

APPROVED

By chomuth at 3:02 pm, Jun 07, 2022

ALTA/NSPS LAND TITLE SURVEY A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 4 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (PER TITLE REPORT)

TRACT MF3, OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 949 OF MAPS, PAGE 50.

NOTES:

1. ALL TITLE INFORMATION AND EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO. 10220094-DZ, WITH A COMMITMENT DATE OF MARCH 21, 2022 AT 12:00 A.M. AND AN ARIZONA STATE LAND OFFICE SEARCH EFFECTIVE DATE OF MARCH 24, 2022.
2. THE WORDS CERTIFY, CERTIFICATE AND CERTIFICATION, SHOWN AND USED HEREON, ARE DEFINED/OUTLINED BY ARS 32-151; IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.
3. ALL UTILITIES SHOWN ON THIS SURVEY ARE FROM OBSERVED VISIBLE ABOVE GROUND EVIDENCE, PLANS OR REPORTS WERE NOT PROVIDED BY THE CLIENT PRIOR TO THIS SURVEY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE.
5. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE FIELD SURVEY.
6. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY PROVIDED TO THE SURVEYOR DURING THIS PROJECT.

FLOOD ZONE CLASSIFICATION:

THE SURVEYED PARCEL IS WITHIN FLOOD ZONE "AO", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED TO BE 1 FOOT. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED TO BE 3 FPS AS SHOWN ON FIRM PANELS 04013C1315L AND 04013C1320L WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

GROSS LAND AREA:

1,912,598 SQ.FT. OR 43.91 ACRES, MORE OR LESS

PROPERTY ADDRESS:

18017 N. 64TH STREET, PHOENIX, AZ 85054

REFERENCE DOCUMENTS:

1. STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED RECORDED BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.
2. STATE PLAT NO. 34, PARADISE RIDGE RECORDED BOOK 416 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
3. STATE PLAT NO. 55, PARADISE RIDGE AMENDED RECORDED IN BOOK 924 OF MAPS, PAGE 03, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION (PER SURVEY)

TRACT MF3 OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°58'09" EAST, A DISTANCE OF 2644.14 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 00°02'25" EAST, A DISTANCE OF 564.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 20°25'52" EAST, A DISTANCE OF 9000.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°19'31", FOR AN ARC LENGTH OF 836.49 FEET;

THENCE SOUTH 16°23'10" EAST, A DISTANCE OF 177.71 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°18'27", FOR AN ARC LENGTH OF 198.95 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 40.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 65°32'38", FOR AN ARC LENGTH OF 45.76 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 260.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72°26'36", FOR AN ARC LENGTH OF 328.74 FEET;

THENCE SOUTH 29°49'37" WEST, A DISTANCE OF 204.80 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 410.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°14'12", FOR AN ARC LENGTH OF 244.99 FEET;

THENCE SOUTH 4°24'35" EAST, A DISTANCE OF 310.85 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 590.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°53'44", FOR AN ARC LENGTH OF 143.09 FEET;

THENCE SOUTH 9°29'09" WEST, A DISTANCE OF 217.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 590.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°39'12", FOR AN ARC LENGTH OF 274.46 FEET;

THENCE SOUTH 36°08'21" WEST, A DISTANCE OF 132.14 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 300.00 FEET;

