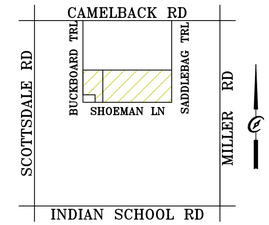
ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS

LOT 1, MINOR SUBDIVISION PLAT OF RE-PLAT OF LOTS 23-28, 42-53 & 62-65 OF CAMELBACK PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1118 OF MAPS, PAGE 46.



VICINITY MAP
N.T.S.
SECTION 23
TOWNSHIP 2N, RANGE 4E

BASIS OF BEARING

THE MONUMENT LINE OF CAMELBACK RD FROM THE WEST QUARTER CORNER TO THE CENTER OF SECTION 23 WHICH BEARS SOUTH 89 DEGREES 31 MINUTES 36 SECONDS EAST.

REFERENCE DOCUMENTS

1. BOOK 1249 PAGE 29 MCR
2. BOOK 1118 PAGE 46 MCR
3. BOOK 83 PAGE 16 MCR

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1009811-A-LA2. EFFECTIVE DATE: MAY 25, 2021 AT 8:00 A.M.

FEMA FIRM FLOOD ZONE DESIGNATION

THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS SHOWN IN FEMA FIRM MAP 04013C1770M, DATED SEPTEMBER 18TH, 2020.

NOTES

1. THIS SURVEY IS BASED UPON DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO ADDITIONAL RECORD RESEARCH WAS DONE BY CHRISTOPHER J WILSON ENGINEERING, LTD.
2. PEDESTRIAN ACCESS IS PROVIDED BY PUBLIC SIDEWALK AND VEHICULAR ACCESS IS PROVIDED BY PUBLIC RIGHT-OF-WAY.
3. THERE WAS NOT OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUNDS FOUND ON THE SITE DURING THE COURSE OF THE FIELD WORK.
4. THERE IS NO EVIDENCE OF EARTHMOVING ON THE PARCELS.
5. THE SURVEYOR IS UNAWARE OF ANY PROPOSED RIGHT OF WAY CHANGES TO ANY OF THE PUBLIC STREETS AND THE CITY OF SCOTTSDALE HAS NOT MADE ANY INFORMATION TO THE SURVEYOR TO THE CONTRARY.
6. SURVEYOR CARRIES $1,000,000 PER OCCURRENCE/ $2,000,000 ANNUAL, CERTIFICATE OF INSURANCE FURNISHED UPON REQUEST.

PARCEL ADDRESS & AREAS

LOT 1 APN 173-41-274 4420 N SADDLEBAG TRAIL SCOTTSDALE, AZ
TOTAL AREA 1.13 ACRES MORE OR LESS.

ZONING

ZONING REPORT NOT PROVIDED TO THE SURVEYOR

EXP 3-31-25

CERTIFICATION

EQUITY PARTNERS GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.

I CHRISTOPHER J. WILSON, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING LAND SURVEYING IN THE STATE OF ARIZONA AND, WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4 (IN ACRES), 7(B)(1), 7(C), 8, 9, 12, 13, 14 & 20, IN TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2023.

DATE OF PLAT OR MAP: DECEMBER 18, 2023.

CHRISTOPHER J WILSON, RLS
REGISTRATION NUMBER 55404

DATE	DESCRIPTION
	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
SW QUARTER SECTION 23
TOWNSHIP 2N RANGE 4 E
4420 N SADDLE BAG TRAIL
SCOTTSDALE, AZ

CHRISTOPHER J. WILSON ENGINEERING, LTD
1634 N ACACIA MESA, AZ 85213 PHONE (602)405-5122

DRAFTING: CW
CHECKED: CJW
DATE: DEC 18, 2023

SURVEY
COVER SHEET

SEAL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

JOB NO. 23-024

1 OF 3

Dec 18, 2023 - 1:14pm
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1. TAXES FOR THE FULL YEAR OF 2021.
(THE FIRST HALF IS DUE OCTOBER 1, 2021 AND IS DELINQUENT NOVEMBER 1, 2021. THE SECOND HALF IS DUE MARCH 1, 2022 AND IS DELINQUENT MAY 1, 2022 .)

2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

3. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CAMELBACK PARK PLAZA, AS RECORDED IN PLAT BOOK 86 OF MAPS, PAGE(S) 13, 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).

(AFFECTS ALL LOTS OF ALL PARCELS)

5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MINOR SUBDIVISION PLAT OF RE-PLAT OF LOTS 23-28, 42-53 & 62-65 OF CAMELBACK PARK PLAZA, AS RECORDED IN PLAT BOOK 1118 OF MAPS, PAGE(S) 46, THEREAFTER NOTICE OF AMENDMENT RECORDED AS 2012-0704186 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).

