

## GENERAL NOTES

THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN.

THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF ANY, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING.

BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.

THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED BY: OLD REPUBLIC TITLE AGENCY AS ISSUING AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
EFFECTIVE DATE: APRIL 3RD, 2017 @ 5:00 PM.  
COMMITMENT FOR TITLE INSURANCE REPORT NO.: 4707005322

ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.

## SCHEDULE B PART TWO - EXCEPTIONS

ITEM #1 –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 USER'S 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.

ITEM #2 –EXCEPTING THEREFROM THOSE RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AS FOLLOWS:

"SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHT TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW."

SAID PATENT RECORDED IN BOOK 32 OF DEEDS, PAGE 414, MARICOPA COUNTY RECORDS.

ITEM #3 –TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE YEAR 2017, A LIEN BUT NOT YET DUE AND PAYABLE.

ITEM #4 –WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

ITEM #5 –THE EFFECT OF THE RESERVATION OF WATER RIGHTS AND RIGHTS OF WAY OVER SAID PREMISES, AS MORE FULLY SET FORTH IN DEED RECORDED IN BOOK 10 OF DEEDS, PAGE 449, MARICOPA COUNTY RECORDS.

ITEM #6 –MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,

ENTITLED: DISPOSITION AND DEVELOPMENT AGREEMENT  
EXECUTED BY: CITY OF PHOENIX AND BARRON COLLIER COMPANY, A FLORIDA GENERAL PARTNERSHIP  
RECORDED: JANUARY 15, 1992 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 92-24960

AND THEREAFTER AMENDMENTS RECORDED AT RECORDER'S NO. 92-726737 AND AT RECORDER'S NO. 96-877257.

ITEM #7 –MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,

ENTITLED: AGREEMENT FOR DEVELOPMENT PAYMENTS  
EXECUTED BY: BARRON COLLIER COMPANY TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION  
RECORDED: DECEMBER 18, 1996 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 96-877262

AND THEREAFTER PARTIAL RELEASE FROM AGREEMENT FOR DEVELOPMENT PAYMENTS RECORDED APRIL 18, 2006 AT RECORDER'S NO. 2006-515813

ITEM #8 –TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,

ENTITLED: IRREVOCABLE RIGHT OF ENTRY AGREEMENT  
EXECUTED BY: BARRON COLLIER COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, TO THE CITY OF PHOENIX  
RECORDED: DECEMBER 21, 2005 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2005-1925347

ITEM #9 –AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION  
FOR: UTILITY EASEMENT  
RECORDED: MARCH 22, 2006 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2006-386173

ITEM #10 –TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,

ENTITLED: LANDSCAPE EASEMENT AGREEMENT  
EXECUTED BY: BARRON COLLIER COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THE CITY OF PHOENIX  
RECORDED: APRIL 18, 2006 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2006-515812

ITEM #11 –MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,

ENTITLED: RESOLUTION FCD 2008R012 METRO AREA DRAINAGE MASTER PLAN  
EXECUTED BY: THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
RECORDED: DECEMBER 3, 2008 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2008-1029204

ITEM #12 –AN 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 PERSON IN POSSESSION OF THE LAND.

ITEM #13 –ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FACTS SHOWN ON A SURVEY PLAT PREPARED BY RITTOCH-POWELL & ASSOCIATES, ON APRIL 4, 2017 DESIGNATED JOB No. 217016, AS FOLLOWS:

A.) ASPHALT CONCRETE ENCROACHES OVER THE SOUTH BOUNDARY LINE FROM 3.2' TO 3.8'.

B.) SIDEWALK ENCROACHES OVER THE SOUTH AND SOUTHWESTERLY BOUNDARY LINES.

# ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2  
NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

## SCHEDULE B PART TWO - EXCEPTIONS CONTINUED

C.) A SIGN WITH A SINGLE POST ON THE WEST LINE IN THE SOUTHWEST BOUNDARY.

D.) A SEWER LINE IN THE WESTERLY AREA STARTS AT A SANITARY SEWER MANHOLE THEN MEANDERS THROUGH THE PROPERTY AND TURNS NORTHERLY IN THE EASTERLY BOUNDARY TO AN ABANDONED SEWER MANHOLE. AT ONE POINT THE SEWER LINE HEADS NORTH WITH UNKNOWN CONNECTION IN THE SOUTHWESTERLY AREA.

E.) THE ART DISPLAY AND ROCK OUTLINES OVER THE SEWER LINE IN THE SOUTHERLY AREA NORTH OF INDIAN SCHOOL ROAD.

F.) TWO IRRIGATION DITCHES WITH UNDERGROUND PIPE, IRRIGATION ALFALFA VALVES AND IRRIGATION STRUCTURES ON THE SITE.

G.) SPRINKLERS LOCATED WEST OF THE EAST BOUNDARY LINE.

H.) CONCRETE BORDER ENCROACHES ONTO THE NORTHEASTERLY BOUNDARY LINE.

I.) TEMPORARY CONSTRUCTION EASEMENT IN THE GATED ACCESS DRIVEWAY OFF OF CENTRAL AVENUE.

J.) LANDSCAPING BOXES WITH SHRUBS ENCROACH OVER A FEW POINTS ALONG THE WEST BOUNDARY LINE.

ITEM #14 –RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.

