

SCHEDULE "B" ITEMS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of State Plat No. 34 - Paradise Ridge, as recorded in Plat Book 416, Page(s) 12 and Affidavit recorded as 96-797420, 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).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of State Plat No. 55; Paradise Ridge Amended, as recorded in Plat Book 924, Page(s) 3, 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).
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of State Plat No. 55; Paradise Ridge Second Amended, as recorded in Plat Book 949, Page(s) 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).
4. All matters disclosed on Record of Survey Map recorded as Book 972 of Maps, Page 47.
5. The effect of resolutions adopting State Route Plan for the Pima Freeway Route 101 and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded in 2000-171191 of Official Records and as 2005-692013 of Official Records and as 2006-246120 of Official Records and as 2018-324357 of Official Records.
6. Right-of-Way No. 14-43753 granted by the Arizona State Land Department to The Mountain States Telephone and Telegraph Company, a Colorado corporation for underground communication line and having a term 50 years, commencing February 14, 1990.

Change of Lessees name to U.S. west Communications, Inc. dated March 5, 1991 and then changed to Qwest Corporation, dated December 15, 2000
7. Right-of-Way No. 16-91515 granted by the Arizona State Land Department to Arizona Department of Transportation for Public Roadway and having a term Indefinite.

And thereafter Amendment dated September 3, 1998

And thereafter Amendment dated June 22, 1999

And thereafter Amendment dated November 30, 1999

And thereafter Amendment dated November 15, 2000

And thereafter Amendment dated July 25, 2001

And thereafter Amendment dated July 15, 2002
8. Right-of-Way No. 16-109215 granted by the Arizona State Land Department to City of Scottsdale for public roadway and underground utilities and drainage easement and having a term Indefinite.

And thereafter Amendment dated September 19, 2006

And thereafter recorded as 2005-182711
9. Terms and provisions of an unrecorded lease dated June 11, 2008, by and between State of Arizona, acting by and through the Arizona State Land Department as lessor and Jaren Associates #4, an Arizona general partnership as lessee, as disclosed by a Memorandum of Lease recorded August 4, 2008 as 2008-679151 of Official Records.

NOTE: This matter will be deleted upon satisfaction of requirement 11
10. Right-of-Way No. 18-105313 granted by the Arizona State Land Department to Southwest Gas Corporation for 4 underground natural gas distributions pipelines and 2-4 inch, 1-6 inch and 1-8 inch pipelines and having a term expiring December 8, 2029.
11. Right-of-Way No. 16-121599 granted by the Arizona State Land Department to Mayo Clinic Arizona for drainage channel and having a term perpetual.

Said lease was assigned to the City of Phoenix on October 24, 2022

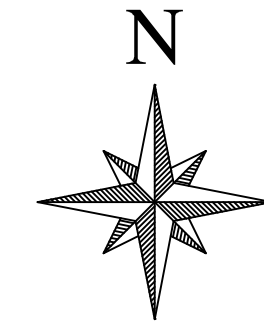
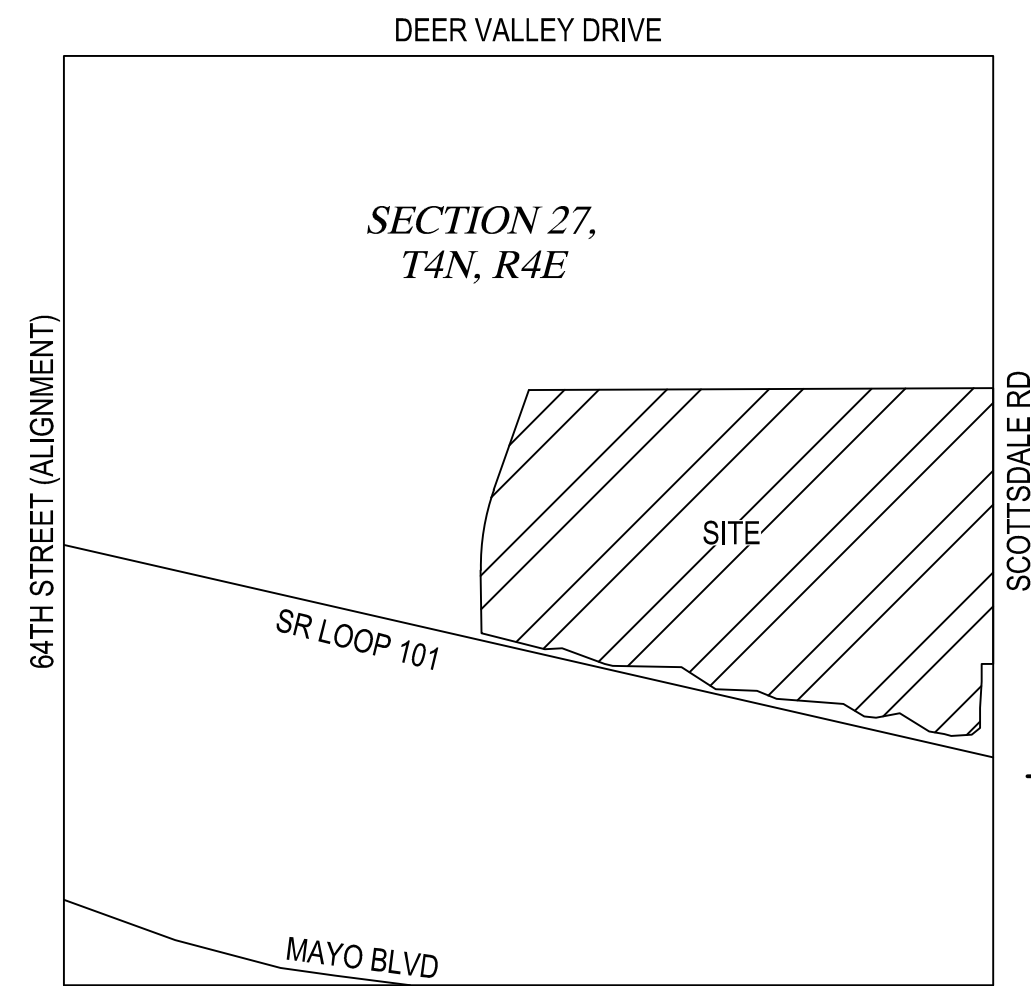
And thereafter said lease was recorded January 31, 2023 as 2023-051871
12. Any failure to comply with the terms, provisions and conditions of the lease referred to in Schedule A.
13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
14. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
15. Water rights, claims or title to water, whether or not shown by the Public Records.
16. Right-of-Way No. 16-108739 granted by the Arizona State Land Department to Arizona Department of Transportation for Public Road and having a term Perpetual.

