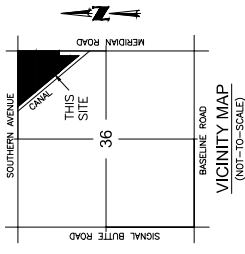


APPROVED  
By *chromin* at 12:23 pm, Apr-30, 2024

# SWC SOUTHERN & MERIDIAN A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



### NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY OLD TITLE INSURANCE COMPANY DATED DECEMBER 11, 2023 ORDER NUMBER 4711009248-LS.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:
  - 1. MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
  - 2. THE PROPERTY ADDRESS WAS UNKNOWN AT THE TIME OF SURVEY.
  - 3. FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.
  - 4. PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.
  - 5. SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.
  - 6. NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.
  - 7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT MONUMENTS, OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - 8. THERE IS NO INFORMATION AVAILABLE TO VERIFY THE ACCURACY OF ANY STREET OR SIDEWALK CONSTRUCTION COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - 9. A PORTION OF THE SOUTHERN AVENUE RIGHT OF WAY WAS DEDICATED BY DOCUMENT 2008-0972631. THE REMAINDER IS A ROAD EASEMENT RECORDED IN BOOK 068, PAGE 3.
  - 10. ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE MARICOPA COUNTY ASSESSOR UNLESS NOTED OTHERWISE.
  - 11. BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CAL FIELD MEASURED DATA.
  - 12. THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THE CLIENT AND THESE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

### BASIS OF BEARING

ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION.

### FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 440210015E DATED 04/01/2024 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS: 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1.5 FEET OR LESS WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### SCHEDULE B

- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT MAPPABLE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT MAPPABLE)
- MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT, ENTITLED: STATE LAND DEPARTMENT STATE OF ARIZONA SPECIAL LAND USE PERMIT; APRIL 11, 1979 IN DOCKET 13560 OF MARICOPA COUNTY RECORDS; PAGE 1229 (NOT MAPPABLE)
- MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT, ENTITLED: ROAD DECLARED (ROAD FILE NO. 4079) RECORDED: JANUARY 13, 1986 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 88-07135 AND AS SHOWN ON DESIGNATED COUNTY ROAD MAP OF MARICOPA COUNTY, ARIZONA, PAGE 55 (NO SPECIFIED WIDTH FOR RIGHT OF WAY PROVIDED - NOT MAPPED)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING: ROADWAY RECORDED: FEBRUARY 26, 1987 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 87-851467 (INSUFFICIENT GEOMETRIC DATA PROVIDED - NOT MAPPED)
- MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT, ENTITLED: ROAD DECLARED (ROAD FILE NO. 4603) RECORDED: JANUARY 13, 1986 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 81-0544888 (NO SPECIFIED WIDTH FOR RIGHT OF WAY PROVIDED - NOT MAPPED)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING: ROADWAY, WATER AND SEWER RECORDED: JANUARY 6, 1993 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 93-0008165 (INSUFFICIENT GEOMETRIC DATA PROVIDED - NOT MAPPED)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING: ROADWAY, WATER AND SEWER RECORDED: JANUARY 20, 2006 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 09-0402013 (MAPPED HEREON)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING: ROADWAY RECORDED: JANUARY 23, 2017 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 201706972631 (MAPPED HEREON)
- ANY MATTERS AS SET FORTH ON SURVEY RECORDED IN BOOK 868 OF MAPS, PAGE 3. (MAPPED HEREON)
- MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT, ENTITLED: RESOLUTION OF ABANDONMENT RECORDED: JANUARY 25, 2017 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 201706959201 (MAPPED HEREON)
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: ROADWAY EASEMENT RECORDED: JANUARY 23, 2017 IN MARICOPA COUNTY RECORDS AT RECORDERS NO. 201706973732 (MAPPED HEREON)
- RIGHTS AND CLAIMS OF PARTIES IN POSSESSION. (NOT MAPPABLE)
- ANY FACTS, DEBITS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS, DATE OF POLICY BUT THAT COULD BE (A) ASSERTED BY AN INSPECTION OF THE LAND, OR (B) ASSERTED BY PERSONS OR PARTIES IN POSSESSION OF THE LAND. (NOT MAPPABLE)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, EASEMENT, OR INTEREST IN THE PROPERTY, UNLESS SPECIFICALLY REFERRED TO BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (NOT MAPPABLE)

### LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP MARKING THE NORTH QUARTER OF SAID SECTION 36, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 36 BEARS NORTH 89°50'56" EAST, A DISTANCE OF 2652.66 FEET;

THENCE NORTH 89°50'56" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 977.38 FEET TO THE INTERSECTION OF SAID NORTH QUARTER AND CANAL RIGHT OF WAY;

THENCE SOUTH 89°50'56" EAST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°09'27" WEST, DEPARTING SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 43.51 FEET, ALONG SAID PARALLEL LINE, WITH AND 95.00 FEET SOUTH FROM SAID NORTH LINE;

THENCE NORTH 89°51'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 450.03 FEET;

THENCE SOUTH 00°09'41" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 25.00 FEET SOUTH FROM SAID NORTH LINE;

THENCE SOUTH 89°50'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1000.02 FEET;

THENCE SOUTH 45°08'46" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 77.82 FEET TO A POINT ON A LINE PARALLEL WITH AND 25.00 FEET WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER.