## SURVEYOR'S REPORT

THE FOLLOWING ITEMS FROM THE ABOVE TITLE COMMITMENT ARE LOCATED ON SUBJECT PARCEL AS DEFINED BELOW UNLESS SPECIFIED OTHERWISE:

ITEM NO. 1 – (NOT PLOTTABLE)

ITEM NO. 3 – (NOT PLOTTABLE)

ITEM NO. 4 – (NOT PLOTTABLE)

ITEM NO. 5 – (NOT PLOTTABLE) BLANKETS PARCEL

ITEM NO. 6A – (NOT PLOTTABLE) BLANKETS PARCEL AND THE DOCUMENT ALSO REFERS TO ANOTHER SITE NOT A PART OF THIS SURVEY

ITEM NO. 6B – (NOT PLOTTABLE) BLANKETS PARCEL

ITEM NO. 6C – (NOT PLOTTABLE) BLANKETS PARCEL

ITEM NO. 7A – (NOT PLOTTABLE) AGREEMENT FOR DEVELOPMENT PAYMENTS

ITEM NO. 7B – (SHOWN) PARTIAL RELEASE FROM AGREEMENT FOR DEV. PAYMENTS

ITEM NO. 8 – (SHOWN)

ITEM NO. 9 – (SHOWN)

ITEM NO. 10 – (SHOWN)

ITEM NO. 11 – (NOT PLOTTABLE) BLANKETS PARCEL

ITEM NO. 12 – (NOT PLOTTABLE)

ITEM NO. 13 – ITEMS DESCRIBED ARE SHOWN ON THIS SURVEY

ITEM NO. 14 – (NOT PLOTTABLE)

THE FOLLOWING ITEMS FROM THE ABOVE TITLE COMMITMENT ARE NOT LOCATED ON SUBJECT PARCEL AS DEFINED BELOW:

ITEM NO. 2 – LOCATED IN SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN

## RESEARCH NOTES

1. A TITLE COMMITMENT BY OLD REPUBLIC TITLE AGENCY AS ISSUING AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY.

2. BOUNDARY INFORMATION COLLECTED FROM RECORDED DEEDS, PLATS AND FOUND MONUMENTS.

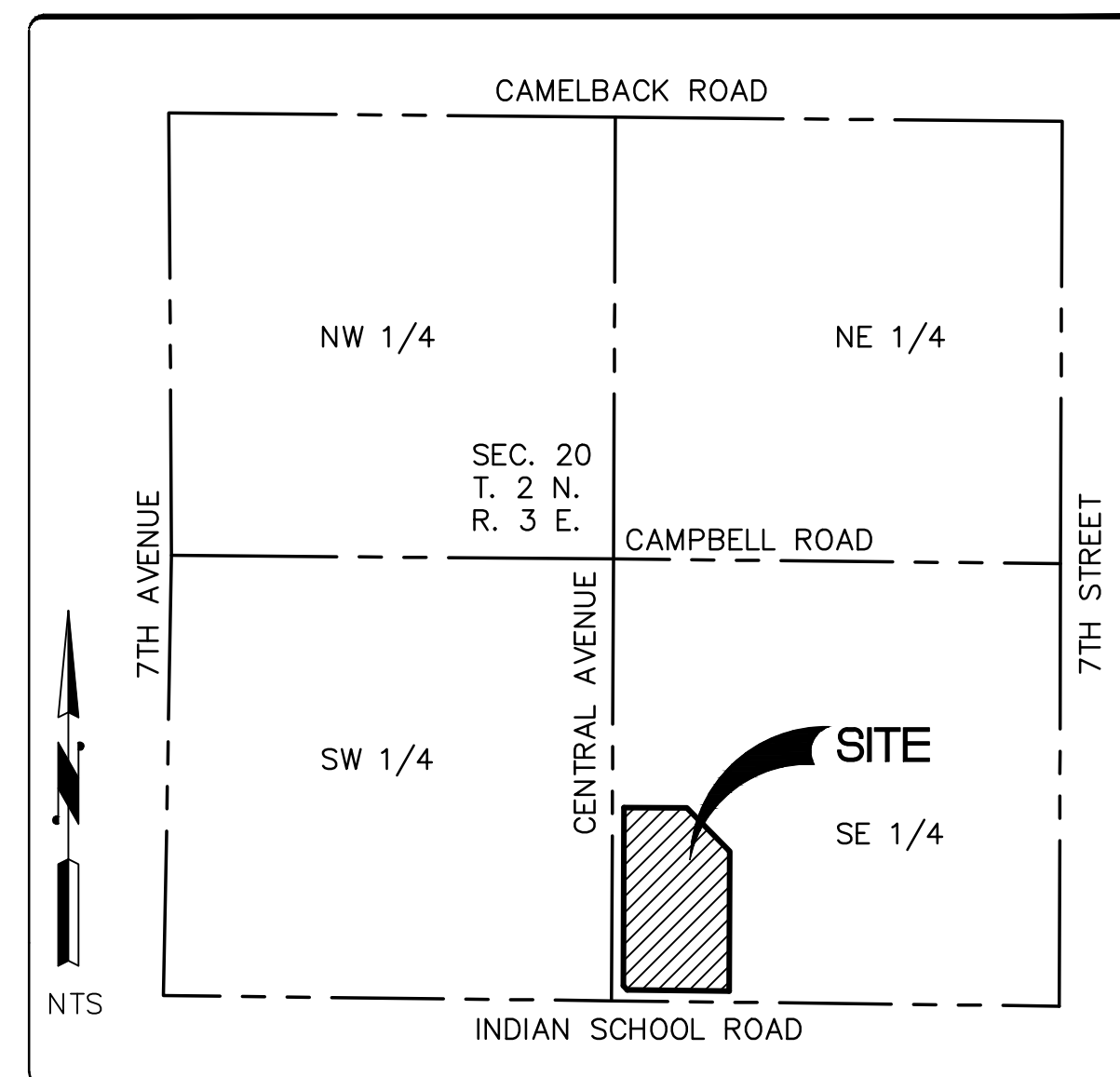
3. THE LEGAL DESCRIPTION FOR THE BOUNDARY OF THIS SURVEY IS LOCATED ON THIS SHEET AT RIGHT.

