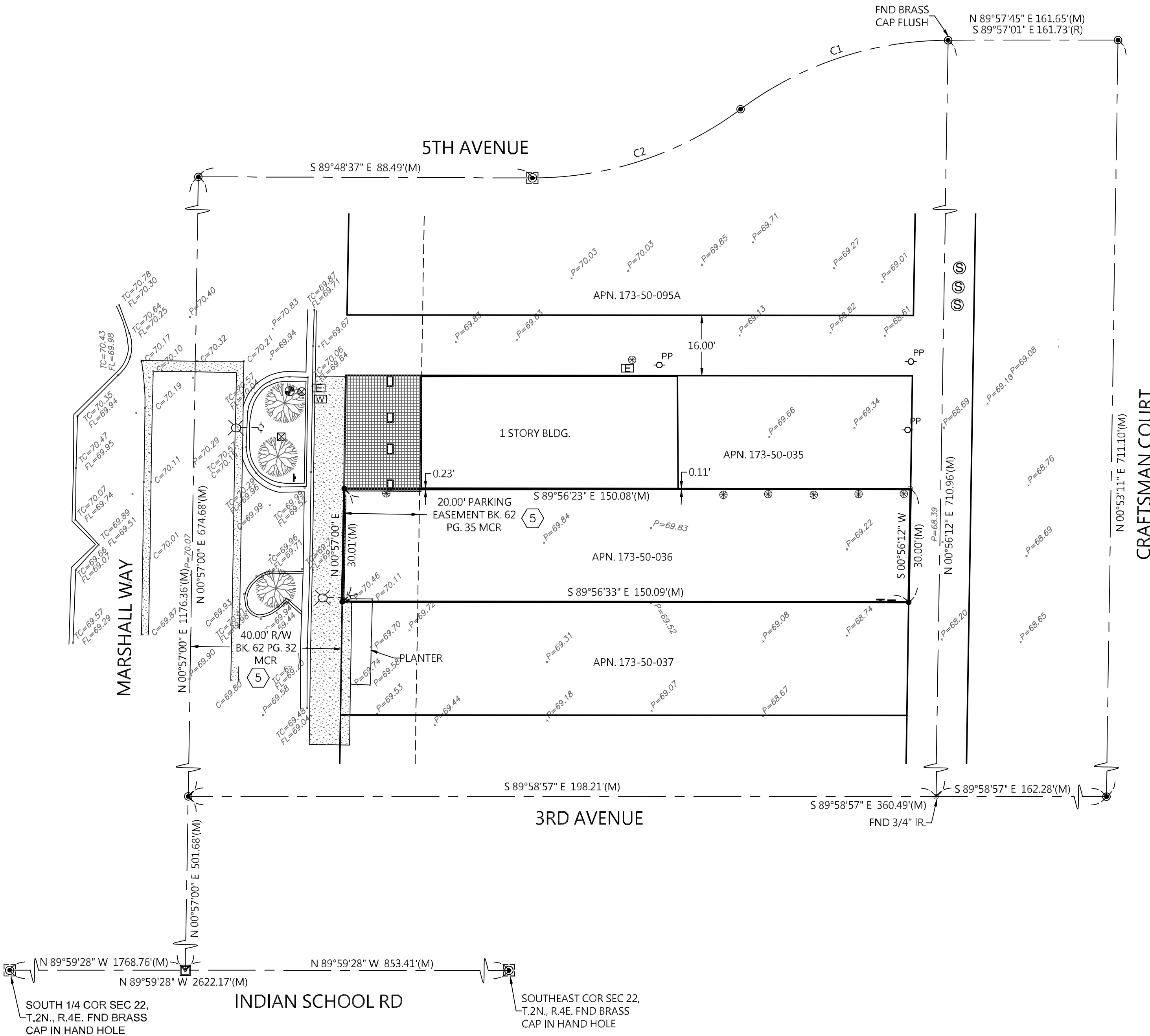


CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	91.89'(M)	58.96'(M)	36°45'38"	N 71°35'11" E
C2	91.89'(M)	59.12'(M)	36°51'36"	N 71°44'09" E



LINETYPE LEGEND (TYPICAL)

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT (AS NOTED)

LEGEND	
	BRASS CAP FLUSH
	BRASS CAP IN HAND HOLE
	SET 1/2" REBAR & CAP LS 34559
	ELECTRIC PULL BOX
	TELEPHONE RISER
	WATER VALVE
	POWER POLE
	BALLORD
	FIREHYDRANT
	SIGN
	SEWER MAN HOLE
	WATER METER

GRAPHIC SCALE



SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE COMPLETE EXTENT OF DRAINAGE AREA(S) WHICH PLACE SURFACE WATER RUNOFF ONTO THIS SITE ARE NOT SHOWN. DOWNSTREAM IMPROVEMENTS AND/OR STORM WATER CONVEYANCES WHICH COULD BE AFFECTED BY STORM WATER RUNOFF FROM THIS SITE WERE NOT INVESTIGATED OR SHOWN. OWNER/DESIGNER SHOULD CONSIDER THE EFFECTS OF POST-IMPROVEMENT SURFACE WATER RUNOFF ONTO THIS SITE AND ONTO ADJOINERS.
- SINCE THE DATE OF THIS SURVEY CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF MILLER & SONS SURVEYING, LLC MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.

