

# ALTA / NSPS LAND TITLE SURVEY

PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**APPROVED**  
By chomuth at 1:24 pm, Mar 26, 2024

## SCHEDULE "B" ITEMS PER TITLE COMMITMENT NO. NCS-1195532-PHX1

1. PROPERTY TAXES FOR THE YEAR 2023 ARE EXEMPT.
- ② GRAZING LEASE NO. 05-2119-00, EXECUTED BY THE ARIZONA STATE LAND DEPARTMENT AS LESSOR AND BONINE RANCH L.L.C. AS LESSEE, FOR THE PURPOSE OF CATTLE GRAZING AND HAVING A TERM EXPIRING SEPTEMBER 2, 2025. (AFFECTS PARCEL NO. 2)
- ③ RIGHT-OF-WAY NO. 16-119170 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR PUBLIC ROAD, UNDERGROUND 10 INCH TO 12 INCH GRAVITY SEWER LINE AND HAVING A TERM PERPETUAL AND THEREAFTER SAID RIGHT OF WAY RECORDED MARCH 5, 2019 AS 2019-149796.
- ④ RIGHT-OF-WAY NO. 16-122285 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR PUBLIC ROAD WITH UNDERGROUND UTILITIES AND FLOWAGE RIGHTS AND IMPROVED NATURAL DRAINAGE AND HAVING A TERM PERPETUAL AND THEREAFTER SAID RIGHT OF WAY RECORDED JUNE 28, 2022 AS 2022-533746. (AFFECTS PARCEL NO. 1)
5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
6. 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.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

- = INDICATES SCHEDULE B ITEMS SHOWN ON SHEET 2.
- = INDICATES SCHEDULE B ITEM "BLANKET EASEMENT" - BUT AFFECTS THE PROPERTY
- ◇ = INDICATES SCHEDULE B ITEM "NOT ON SUBJECT PARCEL" - DOES NOT AFFECT THE PROPERTY

## LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-1195532-PHX1

PARCEL NO. 1:  
THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:  
GLO 1 AND 2 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1195532-PHX1 EFFECTIVE DATE NOVEMBER 1, 2023 AT 7:30 AM.
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 02, 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. SUBJECT PARCEL HAS DIRECT ACCESS TO EL MIRAGE ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY.
8. SUBJECT PARCEL IS CONTIGUOUS, AND ABUTS WITHOUT ANY GAPS, CORES OR OVERLAPS.
9. 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.
10. TABLE A ITEM #16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

## FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" AND ZONE "AE" FEMA FLOOD MAP 04013C0715L 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 "AE" IS DEFINED AS AREAS OF SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

## SHEET INDEX

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

## OWNER

STATE OF ARIZONA

## 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

ZONING NOT AVAILABLE AT TIME OF SURVEY

## PARCEL ADDRESS

ADDRESS NOT AVAILABLE AT TIME OF SURVEY

## PARCEL AREA

GROSS AREA: 3,239,943 SQ. FT. OR 74.3789 AC. ±  
R/W: 192,706 SQ. FT. OR 4.4239 AC. ±  
NET AREA: 3,047,238 SQ. FT. OR 69.9550 AC. ±  
NET = GROSS MINUS R/W PER DOC. 2019-149796, M.C.R.

## BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING=SOO°04'29"E

## REFERENCE DOCUMENTS

"BLACKSTONE AT VISTANCIA PARCEL B6 & B9", A FINAL PLAT, AS RECORDED IN BOOK 1144, PG. 18, M.C.R.  
"MYSTIC AT LAKE PLEASANT HEIGHTS" A MASTER FINAL PLAT, AS RECORDED IN BOOK 1458, PAGE 50, M.C.R.

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO LENNAR ARIZONA, INC.; THE 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), 8, 11, 13 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/12/23.



*Adrian M. Burcham*

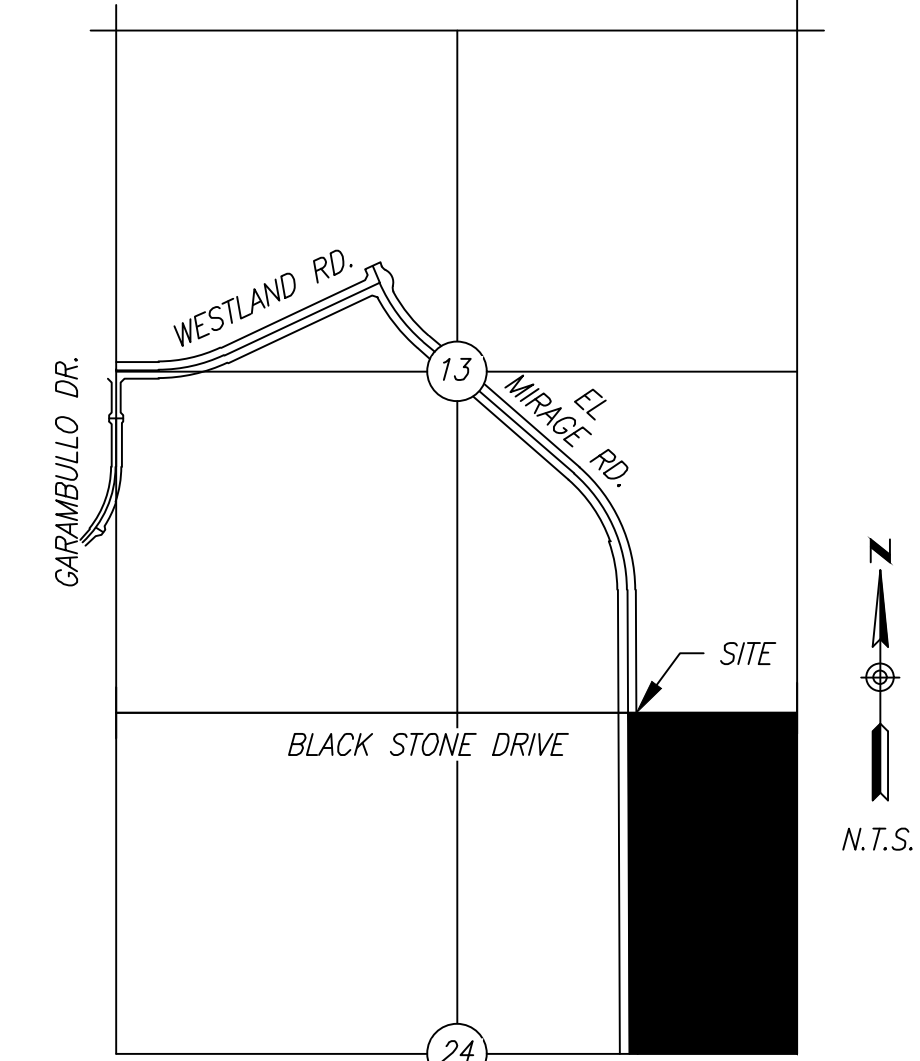
SIGNATURE

ADRIAN M. BURCHAM

PRINTED NAME

REGISTRATION/LICENSE NO. 41282

DATE: 03/26/24

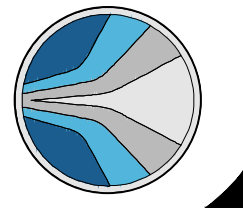


## VICINITY MAP

T5N, R1W, SEC 24

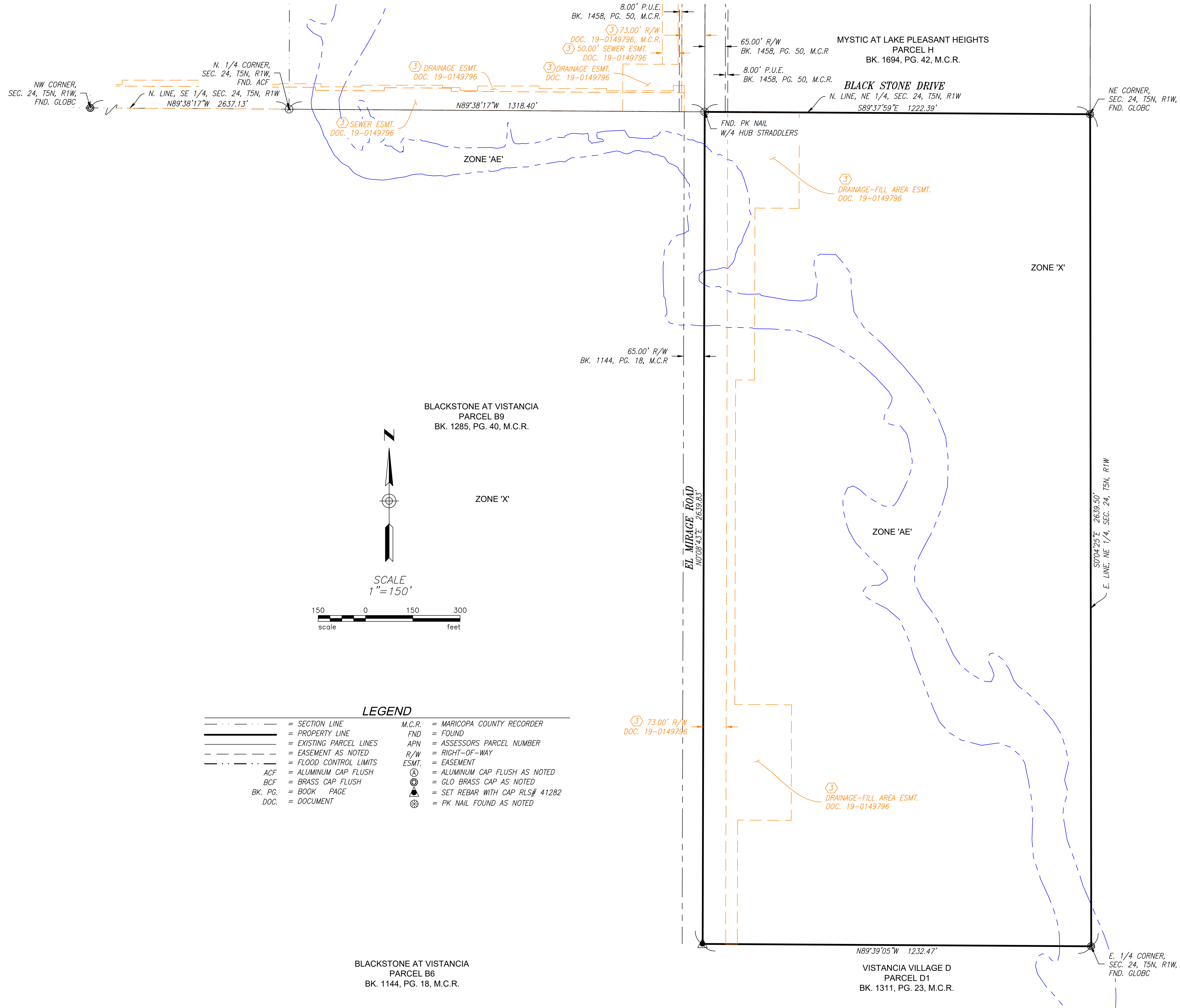
1201 S. Alma School Rd  
Suite #12000  
Mesa, AZ 85210  
Ph: 480.892.3313

**HUBBARD**  
ENGINEERING  
www.hubbardengineering.com

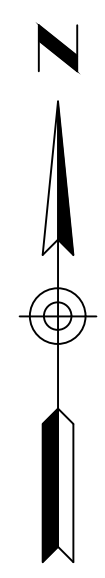


MYSTIC SOUTH  
ALTA/NSPS LAND TITLE SURVEY  
City of Peoria, Maricopa County, Arizona

Project No. 23162-02	Date 03/26/24
Project Manager ADRIAN BURCHAM	Project Eng.



BLACKSTONE AT VISTANCIA  
PARCEL B9  
BK. 1285, PG. 40, M.C.R.



