

ALTA/NSPS LAND TITLE SURVEY OF 6839 W. FARMER RD., PHOENIX, AZ

TO G AND R PROPERTIES PARTNERSHIP, LP, PIONEER TITLE AGENCY AND FIRST AMERICAN 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 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 8, 11 (OBSERVED EVIDENCE OF ABOVE AND BELOW GROUND UTILITIES. NO UTILITY PLANS PROVIDED BY CLIENT) AND 18 FROM TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12/3/21. DATE OF PLAT OR MAP: 12/6/21. MICHAEL WIER-LAND SURVEYOR. 1538 E. FRIESS DR., PHOENIX, AZ 85022. TEL: 602-789-0337. MIKEWIER@COX.NET. JOB #12-6-21.

TITLE COMMITMENT USED: FIRST AMERICAN #76701972-067-GBC, DATED 11/23/21. SCHEDULE B, PART II, EXCEPTIONS: (11) TRANSMISSION LINE EASEMENT, DOCKET 3568, PAGE 343, NOT ON THE PROPERTY AND NOT SHOWN. (12) RIGHTS OF THE CITY OF PHOENIX, DOCUMENT #83-48235 AND BOOK 2 OF SURVEYS, PAGE 9. (13) TRANSMISSION LINE EASEMENT, DOCUMENT #83-475995. (14) TRANSMISSION LINE EASEMENT, DOCUMENT #84-288179.

LEGEND: (M)= MEASURED (R)= RECORD. (1) NE SECTION CORNER. FOUND BRASS CAP IN HANDHOLE. (2) EAST QUARTER CORNER. FOUND STONE IN HANDHOLE. (3) WEST QUARTER CORNER. FOUND IRON BAR IN HANDHOLE. (4) FOUND AND CAPPED BAR BELOW. (5) SET WITNESS BAR ON WEST LINE. TRUE CORNER FALLS IN MESQUITE TREE AND ON TOP OF CONCRETE FOUNDATION OF WALL. (6) SET WITNESS BAR ON LINE. TRUE CORNER FALLS ON TOP OF CONCRETE FOUNDATION OF WALL. (7) FOUND BAR BELOW PAVEMENT. (8) FOUND BRASS CAP. (9) FOUND BAR BELOW. ALSO FOUND BAR IN CONCRETE AT 5.0' NORTH AND 0.4' WEST. (10) BLOCK WALL. (15) ONE STORY BLOCK BUILDING. (16) ANCHOR FOR TOWER. (17) FENCE AROUND TOWER. (18) CONCRETE BLOCK. (19) CENTERLINE OF BLOCK FENCE WALL. (20) CENTER OF CHAIN LINK FENCE. (21) WEST EDGE OF BLOCK WALL UNDER CONSTRUCTION. (22) SET WITNESS BAR ON SOUTH LINE AND 10' WEST OF THE TRUE POSITION WHICH FALLS IN CONSTRUCTION AREA. (23) CONCRETE DRIVEWAY ENTRANCE (ACCESS TO PROPERTY). (24) WOOD UTILITY POLE WITH OVERHEAD ELECTRIC LINES. MAPS EXAMINED. (BOOK/PAGE) 2/9, 29/23, 529/19, 991/3, 1545/46, 1591/40. BEARING BASIS: NORTH (ASSUMED) ON THE CENTERLINE OF 67TH AVE. SURVEYOR'S STATEMENT: I, MICHAEL WIER, DID THIS SURVEY.

That portion of the Southeast quarter of the Northeast quarter of Section 12, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 12;

thence North along the Easterly line of said Section, a distance of 57.34 feet;

thence South 89 degrees 43 minutes West, a distance of 792.85 feet to the POINT OF BEGINNING of the Tract herein described;

thence South 89 degrees 43 minutes West, a distance of 543.17 feet, to the East-West mid-section line.

thence North 00 degrees 21 minutes West, a distance of 510.00 feet;

thence North 89 degrees 43 minutes East, a distance of 513.29 feet;

thence North to a point on the Southwestern line of a road right-of-way 6277, Pages 861 and as shown on the Plat of WESTERN ACRES.

thence South 59 degrees 41 minutes East, a distance of 38.30 feet to the Northwest corner of property conveyed to H.D.

Morris and Edna Morris, husband and wife and C. Doggs, an unmarried man, in Agreement for Sale recorded in 12898, Page 460, records of Maricopa County, Arizona;

thence South along the West line of a