Said Right of Way was Amended as 2023-535378.
17. Right-of-Way No. 18-85214 granted by the Arizona State Land Department to Southwest Gas Corporation for underground 4 inch, 6 inch and 10 inch natural gas pipelines and related appurtenances and having a term expiring Novemehr 29, 2022.

(said right of way has expired but it's still active per the State Land records-Application renewal pending)
18. Taxes for the year 2024, a lien not yet due and payable.

APPROVED
By *chomuth* at 9:44 am, Mar 13, 2024



VICINITY MAP
NTS

MEASURED LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'15"W	65.00'
L2	S00°02'24"E	100.00'
L3	S03°46'26"W	150.34'
L4	S00°02'24"E	115.00'
L5	S51°55'29"W	59.96'
L6	S86°13'26"W	115.90'
L7	N76°01'02"W	40.93'
L8	N79°49'53"W	88.02'
L9	N58°34'45"W	196.36'
L10	S79°24'40"W	136.66'
L11	N83°00'09"W	66.55'
L12	N59°13'32"W	138.93'
L13	N85°52'23"W	380.61'
L14	N67°38'32"W	119.38'
L15	N87°35'43"W	236.00'
L16	N57°15'51"W	230.97'
L17	N88°58'03"W	149.47'
L18	N88°58'03"W	242.25'
L19	N76°03'19"W	46.67'
L20	N69°39'14"W	257.91'
L21	S86°49'19"W	97.52'
L22	N76°02'00"W	90.58'
L23	N76°02'00"W	535.76'

RECORD LINE TABLE			
LINE	BEARING	DISTANCE	R
L1	N89°57'27"E	65.00'	R
L2	N00°02'33"W	100.00'	R
L3	N03°46'17"E	150.33'	R
L4	N00°02'33"W	115.00'	R
L5	N51°57'27"E	59.76'	R
L6	N86°11'55"E	116.00'	R
L7	S76°02'33"E	40.97'	R
L8	S79°51'24"E	88.10'	R
L9	S58°34'43"E	196.32'	R
L10	N79°24'42"E	136.63'	R
L11	S82°59'51"E	66.56'	R
L12	S59°13'14"E	138.95'	R
L13	S85°52'05"E	380.66'	R
L14	S67°40'01"E	119.37'	R
L15	S87°37'12"E	235.97'	R
L16	S57°17'18"E	230.97'	R
L17	S88°59'30"E	149.34'	R
L18	S88°59'30"E	242.38'	R
L19	N76°02'33"W	46.72'	R
L20	N69°38'55"W	257.92'	R
L21	S86°49'41"W	97.52'	R
L22	N76°02'33"W	90.45'	R
L23	N76°02'33"W	535.81'	R

MEASURED LINE TABLE		
LINE	BEARING	DISTANCE
L24	N75°49'00"W	15.05'
L25	N21°57'58"W	365.83'
L26	N00°02'33"W	145.52'
L27	N88°59'06"E	38.65'
L28	N19°22'40"E	239.99'
L29	N29°54'47"E	193.37'
L30	N70°43'54"W	17.24'
L31	N24°45'47"E	66.78'
L32	N24°45'47"E	77.26'
L33	N24°45'47"E	144.04'

MEASURED CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	71°20'39"	56.00'	69.73'
C2	53°51'02"	50.00'	46.99'
C3	89°01'39"	16.00'	24.86'
C4	69°36'26"	100.00'	121.49'
C5	10°32'06"	62.00'	11.40'
C6	100°38'41"	150.00'	263.49'
C7	95°29'41"	46.00'	76.67'

TITLE REPORT DESCRIPTION

TRACT 3B AND PORTIONS OF TRACTS 3C, 3G AND GC14 OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, MARICOPA COUNTY RECORDERS (MCR), LYING WITHIN SECTION 27, 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 27, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, BEARS NORTH 00°02'24" WEST (BASIS OF BEARING), A DISTANCE OF 2642.24 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00°02'24" WEST, A DISTANCE OF 1826.62 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT 3B AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, ALONG THE SOUTHERLY LINES OF SAID TRACTS 3B, 3C AND GC14, SOUTH 89°58'15" WEST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 03°46'26" WEST, A DISTANCE OF 150.34 FEET;

THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 51°55'29" WEST, A DISTANCE OF 59.96 FEET;

THENCE SOUTH 86°13'26" WEST, A DISTANCE OF 115.90 FEET;

THENCE NORTH 76°01'02" WEST, A DISTANCE OF 40.93 FEET;

THENCE NORTH 79°49'53" WEST, A DISTANCE OF 88.02 FEET;

THENCE NORTH 58°34'45" WEST, A DISTANCE OF 196.36 FEET;

THENCE SOUTH 79°24'40" WEST, A DISTANCE OF 136.66 FEET;

THENCE NORTH 83°00'09" WEST, A DISTANCE OF 66.55 FEET;

THENCE NORTH 59°13'32" WEST, A DISTANCE OF 138.93 FEET;

THENCE NORTH 85°52'23" WEST, A DISTANCE OF 380.61 FEET;

