

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 11-187468, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2019 AT 8:00 A.M.

UTILITY NOTE

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL ARIZONA ONE CALL AT (602) 659-7500 BEFORE DIGGING.

DIG TICKET NUMBER: 2019022701084.000

TREE TABLE

Table with columns: TAG, TRUNK, COMMENT, CODE. Rows include DT 24", DT 18", DT 20", DT 20" with corresponding tree details.

INVERT TABLE

Table with columns: SANITARY MANHOLE INVERTS (SSMH), UNKNOWN MANHOLE INVERTS (UMH). Lists SSMH#1, SSMH#2, SSMH#3, SSMH#4 and UMH#1, UMH#2 with their respective elevations and notes.

SCHEDULE "B" ITEMS

- 4. A PLAT RECORDED AS BOOK 5, PAGE 28 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS, AS SHOWN)
5. A PLAT RECORDED AS BOOK 15, PAGE 54 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS, AS SHOWN)
6. AN EASEMENT FOR ROAD OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 5961, PAGE 197 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
7. ALL MATTERS AS SET FORTH IN RIGHT OF WAY CONTRACT, RECORDED AS DOCKET 5961, PAGE 198 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
8. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 7636, PAGE 106 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
9. AN EASEMENT FOR A LINE OR LINES OF POLES OR STEEL TOWERS AND WIRES OR CABLES AND UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 13438, PAGE 36 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
10. AN EASEMENT FOR A LINE OR LINES OF POLES OR STEEL TOWERS AND WIRES OR CABLES AND UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 13438, PAGE 39 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
11. ALL MATTERS AS SET FORTH IN RIGHT OF WAY DEDICATION, RECORDED AS 1984-552051 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
12. ALL MATTERS AS SET FORTH IN RIGHT OF WAY DEDICATION, RECORDED AS 1984-552052 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
13. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 1988-469357 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
14. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 937 OF MAPS, PAGE 34 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
15. AN EASEMENT FOR WATER AND IRRIGATION SYSTEMS, TRAFFIC CONTROL SYSTEMS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 1988-469358 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
16. AN EASEMENT FOR WATER AND IRRIGATION SYSTEMS, TRAFFIC CONTROL SYSTEMS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 1988-492847 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)
17. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 24, 1997 IN 1997-116593, OFFICIAL RECORDS (AFFECTS, TERMINATES EASEMENT IN DOCKET 8448 AT PAGE 817)
18. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 24, 1997 IN 1997-116594, OFFICIAL RECORDS (AFFECTS, TERMINATES EASEMENT IN DOCKET 8448 AT PAGE 817)
19. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2000-744683 OF OFFICIAL RECORDS. (AFFECTS, PLOTTED AND SHOWN)
26. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY SWC SHEA & 114TH STREET AS RECORDED IN BOOK 1433 OF MAPS, PAGE 11. (AFFECTS, AS SHOWN)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
THE SOUTH 428.10 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 25 FEET THEREOF; AND ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED LAND AS DESCRIBED AS PARCEL A AND PARCEL B:
PARCEL A:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 1319.57 FEET (R); THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 286.00 FEET TO THE TRUE POINT OF BEGINNING.
THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 429.01 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 107.13 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 179.54 (R); NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 178.63 FEET (M); THENCE SOUTH 80 DEGREES 08 MINUTES 24 SECONDS WEST (R), SOUTH 80 DEGREES 09 MINUTES 14 SECONDS WEST (M), A DISTANCE OF 12.00 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (M), A DISTANCE OF 40.00 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST (R), NORTH 80 DEGREES 09 MINUTES 14 SECONDS EAST (M), A DISTANCE OF 12.00 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 819.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (R), NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (M), A DISTANCE OF 2987.97 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 45 SECONDS, A DISTANCE OF 107.56 (R), 02 DEGREES 03 MINUTES 32 SECONDS (M), A DISTANCE OF 107.13 FEET (M); THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (R), SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST (M), ALONG A LINE PARALLEL WITH AND 286.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 34 MINUTES 33 SECONDS, A DISTANCE OF 2981.15 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET (R), 02 DEGREES 03 MINUTES 45 SECONDS, A DISTANCE OF 107.56 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 87 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 811.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS (R&M), A DISTANCE OF 98.21 FEET (R), 99.17 (M); THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46 SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
THE NORTH 286 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 25 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN 88-469357, OFFICIAL RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALSO BEING THE MONUMENT LINE INTERSECTION OF SHEA BOULEVARD AND 114TH STREET; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 95.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, THENCE WESTERLY ALONG SAID LINE TO A POINT ON A LINE LYING 55.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE DEFLECTING 45 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT FROM PREVIOUS COURSE, 42.4 FEET, MORE OR LESS, TO A POINT ON AFOREMENTIONED LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27; THENCE EASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 1319.57 FEET (R), 1319.59 FEET (M). THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (R), NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.12 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 179.54 (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 178.63 FEET (M); THENCE SOUTH 80 DEGREES 08 MINUTES 24 SECONDS WEST (R), SOUTH 80 DEGREES 09 MINUTES 14 SECONDS WEST (M), A DISTANCE OF 12.00 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (M), A DISTANCE OF 40.00 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST (R), NORTH 80 DEGREES 09 MINUTES 14 SECONDS EAST (M), A DISTANCE OF 12.00 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 819.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS, A DISTANCE OF 99.17 FEET (R), 98.21 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (R), NORTH 86 DEGREES 31 MINUTES 04 SECONDS EAST (M), A DISTANCE OF 2987.97 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 45 SECONDS, A DISTANCE OF 107.56 (R), 02 DEGREES 03 MINUTES 32 SECONDS (M), A DISTANCE OF 107.13 FEET (M); THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (R), SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST (M), ALONG A LINE PARALLEL WITH AND 286.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 34 MINUTES 33 SECONDS, A DISTANCE OF 2981.15 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 32 SECONDS, A DISTANCE OF 107.13 FEET (R), 02 DEGREES 03 MINUTES 45 SECONDS, A DISTANCE OF 107.56 FEET (M) TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 87 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 811.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 17 SECONDS (R&M), A DISTANCE OF 98.21 FEET (R), 99.17 (M); THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46 SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

