

# 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. 3565TAZ

8. INTENTIONALLY OMITTED - ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2020.
  9. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
  10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
  11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT NO. 16 CORE SOUTH RECORDED AS BOOK 324 OF MAPS, PAGE 50.
  12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27, CORE NORTH RECORDED AS BOOK 344 OF MAPS, PAGE 29.
  13. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27 AMENDED CORE NORTH RECORDED AS BOOK 352 OF MAPS, PAGE 28 AND FIRST AMENDMENT RECORDED AS BOOK 395 OF MAPS, PAGE 21.
  14. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 22, 2002 AS 2002-1240137, OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED NOVEMBER 7, 2011 AS 2011-0923510, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2017-0123362, OF OFFICIAL RECORDS AND THIRD AMENDMENT RECORDED AS 2018-0456551 OF OFFICIAL RECORDS.
  15. ALL MATTERS AS SET FORTH IN ARIZONA STATE LAND SEARCH AS DISCLOSED BY THE FOLLOWING INSTRUMENTS: R/W NO. 16-91515 MADE BY AND BETWEEN THE STATE OF ARIZONA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION TO AMEND RIGHTS OF WAY, R/W NO. 16-119941 FOR THE STATE OF ARIZONA PENDING FOR LEGACY BOULEVARD AND MILLER ROAD, R/W NO. 16-107671 MADE BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, DRAINAGE EASEMENTS AND SLOPE EASEMENTS AND RECORDED AS 20050170020 AND RE-RECORDED AS 20060245905 OF OFFICIAL RECORDS. RIGHT OF ENTRY AGREEMENT NO. 30-110159 (EXTENSION OF TERM) BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR DRAINAGE EASEMENTS.
  16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
  17. 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.
  18. AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED AS 2000-0589276, OF OFFICIAL RECORDS.
  19. AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2002-0527611, OF OFFICIAL RECORDS.
  20. ALL MATTERS AS SET FORTH IN CROSSROADS EAST PLANNING UNIT DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018 AS 2018-0456552, OF OFFICIAL RECORDS.
  21. ALL MATTERS AS SET FORTH IN ECONOMIC DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018 AS 2018-0456553, OF OFFICIAL RECORDS.
  22. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED AS 2019-0286732, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
- = 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"

## LEGEND

- - - - - = SECTION LINE
- \_\_\_\_\_ = PROPERTY LINE
- \_\_\_\_\_ = EXISTING PARCEL LINES
- = EASEMENT AS NOTED
- W ----- = WATER LINE
- G ----- = GAS
- UGE ----- = 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
- 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
- (D) = SET REBAR WITH CAP RLS# 41282
- (E) = SEWER MANHOLE
- (F) = STORM DRAIN MANHOLE
- (G) = COMMUNICATION MANHOLE
- (H) = FIRE HYDRANT
- (I) = WATER VALVE
- (J) = BACKFLOW PREVENTOR
- (K) = WATER METER
- (L) = LIGHT POLE WITH ARM
- (M) = ELECTRIC CABINET
- (N) = ELECTRIC MANHOLE
- (O) = SIGN
- (P) = TRAFFIC CONTROL SIGNAL
- (Q) = TRAFFIC SIGNAL CONTROL BOX
- (R) = IRRIGATION CONTROL VALVE
- (S) = GAS WITNESS POST
- (T) = FIBER OPTIC RISER

## LEGAL DESCRIPTION PER TITLE FILE NO. 3565TAZ

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 EAST QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY 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 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 852.42 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 11 DEGREES 03 MINUTES 14 SECONDS EAST, 86.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 80 DEGREES 21 MINUTES 43 SECONDS WEST, 729.28 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 07 MINUTES 35 SECONDS, AN ARC LENGTH OF 116.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE CENTER BEARS SOUTH 89 DEGREES 01 MINUTES 29 SECONDS EAST, 732.21 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 02 SECONDS, AN ARC LENGTH OF 154.00 FEET;

THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 143.34 FEET;

THENCE SOUTH 31 DEGREES 49 MINUTES 11 SECONDS WEST, 36.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 17 DEGREES 13 MINUTES 03 SECONDS EAST, 365.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34 DEGREES 07 MINUTES 44 SECONDS, AN ARC LENGTH OF 217.42 FEET;

THENCE NORTH 51 DEGREES 20 MINUTES 47 SECONDS WEST, 36.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 38 DEGREES 37 MINUTES 20 SECONDS WEST, 400.50 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47 DEGREES 04 MINUTES 28 SECONDS, AN ARC LENGTH OF 329.06 FEET;

THENCE SOUTH 81 DEGREES 30 MINUTES 58 SECONDS WEST, 952.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILLER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 80 DEGREES 44 MINUTES 34 SECONDS WEST, 3785.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREE 49 MINUTES 21 SECONDS, AN ARC LENGTH OF 120.39 FEET;

THENCE NORTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 316.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD;

THENCE 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, 1458.74 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 56 DEGREES 27 MINUTES 11 SECONDS EAST, 22.77 FEET;

THENCE SOUTH 11 DEGREES 03 MINUTES 14 SECONDS EAST, 54.31 FEET TO SAID POINT OF BEGINNING.

## SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3565TAZ EFFECTIVE DATE NOVEMBER 30, 5:00 P.M.
2. IF A DISCREPANCY IS DISCOVERED 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 SHEET 2, 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.

## FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' FEMA FLOOD MAP XXXXXXXX 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.