THENCE NORTH 67°38'32" WEST, A DISTANCE OF 119.38 FEET;

THENCE NORTH 87°35'43" WEST, A DISTANCE OF 236.00 FEET;

THENCE NORTH 57°15'51" WEST, A DISTANCE OF 230.97 FEET;

THENCE NORTH 88°58'03" WEST, A DISTANCE OF 391.72 FEET;

THENCE NORTH 76°01'06" WEST, A DISTANCE OF 46.72 FEET;

THENCE NORTH 69°37'26" WEST, A DISTANCE OF 257.92 FEET;

THENCE SOUTH 86°51'07" WEST, A DISTANCE OF 97.52 FEET;

THENCE NORTH 76°01'06" WEST, A DISTANCE OF 371.37 FEET, TO THE CONSTRUCTION CENTERLINE OF THE PROPOSED RAWHIDE WASH CHANNEL PER THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, PARADISE RIDGE DRAINAGE IMPROVEMENT PLANS;

THENCE LEAVING SAID SOUTHERLY LINES, ALONG SAID CONSTRUCTION CENTERLINE, NORTH 01°00'54" WEST, A DISTANCE OF 358.47 FEET, TO THE BEGINNING OF A CURVE;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1300.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 20°29'15", A DISTANCE OF 464.84 FEET, TO THE CURVES END;

THENCE NORTH 19°28'21" EAST, A DISTANCE OF 602.47 FEET, TO THE NORTH LINE OF SAID TRACT 3C;

THENCE LEAVING SAID CONSTRUCTION CENTERLINE, ALONG THE NORTH LINES OF SAID TRACTS 3C AND 3B, NORTH 89°43'47" EAST, A DISTANCE OF 2638.36 FEET, TO THE EAST LINE OF SAID SECTION;

THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 00°01'39" EAST, A DISTANCE OF 751.98 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 815.62 FEET, TO THE POINT OF BEGINNING.

CERTIFICATION

TO: MIRACLE DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY
STATE OF ARIZONA
FIRST AMERICAN TITLE INSURANCE COMPANY

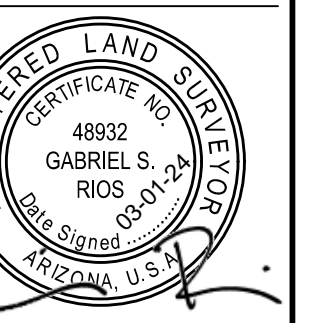
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 22, 2024.

GABRIEL S. RIOS, RLS
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
480.834.3300
SURVEYOR@WOODPATEL.COM

WOOD
PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

ALTA/NSPS LAND TITLE SURVEY
ASLD TRACT 3B AND PORTIONS OF TRACTS 3C, 3G & GC14
A PORTION OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES 12-31-26
COMPLETED SURVEY FIELD WORK ON 01/22/2024
CHECKED BY GSR / BJD
CAD TECHNICIAN RWK
SCALE NTS
DATE 03/01/2024
JOB NUMBER W/P# 235483.80
SHEET 1 OF 6

SURVEYED PARCEL NO. 1 DESCRIPTION

A PORTION OF TRACTS 3B, 3C AND GC14, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, MARICOPA COUNTY RECORDERS (MCR), LYING WITHIN SECTION 27, 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 27, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, BEARS NORTH 00°02'24" WEST (BASIS OF BEARING), A DISTANCE OF 2642.24 FEET;
THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00°02'24" WEST, A DISTANCE OF 2642.24 FEET;
THENCE NORTH 00°01'39" WEST, A DISTANCE OF 751.98 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 3B;
THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID TRACT 3B, SOUTH 89°43'47" WEST, A DISTANCE OF 75.00 FEET;
THENCE LEAVING SAID NORTH LINE, ALONG A LINE BEING PARALLEL AND 75 FEET WEST OF THE EAST LINE OF SAID SECTION 27, SOUTH 00°01'39" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°01'39" EAST, A DISTANCE OF 681.66 FEET;
THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 1180.63 FEET, TO THE SOUTHERLY LINE OF SAID TRACT 3B;
THENCE LEAVING SAID PARALLEL LINE, ALONG THE SOUTHERLY LINE OF SAID TRACTS 3B AND 3C, SOUTH 51°55'29" WEST, A DISTANCE OF 59.96 FEET;
THENCE SOUTH 86°13'26" WEST, A DISTANCE OF 115.90 FEET;
THENCE NORTH 76°01'02" WEST, A DISTANCE OF 40.93 FEET;
THENCE NORTH 79°49'53" WEST, A DISTANCE OF 88.02 FEET;
THENCE NORTH 58°34'45" WEST, A DISTANCE OF 196.36 FEET;
THENCE SOUTH 79°24'40" WEST, A DISTANCE OF 136.66 FEET;
THENCE NORTH 83°00'09" WEST, A DISTANCE OF 66.55 FEET;
THENCE NORTH 59°13'32" WEST, A DISTANCE OF 138.93 FEET;
THENCE NORTH 85°52'23" WEST, A DISTANCE OF 380.61 FEET;
THENCE NORTH 67°38'32" WEST, A DISTANCE OF 119.38 FEET;
THENCE NORTH 87°35'43" WEST, A DISTANCE OF 236.00 FEET;
THENCE NORTH 57°15'51" WEST, A DISTANCE OF 230.97 FEET;
THENCE NORTH 88°58'03" WEST, A DISTANCE OF 391.72 FEET;
THENCE NORTH 76°03'19" WEST, A DISTANCE OF 46.67 FEET;
THENCE NORTH 69°39'14" WEST, A DISTANCE OF 257.91 FEET;
THENCE SOUTH 86°49'19" WEST, A DISTANCE OF 62.88 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE AND THE EASTERLY LINE OF PROPOSED RAWHIDE WASH CHANNEL PER THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, PARADISE RIDGE DRAINAGE IMPROVEMENT PLANS;
THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID EASTERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, CONCAVE SOUTHWESTERLY, WHOSE RADIUS BEARS SOUTH 85°31'39" WEST, THROUGH A CENTRAL ANGLE OF 71°20'39", A DISTANCE OF 69.73 FEET;
THENCE NORTH 75°49'00" WEST, A DISTANCE OF 15.05 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 53°51'02", A DISTANCE OF 46.99 FEET;
THENCE NORTH 21°57'58" WEST, A DISTANCE OF 365.83 FEET;
THENCE NORTH 00°02'33" WEST, A DISTANCE OF 145.52 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°01'39", A DISTANCE OF 24.86 FEET;
THENCE NORTH 88°59'06" EAST, A DISTANCE OF 38.65 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 69°36'26", A DISTANCE OF 121.49 FEET;
THENCE NORTH 19°22'40" EAST, A DISTANCE OF 239.99 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°32'06", A DISTANCE OF 11.40 FEET;
THENCE NORTH 29°54'47" EAST, A DISTANCE OF 193.37 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 100°38'41", A DISTANCE OF 263.49 FEET;
THENCE NORTH 70°43'54" WEST, A DISTANCE OF 17.24 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 46.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 95°29'41", A DISTANCE OF 76.67 FEET;
THENCE NORTH 24°45'47" EAST, A DISTANCE OF 66.78 FEET;
THENCE LEAVING SAID EASTERLY LINE, ALONG A LINE BEING PARALLEL AND 70 FEET SOUTH OF THE NORTH LINE OF SAID TRACTS 3B AND 3C, NORTH 89°43'47" EAST, A DISTANCE OF 2432.53 FEET, TO THE POINT OF BEGINNING.