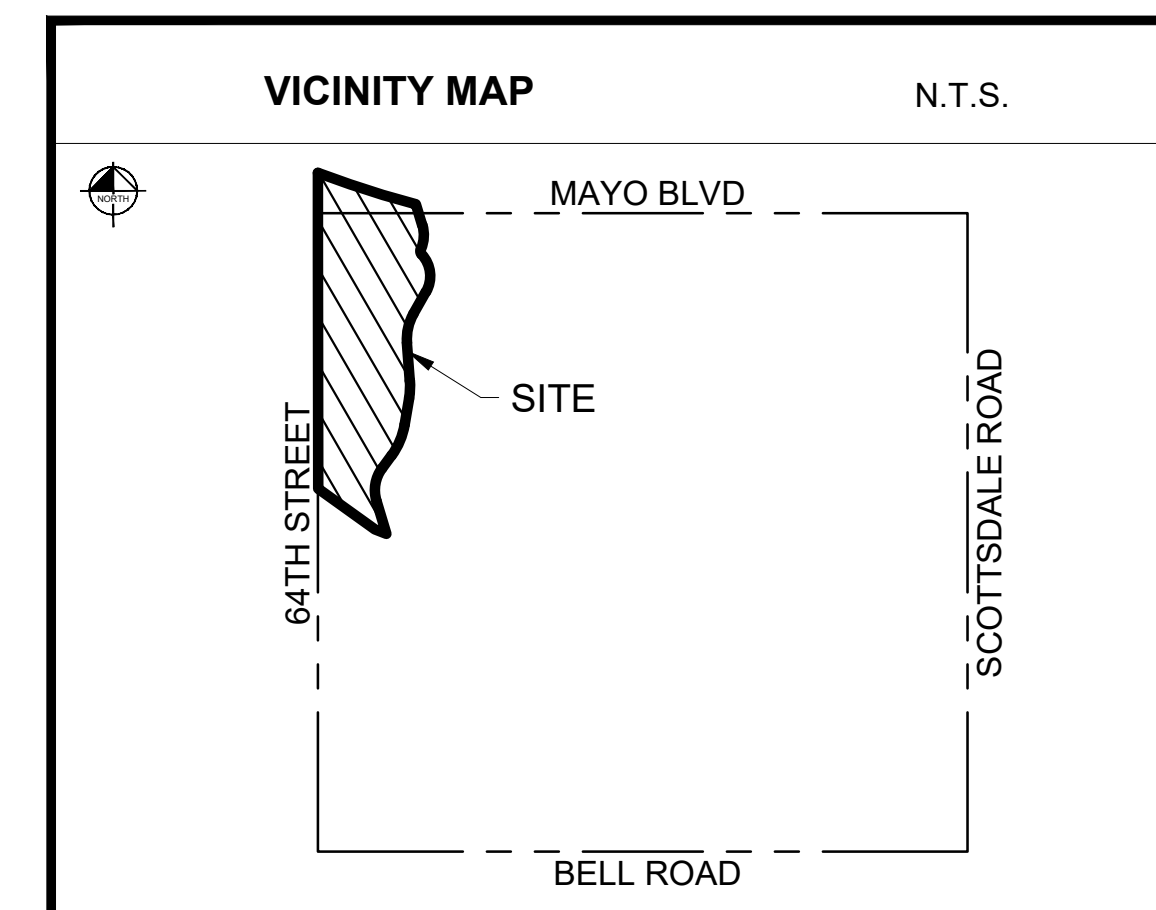
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52°45'47", FOR AN ARC LENGTH OF 276.27 FEET;

THENCE SOUTH 16°37'26" EAST, A DISTANCE OF 279.90 FEET TO THE NORTHERLY LINE OF THE GRANITE REEF AQUEDUCT;

THENCE ALONG SAID NORTHERLY LINE, NORTH 68°24'44" WEST, A DISTANCE OF 99.62 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 54°16'45" WEST, A DISTANCE OF 568.99 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID WEST LINE, NORTH 00°02'05" WEST, A DISTANCE OF 2003.49 FEET TO THE POINT OF BEGINNING.



**SEC. 34, T. 4 N., R. 4 E.
MARICOPA COUNTY, ARIZONA**

OWNER:

ARIZONA STATE LAND DEPARTMENT

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, SAID LINE BEARS S89°58'09"E.

CERTIFICATION:

TO: MAYO ABBOTT 64, LLC
ARIZONA STATE LAND DEPARTMENT
CLEAR TITLE AGENCY OF ARIZONA:

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 - 4, 8, 11A, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF MAY 2022.



CHAD W. HUBER
REGISTERED LAND SURVEYOR NO. 35316
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020

Kimley»Horn
7740 N. 16th Street, Suite 300
Phoenix, Arizona 85020
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	05/26/2022	291613001	1 OF 3

DWG NAME: K:\P03\ROADWAY\MARICOPA - OTHER SURVEY\20220526-29_ASD_04TH_MAY0202161801\ALTA.DWG PLOTTED BY: HUBER, CHAD 2262022 6:35 AM LAST SAVED: 25/05/2022 2:58 PM

**ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND
THE SOUTHWEST QUARTER OF SECTION 27
TOWNSHIP 4 NORTH, RANGE 4 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA**

SCHEDULE B ITEMS: ①=PLOTTED

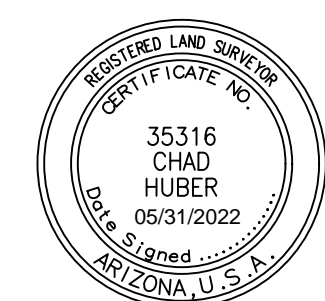
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT PLOTTABLE)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF. (NOT PLOTTABLE)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

