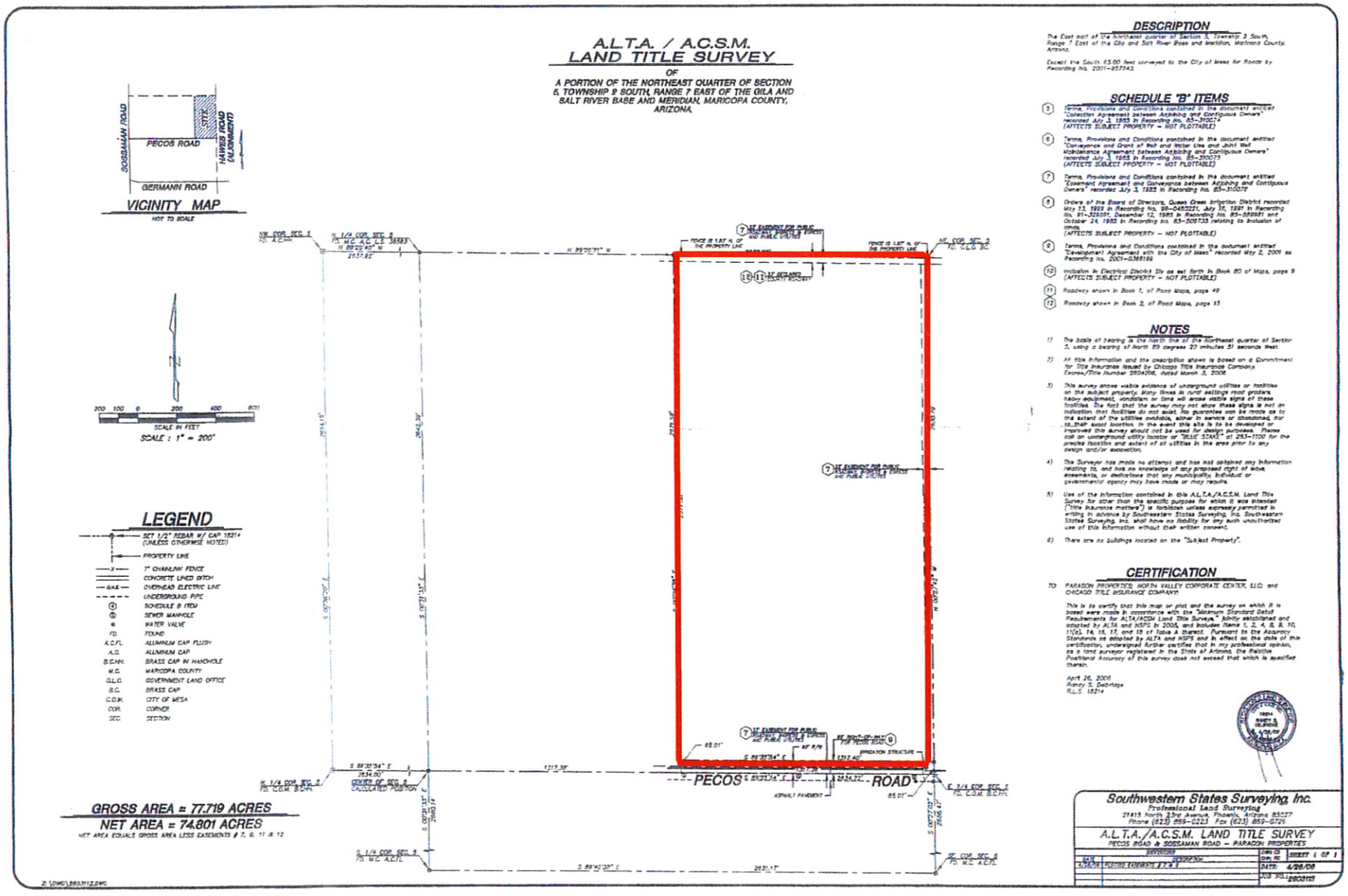
A.L.T.A. / A.C.S.M.