4. ADJOINER NOTES

A.) APN #155-25-001V  
CITY OF PHOENIX  
INST. #1996-0877263,MCR

5. THE FOLLOWING DOCUMENTS BELOW WERE ACQUIRED BY RITTOCH-POWELL AND ASSOCIATES AND HAVE BEEN USED TO SUPPORT THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY:

(R1) BK.708, PG.10, MCR  
(R2) INST. #2009-0003295, MCR  
(R3) BK.914, PG.23, MCR  
(R4) BK.22, PG.8, MCR  
(R5) BK.1070, PG.1, MCR



## VICINITY MAP

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS N89°18'57"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CALCULATED FROM A RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 708, PAGE 10, MARICOPA COUNTY RECORDS.

## CERTIFICATION

TO THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF THE DEPARTMENT OF THE INTERIOR, BARRON COLLIER COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH ACQUIRED TITLE AS BARRON COLLIER COMPANY, A FLORIDA GENERAL PARTNERSHIP AND OLD REPUBLIC TITLE AGENCY AS ISSUING AGENT FOR 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 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, 7(B)(1), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22ND, 2017.

DATE OF PLAT OR MAP: APRIL 5, 2017

Professional Land  
Surveyor AZ No. 33868

TROY A. RAY, RLS #33868

(Expires 6/30/17)  
ELECTRONIC SEAL  
<http://www.azls.com>

## RESEARCH NOTES CONTINUED

6. ANY EXISTING ABOVE GROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD OBSERVATIONS AND MEASUREMENTS OBTAINED ON FEBRUARY 22ND, 2017.

7. PHYSICAL CONDITIONS OF THE SITE SHOWN ARE AS OF FEBRUARY 22ND, 2017 AND DO NOT REFLECT CHANGES, IF ANY, BEYOND SAID DATE.

8. THERE ARE VISIBLE ABOVE GROUND UTILITIES ON SITE. SEE SHEET 4 FOR A LIST OF THE UTILITY PLANS OBTAINED AS A RESULT OF THE DESIGN BLUESTAKE REQUEST ASSOCIATED WITH BLUESTAKE TICKET NUMBER 2017021400067.000 REQUESTED FEBRUARY 14TH, 2017

9. THE SITE CONSISTS OF LARGE AND SMALL AGRICULTURAL AREAS, DIRT ROADS, PATHS, IRRIGATION IMPROVEMENTS, BUILDING, WALLS, FENCES, ARTISTIC ROCK FORMATIONS AND SHADE STRUCTURES.

10. SITE IS NOT CURRENTLY UNDER CONSTRUCTION NOR DOES IT SHOW SIGNS OF EARTH MOVING WORK THAT WOULD BE INCONSISTENT WITH AGRICULTURE/FARMING ACTIVITIES.

11. THERE ARE BUILDINGS LOCATED ON THE SITE.

12. ACCESS TO SUBJECT PARCEL CAN BE GAINED FROM CENTRAL AVENUE.

13. THERE ARE NO DESIGNATED PARKING SPACES LOCATED ON THE SITE.

14. THE SURVEYOR SENT AN E-MAIL INQUIRY TO MR. JUSTIN FEEKS AT THE CITY OF PHOENIX ON 3/22/17 TO CONFIRM WHETHER OR NOT NEW RIGHT-OF-WAY IS PLANNED IN THE AREA. MR. FEEKS STATED IN A RETURN E-MAIL THE SAME DAY THAT NO NEW RIGHT-OF-WAY IS PLANNED FOR THE PROJECT AREA.

## TITLE REPORT - LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1152.74 FEET TO A POINT WHICH BEARS SOUTH 00 DEGREES 10 MINUTES 38 SECONDS WEST, A DISTANCE OF 200.00 FEET FROM THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 1 IN THE INSTRUMENT RECORDED IN DOCKET 3273, PAGE 412, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 70.00 FEET TO THE EAST LINE OF THE WEST 70.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 10 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 1062.74 FEET TO A POINT WHICH BEARS NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 23 FEET FROM THE INTERSECTION OF SAID EAST LINE AND THE NORTH LINE OF THE SOUTH 67.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 44 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 32.65 FEET TO A POINT IN SAID NORTH LINE WHICH BEARS SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 23 FEET FROM SAID INTERSECTION;

THENCE SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 608.18 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF 833.17 FEET;

THENCE NORTH 44 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 363.78 FEET TO A POINT IN SAID PARALLEL LINE;

THENCE NORTH 89 DEGREES 49 MINUTES 22 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 373.93 FEET TO THE POINT OF BEGINNING.

