ALTA/NSPS LAND TITLE SURVEY

HAPPY VALLEY MULTI - FAMILY RESIDENTIAL

A PORTION OF NORTHEAST QUARTER (NEI/4) OF SECTION 7, TOWNSHIP 4 NORTH, RANGE I WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

PINNACLE PEAK ALIGNMENT

OWNER

HAPPY VALLEY RD LLC 1733 N GREENFIELD ST STE 101 MESA AZ USA 85205



REFERENCE DOCUMENTS

(R1) FINAL PLAT, BOOK 1049, PAGE 26, MCR. (R2) DEED DOCUMENT NO. 2020-0765485, MCR.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, G&SRM, AS SHOWN ON FINAL PLAT "TIERRA VERDE WEST", BOOK 1576, PAGE 38, MARICOPA COUNTY RECORDS. THE BEARING OF WHICH IS:

NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST

SURVEYOR'S OBSERVATIONS

A FENCE LINE OUTSIDE PROPERTY LINE AS NOTED

CERTIFICATION

HAPPY VALLEY RD LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY

DATE OF PLAT OR MAP: JULY 18, 2023

SCHEDULE B DOCUMENTS

- 1. TAXES FOR THE FULL YEAR OF 2023. (THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024.) (NOT A SURVEY MATTER)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (DOCUMENTS NOT PROVIDED)
- 3. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1843, PAGE 580. (DOES NOT AFFECT SUBJECT PROPERTY, LIES OUTSIDE)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SPA 2 WATER RECLAMATION FACILITY DEVELOPMENT AGREEMENT" RECORDED MAY 16, 2006 AS 2006-0659511 OF OFFICIAL RECORDS.
 - THEREAFTER, FIRST AMENDMENT RECORDED AUGUST 14, 2008 AS 2008-0739011 OF OFFICIAL RECORDS AND SPA 2 WATER RECLAMATION FACILITY CAPACITY ALLOCATION AGREEMENT RECORDED MAY 20, 2015 AS 2015-0354865 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RANCHO MERCADO PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED JULY 12, 2007 AS 2007-0794202 OF
- THEREAFTER, RANCHO MERCADO SUPPLEMENTAL DEVELOPMENT AGREEMENT RECORDED JULY 19, 2017 AS 2017-0526362 OF OFFICIAL RECORDS AND FIRST AMENDMENT TO THE RANCHO MERCADO SUPPLEMENTAL DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 17, 2020 AS 2020-0875257 OF OFFICIAL RECORDS.
- (AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
- 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 JOB NUMBER _ (DOCUMENTS NOT PROVIDED)
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. (DOCUMENTS NOT PROVIDED)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS (DOCUMENTS NOT PROVIDED)
- AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 10619, PAGE 42. (PLOTTED HEREON)

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY. ARIZONA:

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SURPRISE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 20200765485 AND RE-RECORDED IN DOCUMENT NO. 20200810262. RECORDS OF MARICOPA COUNTY. ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2 INCH ALUMINUM CAP STAMPED RLS36562, ACCEPTED AS THE NORTHEAST CORNER OF SECTION 7, FROM WHICH A FOUND 3 1/2 INCH ALUMINUM CAP ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 7, THEREOF BEARS NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 2625.84 FEET

THENCE ALONG SAID NORTH LINE OF SAID SECTION 7, NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 654.46 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE OF SAID SECTION 7, SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST. A DISTANCE OF 160.00 FEET:

THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 656.53 FEET;

THENCE NORTH OO DEGREES O9 MINUTES 36 SECONDS WEST A DISTANCE OF 160.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 656.46 FEET TO THE POINT

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. NCS-1178298-MPLS, HAVING AN EFFECTIVE DATE OF JUNE 26, 2023 AT 8:00 A.M.,

