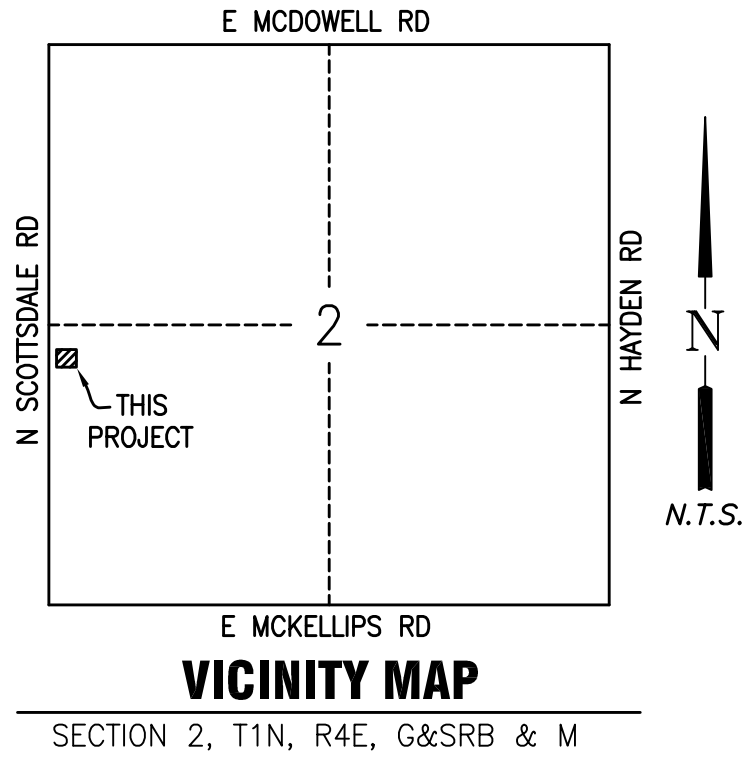


Jan 29, 2021 -- 12:30pm
C:\J05\466 Scottsdale-Roosevelt\J05\SRV\466 Scottsdale & Roosevelt ALTA 2.dwg

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 314 AS DESCRIBED IN BOOK 90 PAGE 41, MCR MARICOPA COUNTY, ARIZONA.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



SCHEDULE B - PART TWO - EXCEPTIONS

8. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS.
9. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
11. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICTS.
12. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:

2020
13. EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION.
PLOTTED AS SHOWN
14. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:
- | | |
|--------------------|------|
| RECORDED IN DOCKET | 3354 |
| PAGE | 567 |
| RECORDED IN DOCKET | 3448 |
| PAGE | 555 |
- NOT PLOTTABLE (RESTRICTIONS AND AMENDMENTS THAT ARE BLANKET IN NATURE BUT DO NOT AFFECT THE SURVEY)**

15. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET	10972
PAGE	1006
PURPOSE	UNDERGROUND PUBLIC UTILITIES

(PARCEL NO. 1)
PLOTTED AS SHOWN

16. ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT:

RECORDED IN DOCKET	10794
PAGE	885
RECORDED IN DOCKET	12898
PAGE	515
DISTRICT	COUNTY OF MARICOPA

NOT PLOTTABLE (AFFECTS ALL OF THE SUBJECT PROPERTY BUT NOT THE SURVEY)

17. ALL MATTERS SET FORTH IN RESOLUTION NO. 8356 BY THE CITY OF SCOTTSDALE ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

RECORDED IN DOCUMENT NO. 2010-0549775
NOT PLOTTABLE (AFFECTS ALL OF THE SUBJECT PROPERTY BUT NOT THE SURVEY)

18. RIGHTS OF PARTIES IN POSSESSION ON MONTH TO MONTH TENANCY OR UNDER WRITTEN BUT UNRECORDED LEASES.

19. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

LEGAL DESCRIPTION

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

PARCEL NO. 1:
LOT 313, NEW PAPAGO PARKWAY UNIT 10, ACCORDING TO BOOK 90 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOT 314, NEW PAPAGO PARKWAY UNIT 10, ACCORDING TO BOOK 90 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 109.45 FEET THEREOF.