## OWNER, SITE INFO. & AREA

BARRON COLLIER COMPANY  
INSTRUMENT #1996-0877259,MCR  
APN #155-25-001R  
STREET ADDRESS: 4141 NORTH 3RD STREET,  
PHOENIX, ARIZONA 85012-1814  
(BASED ON MARICOPA COUNTY GIS WEBSITE)  
AREA = 653,732.84 SQ.FT. (15.0076 ACRES)

## PREPARED FOR PREPARED BY

BARRON COLLIER COMPANIES  
2600 GOLDEN GATE PARKWAY  
NAPLES, FLORIDA 34105-3227  
PHONE: 239.403.6869  
FAX: 239.300.1976  
CONTACT: MR. BRADLEY E. STOCKHAM, LS

RITTOCH-POWELL & ASSOCIATES  
5727 NORTH 7TH STREET  
SUITE 120  
PHOENIX, ARIZONA 85014  
PHONE: 602.263.1177  
FAX: 602.277.6286  
CONTACT: TROY A. RAY, PLS  
MARK R. SANDWICK, PLS

**RITTOCH-POWELL & Associates**  
**RPA**  
602-263-1177  
www.rpaeng.com

### ALTA / NSPS LAND TITLE SURVEY

#### ASSESSOR PARCEL NUMBER 155-25-001R

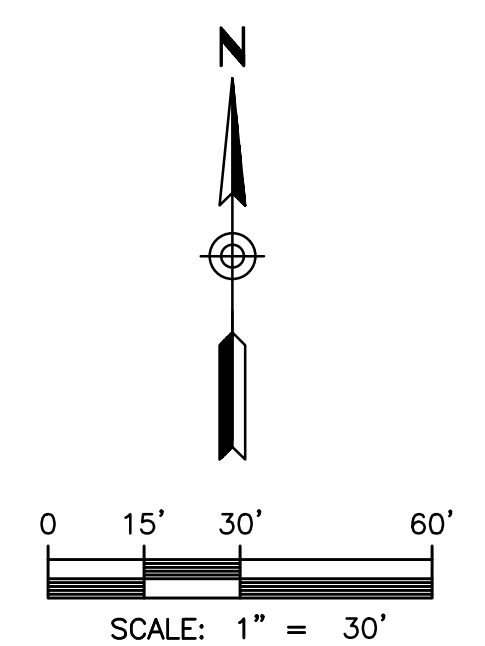
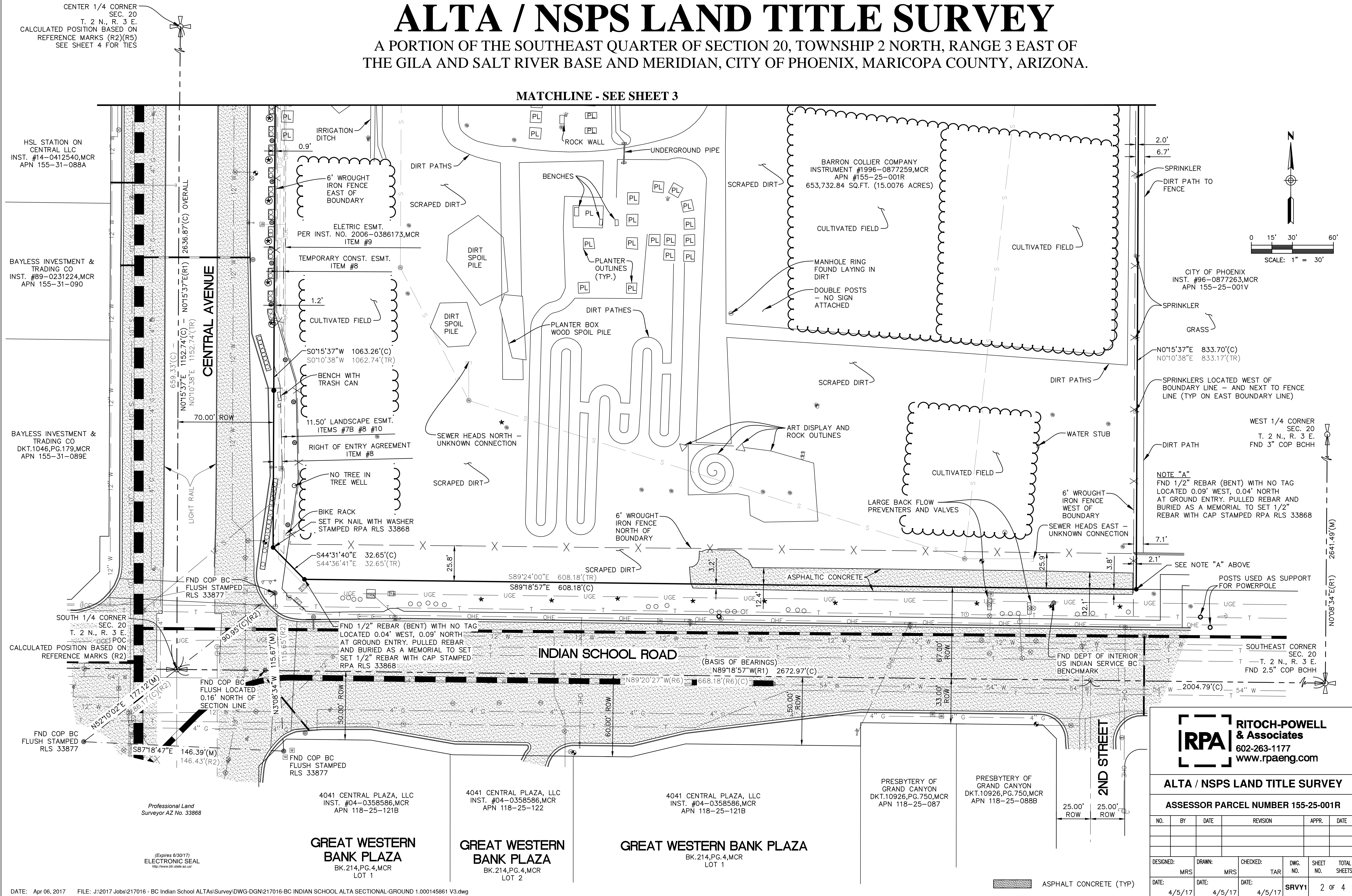
NO.	BY	DATE	REVISION	APPR.	DATE
DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
MRS	MRS	TAR			
DATE:	DATE:	DATE:	SRVY1	1	4
4/5/17	4/5/17	4/5/17			



# ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

MATCHLINE - SEE SHEET 3



NOTE "A"  
FND 1/2" REBAR (BENT) WITH NO TAG  
LOCATED 0.09' WEST, 0.04' NORTH  
AT GROUND ENTRY. PULLED REBAR AND  
BURIED AS A MEMORIAL TO SET 1/2"  
REBAR WITH CAP STAMPED RPA RLS 33868

SEE NOTE "A" ABOVE  
POSTS USED AS SUPPORT  
FOR POWERPOLE

SOUTHEAST CORNER  
SEC. 20  
T. 2 N., R. 3 E.  
FND 2.5" COP BCHH

**RITICH-POWELL & Associates**  
602-263-1177  
www.rpaeng.com

ALTA / NSPS LAND TITLE SURVEY

ASSESSOR PARCEL NUMBER 155-25-001R

NO.	BY	DATE	REVISION	APPR.	DATE
DESIGNED:	MRS	DATE:	CHECKED:	DWG. NO.:	SHEET NO.:
DATE:	4/5/17	DATE:	4/5/17	DATE:	4/5/17
				SRVY1	2 of 4

4041 CENTRAL PLAZA, LLC  
INST. #04-0358586, MCR  
APN 118-25-121B

**GREAT WESTERN BANK PLAZA**  
BK.214, PG.4, MCR  
LOT 1

4041 CENTRAL PLAZA, LLC  
INST. #04-0358586, MCR  
APN 118-25-122

**GREAT WESTERN BANK PLAZA**  
BK.214, PG.4, MCR  
LOT 2

4041 CENTRAL PLAZA, LLC  
INST. #04-0358586, MCR  
APN 118-25-121B

**GREAT WESTERN BANK PLAZA**  
BK.214, PG.4, MCR  
LOT 1

PRESBYTERY OF GRAND CANYON  
DKT.10926, PG.750, MCR  
APN 118-25-087

PRESBYTERY OF GRAND CANYON  
DKT.10926, PG.750, MCR  
APN 118-25-088B

ASPHALT CONCRETE (TYP)



# ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

MATCHLINE - SEE SHEET 4

CASA DE ALEGRIA

BK.22,PG.8,MCR  
LOT 7  
APOLLO FINANCIAL LLC  
INST. #09-1200130,MCR  
APN 155-31-007

CASA DE ALEGRIA

BK.22,PG.8,MCR  
LOT 5  
NORTH CENTRAL GROUP LLC  
INST. #01-0229996,MCR  
APN 155-31-005

CASA DE ALEGRIA

BK.22,PG.8,MCR  
LOT 3  
2JW INVESTMENTS LLC  
INST. #01-0229996,MCR  
APN 155-31-003

CASA DE ALEGRIA

BK.22,PG.8,MCR  
LOT 1  
NORTH CENTRAL GROUP LLC  
INST. #00-0224068,MCR  
APN 155-31-001

MONTEROSA STREET

HSL STATION ON  
CENTRAL LLC  
INST. #14-0412540,MCR  
APN 155-31-088A

CENTER 1/4 CORNER  
SEC. 20  
T. 2 N., R. 3 E.  
CALCULATED POSITION BASED ON  
REFERENCE MARKS (R2)(R5)  
SEE SHEET 4 FOR TIES

CENTRAL AVENUE

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

## LEGEND

POC SOUTH 1/4 CORNER SEC. 20 T. 2 N., R. 3 E. CALCULATED POSITION BASED ON REFERENCE MARKS (R2) SEE SHEET 2 FOR TIES

SECTION CORNER

QUARTER SECTION CORNER

FOUND MONUMENT AS NOTED

SET 1/2" REBAR WITH CAP RPA RLS 33868 UNLESS NOTED OTHERWISE

ASPHALT CONCRETE (TYP)

(R) RECORD

(M) MEASURED

(C) CALCULATED

MCR MARICOPA COUNTY RECORDS  
RLS REGISTERED LAND SURVEYOR  
APN ASSESSOR PARCEL NUMBER  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
TR TITLE REPORT  
LS LANDSCAPE AREA  
ELECTRIC MANHOLE  
UTILITY POLE (WOOD)  
GUY ANCHOR  
ELECTRIC METER  
ELECTRIC JUNCTION BOX

LIGHT POLE W/ARM  
ELECTRIC STUB OUT  
ELECTRIC PANEL  
ELECTRIC CABINET  
TRAFFIC CONTROL BOX  
TRAFFIC SIGNAL WITH ARM  
TRAFFIC SIGNAL  
ELECTRIC TRANSFORMER  
TRAFFIC SIGNAL BOX  
SIGN - SINGLE POST  
SIGN - DOUBLE POST

BOLLARD OR POST  
MAILBOX  
TELEPHONE MANHOLE  
FIBER OPTIC MANHOLE  
STORM DRAIN MANHOLE  
IRRIGATION MANHOLE  
IRRIGATION CONTROL VALVE  
FIRE HYDRANT  
WATER VALVE  
WATER MANHOLE  
WATER METER

WATER BACK FLOW PREVENTER (ALSO KNOWN AS BFP)  
WATER STUB OUT OR AS NOTED  
WELL  
GAS VALVE  
SEWER CLEAN OUT  
SANITARY SEWER MANHOLE  
STUB OUT (UNKNOWN TYPE)  
BUSH/SHRUB  
TREE  
PALM TREE

CACTUS  
LIMITS OF FIELDS  
PLANTER  
BRASS CAP  
CITY OF PHOENIX  
ELECTRIC METER  
AIR CONDITIONER  
STORM SEWER  
UNDERGROUND ELECTRIC  
OVERHEAD ELECTRIC  
SEWER AND SIZE  
WATER AND SIZE  
GAS AND SIZE  
TELECOMMUNICATIONS