EXCEPTIONS ABOVE WILL BE ELIMINATED FROM ANY A.L.T.A. EXTENDED COVERAGE POLICY, A.L.T.A. HOMEOWNER'S POLICY, EXPANDED COVERAGE RESIDENTIAL LOAN POLICY AND ANY SHORT FORM VERSIONS THEREOF. HOWEVER, THE SAME OR SIMILAR EXCEPTION MAY BE MADE IN SCHEDULE B OF THOSE POLICIES IN CONFORMITY WITH SCHEDULE B, PART TWO OF THIS COMMITMENT.

8. TAXES FOR THE FULL YEAR OF 2022. (THE FIRST HALF IS DUE OCTOBER 1, 2022 AND IS DELINQUENT NOVEMBER 1, 2022. THE SECOND HALF IS DUE MARCH 1, 2023 AND IS DELINQUENT MAY 1, 2023.) (NOT PLOTTABLE)
9. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2022. (NOT PLOTTABLE)
10. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 386 OF MAPS, PAGE 7 AND AFFIDAVIT RECORDED AS 95-0011885 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 42 USC 3604(C).
- ⑪ RIGHT-OF-WAY NO. 16-101147 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO MAYO FOUNDATION FOR MEDICAL EDUCATION AND RESEARCH, A MINNESOTA CORPORATION FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES AND HAVING A TERM NOT DEFINED, AND RECORDED JANUARY 10, 1996 AS 96-0019713 OF OFFICIAL RECORDS. THEREAFTER ASSIGNED TO THE CITY OF PHOENIX BY ASSIGNMENT RECORDED JANUARY 10, 1996 AS 96-0019719 OF OFFICIAL RECORDS.
12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 416 OF MAPS, PAGE 12, AND AFFIDAVIT RECORDED AS 96-0797420 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 42 USC 3604(C).
13. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JANUARY 10, 1996 AS 96-0019716 OF OFFICIAL RECORDS. THEREAFTER FIRST AMENDMENT RECORDED JUNE 30, 1997 AS 97-0441551 OF OFFICIAL RECORDS, SECOND AMENDMENT RECORDED DECEMBER 29, 2000 AS 2000-0996453 OF OFFICIAL RECORDS, THIRD AMENDMENT RECORDED JANUARY 19, 2003 AS 2003-0029950 OF OFFICIAL RECORDS, FOURTH AMENDMENT RECORDED OCTOBER 2, 2003 AS 2003-1389654 OF OFFICIAL RECORDS AND FIFTH AMENDMENT RECORDED FEBRUARY 9, 2007 AS 2007-0166264 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)
- ⑭ RIGHT-OF-WAY NO. 14-102695 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO TRIANGLE/BELL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ET AL FOR ALL UNDERGROUND UTILITIES AND HAVING A TERM 50 YEARS, AND RECORDED SEPTEMBER 03, 1997 AS 97-0609579 OF OFFICIAL RECORDS. THEREAFTER THE INTEREST OF TRIANGLE/BELL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WAS ASSIGNED TO JEFFERSON AT SCOTTSDALE, L.P., A LIMITED PARTNERSHIP BY ASSIGNMENT FILED IN THE ARIZONA STATE LAND DEPARTMENT. AMENDMENT TO RIGHT OF WAY NO. 14-102695 DATED AUGUSTS 20, 2014.

