

# ALTA / NSPS LAND TITLE SURVEY 15210 N. 75TH STREET

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 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 FIDELITY NATIONAL TITLE AGENCY, INC. NO. 55003076-055 DATED MARCH 5, 2021 AT 7:30 A.M., AMENDMENT NO. 1 DATED MARCH 11, 2021.

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 LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL 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 ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, HIGHWAY, OR OTHER PUBLIC OR PRIVATE WAY (75TH STREET) AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

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 REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A", ITEM 11(A), UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR REPORTS PROVIDED BY THE CLIENT. THE SOURCE OF THE UTILITY PLANS AND REPORTS ARE THE OPERATING UTILITY AGENCY RESPONSIBLE FOR THIS JURISDICTION UNLESS OTHERWISE NOTED HEREON.

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.

## REFERENCE DOCUMENTS

PLAT OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 3, BOOK 145 PAGE 28 (R)  
DEED RECORDED DOCUMENT NO. 2021-0281664

## 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 2021.  
\*NOT A SURVEY MATTER.

2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA  
RECORDING NO: BOOK 118 OF DEEDS, PAGE 551  
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.  
\*NOT A SURVEY MATTER.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.  
\*NOT A SURVEY MATTER.

④ 4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 145 OF MAPS, PAGE 28.  
\*GRAPHICALLY PLOTTED HEREON.

5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION, OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING NO: DOCKET 9255, PAGE 230, AMENDED IN  
RECORDING NO: DOCKET 11254, PAGE 402, AMENDED IN  
RECORDING NO: DOCKET 11496, PAGE 653, AMENDED IN  
RECORDING NO: DOCKET 12265, PAGE 1169  
\*BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE LOT SPLIT  
RECORDING NO: 94-529825  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
\*BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

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.  
\*NOT A SURVEY MATTER.

8. 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.  
\*NOT A SURVEY MATTER.

## LEGAL DESCRIPTION

THAT PORTION OF LOT 67, THUNDERBIRD INDUSTRIAL AIRPARK NO. 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 145 OF MAPS, PAGE 28, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 67;

THENCE SOUTH 89 DEGREES 42 MINUTES 16 SECONDS EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 81.49 FEET;

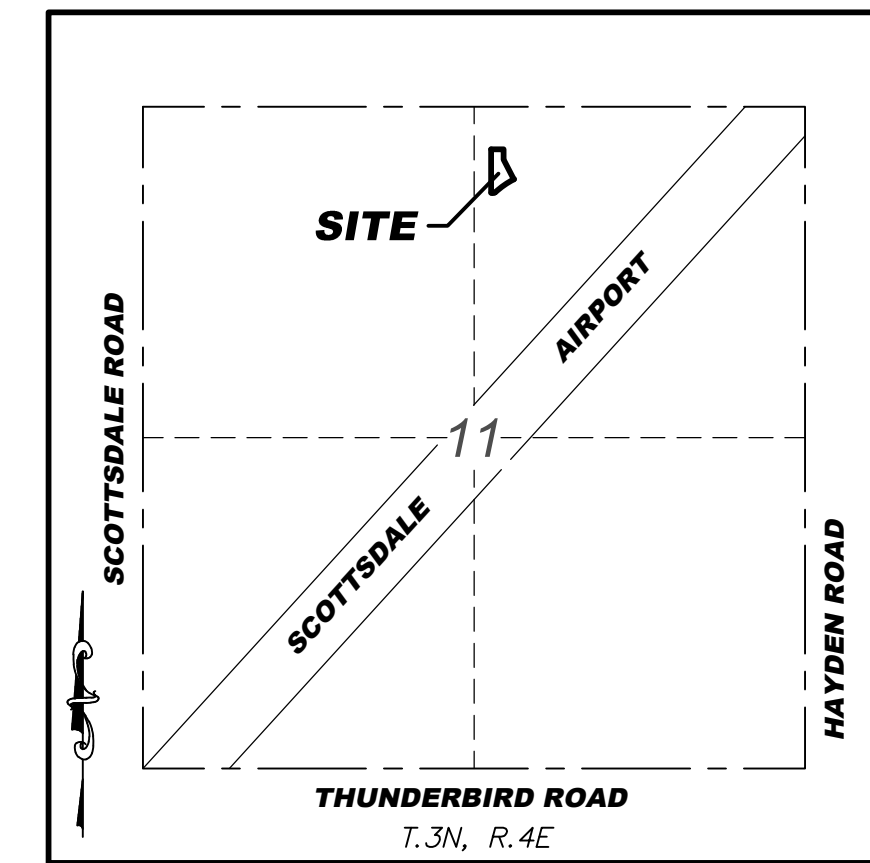
THENCE SOUTH 26 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 178.12 FEET TO THE NORTHWESTERLY LINE OF 75TH STREET, AS SHOWN ON SAID SUBDIVISION PLAT;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 680.00 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 02 SECONDS, A CURVED DISTANCE OF 184.95 FEET TO A POINT OF REVERSE CURVE;

THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 74 DEGREES 24 MINUTES 42 SECONDS A CURVED DISTANCE OF 32.47 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 44 SECONDS, A CURVED DISTANCE OF 32.47 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 348.49 FEET TO THE POINT OF BEGINNING.



