

C:\RICK\Projects\POS5600\6766_MillerRd_Legacy\B\Admin\Send\6766-ALTA-Topo-5-3-2023\6766 ALTA-SENT.dwg - plotted by: rickmontes on: 2023-05-03 @ 05:42 - ctb:std bw.ctb — ©2023 Rick Engineering Company

ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD & LEGACY BOULEVARD
(A PORTION OF APN 212-36-009D)

THAT PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

1. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 23-110684, DATED FEBRUARY 16, 2023 AT 8:00 A.M.
2. 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.
3. 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.
4. 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.
5. THE SITE HAS PHYSICAL ACCESS TO EAST LEGACY BOULEVARD AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.
6. 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. (A ZONING LETTER OR REPORT HAS NOT BEEN PROVIDED)
7. PURSUANT TO TABLE "A" ITEM 7(A) THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
8. 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.
9. 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.
10. PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS SHOWN ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR, OR AS SHOWN IN THE TITLE REPORT REFERENCED ON THIS SURVEY.
11. PURSUANT TO TABLE "A" ITEM 19, A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00 PER OCCURRENCE AND \$4,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.
12. PURSUANT TO TABLE "A" ITEM 20, THE CLIENT AND THE SURVEYOR HAVE NEGOTIATED TO ADDITIONALLY SHOW UNDERGROUND UTILITIES ACCORDING TO MAPS OR PLANS FROM OPERATING AGENCIES AS REPRESENTED AND SHOWN HEREON.
13. ALL BEARINGS AND DISTANCES (GROUND) SHOWN ON THIS SURVEY ARE BASED ON RECORD DATA AS SHOWN IN "PLSS SUBDIVISION, RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, BK 693, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83 (EPOCH 1992), MODIFIED TO GROUND WITH A COMBINED SCALE FACTOR OF 1.00016, ABOUT 0.0,.
14. * SEE NOTE BELOW ON THE LEGAL DESCRIPTION DISCREPANCY.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:
THAT PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 26, BEING MARKED BY AN ADOT HIGHWAY DIVISION
ALUMINIUM CAP STAMPED LS16870, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 26, BEING
MARKED BY THE GLO BRASS CAP STAMPED 1914 BEARS SOUTH 89 DEGREES 57 MINUTES 50 SECONDS
EAST, A DISTANCE OF 2641.99 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, A
DISTANCE OF 194.70 FEET TO A POINT ON THE CENTER LINE OF MILLER ROAD AS DEDICATED ON STATE
RIGHT OF WAY #16-119941 AND THE POINT OF BEGINNING;

THENCE ALONG SAID CENTER LINE OF MILLER ROAD, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS EAST
182.59 FEET TO AN ANGLE POINT ON THE CENTER LINE OF SAID LEGACY ROAD;

THENCE DEPARTING SAID CENTER LINE OF MILLER ROAD ALONG THE CENTER LINE OF LEGACY BOULEVARD
AS DEDICATED IN STATE RIGHT OF WAY #16-119941, SOUTH 78 DEGREES 54 MINUTES 18 SECONDS WEST, A
DISTANCE OF 488.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SAID CURVE BEING CONCAVE NORTHEASTERLY THROUGH AN ANGLE OF 45 DEGREES 06 MINUTES 31
SECONDS, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 629.84 FEET TO A POINT OF
INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE DEPARTING SAID CENTER LINE OF LEGACY BOULEVARD AS DEDICATED IN STATE RIGHT OF WAY
#16-119941, NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 410.32 FEET TO A
POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 365.64 FEET TO A POINT;

THENCE NORTH 87 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 948.33 FEET TO THE CENTER
LINE OF MILLER ROAD AS DEDICATED IN STATE RIGHT OF WAY #16-119941 AND A NON-TANGENTIAL CURVE
TO THE LEFT THROUGH AN ANGLE OF 11 DEGREES 21 MINUTES 57 SECONDS, HAVING A RADIUS OF 1610.00
FEET AND AN ARC LENGTH OF 319.38 FEET TO A POINT OF TANGENCY AND THE CENTER LINE OF MILLER
ROAD AS DEDICATED IN STATE RIGHT OF WAY #16-119941;

THENCE SOUTH 11 DEGREES 04 MINUTES 34 SECONDS EAST A DISTANCE OF *335.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 895,495 SQUARE FEET, OR 20.5577 ACRES MORE OR LESS.

