

# ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA

## NOTES

1) The basis of bearing is the monument line of Apache Boulevard, also being the South line of the Northeast quarter of Section 23, using a bearing of North 90 degrees 00 minutes 00 seconds East, TOMLINSON ESTATES, Book 47 of Maps, Page 36, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Order Number 55003758-055-KG2-DW, dated October 20, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) The number of striped parking spaces on the subject property are as follows:  
Regular: 166  
Handicapped: 6  
Total: 172

4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

6) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

7) The subject property has direct physical access to Apache Boulevard and Gary Drive, being an improved and open public rights-of-way.

8) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

9) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

## SIGNIFICANT OBSERVATIONS

- A** EVIDENCE OF WALL OVER NORTH BOUNDARY LINE BY A MAXIMUM OF 0.29 FEET.
- B** EVIDENCE OF WALL OVER WEST BOUNDARY LINE BY A MAXIMUM OF 0.37 FEET.

## REFERENCES

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

SUBDIVISION OF "TOMLINSON ESTATES" RECORDED IN BOOK 47 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

SUBDIVISION OF "DORSEY PARK AND RIDE" RECORDED IN BOOK 962 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS

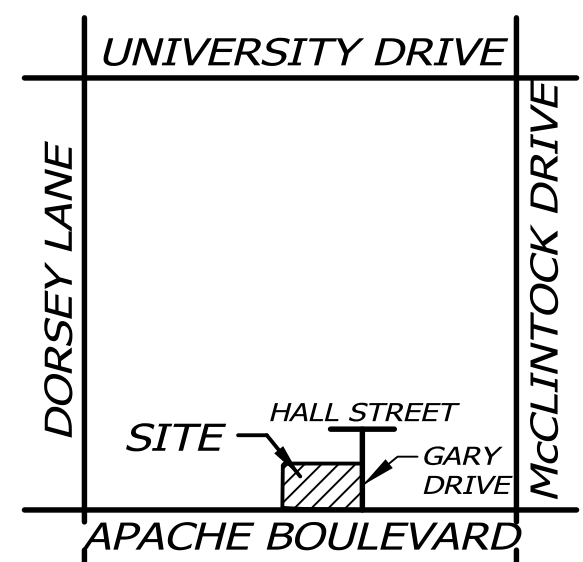
FINAL ORDER OF CONDEMNATION IN 2008-171129, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1047 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1106 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

## SCHEDULE "B" ITEMS

- 3** Reservations contained in the Patent From: The United States of America Recording Date: January 23, 1891 Recording No: Book 25 of Deeds, Page 547 Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law. (PERTAINS TO LAND PATENT OVER SURVEYED PROPERTY - NOT PLOTTABLE)
- 5** Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 47 of Maps, Page 36. (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)
- 6** Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Telephone and telegraph lines  
Recording Date: March 12, 1925  
Recording No: Book 30 of Miscellaneous, Page 593 (PLOTTED HEREON)
- 7** Matters contained in that certain document Entitled: Affidavit to Derate the Type of Construction to a Less fire Resistive Type Classification Recording Date: September 09, 1999 Recording No: 99-0843963 Reference is hereby made to said document for full particulars. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)
- 9** Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: 2001-0104298 (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)
- 10** Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Power distribution  
Recording Date: July 31, 2001  
Recording No: 2001-0690829 (PLOTTED HEREON)
- 12** Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: SRP Easement  
Recording Date: February 27, 2008  
Recording No: 2008-0171129 (PLOTTED HEREON)
- 13** Matters shown on record of survey; Recording No.: Book 1047 of Maps, Page 19 Recording No.: Book 1106 of Maps, Page 1 (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)



## VICINITY MAP

NOT TO SCALE

## DESCRIPTION

Lots A, B, C, D and E, TOMLINSON ESTATES, according to plat recorded in Book 47 of Maps, Page 36, records of Maricopa County, Arizona;

EXCEPT that portion conveyed to the City of Tempe, a municipal corporation in Final Order of Condemnation recorded February 27, 2008 in Recording No. 2008-0171129 of Official Records; described as follows:

A part of Lots A, B, C, D and E, of Tomlinson Estates Subdivision, as recorded in Book 47 of Maps, Page 36 and is located in the Northeast quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a (brass cap in handhole) monument at the intersection of Apache Boulevard and Dorsey Lane, said point being the center of Section 23 which bears South 89°59'33" West, a distance of 2616.47 feet a (brass cap in handhole) monument at the East quarter corner of said Section 23 and the intersection of Apache Boulevard and McClintock Road;

THENCE North 89°59'33" East, along the centerline of said Apache Boulevard and the East-West Midsection line of said Section 23, a distance of 367.87 feet;  
THENCE North 00°33'43" East, a distance of 50.00 feet to the Southwest (SW) corner of Lot A of said Tomlinson Estates Subdivision and the POINT OF BEGINNING;  
THENCE North 00°33'43" East, along the Westerly boundary of said Lot A, a distance of 12.31 feet;  
THENCE South 87°02'48" East, a distance of 135.25 feet;  
THENCE South 89°23'38" East, a distance of 95.13 feet;  
THENCE South 88°52'46" East, a distance of 148.12 feet; to the beginning of a non tangent curve whose 10,956.95 foot radius bears North 00°59'35" East;  
THENCE Easterly, along said curve, through an interior angle of 00°22'13" the arc length of 70.79 feet;  
THENCE South 00°00'27" East, a distance of 0.39 feet to a point on the existing Northerly right-of-way boundary of Apache Boulevard;  
THENCE South 89°59'33" West, along said Northerly right-of-way boundary, a distance of 449.19 feet, returning to the POINT OF BEGINNING.

