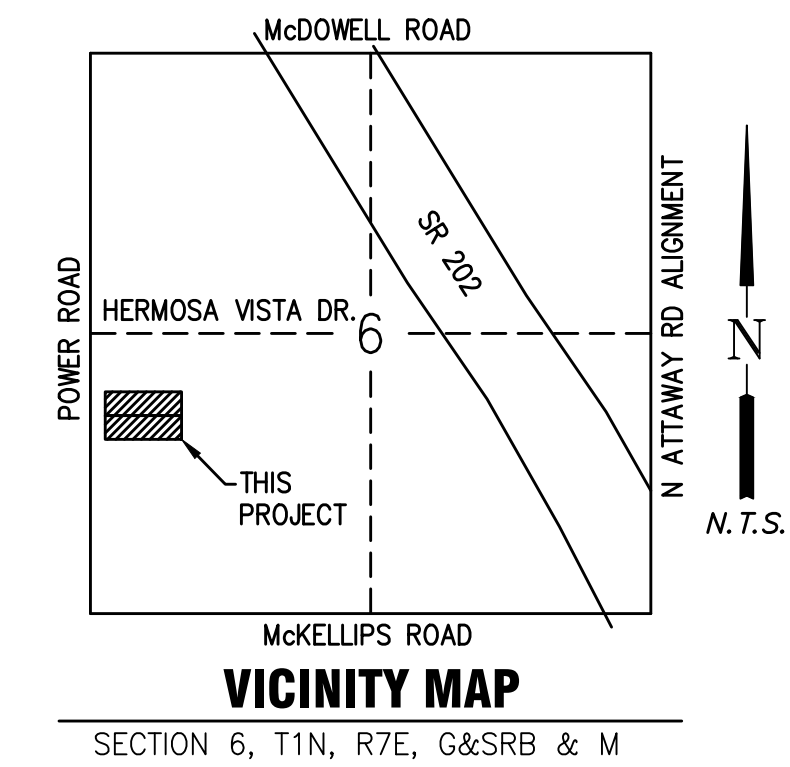


ALTA/NSPS LAND TITLE SURVEY

THE PROPERTY DESCRIBED IN DEEDS 2004-1180130 & 2004-1180131, MCR MARICOPA COUNTY, ARIZONA.

A PORTION OF LOT 6, SECTION 6
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



SCHEDULE B - PART TWO - EXCEPTIONS

8. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2020.
NOT PLOTTED, BLANKET IN NATURE.
9. TAXES FOR 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.)
NOT PLOTTED, BLANKET IN NATURE.
10. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
NOT PLOTTED, BLANKET IN NATURE.
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
NOT PLOTTED, BLANKET IN NATURE.
12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2005-0801994, OF OFFICIAL RECORDS.
PLOTTED AS SHOWN.
13. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES RECORDED AS 2005-1928657, OF OFFICIAL RECORDS AND RE-RECORDED AS 2006-614758, OF OFFICIAL RECORDS.
PLOTTED, PLOTTED AS SHOWN.
14. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY RECORDED AS BOOK 737 OF MAPS, PAGE 15.
NOT PLOTTED, DOES NOT AFFECT.
15. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
16. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.

LEGAL DESCRIPTION

PARCEL ONE (1):
THE NORTH HALF OF THE WEST 770 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 6 IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 65 FEET.

PARCEL TWO (2):
THE SOUTH HALF OF THE WEST 770 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 6, SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE WEST 65 FEET THEREOF.

OWNER

ARIZONA AGRIBUSINESS AND EQUINE CENTER INC
3636 N CENTRAL AVE, SUITE 1050
PHOENIX AZ 85024

PARCEL AREA

PARCEL 1: 116,156 SF / 2.667 AC NET
PARCEL 2: 116,159 SF / 2.667 AC NET

NOTES

1. THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN JULY 2021.
2. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT REGARDING THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, OR PARKING REQUIREMENTS. NONE HAVE BEEN IDENTIFIED.
3. THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT PARCEL. NO DIMENSIONS OF BUILDINGS AT GROUND LEVEL HAVE BEEN PROVIDED. NO OTHER AREAS HAVE BEEN SPECIFIED BY THE CLIENT.
4. THERE WAS NO DESIGNATION BY THE CLIENT REGARDING A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. THERE WAS NO DESIGNATION BY THE CLIENT REGARDING A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB.
5. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2021 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
6. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THERE HAS NOT BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR DID NOT LOCATE ANY DELINEATION MARKERS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REFERENCE DOCUMENTS