* THIS SHOULD READ 355.82' AS SHOWN ON THE REFERENCE ALTA SURVEY (R2)

SCHEDULE 'B' ITEMS

(EXCEPTIONS PART II)

1. INTENTIONALLY DELETED.
 2. INTENTIONALLY DELETED.
 3. INTENTIONALLY DELETED.
 4. INTENTIONALLY DELETED.
 5. INTENTIONALLY DELETED.
 6. INTENTIONALLY DELETED.
 7. INTENTIONALLY DELETED.
 8. (A) UNPATENTED MINING CLAIMS; (B)RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; AND (C) OIL, NATURAL GAS, COAL, FISSIONABLE MATERIALS OR OTHER MINERALS PREVIOUSLY CONVEYED, LEASED OR RETAINED BY PRIOR OWNERS, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
*NOT A SURVEY MATTER.
 9. INTENTIONALLY DELETED.
 10. WATER RIGHTS, AND CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER.
 11. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA OR THE STATE OF ARIZONA.
*NOT A SURVEY MATTER.
 12. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2023.
*NOT A SURVEY MATTER.
 13. 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 OF THAT MAY BE ASSERTED BY POSSESIONS THEREOF.
*NOT A SURVEY MATTER.
 14. ANY ACTION BY THE MARICOPA COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF POLICY OF TITLE INSURANCE.
*NOT A SURVEY MATTER.
 15. INTENTIONALLY DELETED.
 16. INTENTIONALLY DELETED.
 17. INTENTIONALLY DELETED.
 18. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS, IF ANY PROVIDED IN THE PLAT OF STATE CORE PLAT NO. 27 RECORDED IN BOOK 344 OF MAPS, PAGE 29, AS AMENDED IN PLATS RECORDED IN BOOK 352 OF MAPS, PAGE 28, BOOK 395 OF MAPS, PAGE 21, AND IN BOOK 416 OF MAPS, PAGE 13 OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- AFFIDAVIT OF CORRECTION RECORDED ON JANUARY 22, 1997 IN DOCUMENT NO. 1997-040700, OF OFFICIAL RECORDS.
AS SHOWN.
19. INTENTIONALLY DELETED.
 20. INTENTIONALLY DELETED.
 21. INTENTIONALLY DELETED.
 22. THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SCOTTSDALE AND THE ARIZONA STATE LAND DEPARTMENT AND THE TERMS AND PROVISIONS THEREOF, RECORDED AS DOCUMENT NO. 2018-456551 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
*AFFECTS PROPERTY. BLANKET IN NATURE.
 23. TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN THAT DOCUMENT ENTITLED STATE LAND DEPARTMENT RIGHT OF WAY NO. 16-119941, FILED IN THE RECORDS OF THE STATE LAND DEPARTMENT OF ARIZONA.
* AS SHOWN.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AS SHOWN IN BOOK 693, PAGE 3 MARICOPA COUNTY RECORDS.

SAID LINE BEARS SOUTH 89 DEGREES 58 MINUTES 20 SECONDS EAST.

REFERENCE DOCUMENTS

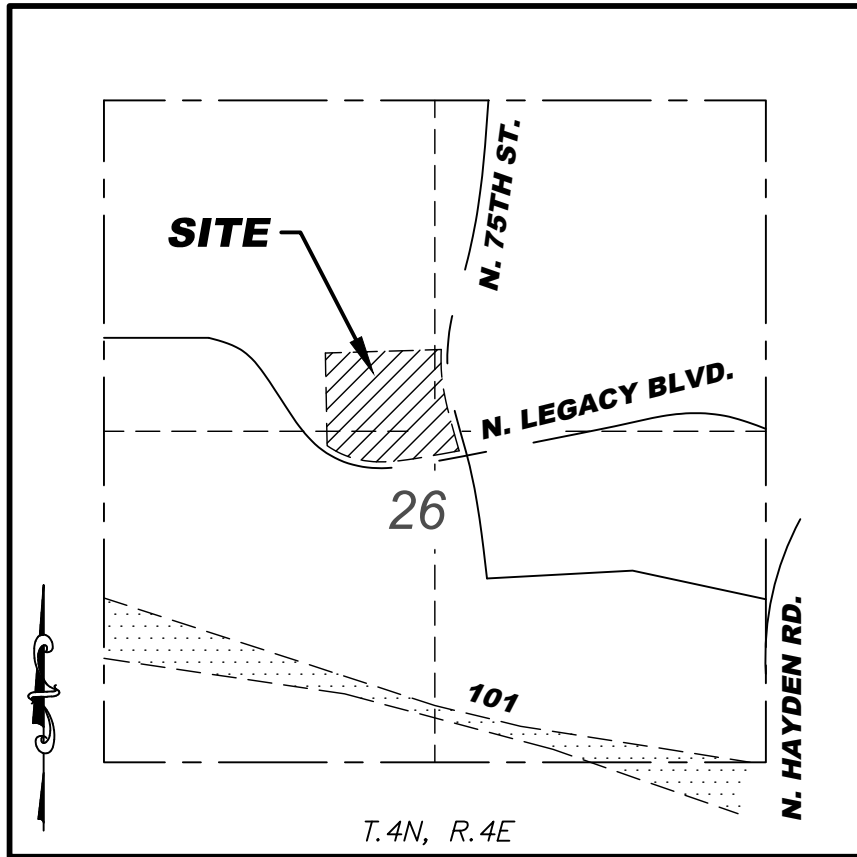
R — LEGAL DESCRIPTION PER TITLE REPORT, WFG NATIONAL TITLE INSURANCE COMPANY, NO. ORDER
NO. 23-110684, DATED FEBRUARY 16, 2023 AT 8:00 A.M.

