

The George Hotel  
Permit Application  
Package

12 July 2022

## 09 RESULTS OF ALTA SURVEY

FORSarchitecture + interiors

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TOPOGRAPHIC SURVEY  
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10  
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA

NOTES

1) The basis of bearing is the monument line of Waddell Road, also being the South line of the Southwest Quarter of Section 10, using a bearing of South 89 degrees 16 minutes 33 seconds East, per the Final Plat of "SURPRISE CROSSING", in Book 679 of Maps, Page 14, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-1064680-PHX1, dated April 26, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) The Benchmark used for this survey is the City of Surprise Benchmark having a unique ID of "BM 31-20", being a 3" City of Surprise brass cap flush stamped "BM 31-20", located at the intersection of Litchfield Road and Acoma Drive, having an elevation of 1173.73, (NAVD88).

4) The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor. Due to the inconsistency inexact nature and ambiguity in the aforementioned records, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "Arizona 811" at 263-1100 for the precise location and extent of all utilities in the area prior to any excavation.

5) Unable to provide Flood Information due to FEMA Flood Map Service Center Not Responding. Will provide when Website Servers are up.

6) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may require.

7) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "LITCHFIELD MANOR INFRASTRUCTURE" RECORDED IN BOOK 630 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS

FINAL PLAT OF "LITCHFIELD MANOR PARCELS 4 & 5" RECORDED IN BOOK 641 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDS

FINAL PLAT OF "SURPRISE CROSSING" RECORDED IN BOOK 677 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

FINAL PLAT OF "SURPRISE CROSSING" RECORDED IN BOOK 679 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD OF SURVEY - MARICOPA COUNTY "GDACS" IN BOOK 688 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 838 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

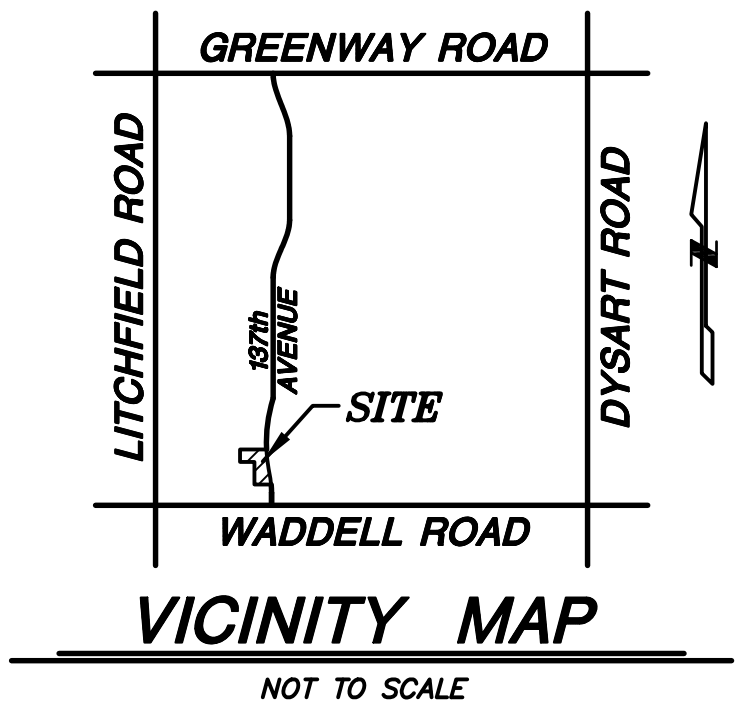
RESULTS OF SURVEY IN BOOK 904 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS

SCHEDULE "B" ITEMS

- 4) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Litchfield Manor Infrastructure, as recorded in Plat Book 630 of Maps, Page(s) 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTED HEREON)
- 5) Declaration of Covenants, Conditions, Restrictions and Easements, recorded in 2003-1645604 of Official Records; Thereafter First Amendment recorded September 13, 2004 in 2004-1064884 of Official Records, Second Amendment recorded January 23, 2007 in 2007-0086014 of Official Records and Third Amendment recorded February 14, 2013 in 2013-0145507 of Official Records; Supplemental Declaration recorded as 2005-0415917 of Official Records; recorded as 2005-1806895 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, & ADJOINING COMMON AREAS FOR INGRESS, EGRESS, MAINTENANCE, ACCESS, PEDESTRIAN & VEHICULAR TRAFFIC, PARKING & UTILITIES - THIS IS ALSO PARCEL NO. 2 - PLOTTED HEREON)
- 6) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Surprise Crossing, as recorded in Plat Book 677 of Maps, Page(s) 32 and amended in Book 679 of Maps, Page 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)
- 8) An easement for gas pipelines and incidental purposes in the document recorded as 2005-0077574 of Official Records. (PERTAINS TO A 4' EASEMENT FOR GAS THAT LIES 2' ON EACH SIDE OF THE NATURAL GAS LINE THAT LIES WITHIN THE SURVEYED PROPERTY - NOT EXACT LOCATION DEFINED - NOT PLOTTABLE)
- 9) An easement for electrical lines and appurtenant facilities and fixtures and incidental purposes in the document recorded as 2005-0415398 of Official Records. (PLOTTED HEREON)
- 10) All matters as set forth in Restrictive Covenant, recorded April 01, 2005 as 2005-0415918 of Official Records. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)
- 11) All matters as set forth in Record of Survey, recorded as Book 904 of Maps, page 26. (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

LEGEND

---	BOUNDARY LINE	⊗	DRYWELL OR CATCH BASIN
---	CENTER LINE OR MONUMENT LINE	□	ELECTRIC BOX
▨	CONCRETE SURFACE	⊞	ELECTRIC CABINET
▨	24 INCH VERTICAL CURB & GUTTER	⦿	FIRE HYDRANT
▨	24 INCH ROLLED CURB	•	GUARD POST OR GATE POST
▨	6 INCH CONCRETE CURB	⊞	HANDICAPPED SPACE
▨	INDICATES DRIVEWAY (MEANS OF ACCESS)	⊞	METAL GRATE (CIRCULAR)
▨	WALL	×	LIGHT POLE
—X—	FENCE	○	METAL COVER (CIRCULAR)
—uofo—	UNDERGROUND FIBER OPTIC LINE	▽	PEDESTRIAN ACCESS RAMP
—E—	UNDERGROUND ELECTRIC LINE	◦	SEWER CLEAN OUT
—G—	UNDERGROUND GAS LINE	◦	SEWER MANHOLE
—S—	UNDERGROUND SANITARY SEWER LINE	△	STREET SIGN
—SO—	UNDERGROUND STORM SEWER LINE	△	TELECOMMUNICATIONS RISER
—T—	UNDERGROUND TELECOMMUNICATIONS LINE	▢	CABLE TELEVISION RISER
—W—	UNDERGROUND WATER LINE	▢	WATER METER
⊗	FOUND 1/2" CAPPED REBAR STAMPED 42137 SET PER BK. 638, PG. 23, M.C.R.	⊗	WATER VALVE
⊗	SET NAIL IN WASHER STAMPED 42137	FL	FLOW LINE
⊗	FOUND 1/2" REBAR W/ NO IDENTIFICATION SET CAP STAMPED 42137	FF	FINISHED FLOOR
⊗	FOUND 1/2" CAPPED REBAR STAMPED "38175 DEA"	TC	TOP OF CURB
⊗	FOUND NAIL IN WASHER STAMPED 37936	NG	NATURAL GROUND
⊗	FOUND 3" CITY OF SURPRISE BRASS CAP IN HANDHOLE (0.50" DOWN)	P	PAVEMENT
⊗	FOUND 3" CITY OF SURPRISE BRASS CAP FLUSH	C	CONCRETE
⊗	SCHEDULE B ITEM	RIM	TOP OF RIM
⊗	SPRINKLER HOOK-UP (FIRE DEPARTMENT)	INV	INVERT ELEVATION
⊗	BACK FLOW PREVENTER	A.P.N.	ASSESSORS' PARCEL NUMBER
⊗	COMMUNICATION JUNCTION BOX	M.C.R.	MARICOPA COUNTY RECORDS
		R/W	RIGHT OF WAY
		BK.	BOOK
		PG.	PAGE
		(TYP.)	TYPICAL
		(R)	RECORD PER BK. 677, PG. 32 M.C.R.
		(M)	MEASURED



DESCRIPTION

PARCEL NO. 1:  
LOT 9, SURPRISE CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 677 OF MAPS, PAGE 32 AND AMENDED IN BOOK 679 OF MAPS, PAGE 14.