R1 BK 737 OF MAPS 15, "RECORD OF SURVEY"
R2 2004-1180130 MCR., VESTING DEED PARCEL 1
R3 2004-1180131 MCR., VESTING DEED PARCEL 2

CERTIFICATE OF SURVEY

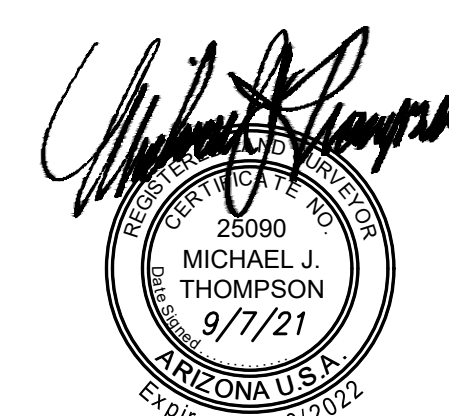
- TO:
1. FIRST AMERICAN TITLE INSURANCE COMPANY
 2. D. JOSEPH SONS & ASSOC. REAL ESTATE CO., AN ILLINOIS CORPORATION
 3. ARIZONA AGRIBUSINESS AND EQUINE CENTER, INC., AN ARIZONA NON-PROFIT CORPORATION

FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO: 8761TAZ
COMMITMENT DATE: JUNE 4, 2021, 05:00 PM

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. INCLUDES ITEMS 1, 8, 11, 16, 17, AND 19 FROM TABLE A THEREOF.

FIELD WORK COMPLETED IN JULY 31, 2021
DATE OF PLAT: SEPTEMBER 7, 2021

MICHAEL J. THOMPSON, RLS25090
HELIX ENGINEERING, LLC
3240 E UNION HILLS DR #113
PHOENIX, AZ 85050
mt@hxeng.com



BASIS OF BEARING

FROM A MCD BCHH AT THE SE CORNER OF SECTION 1, T1N, R6E, NORTH 00°36'40" EAST, 2628.92 TO A BCHH AT THE E. 1/4 CORNER OF SEC. 1.

BENCHMARK

CITY OF MESA BRASS TAG ON TOP OF CURB ON THE SOUTHWEST RETURN AT POWER ROAD AND HERMOSA VISTA DRIVE
ELEVATION=1539.365 (NAVD88, CITY OF MESA DATUM)

APN#

PARCEL 1: 219-25-008G
PARCEL 2: 219-25-008H

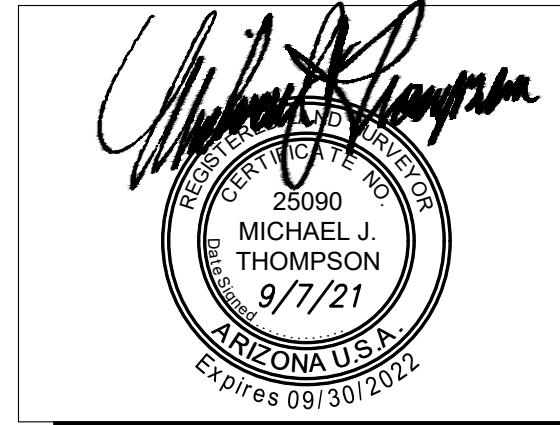
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040048	2285 OCT 16, 2013	L	OCT 16, 2013	X	

ZONE "X" 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 OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

UTILITY TABLE

UTILITY	PROVIDER	RESULTS
ELECTRIC	SRP	SHOWN
GAS	CITY OF MESA	---
WATER	CITY OF MESA	SHOWN
SEWER	CITY OF MESA	SHOWN
STORM DRAIN	CITY OF MESA	SHOWN
COMMUNICATIONS	CENTURYLINK	SHOWN
COMMUNICATIONS	COX COMMUNICATIONS	SHOWN



Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills
Suite 113
Phoenix AZ 85050
PH 602-788-2616
www.hxeng.com

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RELEASE	
DATE	

REVISIONS	
NO.	DATE
△	
△	
△	

PROJECT NAME

ALTA LAND TITLE SURVEY

PROJECT ADDRESS

2165 N POWER RD
MESA, AZ 85215

PROJECT AREA

POWER RD. & MCKELLIPS RD.

HELIX JOB NUMBER

591

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF LOT 6 SEC 6,
T1N, R7E, G. & S.R.B. & M.