NOTES

THE FOLLOWING NOTES PERTAIN TO THE TABLE A ITEMS CERTIFIED TO HEREON

- 1. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.
- PURSUANT TO TABLE "A", ITEM NUMBER 2, THE CURRENT ADDRESS IS NOT AVAILABLE.
- 3. PURSUANT TO TABLE "A". ITEM NUMBER 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1210L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" WITHOUT BASE FLOOD ELEVATION (BFE) SPECIAL FLOOD HAZARD AREAS.
- 4. PURSUANT TO TABLE "A", ITEM NUMBER 4, SEE TABLE BELOW.
- 5. PURSUANT TO TABLE "A". ITEM NUMBER 6(a), ZONING REPORT NOT PROVIDED.
- 6. PURSUANT TO TABLE "A", ITEM NUMBER 6(b), ZONING REPORT NOT PROVIDED.
- 7. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- 8. PURSUANT TO TABLE "A", THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
- PURSUANT TO TABLE "A", ITEM NUMBER 10, NO DIVISION OR PARTY WALLS HAVE BEEN DESIGNATED
- 10. PURSUANT TO TABLE "A", ITEM NUMBER 11, EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:

REPORTS PROVIDED BY LISTED ENTITIES BELOW CONTACT MAPPRINT@APSC.COM NO CONFLICT COX FACILITYMAPREQUEST.COX.COM RECEIVED EPCOR (WATER) JTRASANCOS@GLENDALEAZ.COM NO CONFLICT LUMENS (COMM) DANIEL.GOETTE@LUMEN.COM RECEIVED RECEIVED SWGMAPPING@SWGAS.COM WYYERD (FIBER) ROY.BURRIS@WYYERD.COM NO CONFLICT

- 11. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
- 12. PURSUANT TO TABLE "A", ITEM NUMBER 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT IS SHOWN HEREON.
- 13. PURSUANT TO TABLE "A". ITEM NUMBER 15. RECTIFIED ORTHOPHOTOGRAPHY AND/OR PHOTOGRAMMETRIC MAPPING WAS UTILIZED AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES HEREON WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY

THE SOURCE OF THE IMAGERY USED: MANNED AIRCRAFT USING ULTRACAM LP_ ON-BOARD CAMERA DATE FLOWN: JUNE 15, 2023

RELATIVE PRECISION: MEETS, AT A MINIMUM, THE HORIZONTAL ACCURACY STANDARDS FOR GEOSPATIAL DATA FOR VISUALIZATION PURPOSES AS DEFINED BY "ASPRS POSITIONAL ACCURACIES FOR DIGITAL GEOSPATIAL DATA", EDITION 1, VERSION 1.0, DATED NOVEMBER, 2014.

- 14. PURSUANT TO TABLE "A". ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN MONTHS.
- 15. PURSUANT TO TABLE "A", ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES HAVE BEEN MADE AVAILABLE BY THE CONTROLLING JURISDICTION.
- 16. PURSUANT TO TABLE "A", ITEM 18, NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR.
- 17. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
- 18. THERE WERE NO BUILDINGS EXISTING ON THE PROPERTY AT THE TIME OF THIS SURVEY.
- 19. PROPERTY HAS ACCESS FROM W HAPPY VALLEY ROAD VIA NORTH (A PUBLIC PAVED STREET).
- 20. SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. NCS-1178298-MPLS, HAVING AN EFFECTIVE DATE OF JUNE 26, 2023 AT 8:00 A.M., REVISION NO. 1

PURSUANT TO TABLE "A". ITEM NUMBER 4. THE GROSS AREA OF THE SUBJECT PARCEL IS AS

AREA (SF MORE OR LESS)

327,911

AREA (AC MORE OR LESS)

7.5278

DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS

SUBJECT PROPERTY

Survey Property

TO: RYAN COMPANIES US INC., A MINNESOTA CORPORATION,

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, 3, 4, 6(a)(b), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JUNE 14, 2023

MICHAEL D. POLLOCK REGISTRATION NO. 45378 EPS GROUP INC. 1130 N. ALMA SCHOOL RD. SUITE 120 MESA, AZ 85201 480-503-2250

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

ARIZONA 811 Arizona Bino Stato, Inc.

