LEGAL DESC
DATE 5/29/20
INTL JPN
☒ ACCEPTABLE
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LEGAL DESCRIPTION

A PORTION OF TRACT 1P, "STATE PLAT NO. 27 AMENDED, CORE NORTH", ACCORDING TO BOOK 352 OF MAPS, PAGE 28, THEREAFTER AMENDED BY STATE PLAT NO. 39, CORE NORTH, ACCORDING TO BOOK 416 OF MAPS, PAGE 13, THEREAFTER, CORRECTED BY AFFIDAVIT RECORDED IN RECORDING NO. 97–0040700, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE EAST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 26 FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 89°59'44" EAST, A DISTANCE OF 1321.82 FEET;

THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF SOUTH 00°02'25" EAST, A DISTANCE OF 2138.69 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LEGACY BOULEVARD AS DESCRIBED IN ARIZONA STATE LAND DEPARTMENT RIGHT OF WAY DOCUMENT 16–119941;

THENCE LEAVING SAID WEST LINE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE SOUTH 35°43'10" EAST, A DISTANCE OF 299.62 FEET TO THE SOUTHWEST CORNER OF THE APS GRANITE REEF SUBSTATION AS DESCRIBED IN ARIZONA STATE LAND DEPARTMENT RIGHT OF WAY DOCUMENT 14–110191 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID APS GRANITE REEF SUBSTATION SOUTH 89°59'42" EAST, A DISTANCE OF 294.75 FEET TO THE SOUTHEAST CORNER OF SAID SUBSTATION;

THENCE LEAVING SAID SOUTH LINE SOUTH 00°00'18" WEST, A DISTANCE OF 349.22 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID LEGACY BOULEVARD;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 36°36'43" WEST A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF LEGACY BOULEVARD, BEING A POINT ON A NON–TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 36°36'43" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 17°43'14" FOR AN ARC DISTANCE OF 247.43 FEET TO A POINT OF TANGENCY;

THENCE NORTH 35°43'10" WEST, A DISTANCE OF 227.25 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 54°16'50" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.84 ACRES (80,217 SQ. FT.) MORE OR LESS.

SCHEDULE B EASEMENTS

1. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 352 OF MAPS, PAGE 28. (AS SHOWN ON THE SURVEY)
2. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 416 OF MAPS, PAGE 13; THEREAFTER, AFFIDAVIT RECORDED IN RECORDING NO. 97 –0040700. (AS SHOWN ON THE SURVEY)
3. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 1032 OF SURVEYS, PAGE 42. (AS SHOWN ON THE SURVEY)
4. ALL MATTERS AS SET FORTH ON THE MAP OF DEDICATION RECORDED IN BOOK 1034 OF MAPS, PAGE 5. (AS SHOWN ON THE SURVEY)
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: DEVELOPMENT AGREEMENT
   RECORDING DATE: NOVEMBER 22, 2002
   RECORDING NO: 2002–1240137

   THEREAFTER, FIRST AMENDMENT RECORDED IN RECORDING NO. 20110923510;

   THEREAFTER, SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN RECORDING NO. 20170123362;

   THEREAFTER, THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN RECORDING NO. 20180456551;

   THEREAFTER, FIRST AMENDMENT TO THE THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN RECORDING NO. 20180917804.

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY MATTER)

SCHEDULE B EASEMENTS

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207
   RECORDING DATE: DECEMBER 14, 2009 RECORDING NO: 20091142042

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY MATTER)

7. ASLD RIGHT OF WAY NO. 14–110191, APS GRANITE REEF SUBSTATION. (AS SHOWN ON THE SURVEY)

8. ASLD RIGHT OF WAY NO. 16–119941, LEGACY BOULEVARD. (AS SHOWN ON THE SURVEY)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: CROSSROADS EAST PLANNING UNIT V DEVELOPMENT AGREEMENT
   RECORDING DATE: JUNE 15, 2018
   RECORDING NO: 20180456552

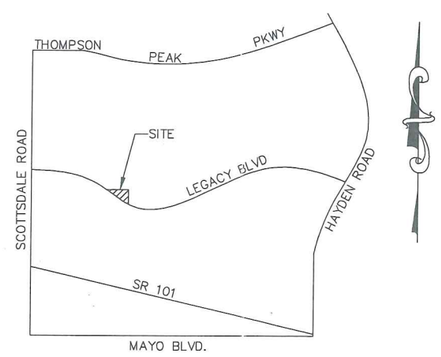
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT THIS SITE)

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

    ENTITLED: ECONOMIC DEVELOPMENT AGREEMENT
    RECORDING DATE: JUNE 15, 2018
    RECORDING NO: 20180456553

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT THIS SITE)

11. MATTERS WHICH MAY BE DISCLOSED BY A STATE LAND SEARCH OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (STATE LAND SEARCH WAS CONDUCTED BY AZTEC)



SECTION 26, T4N, R4E
VICINITY MAP
N.T.S.

