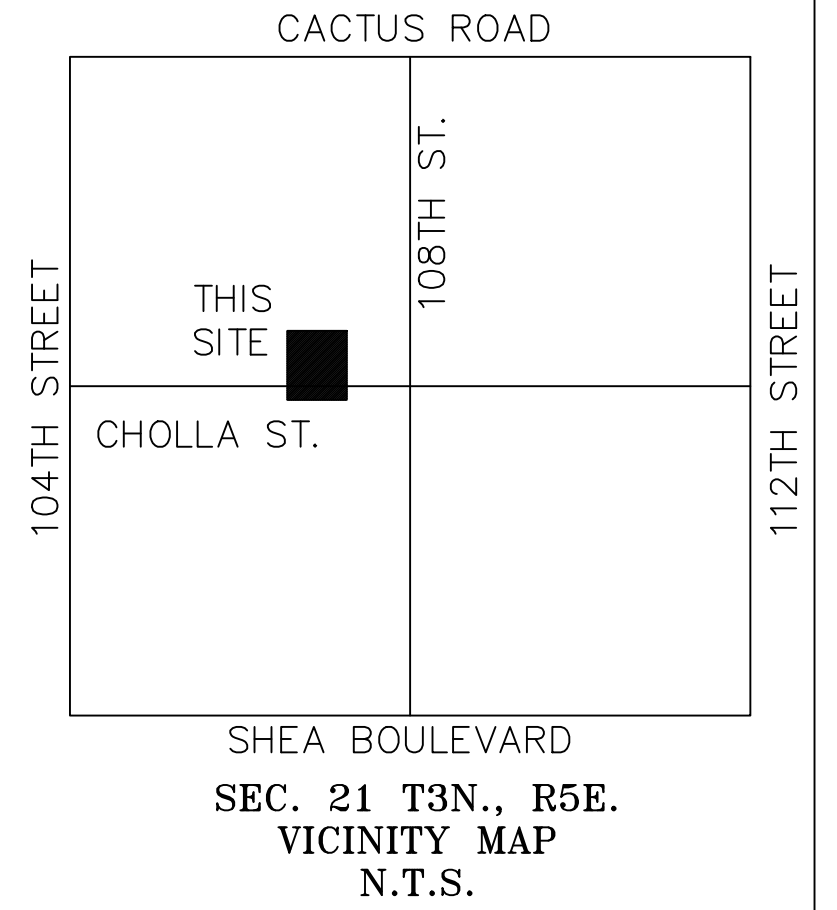


RESULTS OF SURVEY

THE EAST HALF OF LOT 15, MARY KATHERINE ESTATES 68-15 M.C.R.
AND A PORTION OF CHOLLA DRIVE RIGHT-OF-WAY ADJACENT TO LOT 15
AND TRACT F OF PRESTON HILLS UNIT ONE 263-38 M.C.R.
A PART OF THE WEST HALF OF SECTION 21, T3N., R5E.
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BASIS OF BEARING

THE CENTERLINE OF 108TH STREET ACCORDING TO THE FINAL PLAT OF MARY KATHERINE ESTATES RECORDED IN BOOK 68 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS.
THE LINE WHICH BEARS DUE "NORTH"

AREA TABLE

PARCEL 1 CONTAINS 46,267.03 SQ. FT. OR 1.062 ACRES.
PARCEL 2 CONTAINS 5,861.08 SQ. FT. OR 0.135 ACRES.
PARCEL 3 CONTAINS 3,588.89 SQ. FT. OR 0.082 ACRES.

FLOOD ZONE

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X. COMMUNITY NUMBER 045012 MAP NUMBER AND SUFFIX 04013C1780L PANEL NUMBER 1780 EFFECTIVE DATE OF FIRM OCTOBER 16, 2013.