STATEMENT OF ENCROACHMENTS

WALL APPEARS TO ENCRUCH OVER THE BOUNDARY IN TWO LOCATIONS BY AS MUCH AS 10.28".

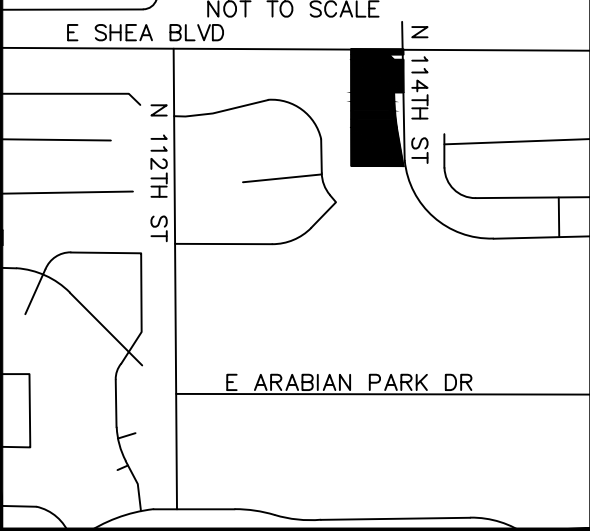
FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X SHADED" ON FLOOD INSURANCE RATE MAP NUMBER 04013C178L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND AREA

127452 SQ.FT. ±
2.926 ACRES ±

VICINITY MAP



PARKING STALLS

STANDARD PARKING: 0
HANDICAPPED PARKING: 0
TOTAL PARKING: 0

SITE PICTURE



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE OF SECTION 27-TOWNSHIP 3 NORTH-RANGE 5 EAST, WHICH BEARS N89°53'00"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83. LATITUDE = 33°34'51.663716" LONGITUDE = 111°50'07.786040" CONVERGENCE ANGLE = 00°02'41.62817"

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST CORNER OF 114TH & EAST SHEA BOULEVARD

MARICOPA COUNTY SCOTTSDALE, AZ

GENERAL NOTES

- 1. THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND CALIFORNIA ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL CALIFORNIA ONE CALL AT 811 OR 1-800-642-2444 BEFORE DIGGING. NO UTILITY LINES WERE MARKED AT THE TIME OF THE SURVEY. UTILITY MAPS HAVE BEEN REQUESTED AND THE SURVEYOR WILL UPDATE UPON RECEPTION.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY ADJUTS E SHEA BOULEVARD AND N 114TH STREET. NO CURB CUTS TO ALLOW ACCESS TO THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THE ALTA SURVEY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
13. ALL APPURTENANT EASEMENTS PROVIDED TO THE SURVEYOR ARE PLOTTED AND SHOWN HEREON.
14. DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009931

Table with columns: DATE, REVISION HISTORY, CLIENT COMMENTS. Includes dates 6/20/19 and 8/7/19.