SURVEYED PARCEL NO. 2 DESCRIPTION

A PORTION OF TRACT 3B, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, MARICOPA COUNTY RECORDERS (MCR), LYING WITHIN SECTION 27, 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 27, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, BEARS NORTH 00°02'24" WEST (BASIS OF BEARING), A DISTANCE OF 2642.24 FEET;
THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00°02'24" WEST, A DISTANCE OF 1826.62 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT 3B AND THE POINT OF BEGINNING;
THENCE LEAVING SAID EAST LINE, ALONG THE SOUTHERLY LINE OF SAID TRACT 3B, SOUTH 89°58'15" WEST, A DISTANCE OF 65.00 FEET;
THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 03°46'26" WEST, A DISTANCE OF 150.34 FEET;
THENCE LEAVING SAID SOUTHERLY LINE, ALONG A LINE BEING PARALLEL AND 75 FEET WEST OF THE EAST LINE OF SAID SECTION 27, NORTH 00°02'24" WEST, A DISTANCE OF 1065.63 FEET;
THENCE NORTH 00°01'39" WEST, A DISTANCE OF 751.66 FEET, TO THE NORTH LINE OF SAID TRACT 3B;
THENCE LEAVING SAID PARALLEL LINE, ALONG SAID NORTH LINE, NORTH 89°43'47" EAST, A DISTANCE OF 75.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 3B;
THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID SECTION 27, SOUTH 00°01'39" EAST, A DISTANCE OF 751.98 FEET;
THENCE SOUTH 00°02'24" EAST, A DISTANCE OF 815.62 FEET, TO THE POINT OF BEGINNING.

SURVEYED PARCEL NO. 3 DESCRIPTION

A PORTION OF TRACTS 3B, 3C AND 3G, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, MARICOPA COUNTY RECORDERS (MCR), LYING WITHIN SECTION 27, 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 27, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, BEARS NORTH 00°02'24" WEST (BASIS OF BEARING), A DISTANCE OF 2642.24 FEET;
THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00°02'24" WEST, A DISTANCE OF 2642.24 FEET;
THENCE NORTH 00°01'39" WEST, A DISTANCE OF 751.98 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 3B;
THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID TRACT 3B, SOUTH 89°43'47" WEST, A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING;
LTHENCE LEAVING SAID NORTH LINE, ALONG A LINE BEING PARALLEL AND 75 FEET WEST OF THE EAST LINE OF SAID SECTION 27, SOUTH 00°01'39" EAST, A DISTANCE OF 70.00 FEET;
THENCE LEAVING SAID PARALLEL LINE, ALONG A LINE PARALLEL AND 70 FEET SOUTH OF THE NORTH LINE OF SAID TRACTS 3B, 3C AND 3G, SOUTH 89°43'47" WEST, A DISTANCE OF 2588.18 FEET, TO THE CONSTRUCTION CENTERLINE OF THE PROPOSED RAWHIDE WASH CHANNEL PER THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, PARADISE RIDGE DRAINAGE IMPROVEMENT PLANS;
THENCE LEAVING SAID PARALLEL LINE, ALONG SAID CONSTRUCTION CENTERLINE, NORTH 19°28'21" EAST, A DISTANCE OF 74.37 FEET TO THE NORTH LINE OF SAID TRACT 3C;
THENCE LEAVING SAID CONSTRUCTION CENTERLINE, ALONG THE NORTH LINE OF SAID TRACTS 3B, 3C AND 3G, NORTH 89°43'47" EAST, A DISTANCE OF 2563.36 FEET, TO THE POINT OF BEGINNING.