SCALE  
1" = 150'



**LEGEND**

- |         |                         |        |                                 |
|---------|-------------------------|--------|---------------------------------|
| ---     | = SECTION LINE          | M.C.R. | = MARICOPA COUNTY RECORDER      |
| ---     | = PROPERTY LINE         | FND    | = FOUND                         |
| ---     | = EXISTING PARCEL LINES | APN    | = ASSESSORS PARCEL NUMBER       |
| ---     | = EASEMENT AS NOTED     | R/W    | = RIGHT-OF-WAY                  |
| ---     | = FLOOD CONTROL LIMITS  | ESMT.  | = EASEMENT                      |
| ACF     | = ALUMINUM CAP FLUSH    | (A)    | = ALUMINUM CAP FLUSH AS NOTED   |
| BCF     | = BRASS CAP FLUSH       | (B)    | = GLO BRASS CAP AS NOTED        |
| BK, PG. | = BOOK PAGE             | (R)    | = SET REBAR WITH CAP RLS# 41282 |
| DOC.    | = DOCUMENT              | (N)    | = PK NAIL FOUND AS NOTED        |

BLACKSTONE AT VISTANCIA  
PARCEL B6  
BK. 1144, PG. 18, M.C.R.

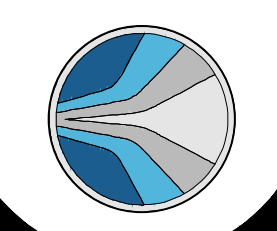
VISTANCIA VILLAGE D  
PARCEL D1  
BK. 1311, PG. 23, M.C.R.

MYSTIC AT LAKE PLEASANT HEIGHTS  
PARCEL H  
BK. 1694, PG. 42, M.C.R.

BLACK STONE DRIVE  
N. LINE, NE 1/4, SEC. 24, T5N, R1W  
S89°37'59"E 1222.39'

1201 S. Alma School Rd.  
Peoria, AZ 85200  
Ph: 480.892.3313

**HUBBARD**  
ENGINEERING  
www.hubbardengineering.com



MYSTIC SOUTH  
ALTA/NSPS LAND TITLE SURVEY  
City of Peoria, Maricopa County, Arizona

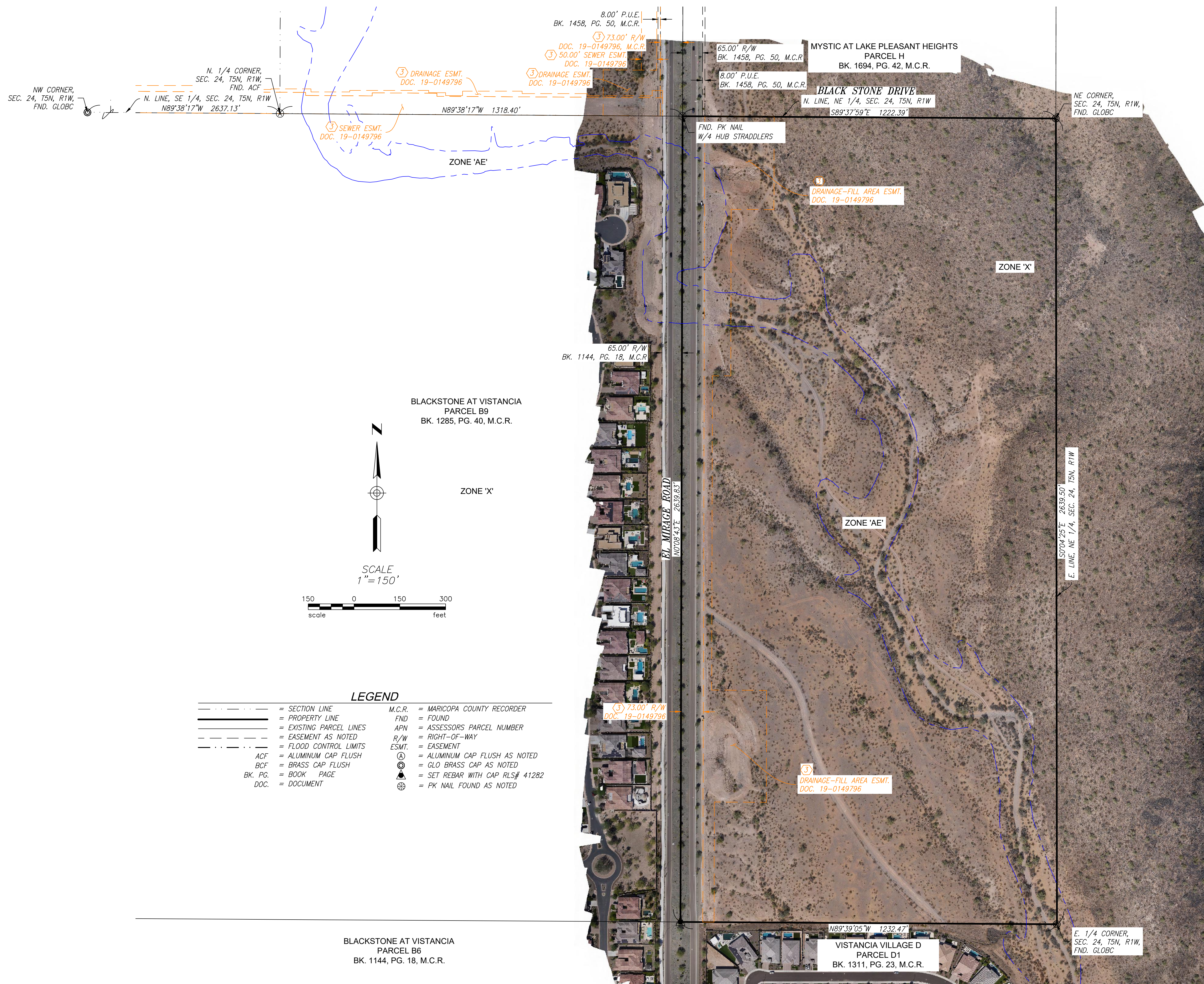


Date  
03/26/24  
Project Eng.  
ADRIAN BURCHAM

Project No.  
23162-02  
Project Manager  
ADRIAN BURCHAM

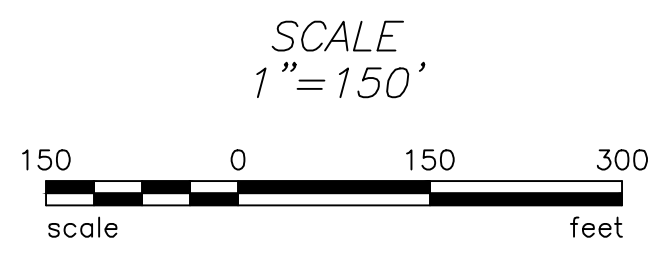
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**LEGEND**

---	= SECTION LINE	M.C.R.	= MARICOPA COUNTY RECORDER
---	= PROPERTY LINE	FND	= FOUND
---	= EXISTING PARCEL LINES	APN	= ASSESSORS PARCEL NUMBER
---	= EASEMENT AS NOTED	R/W	= RIGHT-OF-WAY
---	= FLOOD CONTROL LIMITS	ESMT.	= EASEMENT
---	ACF	Ⓐ	= ALUMINUM CAP FLUSH AS NOTED
---	BCF	Ⓞ	= GLO BRASS CAP AS NOTED
---	BK, PG.	Ⓢ	= SET REBAR WITH CAP RLS# 41282
---	DOC.	Ⓢ	= PK NAIL FOUND AS NOTED



BLACKSTONE AT VISTANCIA  
PARCEL B9  
BK. 1285, PG. 40, M.C.R.

BLACKSTONE AT VISTANCIA  
PARCEL B6  
BK. 1144, PG. 18, M.C.R.

MYSTIC AT LAKE PLEASANT HEIGHTS  
PARCEL H  
BK. 1694, PG. 42, M.C.R.

BLACKSTONE DRIVE  
N. LINE, NE 1/4, SEC. 24, T5N, R1W  
S89°37'59"E 1222.39'

ZONE 'AE'

ZONE 'X'

VISTANCIA VILLAGE D  
PARCEL D1  
BK. 1311, PG. 23, M.C.R.

E. 1/4 CORNER,  
SEC. 24, T5N, R1W,  
FND. GLOBE

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**HUBBARD**  
ENGINEERING

MYSTIC SOUTH  
ALTA/NSPS LAND TITLE SURVEY  
City of Peoria, Maricopa County, Arizona

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

Project No. 23162-02	Date 03/26/24
Project Manager ADRIAN BURCHAM	Project Eng.

Sht. 3 of 3