## SHEET INDEX

- 1 COVER SHEET
- 2 ALTA (BOUNDARY)
- 3 ALTA (TOPO)

## OWNER

GH LEGACY INVESTORS, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
7377 E. DOUBLE TREE RANCH RD STE 100  
SCOTTSDALE, AZ. 85258

## 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

784,286 SQ. FT. OR 18.0047 AC. ±

## BASIS OF BEARING

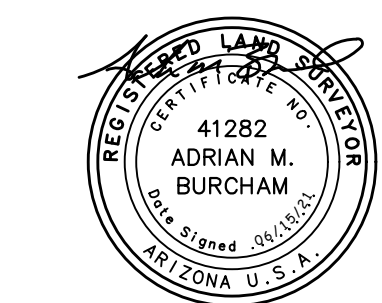
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=S89°58'34"E

## REFERENCE DOCUMENTS

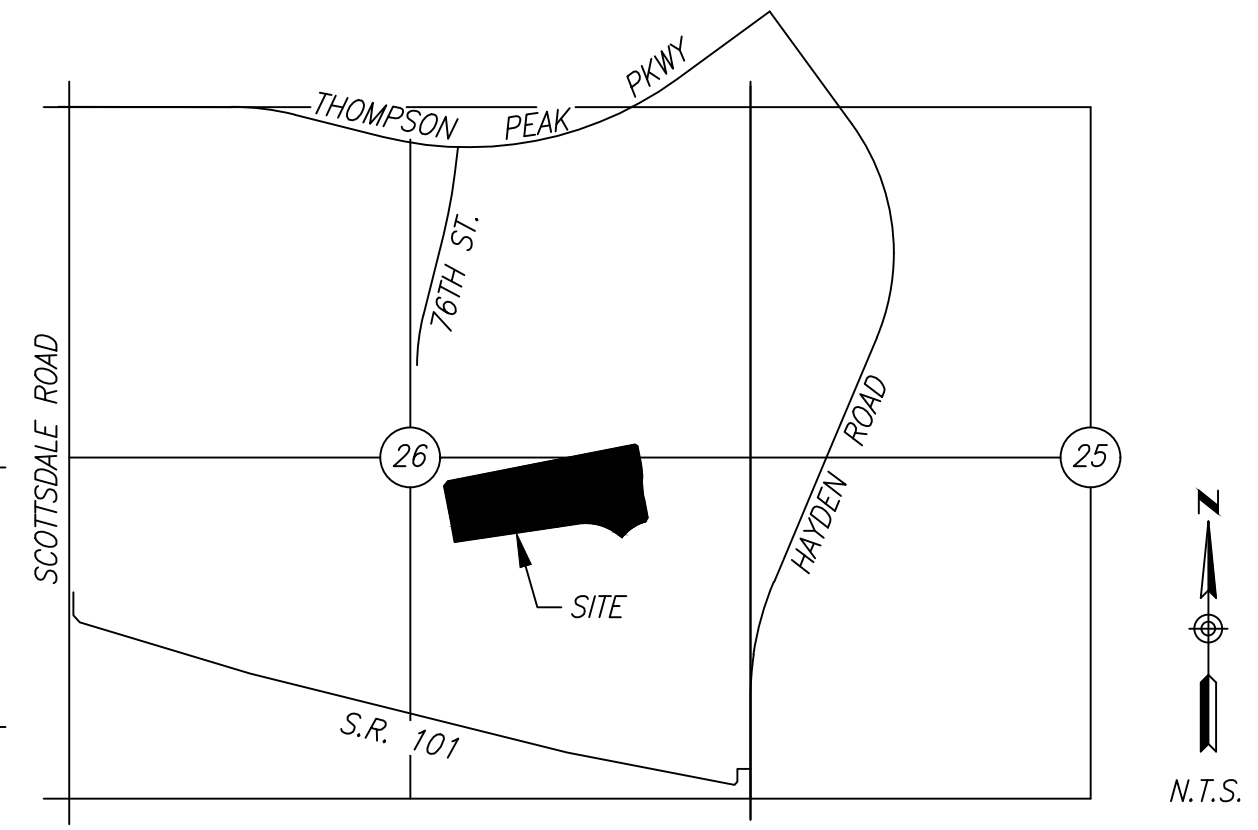
ADOT PROJECT NO. RBM-600-1-703  
STATE PLAT NO. 16 CORE SOUTH, BK. 324, PG. 50, M.C.R.  
STATE PLAT NO. 27 CORE NORTH, BK. 344, PG. 29, M.C.R.  
STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 352, PG. 28, M.C.R.  
FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 395, PG. 21, M.C.R.  
STATE LAND AMENDED NO. 39 CORE NORTH, BK. 416, PG. 13, M.C.R.  
FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE I" 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. 16-119941  
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.

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO GH LEGACY INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; STATE OF ARIZONA; 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.

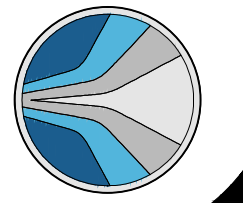


*Adrian M. Burcham*  
SIGNATURE  
ADRIAN M. BURCHAM  
PRINTED NAME  
REGISTRATION/LICENSE NO. 41282  
DATE: 06/15/21



## VICINITY MAP

T4N, R4E, SEC 26



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)

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	9°07'35"	729.28'	116.16'	S05°04'29"E 116.04'
C2	12°03'02"	732.21'	154.00'	S05°03'00"E 153.72'
C3	34°07'44"	365.00'	217.42'	S55°43'05"W 214.22'
C4	47°04'28"	400.50'	329.06'	N74°54'55"W 319.88'
C5	1°49'21"	3785.00'	120.39'	N10°10'07"W 120.38'
C6	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46'
C7	8°03'22"	3730.00'	524.47'	S07°03'06"E 524.03'

LINE #	BEARING	LENGTH
L1	S11°03'14"E	140.57'
L2	S11°05'42"E	143.34'
L3	S31°49'11"W	36.61'
L4	N51°20'47"W	36.38'
L5	N11°04'47"W	316.01'

LINE #	BEARING	LENGTH
L6	N37°43'09"E	46.58'
L7	S56°27'11"E	22.77'
L8	N78°55'13"E	55.00'
L9	N11°26'43"E	325.16'