SURVEYED PARCEL NO. 4 DESCRIPTION

A PORTION OF TRACTS 3C 3G AND GC14, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, MARICOPA COUNTY RECORDERS (MCR), LYING WITHIN SECTION 27, 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 27, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, BEARS NORTH 00°02'24" WEST (BASIS OF BEARING), A DISTANCE OF 2642.24 FEET;
THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00°02'24" WEST, A DISTANCE OF 2642.24 FEET;
THENCE NORTH 00°01'39" WEST, A DISTANCE OF 751.98 FEET, TO THE NORTHEAST CORNER OF TRACT 3B OF SAID STATE PLAT NO. 55;
THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID TRACTS 3B AND 3C, SOUTH 89°43'47" WEST, A DISTANCE OF 2475.13 FEET, TO THE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE, SOUTH 24°45'47" WEST, A DISTANCE OF 144.04 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 46.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 95°29'41", A DISTANCE OF 76.67 FEET;
THENCE SOUTH 70°43'54" EAST, A DISTANCE OF 17.24 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, CONCAVE WESTERLY,
THROUGH A CENTRAL ANGLE OF 100°38'41", A DISTANCE OF 263.49 FEET;
THENCE SOUTH 29°54'47" WEST, A DISTANCE OF 193.37 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°32'06", A DISTANCE OF 11.40 FEET;
THENCE SOUTH 19°22'40" WEST, A DISTANCE OF 239.99 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 69°36'26", A DISTANCE OF 121.49 FEET;
THENCE SOUTH 88°59'06" WEST, A DISTANCE OF 38.65 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°01'39", A DISTANCE OF 24.86 FEET;
THENCE SOUTH 00°02'33" EAST, A DISTANCE OF 145.52 FEET;
THENCE SOUTH 21°57'58" EAST, A DISTANCE OF 365.83 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 53°51'02", A DISTANCE OF 46.99 FEET;
THENCE SOUTH 75°49'00" EAST, A DISTANCE OF 15.05 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 71°20'39", A DISTANCE OF 69.73 FEET, TO THE SOUTHERLY LINE OF SAID TRACT 3C;
THENCE ALONG THE SOUTHERLY LINES OF SAID TRACTS 3C AND GC14, SOUTH 86°49'19" WEST, A DISTANCE OF 34.64 FEET;
THENCE NORTH 76°02'00" WEST, A DISTANCE OF 371.35 FEET, TO THE CONSTRUCTION CENTERLINE OF THE PROPOSED RAWHIDE WASH CHANNEL PER THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, PARADISE RIDGE DRAINAGE IMPROVEMENT PLANS;
THENCE LEAVING SAID SOUTHERLY LINES, ALONG SAID CONSTRUCTION CENTERLINE, NORTH 01°00'54" WEST,
A DISTANCE OF 358.78 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1300.00 FEET, CONCAVE EASTERLY,
THROUGH A CENTRAL ANGLE OF 20°29'15", A DISTANCE OF 464.84 FEET;
THENCE NORTH 19°28'21" EAST, A DISTANCE OF 602.47 FEET, TO THE NORTH LINE OF SAID TRACT 3C;
THENCE LEAVING SAID CONSTRUCTION CENTERLINE, ALONG SAID NORTH LINE, NORTH 89°43'47" EAST, A DISTANCE OF 163.23 FEET, TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY

ASLD TRACT 3B AND PORTIONS OF TRACTS 3C, 3G & GC14
A PORTION OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES 12-31-26

COMPLETED SURVEY FIELD WORK ON 01/22/2024

CHECKED BY GSR / BJD

CAD TECHNICIAN RWK

SCALE NTS

DATE 03/01/2024

JOB NUMBER W/P# 235483.80

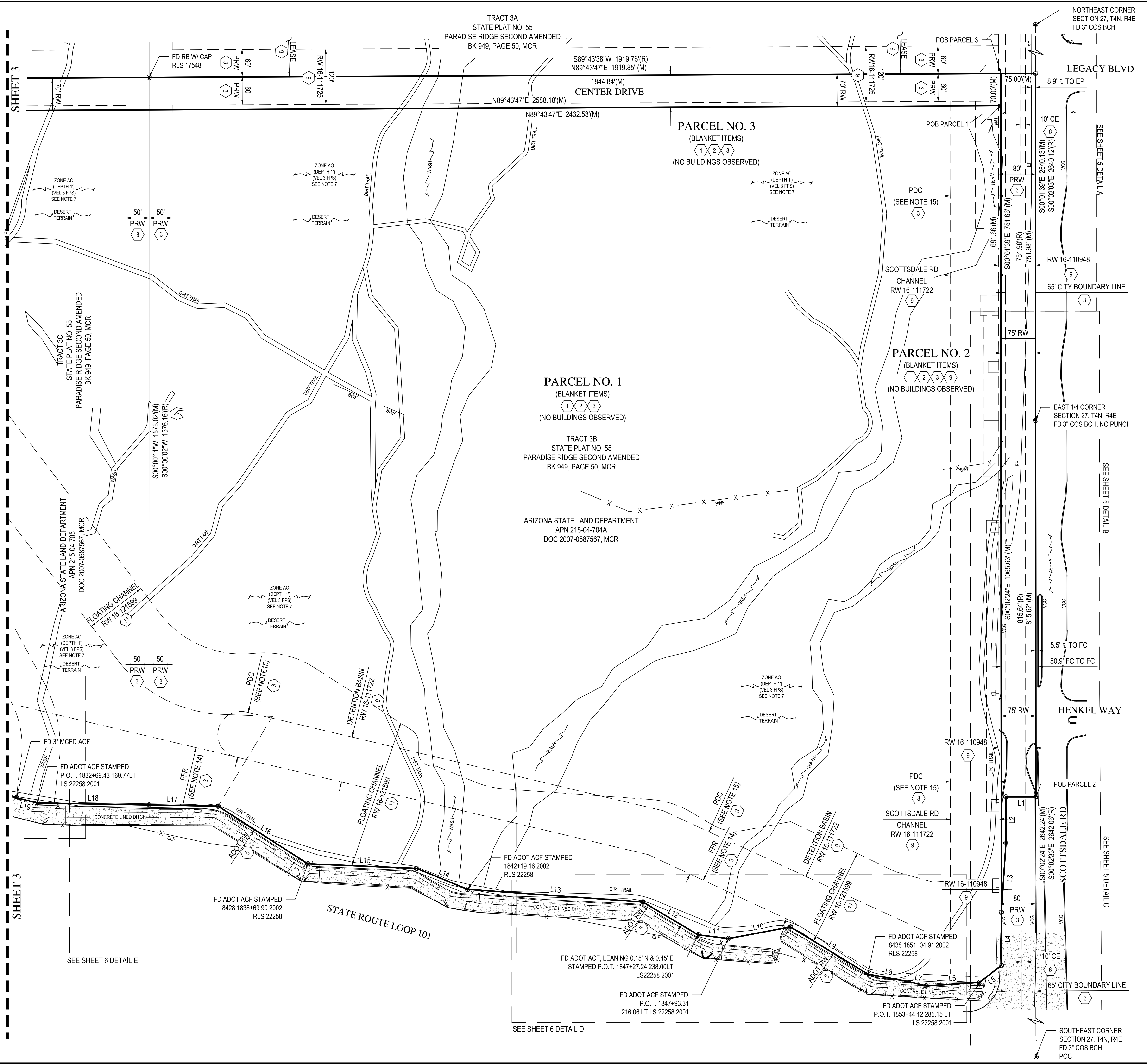
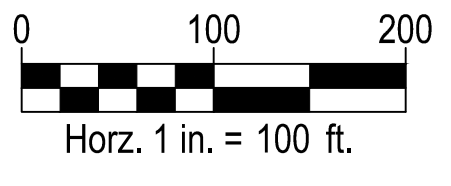
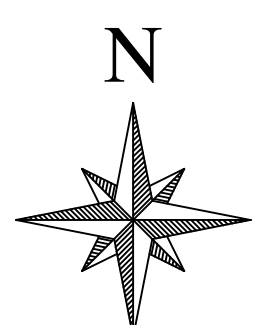
SHEET 2 OF 6



