

PROPERTY DESCRIPTION

PER TITLE REPORT
PARCEL NO. 1:
LOT 2, BLOCK 27, AMENDED PLAT OF LINVILLE ADDITION,
ACCORDING TO BOOK 2 OF MAPS, PAGE 30 AND BOOK 2 OF
MAPS, PAGE 62, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
THE EAST 11.27 FEET OF 2ND STREET LING BETWEEN THE
EASTERLY EXTENSIONS OF THE NORTH AND SOUTH LINES OF
LOT 2, BLOCK 27, AMENDED PLAT OF LINVILLE ADDITION,
ACCORDING TO BOOK 2 OF MAPS, PAGE 30 AND BOOK 2 OF
MAPS, PAGE 62, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE INFORMATION

OWNER: KEVIN COLE VAN NORMAN
SITE ADDRESS: 706 SOUTH 2ND STREET
PHOENIX, ARIZONA 85004

APN: 112-26-106
OS: 9-28

ZONING PER M.C.A.: DTC-COM-2

AREA PER THIS SURVEY: 7,573 SQUARE FEET +/-

SCHEDULE "B" - EXCEPTIONS

- 6. EASEMENT FOR TUNNEL - DOCUMENT 1984-280688
- 7. EASEMENT FOR DRAINAGE - DOCUMENT 2001-587805
- ITEMS 1-5 AND 8 ARE NON-DEEMABLE OR (N/A)
- NON-APPLICABLE TO THIS SURVEY.

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE FOURTH AMENDED TITLE
COMMENTARY PREPARED BY FIRST AMERICAN TITLE
COMPANY ESORON NO. 11130047-01-BM.
RAR SURVEY'S INC HAS RELEI SOLELY UPON THE
INFORMATION CONTAINED WITHIN THE TITLE COMMENTARY AND
SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE
INSURANCE COMPANY AS LISTED HEREON. RAR SURVEY'S INC
AND JOHN M. WARE (RLS) MAKE NO STATEMENT AS TO THE
ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

SUPPORTING DOCUMENTS

TITLE REPORT PREPARED BY FIRST AMERICAN TITLE
INSURANCE COMPANY ESORON NO. 11130047-01-BM
CITY OF PHOENIX QUARTER SECTION 9-28

ADOT PROJECT NO. EAD-10-31(90)

2-62 M.C.R., 2-30 M.C.R., 582-50 M.C.R.,
993-46 M.C.A., 1089-41 M.C.R.

BASIS OF BEARING

THE MONUMENT LINE OF SECOND STREET, BEARING
SOUTH 00° 05' 53" EAST, ASSUMED BY GPS
OBSERVATION.
BASED UPON SHOWN FOUND MONUMENTS.

BENCHMARK

E/W STREET ALIGNMENT: LINCOLN STREET
N/S STREET ALIGNMENT: CENTRAL AVENUE
DESCRIPTION: STONE IN HAND HOLE
ELEVATION: 10771.2' (NGVD 29)