R1 — PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND
CADASTRAL SURVEY (GDACS), BOOK 693, PAGE 3 M.C.R.

R2 — NON RECORDED ALTA SURVEY CONDUCTED BY ADRIAN BURCHAM RLS 41282 WITH HUBBARD
ENGINEERING, DATED 03-29-2023.

R3 — STATE LAND DEPARTMENT STATE OF ARIZONA RIGHT OF WAY, R/W NO. 16-119941.

STATE PLAT NO. 39 CORE NORTH, BOOK 416, PAGE 13 M.C.R.



VICINITY MAP
N.T.S.

AREA

SUBJECT PROPERTY CONTAINS 895,500 SQUARE FEET OR 20.558 ACRES, MORE OR LESS. (NET)

SHEET INDEX

SHEET 1 (COVER SHEET)
SHEET 2 (BOUNDARY SHEET)
SHEET 3-6 (TOPO SHEET)

ADDRESS

7450 EAST LEGACY BOULEVARD
SCOTTSDALE, ARIZONA 85255
(APN: 212-36-009D)

BENCHMARK

FOUND 2 1/2" STEEL PIPE 0.15' UP WITH 3 1/4"
BLM BRASS CAP STAMPED "T4N R4E 1/4 S26 S35 1995"
ELEVATION = 1598.718 (NAD83)

PARKING

NO PARKING ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

OWNER

ARIZONA STATE LAND DEPARTMENT
60 COLUMBUS CIR 20TH FL
NEW YORK, NY USA 10023
(APN: 212-36-009D)

ZONING

ZONE: PCD

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 #04013C1320 L, DATED 10/16/2013,
THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" IS DEFINED AS AREAS WITH BASE
FLOOD ELEVATION OR DEPT. (DEPTH 1 FEET)(VEL 3 FEET/SECOND)

CERTIFICATION

TO: LEGACY 76, LLC; THE STATE OF ARIZONA, THROUGH ITS ARIZONA STATE LAND
DEPARTMENT; WFG NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2021 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, 6(A), 7(A), 8, 9, 13, 16, 17, 18, 19 AND 20 OF
TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL 13, 2023.

MICHAEL A. BANTA, RLS. #38175
2401 W. PEORIA AVENUE, SUITE 130
PHOENIX, ARIZONA 85029
PHONE: 480-922-0780
MBANTA@RICKENGINEERING.COM



SURVEYOR:

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

RICK
ENGINEERING COMPANY
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

rickengineering.com
DRAWN BY: RNT
CHECKED BY: MAB
SCALE: 1"=400'
DATE: 5/3/2023

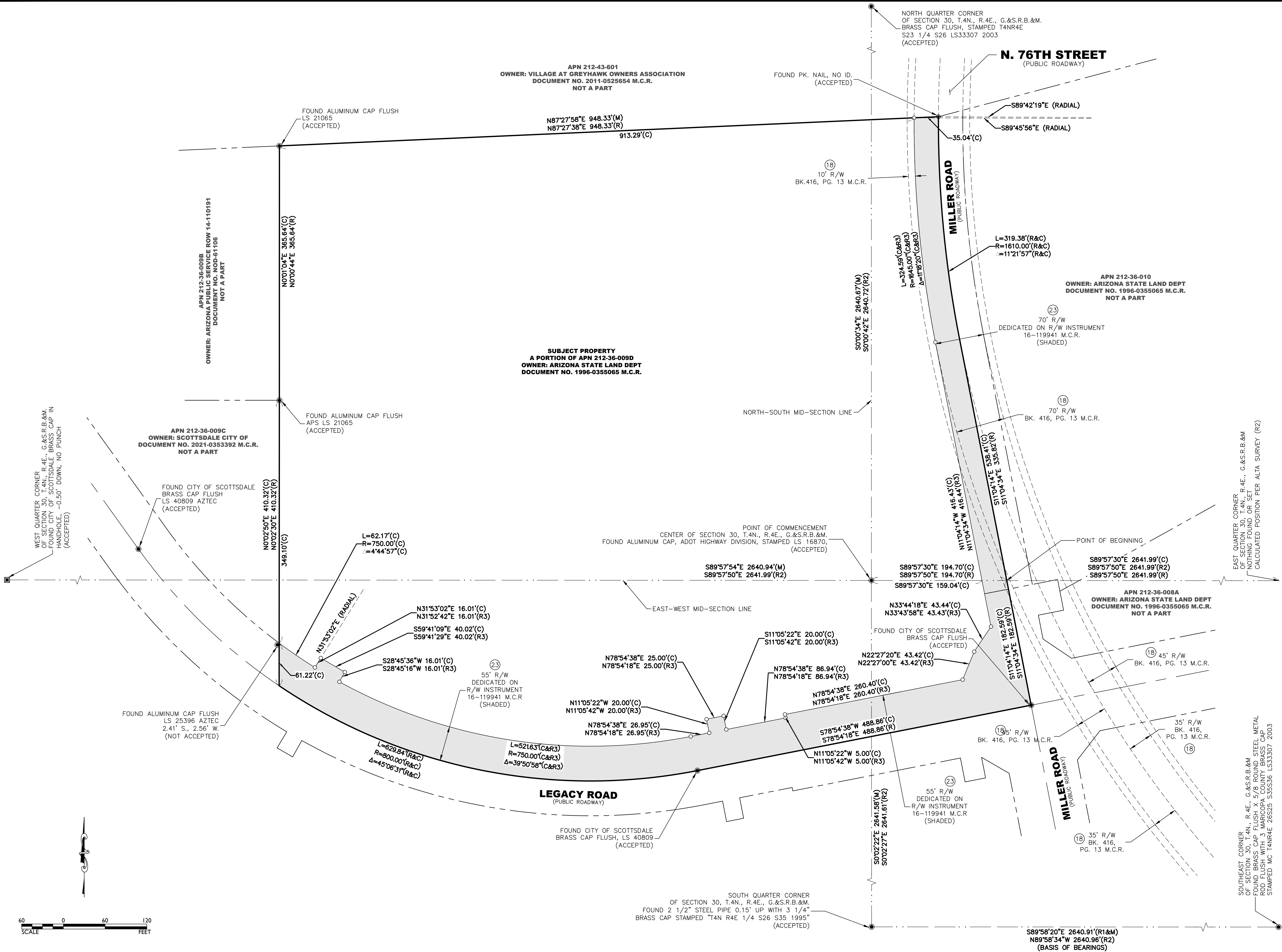
ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD
& LEGACY BOULEVARD
(A PORTION OF APN 212-36-009D)

