

SWC N 67th Avenue & W Thunderbird Road



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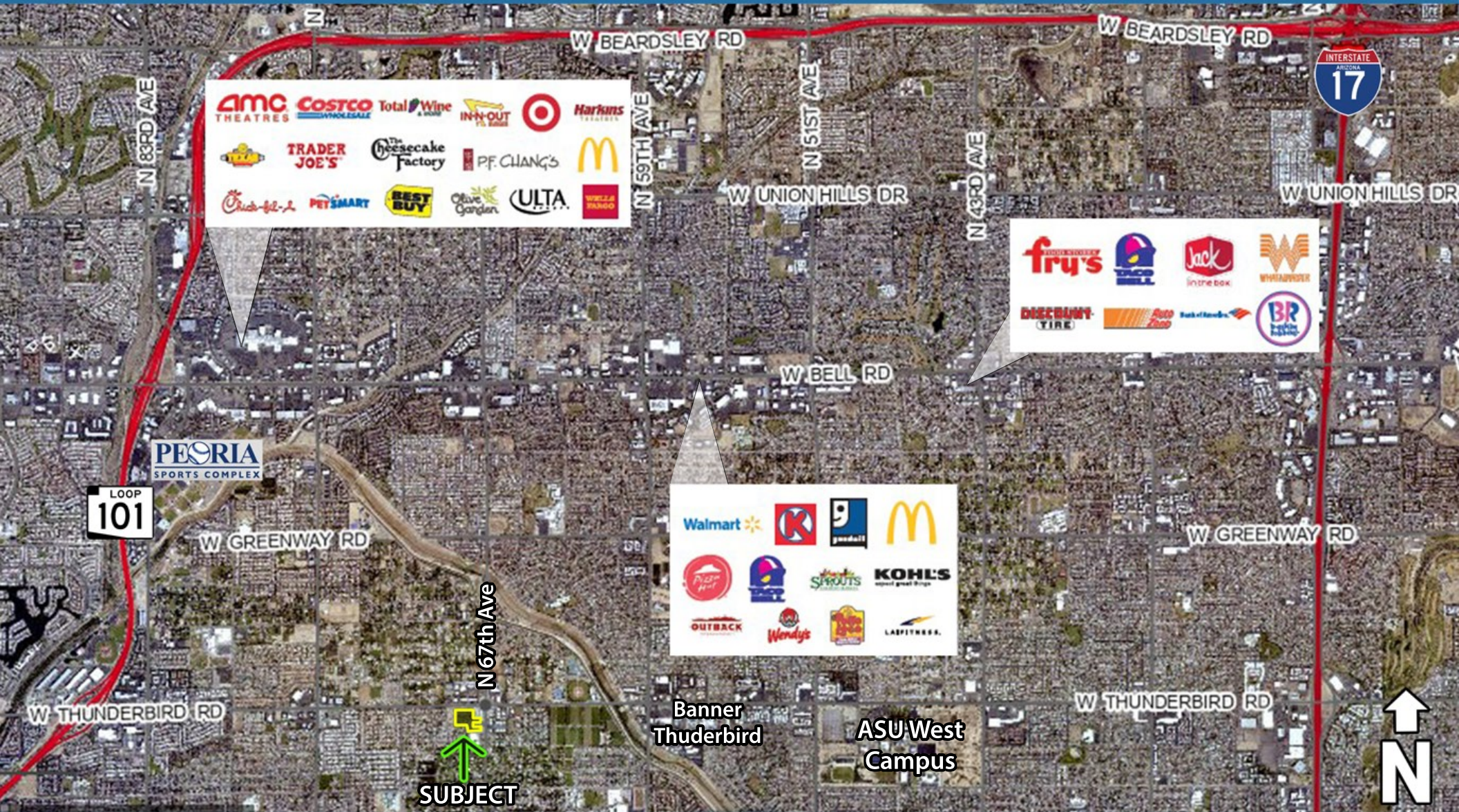
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A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION TITLE REPORT: NCS-1048673-PHX1

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 682.41 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 55.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 556.98 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 17.20 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF CROWN POINT, ACCORDING TO BOOK 265 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST ALONG THE MOST SOUTHERLY NORTH LINE OF SAID CROWN POINT, 626.04 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID CROWN POINT;

THENCE NORTH 01 DEGREES 26 MINUTES 14 SECONDS EAST, ALONG THE MOST NORTHERLY EAST LINE OF SAID CROWN POINT, 448.22 FEET TO A POINT ON THE SOUTH LINE OF THUNDERBIRD ROAD;

THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, 1216.50 FEET TO A POINT ON THE WEST LINE OF 67TH AVENUE;

THENCE SOUTH 01 DEGREES 58 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE, 627.48 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 420.17 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 322.44 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 420.17 FEET TO THE NORTH LINE OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 55 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 322.44 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 682.41 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 55.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

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THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

SCHEDULE "B" SECTION II ITEMS:

- (A) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records is created, whether it is shown before the Commitment Date and the date on which all of the Schedule B, Part I requirements are met.
- (B) (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- (C) Any 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 ascertained by persons in possession thereof.
- (D) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- (E) Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- (F) (a) Unrecorded mining claims; (b) reservations or exceptions in patents or in title authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (b), (c), or (d) are shown by the Public Records; (d) Any lien or right to a fee for services, labor, material or equipment, unless such lien is shown by the Public Records of Date of Policy and not otherwise excepted from coverage herein.
- (G) (a) The full year of 2021. (The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022.)
- (H) 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 Users' 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. (All assessments due and payable are paid.)
- (I) Reservations or Exceptions in Patents, or in title authorizing the issuance thereof.
- (J) The Terms, Provisions and Easement(s) contained in the document entitled "Easement Agreement" recorded July 22, 1988 as 88-360003 of Official Records. (Affects all parcels)
- (K) An assessment for ingress and egress and public utilities and incidental purposes in the document recorded as 85-0141628 of Official Records. (Affects Parcel No. 1)
- (L) The Terms, Provisions and Easement(s) contained in the document entitled "Water of Water Rights and Grant of Irrigation Pipeline Easement Agreement" recorded August 29, 2000 as 2000-0662418 of Official Records and re-recorded August 29, 2000 as 2000-0663337 of Official Records. (Affects all parcels)
- (M) The Terms, Provisions and Easement(s) contained in the document entitled "Reciprocal Access Easement, Covenants, Conditions and Restrictions Agreement" recorded August 29, 2000 as 2000-0662418 of Official Records. (Affects all parcels)
- (N) All matters as set forth in Results of Survey, recorded as Book 684 of Maps, Page 17. (Affects all parcels)
- (O) Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§498a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.
- (P) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____ designated area Number _____
- (Q) The rights of parties in possession by reason of any unrecorded lease or lease or month to month tenancies affecting any portion of the within described property with the applicable requirement(s) set forth herein.
- (R) Water rights, claims or title to water, whether or not shown by the public records.

LOT AREA

AREA = 828,876 SQ. FT. OR 19,024 ACRES MORE OR LESS

NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-1078673-PHX1, EFFECTIVE DATE: JANUARY 21, 2021 AT 8:00 A.M.
2. THE BASIS OF BEARING IS THE EAST LINE OF SECTION 13 T3N, R1E, WHICH BEARS SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST (PER LEGAL SUDSUPPORTS).
3. THIS SITE IS LOCATED IN ZONE "X" (SHADE) PER "F.E.M.A." FLOOD MAP NO. 04013C1705M, DATED: OCTOBER 18, 2013. ZONE "X" (SHADE) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE/RECEIVED PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
5. NO DISCREPANCIES EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.

ASSESSORS PARCEL NO.

APN 300-77-0076, 300-77-0078 & 300-77-0079

ADDRESS

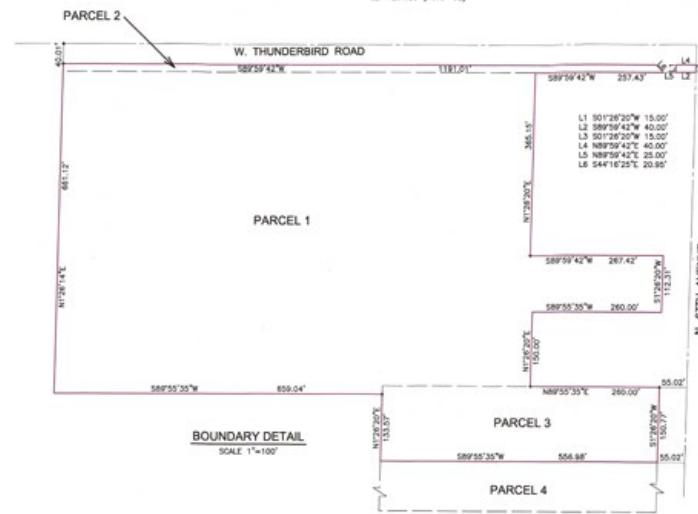
NO ADDRESS AVAILABLE

BENCHMARK

NE COR SEC. 13
CITY OF PHOENIA BRASS CAP IN HANDHOLE
GRADE PNT NO. 20028-14
CL=7201.89 (NAD 83)



VICINITY MAP
N.T.S.



SURVEYORS CERTIFICATION

Certified to: K. Hovnanian Great Western Homes, LLC, an Arizona limited liability company its successors and/or assigns.

This is to certify that the map or plat and the survey on which it is based were made in accordance with 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 10(a), 11, 14, and 16 of Table A thereof. The field work was completed on February 2021.

Date: March 22, 2021

JAMES A. LOFTIS, R.L.S.
R.L.S. # 26104



67TH AVE & THUNDERBIRD ALTA
SWC OF 67TH AVE & THUNDERBIRD RD, PHOENIA, AZ 85081

ALTA/NSPS LAND TITLE SURVEY

300engineering
civil engineering

printing

DATE ISSUED	PROJECT NO.
5202	5202
SHEET OF	1 of 2

SWC N 67th Avenue & W Thunderbird Road