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Revisions:

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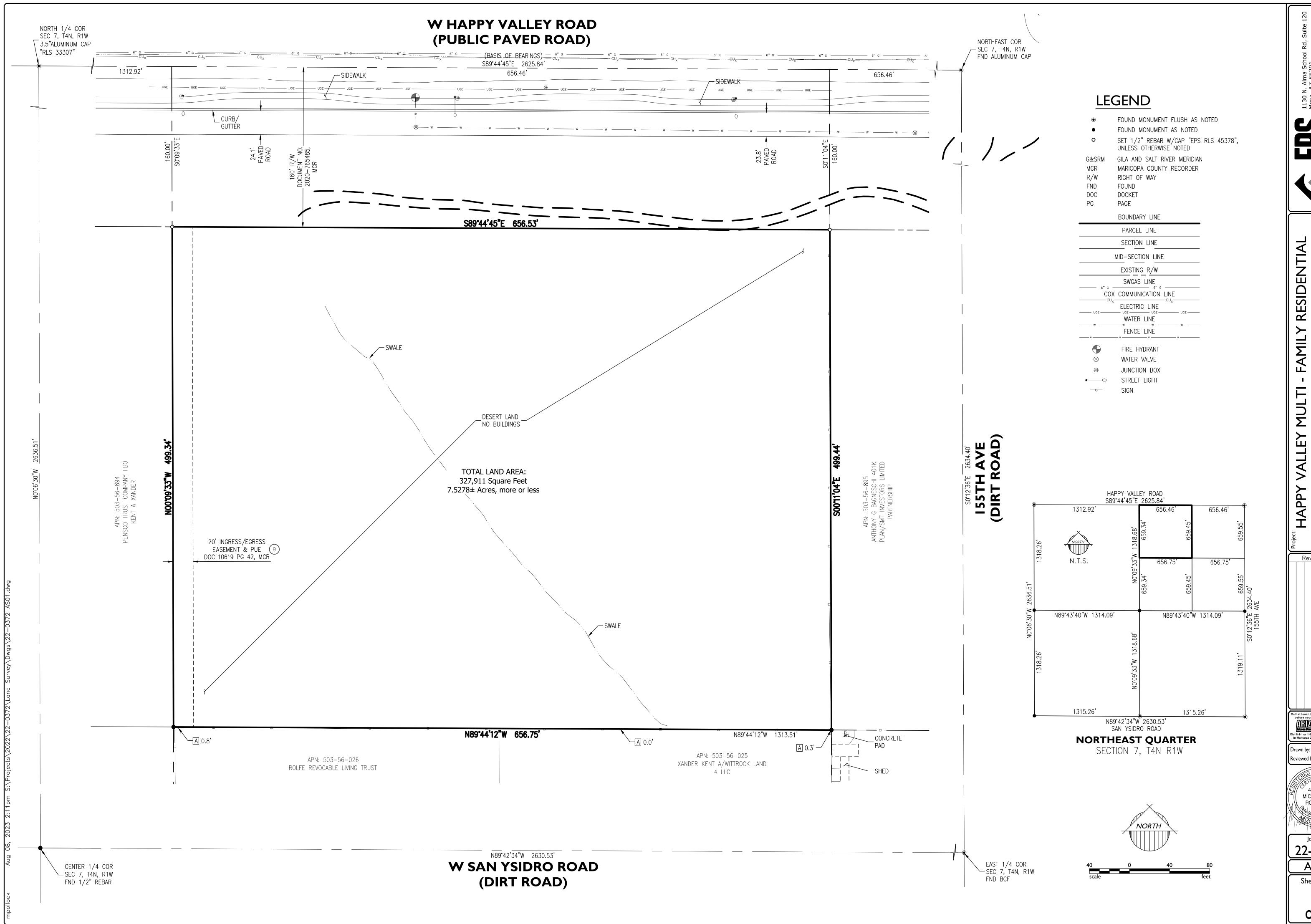
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22-0372 AS01

Job No.

Sheet No.



Revisions:

45378
MICHAEL D.
POLLOCK

Job No. 22-0372 AS01

Sheet No. of 2