SCOTTSDALE, ARIZONA



PROJECT NO.
6766
SHEET NO. 1 OF 6

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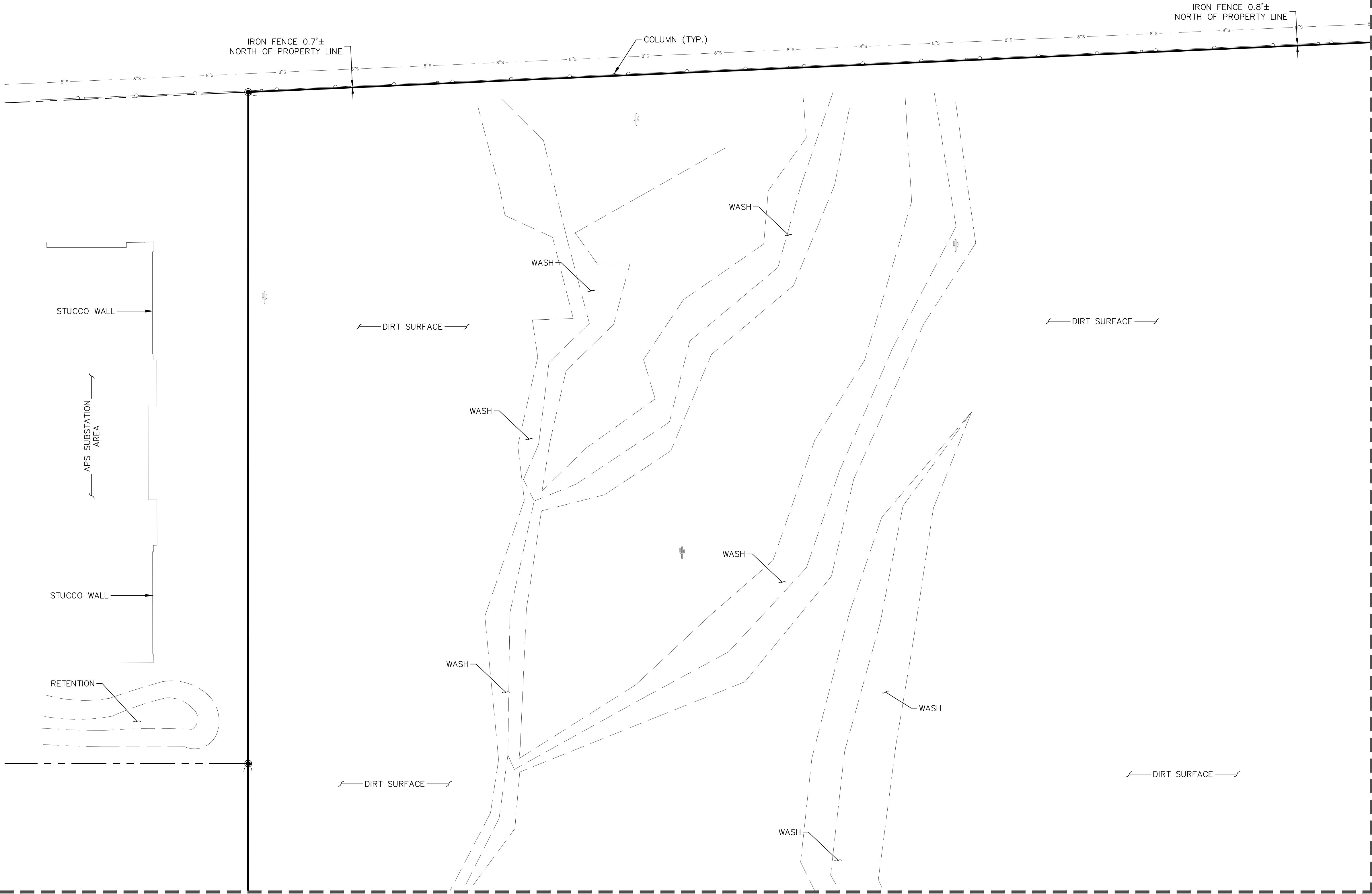


