CROSSCUT CANAL

N.89°32'27"E. 485.35

S.89°32'27"W. 55.00 — N.E. CORNER SECTION 15 T.1 N., R.5 E., (Found flush Brass Cap)

SOUTH 100.00

NORTH LINE SEC. 15

Set ½" R.B. W/C #10172

IRR. STK.

T.P.O.B.

G'± CMU WALL ON LINE - NORTH EDGE OF WALL VARIES BETWEEN 0.00' TO 0.12' NORTH OF PROP LINE (NOTE: FOOTING OF WALL EXTENDS BETWEEN 0.58' & 1.0' NORTH OF WALL

OVERHEAD WIRE CLEARS LINE (ELEC.)

(ELECTRICAL EQUIPMENT VAULT) (E.O.M.)

ICB

UNDERGROUND ELECTRIC

CONCRETE CURB

WM

HYD

WV

OVERHEAD ELEC. WIRES

IRR. CALCIUM GREAVES

6"A.C.P. WATER (AB)

2" GAS (AB)

(FIRE LANE)

20' P.U.E. No. 87-001046 M.C.R. Less No 89-420609 M.C.R.

CONC VALLEY GUTTER

6"A.C.P. WATER (AB)

2" P.E. GAS (AB)

30.07

30.00

86.0

134.1

1146 N. MESA DR.

10' P.U.E. CASE B 334 P 37

145.60

CONCRETE DRIVEWAY APPROACH

SOUTH

8" WATER (AB)

2"S HIGH OFFICE WALL

ELECTRICAL & VAULT ROOM

RAMP

SOUTH 100.00

CONCRETE DRIVEWAY APPROACH

ASPHALT PAVING

N. MESA DRIVE

EAST LINE OF SECTION 15

LEGEND

WV --- WATER VALVE
GV --- GAS VALVE
CO --- CLEANOUT (Sewer)
WM --- WATER METER
SES -- SERVICE ENTRY SECTION
TRAN - TRANSFORMER (COM Electric)
PUE -- PUBLIC UTILITY EASEMENT
USW -- U.S. WEST (Telephone)
LP --- LIGHT POLE (Internal)
UP --- UTILITY POLE
SLP -- STREET LIGHT POLE
JB --- "J" BOX
HYD -- HYDRANT (Fire)
DW --- DRYWELL
WS --- WATER SERVICE
ICB -- IRRIGATION CONTROL BOX
SW --- SIDEWALK
COM -- CITY OF MESA
AB --- "AS BUILT" C.O.M.

N

0 5 10 20 30 40
SCALE 1" = 20'

Found ½" R.B. 0.04' 0.13 Found ½" I.D. Pipe 0.08' 0.07' SET DRILL HOLE

OVER HEAD W/ES APPEARS TO CROSS CORNER (ELECTRIC)

SET DRILL HOLE IN CAP BLOCK ON BLOCK WALL

U.P.

— THE SPRINGS SENIOR RESORT APARTMENTS

NORTH 394.74 G'± CMU WALL ON LINE - WEST EDGE OF WALL VARIES BETWEEN 0.15 TO 0.85' WEST OF PROP LINE

6"A.C.P. WATER (AB) 2" NG GAS (AB) (FIRE LANE)

CONCRETE CURB

DW

METAL RAMP

CONC FILLED STEEL POSTS

GAS METER

SPLASH BLOCK W/DRAIN

TWIN VALVE

SAN MH (GREASE) TRAP

W.S.

C.O.

W.S.

METAL BOX ON WALL

246.7

ONE STORY MASONRY BUILDING 318 E. BROWN RD

10' P.U.E. EASEMENT FOR PUBLIC UTILITIES AND FACILITIES, EXCLUDING A PUBLIC UTILITY CASEMENT, PROHIBITING ANY USE, RECORDED NO. 89-420609 M.C.R.

ASPHALT PARKING LOT & DRIVEWAYS

ONE STORY MASONRY BUILDING 322 E. BROWN RD.

ONE STORY MASONRY BUILDING 330 E. BROWN RD.