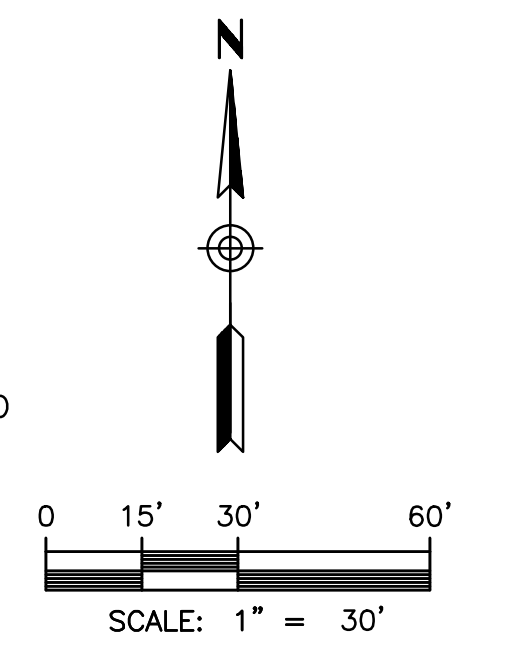
MATCHLINE - SEE SHEET 2

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ALTA / NSPS LAND TITLE SURVEY

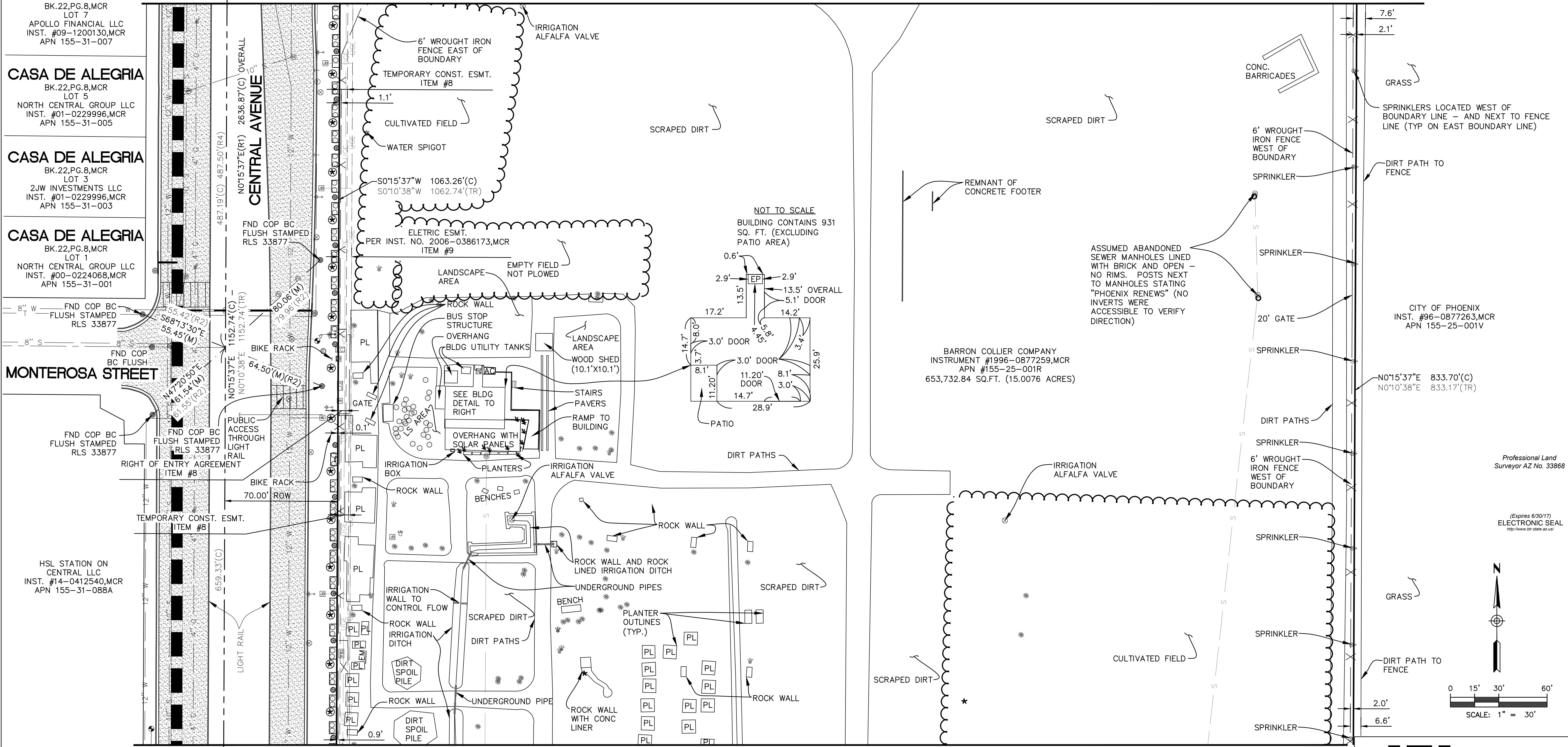
ASSESSOR PARCEL NUMBER 155-25-001R

NO.	BY	DATE	REVISION	APPR.	DATE
DESIGNED:	MRS	4/5/17	CHECKED:	TAR	4/5/17
DRAWN:	MRS	4/5/17	DWG. NO.:	SRVY1	
DATE: 4/5/17			SHEET NO. 3 OF 4		