PARCEL NO. 2:  
NON-EXCLUSIVE EASEMENTS FOR ROADWAYS, WALKWAYS, INGRESS, EGRESS, STORM WATER, DRAINAGE, PARKING AND UTILITIES AS CREATED AND SET FORTH IN DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED DECEMBER 2, 2003 IN RECORDING NO. 2003-1645604 AND FIRST AMENDMENT RECORDED SEPTEMBER 13, 2004 IN RECORDING NO. 2004-1064884, SECOND AMENDMENT RECORDED JANUARY 23, 2007 IN RECORDING NO. 2007-0086014 AND THIRD AMENDMENT RECORDED FEBRUARY 14, 2013 IN RECORDING NO. 2013-0145507 OF OFFICIAL RECORDS; SUPPLEMENTAL DECLARATION RECORDED AS 2005-0415917 OF OFFICIAL RECORDS AND RECORDED AS 2005-1806895 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORDS.

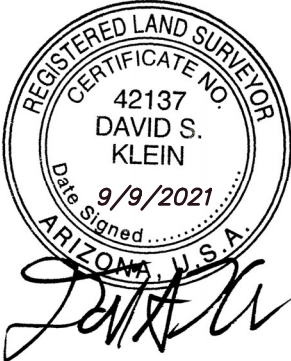
AREA = 2.130 ACRES

92,765 SQ. FT.

CERTIFICATION

I, David S. Klein, hereby certify that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of August, 2021, and is true and correct to the best of my knowledge and belief and the monuments shown actually exist.

