

# ALTA/NSPS LAND TITLE SURVEY

A PART OF TRACT K, STATE PLAT NO. 46 CORE NORTH, BOOK 460 OF MAPS, PAGE 34, MCR  
AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## SCHEDULE B - EXCEPTIONS

### 1 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DEVELOPMENT AGREEMENT  
RECORDING DATE: NOVEMBER 22, 2002  
RECORDING NO.: 2002-1240137  
FIRST AMENDMENT  
RECORDING DATE: NOVEMBER 7, 2011  
RECORDING NO.: 20110923510  
SECOND AMENDMENT  
RECORDING DATE: FEBRUARY 21, 2017  
RECORDING NO.: 20170123362  
THIRD AMENDMENT  
RECORDING DATE: JUNE 15, 2018  
RECORDING NO.: 20180456551  
FIRST AMENDMENT OF THIRD AMENDMENT  
RECORDING DATE: DECEMBER 14, 2018  
RECORDING NO.: 20180917804

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
(AFFECTS SITE, BLANKET IN NATURE)

### 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: RIGHT OF WAY  
RECORDING NO.: 20050170020  
(AFFECTS SITE, MAPPED HEREON AND BLANKET IN NATURE) (SAME DOC AS SCHEDULE B 5)

3 INTENTIONALLY OMITTED

4 INTENTIONALLY OMITTED

### 5 PERPETUAL RIGHT OF WAY NO. 16-107671 DATED NOVEMBER 19, 2004 TO THE CITY OF SCOTTSDALE FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, DRAINAGE EASEMENTS AND SLOPE EASEMENTS ON FILE WITH THE ARIZONA STATE LAND DEPARTMENT. (AFFECTS SITE, MAPPED HEREON AND BLANKET IN NATURE) (SAME DOC AS SCHEDULE B 2)

### 6 RIGHT OF WAY NO. 18-85310 DATED FEBRUARY 04, 2013 TO THE CITY OF SCOTTSDALE FOR AN UNDERGROUND 16 INCH WATER DISTRIBUTION PIPELINE, TO EXPIRE FEBRUARY 03, 2023. (AFFECTS SITE, MAPPED HEREON AND BLANKET IN NATURE)

### 7 TEMPORARY RIGHT OF ENTRY NO. 29-121009 DATED OCTOBER 07, 2019 FOR ACCESS TO CITY OF SCOTTSDALE DRAINAGE AND SEWER PROJECTS FOR CONSTRUCTION PURPOSES; EXTENSION OF TERMS TO OCTOBER 06, 2022. (UNABLE TO MAP. NO DOCUMENT PROVIDED NOR LOCATED)

### 8 RIGHT OF WAY NO. 18-105219 DATED JULY 13, 2020 TO ARIZONA PUBLIC SERVICE COMPANY FOR AN UNDERGROUND 12KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE JULY 12, 2030. (AFFECTS SITE, BLANKET IN NATURE, UNABLE TO MAP AS THERE IS NO LEGAL DESCRIPTION, ONLY A VISUAL DEPICTION AS DETAILED IN EXHIBIT A WITHIN THIS DOCUMENT)

9 PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022.

10 RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.

11 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

12 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.

13 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.

## PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF TRACT K OF STATE PLAT NO. 46 CORE NORTH, ACCORDING TO BOOK 460 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST AND A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 25, BEARS NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 2641.18 FEET;

THENCE UPON AND WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 228.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE LOOP 101-PIMA FREEWAY AS SHOWN ON THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) RIGHT OF WAY PLAN RBM-600-1-703 AND BEING A POINT ON THE WEST LINE OF THE AFORESAID TRACT K;

THENCE DEPARTING SAID WEST LINE, UPON AND WITH SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.00 FEET TO THE PROPOSED EAST RIGHT OF WAY LINE OF HAYDEN ROAD AND THE POINT OF BEGINNING:

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, UPON AND WITH SAID PROPOSED RIGHT OF WAY LINE, NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 533.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2235.00 FEET;

THENCE UPON AND WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 08 SECONDS, AN ARC LENGTH OF 577.40 FEET;

THENCE DEPARTING THE AFORESAID PROPOSED RIGHT OF WAY LINE, SOUTH 76 DEGREES 49 MINUTES 33 SECONDS EAST, A DISTANCE OF 1989.41 FEET TO AN EASTERLY LINE OF THE AFORESAID TRACT K;