PROJECT NO. 6766	
SHEET NO. 2 OF 6	
Contact Arizona 811 at least two full working days before you begin excavation ARIZONA 811 Call 811 or click Arizona811.com	
ALTA / NSPS LAND TITLE SURVEY NORTHWEST CORNER OF MILLER ROAD & LEGACY BOULEVARD (A PORTION OF APN 212-36-009D)	
SCOTTSDALE, ARIZONA	
22425 N 16TH STREET SUITE #1 PHOENIX, AZ 85024 480.922.0780 rickengineering.com	
SURVEYOR: MICHAEL A. SANTA 5/3/2023 ARIZONA 811	
DRAWN BY: RNT	CHECKED BY: MAB
SCALE: 1"=60'	DATE: 5/3/2023
REVISION	DATE

C:\RICK\Projects\6766-ALTA-Topo-5-3-2023\6766-ALTA-SENT.dwg — plotted by: rtaimontes ON 2023-05-03 @ 05:43 — ctb:std_bw.ctb — ©2023 Rick Engineering Company

LEGEND

- FOUND 'PK' NAIL AS NOTED
- FOUND SET 1/2" REBAR WITH CAP RLS 38175
- FOUND ALUMINUM CAP FLUSH AS NOTED
- FOUND BRASS CAP FLUSH AS NOTED
- FOUND BRASS CAP IN HANDHOLE AS NOTED
- BARREL CACTUS
- CABLE TV JUNCTION BOX
- CATCH BASIN
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- WATER VALVE
- GAS VALVE
- UNKNOWN JUNCTION BOX
- LIGHT POLE
- LIGHT POLE W/MAST
- FIBER OPTIC MARKER
- GAS MARKER
- PVC STUB
- SAGUARO
- SIGN
- TELEPHONE RISER
- TRAFFIC SIGNAL JUNCTION BOX
- WATER BLOW-OFF
- WELL
- H.W. HEADWALL
- L.S. LAND SURVEYOR
- V.C.&G. VERTICAL CURB & GUTTER
- T.S. TRAFFIC SIGNAL PILLAR NOT BUILT
- E.V. ELECTRIC VAULT
- S.W. SIDEWALK
- W.I.F. WROUGHT IRON FENCE
- G.R. GUARD RAIL
- TYP. TYPICAL
- SCHEDULE "B" ITEM PER TITLE REPORT
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (R-R3) SEE COVER SHEET REFERENCE MAPS
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- G.&S.R.B.&M. GILA & SALT RIVER BASE & MERIDIAN
- BLM BUREAU OF LAND MANAGEMENT
- APS ARIZONA PUBLIC SERVICE
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- R/W LINE AS LABELED
- ADJACENT BOUNDARY LINE
- WROUGHT IRON FENCE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS BLUE STAKE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER LINE
- GRADE BREAK LINE
- GUARD RAIL LINE
- A-S UNKNOWN LINE PER WATER & SEWER
MAP 39-46 CITY OF SCOTTSDALE
- RIPRAP AREA
- DIRT ROAD AREA
- CONCRETE AREA
- DEDICATED R/W INSTRUMENT 16-119941 M.C.R.



Project Information

ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD
& LEGACY BOULEVARD
(A PORTION OF APN 212-36-009D)

Project No.
6766

SHEET NO. 3 OF 6

Surveyor Information

RICK
ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Orange - Tucson - Phoenix - Las Vegas - Denver
rickengineering.com
480.922.0780

Surveyor
MICHAEL A. SANTA
38175
5/3/2023
ARIZONA U.S.A.