SCHEDULE B ITEMS: ①=PLOTTED

15. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF PHOENIX, ARIZONA REVOCABLE PERMIT NO. RP-97023-055" RECORDED NOVEMBER 20, 1997 AS 97-0816561 OF OFFICIAL RECORDS.
- ⑯ EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 524 OF MAPS, PAGE 4, 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).
- ⑰ THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF PHOENIX DEVELOPMENT AGREEMENT" RECORDED JULY 19, 2001 AS 2001-0648699 OF OFFICIAL RECORDS.
- ⑱ THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWAGE LIFT STATION NO. 64 AND FORCE MAIN CONSTRUCTION CONTRACT" RECORDED DECEMBER 11, 2001 AS 2001-1166221 OF OFFICIAL RECORDS.
19. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. S-30517" RECORDED DECEMBER 19, 2003 AS 2003-1708372 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- ⑳ EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 924 OF MAPS, PAGE 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).
- ㉑ RIGHT-OF-WAY NO. 16-106041 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO WESTRANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY FOR SEWER LIFT STATION AND HAVING A TERM NOT DEFINED. THEREAFTER ASSIGNED TO CITY OF PHOENIX BY ASSIGNMENT DATED APRIL 25, 2013 AND RECORDED SEPTEMBER 2, 2003 AS 2003-1389656 OF OFFICIAL RECORDS AND RECORDED SEPTEMBER 24, 2003 AS 2003-1484892 OF OFFICIAL RECORDS. AMENDMENT TO RIGHT OF WAY NO. 16-106041 DATED JUNE 10, 2014 AND RECORDED JUNE 18, 2014 AS 2014-0400880 OF OFFICIAL RECORDS.
- ㉒ RIGHT-OF-WAY NO. 16-106044 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PHOENIX FOR UNDERGROUND UTILITY CORRIDOR AND HAVING A TERM NOT DEFINED.
23. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDER NO. 055-2021/2022 AUTHORIZATION OF SALE OF RIGHT OF WAY; AUTHORIZATION OF SALE AND ORDER CLOSING LAND TO ENTRY AND LOCATION" FILED IN THE RECORDS OF ARIZONA STATE LAND OFFICE. (NOT SURVEY RELATED)
- ㉔ EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 949 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).
25. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY _____ ON _____, DESIGNATED JOB NO. _____:
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT SET FORTH HEREIN.
26. 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. (NOT PLOTTABLE)
27. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (NOT PLOTTABLE)



<h1 style="text-align: center;">Kimley»Horn</h1>		7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020		Tel. No. (602) 837-5511			
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
		N/A	CWH	CWH	05/26/2022	291613001	2 OF 3

DWG NAME: K:\PDX\ROADWAY\MARKETING\A - OTHER SURVEY\2022\22-25_Alt_1411_Mayo20161901_ALTA.DWG PLOTTED BY: HUBER, CHAD 25062022 8:35 AM LAST SAVED: 05/26/2022 2:08 PM

LINE TABLE

L1 = S16°23'10"E	177.71'
L2 = S29°49'37"W	204.80'
L3 = S04°24'35"E	310.85'
L4 = S09°29'09"W	217.14'
L5 = S36°08'21"W	132.14'
L6 = S16°37'26"E	279.90'
L7 = N68°24'44"W	99.62'

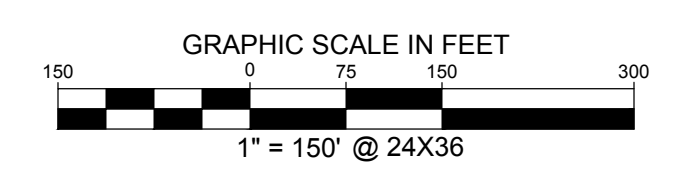
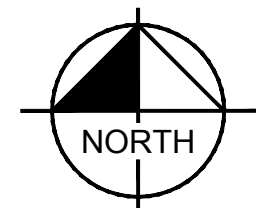
ARIZONA STATE LAND DEPARTMENT
APN: 212-32-955A

ARIZONA STATE LAND DEPARTMENT
APN: 215-04-716A

ARIZONA STATE LAND DEPARTMENT
APN: 215-04-699A

ARIZONA STATE LAND DEPARTMENT
APN: 215-04-717

PARADISE RIDGE PCD FS6
BK 1336 OF MAPS, PG. 32, MCR



N 1/4 CORNER
SEC. 33, T4N, R4E
FD. GLO BC

NW CORNER
SEC. 34, T4N, R4E
FD. GLO BC

N 1/4 CORNER
SEC. 34, T4N, R4E
FD. COP BCHH

NOTE:
PROPERTY CORNERS ALONG THE EAST BOUNDARY FALL IN THE SUBDIVISION WALL AND HAVE NOT BEEN SET DUE TO THE HOME OWNERS.

