

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by First American Title Insurance Company, Order Number 06176786-12B-CM, dated October 13, 2014.
- BASIS OF BEARING: The monument line of Scottsdale Road, also being the West line of the Northwest quarter of Section 14, using a bearing of North 00 degrees 00 minutes 24 seconds East, per the Map of Dedication and Parcel Map for SILVERSTONE AT PINNACLE PEAK, recorded in Book 883, Page 17, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	325.00'	165.29'	29°08'23"	-----	-----
C1(M)	325.00'	165.18'	29°07'12"	S 14°33'10" E	163.41'
C2(R)	25.00'	39.27'	90°00'17"	-----	-----
C2(M)	25.00'	39.26'	89°59'10"	S 45°01'55" W	35.35'
C3(R)	350.00'	178.01'	29°08'23"	-----	-----
C3(M)	350.00'	178.00'	29°08'18"	S 14°33'35" E	176.08'

SCHEDULE "B" ITEMS

- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 14423 Page 994 Purpose electric lines and appurtenant facilities
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 15079 Page 102 Purpose transmission and underground electric lines and appurtenant facilities
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 16234 Page 755 Purpose cabinets and underground electric lines and appurtenant facilities
(DOES NOT AFFECT SUBJECT PROPERTY)
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 1990-194310 Purpose utility lines, mains and appurtenant facilities
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 1995-702701 Purpose underground electric lines and appurtenant facilities
- EASEMENTS as shown on the Map of Dedication and Parcel Map recorded in Book 883, page 17.
- 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. 2006-1608074
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2008-726586 Purpose temporary drainage and plant nursery
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2009-694315 Purpose sewer line
- EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2009-694319 Purpose sewer line
- AGREEMENT, according to the terms and conditions, contained therein: Recorded October 19, 2009 Document No. 2009-965527 Purpose public art
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

LINE	BEARING	DISTANCE
L1(R)	N 89°58'27" W	1220.74'
L1(M)	N 89°58'30" W	1220.48'
L2(R)	N 56°17'46" W	18.03'
L2(M)	N 56°17'26" W	18.03'
L3(R)	N 00°00'24" E	555.13'
L3(M)	N 00°00'24" E	555.04'
L4(R)	N 90°00'00" E	274.24'
L4(M)	N 89°59'06" E	274.17'
L5(R)	S 59°23'50" E	267.91'
L5(M)	S 59°24'41" E	267.92'
L6(R)	S 89°58'27" E	687.71'
L6(M)	S 89°58'15" E	687.48'
L7(R)	S 29°07'08" E	55.79'
L7(M)	S 29°06'21" E	55.92'
L8(R)	S 00°01'16" W	196.98'
L8(M)	S 00°02'20" W	196.96'
L9	N 89°59'06" E	75.00'
L10	N 60°53'39" E	25.00'
L11(R)	S 29°07'08" E	96.71'
L11(M)	S 29°06'21" E	96.69'
L12(R)	S 29°07'08" E	40.91'
L12(M)	S 29°06'21" E	40.86'
L13(R)	S 00°01'16" W	271.99'
L13(M)	S 00°02'20" W	271.95'
L14	S 00°00'50" W	2640.35'
L15	S 89°58'41" E	2642.66'
L16	S 89°59'31" E	1282.10'
L17	N 00°00'34" E	2640.14'