(AFFECTS ALL LOTS OF PARCEL NO. 2)

6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 577, PAGE 133 AND CORRECTED IN DOCKET 686, PAGE 305 AND IN DOCKET 686, PAGE 307 , 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).

(AFFECTS ALL LOTS OF PARCEL NO. 2)

7. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 4437, PAGE 166, 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).

(AFFECTS ALL LOTS OF PARCEL NO. 1)

8. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2013-0918047 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).
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMISSION FOR PRIVATE IMPROVEMENTS IN RIGHT-OF-WAY" RECORDED AUGUST 27, 1998 AS 98-0760986 OF OFFICIAL RECORDS.

(AFFECTS LOT 1 OF PARCEL NO. 2)

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED APRIL 19, 2012 AS 2012-0326339 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF PARCEL NO. 2)

11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "OUTDOOR DINING PATIO REVOCABLE LICENSE AGREEMENT" RECORDED OCTOBER 10, 2014 AS 2014-0674536 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF PARCEL NO. 1)

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LICENSE AGREEMENT BETWEEN EPCOR WATER ARIZONA INC., AND CITY OF SCOTTSDALE, ARIZONA" RECORDED AUGUST 31, 2020 AS 2020-0810592 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF ALL PARCELS)

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 08, 2020 AS 2020-1209037 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF ALL PARCELS)

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY" RECORDED APRIL 22, 2021 AS 2021-0448885 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF ALL PARCELS)

15. ALL MATTERS AS SET FORTH IN RESOLUTION NO. 3722, RECORDED OCTOBER 05, 1994 AS 94-0726168 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF PARCEL NO. 1)

16. ALL MATTERS AS SET FORTH IN COVENANT REGARDING SIDEWALK IMPROVEMENTS, RECORDED JUNE 13, 2012 AS 2012-511404 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF PARCEL NO. 2)

17. ALL MATTERS AS SET FORTH IN PUBLIC IMPROVEMENTS COVENANT TO CONSTRUCT, RECORDED SEPTEMBER 05, 2012 AS 2012-0798627 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF PARCEL NO. 2)

18. ALL MATTERS AS SET FORTH IN COVENANT REGARDING SIDEWALK IMPROVEMENTS, RECORDED DECEMBER 24, 2012 AS 2012-1170059 OF OFFICIAL RECORDS.

19. ALL MATTERS AS SET FORTH IN RESOLUTION NO. 9009, RECORDED MARCH 27, 2013 AS 2013-279262 OF OFFICIAL RECORDS.

(AFFECTS ALL LOTS OF PARCEL NO. 2)

20. ALL MATTERS AS SET FORTH IN OUTDOOR DINING PATIO REVOCABLE LICENSE AGREEMENT, RECORDED OCTOBER 10, 2014 AS 2014-0674536 OF OFFICIAL RECORDS.

(AFFECTS LOT 1 OF PARCEL NO. 2)

21. ALL MATTERS AS SET FORTH IN PERMISSION FOR PRIVATE IMPROVEMENTS IN RIGHT-OF-WAY, RECORDED DECEMBER 02, 2014 AS 2014-0794063 OF OFFICIAL RECORDS.

(AFFECTS LOT 1 OF PARCEL NO. 2)

22. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 8466, PAGE 130.

(AFFECTS LOT 2 OF PARCEL NO. 2)

23. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 8474, PAGE 671.

(AFFECTS LOT 1 OF PARCEL NO. 2)

24. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 13390, PAGE 237.

(AFFECTS LOT 2 OF PARCEL NO. 2)

25. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14015, PAGE 854.

(AFFECTS LOT 1 OF PARCEL NO. 2)

26. AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14015, PAGE 855.

(AFFECTS LOT 1 OF PARCEL NO. 2)

27. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 15661, PAGE 1533.

(AFFECTS LOT 1 OF PARCEL NO. 2)

28. AN EASEMENT FOR FLOOD CONTROL AND TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 16077, PAGE 396.

(AFFECTS ALL LOTS OF PARCEL NO. 1)
29. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 83-488074 OF OFFICIAL RECORDS.

(AFFECTS LOT 2 OF PARCEL NO. 2)

30. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 99-0462452 OF OFFICIAL RECORDS.

(AFFECTS LOT 1 OF PARCEL NO. 2)

31. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.

32. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY ON , DESIGNATED JOB NUMBER :

33. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

34. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

DATE	DESCRIPTION
	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
SW QUARTER SECTION 23 TOWNSHIP 2N RANGE 4 E
4420 N SADDLE BAG TRAIL
SCOTTSDALE, AZ

CHRISTOPHER J. WILSON ENGINEERING, LTD
1634 N ACACIA MESA, AZ 85213 PHONE (602)405-5122

DRAFTING: CW
CHECKED: CJW DATE: DEC 18, 2023

SCHEDULE B EXCEPTIONS

SEAL

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54404
CHRISTOPHER J.
WILSON
12/18/23
ARIZONA U.S.A.

EXP 3-31-25

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

JOB NO. 23-024

Dec 18, 2023 - 1:15pm
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9-UP-2012#3
1/30/24

FOUND BRASS CAP IN HAND HOLE
WEST QUARTER CORNER OF
SECTION 23 TOWNSHIP 2 N RANGE
4 EAST AT INTERSECTION OF
CAMELBACK RD & SCOTTSDALE RD

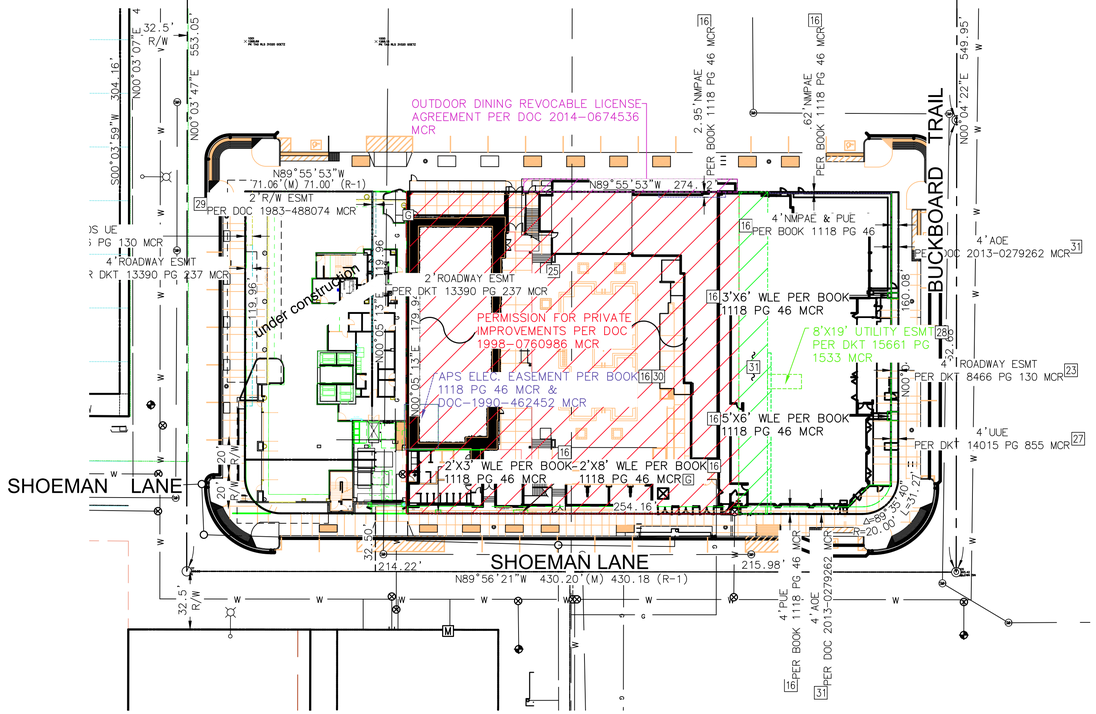
SCOTTSDALE ROAD

FOUND BRASS CAP IN HAND HOLE
WEST QUARTER CORNER OF
SECTION 23 TOWNSHIP 2 N RANGE
4 EAST AT INTERSECTION OF
INDIAN SCHOOL RD & SCOTTSDALE
RD

N89°31'35"W 2629.82'(R-1)
N89°31'36"W 2629.75'(M)

CAMELBACK ROAD

FOUND STONE IN HAND
HOLE ACCEPTED AS
CENTER OF SECTION 23
TOWNSHIP 2 N RANGE
4 EAST AT
INTERSECTION OF
CAMELBACK RD &
MILLER RD



SHOEMAN LANE

DATE	DESCRIPTION
	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
SW QUARTER SECTION 23
TOWNSHIP 2N RANGE 4 E

4420 N SADDLE BAG TRAIL
SCOTTSDALE, AZ

CHRISTOPHER J. WILSON ENGINEERING, LTD
1634 N ACACIA MESA, AZ 85213 PHONE (602)405-5122

SURVEY

DRAFTING: CW
CHECKED: CJW
DATE: DEC 18, 2023

SEAL

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54404
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WILSON
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JOB NO. 23-024

3 OF 3

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9-UP-2012#3
1/30/24