EXPIRES 12-31-26
COMPLETED SURVEY FIELD WORK ON 01/22/2024
CHECKED BY GSR / BJD
CAD TECHNICIAN RWK
SCALE 1" = 100'
DATE 03/01/2024
JOB NUMBER WP# 235483.80
SHEET 4 OF 6

LEGEND

- # PLOTTABLE SCHEDULE "B" ITEM
- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- ACF ALUMINUM CAP FLUSH
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- APN ASSESSOR PARCEL NUMBER
- ARV AIR RELEASE VALVE
- BB BOTTOM OF BANK
- BCH BRASS CAP IN HANDHOLE
- BOOK BOOK
- BWF BARBED WIRE FENCE
- CB CATCH BASIN
- CE COMMUNICATIONS EASEMENT
- CJB CABLE T.V. JUNCTION BOX
- CLF CHAIN LINK FENCE
- COS CITY OF SCOTTSDALE
- CTR CABLE TV RISER
- CTV CABLE TV VAULT
- DOC DOCUMENT
- ECB ELECTRIC CABINET BOX
- EJB ELECTRIC JUNCTION BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FC FACE OF CURB
- FD FOUND
- FFR FUTURE FRONTAGE ROAD
- FH FIRE HYDRANT
- GLM GAS LINE MARKER
- GV GAS VALVE
- HW HEADWALL
- ID IDENTIFICATION
- (M) MEASURED DATA
- MCR MARICOPA COUNTY RECORDS
- MCFD MARICOPA COUNTY FLOOD DEPARTMENT
- MH MANHOLE
- PDC POTENTIAL DRAINAGE CORRIDOR
- R PROPERTY LINE
- PRW PROPOSED RIGHT OF WAY
- (R) RECORD DATA
- RB REBAR
- RW RIGHT-OF-WAY
- SC SINGLE CURB
- SL STREET LIGHT
- SLM STREET LIGHT MAST ARM
- TB TOP OF BANK
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TS TRAFFIC SIGNAL
- TSCB TRAFFIC SIGNAL CABINET
- TSJB TRAFFIC SIGNAL JUNCTION BOX
- TSM TRAFFIC SIGNAL MAST ARM
- TR TELEPHONE RISER
- UP UTILITY POLE
- VOG VERTICAL CURB & GUTTER
- VAULT VAULT
- WBP WATER BACKFLOW PREVENTOR
- WM WATER METER
- WV WATER VALVE
- Ⓜ ELECTRIC MANHOLE
- Ⓜ GAS MANHOLE
- Ⓜ SEWER MANHOLE
- Ⓜ TELEPHONE MANHOLE
- Ⓜ WATER MANHOLE
- SIGN SIGN
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - SECTION LINE
- - - FENCE LINE
- CONCRETE CONCRETE
- RIPRAP RIPRAP
- GATE GATE
- SAGUARO CACTUS SAGUARO CACTUS



SHEET 3

SHEET 3

SEE SHEET 6 DETAIL E

SEE SHEET 6 DETAIL D

SEE SHEET 5 DETAIL C

SEE SHEET 5 DETAIL B

SEE SHEET 5 DETAIL A

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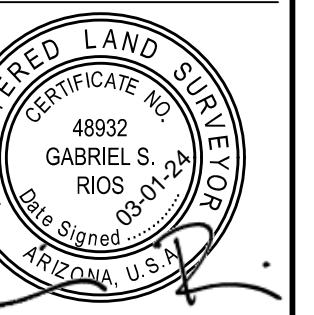
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ALTA/NSPS LAND TITLE SURVEY

