

LEGEND

- MONUMENT
 - PROPERTY CORNER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ S.C.O.
 - ⊙ SEWER CLEANOUT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ HOSE BIB
 - ⊙ CABLE TV BOX
 - ⊙ LIGHT POLE
 - ⊙ ELECTRICAL JUNCTION BOX
 - ⊙ TELEPHONE BOX
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ TRANSFORMER
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ SIGN
 - ⊙ DRIVEWAY ENTRANCE/EXIT
 - ⊙ MASONRY WALL
 - ⊙ CONCRETE
 - ⊙ MESQUITE TREE
 - ⊙ BARREL CACTUS
 - ⊙ PALO VERDE
 - ⊙ IRONWOOD
 - ⊙ TREE
 - ⊙ PALM
 - ⊙ OLEANDER BUSH
 - ⊙ CITRUS TREE
 - ⊙ SAGUARO CACTUS
 - ⊙ OCOTILLO
 - ⊙ SPOT ELEVATION
 - ⊙ ROCK
 - ⊙ EDGE DIRT DRIVE
 - ⊙ ASPHALT
 - ⊙ EDGE OF PAVEMENT
 - ⊙ FENCE
 - ⊙ BUILDING
 - ⊙ BUILDING OVERHANG
 - ⊙ SEWER LINE
 - ⊙ WATER LINE
 - 1250 INDEX CONTOUR
 - 1251 INTERMEDIATE CONTOUR
 - ⊙ MONUMENT LINE
 - ⊙ PROPERTY LINE
 - ⊙ ADJOINER'S PROPERTY LINE
 - ⊙ EASEMENT LINE
 - ⊙ BUILDING SETBACK LINE
- ABBREVIATIONS:
- RECORD PLAT (R)
 - MEASURED (M)
 - CALCULATED (C)
 - EASEMENT ESMT.
 - INGRESS/EGRESS I/E
 - PRIVATE UTILITY EASEMENT PUE
 - NON VEHICULAR EASEMENT NVE
 - RIGHT-OF-WAY ROW
 - ASSESSORS PARCEL NUMBER APN
 - MARICOPA COUNTY RECORDS MCR
 - BRASS CAP FLUSH BCF
 - BRASS CAP IN A HAND HOLE BCHH
 - 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

A.L.T.A./ N.S.P.S LAND TITLE SURVEY

LOT 1, OF ISLAMIC CENTER OF THE NORTHEAST VALLEY 672-16 M.C.R.
A PART OF THE SW4, SECTION 23, T3N., R5E.
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
A.P.N. 217-39-118
12125 EAST VIA LINDA
OWNERS: ISLAMIC CENTER OF NORTH/EAST VALLEY INC

LEGAL DESCRIPTION

PER THE TITLE REPORT.
LOT 1, OF ISLAMIC CENTER OF THE NORTHEAST VALLEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 672 OF MAPS, PAGE 16.
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN THAT CERTAIN CITY OF SCOTTSDALE PUBLIC RIGHT-OF-WAY DEDICATION DEED, RECORDED SEPTEMBER 23, 2014 AS 2014-0629576, OF OFFICIAL RECORDS.

BENCHMARK

FOUND 3" SCOTSDALE BRASS CAP FLUSH NO STAMPING AT THE INTERSECTION OF 120TH STREET AND VIA LINDA. ELEVATION=1584.684(G.D.A.C.S. PT.# 26563-2 NAVD '88 DATUM).

BASIS OF BEARING

THE CENTERLINE OF VIA LINDA THE NORTH LINE OF THE SOUTHWEST QUARTER SECTION 23, T3N., R5E ACCORDING TO THE PROPERTY ASSEMBLAGE OF ISLAMIC CENTER OF THE NORTHEAST VALLEY 672-16 M.C.R. THE LINE WHICH BEARS N89° 57' 16"E.

AREA TABLE

THIS LOT 1 CONTAINS 148,397 SQ. FT. OR 3.4067 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

ASSESSORS PARCEL NUMBER: 217-39-118
SITE ADDRESS: 12125 EAST VIA LINDA SCOTTSDALE, ARIZONA 85259
ZONING: R1-43

REFERENCE DOCUMENTS:

- 1.) TITLE REPORT PREPARED BY ISSUED BY CLEAR TITLE AGENCY OF ARIZONA AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATE: OCTOBER 16, 2022 AT 07:00 AM. COMMITMENT NO.: 10220248-SP
- 2.) PROPERTY ASSEMBLAGE OF ISLAMIC CENTER OF THE NORTHEAST VALLEY 672-16 M.C.R.
- 2.) FINAL PLAT OF VIA VERANO 468-32 M.C.R.
- 3.) FINAL PLAT OF SENDERO HIGHLANDS 541-14 M.C.R.
- 4.) FINAL OF MCDOWELL ACRES 77-19 M.C.R.