COVERED WALK

CONC VALLEY GUTTER

ELEC RAMP

WEST 135.00

TACO BELL RESTAURANT

EAST 135.00

WEST 135.00

Set ½" R.B. W/C #10172

O.L.P.

Set ½" R.B. W/C #10172

Set ½" R.B. W/C #10172

TEMPORARY UNDERGROUND EASEMENT RECORDED IN BOOK 334 PAGE 37 M.C.R.

N.65°00'00"E. 19.86'

S.65°00'00"W 19.86

WEST 30.00

EASEMENT FOR INGRESS & EGRESS & PARKING & LANDSCAPE ENCROACHMENT RECORDED RECORDING NO. 87-219541 M.C.R.

SOUTH 195.31

NORTH 177.78

SOUTH 187.11

WEST 18.00

NORTH 81.04

S.22°58'56"E. 69.45'

Set ½" R.B. W/C #10172

Found-Steel Cut Nail 0.05'N 0.05'W

COVERED REST AREA

(FIRE LANE)

N.89°32'27"E. 40.00

S.00°27'33"E. 20.00

(S.89°32'27"W. 20.16

6" SEWER (AB)

CONCRETE CURB

CONCRETE WALK (TYP)

R/W (R.O.W. DEDICATION)

I.C. RAMP

WEST 30.00

S.65°00'00"W 19.86'

CONC VALLEY GUTTER

EAST 135.00

WEST 135.00

TACO BELL RESTAURANT

Set ½" R.B. W/C #10172

O.L.P.

N.65°00'00"E. 19.86'

LOT

ASPHALT PARKING LOT & DRIVEWAYS

EASEMENT FOR INGRESS & EGRESS & PARKING & LANDSCAPE ENCROACHMENT RECORDED RECORDING NO. 87-219541 M.C.R.

SOUTH 195.31

NORTH 177.78

SOUTH 187.11

TACO BELL RESTAURANT

WEST 18.00

NORTH 81.04

S.22°58'56"E. 69.45'

Set ½" R.B. W/C #10172

Found-Steel Cut Nail 0.05'N 0.05'W

NOTE: 16 PALM TREES ARE ON SITE - NOT SHOWN

10 Ft. NEW ROAD RIGHT OF WAY ADDED IN BOOK 334, PAGE 37 M.C.R.

O.L.P.

ELEC BOX

L= 356.96

5'± WIDTH OF S.W.

I.C.B.

CONC. CURB

R=1855.00

5'± HIGH BLOCK WALL

L= 27.00

CONCRETE DRIVEWAY APPROACH

USWest

S.L.P. 18

L= 357.03 R=1845.00 L.C. = S.75°20'37"W 356.48

5' S.W.

NORTH 81.04

Found-Steel Cut Nail 0.05'N 0.05'W

COVERED WALK

192.0

NORTH 200.09

SOUTH 189.28

80 Ft. NEW WATER LINE EASEMENT RECORDED IN BK 334 PG 37 M.C.R.

(FIRE LANE)

6" SEWER (AB)

CONCRETE CURB

CONCRETE DRIVEWAY APPROACH

12.1'

ONE STORY MASONRY BUILDING 318 E BROWN RD

8" WATER

8"S (AB)

SAN MH

6"S

54.0

34.71

NEW 8" WATER LINE IN SR 334 PER M.C.R. 89-111118

Δ= 3°26'05" R=1855.00 L= 111.18

Δ= 4°08'51" L= 131.68 R=1855.00

5'± HIGH BLOCK WALL

O.L.P.

Δ= 11°01'32"

Δ= 11°05'15"

CONCRETE DRIVEWAY APPROACH

5'± S.W.

S.L.P. 18

"Y" ON CURB

6" VIT H.C. (AS BUILT C.O.M.)

ASPHALT PAVING

OLD R/W 45.00

NEW R/W 55.00

E. BROWN RD.

Beg. High Wall

10 Wv

NORTH 9.3

Set Drill Hole in Cap Block on Block Wall

Beg. Wall

TELCO BOX U.S.W.