PARCEL# SITE ADDRESS

PARCEL 1
OWNER: AYAZ KHAN
ASSESSORS PARCEL NUMBER: 217-27-015B
SITE ADDRESS: 10634 E. CHOLLA STREET
ZONING: R1-43

PARCEL# SITE ADDRESS

PARCEL 2
OWNER: CITY OF SCOTTSDALE
ASSESSORS PARCEL NUMBER: 217-47-355
SITE ADDRESS: NOT ADDRESSED
ZONING: R1-35

PARCEL# SITE ADDRESS

PARCEL 3
OWNER: CITY OF SCOTTSDALE
CHOLLA STREET RIGHT-OF-WAY

REFERENCE DOCUMENTS:

- 1.) FINAL PLAT OF MARY KATHERINE ESTATES 68-15 M.C.R.
- 2.) FINAL PLAT OF PRESTON HILLS UNIT ONE 263-38 M.C.R.
- 3.) WARRANTY DEED #2012-950981 M.C.R.
- 4.) OLD TITLE REPORT BY SECURITY TITLE AGENCY ISSUED BY CHICAGO TITLE INSURANCE COMPANY EFFECTIVE DATE: SEPTEMBER 18, 2012 AT 7:30 A.M., AMENDMENT NO.: 2. AMENDMENT DATE: SEPTEMBER 26, 2012. FILE NO.: 68120736-068-BR
- 5.) CITY OF SCOTTSDALE QUARTER SECTION MAP: Q.S. MAP: 30-53

SURVEYOR'S STATEMENT:

I, MIKE F. JENNINGS, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF FEBRUARY, 2021 AND THAT THE CONDITIONS AND IMPROVEMENTS ARE ACCURATE AS SHOWN AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED..

3/06/21

MIKE F. JENNINGS R.L.S. #32788 DATED:

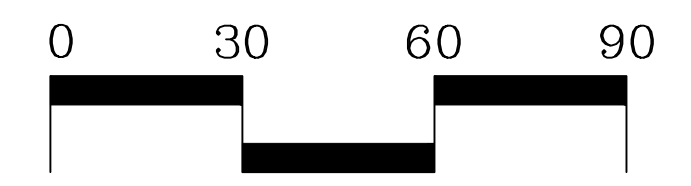
EXTREME LAND SURVEYING, INC.
4022 EAST GREENWAY ROAD STE. 11 #208 • PHOENIX, ARIZONA 85032
PHONE 602.574.6171 • PHONE 208.558.0143
E-MAIL • M3KJENNINGS@GMAIL.COM

DSN: M.J. CKD: M.J.J. DATE: 2/11/21 SCALE: HORIZ: 1"=30' VERT: N.A.	RESULTS OF SURVEY E2 OF LOT 15, MARY KATHERINE ESTATES 68-15 M.C.R. & A PORTION OF CHOLLA DRIVE R.O.W. ADJACENT TO LOT 15 & TRACT F OF PRESTON HILLS UNIT ONE 263-38 M.C.R.	JOB# 6085 SHEET 1 of 2
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LEGEND

- MONUMENT
 - PROPERTY CORNER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ S.C.O. SEWER CLEANOUT
 - ⊙ W.M. WATER METER
 - ⊙ W.V. WATER VALVE
 - ⊙ F.H. FIRE HYDRANT
 - ⊙ H.B. HOSE BIB
 - ⊙ CT.J.B. CABLE TV BOX
 - ⊙ L.L. LIGHT POLE
 - ⊙ E.J.B. ELECTRICAL JUNCTION BOX
 - ⊙ T.R. TELEPHONE BOX
 - ⊙ I.V. IRRIGATION CONTROL VALVE
 - ⊙ TRANSFORMER
 - ⊙ P.P. POWER POLE
 - ↓ GUY WIRE
 - ↑ SIGN
 - ↔ DRIVEWAY ENTRANCE/EXIT
 - ▬ MASONRY WALL
 - ▬ CONCRETE
 - BCF BRASS CAP FLUSH
 - BCHH BRASS CAP HAND HOLE
 - ⊙ MESQUITE TREE
 - ⊙ ARIZONA PINE
 - ⊙ PALO VERDE
 - ⊙ IRONWOOD
 - ⊙ TREE
 - ✱ PALM
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 - ⊙ CITRUS TREE
 - ⊙ SAGUARO CACTUS
 - ⊙ OCOTILLO
 - C=(90.00) SPOT ELEVATION
 - ⊙ ROCK
 - ▬ EDGE DIRT DRIVE
 - ▬ ASPHALT
 - ▬ EDGE OF PAVEMENT
 - ▬ FENCE
 - ▬ PROPERTY LINE
 - ▬ BUILDING
 - ▬ BUILDING OVERHANG
 - ▬ SEWER LINE
 - ▬ WATER LINE
 - 1250 INDEX CONTOUR
 - 1251 INTERMEDIATE CONTOUR
- ABBREVIATIONS:
- | | |
|------------------------|------|
| FINISHED FLOOR | FF |
| TOP OF CURB | TC |
| GUTTER | G |
| PAVEMENT | P |
| SIDEWALK | SW |
| DRIVEWAY | D/W |
| EXISTING/NATURAL GRADE | NG |
| INVERT | IE.- |
| GRATE | GR |
| RIGHT-OF-WAY | ROW |

NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING



SCALE: 1" = 30'

PARCEL 1 LEGAL DESCRIPTION

PER THE TITLE REPORT DATED SEPTEMBER 26, 2012, 2ND AMENDED:

WARRANTY DEED 2012-950981 M.C.R.

THE EAST HALF OF LOT 15, MARY KATHERINE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 68 OF MAPS, PAGE 15.

PARCEL 2 LEGAL DESCRIPTION

FINAL PLAT OF PRESTON HILLS UNIT ONE 263-38 M.C.R.

TRACT "F", PRESTON HILLS UNIT ONE AS RECORDED IN BOOK 263 OF MAPS, PAGE 38, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

PARCEL 3 LEGAL DESCRIPTION

RIGHT-OF-WAY CHOLLA STREET 68-15 M.C.R.

COMMENCING AT THE SOUTHWEST CORNER OF MARY KATHERINE ESTATES SUBDIVISION AS RECORDED IN BOOK 68 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, MARICOPA COUNTY ARIZONA;

SAID COMMENCEMENT POINT BEING A BRASS CAP FLUSH AT THE INTERSECTION OF 106TH STREET AND CHOLLA STREET;

THENCE ALONG CHOLLA STREET S89°52'33"E, 497.73 FEET MEASURED (S89°54'E, 497.25 FEET RECORD) TO THE POINT OF BEGINNING;

THENCE N00°02'02"W, 40.00 FEET MEASURED (N00°00"W, 40.00 FEET RECORD);
THENCE S89°52'33"E, 124.13 FEET MEASURED TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST FROM WHENCE THE RADIUS BEARS S00°11'14"W, 45.00 FEET MEASURED;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°52'52", ARC LENGTH OF 65.88 FEET TO A POINT ON THE CENTERLINE OF CHOLLA STREET;

THENCE ALONG THE CENTERLINE OF CHOLLA STREET N89°52'33"W, 79.07 FEET MEASURED TO THE POINT OF BEGINNING;

SAID PARCEL BEING IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 3,588.89 SQUARE FEET OR 0.082 ACRES

NOTES:

1.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OUTDATED TITLE REPORT. 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. SCHEDULE B SECTION II ITEMS LISTED BELOW:

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR THE VALUE OF RECORDS THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- B. EXCEPTIONS AND EXCLUSIONS FROM COVERAGE WHICH WILL APPEAR IN THE POLICY OR POLICIES TO BE ISSUED AS SET FORTH IN ATTACHMENT ONE ATTACHED.
1. INTENTIONALLY DELETED
 2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2012 TAXES.
 3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION.
 6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, OR SOURCE OF INCOME, 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 1938, PAGE 453

2). THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS, CONDITIONS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY THAT ARE NOT DISCLOSED ON THIS SURVEY, IF ANY.