Professional Land Surveyor AZ No. 33868

(Expires 6/30/17) ELECTRONIC SEAL



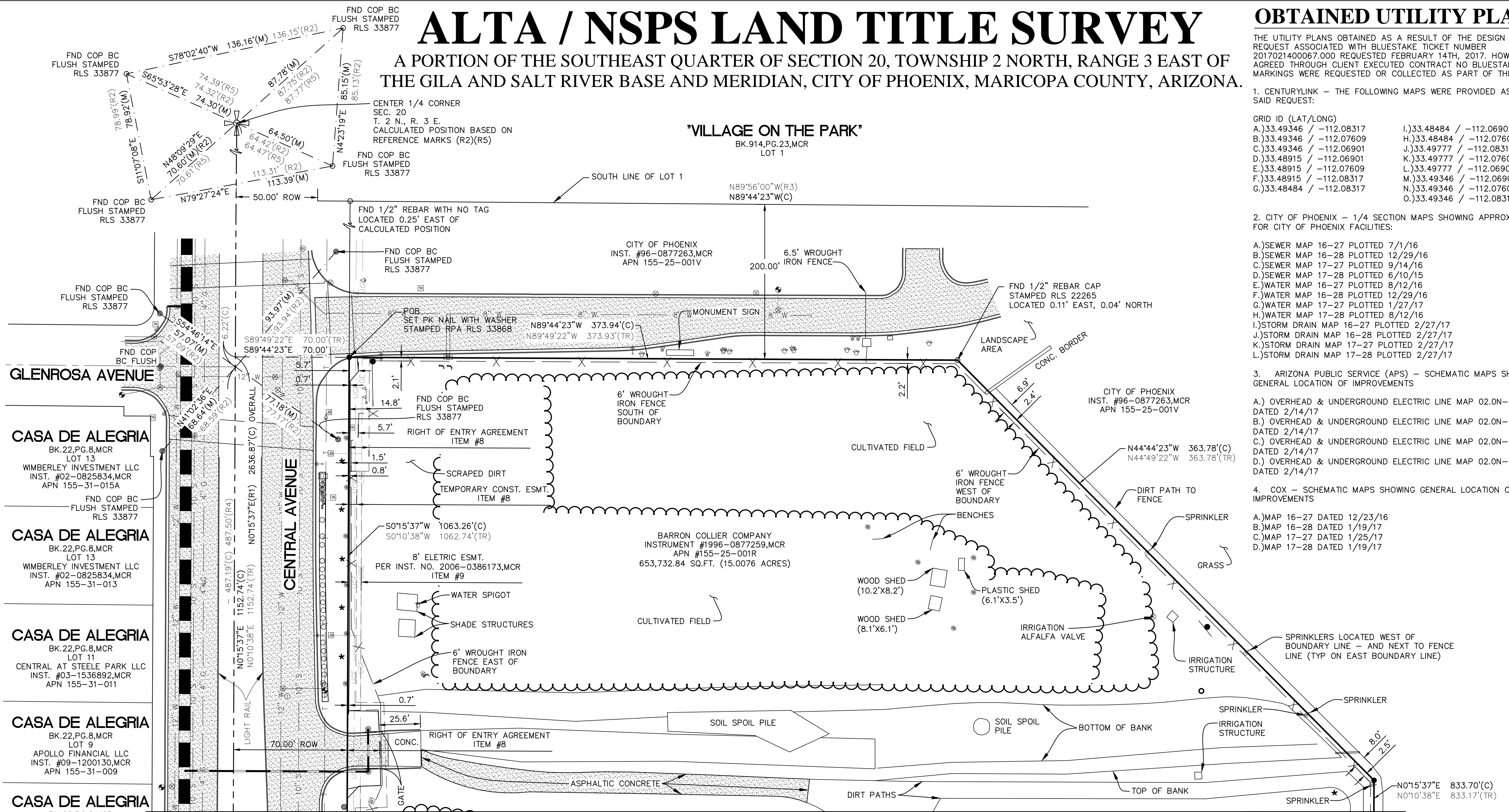


# ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

## "VILLAGE ON THE PARK"

BK.914,PG.23,MCR LOT 1



### OBTAINED UTILITY PLANS

THE UTILITY PLANS OBTAINED AS A RESULT OF THE DESIGN BLUESTAKE REQUEST ASSOCIATED WITH BLUESTAKE TICKET NUMBER 2017021400067.000 REQUESTED FEBRUARY 14TH, 2017. HOWEVER, AS AGREED THROUGH CLIENT EXECUTED CONTRACT NO BLUESTAKE MARKINGS WERE REQUESTED OR COLLECTED AS PART OF THIS SURVEY.