SHEET

COVER 1 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

APN: 219-25-007E
 OWNER: CVG VERDE DIMORA APARTMENTS LLC
 2217 N POWER RD MESA 85207
 DEED NUMBER: MCR 2019-0327569

APN: 219-25-683B
 OWNER: TARGET CORPORATION
 2151 N POWER RD MESA 85207
 DEED NUMBER: MCR 2001-0519097

LEGEND

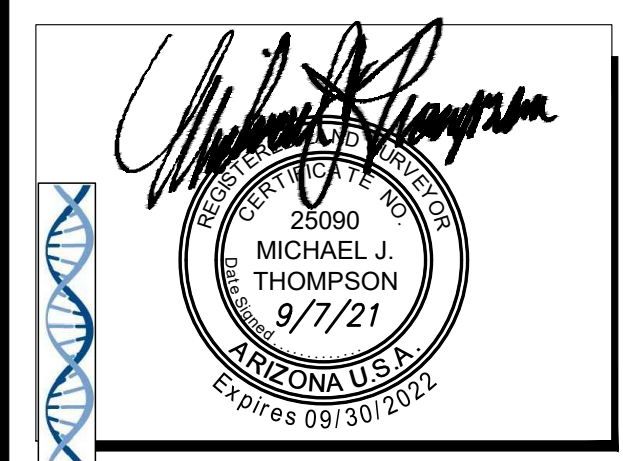
- BRASS CAP IN HAND HOLE
- BRASS CAP FLUSH
- FOUND MONUMENT
- SET 1/2" REBAR/TAG LS25090
- NOTHING FOUND NOTHING SET
- UNLESS OTHERWISE NOTED
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS RISER
- CONDUIT
- ELECTRIC CABINET
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- ELECTRIC TRANSFORMER
- FIBER OPTIC MARKER
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- STEEL POWER POLE
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL JUNCTION BOX
- TRAFFIC SIGNAL W/ MAST ARM
- BLUESTAKE GAS
- EMERGENCY SHUTOFF
- GAS MANHOLE
- GAS MARKER
- GAS METER
- GAS PUMP
- GAS VALVE
- SEWER CLEANOUT
- SEWER MANHOLE
- DRAIN INLET
- DRY WELL
- INTERCEPTOR MANHOLE
- MONITORING WELL
- STORM DRAIN MANHOLE
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TELEVISION CABINET
- TELEVISION JUNCTION BOX
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER BACKFLOW PREVENTER
- WATER METER
- WATER VALVE
- WATER BLOW-OFF VALVE
- ACCESSIBLE SPACE
- AIR PUMP
- BOLLARD
- COLUMN
- CURB STOP
- FLAGPOLE
- MAILBOX
- PULL BOX
- SIGN
- UNDERGROUND VAULT

- APN ASSESSOR'S PARCEL NUMBER
- DOC DOCUMENT
- ESMT EASEMENT
- HWY HIGHWAY
- L/S LANDSCAPE
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- RDWY ROADWAY
- R/W RIGHT OF WAY

- DECIDUOUS TREE
- PALM TREE
- PINE TREE
- SAGUARO

- BOUNDARY
- CENTERLINE
- EASEMENT LINE
- METAL RAIL FENCE
- OHE OVERHEAD ELECTRIC LINE
- RIGHT OF WAY LINE
- SECTION LINE
- STORM DRAIN LINE
- WALL
- CONCRETE
- ASPHALT

APN: 219-25-008D
 OWNER: MARICOPA COUNTY
 COMMUNITY COLLEGE DISTRICT
 7110 E MCKELLIPS RD MESA 85207
 DEED NUMBER: MCR 2002-1392125



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Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
 Call 811 or click Arizona811.com

RELEASE	
DATE	

REVISIONS	
NO.	DATE

PROJECT NAME

ALTA LAND TITLE SURVEY

PROJECT ADDRESS

2165 N POWER RD
 MESA, AZ 85215

PROJECT AREA

POWER RD. & MCKELLIPS RD.

HELIX JOB NUMBER: 591 IN HOUSE

DRAWN BY: MJT
 CHECKED BY: TOS

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF LOT 6, SEC 6
 T1N, R7E, G. & S.R.B. & M.

SHEET PAGE

2 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

Sep 07, 2021 - 6:51pm
 C:\Jobs\591 - McKellips Power (MCS) SRP\591 - McKellips & Power.dwg

E 1/4 COR SEC 1,
 T1N, R6E, BRASS
 CAP IN HAND HOLE

FND MCD BRASS CAP IN
 HAND HOLE DOWN 0.5'
 SOUTHEAST CORNER SECTION
 1, T1N, R6E

SOUTHWEST CORNER T1N, R6E

