

ALTA / NSPS LAND TITLE SURVEY

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




















SCHEDULE "B" ITEMS PER TITLE FILE NO. 8245TAZ

- TAXES FOR THE FULL YEAR OF 2021.
(THE FIRST HALF IS DUE OCTOBER 1, 2021 AND IS DELINQUENT NOVEMBER 1, 2021. THE SECOND HALF IS DUE MARCH 1, 2022 AND IS DELINQUENT MAY 1, 2022).
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 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, 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 42 USC 3604(C).
- 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, 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 42 USC 3604(C).
- 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, 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 42 USC 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 416 OF MAPS, PAGE 13, 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 42 USC 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 1471 OF MAPS, PAGE 18, 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 42 USC 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 1542 OF MAPS, PAGE 25, 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 42 USC 3604(C).
- 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 AMENDED AND RESTATED RECORDED AS 2017-0123362, OF OFFICIAL RECORDS AND THIRD AMENDED AND RESTATED RECORDED AS 2018-0456551 OF OFFICIAL RECORDS AND FIRST AMENDMENT TO THIRD AMENDED AND RESTATED RECORDED AS 2018-0917804, OF OFFICIAL RECORDS.
- 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 2005-0170020, OF OFFICIAL RECORDS AND RE-RECORDED AS 2006-0245905, 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.
- AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES RECORDED AS 2000-0589276, OF OFFICIAL RECORDS.
- AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2002-0527611, OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN CROSSROADS EAST PLANNING UNIT DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018 AS 2018-0456552, OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN ECONOMIC DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018 AS 2018-0456553, OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED AS 2019-0991896, OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN CERTIFICATE OF PURCHASE NO. 53-119887, RECORDED DECEMBER 4, 2018 AS 2018-0889915, OF OFFICIAL RECORDS; RE-RECORDED APRIL 23, 2019 AS 2019-0286594, OF OFFICIAL RECORDS AND SUPPLEMENT RECORDED AS 2019-0286467, OF OFFICIAL RECORDS.
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, 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.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- 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.

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

LEGAL DESCRIPTION PER TITLE FILE NO. 8245TAZ

TRACT F, TRACT G, TRACT H, A PORTION OF TRACT C, 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 OF MARICOPA COUNTY RECORDS (M.C.R.) AND A PORTION OF "CERTIFICATE OF PURCHASE", AS RECORDED IN DOC. 2019-0286594, M.C.R., BEING LOCATED IN THE SOUTHEAST QUARTER 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 SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH, FROM WHICH THE CENTER OF SECTION, BEING MARKED BY AN ADOT ALUMINUM CAP, BEARS NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST, 2641.61 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1959.93 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 381.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILLER ROAD AND THE POINT OF BEGINNING;
THENCE NORTH 81 DEGREES 30 MINUTES 58 SECONDS EAST, 952.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 08 DEGREES 27 MINUTES 09 SECONDS EAST, 400.50 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47 DEGREES 04 MINUTES 28 SECONDS, AN ARC LENGTH OF 329.06 FEET;
THENCE SOUTH 51 DEGREES 20 MINUTES 47 SECONDS EAST, 36.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 51 DEGREES 20 MINUTES 47 SECONDS EAST, 365.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27 DEGREES 12 MINUTES 30 SECONDS, AN ARC LENGTH OF 173.33 FEET;
THENCE SOUTH 11 DEGREES 26 MINUTES 43 SECONDS WEST, 77.57 FEET TO A POINT ON THE NORTH LINE OF TRACT I, AS SHOWN IN SAID FINAL PLAT AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE CENTER BEARS SOUTH 02 DEGREES 13 MINUTES 32 SECONDS WEST, 200.00 FEET;
THENCE ALONG SAID NORTH LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 49 SECONDS, AN ARC LENGTH OF 8.13 FEET TO THE NORTHEAST CORNER OF SAID F;
THENCE DEPARTING SAID NORTH LINE SOUTH 11 DEGREES 26 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT F AND THE EAST LINE OF SAID TRACT H, 117.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAVASSON BOULEVARD;
THENCE DEPARTING SAID EAST LINES 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 SAID EAST RIGHT-OF-WAY LINE 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 RIGHT-OF-WAY LINE, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 01 MINUTES 22 SECONDS, AN ARC LENGTH OF 331.81 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 8245TAZ EFFECTIVE DATE JULY 20TH, 2021, 5:00 PM
- 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.
- 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.
- 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.
- UNLESS SHOWN AND LABELED ON SHEET 2, THIS SURVEYOR'S ANALYSIS HAS NOT IDENTIFIED ANY APPARENT ENCROACHMENTS.
- THIS SURVEY DEPICTS THE SAME PARCEL DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED IN THE ABOVE REFERENCED TITLE REPORT.
- 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.
- TABLE A ITEM #16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- TABLE A ITEM #17. NO FUTURE/PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND DURING THE RESEARCH OF THIS SURVEY. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

