

ALTA/ACSM LAND TITLE SURVEY OF  
**MCDOWELL SONORAN PRESERVE PARCEL 1A**  
 BEING A PORTION OF SECTIONS 8, 17, 18 AND 19  
 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

**NOTES**

1. LEGAL DESCRIPTIONS ARE BASED ON CLIENT PROVIDED INFORMATION AND RESEARCH PERFORMED BY AZTEC AT THE ARIZONA STATE LAND DEPARTMENT, ALONG WITH INFORMATION OBTAINED DURING THIS SURVEY. EASEMENT AND SPECIAL LAND USE PERMIT INFORMATION WAS OBTAINED BY AZTEC FROM ARIZONA STATE LAND DEPARTMENT PUBLIC RECORDS.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 5 EAST AS BEARING N00°12'41"W, DETERMINED BY MONUMENTS FOUND AS SHOWN HEREON.
3. A DIGITAL ORTHO PHOTO WAS UTILIZED AS THE BASIS OF LOCATION OF FEATURES WHERE GROUND MEASUREMENTS ARE NOT NECESSARY, SUCH AS WASHES, STREAMS, ROADS, TRAILS AND MINING ACTIVITY (ITEM 15 OF TABLE A).
4. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS (ITEM 16 OF TABLE A).
5. SECTION CORNER MONUMENTS AS SHOWN ON GDACS RECORD OF SURVEY RECORDED IN BOOK 1091, PAGE 41, M.C.R. WERE FIELD LOCATED AND WERE DETERMINED TO BE WITHIN THE ACCURACY STANDARD AS SPECIFIED IN ARIZONA BOUNDARY MINIMUM STANDARDS AS ADOPTED BY THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION ON FEBRUARY 13, 2002. GDACS POSITIONS WERE HELD FOR ALL SECTION AND QUARTER CORNERS, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000222.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

6. U.S.B.O.R. RIGHT-OF-WAY, ASLD DOC. NO. 02-000001.
7. APS POWERLINE RIGHT-OF-WAY, ASLD DOC. NO. 14-96685.
8. TERMS AND CONDITIONS CONTAINED IN THE CITY OF SCOTTSDALE S.L.U.P. FOR RECREATIONAL USE, ASLD DOC. 23-115480-26.
9. TERMS AND CONDITIONS CONTAINED IN THE MEMORANDUM OF UNDERSTANDING FOR GRANITE MOUNTAIN MULTI-USE AREA, ASLD DOC. 56-108609-00.
10. CITY OF SCOTTSDALE EASEMENT FOR PIPELINE AND RELATED FACILITIES, ASLD DOC. 14-99402.
11. CITY OF SCOTTSDALE RIGHT-OF-WAY FOR PIMA ROAD AND UTILITIES, ASLD DOC. 16-106222.
12. SOUTHWEST GAS EASEMENT FOR GAS DISTRIBUTION LINE RIGHT-OF-WAY, ASLD DOC. 18-53516.

**LEGAL DESCRIPTION**

**SECTION 8**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 8 BEARS N89°54'37"E, A DISTANCE OF 2641.51 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, N89°54'37"E, A DISTANCE OF 1057.94 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, N50°31'59"E, A DISTANCE OF 260.41 FEET;

THENCE N24°57'48"E, A DISTANCE OF 1217.44 FEET;

THENCE S53°40'23"E, A DISTANCE OF 81.72 FEET;

THENCE S64°19'25"E, A DISTANCE OF 469.13 FEET;

THENCE S30°15'04"W, A DISTANCE OF 1176.85 FEET TO SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, S89°54'37"W, A DISTANCE OF 610.59 FEET TO THE POINT OF BEGINNING, CONTAINING 14.65 ACRES, MORE OR LESS.

**SECTION 17**

THAT PORTION OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17 BEARS N89°54'37"E, A DISTANCE OF 2641.51 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N89°54'37"E, A DISTANCE OF 1057.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, N89°54'37"E, A DISTANCE OF 615.40 FEET;

THENCE LEAVING SAID NORTH LINE, S30°14'46"W, A DISTANCE OF 365.85 FEET;

THENCE S78°52'32"W, A DISTANCE OF 451.92 FEET;

THENCE S20°06'49"W, A DISTANCE OF 601.72 FEET;

THENCE S45°03'47"W, A DISTANCE OF 848.82 FEET;

THENCE S68°31'22"W, A DISTANCE OF 858.50 FEET;

THENCE S45°26'51"W, A DISTANCE OF 2472.97 FEET;