THENCE SOUTH 00°09'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1126.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) RIGHT OF WAY;

THENCE SOUTH 89°50'56" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 94.41 FEET;

THENCE SOUTH 00°04'54" EAST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 988.45 FEET TO A POINT ON SAID EASTERLY CAP RIGHT OF WAY;

THENCE NORTH 39°50'25" WEST, ALONG SAID EASTERLY CAP RIGHT OF WAY, A DISTANCE OF 336.38 FEET;

THENCE NORTH 39°50'20" WEST, ALONG SAID EASTERLY CAP RIGHT OF WAY, A DISTANCE OF 1350.11 FEET;

THENCE NORTH 89°50'14" WEST, ALONG SAID EASTERLY CAP RIGHT OF WAY, A DISTANCE OF 521.39 FEET TO THE POINT OF BEGINNING.

GROSS AREA: 1,587,492 SQUARE FEET OR 36.444 ACRES, MORE OR LESS.

NET AREA: 1,409,017 SQUARE FEET OR 32.347 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION (RIGHT-OF-WAY)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH THE ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 36 BEARS SOUTH 89°50'56" WEST, A DISTANCE OF 2652.66 FEET;

THENCE SOUTH 00°09'27" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1259.50 FEET;

THENCE SOUTH 89°51'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 977.38 FEET TO THE INTERSECTION OF SAID EAST LINE AND CANAL RIGHT OF WAY WHICH IS PARALLEL WITH AND 35.00 FEET WESTERLY FROM SAID EAST LINE;

THENCE WEST 00°08'31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1129.20 FEET;

THENCE NORTH 45°08'46" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 77.82 FEET TO A POINT ON A LINE PARALLEL WITH AND 25.00 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°50'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1000.02 FEET;

THENCE SOUTH 00°09'41" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 95.00 FEET SOUTH FROM SAID NORTH LINE;

THENCE SOUTH 89°50'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 450.03 FEET;

THENCE SOUTH 00°09'07" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 43.51 FEET;

THENCE NORTH 39°50'35" WEST, A DISTANCE OF 180.01 FEET TO A POINT ON SAID NORTH LINE;

THENCE NORTH 89°51'14" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1579.26 FEET TO THE POINT OF BEGINNING.

ROOF-TO-WAY AREA CONTAINING 178,439 SQUARE FEET OR 4.066 ACRES, MORE OR LESS.

AREA OF SAID LEGAL DESCRIPTION ADDED AT THE REQUEST OF THE ARIZONA STATE LAND DEPARTMENT.

### CERTIFICATION

TO: THE STATE OF ARIZONA, ACTING BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT;  
OLD REPUBLIC NATIONAL 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 FOR SURVEYS AND RECORDS OF THE ARIZONA SURVEYING BOARD AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/19/2023.

DATE OF PLAT OR MAP: 04/25/2024

RICHARD G. ALCOCKER  
REGISTRATION NUMBER 33851  
1000 WEST WASHINGTON STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLCI.COM

**Coe & Van Loo Consultants, Inc.**  
4550 North 17th Street  
Phoenix, Arizona 85014  
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602-264-6831

