

ALTA N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN 216-47-366 (CHRISTINE EHLE FAMILY TRUST) LEGAL DESCRIPTION PER TITLE Δ

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 BEING MONUMENTED WITH A GLO BRASS CAP FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 12 BEING MONUMENTED WITH A BRASS CAP IN HANGABLE BEARS SOUTH 80 DEGREES 33 MINUTES 25 SECONDS A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 80 DEGREES 33 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE WEST HALF;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID WEST HALF OF THE WEST HALF A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID WEST HALF OF THE WEST HALF;
THENCE NORTH 00 DEGREES 33 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE A DISTANCE OF 230.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID WEST HALF OF THE WEST HALF;
THENCE SOUTH 00 DEGREES 33 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE WEST HALF;
THENCE SOUTH 00 DEGREES 33 MINUTES 17 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 230.14 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID WEST HALF OF THE WEST HALF, LAST SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS SOUTH 23 DEGREES 43 MINUTES 30 SECONDS WEST A DISTANCE OF 60.43 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 41.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS THAT BEARS NORTH 21 DEGREES 38 MINUTES 37 SECONDS WEST A DISTANCE OF 14.34 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 04 MINUTES 29 SECONDS AN ARC LENGTH OF 78.83 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE HAVING A RADIUS THAT BEARS SOUTH 14 DEGREES 33 MINUTES 33 SECONDS WEST A DISTANCE OF 19.14 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 44 MINUTES 17 SECONDS AN ARC LENGTH OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE HAVING A RADIUS THAT BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 16.38 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 04 MINUTES 17 SECONDS AN ARC LENGTH OF 40.77 FEET;
THENCE NORTH 00 DEGREES 44 MINUTES 15 SECONDS WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

APN 216-47-366 SCHEDULE "B" (EXCEPTIONS)

- Δ ANY DEFECT, LENA ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMPLETION DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART REQUIREMENTS ARE MET, (NOT PLOTTABLE)
- Δ ANY TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LEVIES BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS (B) PROCEDURES BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS OR INTERESTS OF SUCH PROCEDURES, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS, (NOT PLOTTABLE)
- Δ ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND, (NOT PLOTTABLE)
- Δ EASEMENTS, LEAS, OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, (BLANKET IN NATURE)
- Δ DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, (BLANKET IN NATURE)
- Δ UNLAPSEMENT MINING CLAIMS (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS DESCRIBED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS, (NOT PLOTTABLE)
- Δ ANY LEIN OR RIGHT TO A LEIN FOR SERVICES, LABOR OR MATERIAL, NOT SHOWN BY THE PUBLIC RECORDS, EXCEPTIONS ABOVE WILL BE DETERMINED FROM ANY ALTA EXTENDED COVERAGE POLICY, ALTA HOMEOWNER'S POLICY, ALTA EXPANDED COVERAGE RESIDENTIAL LEIN POLICY AND ANY SHORT FORM VENDOR'S POLICY; HOWEVER, THE SAME OR SIMILAR EXCEPTION MAY BE MADE IN SCHEDULE B IF THESE POLICIES IN CONFORMITY WITH SCHEDULE B, PART TWO OF THIS COMPLETION, (NOT PLOTTABLE)
- Δ TAXES FOR THE FULL YEAR OF 2025.
THE FIRST HALF IS DUE OCTOBER 1, 2025 AND IS DELINQUENT NOVEMBER 1, 2025. THE SECOND HALF IS DUE MARCH 1, 2026 AND IS DELINQUENT MAY 1, 2026. (NOT PLOTTABLE)
- Δ AN EASEMENT FOR HIGHWAY AND EXPRESS AND INCIDENTAL PURPOSES, RECORDED AS BOOKET 1076, PAGE 58. (PLOTTED HERETO)
- Δ ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE REQUEST FOR LOT SPLIT, RECORDED JULY 04, 1982 AS 82-0274709 AND RECORDED FEBRUARY 16, 1984 AS 84-0400776, BOTH OF OFFICIAL RECORDS. (PLOTTED HERETO)
- Δ AN EASEMENT FOR RIGHT OF WAY DEDICATION AND INCIDENTAL PURPOSES, RECORDED AS 1984-0042620 OF OFFICIAL RECORDS. (PLOTTED HERETO)
- Δ AN EASEMENT FOR DRAINAGE AND FLOOD AND INCIDENTAL PURPOSES, RECORDED AS 1983-074790 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)
- Δ AN EASEMENT FOR NATURAL AREA AND INCIDENTAL PURPOSES, RECORDED AS 2008-0058479 OF OFFICIAL RECORDS. (PLOTTED HERETO)
- Δ AN EASEMENT FOR NATURAL AREA AND INCIDENTAL PURPOSES, RECORDED AS 2008-0058479 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)
- Δ THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 0283 OF MAPS, PAGE 47. (PLOTTED HERETO)
- Δ A DECLARATION OF HOMESEAD DATED AUGUST 15, 1994 EXECUTED BY ROBERT R. EHLE AND OR CHRISTINE M. EHLE, RECORDED AUGUST 15, 1994 AS 89-075716 OF OFFICIAL RECORDS, (NOT PLOTTABLE)