CURVE TABLE

- C1 = Δ - 39°18'27"
R - 290.00'
L - 198.95'
- C2 = Δ - 65°32'38"
R - 40.00'
L - 45.76'
- C3 = Δ - 72°26'36"
R - 260.00'
L - 328.74'
- C4 = Δ - 34°14'12"
R - 410.00'
L - 244.99'

CURVE TABLE

- C5 = Δ - 13°53'44"
R - 590.00'
L - 143.09'
- C6 = Δ - 26°39'12"
R - 590.00'
L - 274.46'
- C7 = Δ - 52°45'47"
R - 300.00'
L - 276.27'

LEGEND

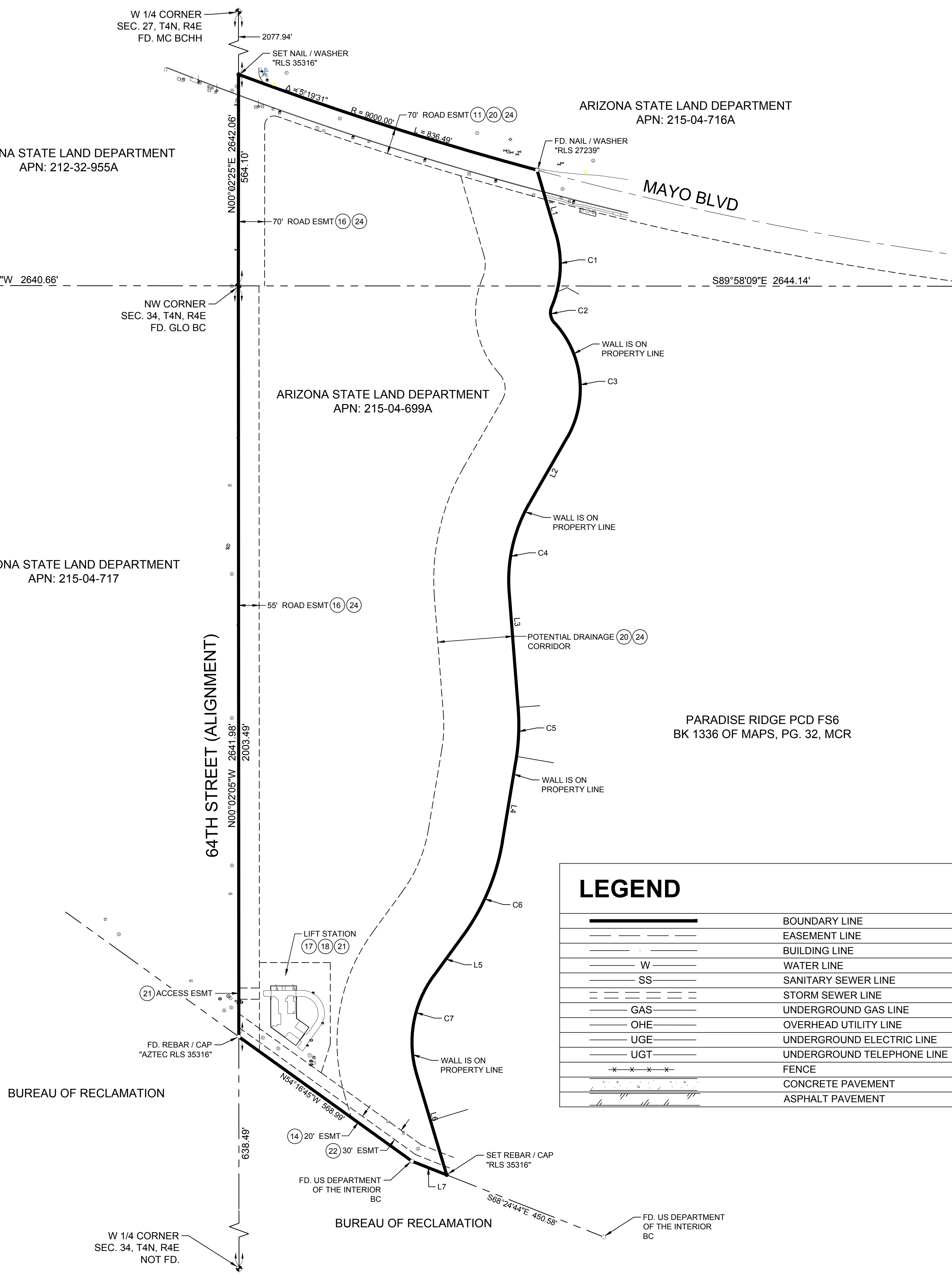
☒	ROOF DRAIN	☒	MAIL BOX
☒	CABLE TV BOX	○	SANITARY SEWER CLEAN OUT
☒	CABLE TV HANDHOLE	○	SANITARY SEWER MANHOLE
☒	CABLE TV MANHOLE	○	SANITARY SEWER MARKER FLAG
☒	CABLE TV MARKER FLAG	○	SANITARY SEWER MARKER SIGN
☒	CABLE TV MARKER SIGN	○	SANITARY SEWER SEPTIC TANK
☒	CABLE TV VAULT	☒	SANITARY SEWER VAULT
☒	COMMUNICATIONS BOX	☒	STORM SEWER BOX
☒	COMMUNICATIONS HANDHOLE	☒	STORM SEWER DRAIN
☒	COMMUNICATIONS MANHOLE	☒	STORM SEWER MANHOLE
☒	COMMUNICATIONS MARKER FLAG	☒	STORM SEWER VAULT
☒	COMMUNICATIONS MARKER SIGN	☒	TRAFFIC BARRIER
☒	COMMUNICATIONS VAULT	●	TRAFFIC BOLLARD
☒	MONUMENT AS DESCRIBED	☒	TRAFFIC BOX
☒	FIBER OPTIC BOX	☒	CROSS WALK SIGNAL
☒	FIBER OPTIC HANDHOLE	☒	TRAFFIC HANDHOLE
☒	FIBER OPTIC MANHOLE	☒	TRAFFIC MANHOLE
☒	FIBER OPTIC MARKER FLAG	☒	TRAFFIC MARKER SIGN
☒	FIBER OPTIC MARKER SIGN	☒	TRAFFIC SIGNAL
☒	FIBER OPTIC VAULT	☒	TRAFFIC VAULT
☒	MONITORING WELL	☒	UNIDENTIFIED BOX
☒	GAS HANDHOLE	☒	UNIDENTIFIED HANDHOLE
☒	GAS METER	☒	UNIDENTIFIED METER
☒	GAS MANHOLE	☒	UNIDENTIFIED MANHOLE
☒	GAS MARKER FLAG	☒	UNIDENTIFIED MARKER FLAG