**AREA = 3.270 ACRES**

142,458 SQ. FEET

## CERTIFICATION

To: CENTRAL PLAZA LLC, an Arizona limited liability company; FIDELITY NATIONAL TITLE AGENCY, INC.; and FIDELITY NATIONAL 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, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on November 5, 2021.

Date of Plat or Map: November 12, 2021  
David S. Klein  
R.L.S. 42137



*David S. Klein*

REVISIONS  
DESCRIPTION  
DATE

ALTA / NSPS LAND TITLE SURVEY

1328-1348 E. APACHE BOULEVARD

TEMPE, AZ 85281

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: GBF CHK: GBF

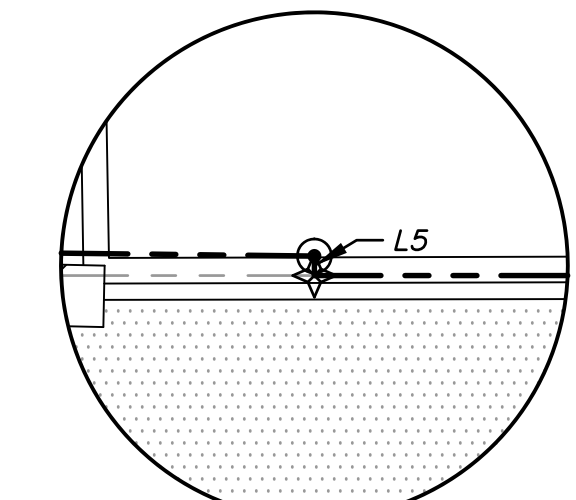
SHEET 1 OF 2

DATE: 11/12/2021

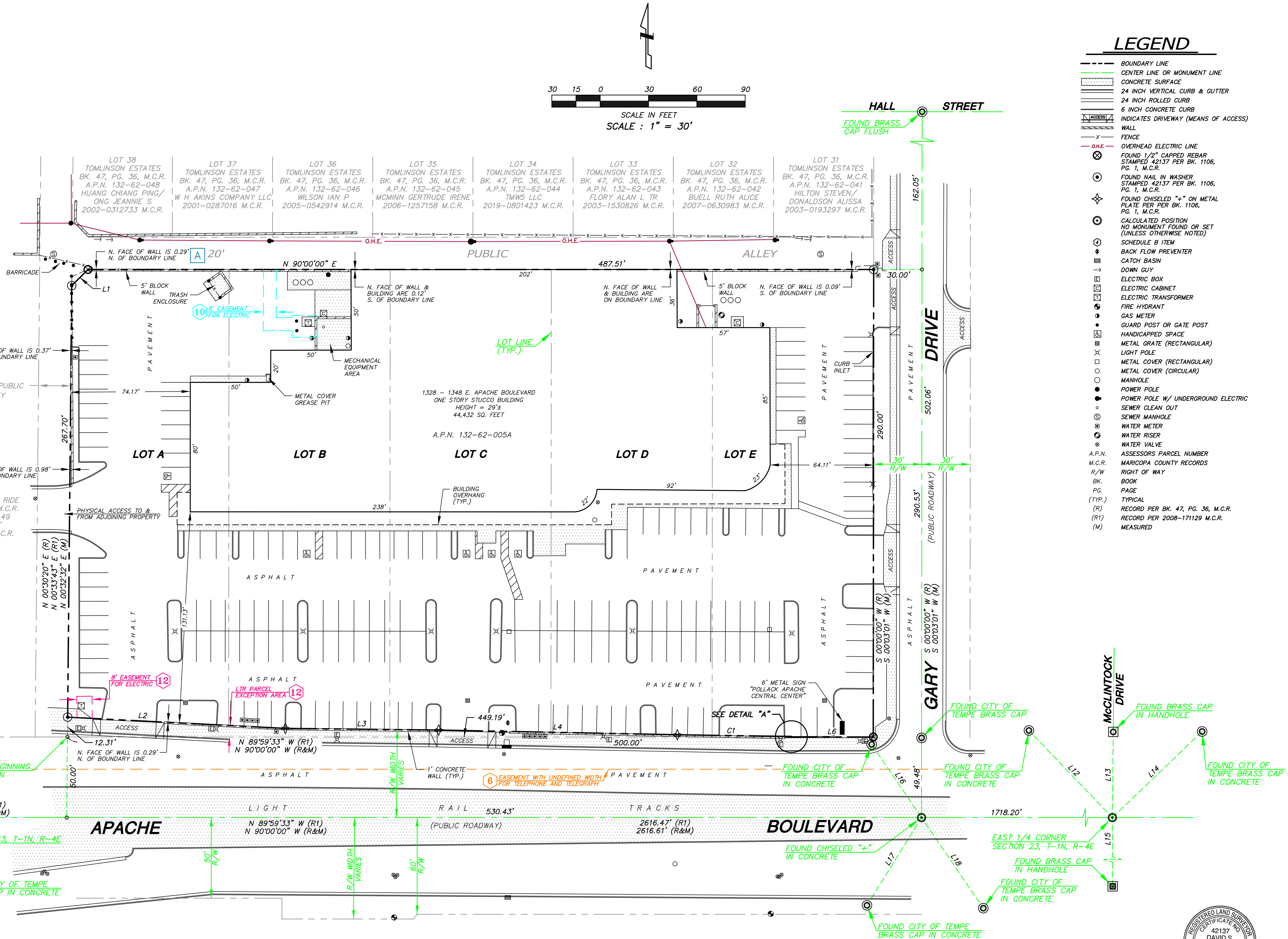
JOB: 202110002

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 45°16'16" E	14.21'
L2	S 87°02'48" E (R1) S 87°02'21" E (R&M)	135.26'
L3	S 89°23'38" E (R1) S 89°23'11" E (R&M)	95.13'
L4	S 88°52'46" E (R1) S 88°52'19" E (R&M)	148.12'
L5	S 00°00'27" E (R1) S 00°00'00" E (R&M)	0.39' (R1) 0.38' (R&M)
L6	N 89°59'33" W (R1) N 90°00'00" E (R&M)	50.81'
L8	S 30°56'26" E	72.07'
L9	S 35°39'38" W	77.93'
L10	N 35°46'39" E	74.76'
L11	N 30°47'12" W	76.56'
L12	S 43°45'29" E	74.86'
L13	S 00°35'21" W	53.15'
L14	S 46°11'56" W	77.17'
L15	N 00°14'07" W	87.02'
L16	N 34°17'24" W	54.94'
L17	S 31°54'10" W	64.05'
L18	S 34°18'48" E	68.02'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	10956.95'	0°22'13"	70.79'



**DETAIL "A"**  
NOT TO SCALE



**LEGEND**

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X- FENCE