NOTES:

- 1.) THIS ALTA/NSPS LAND TITLE SURVEY WAS BASED ON A TITLE REPORT PREPARED BY CLEAR TITLE AGENCY OF ARIZONA AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATE: OCTOBER 16, 2022 AT 07:00 AM. COMMITMENT NO.: 10220248-SP 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.
- 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.) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF REGISTERED LAND SURVEYOR.
- 5.) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE OBSERVED BY THE SURVEYOR.
- 6.) IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE.

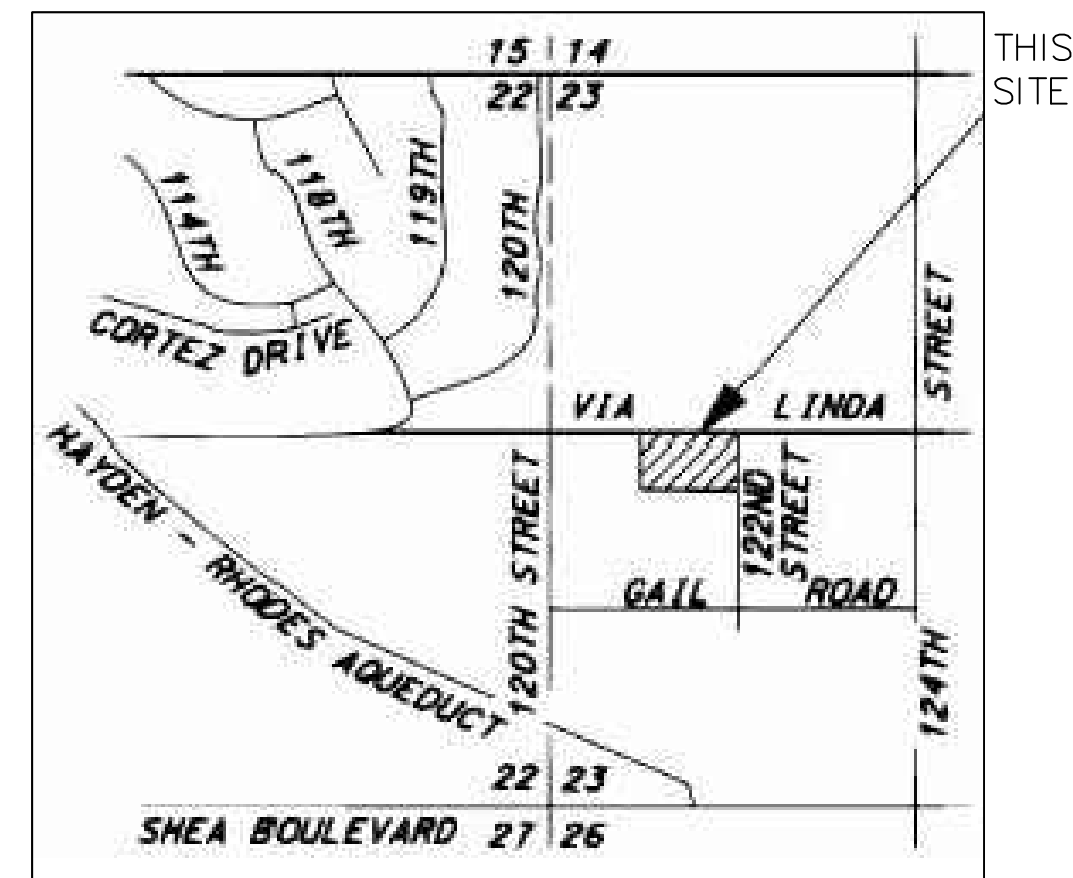
NO DELINEATION MARKERS WERE OBSERVED BY THE SURVEYOR.

SCHEDULE B SECTION II ITEMS

- 1.) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B.
- PART I-REQUIREMENTS ARE MET.
- 2.) (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- 3.) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
- 4.) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 5.) DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- 6.) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
- 7.) ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
- 8.) RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 9.) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 10.) NOTE: TAXES FOR THE YEAR 2022 ARE EXEMPT.
- 11.) ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR 2022.
- 12.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AS SET FORTH IN DOCUMENT(S) RECORDED AS: DOCKET 2490, PAGE 238 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.

SCHEDULE B SECTION II ITEMS

- 13.) EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 77 OF MAPS, PAGE 19, 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).
- 14.) ALL MATTERS SET FORTH IN DEVELOPMENT FEE AGREEMENT, RECORDED JANUARY 22, 2004 AS 2004-066780 OF OFFICIAL RECORDS.
- 15.) ANY PRIVATE RIGHTS, CONDITIONS AND RESTRICTIONS OR EASEMENTS ON, UNDER AND ACROSS THOSE PORTIONS OF SAID LAND LYING WITHIN THE ROAD, STREET OR ALLEY RELEASED BY THE CITY OF SCOTTSDALE RECORDED AS 2004-133672 OF OFFICIAL RECORDS.
- 16.) EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 672 OF MAPS, PAGE 16, 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).
- 17.) AN EASEMENT FOR ROADWAY, UTILITIES, SIDEWALK, DRAINAGE AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED AS 91-367739 OF OFFICIAL RECORDS.
- 18.) AN EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED AS 91-367740 OF OFFICIAL RECORDS.
- 19.) ALL MATTERS SET FORTH IN REIMBURSEMENT AGREEMENT, RECORDED AS 2002-1107749 OF OFFICIAL RECORDS.
- 20.) AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2005-1288970 OF OFFICIAL RECORDS.
- 21.) ALL MATTERS SET FORTH IN PERMISSION FOR PRIVATE IMPROVEMENTS RIGHT OF WAY, RECORDED AS 2008-0622432 OF OFFICIAL RECORDS.