THENCE UPON AND WITH SAID EASTERLY LINE, SOUTH 24 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 334.69 FEET TO THE WEST RIGHT OF WAY LINE OF PARCEL A OF ARIZONA STATE LAND DEPARTMENT (ASLD) DOCUMENT NO. 16-119942;

THENCE UPON AND WITH SAID WEST RIGHT OF WAY LINE, SOUTH 46 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 491.16 FEET;

THENCE SOUTH 24 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 483.76 FEET TO THE NORTHEAST CORNER OF THE LIFT STATION EASEMENT PER ASLD DOCUMENT NO. 16-119943;

THENCE DEPARTING THE AFORESAID WEST RIGHT OF WAY LINE, UPON AND WITH THE NORTH LINE OF SAID LIFT STATION, NORTH 72 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 112.82 FEET TO THE NORTHWEST CORNER OF SAID LIFT STATION:

THENCE UPON AND WITH THE WEST LINE OF SAID LIFT STATION, SOUTH 17 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LIFT STATION AND ALSO BEING A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF THE LOOP 101-PIMA FREEWAY;

THENCE DEPARTING SAID LIFT STATION, UPON AND WITH SAID NORTH RIGHT OF WAY LINE, NORTH 72 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 1206.58 FEET;

THENCE CONTINUING UPON SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 132.64 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

## BENCHMARK AND BASIS OF BEARINGS

1 COORDINATES WERE VERIFIED IN THE FIELD USING REAL TIME KINEMATIC GPS OBSERVATIONS RELATIVE TO PUBLISHED CONTROL POINTS.

2 SURVEYED DURING THE MONTH OF NOVEMBER 2021.

3 CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROLS IN THE FIELD PRIOR TO CONSTRUCTION.

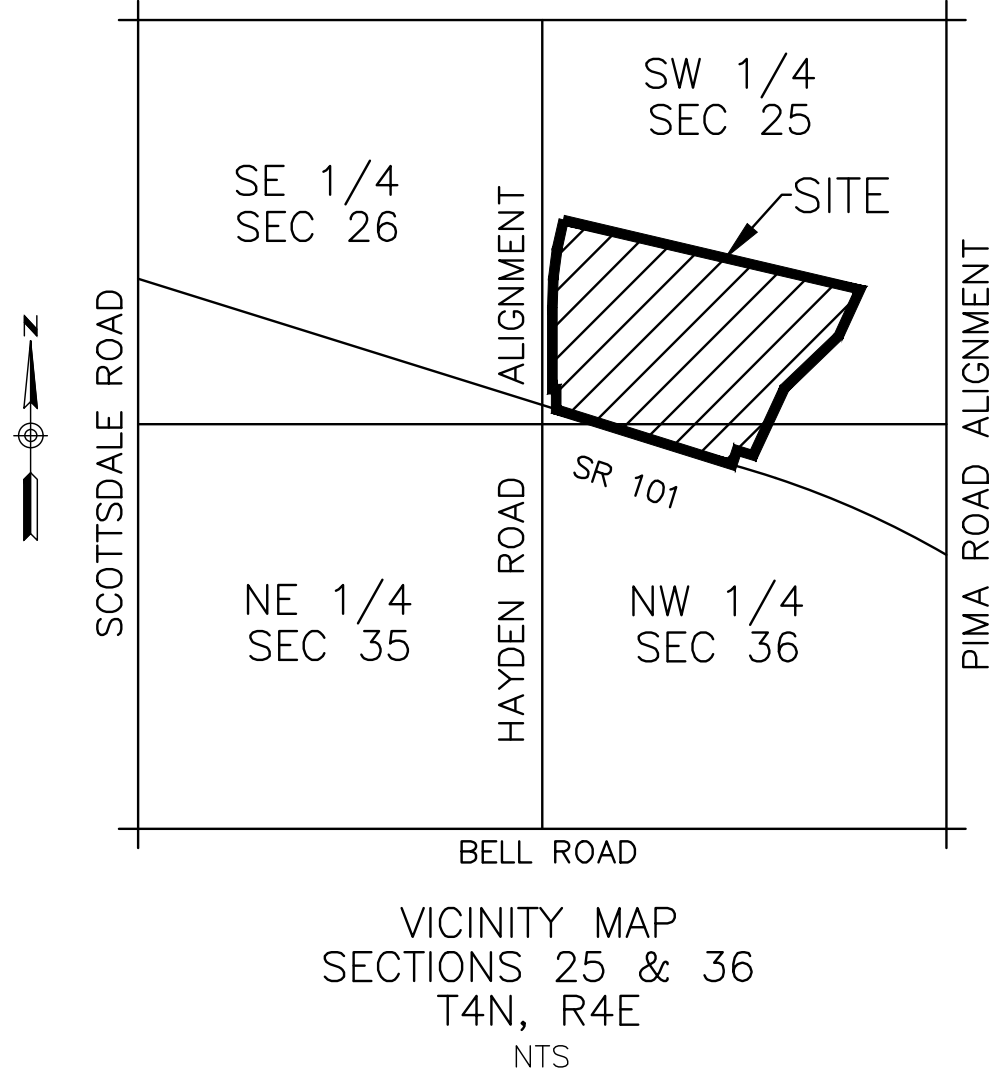
4 PROJECT METADATA:  
UNITS:  
COORDINATES, DISTANCES AND ELEVATIONS ARE SHOWN IN INTERNATIONAL FEET.