N-S MID-SECTION LINE, SEC. 26, T4N, R4E  
S89°57'50"E 2641.99'

ARIZONA STATE LAND DEPARTMENT  
APN# 212-36-008A  
BK. 416, PG. 13, M.C.R.  
(NOT A PART)

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

N0°00'42"W  
2640.72'

194.70'

224.34'

233.99'

182.99'

85.66'

2417.28'

2417.28'

580°44'34"W 3785.00'

55.00' R/W PER  
RW NO. 16-119941

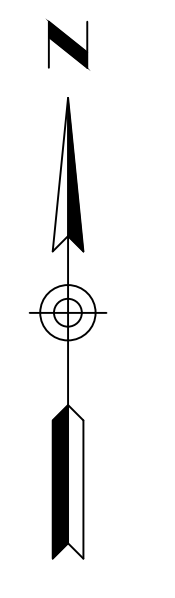
55.00' R/W PER  
RW NO. 16-119941

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RW NO. 16-119941



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

N0°02'27"W 2641.61'

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N0°02'27"W 2641.61'

N0°02'27"W 2641.61'

FND. BCF  
RLS #40809

182.99'

85.66'

511°04'43"E 316.01'

564.26'

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N78°54'18"E 1458.74'

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364.31'

862.42'

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54.

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)

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
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C5	1°49'21"	3785.00'	120.39'	N10°10'07"W 120.38'
C6	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46'
C7	8°03'22"	3730.00'	524.47'	S07°03'06"E 524.03'

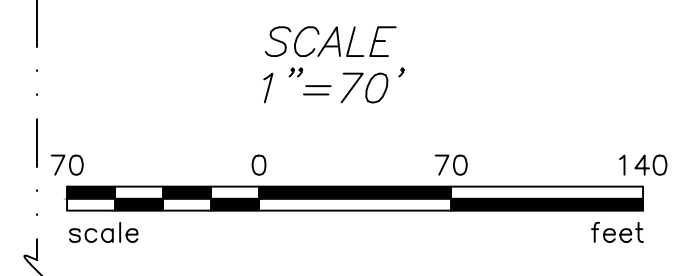
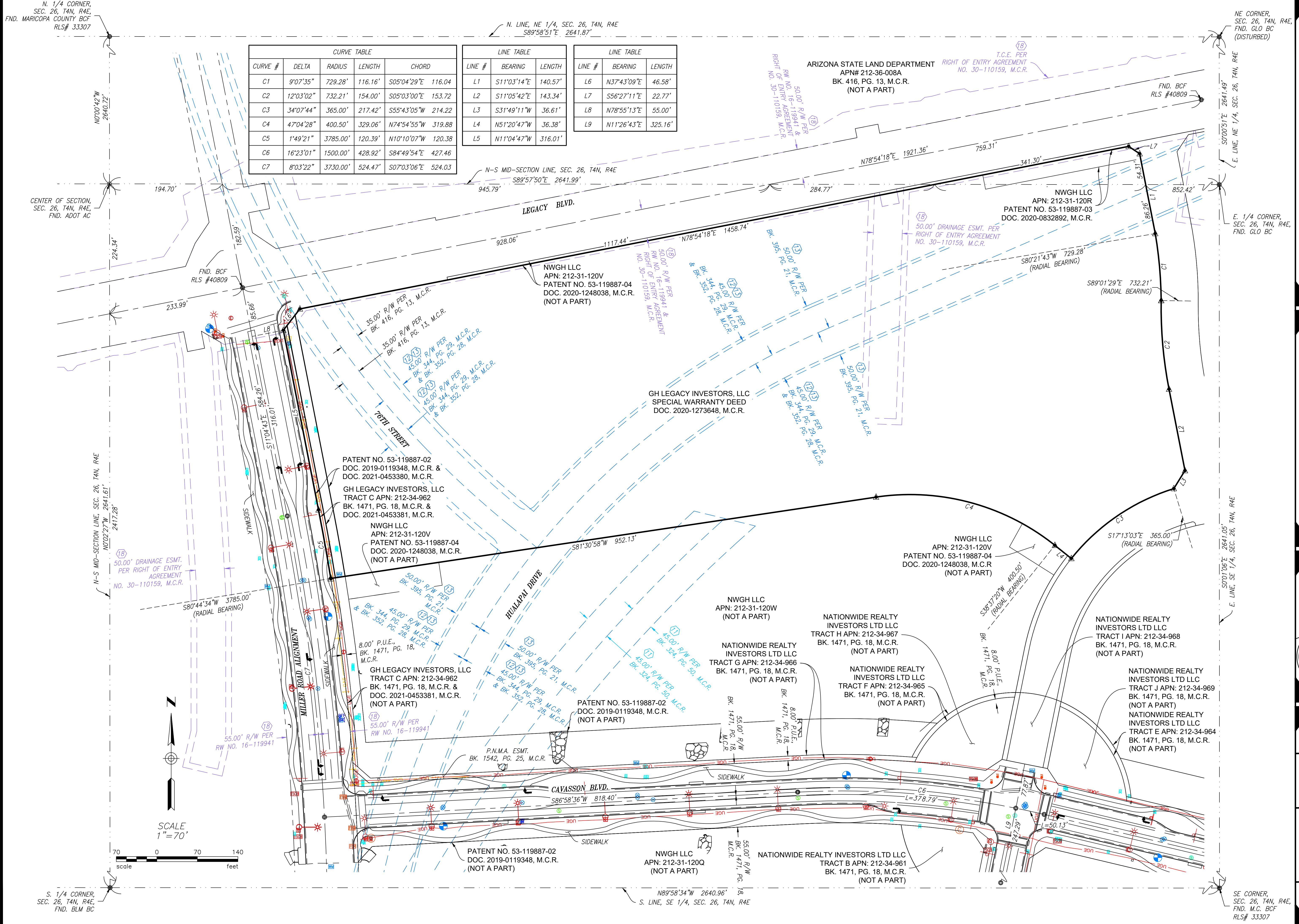
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S11°03'14"E	140.57'
L2	S11°05'42"E	143.34'
L3	S31°49'11"W	36.61'
L4	N51°20'47"W	36.38'
L5	N11°04'47"W	316.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N37°43'09"E	46.58'
L7	S56°27'11"E	22.77'
L8	N78°55'13"E	55.00'
L9	N11°26'43"E	325.16'

