

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

December 11, 2023
WP# 235518
Page 1 of 2
See Exhibit "A"

LEGAL DESCRIPTION
One Scottsdale
Atavia

A portion of Lot 6, One Scottsdale Planning Unit II, recorded in Book 1688, page 27, Maricopa County Records (MCR), lying within Section 26, Township 4 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the most easterly northeast corner of Lot 1, said One Scottsdale Planning Unit II, from which the southeast corner of Tract B, said One Scottsdale Planning Unit II, bears South 00°02'11" East (basis of bearing), a distance of 1898.22 feet;

THENCE along the east line of said One Scottsdale Planning Unit II, South 00°02'11" East, a distance of 324.79 feet;

THENCE leaving said east line, South 89°57'49" West, a distance of 416.00 feet, to the west line of Tract B, said One Scottsdale Planning Unit II and the **POINT OF BEGINNING**;

THENCE along said west line, South 00°02'11" East, a distance of 632.08 feet;

THENCE leaving said west line, South 29°57'49" West, a distance of 9.75 feet;

THENCE South 89°57'49" West, a distance of 288.87 feet;

THENCE North 52°05'25" West, a distance of 12.69 feet;

THENCE North 00°02'11" West, a distance of 643.15 feet;

THENCE North 89°57'49" East, a distance of 12.07 feet;

THENCE North 44°57'49" East, a distance of 7.80 feet;

THENCE North 89°57'49" East, a distance of 275.82 feet;

THENCE South 33°01'29" East, a distance of 19.01 feet, to the **POINT OF BEGINNING**.

Containing 199,185 square feet or 4.5727 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of One Scottsdale Planning Unit II, recorded in Book 1688, page 27, MCR and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2021. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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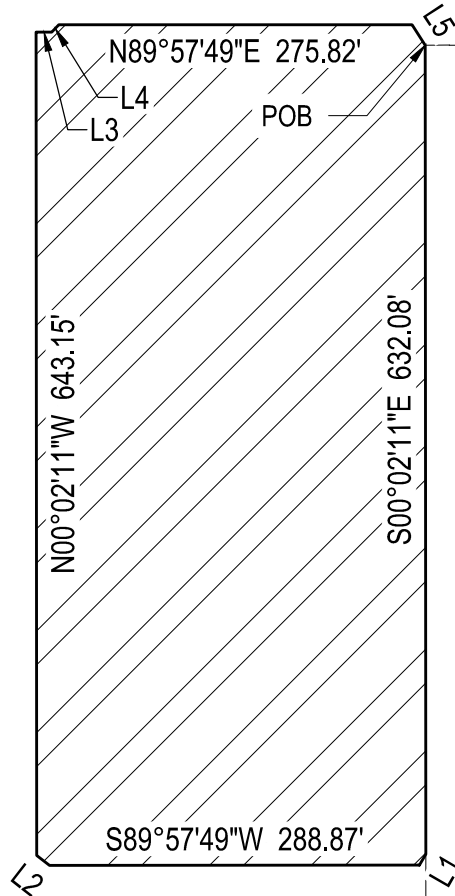


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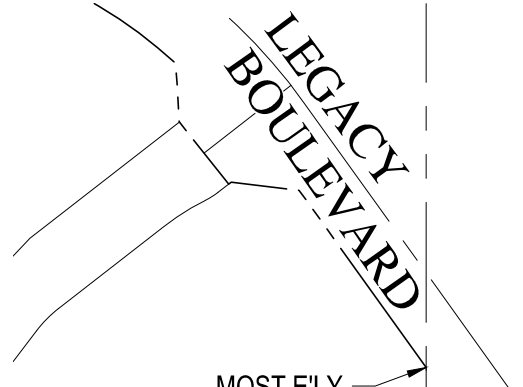
3/18/2024

LOT 6
ONE SCOTTSDALE -
PLANNING UNIT II
BOOK 1688, PAGE 27, MCR

ONE SCOTTSDALE -
PLANNING UNIT II
BOOK 1688, PAGE 27, MCR



TRACT B
ONE SCOTTSDALE -
PLANNING UNIT II
BOOK 1688, PAGE 27, MCR



MOST E'LY
NORTHEAST CORNER
OF LOT 1
POC

LOT 1
ONE SCOTTSDALE -
PLANNING UNIT II
BOOK 1688, PAGE 27, MCR

S89°57'49"W 416.00'

324.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°57'49"W	9.75'
L2	N52°05'25"W	12.69'
L3	N89°57'49"E	12.07'
L4	N44°57'49"E	7.80'
L5	S33°01'29"E	19.01'

SOUTHEAST CORNER
TRACT B



EXPIRES 09-30-26



EXHIBIT "A"
ONE SCOTTSDALE
ATAVIA
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NOT TO SCALE

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