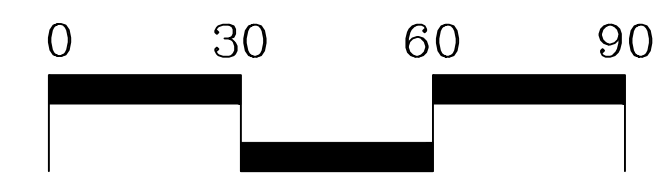
SEC. 23 T3N., R5E.
VICINITY MAP
N.T.S.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N89°57'16"E	91.24'
L2	S89°57'16"W	7.66'
L3	N0°02'44"W	13.84'
L4	S0°02'49"E	161.94'
L5	S89°57'16"W	9.50'
L6	N0°02'03"W	19.30'
L7	N89°57'40"E	81.50'
L8	N0°01'56"E	111.42'
L9	S89°56'52"W	82.38'
L10	N0°02'44"W	31.50'
L11	N0°02'44"W	32.00'
L12	N89°57'16"E	17.00'
L13	N89°57'16"E	232.00'
L14	S0°02'44"E	32.00'
L15	S89°57'16"W	232.00'
L16	N0°02'49"W	102.94'
L17	N89°57'11"E	31.98'
L18	N0°01'08"E	59.00'
L19	S89°56'48"W	130.72'
L20	S79°53'54"W	27.60'
L21	S89°57'48"W	187.05'
L22	N58°38'20"W	8.13'
L23	S89°57'11"W	26.93'
L24	S75°08'35"W	11.42'
L25	N59°51'53"W	9.85'
L26	N14°52'15"W	11.12'
L27	N30°02'36"W	19.90'
L28	N0°02'49"W	18.99'
L29	N3017°31"E	24.29'
L30	N89°57'11"E	4.23'
L31	N0°02'49"W	5.00'
L32	S89°57'11"W	56.43'
L33	N0°00'35"E	9.99'
L34	N89°57'11"E	46.42'
L35	N0°09'20"W	30.01'
L36	N89°57'11"E	57.00'
L37	N0°13'43"E	12.48'
L38	N89°56'18"E	58.10'
L39	N0°03'09"E	22.30'
L40	N89°57'11"E	4.45'
L41	S5°07'10"E	1.74'
L42	N0°03'57"W	18.24'
L43	S89°55'05"W	4.91'
L44	N0°10'38"W	13.20'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	16.53'	23.67'	82°02'39"	14.38
C2	10.00'	15.71'	90°00'42"	10.00
C3	5.00'	7.85'	89°57'16"	5.00
C4	10.00'	15.72'	90°04'08"	10.01
C5	11.00'	6.03'	31°24'31"	3.09
C6	5.00'	7.86'	90°04'08"	5.01



SCALE: 1" = 30'

CERTIFICATION

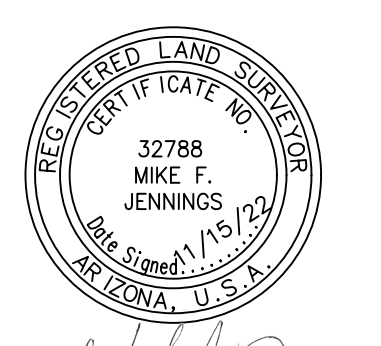
TO: CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA AND ISLAMIC CENTER OF NORTH/EAST VALLEY, INC., AN ARIZONA NON-PROFIT CORPORATION AND CLEAR TITLE AGENCY OF ARIZONA AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 8, 11, 13, 16, 18, 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 03, 2022.

MIKE F. JENNINGS R.L.S. AZ. REG. #32788 DATE OF MAP: NOVEMBER 11, 2022

EXTREME LAND AND SURVEYING, INC.
4022 EAST GREENWAY ROAD STE. 11 #208 PHOENIX, ARIZONA 85032
PHONE 602.574.6171 • PHONE 208.558.0143
E-MAIL M3JENNINGS@GMAIL.COM

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
12125 EAST VIA LINDA
A PART OF SW4, SECTION 23, T3N., R5E
G.&S.R.E.D.#M. MARICOPA COUNTY, ARIZONA
A.P.N. 217-39-118



DSN: M.J.
CKD: M.J.
DATE: 11/3/22
SCALE: HORIZ: 1"=30'
VERT: N.A.
JOB# 7115
SHEET 1 OF 2