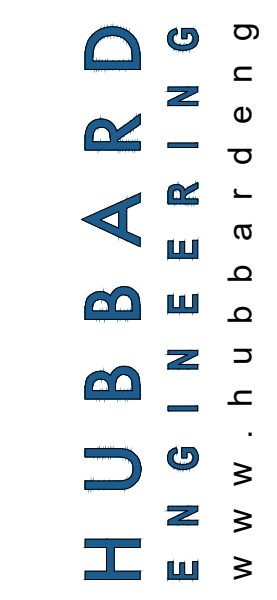
CENTER OF SECTION,  
SEC. 26, T4N, R4E,  
FND. ADOT AC

N-S MID-SECTION LINE, SEC. 26, T4N, R4E  
S89°57'50"E 2641.99'

E. 1/4 CORNER,  
SEC. 26, T4N, R4E,  
FND. GLO BC



1201 S. Alma School Rd  
Suite 2000  
Mesa, AZ 85210  
Ph: 480.892.3313  
www.hubbardingengineering.com



GRAYHAWK  
ALTA/NSPS LAND TITLE SURVEY  
City of Scottsdale, Maricopa County, Arizona



Date	06/15/21	Project Eng.	
Project No.	18114	Project Manager	ADRIAN BURCHAM

P:\2018\18114\Survey\18114-ALTA-GRAYHAWK.dwg Jun 15, 2021 - 3:07pm RManuel

# 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. 3565TAZ

8. INTENTIONALLY OMITTED - ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2020.
  9. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
  10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
  11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT NO. 16 CORE SOUTH RECORDED AS BOOK 324 OF MAPS, PAGE 50.
  12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27, CORE NORTH RECORDED AS BOOK 344 OF MAPS, PAGE 29.
  13. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27 AMENDED CORE NORTH RECORDED AS BOOK 352 OF MAPS, PAGE 28 AND FIRST AMENDMENT RECORDED AS BOOK 395 OF MAPS, PAGE 21.
  14. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 22, 2002 AS 2002-1240137, OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED NOVEMBER 7, 2011 AS 2011-0923510, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2017-0123362, OF OFFICIAL RECORDS AND THIRD AMENDMENT RECORDED AS 2018-0456551 OF OFFICIAL RECORDS.
  15. ALL MATTERS AS SET FORTH IN ARIZONA STATE LAND SEARCH AS DISCLOSED BY THE FOLLOWING INSTRUMENTS: R/W NO. 16-91515 MADE BY AND BETWEEN THE STATE OF ARIZONA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION TO AMEND RIGHTS OF WAY, R/W NO. 16-119941 FOR THE STATE OF ARIZONA PENDING FOR LEGACY BOULEVARD AND MILLER ROAD, R/W NO. 16-107671 MADE BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, DRAINAGE EASEMENTS AND SLOPE EASEMENTS AND RECORDED AS 20060245905 OF OFFICIAL RECORDS, RIGHT OF ENTRY AGREEMENT NO. 30-110159 (EXTENSION OF TERM) BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR DRAINAGE EASEMENTS.
  16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
  17. 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.
  18. AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED AS 2000-0589276, OF OFFICIAL RECORDS.
  19. AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2002-0527611, OF OFFICIAL RECORDS.
  20. ALL MATTERS AS SET FORTH IN CROSSROADS EAST PLANNING UNIT DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018 AS 2018-0456552, OF OFFICIAL RECORDS.
  21. ALL MATTERS AS SET FORTH IN ECONOMIC DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018 AS 2018-0456553, OF OFFICIAL RECORDS.
  22. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED AS 2019-0286732, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
- = 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"

## LEGEND

----	= SECTION LINE
----	= PROPERTY LINE
----	= EXISTING PARCEL LINES
----	= EASEMENT AS NOTED
W	= WATER LINE
GAS	= WATER LINE
UGE	= 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
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
(D)	= SET REBAR WITH CAP RLS# 41282
(E)	= SEWER MANHOLE
(F)	= STORM DRAIN MANHOLE
(G)	= COMMUNICATION MANHOLE
(H)	= FIRE HYDRANT
(I)	= WATER VALVE
(J)	= BACKFLOW PREVENTOR
(K)	= WATER METER
(L)	= LIGHT POLE WITH ARM
(M)	= ELECTRIC CABINET
(N)	= ELECTRIC MANHOLE
(O)	= SIGN
(P)	= TRAFFIC CONTROL SIGNAL
(Q)	= TRAFFIC SIGNAL CONTROL BOX
(R)	= IRRIGATION CONTROL VALVE
(S)	= GAS WITNESS POST
(T)	= FIBER OPTIC RISER