SURVEYOR'S CERTIFICATE

TO: KCI 114 INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY; ESSEL ENVIRONMENTAL ENGINEERING & CONSULTING; FIRST AMERICAN TITLE INSURANCE COMPANY; A/E;

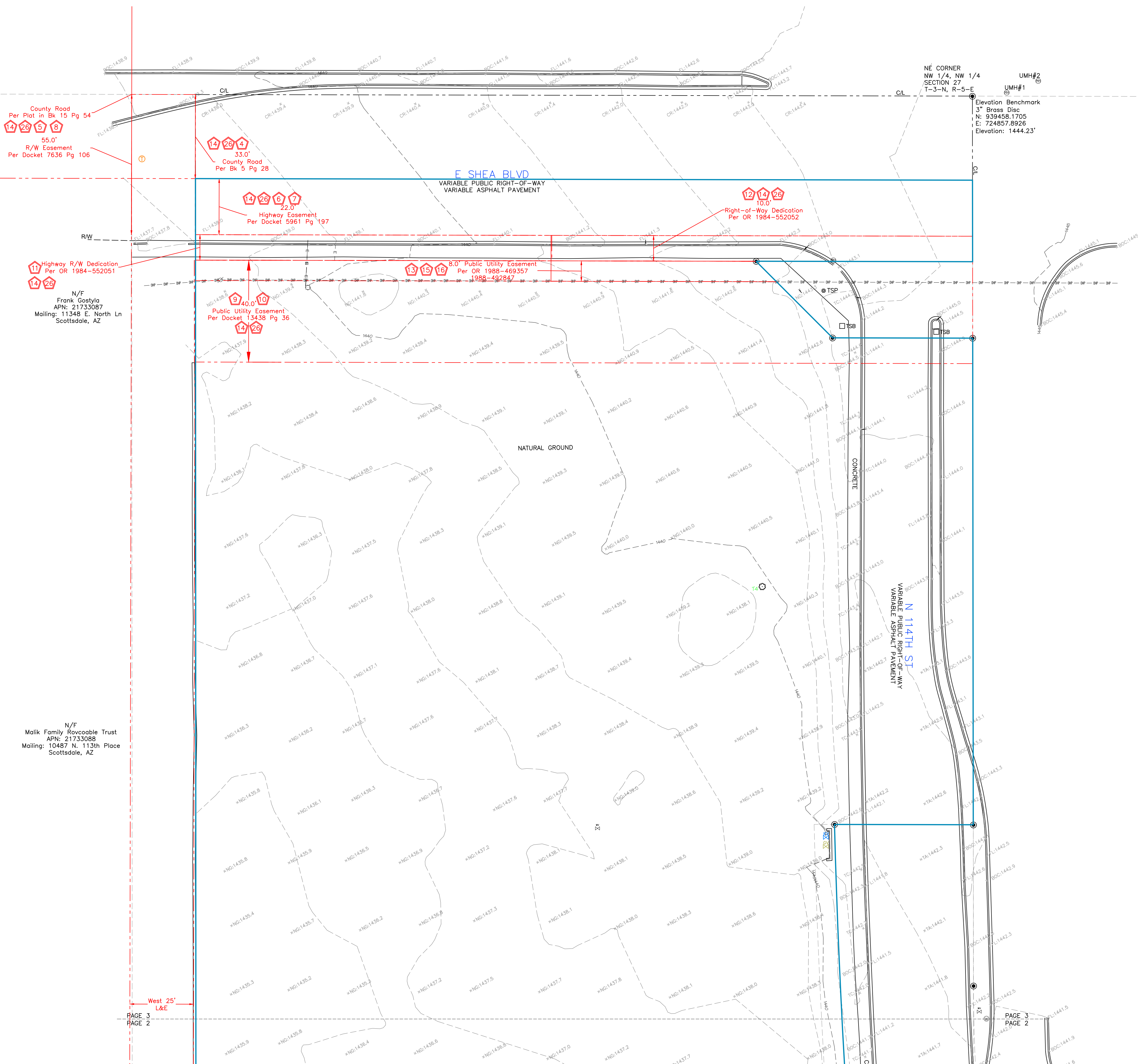
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ALTA/TOPO TABLE A ITEMS: 1, 2, 3, 4, 5, 7A, 7B1, 7B2, 8, 9, 11, 13, 16, 17, 18, 19, 20, 21A-D LOCATE THEREOF. THIS FIELD WORK WAS COMPLETED ON MARCH 8, 2019. DATE OF PLAT OR MAP: FEBRUARY 24, 2020



