

**Legend of Symbols & Abbreviations**

- FOUND 1/2" REBAR
- NOTHING FOUND OR SET
- S- SEWER LINE
- E- ELECTRICAL LINE
- GAS- GAS LINE
- T- TELEPHONE LINE
- W- WATER LINE
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- CAPPED REBAR
- POWER POLE POWER
- ⊠ TELEPHONE PEDISTAL
- ⊙ STORM INLET
- ⊙ SEWER SANITARY
- D/W DRIVE WAY
- R/W RIGHT OF WAY
- ⊠ ALUMINUM CAP
- ⊠ HAND HOLE
- SW SIDEWALK
- C/G CURB & GUTTER
- E/P EDGE OF PAVEMENT
- O.H.E. OVERHEAD ELECTRIC
- ⊠ CURB STORM INLET
- ⊠ TOP OF CURB ELEVATION + 1300'
- ⊠ EXISTING STREET CENTERLINE
- ⊠ RECORD PROPERTY LINE

**Basis of Bearing**

THE BASIS OF BEARING IS THE EAST LINE OF SECTION 10, T1N, R3E MARICOPA COUNTY, ARIZONA.

**Benchmark**

- Cave Creek Rd. & Acoma Dr.  
14602 N. Cave Creek Rd.  
City of Phoenix Brass Cap Flush, 164 feet south of E. Claire Dr.; Elevation 1461.07 feet, City of Phoenix Datum.
- Cave Creek Rd. & Sharon Dr. Intersection,  
City of Phoenix Brass Cap Flush; Elevation 1486.05 feet, City of Phoenix Datum.

**Zoning**

- Zoned C-2 with the following requirements:  
Commercial Development: North Cave Creek Road = 150 feet;  
Residential Development: Under C-2 allows zoning as R-1.14 using the R-3 Standard;  
Setback Line:  
Front = 25 feet;  
Rear = 15 feet;  
One side = 3 feet, Remaining side = 10 feet;  
Maximum Height = Two Stories or 35 feet;  
Maximum Residential Units per Acre = 14.5 units;  
Maximum Lot Coverage = 45%;  
Maximum Building Height = 56' or four stories.

From a call to Brian on 4/6/06 at the CITY OF PHOENIX Planning Department 602-262-7131, Address: Zoning, 200 W. Washington 2nd Floor, Phoenix, AZ 85003. Web: <http://www.municode.com/Resources/Link: State of AZ, Zoning 2001>.

- Right of Way North Cave Creek Road is 65 feet.
- No property postal address of record.

**Utility Notes**

UN1 Sewer, water and electric lines were located by above ground evidence only. Unable to determine sewer type and exact location; Information concerning existing underground utilities has been obtained from existing records; however, they may not necessarily reflect the exact location of such facilities. Surveyor was not provided with underground plans or surface ground markings to determine location of any subterranean uses. Any excavation or construction activity within the property should be done only after contacting Blue Stake at 1-800-782-5348 for exact location of facilities on this site.

**Encroachment**

- Over head power line.