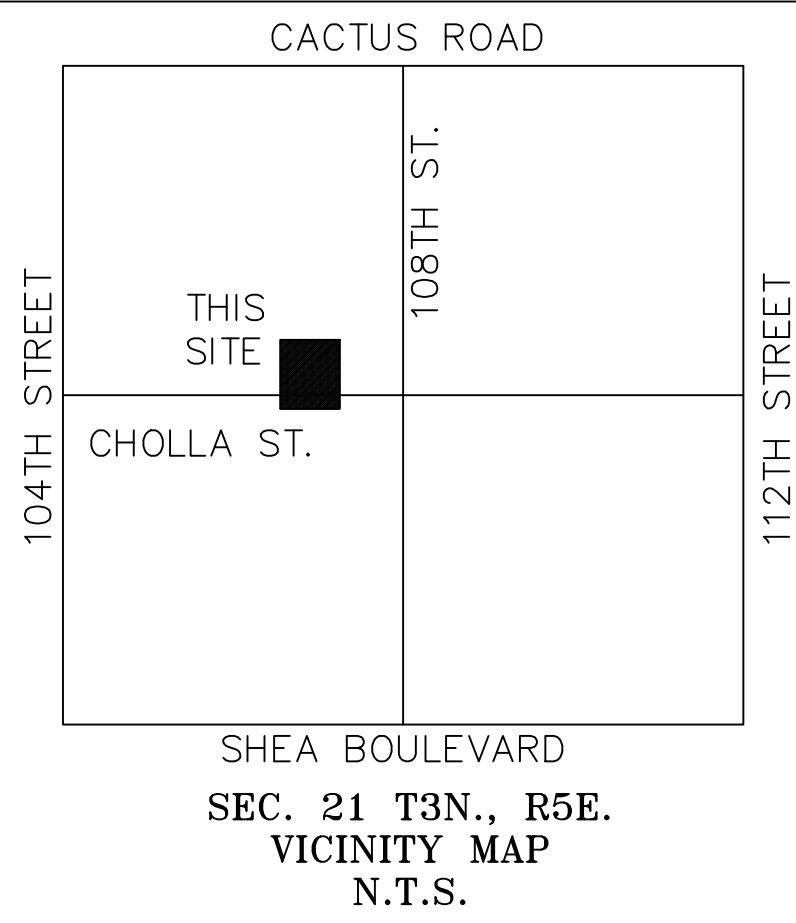
3). LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE TAKEN FROM AVAILABLE RECORDS AND MAY BE APPROXIMATE. THEREFORE, WITHOUT CONDUCTING ADDITIONAL INQUIRY OR INVESTIGATION NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE EITHER IN SERVICE OR ABANDONED, NOR TO THEIR EXACT LOCATION AND DEPTH. PLEASE CALL BLUE STAKE AT 602-263-1100 FOR LOCATION OF ALL UNDERGROUND UTILITIES

4). ALL MEASUREMENTS SHOWN HEREON ARE RECORD AND MEASURED PER THE LEGAL DESCRIPTION AND OR FINAL PLAT OF SAID SUBDIVISION, UNLESS NOTED OTHERWISE.

5). SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF REGISTERED LAND SURVEYOR.

RESULTS OF SURVEY

THE EAST HALF OF LOT 15, MARY KATHERINE ESTATES 68-15 M.C.R.
 AND A PORTION OF CHOLLA DRIVE RIGHT-OF-WAY ADJACENT TO LOT 15
 AND TRACT F OF PRESTON HILLS UNIT ONE 263-38 M.C.R.
 A PART OF THE WEST HALF OF SECTION 21, T3N., R5E.
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