PROJECT
~~LEGAL DESC~~
DATE 5/29/20
INTL JPN
☒ ACCEPTABLE
☐ NOT ACCEPTABLE
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GENERAL NOTES

1. TITLE INFORMATION AND EASEMENTS OF RECORD ARE BASED ON FIDELITY NATIONAL TITLE AGENCY, INC. ORDER NO. 10005382–010–BT DATED APRIL 14, 2020 AT 7:30 A.M. AND AMENDED MAY 5, 2020 AND RESEARCH PERFORMED BY AZTEC AT THE ARIZONA STATE LAND DEPARTMENT.

2. THE BASIS OF BEARINGS IS THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SECTION 26, T.4N., R.4E., SAID LINE BEARS S00°02'25"E.

3. THE SURVEY IS BASED ON THE CITY OF SCOTTSDALE DATUM HOLDING COS POINT NO. 2272. (NW COR. SECTION 26)

4. THE GROSS LAND AREA OF THE SURVEYED PROJECT PARCEL IS 1.84 ACRES MORE OR LESS AND THE NET AREA EXCLUDING THE RIGHT OF WAY FOR LEGACY BOULEVARD IS 1.31 ACRES MORE OR LESS.

AREA
~~LEGAL DESC~~
DATE 5/29/20
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LEGEND

BCHH = BRASS CAP IN HANDHOLE
COS = CITY OF SCOTTSDALE
FD. = FOUND
MC = MARICOPA COUNTY
(M) = MEASURED
(R1) = RECORD MEASUREMENT
⊕ = FOUND MONUMENT AS NOTED
● = SET ½" REBAR WITH CAP RLS 25396
ASLD = ARIZONA STATE LAND DEPARTMENT
BCFL = BRASS CAP FLUSH
M.C.R = MARICOPA COUNTY RECORDS

REFERENCE DOCUMENTS

(R1) RESULTS OF SURVEY RECORDED IN BOOK 1032, PAGE 42, M.C.R.

(R2) MAP OF DEDICATION FOR LEGACY BOULEVARD RECORDED IN BOOK 1034, PAGE 5, M.C.R.

(R3) STATE PLAT NO. 27 AMENDED "CORE NORTH", RECORDED IN BOOK 352, PAGE 28, M.C.R.

(R4) ASLD R/W NO. 14–110191

(R5) ASLD R/W NO. 16–119941

OWNER

ARIZONA STATE LAND DEPARTMENT
1616 W. ADAMS ST., SUITE 2
PHOENIX, AZ 85007

SITE ADDRESS

7402 E. LEGACY BLVD.
SCOTTSDALE, AZ 85255

SURVEY CERTIFICATION

TO: CITY OF SCOTTSDALE, ARIZONA
ARIZONA STATE LAND DEPARTMENT
FIDELITY 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN FEBRUARY 2020.

ALAN D. REECE RLS #25396

AZTEC
4561 E. MCDOWELL RD.
PHOENIX, AZ 85008
PHONE 602-454-0402
FAX 602-454-0403

ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF SECTION 26, T4N, R4E,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25396
ALAN D.
REECE
Date Signed
ARIZONA U.S.A.

DRAWN	CWH
CHECKED	ADR
DATE	05/06/2020
SCALE	N/A
JOB NO.	AZ5VY2001-05
SHEET	1 OF 2

4N 4E-26 53-121348

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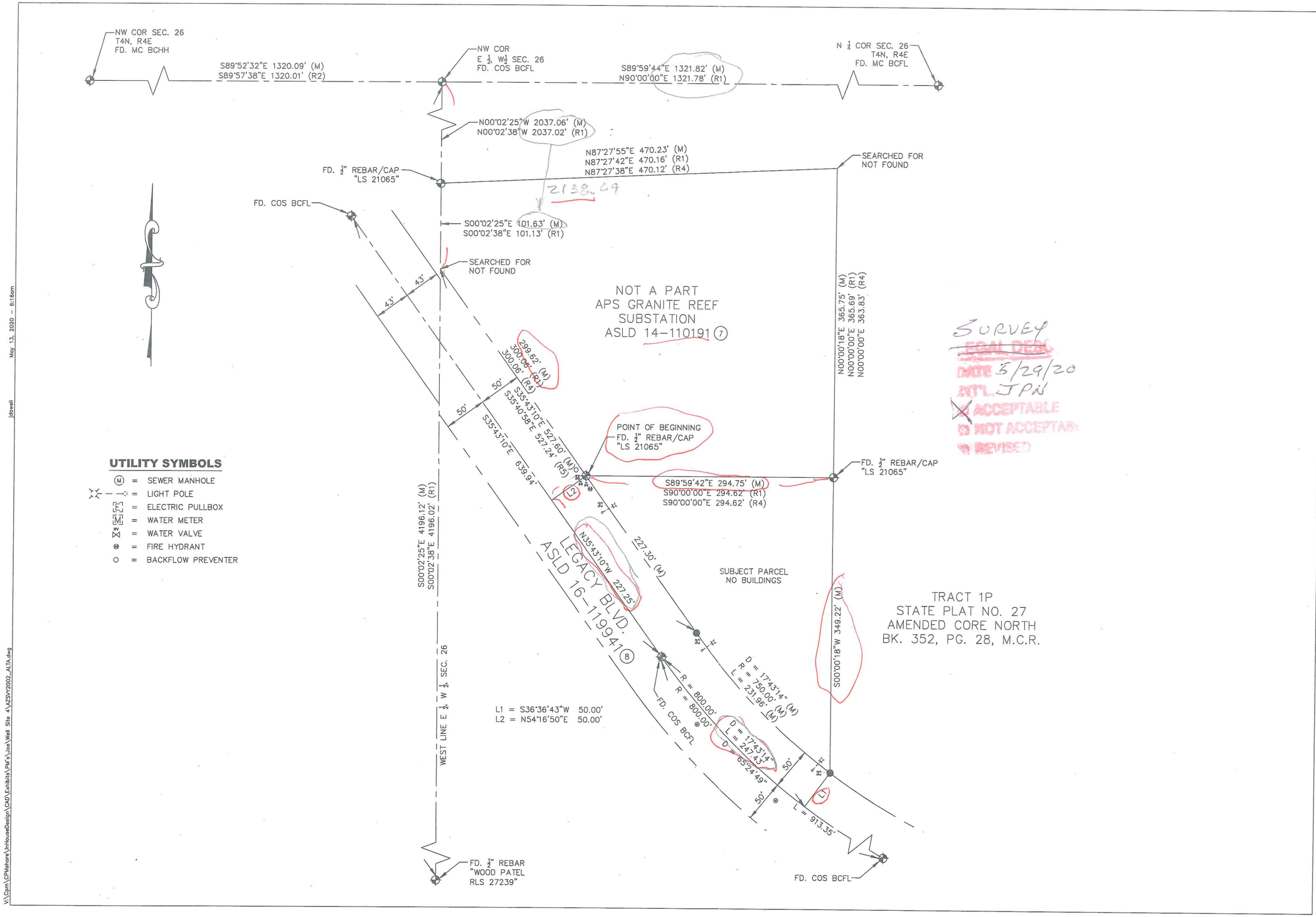
jdowell May 13, 2020 – 6:17am



UTILITY SYMBOLS

- (M) = SEWER MANHOLE
- = LIGHT POLE
- [E] = ELECTRIC PULLBOX
- [M] = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- O = BACKFLOW PREVENTER

SURVEY
~~LEGAL DESC.~~
DATE 5/29/20
INT'L. JPN
☒ ACCEPTABLE
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AZTEC
4561 E. MCDOWELL RD.
PHONE 602-454-0402
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ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF SECTION 26, T4N, R4E,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25396
ALAN D.
REECE
Date Signed
ARIZONA U.S.A.

DRAWN	CWH
CHECKED	ADR
DATE	05/06/2020
SCALE	1" = 50'
JOB NO.	AZSVY2001-05
SHEET	2 OF 2

May 13, 2020 - 8:18am
jdowell
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