THENCE S21°56'09"W, A DISTANCE OF 838.87 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID WEST LINE, N00°02'10"W, A DISTANCE OF 462.81 FEET;

THENCE LEAVING SAID WEST LINE, N24°12'11"E, A DISTANCE OF 724.27 FEET;

THENCE N46°45'19"E, A DISTANCE OF 2269.03 FEET;

THENCE N26°43'03"E, A DISTANCE OF 1055.40 FEET;

THENCE N69°05'36"E, A DISTANCE OF 661.22 FEET;

THENCE N50°31'59"E, A DISTANCE OF 845.81 FEET TO THE POINT OF BEGINNING, CONTAINING 50.66 ACRES, MORE OR LESS.

**SECTION 18**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 18 BEARS S89°55'22"W, A DISTANCE OF 2638.87 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, S89°55'22"W, A DISTANCE OF 766.55 FEET TO THE POINT OF BEGINNING;

**LEGAL DESCRIPTION (CON'T)**

THENCE CONTINUING ALONG SAID SOUTH LINE, S89°55'22"W, A DISTANCE OF 231.30 FEET;

THENCE LEAVING SAID SOUTH LINE, N45°44'31"E, A DISTANCE OF 956.86 FEET;

THENCE N24°12'11"E, A DISTANCE OF 760.27 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18;

THENCE ALONG SAID EAST LINE, S00°02'10"E, A DISTANCE OF 462.81 FEET;

THENCE S21°56'09"W, A DISTANCE OF 106.69 FEET;

THENCE S20°31'35"W, A DISTANCE OF 206.75 FEET;

THENCE S47°11'18"W, A DISTANCE OF 891.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES, MORE OR LESS.

**SECTION 19**

THAT PORTION OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 19 BEARS S89°55'22"W, A DISTANCE OF 2638.87 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, S89°55'22"W, A DISTANCE OF 766.55 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, S47°11'18"W, A DISTANCE OF 65.40 FEET;

THENCE S30°27'11"W, A DISTANCE OF 390.02 FEET;

THENCE S34°57'59"W, A DISTANCE OF 277.54 FEET;

THENCE N72°42'38"W, A DISTANCE OF 219.83 FEET;

THENCE S72°35'48"W, A DISTANCE OF 522.04 FEET;

THENCE S01°15'59"E, A DISTANCE OF 227.60 FEET;

THENCE S47°15'18"W, A DISTANCE OF 193.51 FEET;

THENCE S24°58'46"W, A DISTANCE OF 645.30 FEET;

THENCE N60°07'37"W, A DISTANCE OF 305.99 FEET;

THENCE S38°49'34"W, A DISTANCE OF 468.54 FEET;

THENCE S38°15'20"E, A DISTANCE OF 134.49 FEET;

THENCE S19°25'05"W, A DISTANCE OF 911.24 FEET;

THENCE S69°34'08"W, A DISTANCE OF 863.41 FEET;

THENCE S49°54'22"W, A DISTANCE OF 927.56 FEET;

THENCE S85°18'11"W, A DISTANCE OF 196.87 FEET;

THENCE S43°22'17"W, A DISTANCE OF 601.76 FEET;

THENCE S89°47'19"W, A DISTANCE OF 75.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE, N00°12'41"W, A DISTANCE OF 827.61 FEET;

THENCE LEAVING SAID WEST LINE, N89°47'19"E, A DISTANCE OF 75.00 FEET;

THENCE N69°03'32"E, A DISTANCE OF 2227.04 FEET;

THENCE N10°14'31"E, A DISTANCE OF 768.54 FEET;

THENCE S4°55'43"E, A DISTANCE OF 1400.39 FEET;

THENCE N39°05'30"E, A DISTANCE OF 563.54 FEET;

THENCE N77°11'37"E, A DISTANCE OF 822.29 FEET;

THENCE N45°44'31"E, A DISTANCE OF 35.46 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE ALONG SAID NORTH LINE, N89°55'22"E, A DISTANCE OF 231.30 FEET TO THE POINT OF BEGINNING, CONTAINING 49.36 ACRES, MORE OR LESS.

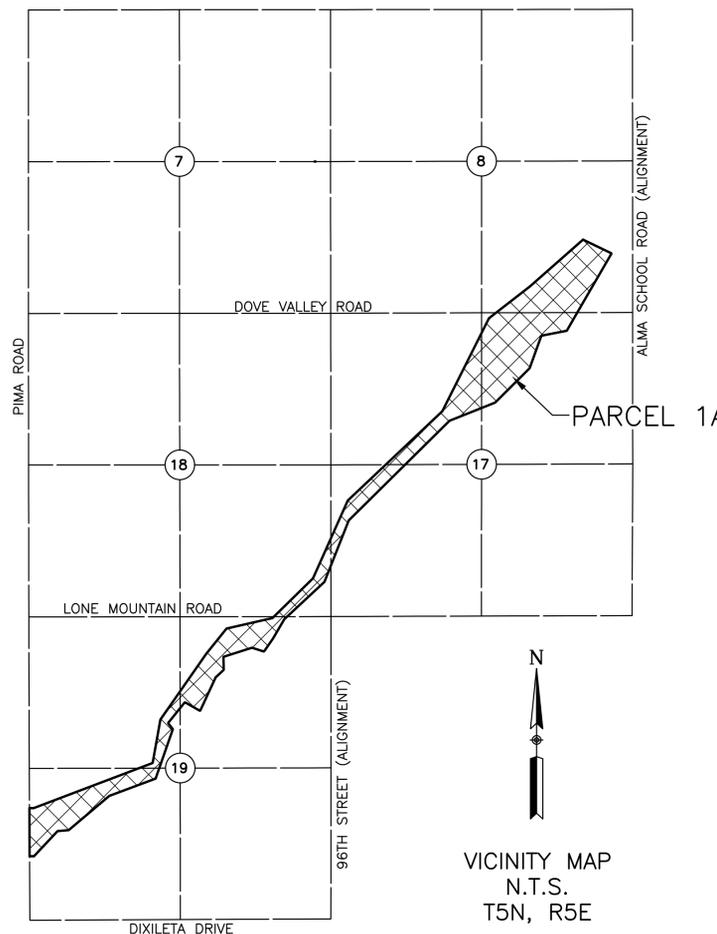
**FLOOD ZONE DESIGNATION**

A PORTION OF SECTIONS 8, 17, 18 AND 19 ARE IN FLOOD PLAIN ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C0895L, 04013C0911L AND 04013C0913L REVISED SEPTEMBER 30, 2005. (AS SHOWN ON THE SURVEY)

ALL OTHER AREAS ARE ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C0895L, 04013C0911L AND 04013C0913L ALL REVISED SEPTEMBER 30, 2005.

**LEGEND**

- FD. MONUMENT AS DESCRIBED
- SET 1/2" REBAR WITH 2" AC "LS 35316"
- GLO = GENERAL LAND OFFICE
- S.L.U.P. = SPECIAL LAND USE PERMIT
- ASLD = ARIZONA STATE LAND DEPARTMENT
- BC = BRASS CAP
- FD. = FOUND
- APS = ARIZONA PUBLIC SERVICE
- GDACS = MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY
- MC = MARICOPA COUNTY
- AC = ALUMINUM CAP
- M.C.R. = MARICOPA COUNTY RECORDER
- SECTION CORNER MONUMENT
- 6 INDICATES THIS ITEM PLOTTED ON THE SURVEY
- U.S.B.O.R. = UNITED STATES BUREAU OF RECLAMATION



**GROSS AREA**

THE LAND DESCRIBED HEREIN CONTAINS 120.70 ACRES MORE OR LESS.

**OWNER**

ARIZONA STATE LAND DEPARTMENT  
 1816 W. ADAMS STREET  
 PHOENIX, AZ 85007

**SURVEYORS CERTIFICATE**

TO: CITY OF SCOTTSDALE  
 ARIZONA STATE LAND DEPARTMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, IN 2011, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a), 15, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED IN JANUARY 2015.

CHAD W. HUBER  
 ARIZONA REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 35316



EXPIRES: 09/30/15

**AZTEC**

4561 E. MCDOWELL RD.  
 PHOENIX, ARIZONA 85008  
 PHONE 602-454-0402  
 FAX 602-458-9359

**ALTA/ACSM LAND TITLE SURVEY OF  
 MCDOWELL SONORAN PRESERVE PARCEL 1A  
 BEING A PORTION OF SECTIONS 8, 17, 18 AND 19  
 T5N, R5E, GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA.**

DRAWN	CWH
CHECKED	ADR
DATE	2-25-15
SCALE	N.A.
JOB NO.	AZS1442
SHEET	1 OF 3

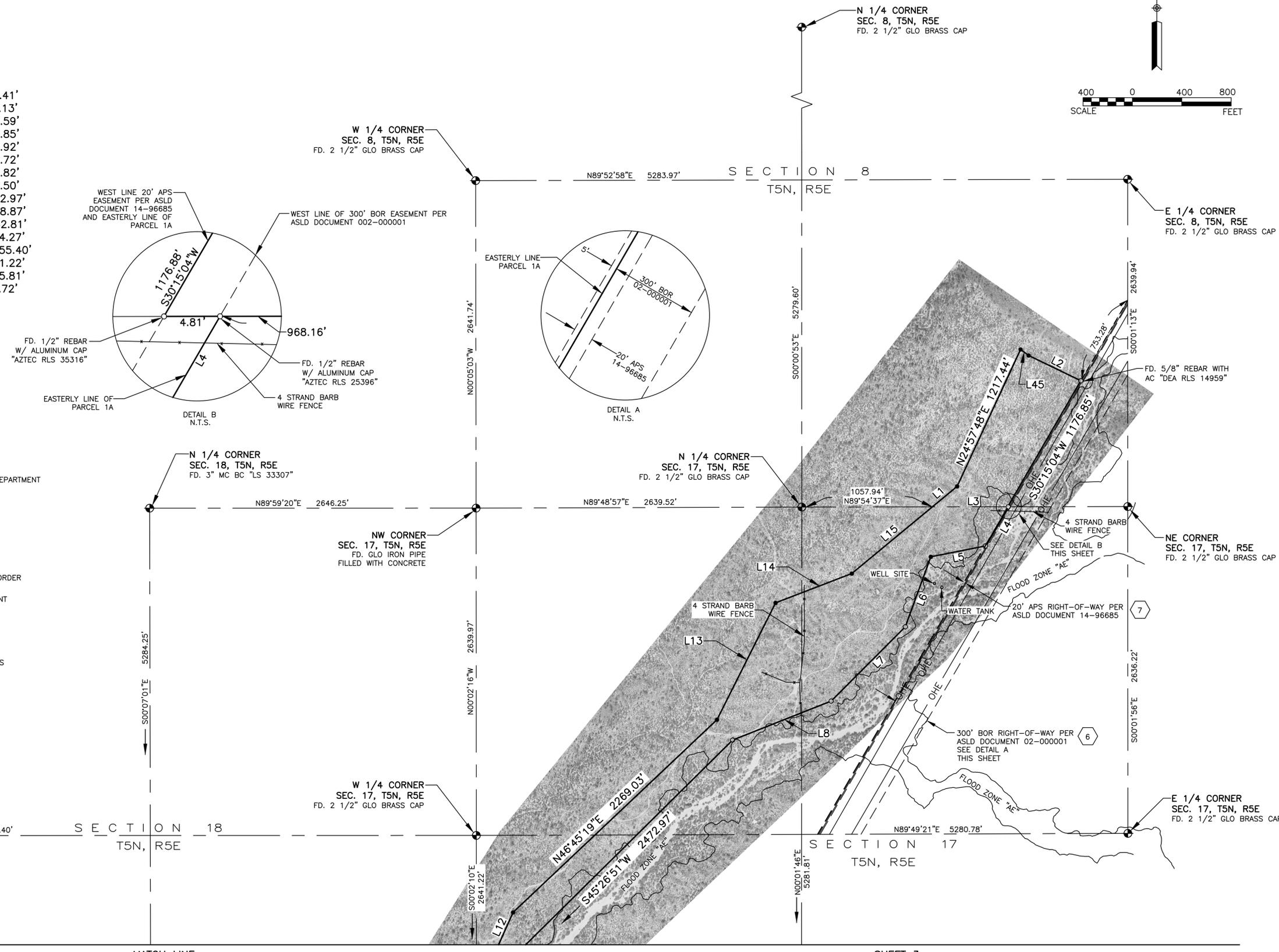
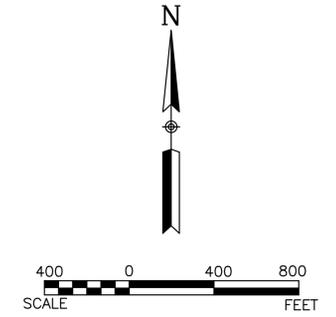
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 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

**LINE TABLE**

L1 = N50°31'59"E	260.41'
L2 = S64°19'25"E	469.13'
L3 = S89°54'37"W	610.59'
L4 = S30°14'46"W	365.85'
L5 = S78°52'32"W	451.92'
L6 = S20°06'49"W	601.72'
L7 = S45°03'47"W	848.82'
L8 = S68°31'22"W	858.50'
L9 = S45°26'51"W	2472.97'
L10 = S21°56'09"W	838.87'
L11 = N00°02'10"W	462.81'
L12 = N24°12'11"E	724.27'
L13 = N26°43'03"E	1055.40'
L14 = N69°05'36"E	661.22'
L15 = N50°31'59"E	845.81'
L45 = S53°40'23"E	81.72'

**LEGEND**

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- BC = BRASS CAP
- FD. = FOUND
- MC = MARICOPA COUNTY
- AC = ALUMINUM CAP
- M.C.R. = MARICOPA COUNTY RECORDER
- SECTION CORNER MONUMENT
- SET 1/2" REBAR WITH 2" AC "LS 35316"
- FD. 1/2" REBAR WITH 2" AC "RLS 25396" UNLESS OTHERWISE DESCRIBED
- OHE - EXISTING OVERHEAD LINE
- 6 - PLOTTED EASEMENTS



Feb 25, 2015 1:31pm

chuber

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**AZTEC**  
 4561 E. MCDOWELL RD.  
 PHOENIX, ARIZONA 85008  
 PHONE 602-454-0402  
 FAX 602-458-9359

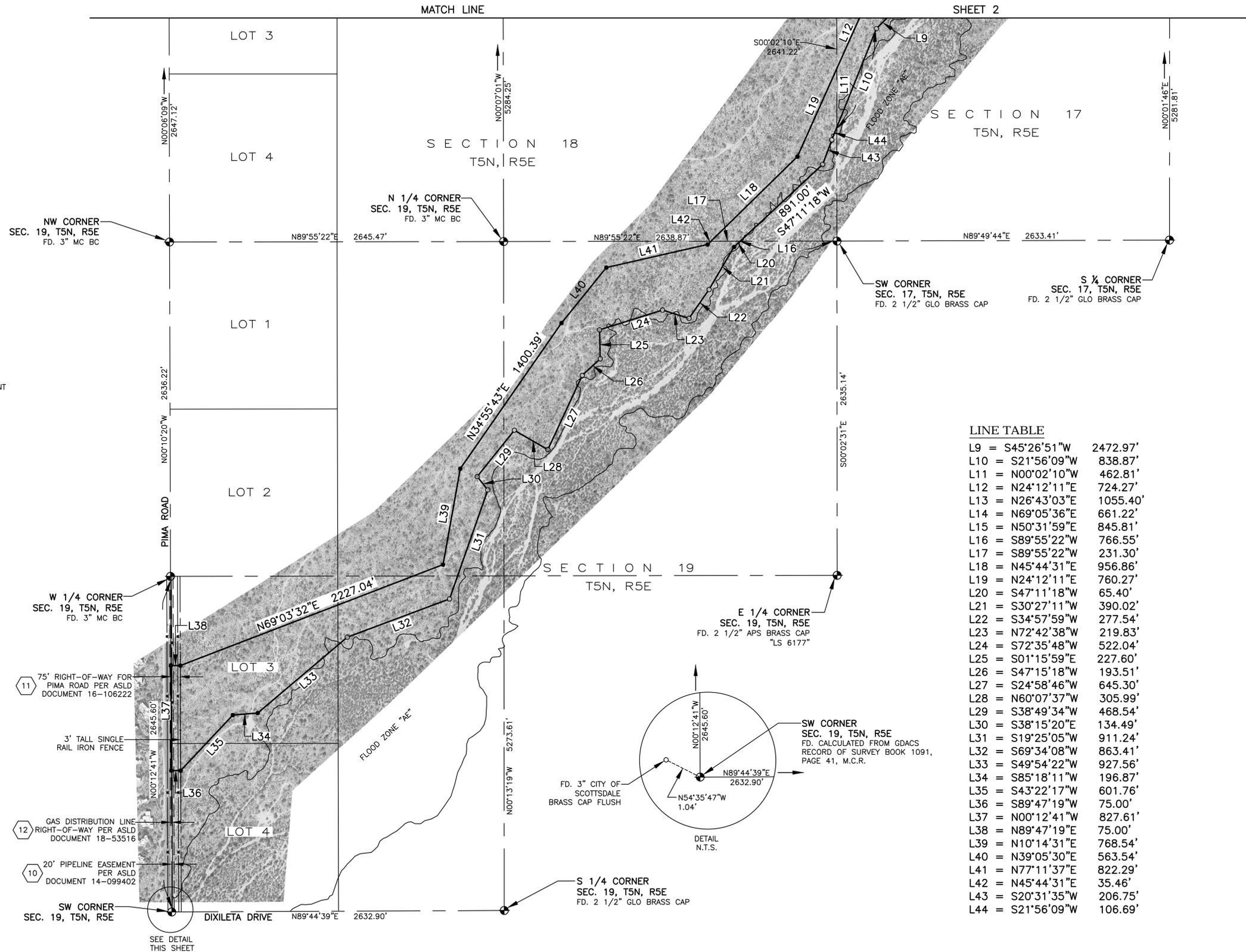
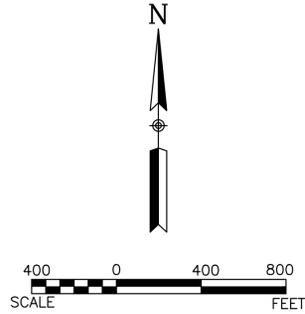
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EXPIRES: 09/30/15

DRAWN	CWH
CHECKED	ADR
DATE	2-25-15
SCALE	1" = 400'
JOB NO.	AZS1442
SHEET	2 OF 3

ALTA/ACSM LAND TITLE SURVEY OF  
**MCDOWELL SONORAN PRESERVE PARCEL 1A**  
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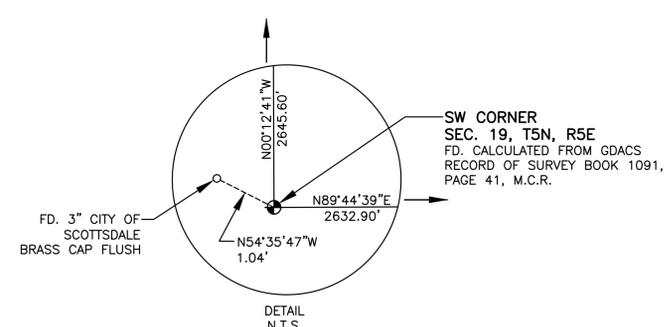


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- MC = MARICOPA COUNTY
- AC = ALUMINUM CAP
- M.C.R. = MARICOPA COUNTY RECORDER
- SECTION CORNER MONUMENT
- SET 1/2" REBAR WITH 2" AC "LS 35316"
- FD. 1/2" REBAR WITH 2" AC "RLS 25396"
- W EXISTING WATER LINE
- S EXISTING SEWER LINE
- IRR EXISTING IRRIGATION LINE
- PLOTTED EASEMENTS

**LINE TABLE**

L9	= S45°26'51"W	2472.97'
L10	= S21°56'09"W	838.87'
L11	= N00°02'10"W	462.81'
L12	= N24°12'11"E	724.27'
L13	= N26°43'03"E	1055.40'
L14	= N69°05'36"E	661.22'
L15	= N50°31'59"E	845.81'
L16	= S89°55'22"W	766.55'
L17	= S89°55'22"W	231.30'
L18	= N45°44'31"E	956.86'
L19	= N24°12'11"E	760.27'
L20	= S47°11'18"W	65.40'
L21	= S30°27'11"W	390.02'
L22	= S34°57'59"W	277.54'
L23	= N72°42'38"W	219.83'
L24	= S72°35'48"W	522.04'
L25	= S01°15'59"E	227.60'
L26	= S47°15'18"W	193.51'
L27	= S24°58'46"W	645.30'
L28	= N60°07'37"W	305.99'
L29	= S38°49'34"W	468.54'
L30	= S38°15'20"E	134.49'
L31	= S19°25'05"W	911.24'
L32	= S69°34'08"W	863.41'
L33	= S49°54'22"W	927.56'
L34	= S85°18'11"W	196.87'
L35	= S43°22'17"W	601.76'
L36	= S89°47'19"W	75.00'
L37	= N00°12'41"W	827.61'
L38	= N89°47'19"E	75.00'
L39	= N10°14'31"E	768.54'
L40	= N39°05'30"E	563.54'
L41	= N77°11'37"E	822.29'
L42	= N45°44'31"E	35.46'
L43	= S20°31'35"W	206.75'
L44	= S21°56'09"W	106.69'



Feb 25, 2015 - 7:00am

chuber

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 MARICOPA COUNTY, ARIZONA.



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DRAWN	CWH
CHECKED	ADR
DATE	2-25-15
SCALE	1" = 400'
JOB NO.	AZS1442
SHEET	3 OF 3