Set ½" R.B. W/C #10172

8"S (AB)

SAN MH

6"S

N

CROSSCUT CANAL

SITE

E. BROWN ROAD

ESTRELLA PLAZA

N. CENTER

N. MESA DR

E. UNIVERSITY DR

VICINITY MAP N.T.S.

ALTA/ACSM LAND TITLE SURVEY
of
Part of N.E.1/4 of Section 15, T.1 N., R.5 E., G. & S.R.B. & M., Maricopa County, Arizona

DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15,
THENCE S.89°32'27"W., ALONG THE NORTH LINE OF SAID SECTION 15, 55.00 FT.,
THENCE SOUTH, ALONG A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF SECTION 15, 100.00 FT., TO THE TRUE POINT OF BEGINNING,
THENCE CONTUNING SOUTH, ALONG A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF SECTION 15, 145.60 FT.,
THENCE WEST 135.00 FT.,
THENCE SOUTH 187.11 FT., TO A POINT ON A CURVE,
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 357.03 FT., RADIUS 1845.00 FT., CENTRAL ANGLE 11°05'15", WHOSE LONG CHORD BEARS S.79°20'37"W. 356.48 FT.,
THENCE NORTH 394.74 FT.,
THENCE N.89°32'27"E., ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTH OF THE NORTH LINE OF SECTION 15, 485.35 FT., TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ADDITIONAL ROADWAY ALONG BROWN ROAD AS SHOWN ON MAP OF DEDICATION FOR BROWN & MESA DRIVE SPECIALTY RETAIL CENTER AS RECORDED IN BOOK 334 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS.

SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD OR OTHERWISE.

NOTES:

1. THIS SURVEY WAS BASED, IN PART UPON INFORMATION OBTAINED FFOM COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY, NO. MC9109354, DATED DECEMBER 04, 1991.

2. UTILITIES SHOWN HEREON WERE TAKEN INPART FROM CITY OF MESA " AS BUILT RECORDS" AND OTHER RECORDS AND THERE IS NO GUARANTEE BY US THAT THEY ARE IN THE LOCATION INDICATED BY THESE RECORDS. (CALL BLUE STAKE PRIOR TO ANY CONSTRUCTION IN THE AREA)

3. WATER, SANITARY SEWER, GAS, AND ELECTRICITY FURNISHED BY CITY OF MESA. TELEPHONE BY US WEST.

4. SCHEDULE B -SECTION 2 ITEMS SHOWN ON THIS DRAWING TAKEN FROM SAID COMMITMENT FOR TITLE INSURANCE.

ITEM 6 EASEMENT RECORDED IN 87-001046 AND PART ABANDONED RECORDED IN 89-420609, M.C.R.

ITEM 7 EASEMENT RECORDED IN 87-219541 AND AMENDED IN RECORDING 89-245632, M.C.R.

ITEM 8 TEMPORARY EASEMENT RECORDED IN 88-157571, M.C.R.

1TEM 9 EASEMENTS RECORDED IN MAP OF DEDICATION RECORDED IN BOOK 334 OF MAPS, PAGE 37, M.C.R.

SURVEYORS CERTIFICATE

To: NWC Brown & Mesa Limited Partnership, an Arizona limited parthership, Chase Bank of Arizona, and Chicago Title Insurance Company.

This is to certify that this map or plat and 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 ACSM in 1988; meets the accuracy requirements of a Class "A" Survey, as defined herein, and includes items 1,2,9,11,12, and 15 of Table 3 thereof.

Charles G. Melching

REGISTERED LAND SURVEYOR 30172 CHARLES G. MELCHING 12-20-91 ARIZONA, U.S.A.

BASES OF BEARINGS

Assumed a bearing of SOUTH on the East line of Section 15, T.1 N., R.5 E., G. & S.R.B. & M. Maricopa County, Arizona, as recorded on "FITCH PLAZA" in Book 266 of Maps, Page 38, Maricopa County Records.

CHARLES G. MELCHING RLS
Consulting Land Surveyor
2557 E. Encanto
Mesa, Arizona 85213
(602) 833-2007

JOB NO. 91009
12-20-91

DIN 56124