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

- COVER SHEET
- ALTA (BOUNDARY)
- ALTA (TOPO)

OWNER

NWGH LLC
375 N. FRONT ST. SUITE 200
COLUMBUS, OH., 43215
TEL: (614)221-2012
CONTACT: JIM ROST

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

490,871 SQ. FT. OR 11.27 AC. ±

BASIS OF BEARING

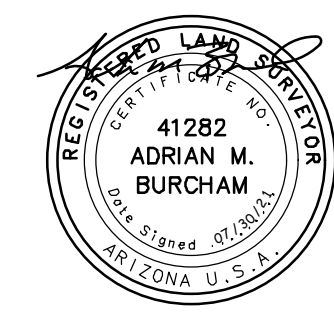
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=S89°58'34"E

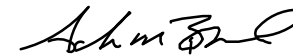
REFERENCE DOCUMENTS

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. 16-107671
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.
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 CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO CC-DEVELOPMENT GROUP, INC. AND/OR ITS AFFILIATE; THE STATE OF ARIZONA AND NATIONWIDE REALTY INVESTORS, LTD., L.L.C. AND NWGH, 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)(b), 7(a)(b)(c), 8, 9, 10(a), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/30/21.





SIGNATURE

ADRIAN M. BURCHAM

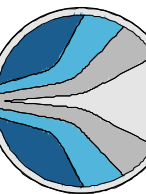
PRINTED NAME

REGISTRATION/LICENSE NO. 41282

DATE: 07/30/21

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

HUBBARD
ENGINEERING
www.hubbardingengineering.com



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

Date
07/30/21

Project Eng.

Project No.
18114

Project Manager
ADRIAN BURCHAM

Sh: 1 of 3

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

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

N-S MID-SECTION LINE, SEC. 26, T4N, R4E
N07°02'27"W 2641.61'

1959.93'

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

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	47°04'28"	400.50'	329.06'	S74°54'55"E 319.88
C2	27°12'30"	365.00'	173.33'	S25°02'58"W 171.71
C3	2°19'49"	200.00'	8.13'	N88°56'22"W 8.13
C4	12°06'21"	1555.00'	328.55'	N06°44'45"W 327.94
C5	5°01'22"	3785.00'	331.81'	N06°44'45"W 331.70
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	S51°20'47"E	36.38'
L2	S11°26'43"W	77.57'
L3	S56°23'16"W	34.12'
L4	N48°32'04"W	35.67'
L5	N11°26'43"E	325.16'
L6	S78°36'44"E	80.00'

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

928.06'

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.
(NOT A PART)

GH LEGACY INVESTORS, LLC
DOC. 2021-0453381, M.C.R.
(NOT A PART)

GH LEGACY INVESTORS, LLC
TRACT C APN: 212-34-962
DOC. 2021-0453380, M.C.R.
(NOT A PART)

NWGH LLC
APN: 212-31-120V
PATENT NO. 53-119887-04
DOC. 2020-1248038, M.C.R.

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

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

NWGH LLC
APN: 212-31-120Y
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

S86°58'36"W 738.80'
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
(NOT A PART)

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

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

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

LEGACY BLVD.
N78°54'18"E 1921.36'

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

GH LEGACY INVESTORS, LLC
SPECIAL WARRANTY DEED
DOC. 2020-1273648, M.C.R.
(NOT A PART)

PARCEL 1
NWGH LLC
APN: 212-31-120W

NWGH LLC
TRACT H APN: 212-34-967
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT F APN: 212-34-965
DOC. 2021-0559182, M.C.R.

NWGH LLC
APN: 212-31-120V
PATENT NO. 53-119887-04
DOC. 2020-1248038, M.C.R.

S51°20'47"E 365.00'
(RADIAL BEARING)

NWGH LLC
TRACT I APN: 212-34-968
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NWGH LLC
TRACT J APN: 212-34-969
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NWGH LLC
TRACT E APN: 212-34-964
DOC. 2021-0559182, M.C.R.
(NOT A PART)