PARCEL NO. 3:
THE SOUTH 109.45 FEET OF LOT 314, NEW PAPAGO PARKWAY UNIT 10, ACCORDING TO BOOK 90 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

FROM A 3" CITY OF TEMPE BRASS CAP IN HAND HOLE, DOWN 0.6', AT THE SOUTHWEST CORNER OF SECTION 2 TOWNSHIP 1 NORTH RANGE 4 EAST BEARING NORTH TO A STONE IN A HAND HOLE, DOWN 0.9', AT THE W 1/4 CORNER OF SECTION 2 TOWNSHIP 1 NORTH RANGE 4 EAST PER "NEW PAPAGO PARKWAY UNIT 10" MCR BK 90 PG 41.

BENCHMARK

MCDOT POINT 12055 -- FOUND STONE IN HAND HOLE AT THE INTERSECTION OF ROOSEVELT ST AND SCOTTSDALE RD DOWN 0.9' MARKED "X" ELEV. 1222.88

APN#

131-47-002E
131-47-002F

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
045012	2235L OCT 16, 2013	E	OCT 16, 2013	X	

ZONE "X" IS DEFINED AS "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 OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

UTILITY TABLE			
UTILITY	PROVIDER	DATE ORDERED	RESULTS
ELECTRIC	SRP	3/5/20	SHOWN ON SURVEY
GAS	SWG	3/5/20	SHOWN ON SURVEY
WATER	CITY OF SCOTTSDALE	3/5/20	SHOWN ON SURVEY
SEWER	CITY OF SCOTTSDALE	3/5/20	SHOWN ON SURVEY
STORM DRAIN	CITY OF SCOTTSDALE	3/5/20	NONE SHOWN
COMMUNICATIONS	CENTURYLINK	3/5/20	NONE SHOWN
COMMUNICATIONS	COX COMMUNICATIONS	3/5/20	SHOWN ON SURVEY

OWNER

NPC PROPERTIES III LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 1;
NPC PROPERTIES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 2;
AND NPC PROPERTIES I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 3
15055 N HAYDEN RD SCOTTSDALE AZ 85260

PARCEL AREA

AREA 709,53 S.F. / 1.628 AC.

NOTES

1. THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN JUNE 2020.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR 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. ADDITIONALLY, AS PER THE 2016 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

REFERENCE DOCUMENTS

R1 BOOK 90 PAGE 41 MCR., NEW PAPAGO PARKWAY UNIT 10

CERTIFICATE OF SURVEY

- TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY
 - NPC PROPERTIES III LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 1; NPC PROPERTIES II LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 2; AND NPC PROPERTIES I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 3
 - FINEMARK NATIONAL BANK & TRUST, ITS SUCCESSORS AND/OR ASSIGNS

FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO.: 71913346-019-CLK
COMMITMENT DATE: MAY 12, 2020 AT 7:30 AM.

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.

FIELD WORK COMPLETED IN JUNE 17, 2020
DATE OF PLAT: JANUARY 29, 2021

MICHAEL J. THOMPSON, RLS25090
HELIX ENGINEERING, LLC
3240 E UNION HILLS DR #113
PHOENIX, AZ 85050
mt@hxeng.com



Helix Engineering, LLC

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(PH) 602-788-2616
www.hxeng.com

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1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	

REVISIONS		
NO.	DATE	
△		
△	.	.
△	.	.