Drawn/Checked

DRAWN BY: MAB
CHECKED BY: MAB

Scale/Date

RNT SCALE: 1"=60'
MAB DATE: 5/3/2023

Location

SCOTTSDALE, ARIZONA

Arizona 811

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

Revision Table

NO.	BY	DATE	REVISION

LEGEND

- | | |
|--------------|---|
| ● | FOUND 'PK' NAIL AS NOTED |
| ○ | FOUND SET 1/2" REBAR WITH CAP RLS 38175 |
| ● | FOUND ALUMINUM CAP FLUSH AS NOTED |
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| TV | CABLE TV JUNCTION BOX |
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| ▲ | ELECTRIC TRANSFORMER |
| EMH | ELECTRIC MANHOLE |
| SD | FIRE HYDRANT |
| SS | STORM DRAIN MANHOLE |
| TMH | SEWER MANHOLE |
| WMH | TELEPHONE MANHOLE |
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| APS | ARIZONA PUBLIC SERVICE |

BOUNDARY LINE
 SECTION LINE
 CENTER LINE
 R/W LINE AS LABELED
 ADJACENT BOUNDARY LINE
 WROUGHT IRON FENCE
 UNDERGROUND WATER LINE
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 UNDERGROUND TELEPHONE LINE
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 GRADE BREAK LINE
 GUARD RAIL LINE
 A-S UNKNOWN LINE PER WATER & SEWER
 MAP 39-46 CITY OF SCOTTSDALE
 RIPPAP AREA
 DIRT ROAD AREA
 CONCRETE AREA
 DEDICATED R/W INSTRUMENT 16-119941 M.C.R.



MATCHLINE - SHEET 5

[illegible]

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

rickengineering.com

ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD
& LEGACY BOULEVARD
(A PORTION OF APN 212-36-009D)

SCOTTSDALE, ARIZONA



PROJECT NO.
6766
SHEET NO. 4 OF 6

- BOUNDARY LINE

SECTION LINE

CENTER LINE

R/W LINE AS LABELED

ADJACENT BOUNDARY LINE

WROUGHT IRON FENCE

UNDERGROUND WATER LINE

UNDERGROUND SEWER LINE

UNDERGROUND GAS BLUE STAKE LINE

UNDERGROUND ELECTRIC LINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND FIBER LINE

GRADE BREAK LINE

GUARD RAIL LINE

A-S UNKNOWN LINE PER WATER & SEWER
MAP 39-46 CITY OF SCOTTSDALE

RIPRAP AREA

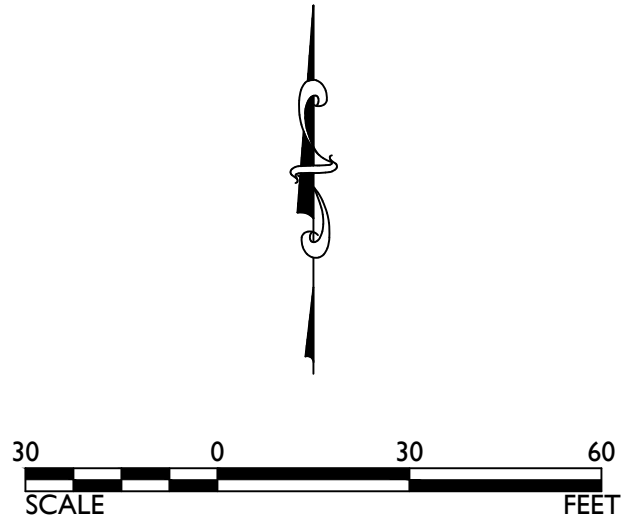
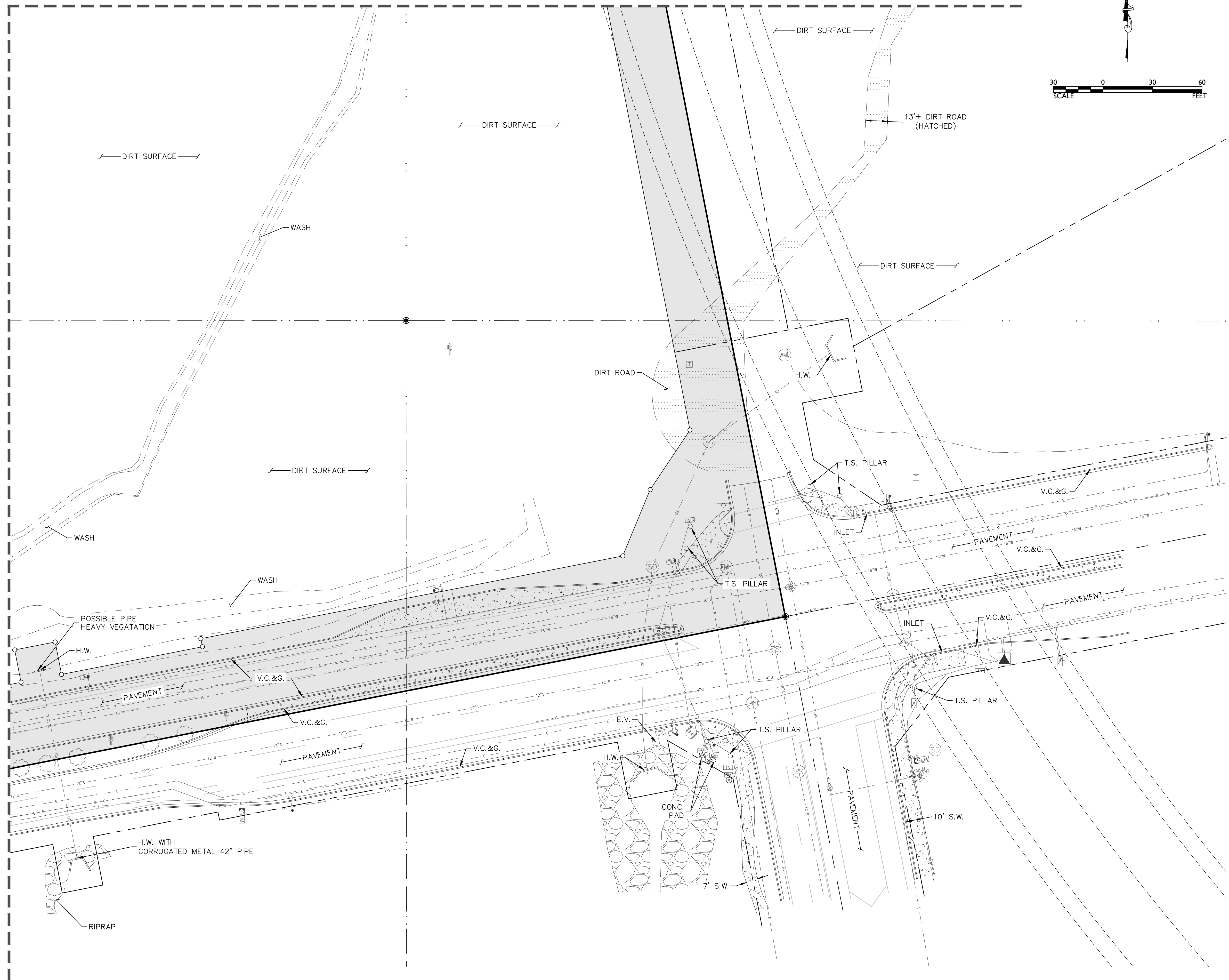
DIRT ROAD AREA