## LEGAL DESCRIPTION PER TITLE FILE NO. 3565TAZ

A PORTION OF TRACT E, TRACT F, TRACT G AND TRACT IO 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 EAST QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY 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 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 852.42 FEET TO THE POINT OF BEGINNING;  
 THENCE DEPARTING SAID NORTH LINE, SOUTH 11 DEGREES 03 MINUTES 14 SECONDS EAST, 86.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 80 DEGREES 21 MINUTES 43 SECONDS WEST, 729.28 FEET;  
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 07 MINUTES 35 SECONDS, AN ARC LENGTH OF 116.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE CENTER BEARS SOUTH 89 DEGREES 01 MINUTES 29 SECONDS EAST, 732.21 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 02 SECONDS, AN ARC LENGTH OF 154.00 FEET;  
 THENCE SOUTH 11 DEGREES 05 MINUTES 42 SECONDS EAST, 143.34 FEET;  
 THENCE SOUTH 31 DEGREES 49 MINUTES 11 SECONDS WEST, 36.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 17 DEGREES 13 MINUTES 03 SECONDS EAST, 365.00 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34 DEGREES 07 MINUTES 44 SECONDS, AN ARC LENGTH OF 217.42 FEET;  
 THENCE NORTH 51 DEGREES 20 MINUTES 47 SECONDS WEST, 36.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 38 DEGREES 37 MINUTES 20 SECONDS WEST, 400.50 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47 DEGREES 04 MINUTES 28 SECONDS, AN ARC LENGTH OF 329.06 FEET;  
 THENCE SOUTH 81 DEGREES 30 MINUTES 58 SECONDS WEST, 952.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILLER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 80 DEGREES 44 MINUTES 34 SECONDS WEST, 3785.00 FEET;  
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREE 49 MINUTES 21 SECONDS, AN ARC LENGTH OF 120.39 FEET;  
 THENCE NORTH 11 DEGREES 04 MINUTES 47 SECONDS WEST, 316.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEGACY BOULEVARD;  
 THENCE 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, 1458.74 FEET;  
 THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 56 DEGREES 27 MINUTES 11 SECONDS EAST, 22.77 FEET;  
 THENCE SOUTH 11 DEGREES 03 MINUTES 14 SECONDS EAST, 54.31 FEET TO SAID POINT OF BEGINNING.

## SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3565TAZ EFFECTIVE DATE NOVEMBER 30, 5:00 P.M.
2. IF A DISCREPANCY IS DISCOVERED 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 SHEET 2, 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.

## FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' FEMA FLOOD MAP XXXXXXXX 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.

## SHEET INDEX

- 1 COVER SHEET
- 2 ALTA (BOUNDARY)
- 3 ALTA (TOPO)

## OWNER

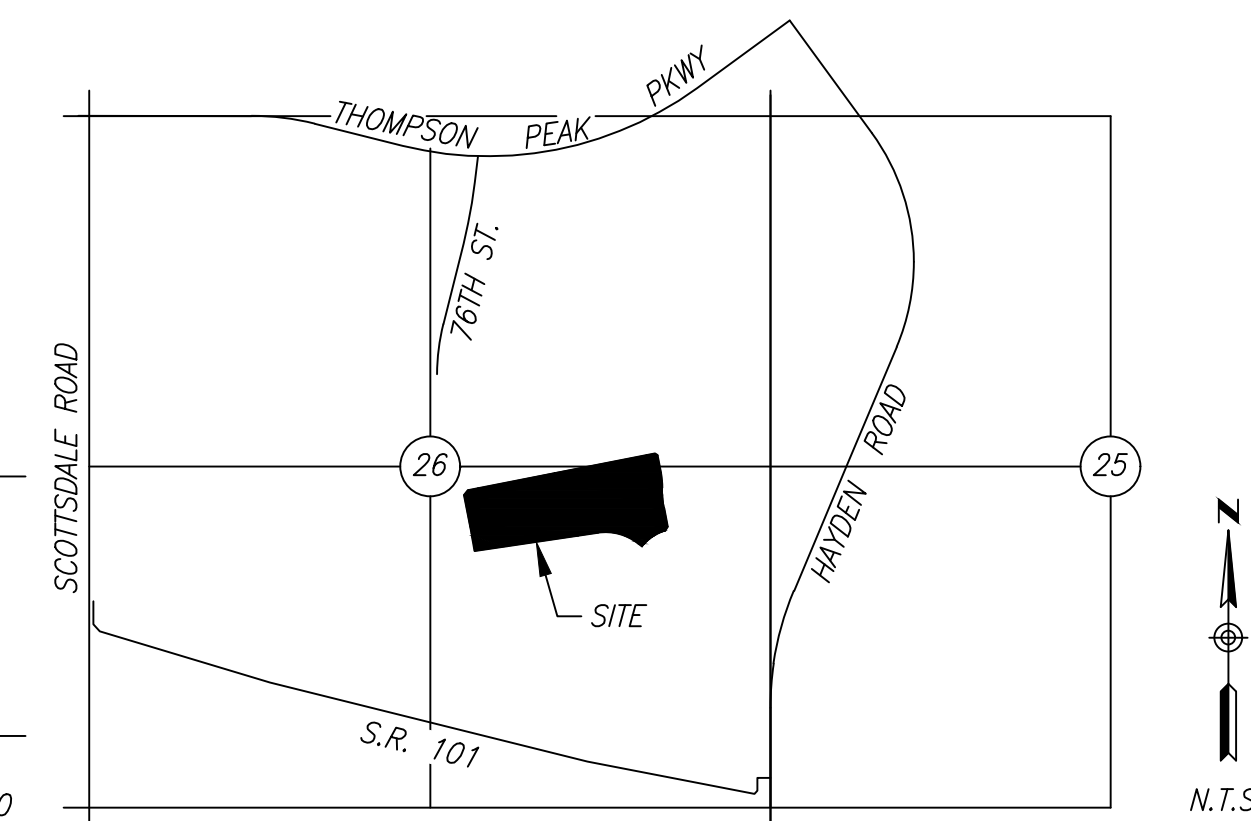
NWGH LLC  
 375 N. FRONT ST. SUITE 200  
 COLUMBUS, OH. 43215