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

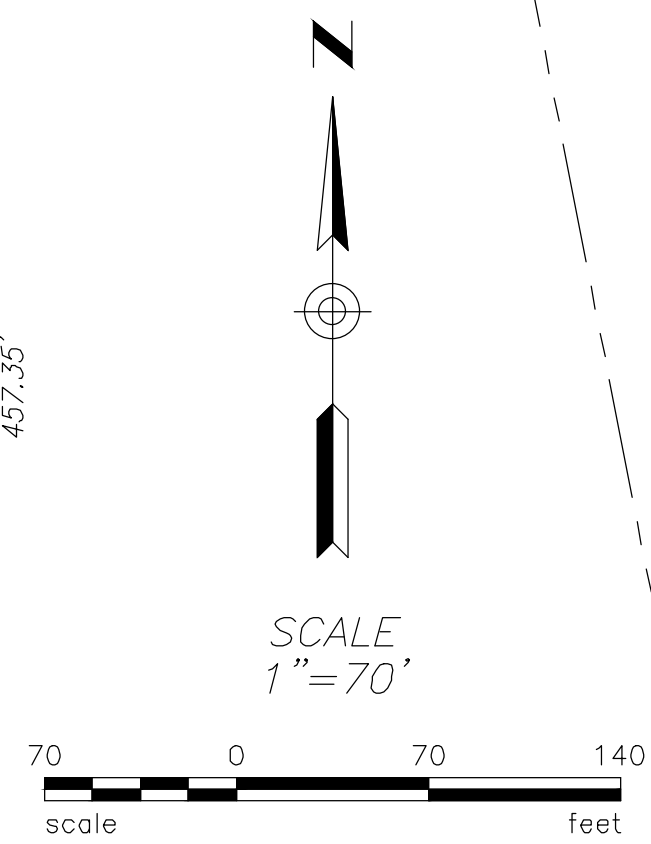
E. LINE, SE 1/4, SEC. 26, T4N, R4E
S07°01'06"E 2641.05'

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

E. LINE, NE 1/4, SEC. 26, T4N, R4E
S07°00'51"E 2641.49'

FND. BCF
RLS #40809

NWGH LLC
APN: 212-31-120R
PATENT NO. 53-119887-03
DOC. 2020-0832892, M.C.R.
(NOT A PART)



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					LINE TABLE		
CURVE #	DELTA	RADIUS	LENGTH	CHORD	LINE #	BEARING	LENGTH
C1	47°04'28"	400.50'	329.06'	S74°54'55"E 319.88	L1	S51°20'47"E	36.38'
C2	27°12'30"	365.00'	173.33'	S25°02'58"W 171.71	L2	S11°26'43"W	77.57'
C3	2°19'49"	200.00'	8.13'	N88°56'22"W 8.13	L3	S56°23'16"W	34.12'
C4	12°06'21"	1555.00'	328.55'	N86°58'14"W 327.94	L4	N48°32'04"W	35.67'
C5	5°01'22"	3785.00'	331.81'	N06°44'45"W 331.70	L5	N11°26'43"E	325.16'
C6	16°23'01"	1500.00'	428.92'	S84°49'54"E 427.46	L6	S78°36'44"E	80.00'
C7	8°03'22"	3730.00'	524.47'	S07°03'06"E 524.03			

T.C.E. PER
RIGHT OF ENTRY AGREEMENT
NO. 30-110159, M.C.R.

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.
(NOT A PART)

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.
(NOT A PART)

GH LEGACY INVESTORS, LLC
SPECIAL WARRANTY DEED
DOC. 2020-1273648, M.C.R.
(NOT A PART)

NWGH LLC
APN: 212-31-120V
PATENT NO. 53-119887-04
DOC. 2020-1248038, M.C.R.

GH LEGACY INVESTORS, LLC
DOC. 2021-0453381, M.C.R.
(NOT A PART)

GH LEGACY INVESTORS, LLC
TRACT C APN: 212-34-962
DOC. 2021-0453380, M.C.R.
(NOT A PART)

NWGH LLC
APN: 212-31-120V
PATENT NO. 53-119887-04
DOC. 2020-1248038, M.C.R.

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

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TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

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DOC. 2021-0559182, M.C.R.

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TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

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TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT C APN: 212-34-962
DOC. 2021-0559182, M.C.R.

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

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

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

NWGH LLC
TRACT J APN: 212-34-969
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NWGH LLC
TRACT E APN: 212-34-964
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NWGH LLC
TRACT I APN: 212-34-968
DOC. 2021-0559182, M.C.R.
(NOT A PART)

NWGH LLC
TRACT H APN: 212-34-967
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT F APN: 212-34-965
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

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TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

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TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

NWGH LLC
TRACT G APN: 212-34-966
DOC. 2021-0559182, M.C.R.

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

FND. BCF
RLS #40809

FND. BCF
RLS #40809

FND. BCF
RLS #40809

FND. BCF
RLS #40809

FND. BCF
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RLS #40809

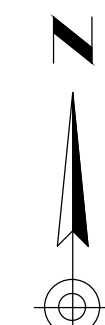
FND. BCF
RLS #40809

FND. BCF
RLS #40809

FND. BCF
RLS #40809

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

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



SCALE
1"=70'

70 0 70 140
scale feet