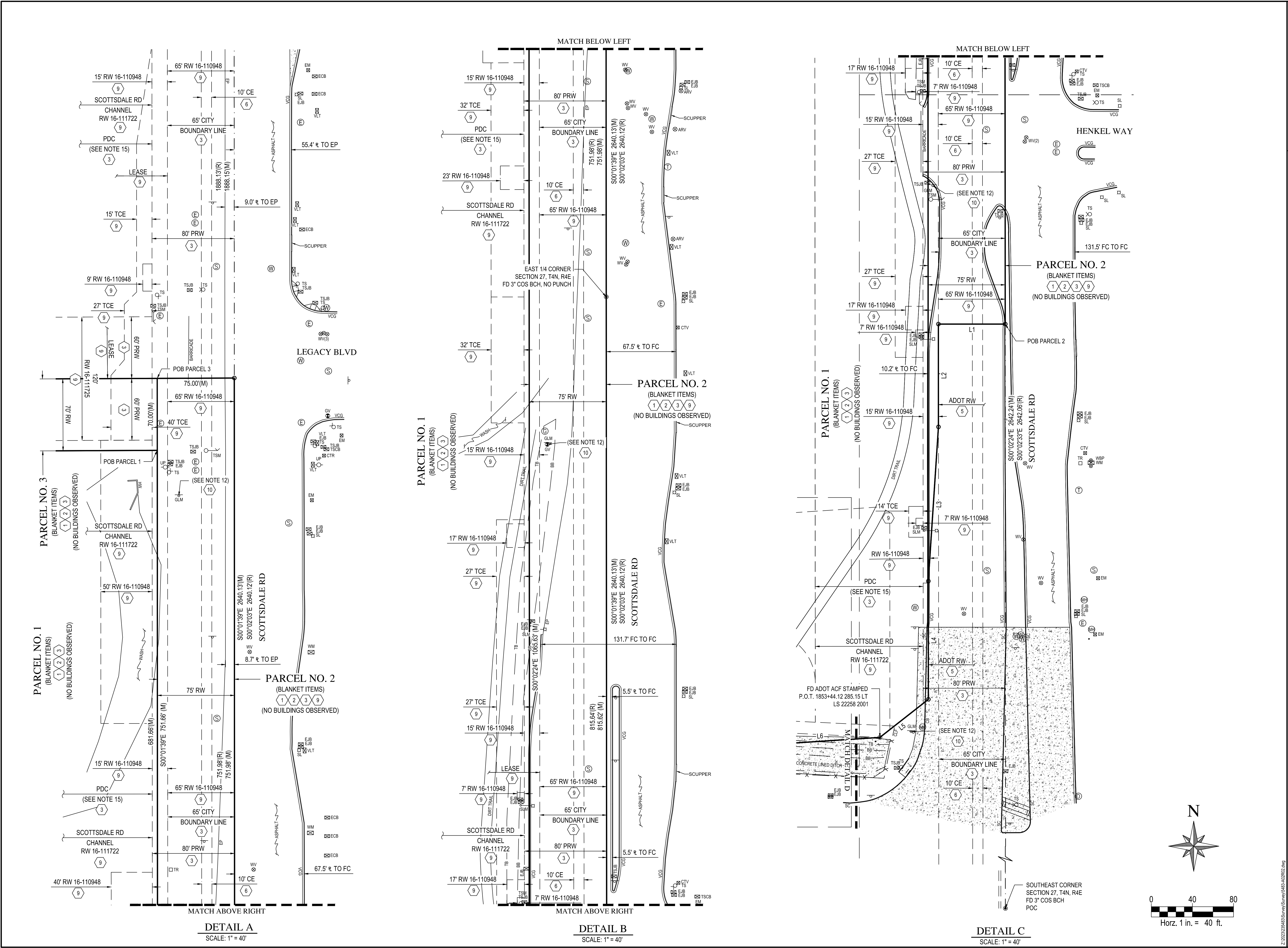
ASLD TRACT 3B AND PORTIONS OF TRACTS 3C, 3G & GC14
A PORTION OF SECTION 27, T4N, R4E
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES	12/31/26
COMPLETED SURVEY FIELD WORK ON	01/22/2024
CHECKED BY	GSR / BJD
CAD TECHNICIAN	RWK
SCALE	1" = 40'
DATE	03/01/2024
JOB NUMBER	WP# 235483.80
SHEET	5 OF 6

2:02262648/ASLD/Survey/ASLD-APR2024.dwg

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PARCEL NO. 1
(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

PARCEL NO. 3
(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

PARCEL NO. 2
(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

PARCEL NO. 1
(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

PARCEL NO. 2
(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

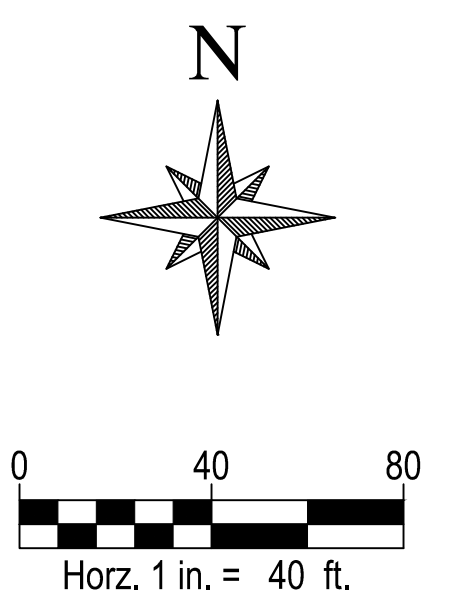
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(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

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(BLANKET ITEMS)
(NO BUILDINGS OBSERVED)