SURVEYED BY: BLEW & ASSOCIATES, P.A. 8925 N. SHILOH DRIVE FAYETTEVILLE, AR 72703 479-443-4506 SURVEY@BLEWINC.COM

REGISTERED SURVEYOR: BUCKLEY D. BLEW PROFESSIONAL LAND SURVEYOR NO.: 59542 STATE OF ARIZONA





County Road  
Per Plot in Bk 15 Pg 54  
55.0'  
R/W Easement  
Per Docket 7636 Pg 106

County Road  
Per Bk 5 Pg 28  
33.0'  
Highway Easement  
Per Docket 5961 Pg 197

Highway R/W Dedication  
Per OR 1984-552051  
N/F  
Frank Costylo  
APN: 21733087  
Mailing: 11348 E. North Ln  
Scottsdale, AZ

Public Utility Easement  
Per Docket 13438 Pg 36  
8.0'

8.0' Public Utility Easement  
Per OR 1988-469357  
1988-492847

Right-of-Way Dedication  
Per OR 1984-552052  
10.0'

NE CORNER  
NW 1/4, NW 1/4  
SECTION 27  
T-3-N, R-5-E  
UMH#1  
Elevation Benchmark  
3" Brass Disc  
N: 939458.1705  
E: 724857.8926  
Elevation: 1444.23'

N/F  
Malik Family Revocable Trust  
APN: 21733088  
Mailing: 10487 N. 113th Place  
Scottsdale, AZ

Legend of Symbols & Abbreviations	
<b>SURVEY FEATURES</b>	<b>SURVEYING SYMBOLS</b>
--- BOUNDARY LINE	○ SET/FOUND MONUMENT
- - - ADJACENT PROPERTY LINE (NTS)	AS NOTED
- - - CENTERLINE	○ N/F NOW OR FORMERLY
- - - RIGHT-OF-WAY	C/L CENTERLINE OF ROAD
- - - GUARDRAIL	W/ RIGHT-OF-WAY
	M/ MEASURED/CALCULATED DIMENSION
	R/ RECORDED DIMENSION
	OR OFFICIAL RECORD
	LAE LESS AND EXCEPT
<b>EASEMENTS</b>	<b>UTILITY SYMBOLS</b>
- - - INGRESS & EGRESS EASEMENT	○ SANITARY SEWER
- - - BUILDING SET BACK	○ TV MANHOLE
- - - UTILITY EASEMENT	○ POWER POLE
	○ WATER VALVE
	○ IRRIGATION CONTROL VALVE
	○ ELECTRICAL BOX
	○ WATER METER
	○ GAS VALVE
	○ MANHOLE
<b>UTILITY LINES</b>	<b>TOPOGRAPHIC ABBREVIATIONS</b>
--- OVERHEAD POWER LINE	EA: EDGE OF ASPHALT
--- SEWER LINE	ET: TOP OF ASPHALT
	EC: EDGE OF CONCRETE
	EB: BOTTOM OF OBJECT
	TC: TOP OF CONCRETE
	FL: FLOW LINE
	CR: CROWN OF ROAD
	TB: TOP OF BANK
	BB: BOTTOM OF BANK

DATE	REVISION HISTORY	BY
6/20/19 <td>CLIENT COMMENTS <td>CH </td></td>	CLIENT COMMENTS <td>CH </td>	CH
8/7/19 <td>CLIENT COMMENTS <td>CH </td></td>	CLIENT COMMENTS <td>CH </td>	CH