David S. Klein  
R.L.S. #42137



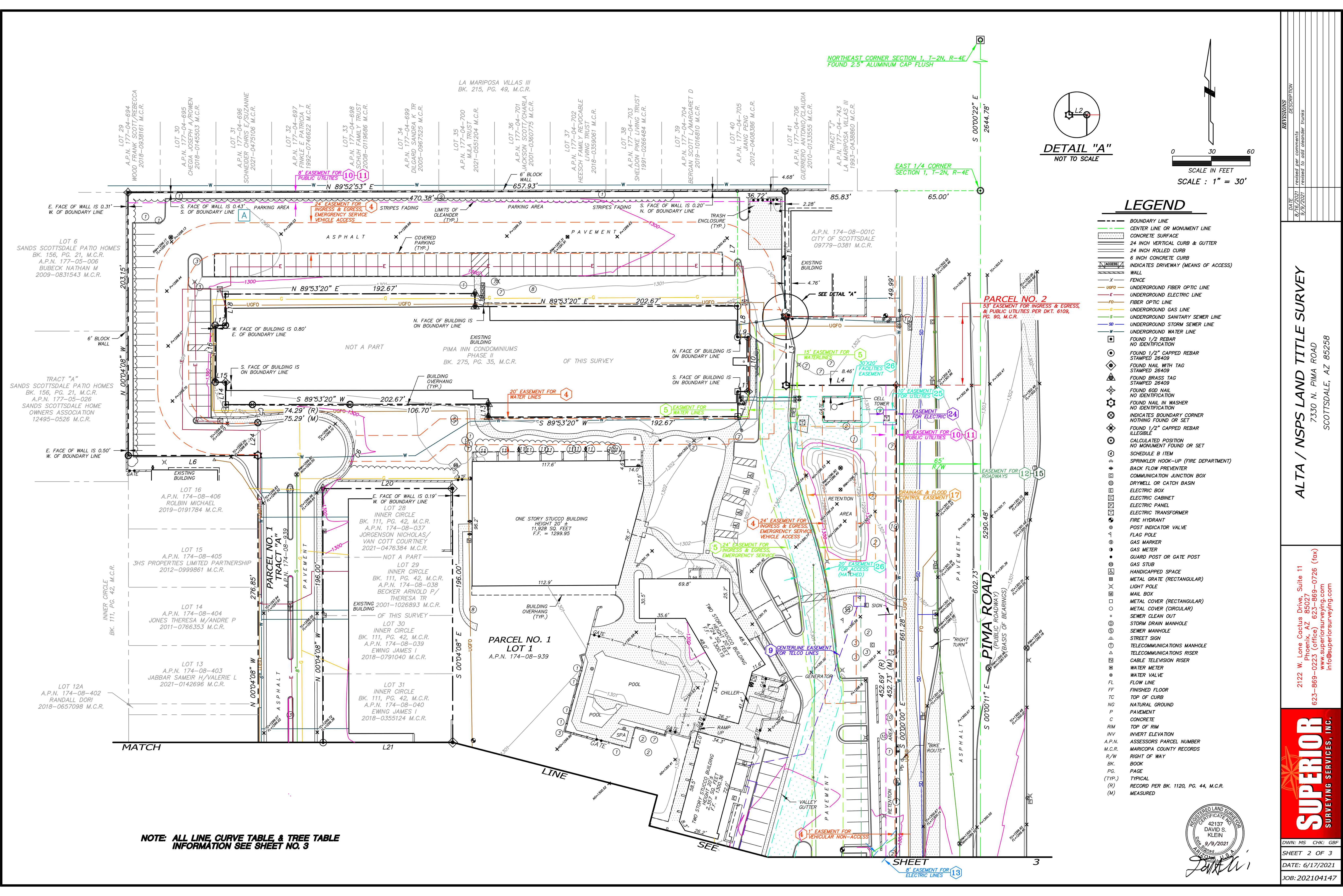
TOPOGRAPHIC SURVEY  
13724 W. WADDELL ROAD  
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2122 W. Lone Cactus Drive, Suite 11  
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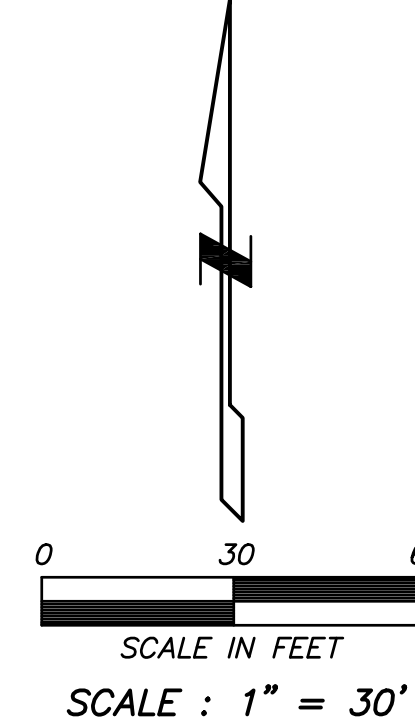
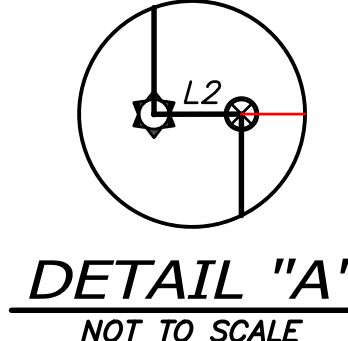
**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: DB CHK: DB  
SHEET 1 OF 2  
DATE: 9/9/2021  
JOB: 202107047



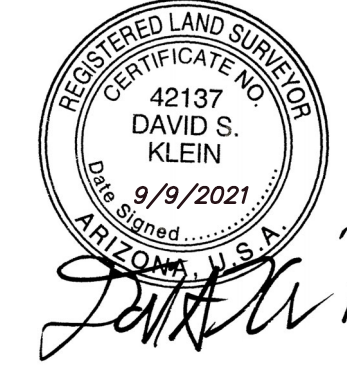


NOTE: ALL LINE, CURVE TABLE & TREE TABLE INFORMATION SEE SHEET NO. 3



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND WATER LINE
- FOUND 1/2" REBAR NO IDENTIFICATION
- FOUND 1/2" CAPPED REBAR STAMPED 26409
- FOUND NAIL WITH TAG STAMPED 26409
- FOUND BRASS TAG STAMPED 26409
- FOUND ROD NAIL NO IDENTIFICATION
- FOUND NAIL IN WASHER NO IDENTIFICATION
- INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
- FOUND 1/2" CAPPED REBAR ILLEGIBLE
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- SPRINKLER HOOD-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- COMMUNICATION JUNCTION BOX
- DRYWELL OR CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC PANEL
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- POST INDICATOR VALVE
- FLAG POLE
- GAS MARKER
- GAS METER
- GUARD POST OR GATE POST
- GAS STUB
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- METAL COVER (CIRCULAR)
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION RISER
- WATER METER
- WATER VALVE
- FLOW LINE
- FINISHED FLOOR
- TOP OF CURB
- NATURAL GROUND
- PAVEMENT
- CONCRETE
- TOP OF RIM
- INVERT ELEVATION
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- RIGHT OF WAY
- BOOK
- PAGE
- (TYP.)
- RECORD PER BK. 1120, PG. 44, M.C.R.
- MEASURED