## 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

## VICINITY MAP

T4N, R4E, SEC 26



## ZONING

P-C PER MARICOPA COUNTY ASSESSOR'S MAP

## PARCEL ADDRESS

ADDRESS NOT AVAILABLE AT TIME OF SURVEY

## PARCEL AREA

784,286 SQ. FT. OR 18.0047 AC. ±

## BASIS OF BEARING

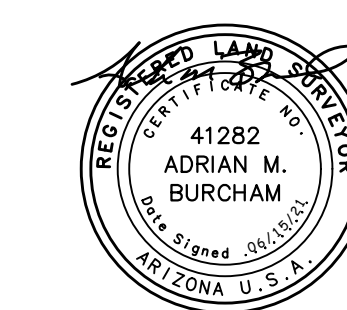
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. MEASURED BEARING=S89°58'34"E

## REFERENCE DOCUMENTS

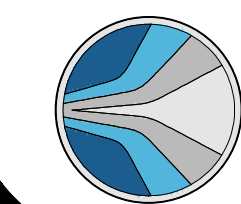
ADOT PROJECT NO. RBM-600-1-703  
 STATE PLAT NO. 16 CORE SOUTH, BK. 324, PG. 50, M.C.R.  
 STATE PLAT NO. 27 CORE NORTH, BK. 344, PG. 29, M.C.R.  
 STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 352, PG. 28, M.C.R.  
 FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORE NORTH, BK. 395, PG. 21, M.C.R.  
 STATE LAND AMENDED NO. 39 CORE NORTH, BK. 416, PG. 13, M.C.R.  
 FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE I" 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. 16-119941  
 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.

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO GH LEGACY INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; STATE OF ARIZONA; 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.



*Adrian M. Burcham*  
 SIGNATURE  
 ADRIAN M. BURCHAM  
 PRINTED NAME  
 REGISTRATION/LICENSE NO. 41282  
 DATE: 06/15/21



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)

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	9°07'35"	729.28'	116.16'	S05°04'29"E 116.04'
C2	12°03'02"	732.21'	154.00'	S05°03'00"E 153.72'
C3	34°07'44"	365.00'	217.42'	S55°43'05"W 214.22'
C4	47°04'28"	400.50'	329.06'	N74°54'55"W 319.88'
C5	1°49'21"	3785.00'	120.39'	N10°10'07"W 120.38'
C6	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46'
C7	8°03'22"	3730.00'	524.47'	S07°03'06"E 524.03'

LINE #	BEARING	LENGTH
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L3	S31°49'11"W	36.61'
L4	N51°20'47"W	36.38'
L5	N11°04'47"W	316.01'

LINE #	BEARING	LENGTH
L6	N37°43'09"E	46.58'
L7	S56°27'11"E	22.77'
L8	N78°55'13"E	55.00'
L9	N11°26'43"E	325.16'

N-S MID-SECTION LINE, SEC. 26, T4N, R4E  
S89°57'50"E 2641.99'

ARIZONA STATE LAND DEPARTMENT  
APN# 212-36-008A  
BK. 416, PG. 13, M.C.R.  
(NOT A PART)

LEGACY BLVD.  
N78°54'18"E 1921.36'

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

NWGH LLC  
APN: 212-31-120V  
PATENT NO. 53-119887-04  
DOC. 2020-1248038, M.C.R.  
(NOT A PART)

GH LEGACY INVESTORS, LLC  
SPECIAL WARRANTY DEED  
DOC. 2020-1273648, M.C.R.

GH LEGACY INVESTORS, LLC  
SPECIAL WARRANTY DEED  
DOC. 2020-1273648, M.C.R.

GH LEGACY INVESTORS, LLC  
DOC. 2021-0453380, M.C.R.

GH LEGACY INVESTORS, LLC  
TRACT C APN: 212-34-962  
BK. 1471, PG. 18, M.C.R. &  
DOC. 2021-0453381, M.C.R.

NWGH LLC  
APN: 212-31-120V  
PATENT NO. 53-119887-04  
DOC. 2020-1248038, M.C.R.  
(NOT A PART)

NWGH LLC  
TRACT C APN: 212-34-962  
BK. 1471, PG. 18, M.C.R. &  
DOC. 2021-0453381, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY  
INVESTORS LTD LLC  
TRACT G APN: 212-34-966  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

PATENT NO. 53-119887-02  
DOC. 2019-0119348, M.C.R.  
(NOT A PART)

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

NATIONWIDE REALTY  
INVESTORS LTD LLC  
TRACT H APN: 212-34-967  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY  
INVESTORS LTD LLC  
TRACT F APN: 212-34-965  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY  
INVESTORS LTD LLC  
TRACT I APN: 212-34-968  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY  
INVESTORS LTD LLC  
TRACT J APN: 212-34-969  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)  
NATIONWIDE REALTY  
INVESTORS LTD LLC  
TRACT E APN: 212-34-964  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

CAVASSON BLVD.  
S86°58'36"W 818.40'

PATENT NO. 53-119887-02  
DOC. 2019-0119348, M.C.R.  
(NOT A PART)