LAND TITLE SURVEY
OF
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
VICINITY MAP
NOT TO SCALE
SOSSAMAN ROAD
HAWES ROAD (ALIGNMENT)
PECOS ROAD
GERMANN ROAD
SITE
SCALE : 1" = 200'
LEGEND
SET 1/2" REBAR W/ CAP 18214 (UNLESS OTHERWISE NOTED)
PROPERTY LINE
7' CHAINLINK FENCE
CONCRETE LINED DITCH
OVERHEAD ELECTRIC LINE
UNDERGROUND PIPE
SCHEDULE B ITEM
SEWER MANHOLE
WATER VALVE
FOUND
ALUMINUM CAP FLUSH
ALUMINUM CAP
BRASS CAP IN HANDHOLE
MARICOPA COUNTY
GOVERNMENT LAND OFFICE
BRASS CAP
CITY OF MESA
CORNER
SECTION
GROSS AREA = 77.719 ACRES
NET AREA = 74.801 ACRES
NET AREA EQUALS GROSS AREA LESS EASEMENTS # 7, 8, 11 & 12
PECOS ROAD
ROAD
DESCRIPTION
The East half of the Northeast quarter of Section 5, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Except the South 65.00 feet conveyed to the City of Mesa for Roads by Recording No. 2001-257743.
SCHEDULE "B" ITEMS
5 Terms, Provisions and Conditions contained in the document entitled "Collection Agreement between Adjoining and Contiguous Owners" recorded July 3, 1985 in Recording No. 85-310074 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
6 Terms, Provisions and Conditions contained in the document entitled "Conveyance and Grant of Well and Water Line and Joint Well Maintenance Agreement between Adjoining and Contiguous Owners" recorded July 3, 1985 in Recording No. 85-310075 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
7 Terms, Provisions and Conditions contained in the document entitled "Easement Agreement and Conveyance between Adjoining and Contiguous Owners" recorded July 3, 1985 in Recording No. 85-310076
8 Orders of the Board of Directors, Queen Creek Irrigation District recorded May 13, 1988 in Recording No. 88-0453221, July 16, 1991 in Recording No. 91-326891, December 12, 1991 in Recording No. 91-559391 and October 24, 1995 in Recording No. 95-506735 relating to inclusion of lands. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
9 Terms, Provisions and Conditions contained in the document entitled "Development Agreement with the City of Mesa" recorded May 2, 2001 as Recording No. 2001-0365186
10 Inclusion in Electrical District Six as set forth in Book 80 of Maps, page 9 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
11 Roadway shown in Book 1, of Plans Maps, page 49
12 Roadway shown in Book 2, of Plans Maps, page 15
NOTES
1) The basis of bearing is the north line of the Northeast quarter of Section 5, using a bearing of North 89 degrees 20 minutes 51 seconds West.
2) All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Insurance Company, Escrow/Title Number 2804208, dated March 3, 2006
3) This survey shows visible evidence of underground utilities or facilities on the subject property. Many times in rural settings road graders, heavy equipment, ventilation or lines will erase visible signs of these facilities. The fact that the survey may not show these signs is not an indication that facilities do not exist. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, for its entire exact location. In the event this site is to be developed or improved the survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
4) The Surveyor has made no attempt and 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 have made or may require.
5) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
6) There are no buildings located on the "Subject Property".
CERTIFICATION
TO: PARAGON PROPERTIES, NORTH VALLEY CORPORATE CENTER, LLC, and CHICAGO 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 4, 6, 8, 10, 11(a), 14, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
April 26, 2006
Randy S. Delvillar
R.L.S. 18214
Southwestern States Surveying, Inc.
Professional Land Surveying
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0729
A.L.T.A./A.C.S.M. LAND TITLE SURVEY
PECOS ROAD & SOSSAMAN ROAD - PARAGON PROPERTIES
REVISIONS
NO. DESCRIPTION DATE
1 ADDED EXISTING EASEMENTS # 7, 8, 11 & 12 4/26/06
JOB NO. 2803112
DATE 4/26/06
SHEET 1 OF 1

74.8+/- Acres