ALTA / NSPS LAND TITLE SURVEY  
7330 N. PIMA ROAD  
SCOTTSDALE, AZ 85258

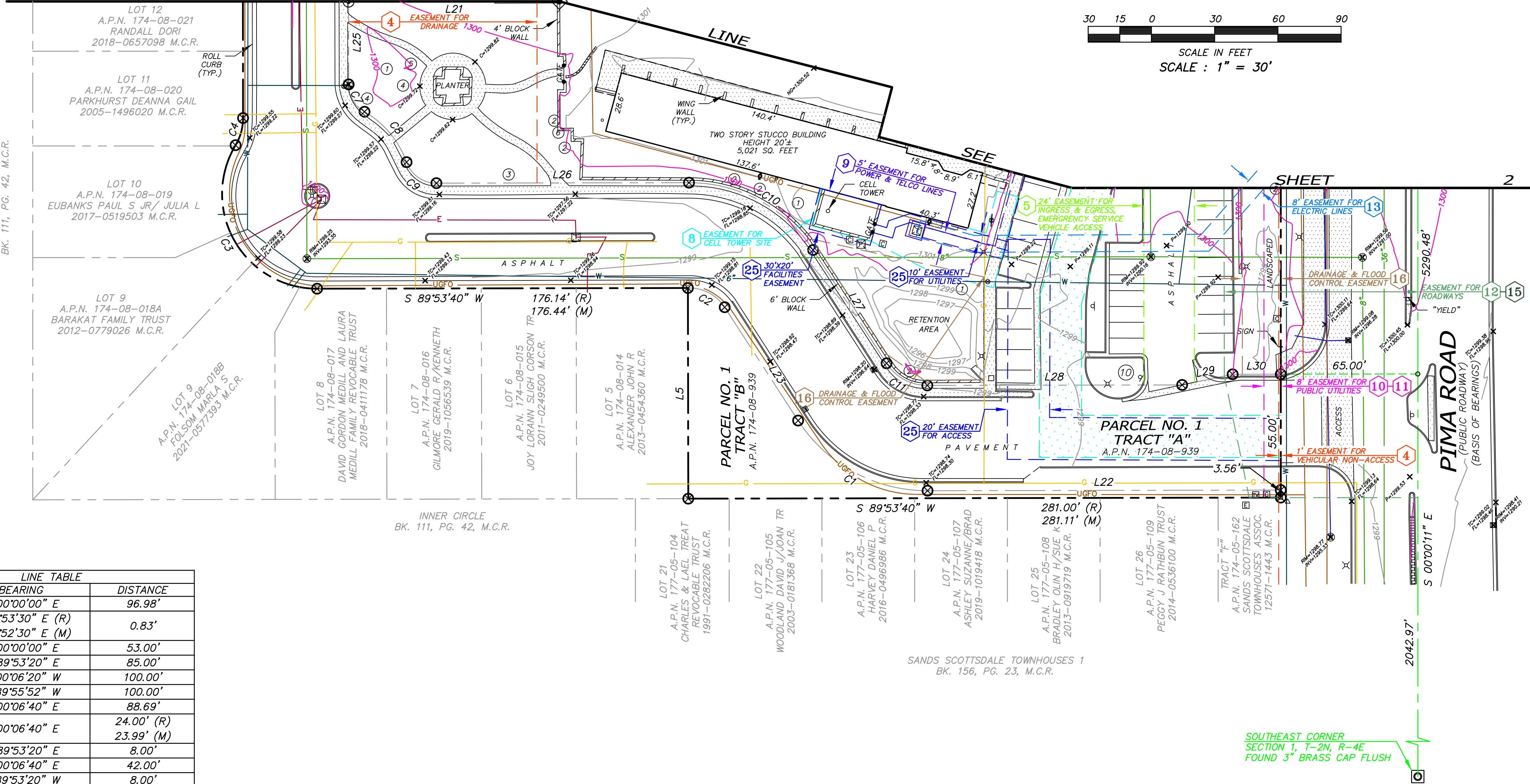
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**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: MS CHK: GBF  
SHEET 2 OF 3  
DATE: 6/17/2021  
JOB: 202104147