PROJECT NAME

ALTA LAND SURVEY TITLE

PROJECT ADDRESS

911 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA
85257

PROJECT AREA

SCOTTSDALE & ROOSEVELT

HELIX JOB NUMBER

466

SHEET TITLE

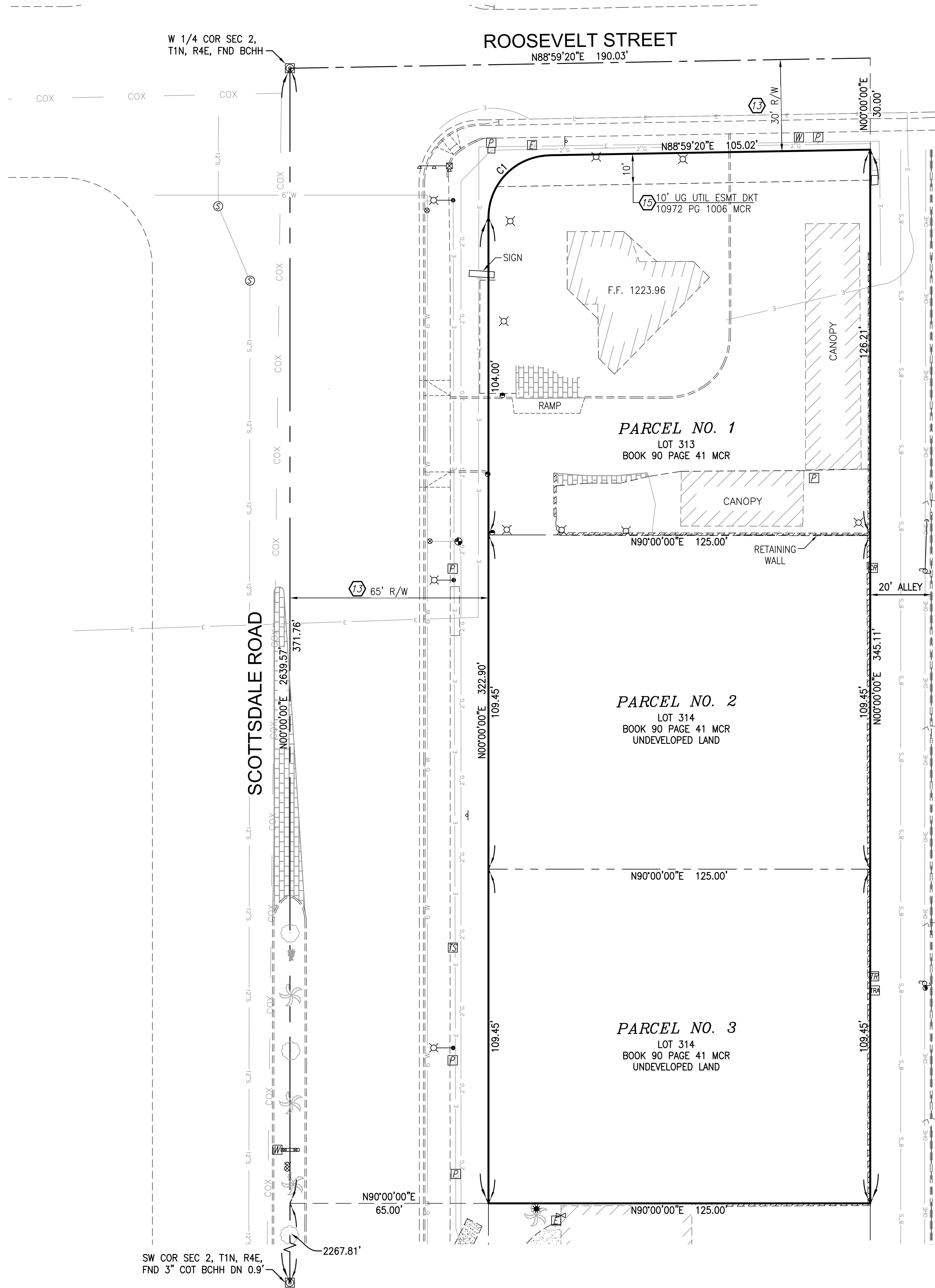
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF SW 1/4 SEC 2
T1N, R4E, G. & S.R.B. & M.