NO.	REVISION
1	ASLD COMMENTS
2	ASLD COMMENTS
3	COMMENTS FROM ARIZONA STATE LAND
4	ASLD COMMENTS
5	DATE

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
SWC SOUTHERN AVENUE & MERIDIAN ROAD  
MARICOPA COUNTY, ARIZONA

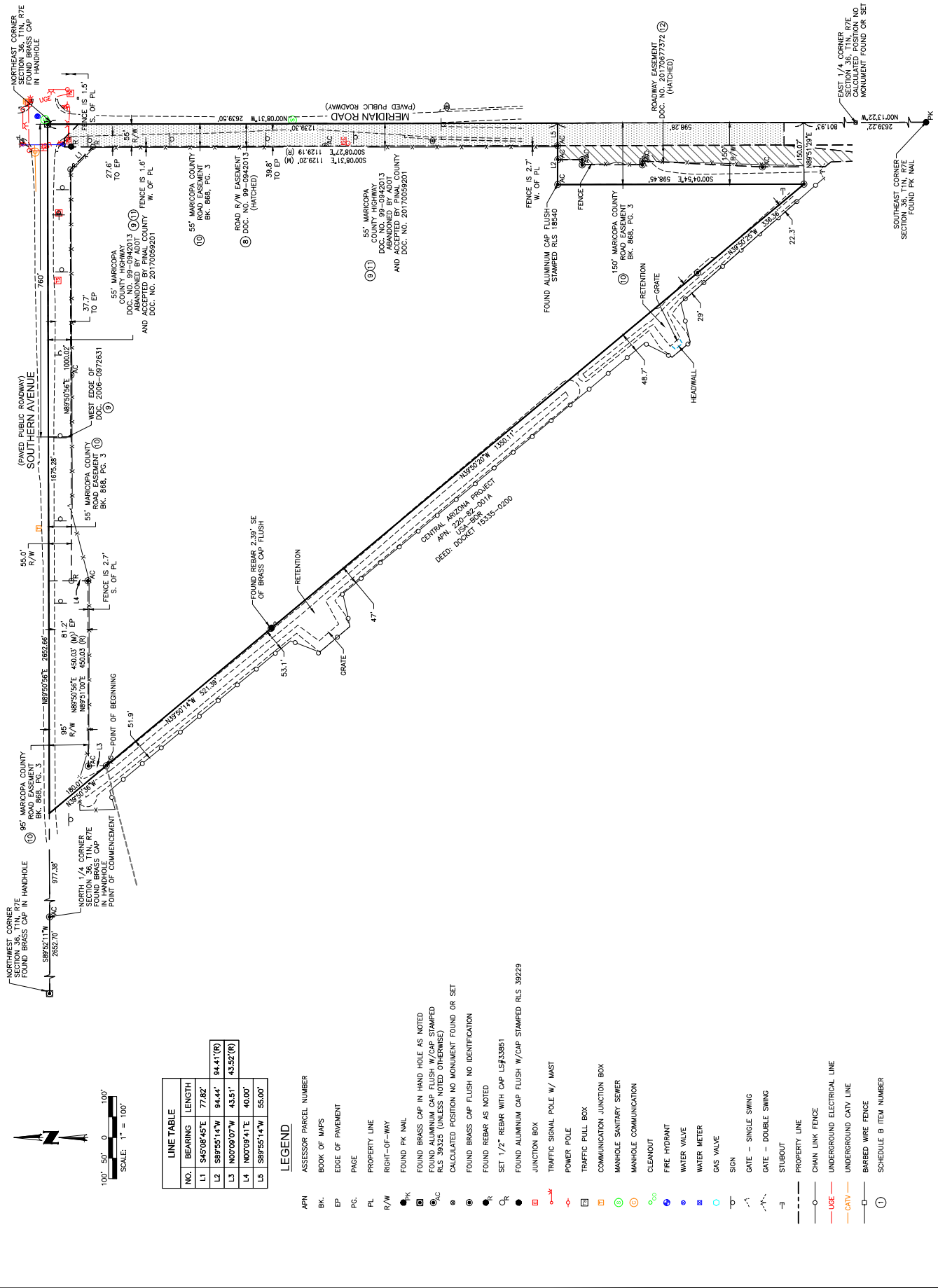
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DRAWN BY: RGA  
CHECKED BY: RGA  
DATE: 03/25/2024



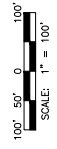
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 11/20/2024 10:00 AM

SWC SOUTHERN AVENUE & MERIDIAN ROAD  
 MARICOPA COUNTY, ARIZONA  
 A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

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 602-264-6831  
 02/15/2024  
 02/29/2024  
 04/29/2024  
 REVISION



LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°08'45"E	77.82'
L2	S89°55'14"W	94.44'
L3	N0°09'07"W	43.51'
L4	N00°09'41"E	40.00'
L5	S89°55'14"W	55.00'



**LEGEND**

- APN ASSESSOR PARCEL NUMBER
- BK. BOOK OF MAPS
- EP EDGE OF PAVEMENT
- PG. PAGE
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- PK FOUND PK MAIL
- FOUND BRASS CAP IN HAND HOLE AS NOTED
- FOUND ALUMINUM CAP FLUSH W/CAP STAMPED RLS 39225 (UNLESS NOTED OTHERWISE)
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- FOUND BRASS CAP FLUSH NO IDENTIFICATION
- FOUND REBAR AS NOTED
- SET 1/2" REBAR WITH CAP LSF#33861
- FOUND ALUMINUM CAP FLUSH W/CAP STAMPED RLS 39229
- JUNCTION BOX
- TRAFFIC SIGNAL POLE W/ MAST
- POWER POLE
- TRAFFIC PULL BOX
- COMMUNICATION JUNCTION BOX
- MANHOLE SANITARY SEWER
- MANHOLE COMMUNICATION
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- SIGN
- GATE - SINGLE SWING
- GATE - DOUBLE SWING
- STUBOUT
- PROPERTY LINE
- CHAIN LINK FENCE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND CATV LINE
- BARBED WIRE FENCE
- SCHEDULE B ITEM NUMBER