MATCH



## LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND WATER LINE
- FOUND 1/2 REBAR
- NO IDENTIFICATION
- FOUND 1/2" CAPPED REBAR
- STAMPED 26409
- FOUND NAIL WITH TAG
- STAMPED 26409
- FOUND BRASS TAG
- STAMPED 26409
- FOUND 60D NAIL
- NO IDENTIFICATION
- FOUND NAIL IN WASHER
- NO IDENTIFICATION
- INDICATES BOUNDARY CORNER
- NOTHING FOUND OR SET
- FOUND 1/2" CAPPED REBAR
- ILLEGIBLE
- CALCULATED POSITION
- NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- COMMUNICATION JUNCTION BOX
- DRYWELL OR CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC PANEL
- ELECTRIC TRANSFORMER
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- BK
- BOOK
- PG
- PAGE
- (TYP.)
- TYPICAL
- RECORD PER BK. 1120, PG. 44, M.C.R.
- (M)
- MEASURED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°00'00" E	96.98'
L2	N 89°53'30" E (R)	0.83'
	N 89°52'30" E (M)	
L3	S 00°00'00" E	53.00'
L4	N 89°53'20" E	85.00'
L5	N 00°06'20" W	100.00'
L6	S 89°55'52" W	100.00'
L7	S 00°06'40" E	88.69'
L8	S 00°06'40" E	24.00' (R)
		23.99' (M)
L9	N 89°53'20" E	8.00'
L10	S 00°06'40" E	42.00'
L11	S 89°53'20" W	8.00'
L12	S 00°06'40" E	19.33'
L13	N 00°06'40" W	10.00'
L14	N 00°06'40" W	17.33' (R)
		17.32' (M)
L15	S 89°53'20" W	8.00'
L16	N 00°06'40" W	44.00'
L17	N 89°53'20" E	8.00'
L18	N 00°06'40" W	24.00'
L19	S 00°06'40" E	10.00'
L20	N 89°55'52" E	100.00'
L21	S 89°55'52" W	100.00'
L22	S 89°53'40" W	167.60'
L23	N 32°55'59" W	64.09'
L24	N 00°04'08" W	25.28'
L25	N 00°04'08" W	39.28'
L26	N 89°53'40" E	119.86'
L27	S 32°55'59" E	64.09'
L28	N 89°53'40" E	120.90'
L29	N 78°06'27" E	24.48'
L30	N 89°53'40" E	22.84'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	73.00'	72.84'	57°10'21" (R)	N 61°31'09" W
C2	20.00'	19.96' (R)	57°10'21" (R)	N 61°40'54" W
		20.07' (M)	57°30'26" (M)	
C3	45.00'	95.06'	121°02'22" (R)	N 29°35'09" W
C4	25.00'	13.53'	31°00'10" (R)	N 15°25'57" E
C5	25.60'	14.80' (R)	33°08'09" (R)	N 16°38'12" W
		14.81' (M)	85°38'35" (R)	
C6	50.00'	74.74' (R)	86°09'47" (M)	S 17°50'18" W
C7	15.00'	15.71'	60°00'00" (R)	S 30°04'08" E
C8	45.00'	31.80'	40°29'32" (R)	S 39°49'22" E
C9	15.00'	18.46'	70°31'44" (R)	S 54°50'28" E
C10	70.00'	69.85'	57°10'21" (R)	S 61°31'10" E
C11	23.00'	22.95'	57°10'21" (R)	S 61°31'09" E

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
(1)	TREE	2.0"Ø
(2)	TREE	1.0"Ø
(3)	TREE	2.5"Ø
(4)	STUMP	2.0"Ø
(5)	TREE	3.0"Ø
(6)	TREE	0.7"Ø
(7)	TREE	1.5"Ø
(8)	TREE	4.0"Ø
(9)	TREE	0.5"Ø
(10)	SAGUO	N/A
(11)	OLEANDER TRUNK	N/A



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**SUPERIOR**  
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DWN: MS CHK: GBF  
SHEET 3 OF 3  
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