CONCRETE AREA

DEDICATED R/W INSTRUMENT 16-119941 M.C.P.

MATCHLINE - SHEET 6

MATCHLINE - SHEET 4



ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD
& LEGACY BOULEVARD
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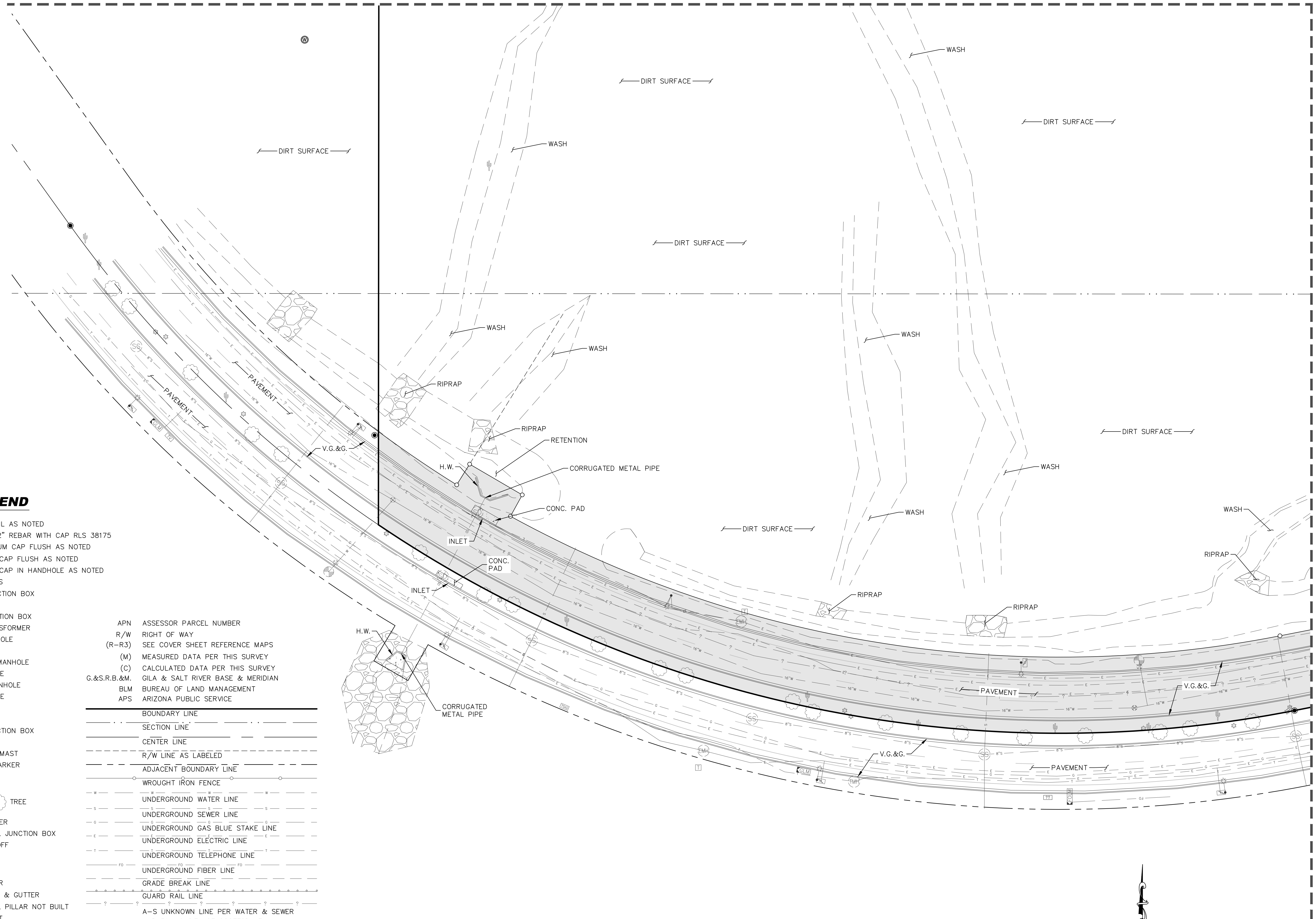
PROJECT NO.
6766
SHEET NO. 5 OF 6

ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD
& LEGACY BOULEVARD
(A PORTION OF APN 212-36-009D)

SCOTTSDALE, ARIZONA

PROJECT NO.
6766
SHEET NO. 5 OF 6

MATCHLINE - SHEET 3



LEGEND

- | | | | |
|---------|---|--------------|-----------------------------------|
| ● | FOUND "PK" NAIL AS NOTED | APN | ASSESSOR PARCEL NUMBER |
| ○ | FOUND SET 1/2" REBAR WITH CAP RLS 38175 | R/W | RIGHT OF WAY |
| ● | FOUND ALUMINUM CAP FLUSH AS NOTED | (R-R3) | SEE COVER SHEET REFERENCE MAPS |
| ● | FOUND BRASS CAP FLUSH AS NOTED | (M) | MEASURED DATA PER THIS SURVEY |
| ● | FOUND BRASS CAP IN HANDHOLE AS NOTED | (C) | CALCULATED DATA PER THIS SURVEY |
| ☆ | BARREL CACTUS | G.&S.R.B.&M. | GILA & SALT RIVER BASE & MERIDIAN |
| TV | CABLE TV JUNCTION BOX | BLM | BUREAU OF LAND MANAGEMENT |
| ■ | CATCH BASIN | APS | ARIZONA PUBLIC SERVICE |
| ■ | ELECTRIC JUNCTION BOX | | |
| ▲ | ELECTRIC TRANSFORMER | | |
| EMH | ELECTRIC MANHOLE | | |
| SD | FIRE HYDRANT | | |
| SD | STORM DRAIN MANHOLE | | |
| SS | SEWER MANHOLE | | |
| TMH | TELEPHONE MANHOLE | | |
| WMH | WATER MANHOLE | | |
| ☆ | WATER VALVE | | |
| ☆ | GAS VALVE | | |
| ☆ | UNKNOWN JUNCTION BOX | | |
| ☆ | LIGHT POLE | | |
| ☆ | LIGHT POLE W/MAST | | |
| FLM | FIBER OPTIC MARKER | | |
| FLM | GAS MARKER | | |
| PVC | PVC STUB | | |
| ■ | SAGUARO | | |
| ○ | SIGN | | |
| ■ | TELEPHONE RISER | | |
| ■ | TRAFFIC SIGNAL JUNCTION BOX | | |
| ■ | WATER BLOW-OFF | | |
| W | WELL | | |
| H.W. | HEADWALL | | |
| L.S. | LAND SURVEYOR | | |
| V.C.&G. | VERTICAL CURB & GUTTER | | |
| T.S. | TRAFFIC SIGNAL PILLAR NOT BUILT | | |
| E.V. | ELECTRIC VAULT | | |
| S.W. | SIDEWALK | | |
| W.I.F. | WROUGHT IRON FENCE | | |
| G.R. | GUARD RAIL | | |
| TYP. | TYPICAL | | |
| (B) | SCHEDULE "B" ITEM PER TITLE REPORT | | |
| M.C.R. | MARICOPA COUNTY RECORDS | | |
| BK./PG. | BOOK & PAGE | | |

MATCHLINE - SHEET 5

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

RICK

ENGINEERING COMPANY

ALTA / NSPS LAND TITLE SURVEY
NORTHWEST CORNER OF MILLER ROAD
& LEGACY BOULEVARD
(A PORTION OF APN 212-36-009D)

SCOTTSDALE, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

PROJECT NO.
6766
SHEET NO. 6 OF 6

JITE #1

NO.	BY	DATE	REVISION
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DATE _____

No.

REVISION