HORIZONTAL DATUM (BASIS OF BEARINGS):  
CITY OF SCOTTSDALE DATUM

VERTICAL DATUM:  
NAVD '88 (GDACS)

PROJECT BENCHMARK:  
POINT NUMBER 58  
FOUND GDACS PUBLISHED BENCHMARK DESCRIBED AS:  
#43038-1 GLO BC ON PIPE AT THE WEST ¼ CORNER OF SECTION 26 T4N R4E G&SRM.  
GROUND NORTHING = 968545.852  
GROUND EASTING = 702640.246  
PUBLISHED ELEVATION = 1652.03

5 THE COORDINATES PRESENTED ARE SHOWN TO THREE DECIMAL PLACES FOR CALCULATION PURPOSES AND ARE NOT REPRESENTATIVE OF THE PRECISION OF THE SURVEY MEASUREMENTS



## SITE ADDRESS

FULL ADDRESS NOT AVAILABLE AT TIME OF SURVEY  
SCOTTSDALE, AZ 85255

## REFERENCE DOCUMENTS

FINAL PLAT BOOK 460 OF MAPS, PAGE 34  
FINAL PLAT BOOK 352 OF MAPS, PAGE 28  
ADOT R/W PLAN RBM-600-1-703

## GROSS AREA

2,097,072 SQUARE FEET OR 48.412 ACRES OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

- THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. Z2138713-001-CP-MB2 DATED APRIL 4, 2022 AND 3RD AMENDMENT DATED APRIL 11, 2022.
- ALL DISTANCES SHOWN HEREON ARE MEASURED VALUES AT GROUND UNLESS OTHERWISE NOTED WITH A RECORD DISTANCE.
- UTILITIES SHOWN ARE BASED ON OBSERVABLE EVIDENCE ALONG WITH AVAILABLE RECORDS. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, EXPOSE OR POTHOLE ANY SUBTERRANEAN UTILITY. OTHER UNDERGROUND UTILITIES MAY EXIST.
- MONUMENTS TO BE SET UPON ACCEPTANCE OF THIS ALTA/NSPS TITLE SURVEY.
- TABLE A ITEM NO. 6(A): THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT OR LETTER AT THE TIME OF THE SURVEY. THE CITY OF SCOTTSDALE ZONING eSERVICE STATES THAT THIS SITE IS ZONED 'PCD'.
- TABLE A ITEM NO. 9: NO PARKING ON SITE.
- TABLE A ITEM NO. 16: NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

## SURVEYOR'S CERTIFICATION

TO: STATE OF ARIZONA;  
FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6(A), 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2021.

JASON P GRAHAM, RLS 47537



## ALTA/NSPS SURVEY

A PART OF SOUTHWEST 1/4- SECTION 25 AND A PART OF  
THE NORTHWEST 1/4 - SECTION 36, TOWNSHIP 4 NORTH,  
RANGE 4 EAST, GILA & SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

PROJECT NO.: 1121151	DATE: MAY 2022	SCALE: AS SHOWN
SURVEYED: OCT 2021	DRAWN: BAR	REVIEWED: CSD
FIELD WORK: ARC		REVIEWED: JPG
REVISIONS:		

SHEET

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OF 2

DIBBLE

7878 N. 16th Street  
Suite 300  
Phoenix, AZ 85020  
P 602.957.1155  
F 602.957.2838  
www.dibblecorp.com