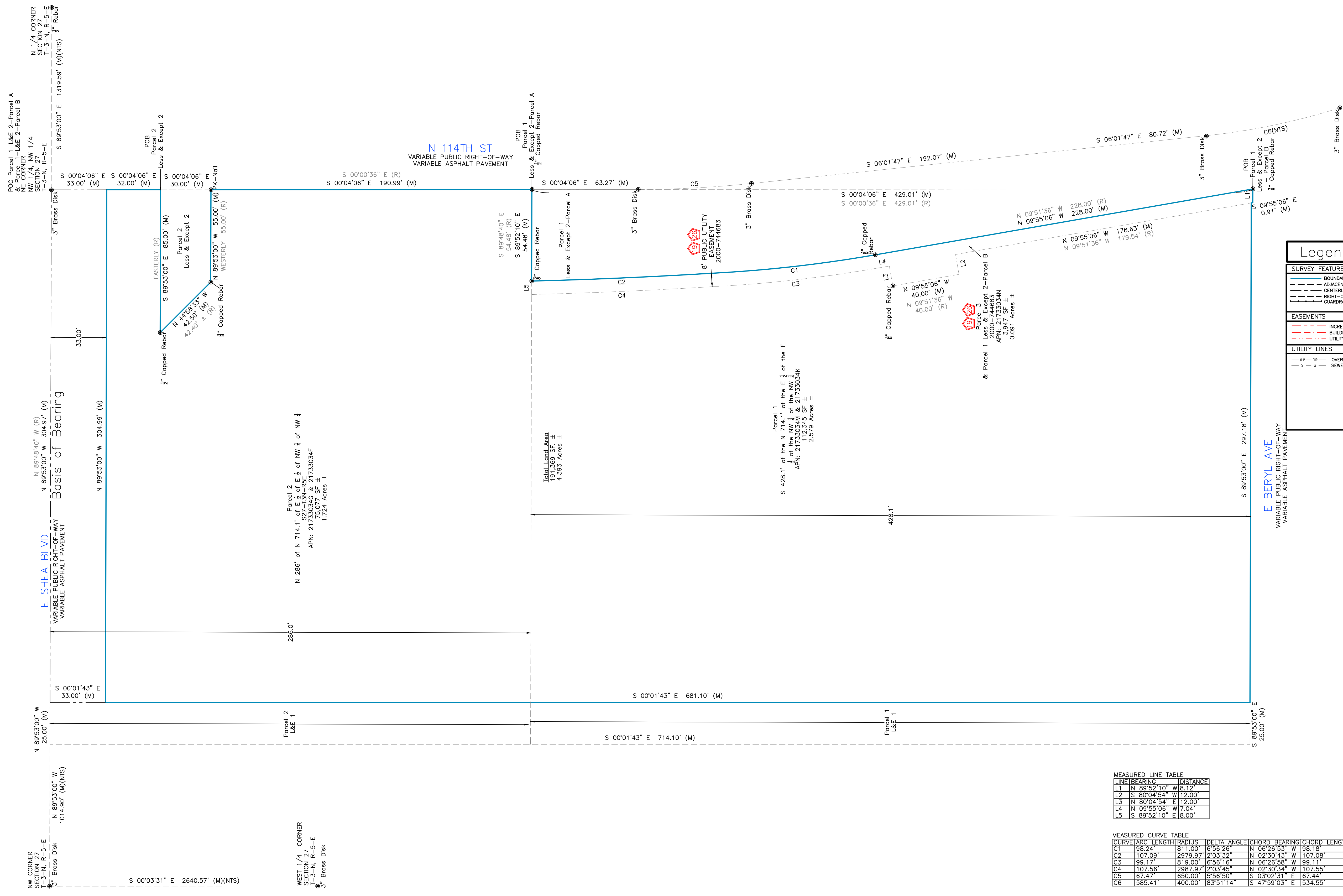
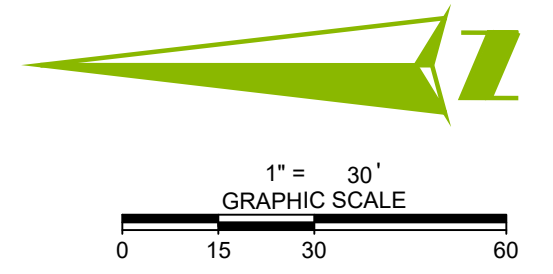
  

