ALTA/NSPS LAND TITLE SURVEY HAYDEN & OLESEN ROAD SCHEDULE B DOCUMENTS A PORTION OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, SITE NO DOCUMENTS PROVIDED **ITEMS 1-7** CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA TAXES FOR THE FULL YEAR OF 2019. (THE FIRST HALF IS DUE OCTOBER 1, 2019 AND IS ITEM 8 DELINQUENT NOVEMBER 1, 2019. THE SECOND HALF IS DUE MARCH 1, 2020 AND IS DELINQUENT MAY 1, 2020). (AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER) WESTLAND ROAD INTENTIONALLY OMITTED (BASIS OF BEARING) ITEMS 9, 10, 14-16 24.67 SEC. 12 N89°49'03"E 2639.9 T.5 N., R.4 E. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, AS RECORDED IN DOCKET 1830, PAGE 11) ITEM 11 1,979.93 N 1/4 COR. NW COR. SEC. 12, T5N, R4E, G&SRM 153 AND A PUBLIC UTILITY EASEMENT, AS RECORDED IN 94-0332120. (SHOWN ON SURVEY) **VICINITY MAP** FND CITY OF SCOTTSDALE SEC. 12 **BLACK MOUNTAIN ROAD** -FND "US GLO" 2 1/2" BRASS CAP IN BRASS CAP FLUSH FND CITY OF AN EASEMENT FOR ROAD OR HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS DIRT HANDHOLE 2.0' DOWN (NOT TO SCALE) (PAVED PUBLIC RD) (12) ITEM 12 SCOTTSDALE RECORDED IN 94-0445317. (SHOWN ON SURVEY) BRASS CAP AN EASEMENT FOR ROAD OR HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS (13) ITEM 13 RECORDED IN 94-0529835. (SHOWN ON SURVEY) FND 3" CITY OF SCOTTSDALE FND REBAR NO ID BRASS CAP FLUSH (X) INDICATES LOCATION OF EASEMENT ON THIS SHEET DOWN 0.3' N:0.35' E:0.21' LEGAL DESCRIPTION SUNFLOWER ESTATES — SUNFLOWER ESTATES BLACK BK 672, PG 46 MOUNTAIN AND HAYDEN H THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH. RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. DOUGLAS LAWRENCE H/DEBRA E WILEY JAMES D/JANET L N89'50'00"E 659.79' 1,979.36 LEMMONS STEVEN W/CHRISTY A LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 4613TAZ, NORTH LINE SW 1/4, NW 1/4, FND REBAR W/CAP HAVING AN EFFECTIVE DATE OF AUGUST 22, 2019. FND REBAR W/ LS 40937 NW 1/4 SEC. 12 BROKEN CAP SET NAIL/WASHER SURVEY RLS 21071 SURVEYOR'S OBSERVATIONS **NOTES** - H → 8' PAVED RD 12' PAVED RD PAVED ROAD 46.0' INSIDE SUBJECT PROPERTY LINE PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS. RO DIRT ROAD 1.5' INSIDE SUBJECT PROPERTY LINE PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED CONCRETE HEADWALL AND WROUGHT IRON FENCE IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 436,118 SQUARE 18.5' INSIDE SUBJECT PROPERTY LINE FEET OR 10.0119 ACRES, MORE OR LESS. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, -PAVED ROAD LANDSCAPED AREAS, ETC ARE SHOWN HEREON. PURSUANT TO TABLE "A", ITEM NUMBER 15, ITEM NUMBER 15: RECTIFIED ORTHOPHOTOGRAPHY AND/OR PHOTOGRAMMETRIC MAPPING WAS UTILIZED AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES HEREON WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. SUBJECT PROPERTY THE SOURCE OF THE IMAGERY USED: TOTAL LAND AREA: MANNED AIRCRAFT USING ULTRACAM X LARGE FORMAT CAMERA DATE FLOWN: JANUARY 06, 2017 436,118 Square Feet 10.0119± Acres, more or less 8.00' _ PUE RELATIVE PRECISION: MEETS, AT A MINIMUM, THE HORIZONTAL ACCURACY STANDARDS FOR GEOSPATIAL DATA FOR VISUALIZATION PURPOSES AS DEFINED BY "ASPRS POSITIONAL ACCURACIES FOR DIGITAL GEOSPATIAL DATA", EDITION 1, VERSION 1.0, DATED NOVEMBER, 2014. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED. 6. THERE WERE NO BUILDINGS EXISTING ON THE PROPERTY AT THE TIME OF THIS SURVEY. PROPERTY HAS ACCESS FROM N HAYDEN ROAD (A PUBLIC PAVED ROAD) AND N 81ST STREET (A PUBLIC PAVED/GRAVEL ROAD). SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF FIRST AMERICAN TITLE INSURANCE COMPANY REPORT WITH FILE NO. NO. 4613TAZ, EFFECTIVE DATE: AUGUST 22, 2019. Revisions: OWNER OF RECORD MCDOWELL CITRUS 100, LLC 3321 E BASELINE ROAD GILBERT AZ 85234 -WEST LINE NW 1/4 SEC. 12 BASIS OF BEARING THE NORTH MONUMENT LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST, G&SRM MARKED BETWEEN THE FOUND US GLO BRASS CAP IN DIRT HANDHOLE AT THE NORTHWEST CORNER AND THE FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, PER FINAL PLAT SUNFLOWER ESTATES, BOOK 672, PAGE 46, MARICOPA COUNTY RECORDS. THE BEARING OF WHICH IS: 12' PAVED RD NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST RECORD DOCUMENTS -WROUGHT IRON FENCE LEGEND (R1) FINAL PLAT OF SUNFLOWER ESTATES, BOOK 672, PAGE 46, MCR (R2) FINAL PLAT OF WESTLAND ESTATES, BOOK 451, PAGE 50, MCR SET MONUMENT AS NOTED (R3) FINAL PLAT OF CORTONA, BOOK 567, PAGE 34, MCR (R4) GDACS SURVEY, BOOK 640, PAGE 6, MCR FOUND MONUMENT AS NOTED FIRE HYDRANT SET NAIL/WASHER_ **CERTIFICATION** RĹS 21071 WATER METER FOUND REBAR W/ SET REBAR W/ -SOUTH LINE SW 1/4, NW 1/4, NW 1/4 SEC. 12 CAP RLS 15573 CAP RLS 21071 WATER VALVE TO: CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION MCDOWELL CITRUS 100, LLC, AN ARIZONA LIMITED LIABILITY COMPANY SEWER MANHOLE N89°50'56"E 659.59' MARGARET PAONI TRUST/PAONI SIGN THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ANTHONY & MARGARET _SET_REBAR_W/ ANITA L LEINWEBER REVOCABLE TRUST VOAS FAMILY LIVING TRUST MCCARTER FAMILY REVOCABLE TRUST ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE CAP RLS 21071 FND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 28, 2019. DATE OF PLAT OR MAP: SEPTEMBER 11, 2019 MARY F. KENNEDY **REGISTRATION NO. 21071** 16-425 EPS GROUP INC. 1130 N. ALMA SCHOOL RD. CEN. SEC. 12 **AS01** SUITE 120 FND CITY OF SCOTTSDALE FND CITY OF SCOTTSDALE MESA, AZ 85201 BRASS CAP IN HANDHOLE BRASS CAP FLUSH (480) 503-2250 WESTLAND ROAD RLS 19354 Sheet No. N89°52'49"E 2636.84' W 1/4 COR. SEC. 12, S.F.N.F. — CALCULATED POSITION FROM GDACS SURVEY, BK 640, PG 6