



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 910.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 52 MINUTES 56 SECONDS WEST, A DISTANCE OF 538.75 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 27 SECONDS WEST, A DISTANCE OF 361.40 FEET; THENCE NORTH 52 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 290.54 FEET TO A POINT ON A CURVE SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 1377.40 FEET, SAID CURVE ALSO BEING THE EAST RIGHT-OF-WAY LINE FOR 99TH AVENUE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 52 DEGREES 13 MINUTES 53 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6 DEGREES 31 MINUTES 26 SECONDS, A DISTANCE OF 156.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44 DEGREES 17 MINUTES 33 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF 99TH AVENUE A DISTANCE OF 284.06 FEET TO A POINT WHICH IS THE MOST NORTHERLY POINT OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED AT DOCKET 16516, PAGE 607, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 45 DEGREES 42 MINUTES 27 SECONDS EAST, A DISTANCE OF 114.51 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 63 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 180.18 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89 DEGREES 17 MINUTES 33 SECONDS EAST, A DISTANCE OF 219.80 FEET ALONG THE NORTH LINE OF SAID PARCEL TO A POINT ON THE EAST LINE OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 42 MINUTES 27 SECONDS EAST ALONG SAID EAST LINE OF SECTION 29, A DISTANCE OF 714.84 FEET BACK TO THE TRUE POINT OF BEGINNING.

NET AREA = 455,186 Sq. Ft. or 10.450 Ac. More or Less

Note: Underground Utility Locations From SunCity Water & Sewer Co.

Apparent On Site Waterline Easement Shown On Drew Nykorchuck Drawing #03-069 Not In Title Report, On File with SunCity Water & Sewer Co.

ZONED R-4

NOTE

This Survey Plotted Hereon was Performed in Accordance with Title Report #1001048 from First Service Title Agency, as Agent for Ticor Title Insurance Company, Dated December 22, 1986

SUNWOOD
9115 N. 99th Avenue
Peoria, AZ 85345

The subject parcel is located within Flood Hazard Zone B as shown on Flood Insurance Rate Map, Maricopa County, Arizona, Unincorporated Areas, Community Panel Number 040037 0920A, dated July 2, 1979

FLOOD HAZARD ZONE B IS DEFINED AS THE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

CERTIFICATION

On the basis of my knowledge, information, and belief, I certify to Metropolitan Life Insurance Company that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Arizona, I find that: (i) the survey and the information, courses and distances shown thereon are correct; (ii) the survey correctly shows a fixed and determinable position and location of the land described thereon (including the position of the point of beginning if the land is described by metes and bounds); (iii) the point of survey reflects boundary lines of the described property which "close" by engineering calculation; (iv) the site, location and type of buildings and improvements are correct as shown and all are within the boundaries of the property except as shown; (v) all driveways or other cuts in the cut along any street upon which the land abuts are correct as shown; (vi) there are no violations of zoning ordinances, with reference to the location of said buildings and improvements except as shown; (vii) there are no encroachments, encroachments, rights of way or uses affecting this property appearing from a careful physical inspection of the property, other than those shown and depicted on the survey; (viii) there are no building restrictions or set back lines, party walls, encroachments, or encroachments of any improvements upon any easements, rights of way or adjacent land or encroachment of improvements located on adjacent land upon this property, except as shown and depicted on the survey.

This survey is made in accordance with the Class A Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986.



D.I.N.#
56931

LEGEND

- ⓪ Building Number
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Water Meter
- Hookup for Fire Hose
- Gas Meter
- Drywell
- Transformer
- Power Pole
- Ⓜ Telephone Pedestal
- Ⓜ Number of Parking Stalls (See Sheet 2)
- Set 1/2" Rebar
- Direction of Surface Drainage (See Sheet 2)
- G.B. Grade Break
- △ 6/5/87 Revised Certification
- △ 6/5/87 Added Encroachment table
- △ 6/5/87 Added record

A.L.T.A. SURVEY
SUNWOOD
FOR
PICERNE DEVELOPMENT CORP.

DATE	JOB NO.	SCALE	SHEET
Jan, 1987	2797	1" = 50'	1 OF 2

BAKER LAND SURVEYING
4120 N. 20TH ST. PHX., AZ (602) 957-8387

- ① Esmt. for Elec. Lines & Appurtenant Facilities Inst. 84-069596 (Affects Entire Parcel)
- ② Flood Control Resolution Inst. 84-324528
- ④ Esmt. for Television Cable Services Inst. 86-520311 (Affects Entire Parcel)
- ⑦ Flood Control Resolution Inst. 86-685576

- ⑧ Esmt. for Private Driveway Dkt. 13468 Pg. 683 (Esmt. #2)
- ⑨ Esmt. for Sewer, Ingress & Egress & Underground Utilities Dkt. 9794 Pg. 894
- ⑩ Perpetual Esmt. for Sewer Dkt. 13468 Pg. 683 (Esmt. #5)
- ⑪ Esmt. for Sewer, Ingress & Egress & Underground Utilities Dkt. 9794 Pg. 894
- ⑫ Esmt. for Sewer, Ingress & Egress & Underground Utilities Dkt. 9794 Pg. 894
- ⑬ Esmt. for Sewer, Ingress & Egress & Underground Utilities Dkt. 9794 Pg. 894
- ⑭ Esmt. for Sewer, Ingress & Egress & Underground Utilities Dkt. 9794 Pg. 894
- ⑮ Esmt. for Sewer, Ingress & Egress & Underground Utilities Dkt. 9794 Pg. 894

- ⑦ Esmt. for Drainage Dkt. 6536 Pg. 200
- ⑤ Esmt. for Elec. Line Dkt. 4847 Pg. 389
- ⑧ Esmt. for Sewer Dkt. 9794 Pg. 894
- ⑨ Esmt. for Public Utilities Dkt. 13468 Pg. 683 (Esmt. #3)
- ⑩ Esmt. for Water & Sewer Inst. 83-289022
- ⑭ Possible Right of Way for Telephone Lines Inst. 84-403244
- ④ Esmt. for Elec. Line Dkt. 4849 Pg. 509