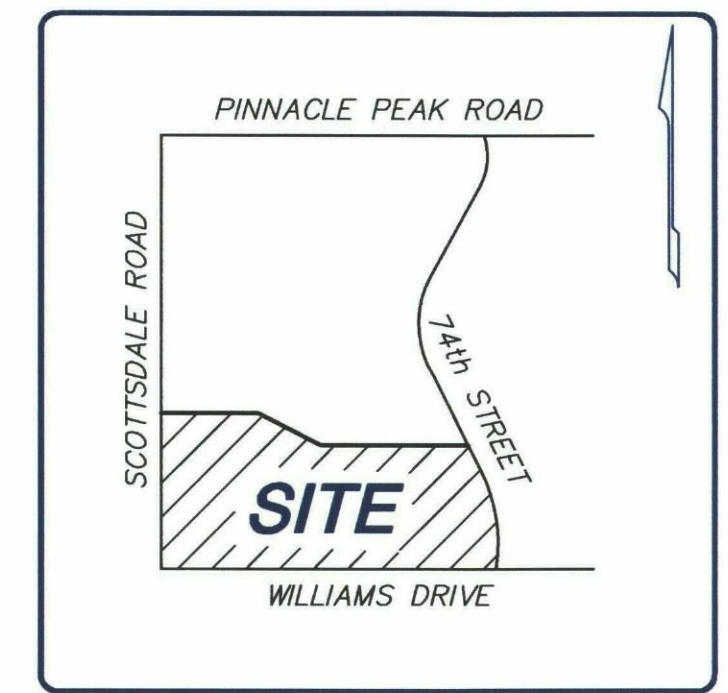
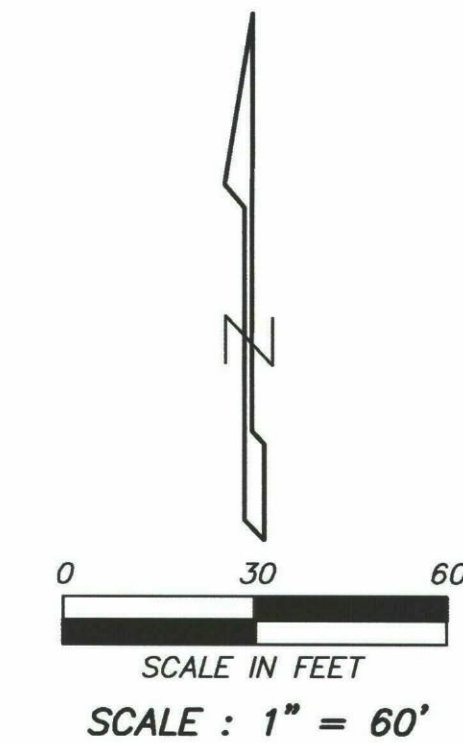
LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Electric Box
- Electric Manhole
- Electric Transformer
- Gas Hydrant
- Gas Marker
- Guard Post or Gate Post
- Light Pole
- Sewer Manhole
- Telephone Manhole
- Traffic Signal Pole
- Traffic Signal Box
- TV Junction Box
- Water Manhole
- Water Valve
- Record Per Bk. 883, Pg. 17, M.C.R.
- (M) Measured
- P.U.E. Public Utility Easement
- S.D.E. Sight Distance Easement
- V.N.A.E. Vehicular Non-Access Easement

MONUMENT TABLE	
1	NW. COR. SEC. 14 - FND BRASS CAP IN HANDHOLE
2	W. 1/4 COR. SEC. 14 - NO MONUMENT FND OR SET - CALC'D POSITION PER R.O.S. BK. 1095, PG. 40, M.C.R.
3	FND BRASS CAP FLUSH
4	FND BRASS CAP FLUSH L.S. 31587
5	FND 1/2" REBAR W/TAG L.S. 18436 PER R.O.S. BK. 1095, PG. 40, M.C.R.
6	SET 1/2" REBAR W/CAP L.S. 31020
7	SET PK NAIL & WASHER L.S. 31020
8	FND 1/2" REBAR W/CAP L.S. 18436 PER R.O.S. BK. 1095, PG. 40, M.C.R. - FND PROPERTY CORNER USED TO ESTABLISH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14
9	FND 1/2" REBAR W/CAP L.S. 27239 AS SHOWN ON R.O.S. BK. 1095, PG. 40, M.C.R.
10	SW. COR. SEC. 14 - FND BRASS CAP IN HANDHOLE
11	N. 1/4 COR. SEC. 14 - FND BRASS CAP IN HANDHOLE
12	FND BRASS CAP IN HANDHOLE - POSITION CORRESPONDS WITH THE CEN. OF SEC. 14 AS SHOWN ON BK. 1019, PG. 41 - THE MONUMENT'S POSITION IS N 25°08'37" W 0.47' FROM THE CALCULATED CEN. OF SEC. 14 AS SHOWN ON BK. 883, PG. 17

ALTA / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARCEL DESCRIPTION

Parcel D, of SILVERSTONE AT PINNACLE PEAK, according to the Map of Dedication and Parcel Map recorded in the office of the County Recorder of Maricopa County, Arizona in Book 883, Page 17.

REFERENCE DOCUMENTS

- M.O.D. PER BOOK 883, PAGE 17, M.C.R.
- R.O.S. PER BOOK 1095, PAGE 40, M.C.R.
- R.O.S. PER BOOK 1013, PAGE 18, M.C.R.

SITE INFORMATION

No buildings existing on the surveyed property.

A.P.N.: 212-03-596

LAND AREA:
13.517 ACRES - 588,808 SQ. FT.