VICINITY MAP  
N.T.S.

## AREA

SUBJECT PROPERTY CONTAINS 00,000 SQUARE FEET OR 0.000 ACRES, MORE OR LESS.

## BENCHMARK

FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST G&SRB&M.

ELEVATION = 1475.27' (NAVD '88)

## ADDRESS

15210 N 75TH ST  
SCOTTSDALE, AZ 85260

## PARKING

SUBJECT PROPERTY CONTAINS NO DELINEATED PARKING

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11 AS SHOWN IN BOOK 763, PAGE 38 MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 35 MINUTES 58 SECONDS WEST.

## ZONING

ZONE:I-1 (CITY OF SCOTTSDALE ZONING JURISDICTION)  
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

\*PER 2021 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 #04013C1320L, 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: FIDELITY NATIONAL TITLE AGENCY, INC.; SET JET, LLC, A NEVADA LIMITED LIABILITY COMPANY; FREEFALL, INC., AN ARIZONA CORPORATION.

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, 5, 6(a), 7(a), 8, 11(a), 13, 14, 16 AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED MARCH, 2021

ERIC SOSTROM, RLS NO. 41894  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
ERIC@SIGSURVEYAZ.COM



22425 N. 16TH ST., SUITE 1  
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PHONE: (480) 922-0780  
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WWW.SIGSURVEYAZ.COM

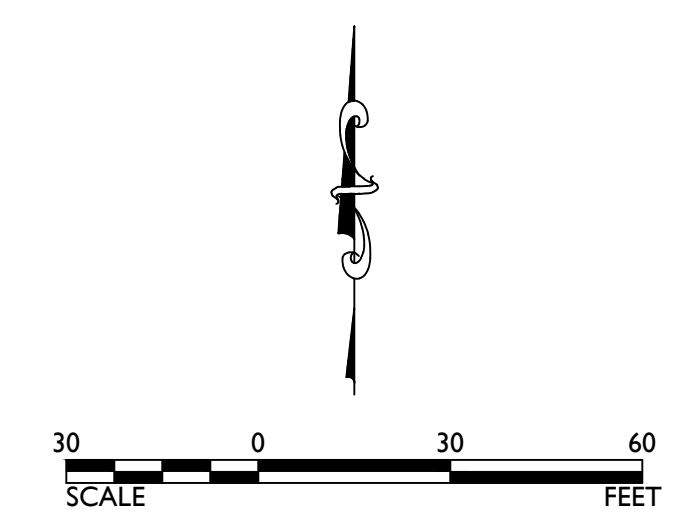
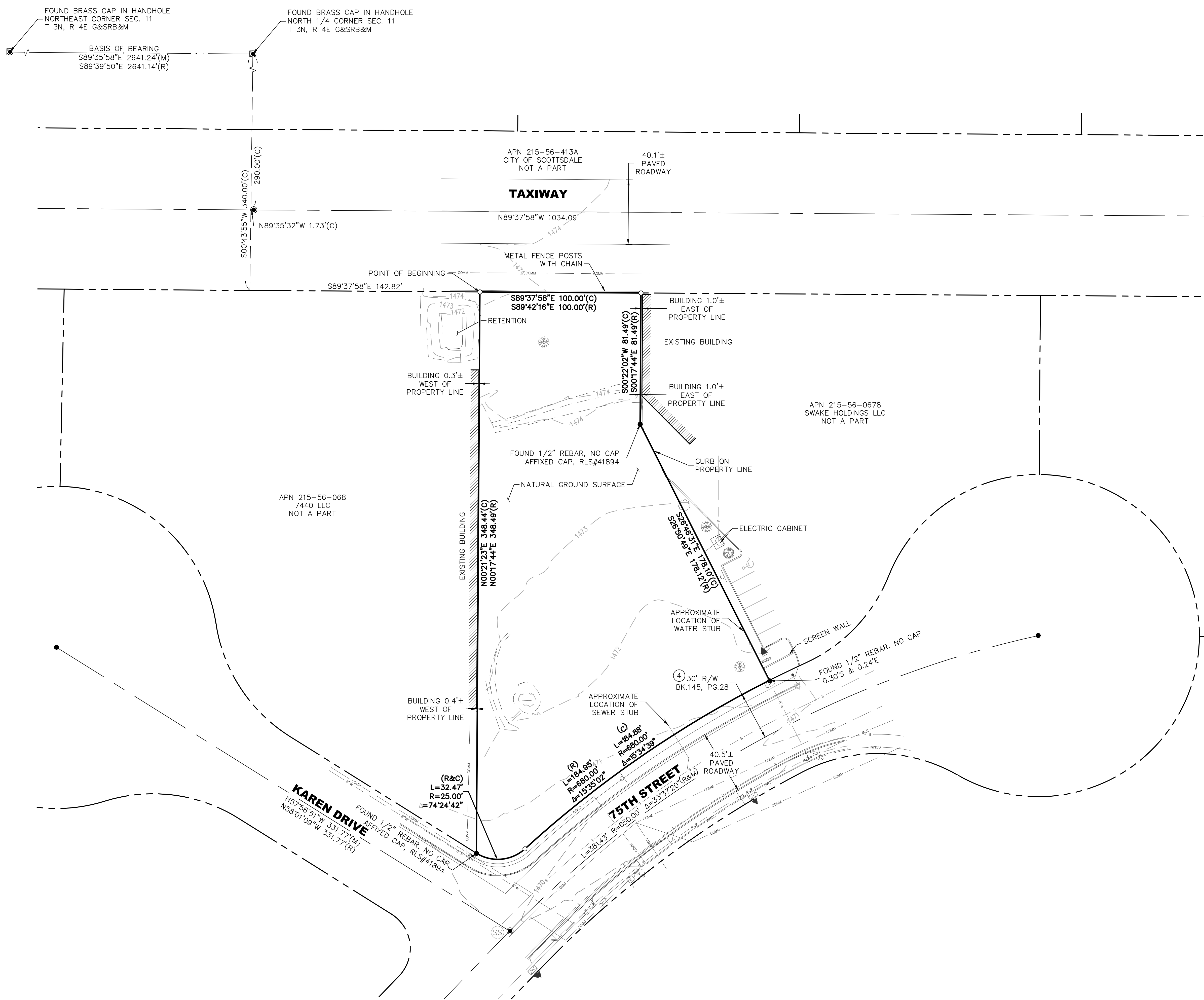
**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