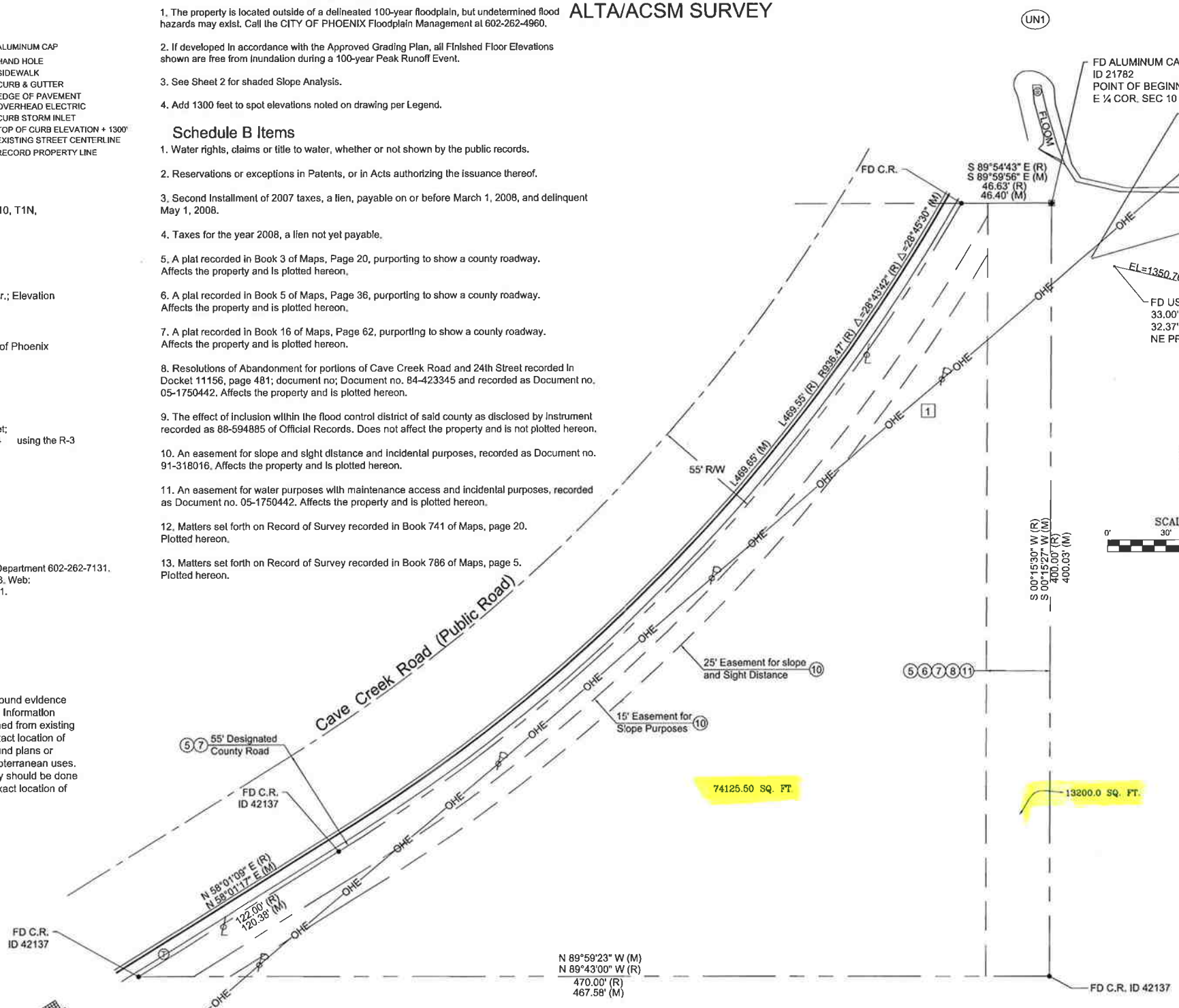
**General Notes**

- The property is located outside of a delineated 100-year floodplain, but undetermined flood hazards may exist. Call the CITY OF PHOENIX Floodplain Management at 602-262-4960.
- If developed in accordance with the Approved Grading Plan, all Finished Floor Elevations shown are free from inundation during a 100-year Peak Runoff Event.
- See Sheet 2 for shaded Slope Analysis.
- Add 1300 feet to spot elevations noted on drawing per Legend.

**Schedule B Items**

- Water rights, claims or title to water, whether or not shown by the public records.
- Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof.
- Second Installment of 2007 taxes, a lien, payable on or before March 1, 2008, and delinquent May 1, 2008.
- Taxes for the year 2008, a lien not yet payable.
- A plat recorded in Book 3 of Maps, Page 20, purporting to show a county roadway. Affects the property and is plotted hereon.
- A plat recorded in Book 5 of Maps, Page 36, purporting to show a county roadway. Affects the property and is plotted hereon.
- A plat recorded in Book 16 of Maps, Page 62, purporting to show a county roadway. Affects the property and is plotted hereon.
- Resolutions of Abandonment for portions of Cave Creek Road and 24th Street recorded in Docket 11156, page 481; document no; Document no. 84-423345 and recorded as Document no. 05-1750442. Affects the property and is plotted hereon.
- The effect of inclusion within the flood control district of said county as disclosed by instrument recorded as 88-594885 of Official Records. Does not affect the property and is not plotted hereon.
- An easement for slope and slight distance and incidental purposes, recorded as Document no. 91-318016. Affects the property and is plotted hereon.
- An easement for water purposes with maintenance access and incidental purposes, recorded as Document no. 05-1750442. Affects the property and is plotted hereon.
- Matters set forth on Record of Survey recorded in Book 741 of Maps, page 20. Plotted hereon.
- Matters set forth on Record of Survey recorded in Book 786 of Maps, page 5. Plotted hereon.

