

## NOTES

- The basis of bearing is the monument line of 81st Street, using a bearing of South 00 degrees 54 minutes 29 seconds West per the Plat of NORTH SCOTTSDALE AIRPARK UNIT 1, Book 327 of Maps, Page 12, records of Maricopa County, Arizona.
- The Benchmark used for this survey is the City of Scottsdale brass cap in handhole at the intersection of 76th Street & Paradise Lane (down 0.24') having an elevation of 1499.940', NGVD 29.
- All title information and the description shown is based on a Commitment for Title Insurance issued by NFG National Title Insurance Company, Order Number 17-91659, dated June 20, 2017. The property depicted on this survey is the same property described in said Title Commitment.
- There are no striped parking spaces on the subject property.
- There are no buildings on the subject property.
- According to FEMA Flood Insurance Rate Map, Map Number 04013C1320L, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."
- The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).
- The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to 81st Street, being an improved and open public right(s)-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

## SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

## REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

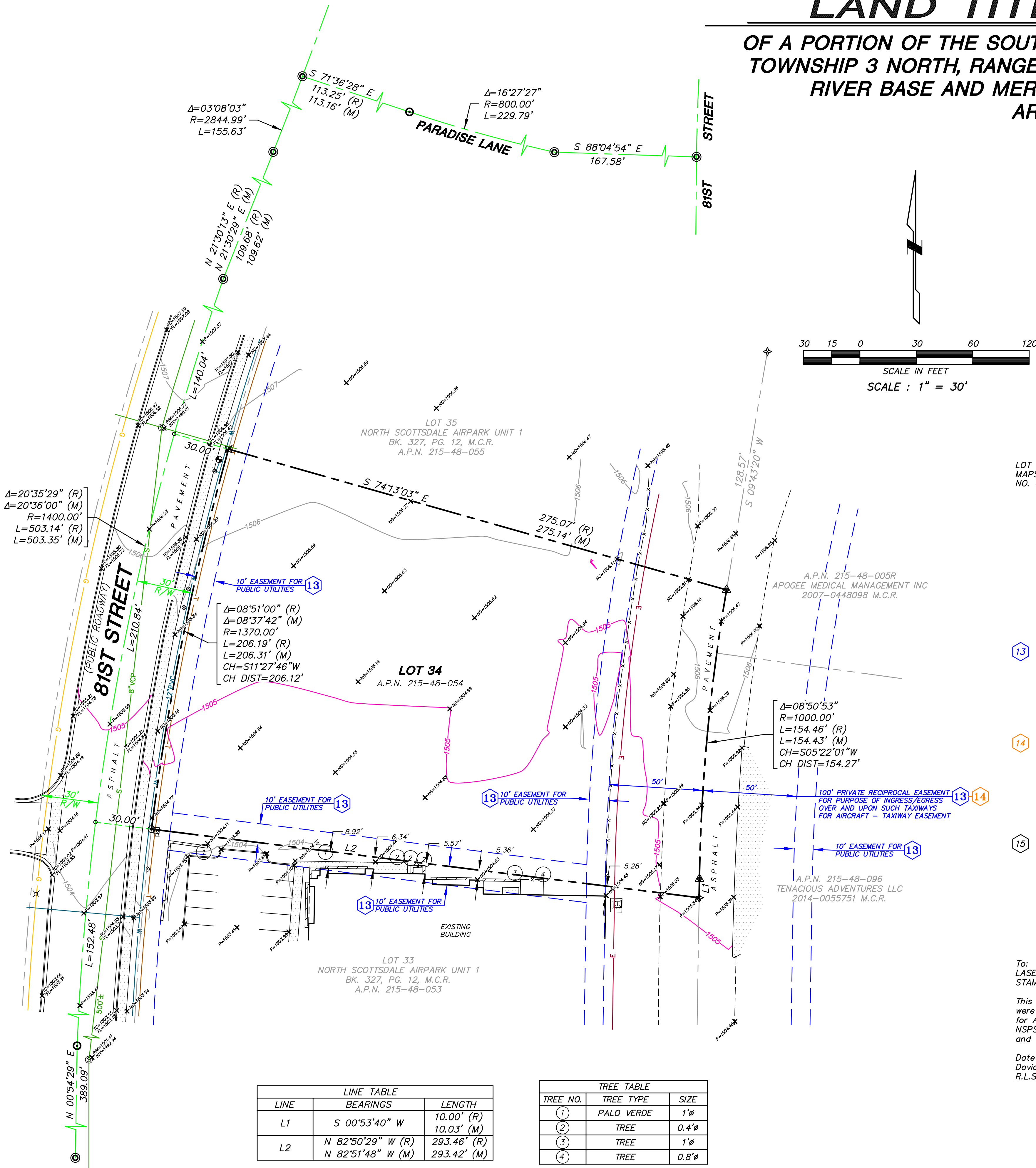
SUBDIVISION OF "NORTH SCOTTSDALE AIRPARK UNIT 1" RECORDED IN BOOK 327 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