- O.H.E.- OVERHEAD ELECTRIC LINE
- ⊗ FOUND 1/2" CAPPED REBAR STAMPED 42137 PER BK. 1106, PG. 1, M.C.R.
- ⊙ FOUND NAIL IN WASHER STAMPED 42137 PER BK. 1106, PG. 1, M.C.R.
- ⊕ FOUND CHISELED "+" ON METAL PLATE PER PER BK. 1106, PG. 1, M.C.R.
- ⊖ CALCULATED POSITION NO MONUMENT FOUND OR SET (UNLESS OTHERWISE NOTED)
- ⊙ SCHEDULE B ITEM
- ⊙ BACK FLOW PREVENTER
- ⊙ CATCH BASIN
- ⊙ DOWN GUY
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC CABINET
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ GUARD POST OR GATE POST
- ⊙ HANDICAPPED SPACE
- ⊙ METAL GRATE (RECTANGULAR)
- ⊙ LIGHT POLE
- ⊙ METAL COVER (RECTANGULAR)
- ⊙ METAL COVER (CIRCULAR)
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊙ POWER POLE W/ UNDERGROUND ELECTRIC
- ⊙ SEWER CLEAN OUT
- ⊙ SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER RISER
- ⊙ WATER VALVE
- ⊙ A.P.N. ASSESSOR'S PARCEL NUMBER
- ⊙ M.C.R. MARICOPA COUNTY RECORDS
- ⊙ R/W RIGHT OF WAY
- ⊙ BK. BOOK
- ⊙ PG. PAGE
- ⊙ (TYP.) TYPICAL
- ⊙ (R) RECORD PER BK. 47, PG. 36, M.C.R.
- ⊙ (R1) RECORD PER 2008-171129 M.C.R.
- ⊙ (M) MEASURED

REVISIONS  
 DESCRIPTION  
 DATE

**ALTA / NSPS LAND TITLE SURVEY**  
 1328-1348 E. APACHE BOULEVARD  
 TEMPE, AZ 85281

2122 W. Lone Cactus Drive, Suite 11  
 Phoenix, AZ 85027  
 623-869-0223 (office) 623-869-0726 (fax)  
 www.superiorsurveying.com  
 info@superiorsurveying.com

**SUPERIOR**  
 SURVEYING SERVICES, INC.

DWN: GBF CHK: GBF  
 SHEET 2 OF 2  
 DATE: 11/12/2021  
 JOB: 202110002