SCHEDULE B

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:
2024
 - THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS.
 - RESERVATIONS CONTAINED IN THE PATENT.
- FROM: THE UNITED STATES OF AMERICA
RECORDING FEBRUARY 02, 1891
DOCUMENT NO. BOOK 25 OF DEEDS, PAGE 581
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN SET FORTH ON PLAT:

RECORDED IN BOOK 62 OF MAPS, PAGE 35 (AS PLOTTED HEREON)

- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN DOCUMENT NO, DOCKET 1573, PAGE 389 (NOT PLOTTABLE)

- THE EFFECT OF RESOLUTION NO. 4698 BY THE CITY OF SCOTTSDALE RECORDED IN:

RECORDED FEBRUARY 10, 1997
DOCUMENT NO. 97-0086152 (NOT PLOTTABLE)
CONCERNING DOWNTOWN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT NO. 17901.

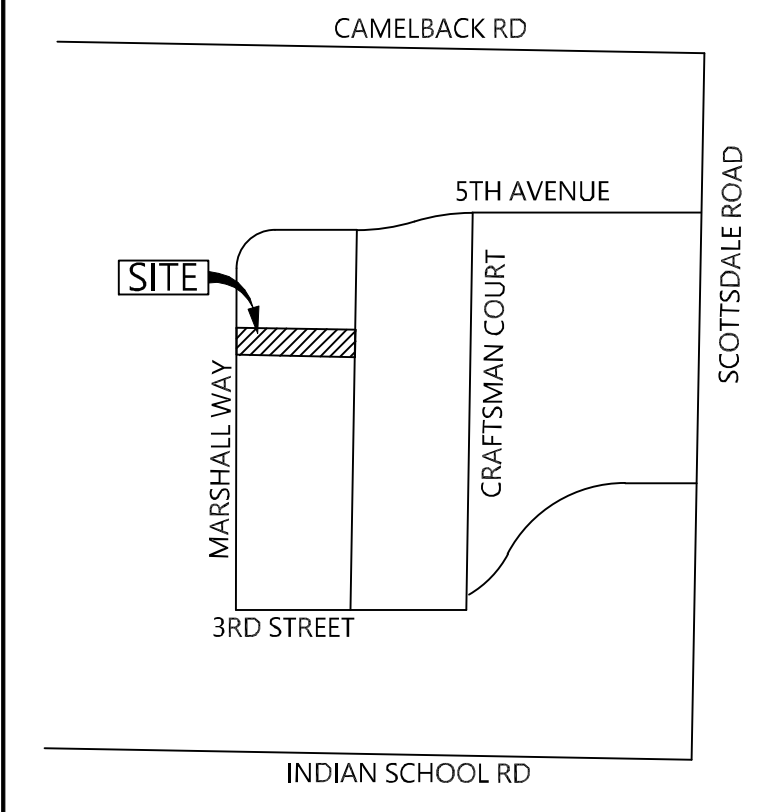
- THE EFFECT OF RESOLUTION NO. 6060 BY THE CITY OF SCOTTSDALE RECORDED IN:

RECORDED MAY 28, 2002
DOCUMENT NO. 20020538464 (NOT PLOTTABLE)
CONCERNING DOWNTOWN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT NO. 2

- RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

- ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

- LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.



VICINITY MAP

N.T.S.

OWNERS OF RECORD

LEON & LEON LLC
PROPERTY ADDRESS: 4247 N MARSHALL WAY
SCOTTSDALE, AZ. 85251
MAILING ADDRESS: 14362 N FRANK LLOYD WRIGHT
BLVD. STE 1000 SCOTTSDALE, AZ. 85260

LEGAL DESCRIPTION

LOT 4, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, FILE NO. 6207764A-027-MV1 WITH AN EFFECTIVE DATE OF JULY 15, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID SPECIAL REPORT ARE APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SITE AREA

NET AREA 4502.57 Sq. Ft. OR 0.10 ACRES
MORE OR LESS.

BENCHMARK

MCDOT POINT ID 3892
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL ROAD.

ELEVATION = 1260.366 (NAVD88 DATUM)

BASIS OF BEARING

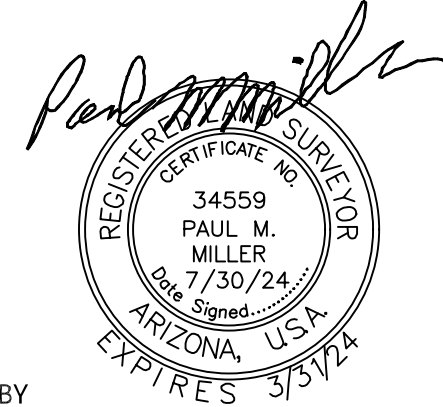
THE MONUMENT LINE OF MARSHALL WAY AS SHOWN ON PLAT OF RECORD, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

BEARING = N 00°57'00" E

CERTIFICATION

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, THE CITY OF SCOTTSDALE AND LEON & LEON LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 6, 8, 10, 11, 16, 18 AND 19 FROM TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON 4/22/24.



BY

PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

ALTA/NSPS LAND TITLE SURVEY
OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS:

DESIGN BY: N/A
DRAWN BY: MMM
SCALE: 1" = 20'
DATE: 7/30/24

REV. 1

REV. 2

REV. 3

REV. 4

JOB NO.
24-049

1 of 1

2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM