

ALTA/NSPS LAND TITLE SURVEY

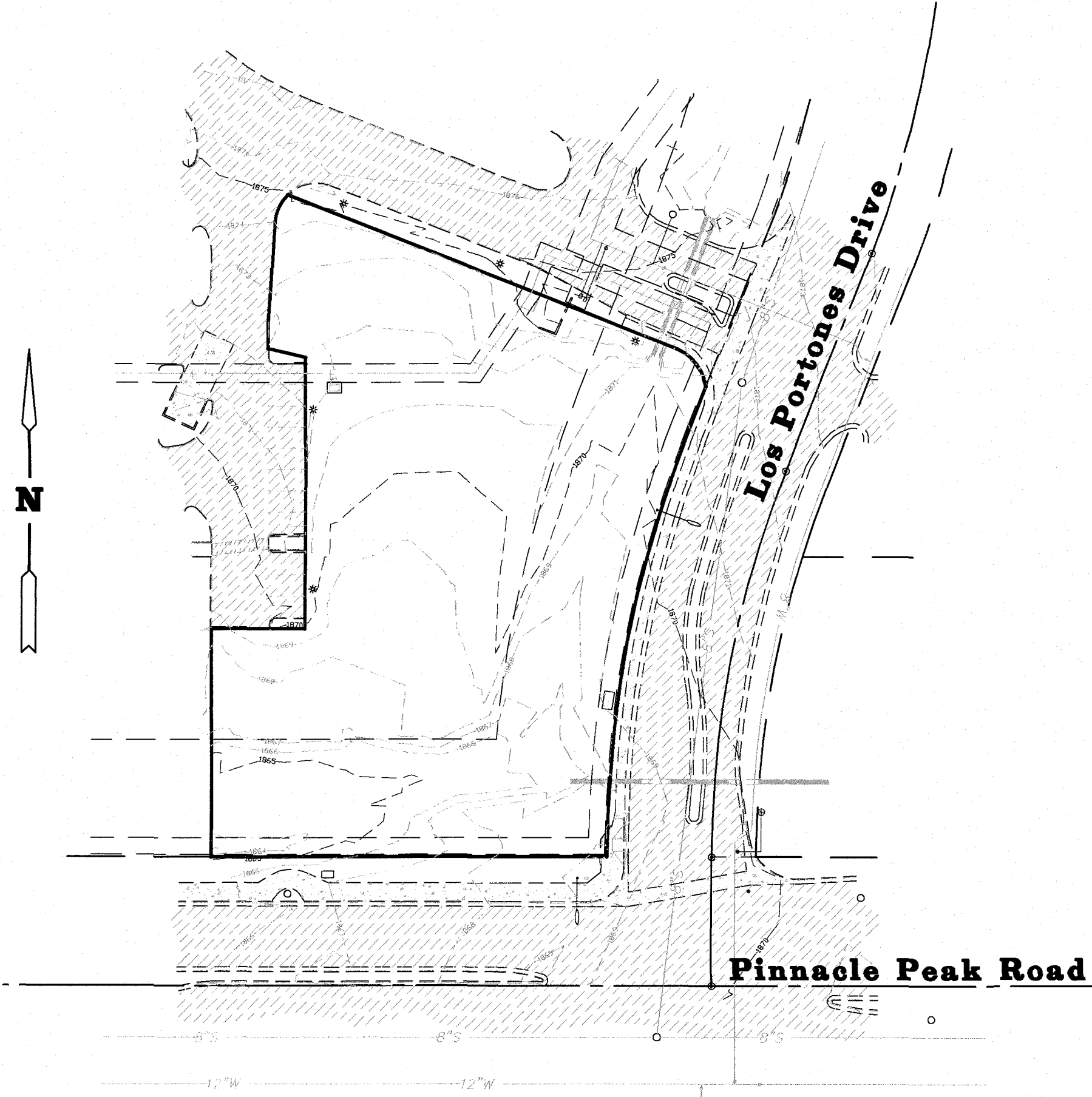
OF

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE 'B' ITEM

NO. STATUS ITEM

2. UNPLOTTABLE 2. 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. 85-519815
3. UNPLOTTABLE 3. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN:
- ENTITLED RECIPROCAL EASEMENT AGREEMENT
RECORDED JANUARY 16, 1986
DOCUMENT NO. 86-024575
4. UNPLOTTABLE 4. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS 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. 86-264470
- MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
- DOCUMENT NO: 86-509894
- MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
- DOCUMENT NO: 92-0044252
- LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION,
PAYABLE TO: LOS PORTONES COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION
5. SHOWN 5. RESTRICTIONS, CONDITIONS AND COVENANTS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS SHOWN ON THE PLAT:
- RECORDED IN BOOK 753 OF MAPS, PAGE 16
6. SHOWN 6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
- RECORDED IN DOCUMENT NO. 2005-0944713
PURPOSE: UTILITIES
7. UNPLOTTABLE 7. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS 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. 20050957137
- MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
- DOCUMENT NO: 20051710305
- LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION,
PAYABLE TO: PINNACLE PEAK OFFICE PARK ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION
8. SHOWN 8. MATTERS SHOWN ON SURVEY RECORDED IN BOOK 951 OF SURVEYS, PAGE 6.
9. SHOWN 9. MATTERS SHOWN ON SURVEY RECORDED IN BOOK 1373 OF SURVEYS, PAGE 13.
10. UNPLOTTABLE 10. ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT:
- RECORDED IN DOCUMENT NO. 20180290439



KEY MAP

Scale: 1"=50'

SURVEYOR

KEOGH ENGINEERING, INC.
650 NORTH 137TH AVENUE #110
GOODYEAR, ARIZONA 85338
PHONE: 623-535-7260
CONTACT: DENNIS F. KEOGH
EMAIL: KEOGH@KEOGHENGINEERING.COM

OWNER

MARK BREEN

SITE ADDRESS

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255

ASSESSOR'S PARCEL NO.

APN 212-05-531

SITE AREA

41,388 S.F.
=0.950 Acres

ZONING

C-0

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "PINNACLE PEAK OFFICE PARK", A CONDOMINIUM PLAT, AS RECORDED IN BOOK 753 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 169.75 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF 97.50 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF 115.69 FEET;

THENCE NORTH 76 DEGREES 07 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.48 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF 12.28 FEET;

THENCE NORTH 03 DEGREES 37 MINUTES 59 SECONDS EAST, A DISTANCE OF 41.56 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 18.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 86 DEGREES 23 MINUTES 05 SECONDS EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 27 MINUTES 47 SECONDS, A DISTANCE OF 13.35 FEET;

THENCE SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST FOR 179.72 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 20.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21 DEGREES 28 MINUTES 53 SECONDS WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61 DEGREES 08 MINUTES 04 SECONDS, A DISTANCE OF 21.34 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLAT;

THENCE SOUTH 21 DEGREES 28 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 21.22 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 495.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 68 DEGREES 31 MINUTES 08 SECONDS EAST;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 28 MINUTES 11 SECONDS, A DISTANCE OF 185.49 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 06202071-027-MVI DATED JULY 14, 2022.

CERTIFICATION

TO MARK BREEN, PINNACLE PEAK PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND FIRST AMERICAN 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 2021 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, 8, 11(A), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JULY, 2022

D.F.K. 10846
REGISTERED LAND SURVEYOR

10846
REGISTRATION NO.

9/19/22
DATE

FLOOD NOTE

THIS PARCEL IS LOCATED WITHIN ZONE AE AS DELINEATED ON THE MARICOPA COUNTY, ARIZONA AND INCORPORATED FLOOD INSURANCE RATE MAP/FLOOD HAZARD BOUNDARY MAP PANEL NO. 04013C1310M DATED JULY 20, 2021 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BENCHMARK

MARICOPA COUNTY ENGINEERING
DEPARTMENT BRASS CAP IN HANDHOLE AT
THE SOUTH QUARTER CORNER OF SECTION
11, TOWNSHIP 4 NORTH, RANGE 4 EAST,
G&SRB&M, MARICOPA COUNTY, ARIZONA
ELEVATION=1878.317
(NAVD88 DATUM)

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°59'18"E	40.00'
L2	N00°00'42"E	115.69'
L3	N76°07'37"W	16.48'
L4	N00°00'42"E	12.28'
L5	N03°37'59"E	41.56'
L6	S21°28'53"W	21.22'

BASIS OF BEARINGS

NORTH 89°59'18" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA PER CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK, AS RECORDED IN BOOK 753 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	18.00'	13.34'	42°27'47"
C2	20.00'	21.34'	61°08'40"

NOTES

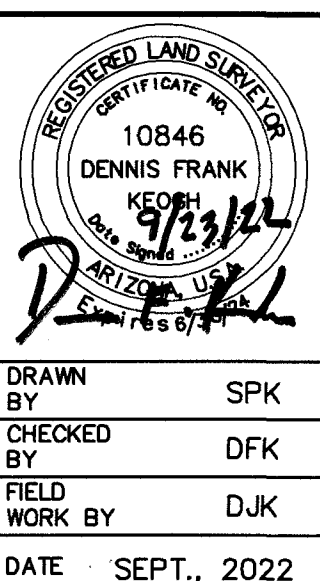
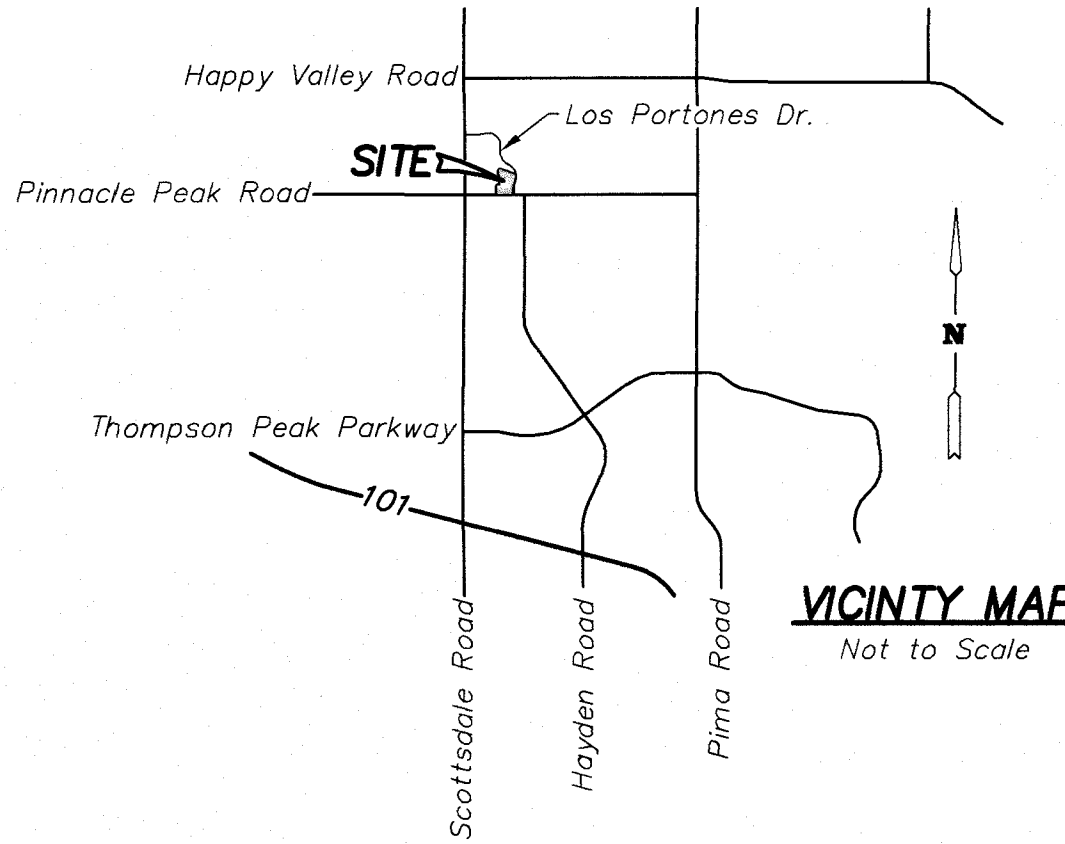
- THERE IS NO OBSERVABLE EVIDENCE OF ANY ON-SITE EARTH MOVING WORK, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE CHANGES IN STREET RIGHT OF WAY LINES COMPLETED OR PROPOSED OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION UNLESS OTHERWISE SHOWN.
- THIS SITE IS NOT WITHIN A DELINEATED WETLAND AREA.

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (Inbox Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	1310	7/20/21	M	7/20/21	AE	1869.5-1876.7

UTILITY NOTE

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES.



PREPARED FOR Mark Breen
ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
Keogh Engineering, Inc. 650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338 PHONE: (623) 535-7260 EMAIL: keogh@keoghengineering.com
DRAWN BY: SPK CHECKED BY: DFK FIELD WORK BY: DJK DATE: SEPT., 2022 JOB NO. 22270 MAP NO. P-22270

ALTA/NSPS LAND TITLE SURVEY
OF
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
DE	DRAINAGE EASEMENT
EE	ELECTRIC EASEMENT
M.C.E.D.	MARICOPA COUNTY ENGINEERING DEPARTMENT
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
WLE	WATER LINE EASEMENT
⊙	SURVEY MONUMENT
•	PROPERTY BOUNDARY CORNER
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER VALVE
⊙	EXISTING MANHOLE
---	PROPERTY LINE
- - -	EASEMENT LINE
---	STREET CENTERLINE
---	ADJACENT LOT OR R/W
---	EXISTING FENCE
---	EXISTING STORM DRAIN PIPE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING CONCRETE HATCH
---	EXISTING PAVEMENT HATCH

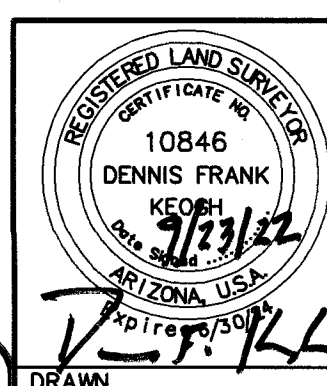
LINE TABLE

LINE	BEARING	LENGTH
L1	S89°59'18"E	40.00'
L2	N00°00'42"E	115.69'
L3	N76°07'37"W	16.48'
L4	N00°00'42"E	12.28'
L5	N03°37'59"E	41.56'
L6	S21°28'53"W	21.22'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	18.00'	13.34'	42°27'47"
C2	20.00'	21.34'	61°08'40"

SHEET 2 OF 2



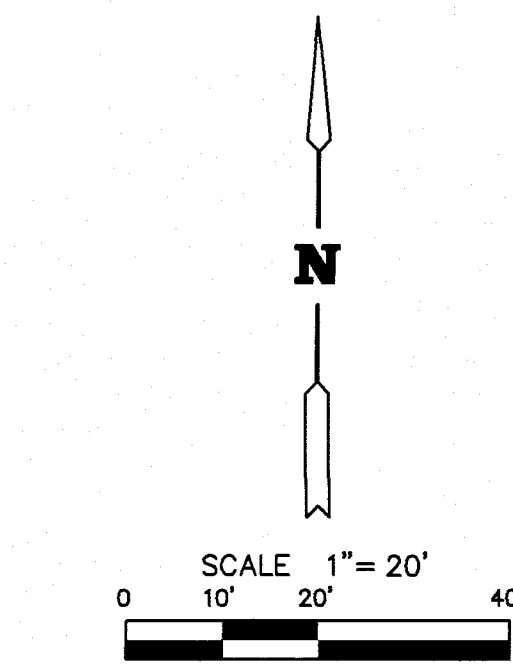
PREPARED FOR
Mark Breen

ALTA/NSPS LAND TITLE SURVEY
OF
A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 11, TOWNSHIP 4 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Keogh Engineering, Inc.
650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338
PHONE: (602) 535-7260
EMAIL: keogh@keoghsurveying.com

Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

DATE SEPT., 2022 JOB NO. 22270 MAP NO. P-22270



Scottsdale Road

Miller Road

SW CORNER
SECTION 11
T 4N, R 4E
FOUND M.C.E.D. BRASS CAP
IN HAND HOLE

S. 1/4 COR.
SECTION 11
T 4N, R 4E
FOUND M.C.E.D. BRASS CAP
IN HAND HOLE