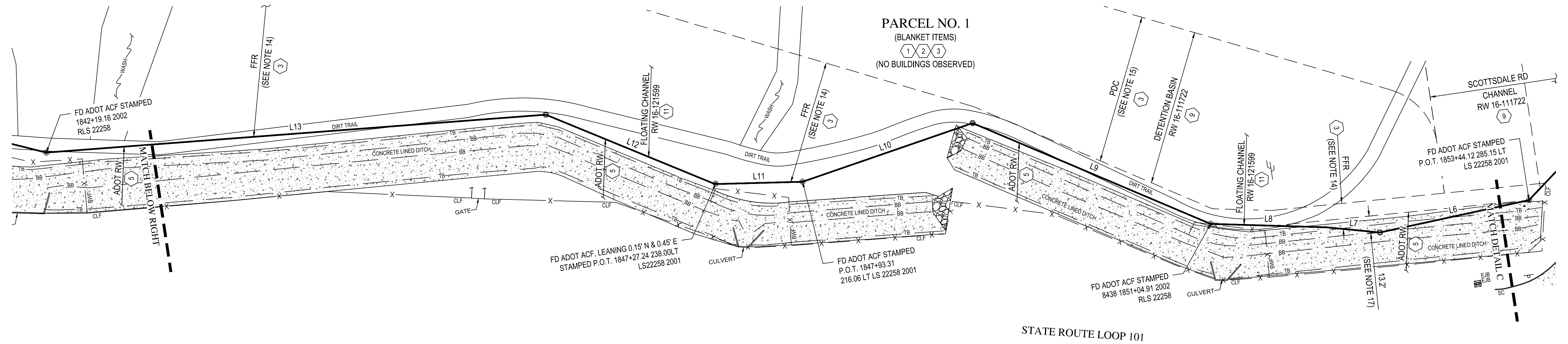
DETAIL A
SCALE: 1" = 40'

DETAIL B
SCALE: 1" = 40'

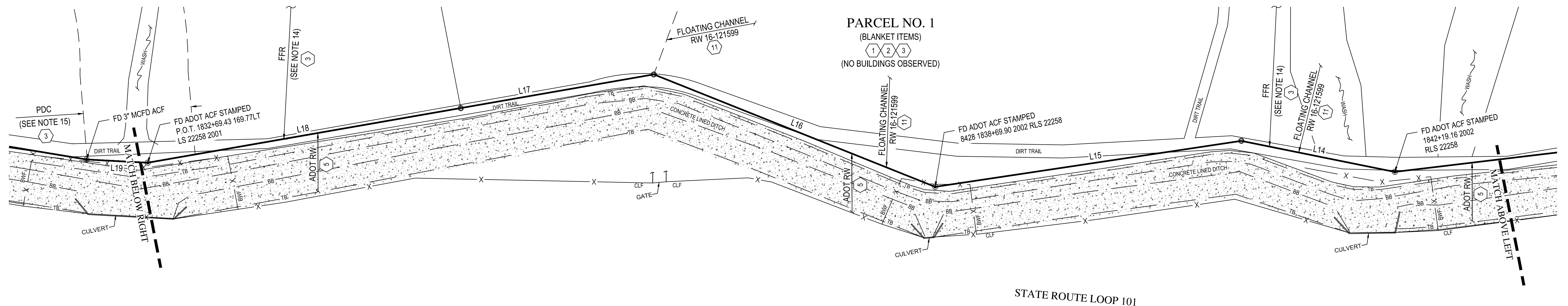
DETAIL C
SCALE: 1" = 40'



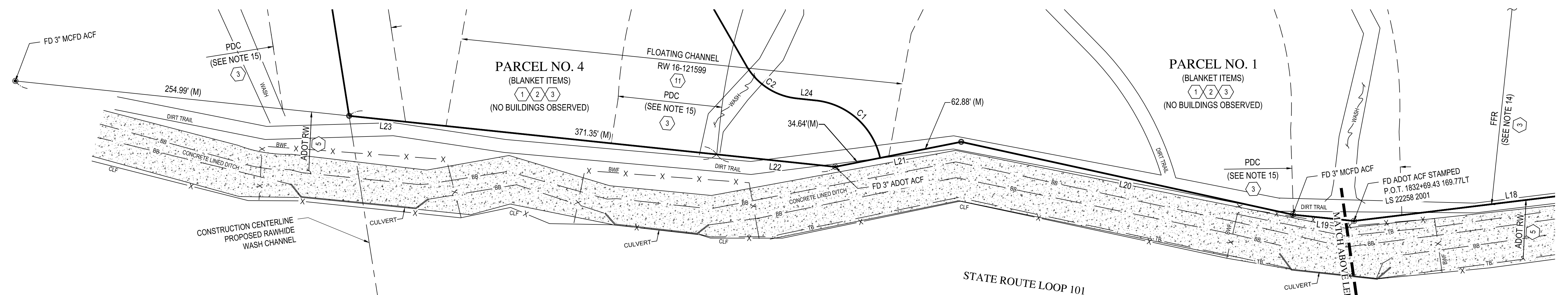
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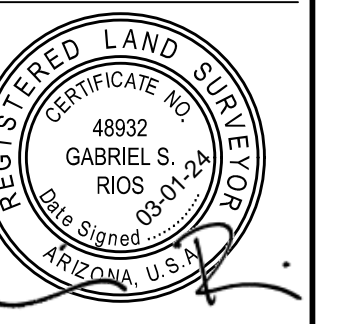
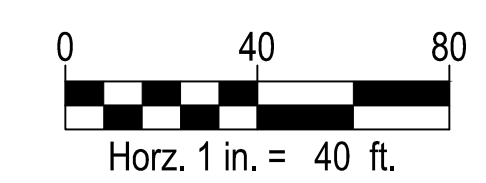
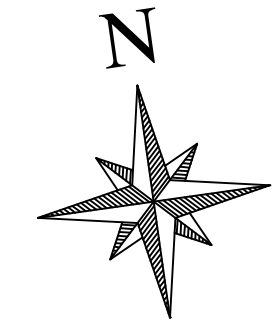
DETAIL D
SCALE: 1" = 40'



DETAIL E
SCALE: 1" = 40'



DETAIL F
SCALE: 1" = 40'



EXPIRES 12-31-26

COMPLETED SURVEY FIELD WORK ON 01/22/2024

CHECKED BY GSR / BJD

CAD TECHNICIAN RWK

SCALE 1" = 40'

DATE 03/01/2024

JOB NUMBER WIP# 235483.80

SHEET 6 OF 6

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