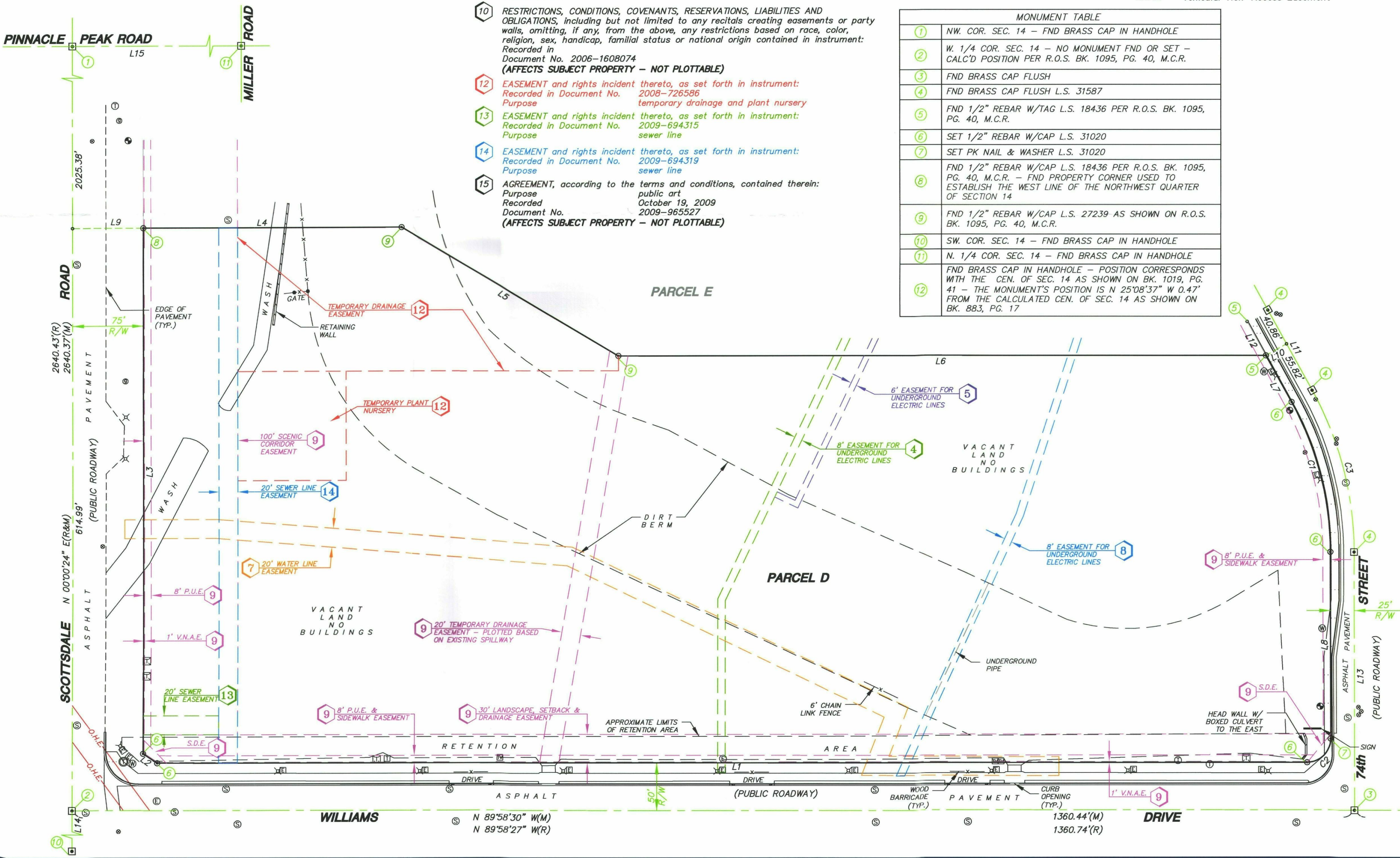
STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

CERTIFICATION

TO:
CITY OF SCOTTSDALE, a municipal corporation; SILVERSTONE DEVELOPMENT, INC., an Arizona corporation; 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 10(a), 11(a), and 14 of Table A thereof. The field work was completed on 10/28/2014.

November 3, 2014
G. Bryan Goetzenberger
R.L.S. 31020



ALTA / A.C.S.M. LAND TITLE SURVEY
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SHEET: 1 OF 1 DATE: 11-3-14 JOB NO: 141031