**ALTA/ACSM SURVEY**



**Legal Description**

A portion of the Northeast quarter of the Southeast quarter of Section 10, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:  
Beginning at the East quarter corner of said Section 10;  
Thence South 00 degrees 15 minutes 30 seconds West along the East line of the Northeast quarter of the Southeast quarter of said Section 10, a distance of 400.00 feet;  
Thence North 89 degrees 54 minutes 43 seconds West a distance of 470.00 feet, more or less, to the East right of way line of Cave Creek Road;  
Thence North 58 degrees 01 minutes 09 seconds East a distance of 122.00 feet, more or less;  
Thence along a curve being the East right of way line of Cave Creek Road a distance of 469.55 feet, said curve being concave to the Northwest, having a radius of 936.47 feet;  
Thence South 89 degrees 54 minutes 43 seconds East along the North line of the Northeast quarter of the Southeast quarter of said Section 10, a distance of 46.63 feet to the True Point of Beginning.

**ALTA/ACSM SURVEY**

FOR A PORTION OF THE NE 1/4 OF THE SE 1/4, SEC 10, T3N, R3E

BASED UPON TITLE COMMITMENT NO. 30400103 KS OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF 4/28/2005

**SURVEYOR'S CERTIFICATION**

To Charles Chiu, a married man; CAVE CREEK 1 PARTNERSHIP., An Arizona General Partnership; First American 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. 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.

Date: February 14, 2008  
James M. Samer

**ALTA/ACSM SURVEY FOR A PORTION OF THE NE 1/4 OF THE SE 1/4, SEC 10, T3N, R3E G&SR BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA**

**SAMER AND ASSOCIATES, INC.**  
CONSULTING SERVICES  
CIVIL ENGINEERING & SURVEYING  
JAMES M. SAMER, P.E.  
4250 NORTH 10TH AVE.  
PHOENIX, ARIZONA 85016  
PH 602-263-8551  
FAX 602-241-9633

SCALE	DATE	SURVEY	DRAFT	REVIEWED	JOB NO.	SHEET
1"=30'	02-20-08	TS	MB	JS	06-004	1 of 1

**CERTIFICATION**

I JAMES M. SAMER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2000, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS AND LOT CORNERS ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

**SURVEYOR'S CERTIFICATION**

JAMES M. SAMER, R.L.S. Date  
REGISTERED PROFESSIONAL ENGINEER  
IN THE STATE OF ARIZONA  
R.L.S. REGISTRATION NO. 16193

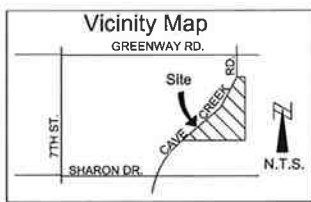
**Contacts**

OWNER:  
CHARLES CHIU  
1525 W. UNIVERSITY DRIVE, SUITE 103  
TEMPE, AZ 85281  
(480) 731-9391

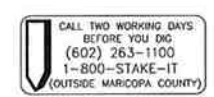
**SURVEY PERFORMED BY:**

JAMES M. SAMER, R.L.S.  
REGISTERED IN THE STATE OF ARIZONA  
REGISTRATION NO. 16193

SURVEYOR'S JOB NO. 06-004  
DATE OF SURVEY: 02/24/2008  
DATE OF LAST REVISION: 02/20/2008



**FLOOD NOTE:** By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community & Panel No. 0400511660 H, which bears an effective date of 9-30-2005 and is not in a Special Flood Hazard Area. By telephone call dated 04-08-2006 to the Chandler City Flood District (480-782-3340) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



Revised