JOB NUMBER: 19-772	SCALE: 1" = 20'	DRAWN BY: AO & CH
		APPROVED BY: TP

SURVEYED BY:  
BLEW & ASSOCIATES, P.A.  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
479-443-4506  
SURVEY@BLEWINC.COM

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### Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEYING SYMBOLS
--- BOUNDARY LINE	⊙ SET/FOUND MONUMENT AS NOTED
- - - ADJACENT PROPERTY LINE (NTS)	⊙ TREE
— CENTERLINE	N/F NOW OR FORMERLY
- - - RIGHT-OF-WAY	C/A CENTERLINE OF ROAD
- - - GUARDRAIL	R/W RIGHT-OF-WAY
	(M) MEASURED/CALCULATED DIMENSION
	(R) RECORDED DIMENSION
	(O) OR OFFICIAL RECORD
	(L) LIKE LESS AND EXCEPT
EASEMENTS	UTILITY SYMBOLS
- - - INGRESS & EGRESS EASEMENT	⊙ SANITARY SEWER
- - - BUILDING SET BACK	⊙ TV MANHOLE
- - - UTILITY EASEMENT	⊙ POWER POLE
	⊙ WATER VALVE
UTILITY LINES	UTILITY SYMBOLS
- - - OVERHEAD POWER LINE	⊙ @ TSP TRAFFIC SIGNAL POLE
- - - SEWER LINE	⊙ TSB TRAFFIC SIGNAL BOX
	⊙ IRRIGATION CONTROL VALVE
	⊙ ELECTRICAL BOX
	⊙ WATER METER
	⊙ GAS VALVE
	⊙ MANHOLE
TOPOGRAPHIC ABBREVIATIONS	
EA: EDGE OF ASPHALT TOP: TOP OF OBJECT	CR: CROWN OF ROAD
FB: EDGE OF CONCRETE BOT: BOTTOM OF OBJECT	
TA: TOP OF ASPHALT BOT: BACK OF CURB	
TD: TOP OF CONCRETE FLY: FLOW LINE	TB: TOP OF BANK
TE: TOP OF GRAVEL	BB: BOTTOM OF BANK

MEASURED LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°52'10" W	8.12
L2	S 80°04'54" W	12.00
L3	N 80°04'54" E	12.00
L4	N 09°55'06" W	7.04
L5	S 89°52'10" E	8.00

MEASURED CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.24'	811.00'	6°56'26"	N 06°26'53" W	98.18'
C2	107.13'	2987.97'	2°03'45"	N 02°30'34" W	107.08'
C3	99.17'	819.00'	6°56'16"	N 06°26'58" W	99.11'
C4	107.56'	2987.97'	2°03'45"	N 02°30'34" W	107.55'
C5	67.47'	650.00'	15°56'50"	S 03°02'31" E	67.44'
C6	585.41'	400.00'	83°51'14"	S 47°59'03" E	534.55'

RECORD CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.21'	811.00'	6°56'17"	N/A	N/A
C2	107.13'	2981.15'	2°03'32"	N/A	N/A
C3	99.17'	819.00'	6°56'17"	N/A	N/A
C4	107.56'	2987.97'	2°03'45"	N/A	N/A
C5	67.47'	650.00'	15°56'50"	N/A	N/A
C6	585.41'	400.00'	83°51'14"	S 47°59'03" E	534.55'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°48'40" W	8.12
L2	S 80°04'24" W	12.00
L3	N 80°08'24" E	12.00
L4	N 09°51'36" W	7.05
L5	S 89°48'40" E	8.00

SURVEYED BY:  
BLEW & ASSOCIATES, P.A.  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
479-443-4506  
SURVEY@BLEWINC.COM

DATE	REVISION HISTORY	BY	JOB NUMBER:
6/20/19 <td>CLIENT COMMENTS <td>CH <td>19-772 </td></td></td>	CLIENT COMMENTS <td>CH <td>19-772 </td></td>	CH <td>19-772 </td>	19-772
8/7/19 <td>CLIENT COMMENTS <td>CH <td>SCALE: 1" = 30'</td> </td></td>	CLIENT COMMENTS <td>CH <td>SCALE: 1" = 30'</td> </td>	CH <td>SCALE: 1" = 30'</td>	SCALE: 1" = 30'
			DRAWN BY: AO & CH
			APPROVED BY: TP