

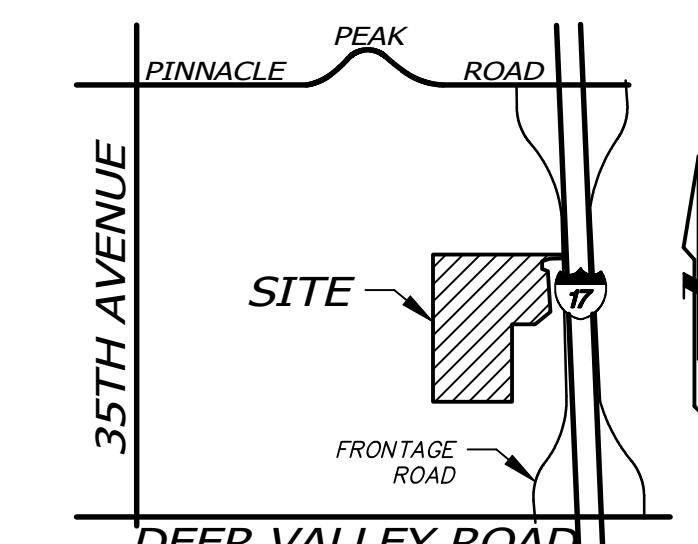
BOUNDARY SURVEY

22643 N. BLACK CANYON HIGHWAY

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.
- 2) THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, USING A BEARING OF SOUTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, PER RECORDED SURVEY RECORDED IN DIN NO. 67688-1, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE.
- 4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.



VICINITY MAP

NOT TO SCALE

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 1115 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1506 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1506 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN DIN NO. 60105, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN DIN NO. 67688-1, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 2013-0164283, MARICOPA COUNTY RECORDS

OWNER

A.P.N.: 209-03-006A
OWNER: REAL ESTATE BABY 17 LLC
DEED: 2013-0164283

DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION THAT LIES BETWEEN THE EXISTING WESTERLY RIGHT-OF-WAY OF THE BLACK CANYON HIGHWAY (PHOENIX-CORDES JUNCTION HIGHWAY, INTERSTATE ROUTE 17) AND THE FOLLOWING FUTURE RIGHT-OF-WAY LINE DESCRIBED AS FOLLOWS:

COMMENCING AT G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 13, BEING NORTH 89 DEGREES 50 MINUTES 27 SECONDS WEST, 2640.08 FEET FROM A BRASS CAP IN A HANDHOLD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE ALONG THE NORTH LINE OF SAID SECTION 13, SOUTH 89 DEGREES 50 MINUTES 27 SECONDS EAST, 596.24 FEET TO SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 17;

THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, SOUTH 17 DEGREES 33 MINUTES 10 SECONDS EAST, 1146.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 09 DEGREES 52 MINUTES 47 SECONDS EAST, 163.12 FEET;

THENCE SOUTH 80 DEGREES 07 MINUTES 08 SECONDS WEST, 37.99 FEET;

THENCE SOUTH 09 DEGREES 52 MINUTES 47 SECONDS EAST, 95.94 FEET;

THENCE SOUTH 86 DEGREES 30 MINUTES 48 SECONDS WEST, 85.74 FEET;

THENCE SOUTH 71 DEGREES 43 MINUTES 59 SECONDS WEST, 22.67 FEET;

THENCE SOUTH 03 DEGREES 41 MINUTES 18 SECONDS WEST, 36.75 FEET;

THENCE SOUTH 08 DEGREES 35 MINUTES 17 SECONDS EAST, 23.45 FEET;

THENCE SOUTH 26 DEGREES 37 MINUTES 37 SECONDS EAST, 82.90 FEET;

THENCE SOUTH 07 DEGREES 17 MINUTES 08 SECONDS EAST, 391.88 FEET;

THENCE SOUTH 31 DEGREES 42 MINUTES 39 SECONDS WEST, 383.92 FEET;

THENCE SOUTH 65 DEGREES 52 MINUTES 28 SECONDS EAST, 139.69 FEET;

THENCE SOUTH 07 DEGREES 07 MINUTES 39 SECONDS WEST, 358.74 FEET TO THE POINT OF ENDING ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 13, BEING SOUTH 89 DEGREES 41 MINUTES 09 SECONDS EAST, 864.20 FEET FROM A 1/2 INCH REBAR LABELED 'HERSEY' MARKING THE WEST QUARTER CORNER OF SAID SECTION 13;

EXCEPT ANY PORTION THAT LIES WITHIN THE RIGHT-OF-WAY OF THE BLACK CANYON HIGHWAY (PHOENIX-CORDES JUNCTION HIGHWAY, INTERSTATE ROUTE 17); AND

EXCEPT ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED SALTATUAE.

CERTIFICATION

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN
R.L.S. #42137



BOUNDARY SURVEY
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SUPERIOR
SURVEYING SERVICES, INC.

DW: MS CH: GBF
SHEET 1 OF 2
DATE: 7/20/2021
JOB: 202106015