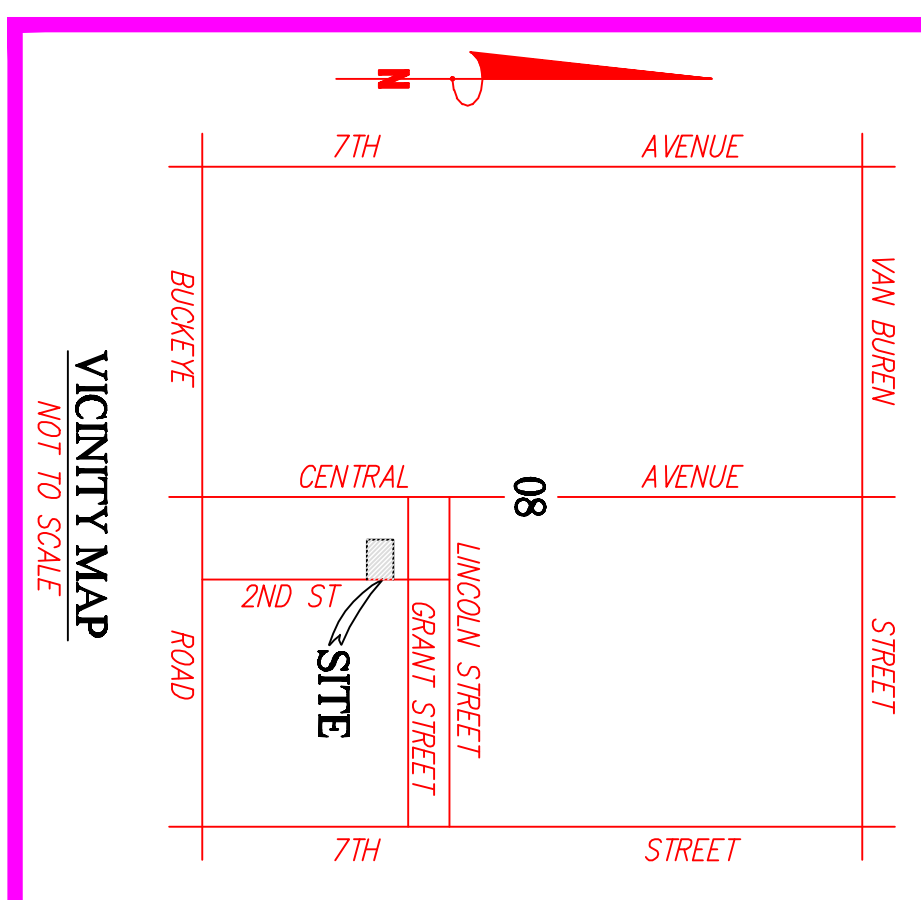
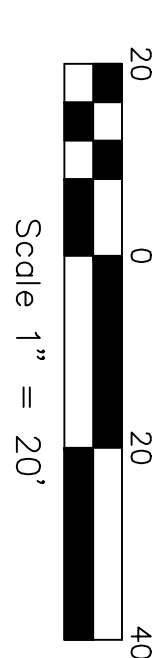
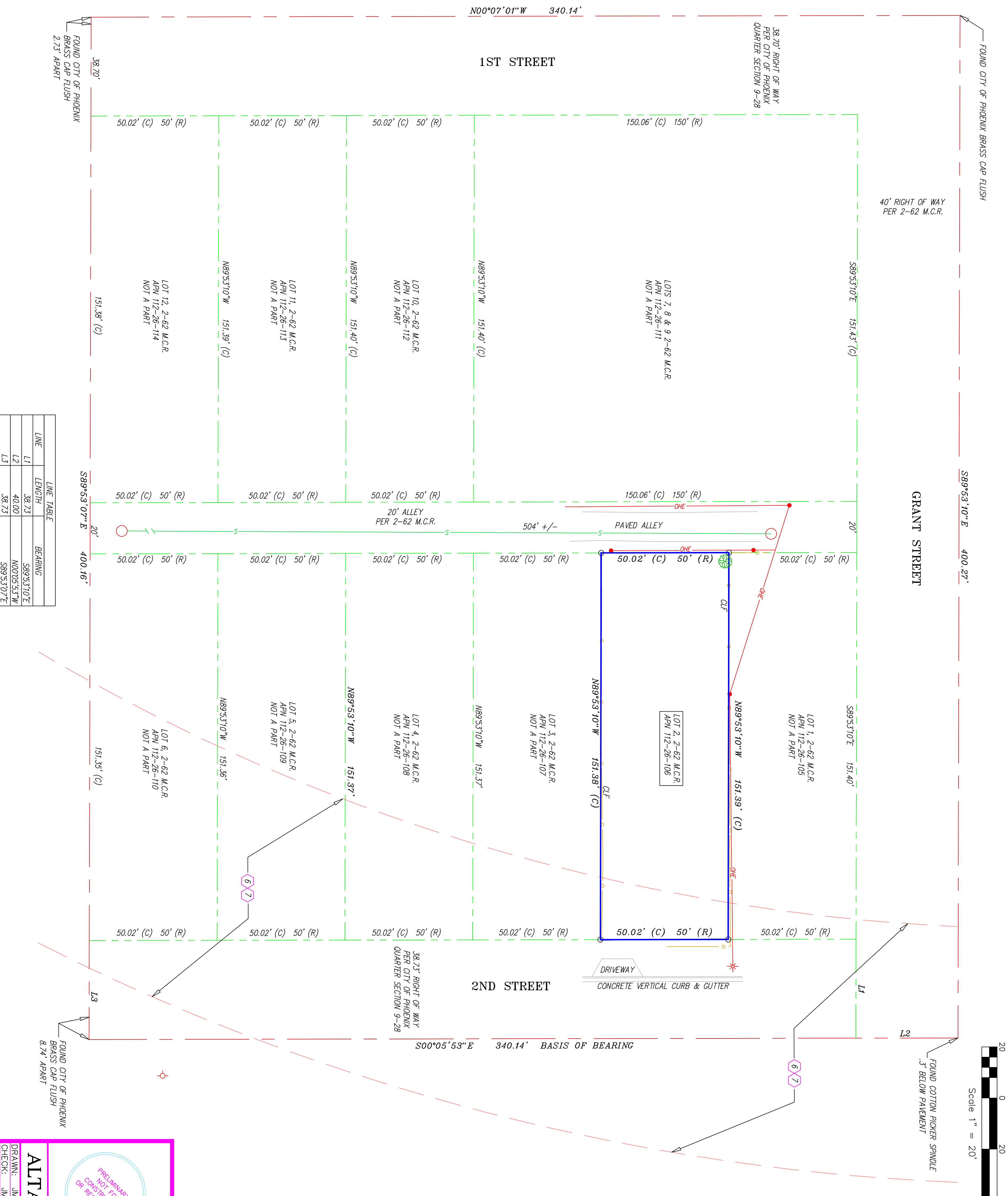
LEGEND:

- SEWER MAINHOLE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- SEWER LINE
- OVERHEAD ELECTRIC
- TREE

- (R) RECORD PLAT
- (C) CALCULATED THIS SURVEY
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- M.C.A. MARICOPA COUNTY ASSESSOR
- M.C.R. MARICOPA COUNTY RECORDER
- CLF CHAIN LINK FENCE
- SET 1/2" REBAR WITH ALUMINUM TAG RLS 37937
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- ADJOINING PROPERTY LINE

ALTA/ACSM LAND TITLE SURVEY

LOT 2, BLOCK 27, AMENDED PLAT OF LINVILLE ADDITION, A SUBDIVISION SITUATED IN
SOUTHEAST QUARTER, SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ESORON NO. 1130047-01-BM. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON, ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL.
- ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SUBJECT PARCEL ARE NOT NECESSARILY SHOWN.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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.
- THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE IS SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- THIS FIRM IS LICENSED TO PERFORM SPECIFIC SURVEY TASKS, C.C. & R.S., ZONING MATTERS, A.D.A. REQUIREMENTS, LOCAL ORDINANCES, ETC. ARE LEGAL MATTERS AND SHOULD BE REVIEWED BY AN ATTORNEY.

CERTIFICATION

TO: KEVIN COLE VAN NORMAN, 304 WEST ROOSEVELT STREET,
UNIT 106, PHOENIX, ARIZONA 85003

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 11b, 16, 17 & 20 OF TABLE A THEREOF. THE FIELD WORK COMPLETED DURING FEBRUARY, 2013.

ARIZONA SURVEYORS INC.

11299 EAST VIA LINDA SUITE 100-938
SCOTTSDALE, ARIZONA 85259
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E-MAIL: jwaz@arizona.com
WWW: www.arizonasurveyors.com

ALTA/ACSM LAND TITLE SURVEY

DRAWN: JMW JOB NO.: 13ALTA2-SS DATE: 03/01/2013
CHECK: JMW SURVEYOR: JMW SHEET: 1 OF 1
SCALE: 1" = 20'

*SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR