

ALTA / NSPS LAND TITLE SURVEY

PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS PER TITLE FILE NO. 12658TAZ

8. INTENTIONALLY OMITTED – TAXES FOR THE FULL YEAR OF 2023. (THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024).
 9. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
 10. RESERVATIONS OR EXCEPTIONS IN CERTIFICATE OF PURCHASE, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
 11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 12. THE RIGHT TO ENTER UPON THE LAND FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT AND REMOVAL OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.
 13. INTENTIONALLY OMITTED – RESERVATIONS CONTAINED IN STATE OF ARIZONA PATENT TO THE LAND.
 14. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT 27 CORE NORTH RECORDED AS BOOK 344 OF MAPS, PAGE 29, STATE PLAT NO. 27 AMENDED CORE NORTH, RECORDED AS BOOK 352 OF MAPS, PAGE 28 AND AFFIDAVIT RECORDED AS 95-0533010, OF OFFICIAL RECORDS AND FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, RECORDED AS BOOK 395 OF MAPS, PAGE 21.
 15. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 22, 2002 AS 2002-1240137, OF OFFICIAL RECORDS, FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED NOVEMBER 07, 2011 AS 2011-0923510, OF OFFICIAL RECORDS, SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 21, 2017 AS 2017-0123362, OF OFFICIAL RECORDS, THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED JUNE 15, 2018 AS 2018-0456551, OF OFFICIAL RECORDS AND FIRST AMENDMENT TO THE THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED DECEMBER 14, 2018 AS 2018-0917804, OF OFFICIAL RECORDS.
 16. RIGHT-OF-WAY NO. 16-103534 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF SCOTTSDALE FOR PUBLIC ROADWAY'S DRAINAGE AND UNDERGROUND UTILITIES, RECORDED AUGUST 02, 2000 AS 2000-0589276, OF OFFICIAL RECORDS AND AMENDMENT TO RIGHT OF WAY RECORDED AUGUST 11, 2004 AS 2004-0932570, OF OFFICIAL RECORDS.
 17. RIGHT-OF-WAY NO. 16-107671 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF SCOTTSDALE FOR PUBLIC ROADWAY, UNDERGROUND UTILITIES, DRAINAGE EASEMENTS AND SLOPE EASEMENTS, RECORDED FEBRUARY 10, 2005 AS 2005-0170020, OF OFFICIAL RECORDS, RE-RECORDED FEBRUARY 23, 2006 AS 2006-0245905, OF OFFICIAL RECORDS AND RIGHT OF ENTRY AGREEMENT NO. 30-110159 (EXTENSION OF TERM), FOR DRAINAGE EASEMENTS.
 18. RIGHT-OF-WAY NO. 16-119941 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO NATIONWIDE REALTY INVESTORS, LTD., L.L.C. FOR PUBLIC ROADS AND UNDERGROUND UTILITIES, HAVING A PERPETUAL TERM AND THEREAFTER, ASSIGNMENT OF RIGHT OF WAY NO. 16-119941, ASSIGNED TO THE CITY OF SCOTTSDALE.
 19. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CROSSROADS EAST PLANNING UNIT V DEVELOPMENT AGREEMENT RECORDED JUNE 15, 2018 AS 2018-0456552, OF OFFICIAL RECORDS.
 20. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ECONOMIC DEVELOPMENT AGREEMENT RECORDED JUNE 15, 2018 AS 2018-0456553, OF OFFICIAL RECORDS.
 21. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE FINAL PLAT LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W, RECORDED AS BOOK 1471 OF MAPS, PAGE 18.
 22. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT ENTITLED MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AS 2019-0286732, OF OFFICIAL RECORDS.
 23. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS BOOK 1542 OF MAPS, PAGE 25.
 24. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE FINAL PLAT CAVASSON - PHASE 3A, RECORDED AS BOOK 1686 OF MAPS, PAGE 49.
 25. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PUBLIC IMPROVEMENTS TO CONSTRUCT, PROJECT NAME: CAVASSON PHASE 3A RECORDED JUNE 24, 2022 AS 2022-0526907, OF OFFICIAL RECORDS.
 26. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE FINAL PLAT CAVASSON - PHASE 3B, RECORDED AS BOOK 1756 OF MAPS, PAGE 48.
 27. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE FINAL PLAT CAVASSON - PHASE 3C, RECORDED AS BOOK - - - - - OF MAPS, PAGE - - - - -
 28. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
 29. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.
 30. SECOND INSTALLMENT OF 2024 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2025 AND DELINQUENT MAY 1, 2025.
- = INDICATES SCHEDULE B ITEMS SHOWN ON SHEET 2.
○ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" OR "BLANKET EASEMENT" – BUT AFFECTS THE PROPERTY
□ = INDICATES SCHEDULE B ITEM "NOT ON SITE"

LEGAL DESCRIPTION PER TITLE FILE NO. 12658TAZ

PARCEL NO. 1 (CAVASSON - PHASE 3C):
A PORTION OF TRACT E, TRACT F, TRACT G AND TRACT 10 AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), AND LOCATED IN THE EAST HALF OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A GLO BRASS CAP FLUSH, BEARS SOUTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, 2641.87 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 26, 2640.72 FEET TO THE CENTER OF SAID SECTION; THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, 194.70 FEET TO THE CENTERLINE OF MILLER ROAD; THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, 945.79 FEET TO THE CENTERLINE OF LEGACY BOULEVARD; THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, 258.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LEGACY BOULEVARD AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 505.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33 DEGREES 55 MINUTES 42 SECONDS, AN ARC LENGTH OF 858.63 FEET;

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THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, 89.84 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 50 MINUTES 10 SECONDS WEST, 5.00 FEET TO A POINT ON THE NORTH LINE OF SAID "PATENT NO. 53-119887.03"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 67 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 89.84 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1445.00 FEET;
THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33 DEGREES 55 MINUTES 42 SECONDS, AN ARC LENGTH OF 858.63 FEET;
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 78 DEGREES 54 MINUTES 18 SECONDS WEST, 30.09 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 8.00 FEET; THENCE SOUTH 33 DEGREES 54 MINUTES 18 SECONDS WEST, 28.28 FEET;
THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 116.69 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 735.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 50 SECONDS, AN ARC LENGTH OF 148.99 FEET TO THE BEGINNING OF REVERES CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 50 SECONDS, AN ARC LENGTH OF 132.77 FEET;
THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 139.75 FEET;
THENCE SOUTH 56 DEGREES 05 MINUTES 42 SECONDS EAST, 28.73 FEET;
THENCE SOUTH 11 DEGREES 24 MINUTES 18 SECONDS WEST, 8.66 FEET;
THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 72.00 FEET;
THENCE SOUTH 78 DEGREES 54 MINUTES 18 SECONDS WEST, 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 10 DEGREES 34 MINUTES 42 SECONDS EAST, 289.11 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68 DEGREES 29 MINUTES 36 SECONDS, AN ARC LENGTH OF 345.61 FEET;
THENCE SOUTH 11 DEGREES 26 MINUTES 43 SECONDS WEST, 196.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAVASSON BOULEVARD, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W," A FINAL PLAT, RECORDED AT BOOK 1471, PAGE 18, M.C.R.; THENCE NORTH 78 DEGREES 36 MINUTES 44 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 56 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 34.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE CENTER BEARS SOUTH 09 DEGREES 04 MINUTES 57 SECONDS WEST, 1555.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 21 SECONDS, AN ARC LENGTH OF 328.55 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 58 MINUTES 36 SECONDS WEST, 738.80 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 48 DEGREES 32 MINUTES 04 SECONDS WEST, 35.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID MILLER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 85 DEGREES 45 MINUTES 56 SECONDS WEST, 3785.00 FEET;
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 50 MINUTES 43 SECONDS, AN ARC LENGTH OF 452.20 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 316.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LEGACY BOULEVARD;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 37 DEGREES 43 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 46.58 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, 259.99 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 05 MINUTES 32 SECONDS WEST, 5.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, 832.16 FEET TO SAID POINT OF BEGINNING.

PARCEL NO. 2 (CAVASSON PHASE 3C, LOT 4):
A PORTION OF TRACT G AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), TRACTS E AND J AND A PORTION OF TRACT D, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W," A FINAL PLAT RECORDED IN BOOK 1471, PAGE 18 AND A PORTION OF TRACT A OF "CAVASSON - PHASE 3A," A FINAL PLAT RECORDED IN BOOK 1686, PAGE 49, M.C.R., AND LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A GLO BRASS CAP, BEARS NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, 2640.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 1309.63 FEET TO THE CENTERLINE OF CAVASSON BLVD. AS SHOWN IN SAID FINAL PLAT OF "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD R/W & HAYDEN RD. R/W"; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, 74.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CAVASSON BLVD.; THENCE DEPARTING SAID EAST LINE, NORTH 76 DEGREES 38 MINUTES 23 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 470.58 FEET TO POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 76 DEGREES 38 MINUTES 23 SECONDS WEST, 538.66 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 33 DEGREES 36 MINUTES 44 SECONDS WEST, 34.25 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 36 MINUTES 44 SECONDS WEST, 8.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CLARET DRIVE AS SHOWN IN SAID FINAL PLAT OF "CAVASSON - PHASE 3A";
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 11 DEGREES 26 MINUTES 43 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 196.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67 DEGREES 27 MINUTES 36 SECONDS, AN ARC LENGTH OF 354.40 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, 75.00 FEET TO THE EAST LINE OF FINAL PLAT;
THENCE CONTINUING NORTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CLARET DR., AS SHOWN IN "CAVASSON - PHASE 3B", A FINAL PLAT RECORDED IN BOOK 1756, PAGE 48, M.C.R., 189.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 418.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 49 MINUTES 23 SECONDS, AN ARC LENGTH OF 173.80 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 29 MINUTES 47 SECONDS EAST, 10.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE CENTER BEARS SOUTH 13 DEGREES 40 MINUTES 49 SECONDS WEST, 410.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 51 MINUTES 52 SECONDS, AN ARC LENGTH OF 49.12 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 20 DEGREES 32 MINUTES 41 SECONDS WEST, 110.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 30 MINUTES 05 SECONDS, AN ARC LENGTH OF 113.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 10 SECONDS, AN ARC LENGTH OF 238.87 FEET;
THENCE SOUTH 13 DEGREES 21 MINUTES 37 SECONDS WEST, 182.25 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PER TITLE FILE NO. 12658TAZ

PARCEL NO. 3 (CAVASSON PHASE 3C, LOT 5):
A PORTION OF TRACT G AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), TRACT K AND A PORTION OF TRACT D, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W," A FINAL PLAT RECORDED IN BOOK 1471, PAGE 18, A PORTION OF TRACT A OF "CAVASSON - PHASE 3A," A FINAL PLAT RECORDED IN BOOK 1686, PAGE 49, M.C.R. AND TRACTS D AND E OF "CAVASSON - PHASE 3B," A FINAL PLAT RECORDED IN BOOK 1756, PAGE 48, M.C.R., BEING LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A GLO BRASS CAP, BEARS NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, 2640.96 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 1309.63 FEET TO THE CENTERLINE OF CAVASSON BLVD. AS SHOWN IN SAID FINAL PLAT OF "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD R/W & HAYDEN RD. R/W"; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, 74.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CAVASSON BLVD. AND THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.06 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 76 DEGREES 38 MINUTES 23 SECONDS WEST, 470.58 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 13 DEGREES 21 MINUTES 37 SECONDS EAST, 182.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 10 SECONDS, AN ARC LENGTH OF 238.87 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 30 MINUTES 05 SECONDS, AN ARC LENGTH OF 113.47 FEET;
THENCE NORTH 20 DEGREES 32 MINUTES 41 SECONDS EAST, 110.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLARET DRIVE AS SHOWN IN SAID FINAL PLAT OF "CAVASSON - PHASE 3B", AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 20 DEGREES 32 MINUTES 41 SECONDS WEST, 410.00 FEET;
THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 31 SECONDS, AN ARC LENGTH OF 16.40 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 09 MINUTES 48 SECONDS EAST, 32.61 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 66 DEGREES 41 MINUTES 27 SECONDS EAST, 11.09 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 09 MINUTES 48 SECONDS EAST, 426.60 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 09 MINUTES 48 SECONDS EAST, 35.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYDEN ROAD;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 206.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2375.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 32 MINUTES 47 SECONDS, AN ARC LENGTH OF 312.81 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF CAVASSON BLVD.;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 59 DEGREES 10 MINUTES 28 SECONDS WEST, 10.79 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4 (CAVASSON PHASE 3C, LOT 6):
A PORTION OF TRACT G AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), A PORTION OF TRACT D, AS SHOWN IN "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W," A FINAL PLAT RECORDED IN BOOK 1471, PAGE 18 AND TRACTS A, B AND C OF "CAVASSON - PHASE 3B," A FINAL PLAT RECORDED IN BOOK 1756, PAGE 48, M.C.R., BEING LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, BEARS SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 2641.05 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, 42.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD AS SHOWN IN SAID FINAL PLAT OF "LOT 1A OF CAVASSON, CLARET DRIVE R/W, CAVASSON BLVD. R/W & HAYDEN RD. R/W" AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 18 DEGREES 53 MINUTES 08 SECONDS WEST, 1445.00 FEET AND THE POINT OF BEGINNING;
THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 52 SECONDS, AN ARC LENGTH OF 99.56 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, 366.06 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 26 MINUTES 08 SECONDS EAST, 35.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAYDEN ROAD;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 535.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CLARET DRIVE AS SHOWN IN SAID FINAL PLAT OF "CAVASSON PHASE 3B";
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 35.36 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 67 DEGREES 09 MINUTES 48 SECONDS WEST, 429.16 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 23 DEGREES 18 MINUTES 33 SECONDS WEST, 36.06 TO THE EAST RIGHT-OF-WAY LINE OF SADDLER DRIVE AS SHOWN IN SAID FINAL PLAT OF "CAVASSON PHASE 3B";
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 20 DEGREES 32 MINUTES 41 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 93.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 557.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 59 MINUTES 53 SECONDS, AN ARC LENGTH OF 136.08 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1218.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 06 MINUTES 40 SECONDS, AN ARC LENGTH OF 172.43 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 14 DEGREES 39 MINUTES 29 SECONDS EAST, 129.88 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 60 DEGREES 33 MINUTES 15 SECONDS EAST, 34.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD AS SHOWN IN SAID FINAL PLAT OF "CAVASSON PHASE 3A" AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE CAVASSON PHASE 3A" AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 16 DEGREES 55 MINUTES 58 SECONDS WEST, 1445.00 FEET;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 57 MINUTES 07 SECONDS, ALONG SAID SOUTH RIGHT-OF-WAY LINE, AN ARC LENGTH OF 49.25 FEET TO THE POINT OF BEGINNING.

FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' & 'AO' FEMA FLOOD MAP 04013C1320L DATED OCTOBER 16, 2013.
ZONE 'X' 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.
ZONE 'AO' IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

SHEET INDEX

- 1 COVER SHEET
- 2 KEY MAP
- 3-5 ALTA

OWNER

NHWH LLC
375 N. FRONT ST. SUITE 200
COLUMBUS, OH. 43215

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ZONING

P-C PER MARICOPA COUNTY ASSESSOR'S MAP

PARCEL ADDRESS

ADDRESS NOT AVAILABLE AT TIME OF SURVEY

PARCEL AREA

LOT 4: 256,964 SQ. FT. OR 5,8991 AC. ±
LOT 5: 241,827 SQ. FT. OR 5,5516 AC. ±
LOT 6: 241,167 SQ. FT. OR 5,5364 AC. ±

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=589°58'34"E

REFERENCE DOCUMENTS

ADOT PROJECT NO. RBM-600-1-703
STATE PLAT NO. 16 CORE SOUTH, BK. 324, PG. 50, M.C.R.
STATE PLAT NO. 27 CORE NORTH, BK. 344, PG. 29, M.C.R.
STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 352, PG. 28, M.C.R.
FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 395, PG. 21, M.C.R.
STATE LAND AMENDED NO. 39 CORE NORTH, BK. 416, PG. 13, M.C.R.
FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE 1" BK. 517, PG. 28, M.C.R.
FINAL PLAT, "VENU AT GRAYHAWK CONDOMINIUM" BK. 672, PG. 43, M.C.R.
FINAL PLAT, EDGE AT GRAYHAWK CONDOMINIUM" BK. 722, PG. 30, M.C.R.
FINAL PLAT FOR ONE SCOTTSDALE, BK. 971, PG. 6, M.C.R.
MAP OF DEDICATION LEGACY BOULEVARD, BK. 1034, PG. 5, M.C.R.
RW NO. 16-107671
RW NO. 16-119941
FINAL PLAT, "LOT 1A OF CAVASSON, CLARET DR. R/W, CAVASSON BLVD. R/W, & HAYDEN RD. R/W" BK. 1471, PG. 18, M.C.R.
"CAVASSON - LOT 1A", A MAP OF DEDICATION, BK. 1484, PG. 23, M.C.R.
"CAVASSON - LOT 1A", A MINOR LAND DIVISION, BK. 1488, PG. 35, M.C.R.
MAP OF RELEASE, BK. 1542, PG. 24, M.C.R.
"CAVASSON - TRACTS D & G", A MAP OF DEDICATION, BK. 1542, PG. 25, M.C.R.
"CAVASSON - LOT 1B, 1C, 1D & 1E", A MAP OF DEDICATION, BK. 1543, PG. 16, M.C.R.
"CAVASSON - LOT 1C & 1E", A MINOR LAND DIVISION, BK. 1578, PG. 28, M.C.R.
"CAVASSON - PHASE 3B", A FINAL PLAT, BK. 1756, PG. 48, M.C.R.
SPECIAL WARRANTY DEED DOCUMENT 2020-1273648, M.C.R.
SPECIAL WARRANTY DEED DOCUMENT 2021-0453380, M.C.R.
SPECIAL WARRANTY DEED DOCUMENT 2021-0453381, M.C.R.

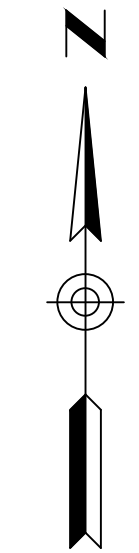
SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 12658TAZ EFFECTIVE DATE OCTOBER 15, 2024 AT 5:00 P.M.
2. IF A DISCREPANCY IS DETECTED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
4. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
5. UNLESS SHOWN AND LABELED ON SHEETS 3-6, THIS SURVEYOR'S ANALYSIS HAS NOT IDENTIFIED ANY APPARENT ENCROACHMENTS.
6. THIS SURVEY DEPICTS THE SAME PARCEL DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED IN THE ABOVE REFERENCED TITLE REPORT.
7. TABLE A ITEM #11. THIS IS AN ABOVE GROUND SURVEY. FIELD LOCATED VISIBLE SURFACE FEATURES OF EXISTING UTILITIES ARE SHOWN. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO CITY OF SCOTTSDALE; NHWH LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY, 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, 6(a), 7(a), 7(b)(1), 8, 9, 11(a) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/30/21.

LINE #	BEARING	LENGTH
L1	N11°55'29"E	264.19'
L2	N11°05'42"W	200.06'
L3	N11°03'14"W	211.98'
L4	N20°32'41"E	190.00'
L5	N14°39'29"E	210.25'
L6	N59°10'28"E	35.85'
L7	S33°36'44"E	34.25'
L8	S78°36'44"E	8.00'
L9	N27°29'47"W	10.55'
L10	N67°09'48"W	32.61'
L11	S66°41'27"W	11.09'
L12	N22°09'48"W	35.36'
L13	N20°32'41"E	110.00'
L14	N22°26'08"W	35.06'
L15	N67°50'12"E	35.36'
L16	S23°18'33"E	36.06'
L17	S20°32'41"W	93.89'
L18	S14°39'29"W	129.88'
L19	S60°33'15"W	34.82'

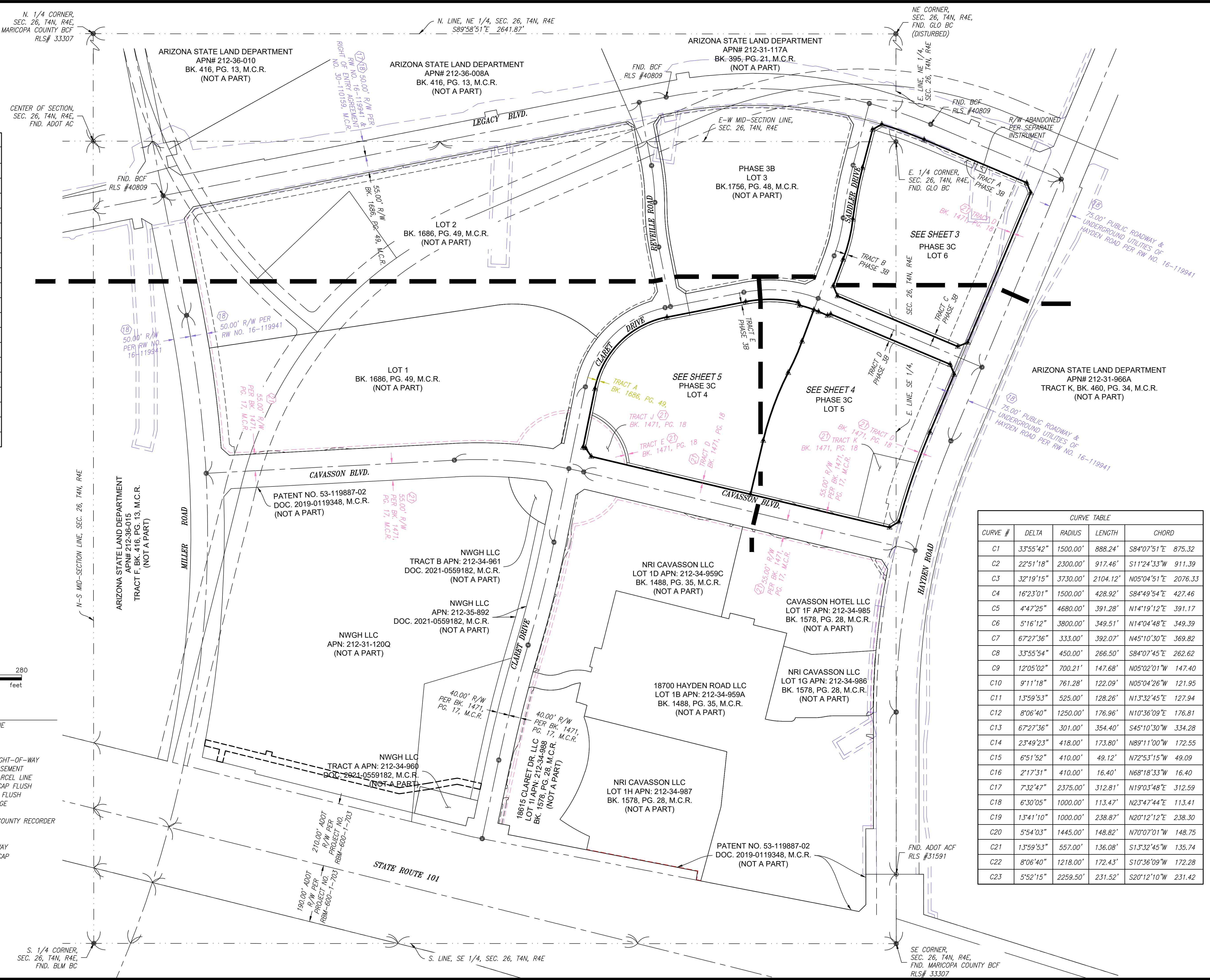


SCALE
1" = 140'



LEGEND

- - - SECTION LINE
- BOUNDARY
- - - PHASE LINE
- CENTERLINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT
- - - EXISTING PARCEL LINE
- ACF = ALUMINUM CAP FLUSH
- BCF = BRASS CAP FLUSH
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- M.C.R. = MARICOPA COUNTY RECORDER
- ESMT. = EASEMENT
- FND. = FOUND
- R/W = RIGHT OF WAY
- ⊙ = ALUMINUM CAP
- ⊙ = BRASS CAP



CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	33°55'42"	1500.00'	888.24'	S84°07'51"E 875.32'
C2	22°51'18"	2300.00'	917.46'	S11°24'33"W 911.39'
C3	32°19'15"	3730.00'	2104.12'	N05°04'51"E 2076.33'
C4	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46'
C5	4°47'25"	4680.00'	391.28'	N14°19'12"E 391.17'
C6	5°16'12"	3800.00'	349.51'	N14°04'48"E 349.39'
C7	67°27'36"	333.00'	392.07'	N45°10'30"E 369.82'
C8	33°55'54"	450.00'	266.50'	S84°07'45"E 262.62'
C9	12°05'02"	700.21'	147.68'	N05°02'01"W 147.40'
C10	9°11'18"	761.28'	122.09'	N05°04'26"W 121.95'
C11	13°59'53"	525.00'	128.26'	N13°32'45"E 127.94'
C12	8°06'40"	1250.00'	176.96'	N10°36'09"E 176.81'
C13	67°27'36"	301.00'	354.40'	S45°10'30"W 334.28'
C14	23°49'23"	418.00'	173.80'	N89°11'00"W 172.55'
C15	6°51'52"	410.00'	49.12'	N72°53'15"W 49.09'
C16	2°17'31"	410.00'	16.40'	N68°18'33"W 16.40'
C17	7°32'47"	2375.00'	312.81'	N19°03'48"E 312.59'
C18	6°30'05"	1000.00'	113.47'	N23°47'44"E 113.41'
C19	13°41'10"	1000.00'	238.87'	N20°12'12"E 238.30'
C20	5°54'03"	1445.00'	148.82'	N70°07'01"W 148.75'
C21	13°59'53"	557.00'	136.08'	S13°32'45"W 135.74'
C22	8°06'40"	1218.00'	172.43'	S10°36'09"W 172.28'
C23	5°52'15"	2259.50'	231.52'	S20°12'10"W 231.42'

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1201 S. Alma School Rd
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 Mesa, AZ 85210
 Ph: 480.892.3313

HUBBARD
ENGINEERING

www.hubbardengineering.com

ALTA
 CAVASSON - PHASE 3C
 City of Scottsdale, Maricopa County, Arizona

41262
ADRIAN M. BURCHAM
Professional Engineer
Arizona U.S.A.

Project No.
18114

Date
10/25/24

Project Manager
ADRIAN BURCHAM

Sht. 2 of 5

N. 1/4 CORNER,
SEC. 26, T4N, R4E,
FND. MARICOPA COUNTY BCF
RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E
S89°58'51"E 2641.87'

NE CORNER,
SEC. 26, T4N, R4E,
FND. GLO BC
(DISTURBED)

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-117A
BK. 395, PG. 21, M.C.R.
(NOT A PART)

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-117A
BK. 395, PG. 21, M.C.R.
(NOT A PART)

SCALE
1"=40'



LEGEND

- = SECTION LINE
- - - = PROPERTY LINE
- - - = EXISTING PARCEL LINES
- - - = EASEMENT AS NOTED
- W = WATER LINE
- G = GAS LINE
- U = UGE LINE
- ACF = ALUMINUM CAP FLUSH
- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP IN HANDHOLE
- DKT. PG. = DOCKET PAGE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- M.C.R. = MARICOPA COUNTY RECORDER
- FND = FOUND
- APN = ASSESSORS PARCEL NUMBER
- R/W = RIGHT-OF-WAY
- ESMT. = EASEMENT
- ⊙ = ALUMINUM CAP FLUSH AS NOTED
- ⊠ = BRASS CAP IN HANDHOLE AS NOTED
- ⊙ = BRASS CAP FLUSH AS NOTED
- ⊙ = SET REBAR WITH CAP RLS# 41282
- ⊙ = SEWER MANHOLE
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = COMMUNICATION MANHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊙ = BACKFLOW PREVENTOR
- ⊙ = WATER METER
- ⊙ = LIGHT POLE WITH ARM
- ⊙ = ELECTRIC CABINET
- ⊙ = ELECTRIC MANHOLE
- ⊙ = SIGN
- ⊙ = TRAFFIC CONTROL SIGNAL
- ⊙ = TRAFFIC SIGNAL CONTROL BOX
- ⊙ = IRRIGATION CONTROL VALVE
- ⊙ = GAS WITNESS POST
- ⊙ = FIBER OPTIC RISER

N-S MID-SECTION LINE, SEC. 26, T4N, R4E
N0°00'42"W 2640.72'

CENTER OF SECTION,
SEC. 26, T4N, R4E,
FND. ADOT AC

N-S MID-SECTION LINE, SEC. 26, T4N, R4E
N0°02'27"W 2641.61'

NWGH LLC
APN: 212-31-120R
PATENT NO. 53-119887-03
DOC. 2020-0832892, M.C.R.

PHASE 3B
LOT 3
BK.1756, PG. 48, M.C.R.
(NOT A PART)

NWGH LLC
APN: 212-31-120U

PHASE 3C
LOT 6

NWGH LLC
APN: 212-31-120U

NWGH LLC
TRACT D APN: 212-34-963
DOC.2021-0453381, M.C.R.
(NOT A PART)

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

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Ph: 480.892.3313

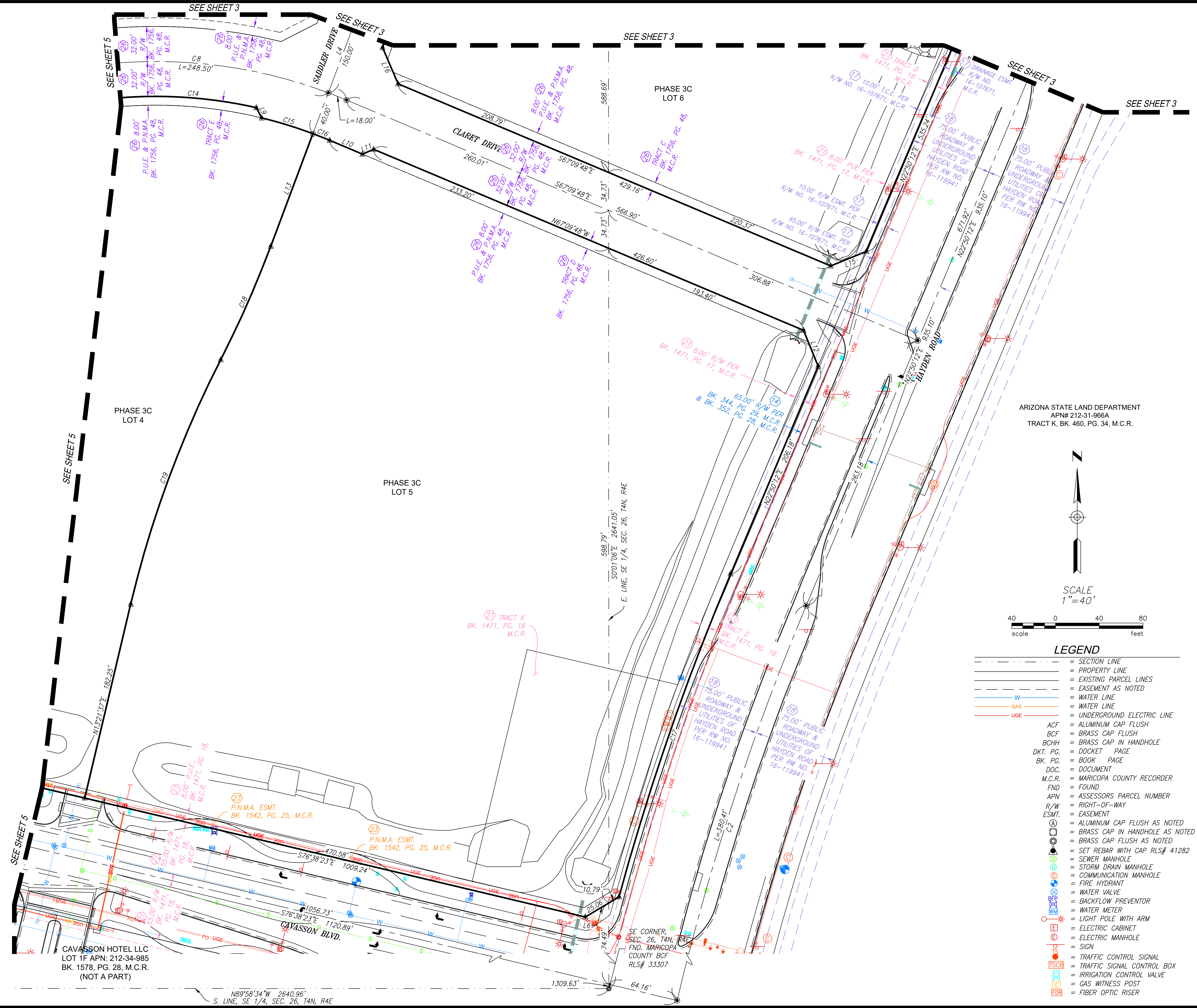
ALTA
CAVASSON - PHASE 3C
City of Scottsdale, Maricopa County, Arizona

REGISTERED PROFESSIONAL ENGINEER
41282
ADRIAN M. BURCHAM
C.E. License No. 41282
ARIZONA U.S.A.

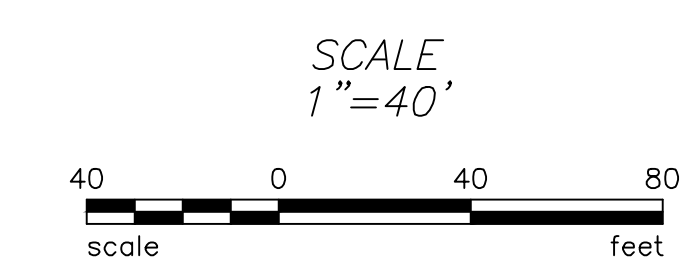
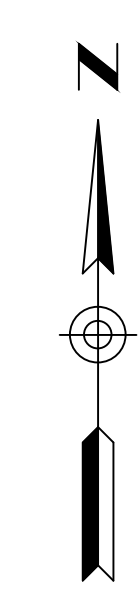
Project No. 18114	Date 10/25/24	Project Manager ADRIAN BURCHAM	Project Eng.
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Sht. 3 of 5

34-DR-2024
10/31/2024



ARIZONA STATE LAND DEPARTMENT
 APN# 212-31-966A
 TRACT K, BK. 460, PG. 34, M.C.R.



LEGEND

- SECTION LINE
- PROPERTY LINE
- EXISTING PARCEL LINES
- EASEMENT AS NOTED
- W WATER LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC LINE
- ACF ALUMINUM CAP FLUSH
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HANDHOLE
- DKT. PG. DOCKET PAGE
- BK. PG. BOOK PAGE
- DOC. DOCUMENT
- M.C.R. MARICOPA COUNTY RECORDER
- FIND FOUND
- APN ASSESSORS PARCEL NUMBER
- R/W RIGHT-OF-WAY
- ESMT. EASEMENT
- ① ALUMINUM CAP FLUSH AS NOTED
- ⊙ BRASS CAP FLUSH AS NOTED
- ⊙ BRASS CAP FLUSH AS NOTED
- ⊙ SET REBAR WITH CAP RLS# 41282
- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ COMMUNICATION MANHOLE
- ⊙ FIRE HYDRANT
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- ⊙ ELECTRIC CABINET
- ⊙ CAVASSON MANHOLE
- ⊙ SIGN
- ⊙ TRAFFIC CONTROL SIGNAL
- ⊙ TRAFFIC SIGNAL CONTROL BOX
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ GAS WITNESS POST
- ⊙ FIBER OPTIC RISER

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 Mesa, AZ 85210
 Ph: 480.892.3313
 www.hubbardengineering.com

HUBBARD
 ENGINEERING

ALTA
 CAVASSON - PHASE 3C
 City of Scottsdale, Maricopa County, Arizona

REGISTERED LAND SURVEYOR
 41282
 ADRIAN M. BURCHAM
 LICENSE # 18114
 ARIZONA U.S.A.

Date 10/25/24	Project Eng. ADRIAN BURCHAM
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht. 4 of 5

SEE SHEET 3

LOT 2
BK. 1686, 49, M.C.R.
(NOT A PART)

LOT 1
BK. 1686, 49, M.C.R.
(NOT A PART)

PHASE 3B
LOT 3
BK.1756, PG. 48, M.C.R.
(NOT A PART)

PHASE 3C
LOT 4

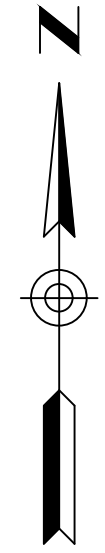
TRACT J
BK. 1471, PG. 18
M.C.R.

NWGH LLC
TRACT B APN: 212-34-961
DOC. 2021-0559182
(NOT A PART)

NWGH LLC
APN: 212-31-120Q
(NOT A PART)

NWGH LLC
APN: 212-35-892
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NRI CAVASSON LLC
APN: 212-34-959C
(NOT A PART)



SCALE
1"=40'



LEGEND

- SECTION LINE
- PROPERTY LINE
- EXISTING PARCEL LINES
- EASEMENT AS NOTED
- W --- WATER LINE
- G --- GAS LINE
- UGE --- UNDERGROUND ELECTRIC LINE
- ACF --- ALUMINUM CAP FLUSH
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- DKT. PG. --- DOCKET PAGE
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- FND --- FOUND
- APN --- ASSESSORS PARCEL NUMBER
- R/W --- RIGHT-OF-WAY
- ESMT. --- EASEMENT
- (A) --- ALUMINUM CAP FLUSH AS NOTED
- (B) --- BRASS CAP IN HANDHOLE AS NOTED
- (C) --- BRASS CAP FLUSH AS NOTED
- (R) --- SET REBAR WITH CAP RLS# 41282
- (S) --- SEWER MANHOLE
- (SD) --- STORM DRAIN MANHOLE
- (CM) --- COMMUNICATION MANHOLE
- (FH) --- FIRE HYDRANT
- (V) --- WATER VALVE
- (BP) --- BACKFLOW PREVENTOR
- (M) --- WATER METER
- (LP) --- LIGHT POLE WITH ARM
- (EC) --- ELECTRIC CABINET
- (EM) --- ELECTRIC MANHOLE
- (S) --- SIGN
- (TS) --- TRAFFIC CONTROL SIGNAL
- (TSCB) --- TRAFFIC SIGNAL CONTROL BOX
- (IV) --- IRRIGATION CONTROL VALVE
- (GW) --- GAS WITNESS POST
- (FOR) --- FIBER OPTIC RISER

S. 1/4 CORNER,
SEC. 26, T4N, R4E,
FND. BLM BC

N89°58'34"W 2640.96'
S. LINE, SE 1/4, SEC. 26, T4N, R4E

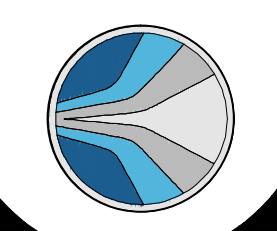
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

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ENGINEERING



ALTA
CAVASSON - PHASE 3C
City of Scottsdale, Maricopa County, Arizona



Project No. 18114	Date 10/25/24
Project Manager ADRIAN BURCKHAM	Project Eng.

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