- CENTURYLINK - THE FOLLOWING MAPS WERE PROVIDED AS PART OF SAID REQUEST:
  - GRID ID (LAT/LONG)
  - A.)33.49346 / -112.08317
  - B.)33.49346 / -112.07609
  - C.)33.49346 / -112.06901
  - D.)33.48915 / -112.06901
  - E.)33.48915 / -112.07609
  - F.)33.48915 / -112.08317
  - G.)33.48484 / -112.08317
  - I.)33.48484 / -112.06901
  - H.)33.48484 / -112.07609
  - J.)33.49777 / -112.08317
  - K.)33.49777 / -112.07609
  - L.)33.49777 / -112.06901
  - M.)33.49346 / -112.06901
  - N.)33.49346 / -112.07609
  - O.)33.49346 / -112.08317
- CITY OF PHOENIX - 1/4 SECTION MAPS SHOWING APPROX. LOCATION FOR CITY OF PHOENIX FACILITIES:
  - A.)SEWER MAP 16-27 PLOTTED 7/1/16
  - B.)SEWER MAP 16-28 PLOTTED 12/29/16
  - C.)SEWER MAP 17-27 PLOTTED 9/14/16
  - D.)SEWER MAP 17-28 PLOTTED 6/10/15
  - E.)WATER MAP 16-27 PLOTTED 8/12/16
  - F.)WATER MAP 16-28 PLOTTED 12/29/16
  - G.)WATER MAP 17-27 PLOTTED 1/27/17
  - H.)WATER MAP 17-28 PLOTTED 8/12/16
  - I.)STORM DRAIN MAP 16-27 PLOTTED 2/27/17
  - J.)STORM DRAIN MAP 16-28 PLOTTED 2/27/17
  - K.)STORM DRAIN MAP 17-27 PLOTTED 2/27/17
  - L.)STORM DRAIN MAP 17-28 PLOTTED 2/27/17
- ARIZONA PUBLIC SERVICE (APS) - SCHEMATIC MAPS SHOWING GENERAL LOCATION OF IMPROVEMENTS
  - A.) OVERHEAD & UNDERGROUND ELECTRIC LINE MAP 02.0N-03.0E-20-1 DATED 2/14/17
  - B.) OVERHEAD & UNDERGROUND ELECTRIC LINE MAP 02.0N-03.0E-20-2 DATED 2/14/17
  - C.) OVERHEAD & UNDERGROUND ELECTRIC LINE MAP 02.0N-03.0E-20-3 DATED 2/14/17
  - D.) OVERHEAD & UNDERGROUND ELECTRIC LINE MAP 02.0N-03.0E-20-4 DATED 2/14/17
- COX - SCHEMATIC MAPS SHOWING GENERAL LOCATION OF IMPROVEMENTS
  - A.)MAP 16-27 DATED 12/23/16
  - B.)MAP 16-28 DATED 1/19/17
  - C.)MAP 17-27 DATED 1/25/17
  - D.)MAP 17-28 DATED 1/19/17

MATCHLINE - SEE SHEET 3

### OBTAINED UTILITY PLANS CONTINUED

- SOUTHWEST GAS (SWG) 1/4 SECTION MAP SHOWING APPROX. LOCATION FOR SOUTHWEST GAS FACILITIES:
  - A.) GAS LINES / FACILITIES MAP OLD DOC NUMBER 16-27 DATED 2-9-17 FOR THE NORTHWEST QUARTER SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST AND HAVING A USGS NO. 2020030291
  - B.) GAS LINES / FACILITIES MAP OLD DOC NUMBER 16-28 DATED 2-9-17 FOR THE NORTHEAST QUARTER SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST AND HAVING A USGS NO. 2020030292
  - C.) GAS LINES / FACILITIES MAP OLD DOC NUMBER 17-27 DATED 2-9-17 FOR THE SOUTHWEST QUARTER SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST AND HAVING A USGS NO. 2020030204
  - D.) GAS LINES / FACILITIES MAP OLD DOC NUMBER 17-28 DATED 2-9-17 FOR THE SOUTHEAST QUARTER SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST AND HAVING A USGS NO. 2020030203
- CENTRAL PHOENIX / EAST VALLEY LRT LINE SECTION 2 METRO LIGHT RAIL CENTRAL AVENUE BLUESTAKE EXISTING UTILITIES STA 540+50.00 TO STA 545+50.00 SHEET 11 THROUGH 13
- VERIZON SCHEMATIC LOCATION MAP SHOWING APPROX. LOCATION FOR FACILITIES WITHIN THE AREA OF INDIAN SCHOOL ROAD AND CENTRAL AVENUE.
- ZAYO GROUP (MATT BURKE) PROVIDED A NO FACILITY CONFLICT / LOCATION EMAIL TO RPA ON 2/14/17
- AT&T - MAP SHOWING GENERAL LOCATION OF IMPROVEMENTS A.)MAP WR 34312-103 DATED 6/1990

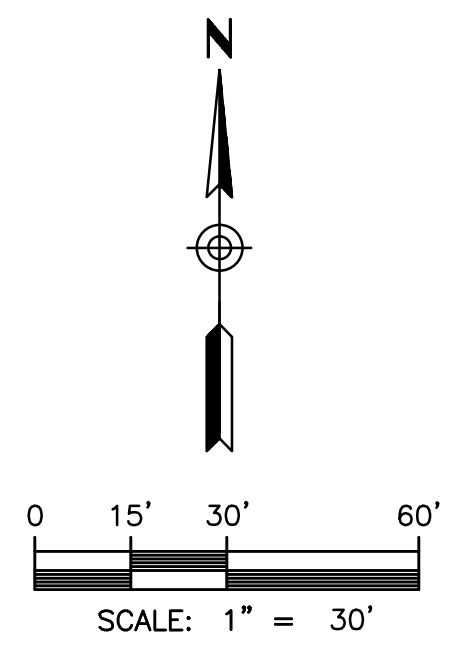
### UNDERGROUND UTILITY NOTE

NOTE TO THE CLIENT, INSURER AND LENDER - WITH REGARD TO TABLE A, ITEM NO. 11, SOURCE INFORMATION FROM PLANS AND ABOVE GROUND PHYSICAL EVIDENCE HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ASPHALT CONCRETE (TYP)

Professional Land Surveyor AZ No. 33868

(Expires 6/30/17) ELECTRONIC SEAL



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**ASSESSOR PARCEL NUMBER 155-25-001R**

NO.	BY	DATE	REVISION	APPR.	DATE

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET	TOTAL SHEETS
MRS	MRS	TAR	SRVY1	4	4
DATE: 4/5/17	DATE: 4/5/17	DATE: 4/5/17			