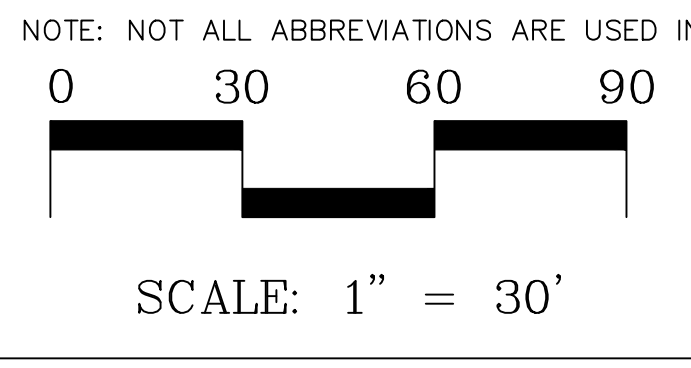
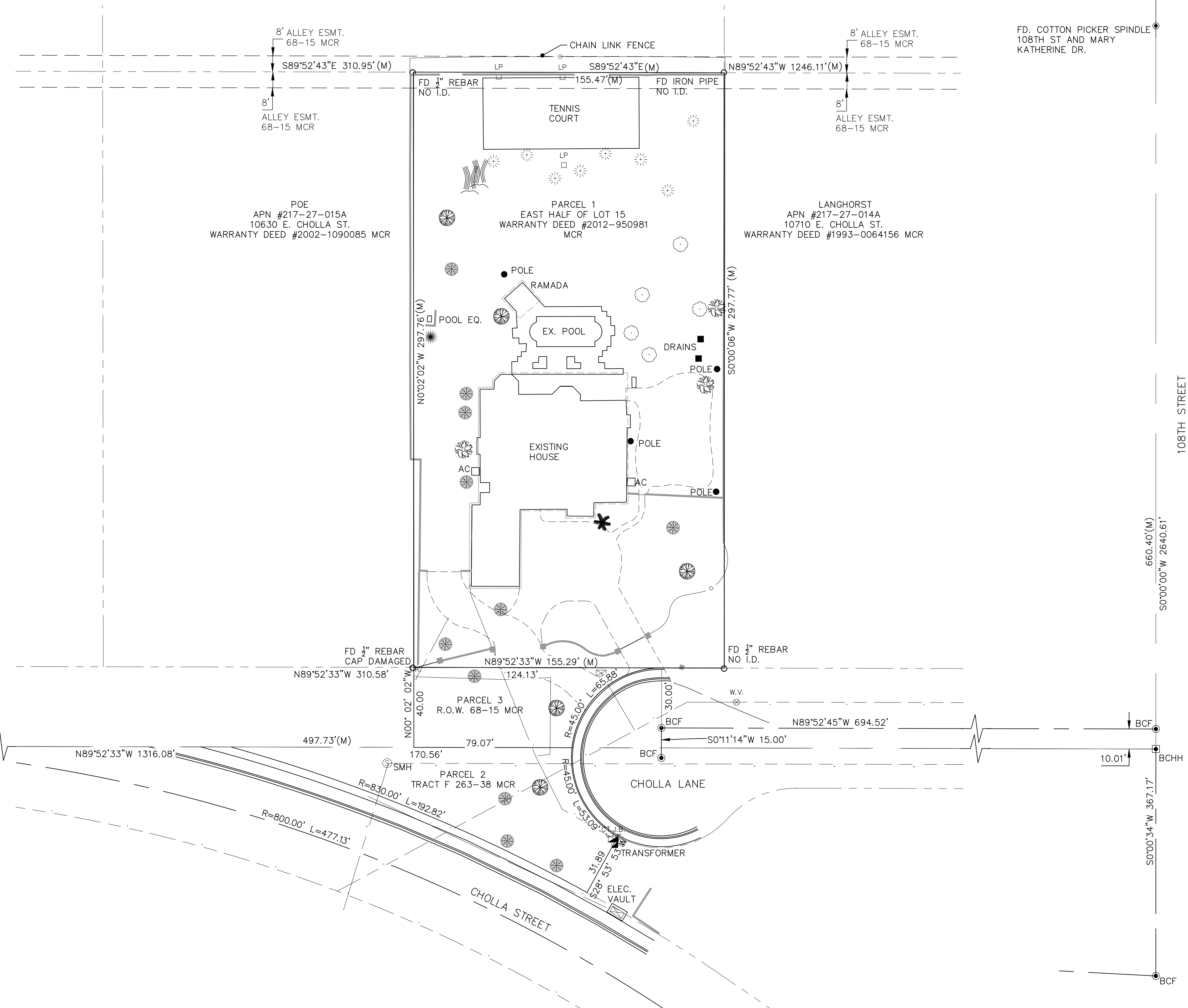
LEGEND

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- F.H.
- H.B.
- CT.J.B.
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- ▬ BUILDING
- ▬ BUILDING OVERHANG
- ▬ SEWER LINE
- ▬ WATER LINE
- 1250 INDEX CONTOUR
- 1251 INTERMEDIATE CONTOUR

ABBREVIATIONS:

FINISHED FLOOR	FF
TOP OF CURB	TC
GUTTER	G
PAVEMENT	P
SIDEWALK	SW
DRIVEWAY	D/W
EXISTING/NATURAL GRADE	NG
INVERT	IE-
GRATE	GR
RIGHT-OF-WAY	ROW

NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING



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JOB# 6085

DSN: M.J. CKD: M.J. DATE: 2/11/21	RESULTS OF SURVEY E2 OF LOT 15, MARY KATHERINE ESTATES 68-15 M.C.R. & A PORTION OF CHOLLA DRIVE R.O.W. ADJACENT TO LOT 15 & TRACT F OF PRESTON HILLS UNIT ONE 263-38 M.C.R.	SHEET 2 OF 2
SCALE: HORIZ: 1"=30' VERT: N.A.		