SHEET

COVER

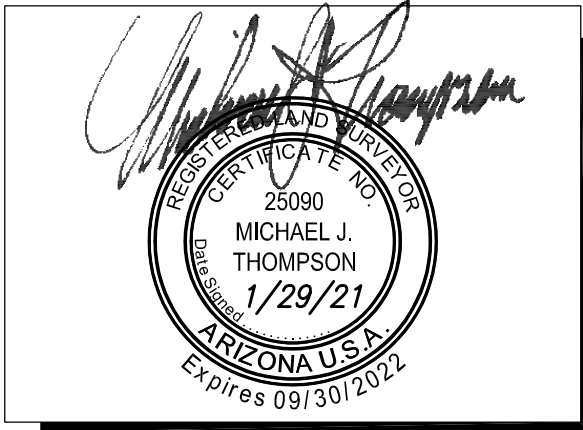
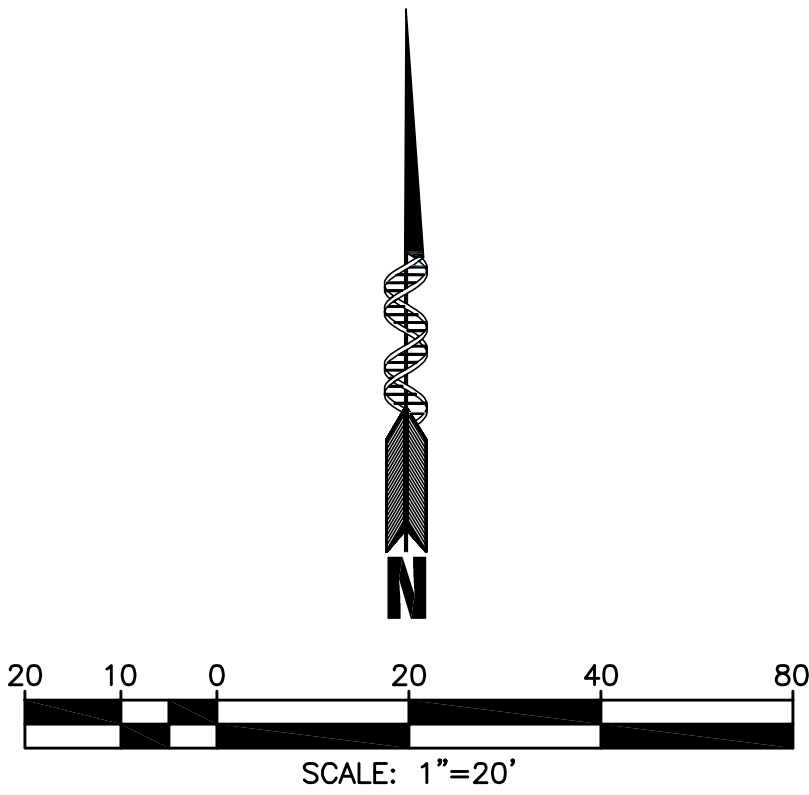
1 OF 2

PLOT SCALE:1 @ 24"x36"; 1:2.2 @ 11"x17"



ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=88^{\circ}59'20''$	20.36'	31.62'

- LEGEND**
- BRASS CAP IN HAND HOLE
BRASS CAP FLUSH
FOUND MONUMENT
SET 1/2" REBAR & TAG "LS25090"
NOTHING FOUND NOTHING SET
UNLESS OTHERWISE NOTED
COMMUNICATIONS MANHOLE
COMMUNICATIONS RISER
CONDUIT
ELECTRIC CABINET
ELECTRIC JUNCTION BOX
ELECTRIC PANEL
ELECTRIC TRANSFORMER
FIBER OPTIC MARKER
GROUND LIGHT
LIGHT POLE
POWER POLE
STEEL POWER POLE
STREET LIGHT
TRAFFIC SIGNAL
TRAFFIC SIGNAL JUNCTION BOX
TRAFFIC SIGNAL W/ MAST ARM
BLUESTAKE GAS
EMERGENCY SHUTOFF
GAS MANHOLE
GAS MARKER
GAS METER
GAS PUMP
GAS VALVE
SEWER CLEANOUT
SEWER MANHOLE
DRAIN INLET
DRY WELL
INTERCEPTOR MANHOLE
MONITORING WELL
STORM DRAIN MANHOLE
TELEPHONE JUNCTION BOX
TELEPHONE RISER
TELEVISION CABINET
TELEVISION JUNCTION BOX
FIRE DEPARTMENT CONNECTION
HOSE BIB
FIRE HYDRANT
IRRIGATION CONTROL VALVE
WATER BACKFLOW PREVENTER
WATER METER
WATER VALVE
WATER BLOW-OFF VALVE
ACCESSIBLE SPACE
AIR PUMP
BOLLARD
COLUMN
CURB STOP
FLAGPOLE
MAILBOX
PULL BOX
SIGN
UNDERGROUND VAULT
- APN ASSESSOR'S PARCEL NUMBER
DOC DOCUMENT
ESMT EASEMENT
HWY HIGHWAY
L/S LANDSCAPE
MCR MARICOPA COUNTY RECORDER
PUE PUBLIC UTILITY EASEMENT
RDWY ROADWAY
R/W RIGHT OF WAY
- DECIDUOUS TREE
PALM TREE
PINE TREE
SAGUARO
- BOUNDARY
CENTERLINE
EASEMENT LINE
METAL RAIL FENCE
OHE OVERHEAD ELECTRIC LINE
RIGHT OF WAY LINE
SECTION LINE
STORM DRAIN LINE
WALL
CONCRETE
ASPHALT



Helix Engineering, LLC
Engineering / Surveying / Consulting

3240 E Union Hills
Suite 113
Phoenix AZ 85050
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2		
3		

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DRAWN BY: TDS
CHECKED BY: MJT

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A PORTION OF SW 1/4 SEC 2
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SHEET PAGE