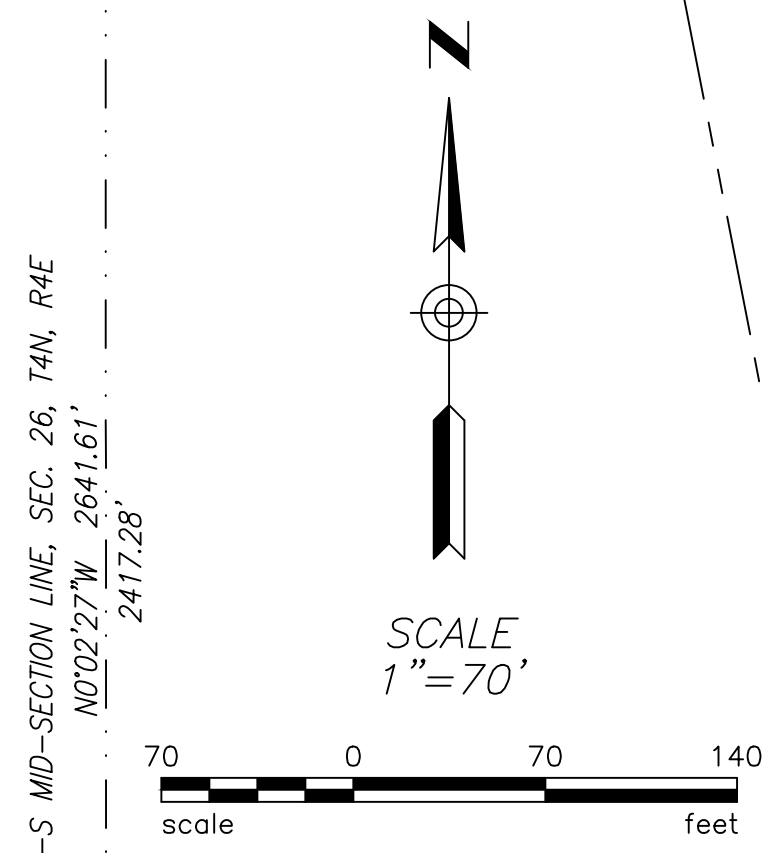
NWGH LLC  
APN: 212-31-120Q  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT B APN: 212-34-961  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

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

SE CORNER,  
SEC. 26, T4N, R4E,  
FND. M.C. BCF  
RLS# 33307



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

N0°00'42"W 2640.72'

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

FND. BCF  
RLS #40809

233.99'

182.99'

224.34'

2417.28'

511°04'43"E 564.26'

316.01'

85.66'

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

55.00' R/W PER  
RW NO. 16-119941

MILLER ROAD ALIGNMENT  
C7

50.00' R/W PER  
RW NO. 16-119941 &  
RW NO. OF ENTRY AGREEMENT  
NO. 30-110159, M.C.R.

50.00' R/W PER  
RW NO. 16-119941 &  
RW NO. OF ENTRY AGREEMENT  
NO. 30-110159, M.C.R.

55.00' R/W  
BK. 1471,  
PG. 18,  
M.C.R.

538°37'20"W 400.50'  
(RADIAL BEARING)

77.87'

L=50.13'

247.29'

L9

FND. BCF  
RLS #40809

759.31'

341.30'

364.31'

86.26'

852.42'

C2

L2

C3

L3

C4

L4

C5

L5

C6

L6

C7

L7

S07°00'51"E 2641.49'

E. LINE, NE 1/4, SEC. 26, T4N, R4E

E. 1/4 CORNER,  
SEC. 26, T4N, R4E,  
FND. GLO BC

S89°01'29"E 732.21'  
(RADIAL BEARING)

S80°21'43"W 729.28'  
(RADIAL BEARING)

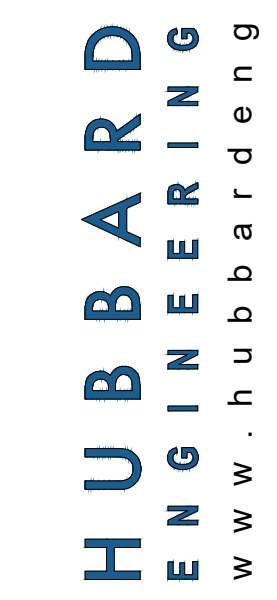
S17°13'03"E 365.00'  
(RADIAL BEARING)

S07°01'06"E 2641.05'

E. LINE, SE 1/4, SEC. 26, T4N, R4E

P:\2018\18114\Survey\20181114-ALTA GRAYHAWK.dwg Jun 15, 2021 - 3:03pm RManuel

1201 S. Alma School Rd.  
Phoenix, AZ 85006  
Mesd, AZ 85210  
Ph: 480.892.3313  
www.hubbardengineering.com



GRAYHAWK  
ALTA/NSPS LAND TITLE SURVEY  
City of Scottsdale, Maricopa County, Arizona



Date	06/15/21
Project No.	18114
Project Manager	ADRIAN BURCHAM
Project Eng.	

Sht. 2 of 3

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)

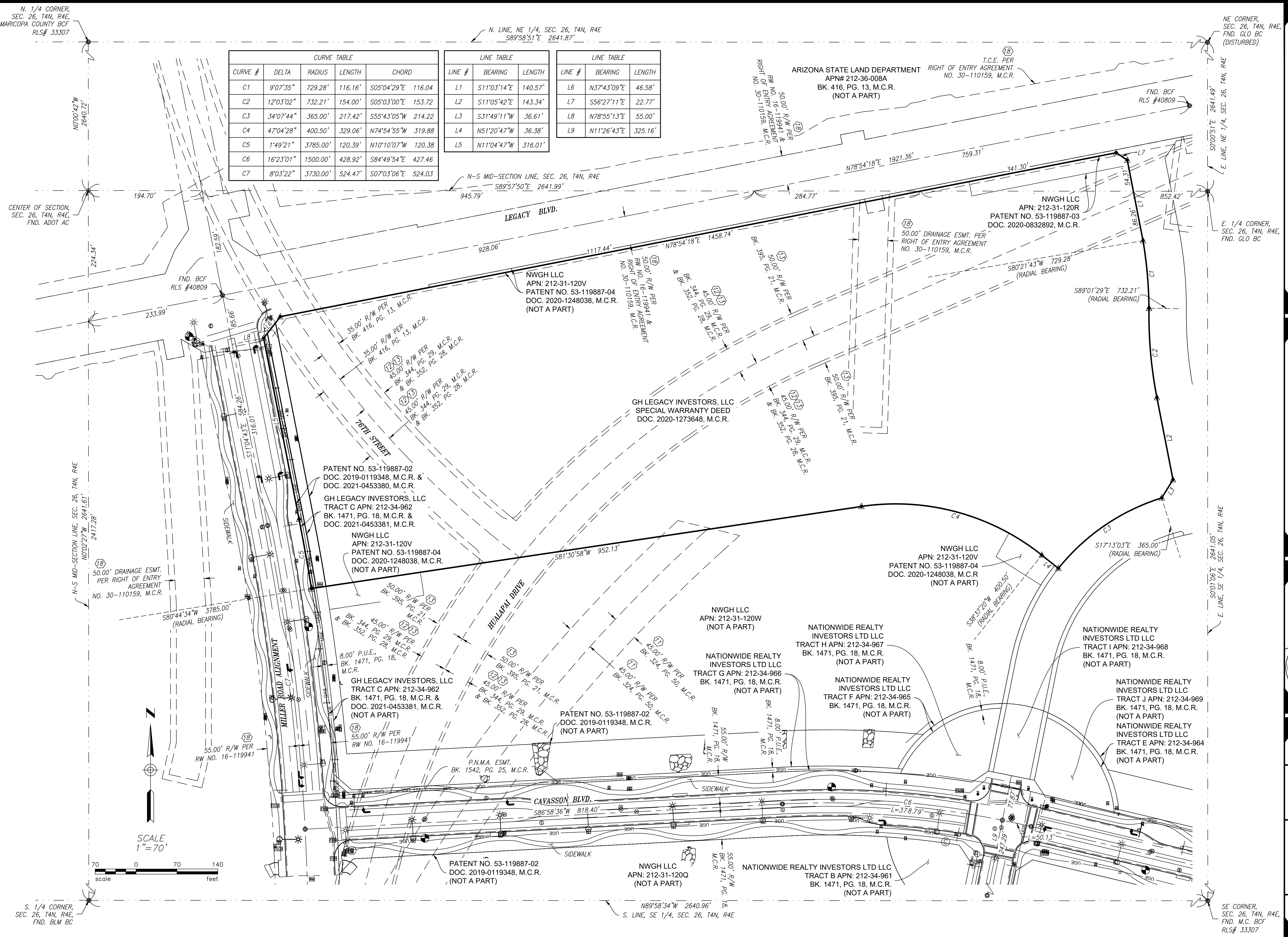
CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	9°07'35"	729.28'	116.16'	S05°04'29"E 116.04'
C2	12°03'02"	732.21'	154.00'	S05°03'00"E 153.72'
C3	34°07'44"	365.00'	217.42'	S55°43'05"W 214.22'
C4	47°04'28"	400.50'	329.06'	N74°54'55"W 319.88'
C5	1°49'21"	3785.00'	120.39'	N10°10'07"W 120.38'
C6	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46'
C7	8°03'22"	3730.00'	524.47'	S07°03'06"E 524.03'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S11°03'14"E	140.57'
L2	S11°05'42"E	143.34'
L3	S31°49'11"W	36.61'
L4	N51°20'47"W	36.38'
L5	N11°04'47"W	316.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N37°43'09"E	46.58'
L7	S56°27'11"E	22.77'
L8	N78°55'13"E	55.00'
L9	N11°26'43"E	325.16'

N-S MID-SECTION LINE, SEC. 26, T4N, R4E  
S89°57'50"E 2641.99'

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



50.00' DRAINAGE ESMT.  
PER RIGHT OF ENTRY  
AGREEMENT  
NO. 30-110159, M.C.R.

PATENT NO. 53-119887-02  
DOC. 2019-0119348, M.C.R. &  
DOC. 2021-0453380, M.C.R.  
GH LEGACY INVESTORS, LLC  
TRACT C APN: 212-34-962  
BK. 1471, PG. 18, M.C.R. &  
DOC. 2021-0453381, M.C.R.  
NWGH LLC  
APN: 212-31-120V  
PATENT NO. 53-119887-04  
DOC. 2020-1248038, M.C.R.  
(NOT A PART)

GH LEGACY INVESTORS, LLC  
TRACT C APN: 212-34-962  
BK. 1471, PG. 18, M.C.R. &  
DOC. 2021-0453381, M.C.R.  
(NOT A PART)

PATENT NO. 53-119887-02  
DOC. 2019-0119348, M.C.R.  
(NOT A PART)

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

NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT B APN: 212-34-961  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NWGH LLC  
APN: 212-31-120V  
PATENT NO. 53-119887-04  
DOC. 2020-1248038, M.C.R.  
(NOT A PART)

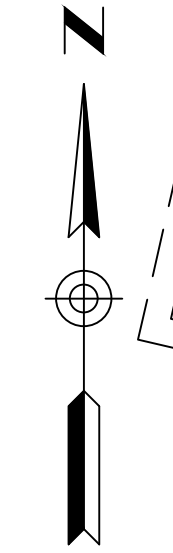
NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT H APN: 212-34-967  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT G APN: 212-34-966  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT F APN: 212-34-965  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT I APN: 212-34-968  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)

NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT J APN: 212-34-969  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)  
NATIONWIDE REALTY INVESTORS LTD LLC  
TRACT E APN: 212-34-964  
BK. 1471, PG. 18, M.C.R.  
(NOT A PART)



SCALE  
1"=70'



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

SE CORNER,  
SEC. 26, T4N, R4E,  
FND. M.C. BCF  
RLS# 33307

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**HUBBARD**  
ENGINEERING

GRAYHAWK  
ALTA/NSPS LAND TITLE SURVEY  
City of Scottsdale, Maricopa County, Arizona

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

Date	06/15/21
Project No.	18114
Project Manager	ADRIAN BURCHAM
Project Eng.	

Sht. 3 of 3

P:\2018\18114\Survey\18114-ALTA GRAYHAWK.dwg Jun 15, 2021 - 3:04pm RMBand