☒	GAS SIGN	☒	UNIDENTIFIED MARKER SIGN
☒	GAS TANK	☒	UNIDENTIFIED POLE
☒	GAS VAULT	☒	UNIDENTIFIED TANK
☒	GAS VALVE	☒	UNIDENTIFIED VAULT
☒	TELEPHONE BOX	☒	UNIDENTIFIED VALVE
☒	TELEPHONE HANDHOLE	☒	TREE
☒	TELEPHONE MANHOLE	☒	WATER BOX
☒	TELEPHONE MARKER FLAG	☒	FIRE DEPT. CONNECTION
☒	TELEPHONE MARKER SIGN	☒	WATER HAND HOLE
☒	TELEPHONE VAULT	☒	FIRE HYDRANT
☒	PIPELINE MARKER SIGN	☒	WATER METER
☒	ELECTRIC BOX	☒	WATER MANHOLE
☒	FLOOD LIGHT	☒	WATER MARKER FLAG
☒	GUY ANCHOR	☒	WATER MARKER SIGN
☒	GUY ANCHOR POLE	☒	WATER VAULT
☒	ELECTRIC HANDHOLE	☒	WATER VALVE
☒	LIGHT STANDARD	☒	AIR RELEASE VALVE
☒	ELECTRIC METER	☒	WATER WELL
☒	ELECTRIC MANHOLE		
☒	ELECTRIC MARKER FLAG		
☒	ELECTRIC MARKER SIGN		
☒	UTILITY POLE		
☒	ELECTRIC TRANSFORMER		
☒	ELECTRIC VAULT		
☒	HANDICAPPED PARKING		
☒	SIGN		
☒	MARQUEE/BILLBOARD		
☒	BORE LOCATION		
☒	FLAG POLE		
☒	GREASE TRAP		

LEGEND

—	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

ABBREVIATIONS

BCHH	BRASS CAP IN HANDHOLE
MC	MARICOPA COUNTY
BC	BRASS CAP
APN	ASSESSOR'S PARCEL NUMBER
FD.	FOUND
R.O.W.	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
ACHH	ALUMINUM CAP IN HANDHOLE
GLO	GENERAL LAND OFFICE
COP	CITY OF PHOENIX



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CWH	CWH	05/26/2022	291613001	3 OF 3

DWG NAME: K:\PROJECTS\2022\22-05-ASLD_04\PHU_MAY052022\ASLD_04\PHU_MAY052022_02_02.dwg PLOTTED BY: HUBER, CHAD 220622 03:38 AM LAST SAVED: 05/26/22 06:53 AM