APN 216-47-367 (KERRY T. OLSSON AND LORY G. OLSSON, HUSBAND AND WIFE)
LEGAL DESCRIPTION PER TITLE Δ

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 BEING MONUMENTED WITH A GLO BRASS CAP FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 12 BEING MONUMENTED WITH A BRASS CAP IN HANGABLE BEARS SOUTH 80 DEGREES 33 MINUTES 25 SECONDS A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;
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- Δ AN EASEMENT FOR NATURAL AREA OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED AS 2008-0058479 OF OFFICIAL RECORDS. (PLOTTED HERETO)
- Δ THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 0283 OF SURVEYS, PAGE 47. (PLOTTED HERETO)

SURVEYOR'S CERTIFICATION

TO BEST AMERICAN TITLE INSURANCE COMPANY, THE CITY OF SCOTTSDALE, CHRISTINE EHLE AS TRUSTEE OF THE CHRISTINE EHLE FAMILY TRUST AND KERRY T. OLSSON AND LORY G. OLSSON, HUSBAND AND WIFE
THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEY, (AS ESTABLISHED AND ADOPTED BY ALTA AND NOW AMENDED) UNDER TITLE 4, A.R.S. IF DISCREPANT EVIDENCE COLLECTED PURSUANT TO SECTION 9.6(A)(7) OF TABLE A OF THE FIELD WORK WAS COMPLETED ON 3/27/25.
DATE OF PLAN OR MAP 3/27/25



EVERETT ALAN [GROUP]
ALTA N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
250323
1 OF 2



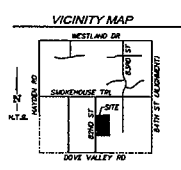
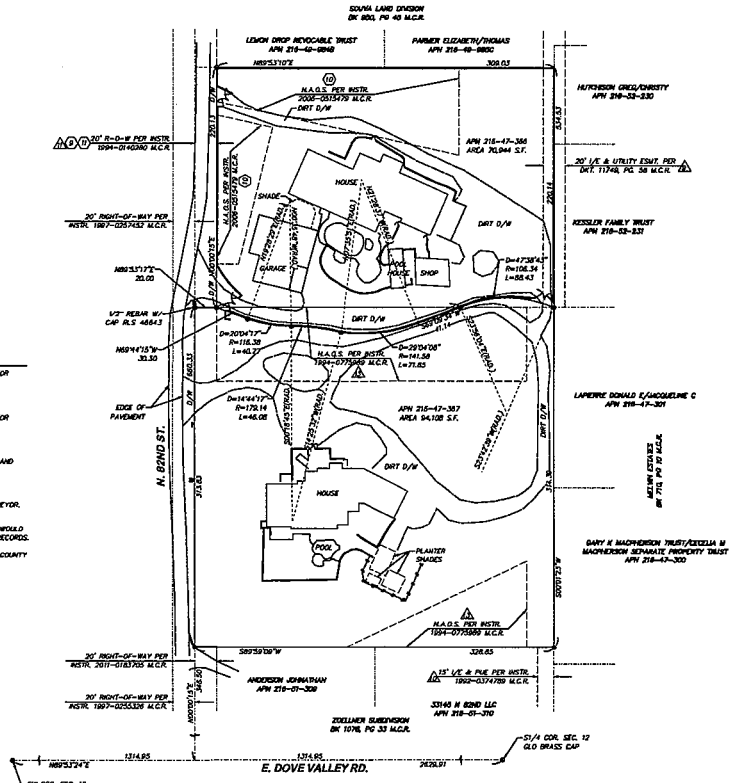
SITE DATA

APN 218-47-366
 ADDRESS 32243 N 82ND ST.
 AREA 70,844 S.F.
 ZONING R-4.3 E2L
 DS 37-17

APN 218-47-367
 ADDRESS 3399 N 82ND ST
 AREA 94,338
 ZONING R-4.3 E2L
 DS 37-47

NOTES

1. ALL TITLE INFORMATION FOR APN 218-47-366 IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO: 6335899 COMMITMENT DATE: MAY 1, 2013
2. ALL TITLE INFORMATION FOR APN 218-47-367 IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO: 6335900 COMMITMENT DATE: MAY 6, 2013
3. BEARINGS ARE BASED ON A LINE BETWEEN HCS MONUMENTS DESECTION 18027 AND T434 WHICH BEARS NORTH 75 DEGREES 02 MINUTES 00 SECONDS EAST.
4. THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
6. ANY INFORMATION OTHER THAN SURVEY RELATED DEPICTED ON THIS MAP ARE INFORMATIONAL ONLY; NO CERTIFICATION IS GIVEN AS TO ITS ACCURACY, THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY VERIFIED VIA PUBLIC RECORDS.
7. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.



- LEGEND**
- V2" RESUR. BY CAP PLS 25'x14" LINESS OTHERWISE SHOWN
 - PROPERTY LINE
 - V2" RESUR. NO LD.
 - N.A.O.S. NATURAL AREA OPEN SPACE
 - R/O RADIAL
 - R/W RIGHT-OF-WAY
 - P/E PUBLIC UTILITY EASEMENT
 - GATE
 - WATER METER
 - HALFBOY
 - D/W DRIVEWAY
 - SCHEDULE B ITEMS PER COMMITMENT NO. 6335899
 - SCHEDULE B ITEMS PER COMMITMENT NO. 6335900



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ALL T.J.A.N.S.P.S. LAND TITLE SURVEY
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE GRAND CANYON TRIBUTARY AND MARICOPA COUNTY, ARIZONA

PROJECT NO. 250323
 SHEET NO. 2 OF 2