ALTA / NSPS LAND TITLE SURVEY  
15210 N. 75TH STREET  
SCOTTSDALE, ARIZONA

REVISIONS:

△	
△	
△	

DRAWING NAME:  
5885 ALTA  
JOB NO. 5885  
DRAWN: RMH  
CHECKED: ELS  
DATE: 4/5/2021  
SCALE: N.T.S.  
SHEET: 1 OF 2



**LEGEND**

- FOUND 1/2" REBAR
  - SET 1/2" REBAR, RLS#41894
  - ◻ FOUND ALUMINUM CAP HANDHOLE
  - ◻ FOUND BRASS CAP IN HANDHOLE
  - ◻ FOUND BRASS CAP FLUSH
  - AIR RELEASE VALVE
  - WATER CHECK VALVE
  - FIRE HYDRANT
  - SEWER MANHOLE
  - WATER METER
  - WATER VALVE
  - FIRE DEPARTMENT CONNECTION
  - HANDICAP SYMBOL
  - LIGHT POLE W/MAST
  - MESQUITE TREE
  - PALO VERDE TREE
  - SIGN
  - TREE
  - TELEPHONE RISER
  - (R) RECORD DATA PER BK. 145, PG. 28
  - (M) MEASURED DATA PER THIS SURVEY
  - (C) CALCULATED DATA PER THIS SURVEY
- 
- BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - EASEMENT LINE
  - ADJACENT BOUNDARY LINE
  - WATER LINE
  - SEWER LINE
  - COMMUNICATION LINE
  - UNDERGROUND ELECTRIC LINE
  - MAJOR CONTOURS
  - MINOR CONTOURS

22425 N. 16TH ST., SUITE 1  
PHOENIX, ARIZONA 85024  
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WWW.SIGSURVEYAZ.COM

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services

**ALTA / NSPS LAND TITLE SURVEY  
15210 N. 75TH STREET  
SCOTTSDALE, ARIZONA**



REVISIONS:


DRAWING NAME: 5885 ALTA  
JOB NO. 5885  
DRAWN: RMH  
CHECKED: ELS  
DATE: 4/5/2021  
SCALE: 1"=30'  
SHEET: 1 OF 2