SUBDIVISION OF "NORTH SCOTTSDALE AIRPARK UNIT 3" RECORDED IN BOOK 327 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

CONDOMINIUM PLAT OF "AVALON AVIGATION CENTER" RECORDED IN BOOK 1014 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

## LEGEND

--- BOUNDARY LINE	SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- - - CENTER LINE OR MONUMENT LINE	ELECTRIC TRANSFORMER
CONCRETE SURFACE	FIRE HYDRANT
24 INCH VERTICAL CURB & GUTTER	LIGHT POLE
6 INCH CONCRETE CURB	SEWER MANHOLE
INDICATES DRIVEWAY (MEANS OF ACCESS)	TELECOMMUNICATIONS RISER
WALL	CABLE TELEVISION BOX
X FENCE	WATER VALVE
UNDERGROUND ELECTRIC LINE	TREE (SEE TREE TABLE)
UNDERGROUND GAS LINE	FLOW LINE
UNDERGROUND SEWER LINE	TC TOP OF CURB
UNDERGROUND TELECOMMUNICATIONS LINE	NG NATURAL GROUND
UNDERGROUND WATER LINE	P PAVEMENT
FOUND 1/2" CAPPED REBAR	C CONCRETE
STAMPED 11750	RIM TOP OF RIM
FOUND PK NAIL	INV INVERT ELEVATION
NO IDENTIFICATION	A.P.N. ASSESSORS PARCEL NUMBER
FOUND 1/2" REBAR	M.C.R. MARICOPA COUNTY RECORDS
NO IDENTIFICATION	R/W RIGHT OF WAY
FOUND RAILROAD SPIKE	BK. BOOK
NO IDENTIFICATION	PG. PAGE
FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH	(TYP.) TYPICAL
CALCULATED POSITION	(R) RECORD PER BK. 327, PG. 12, M.C.R.
NO MONUMENT FOUND OR SET	(M) MEASURED
SCHEDULE B ITEM	

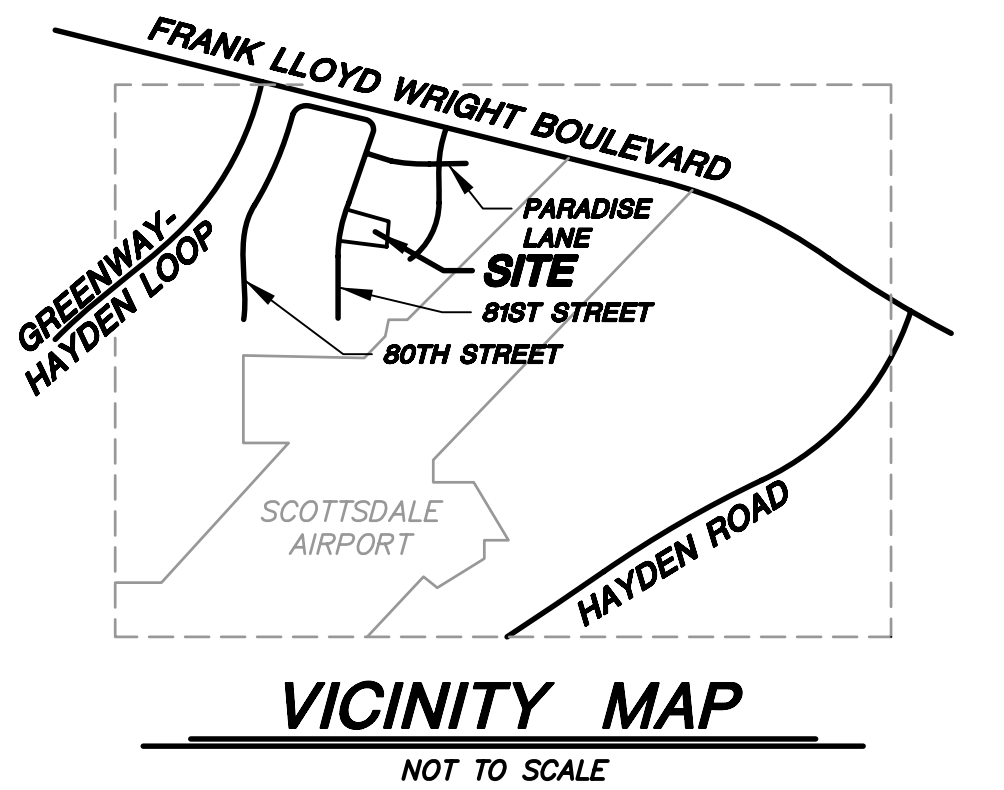
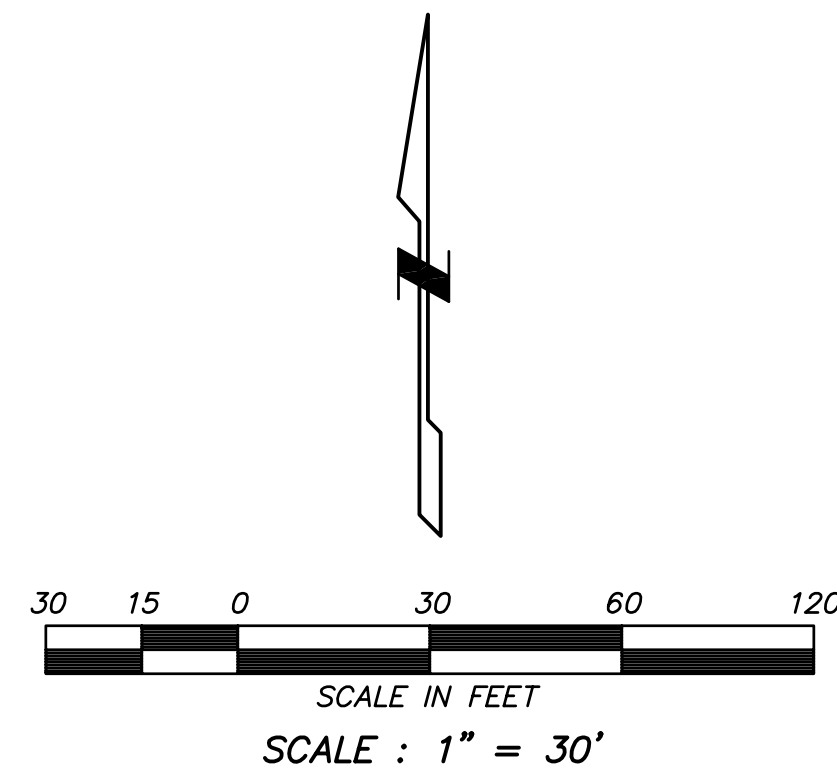


LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°53'40" W	10.00' (R) 10.03' (M)
L2	N 82°50'29" W (R)	293.46' (R)
	N 82°51'48" W (M)	293.42' (M)

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
(1)	PALO VERDE	1'Ø
(2)	TREE	0.4'Ø
(3)	TREE	1'Ø
(4)	TREE	0.8'Ø

# ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA



## DESCRIPTION

LOT 34, OF NORTH SCOTTSDALE AIRPARK UNIT 1, ACCORDING TO BOOK 327 OF MAPS, PAGE 12, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 94-268055, RECORDS OF MARICOPA COUNTY, ARIZONA.

**AREA = 1.206 ACRES**  
**52,527 SQ. FT.**

## SCHEDULE "B" ITEMS

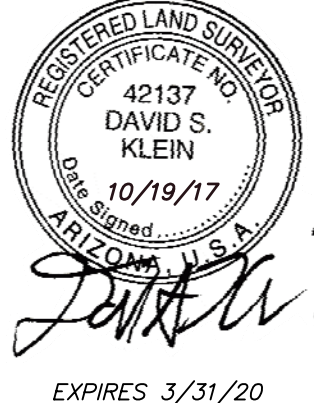
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, if any provided in the Plat recorded in Book 327 of Maps, Page 12, of Official Records, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial 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. (PLOTTED HEREON)
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, if any provided in the Map of Dedication recorded in Book 299 of Maps, Page 19 and Page 20, 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. (PLOTTED HEREON)
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded on July 9, 1986, in 86-349534, of Official Records. And amendment(s) thereof recorded in 88-614562 and 2015-917828, of Official Records. (REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)

## CERTIFICATION

To: ARIZTAR, LLC, a South Dakota limited liability company; UNIVERSAL LASER SYSTEMS, INC., an Arizona corporation; CITY OF SCOTTSDALE, BLAKE STAMMED DBA ARIZTAR, LLC; and NFG NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9 and 11 of Table A thereof. The field work was completed on October 16, 2017.

Date of Plat or Map: October 16, 2017  
David S. Klein  
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY  
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SCOTTSDALE, AZ 85260

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**SUPERIOR**  
SURVEYING SERVICES, INC.  
DWN: GBF CHK: DK  
SHEET 1 OF 1  
DATE: 10/19/17  
JOB NO.: 171006