OR MINIM BOUNDARY STANDARDS OF THE STATE OF ARIZONA.
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN.
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION, REFLECTS ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- SITE ADDRESS: 7321 E OSBORN DR SCOTTSDALE, AZ 85251.
- PARKING COUNT:
REGULAR PARKING.....36
DISABILITY PARKING.....2
TOTAL PARING.....38
- ASSESSOR'S PARCEL - BOOK 130, MAP 21, PARCEL 013E, MARICOPA COUNTY, ARIZONA.
ASSESSOR'S PARCEL - BOOK 130, MAP 21, PARCEL 014D, MARICOPA COUNTY, ARIZONA.
- LAND AREA: GROSS 31,641 SQUARE FEET OR 0.726 ACRES MORE OR LESS.
- NO OBSERVABLE EVIDENCE WAS FOUND BY SURVEYOR OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE MINIMUM AMOUNT OF \$2,000,000 AND EVIDENCE OF SAID INSURANCE IS AVAILABLE UPON REQUEST.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PER ARIZONA REVISED STATUTES, SECTION 32-151, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE

A.L.T.A./N.S.P.S. CERTIFICATION:


TO: KINGS HOUSE, INC., A _____ CORPORATION, MACBAIN PROPERTIES (ARIZONA), INC. AN ARIZONA CORPORATION AND FIDELITY NATIONAL TITLE AGENCY, INC;

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, 6, 7(a)(1), 8, 9, 11, 13, 15, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2020.

FOR PRELIMINARY

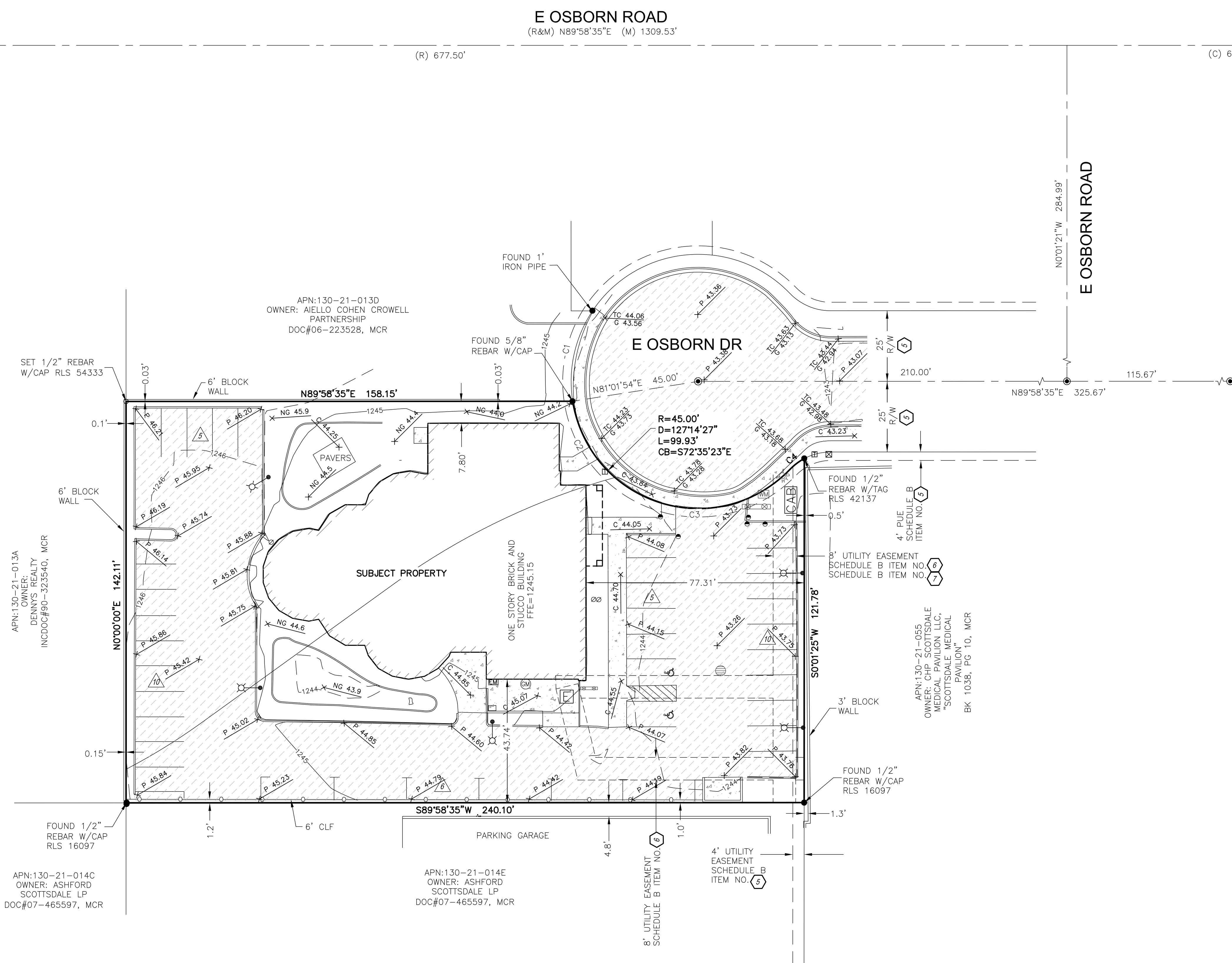
DATE OF MAP: _____ REVIEW ONLY _____ REGISTRATION/LICENSE NO. 54333



 GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 275-8020		ALTA/NSPS LAND TITLE SURVEY A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA				
DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:		
2/20/2020	RG	RG	200103	10F2		

N SCOTTSDALE ROAD

(BASIS OF BEARING)
(R&M) N0°00'00"E (M) 1327.18'
(R&M) 732.14'



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	33.53'	45.00'	42°41'15"	S12° 22' 28"W	32.76'
C2	31.50'	45.00'	40°06'03"	S29° 01' 11"E	30.86'
C3	68.44'	45.00'	87°08'24"	N87° 21' 35"E	62.03'
C4	6.38'	20.00'	18°16'15"	S52° 55' 30"W	6.35'
C5	9.74'	20.00'	27°54'57"	S76° 01' 06"W	9.65'

LEGEND

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- SET 1/2" REBAR W/CAP RLS 54333
- GAS VALVE
- GAS MANHOLE
- SEWER CLEANOUT
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- DRY WELL
- STREET LIGHT W/MAST ARM
- ELECTRIC TRANSFORMER
- BOLLARD
- DISABILITY PARKING
- BREAKLINE
- NATURAL GRADE
- PAVEMENT GRADE
- CONCRETE GRADE
- GUTTER
- TOP OF CURB
- CHAIN LINK FENCE
- RIGHT-OF-WAY
- MEASURED
- RECORDED
- M.C.R.
- REGISTERED LAND SURVEYOR
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- CHAIN LINK FENCE
- ASPHALT
- CONCRETE
- SCHEDULE B HEX
- NON-DISABILITY PARKING COUNT
- SPOT GRADE

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ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION
26, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: 2/20/2020 FIELD: RG DRAWN: RG JOB NO.: 200103 SHEET: 10F2