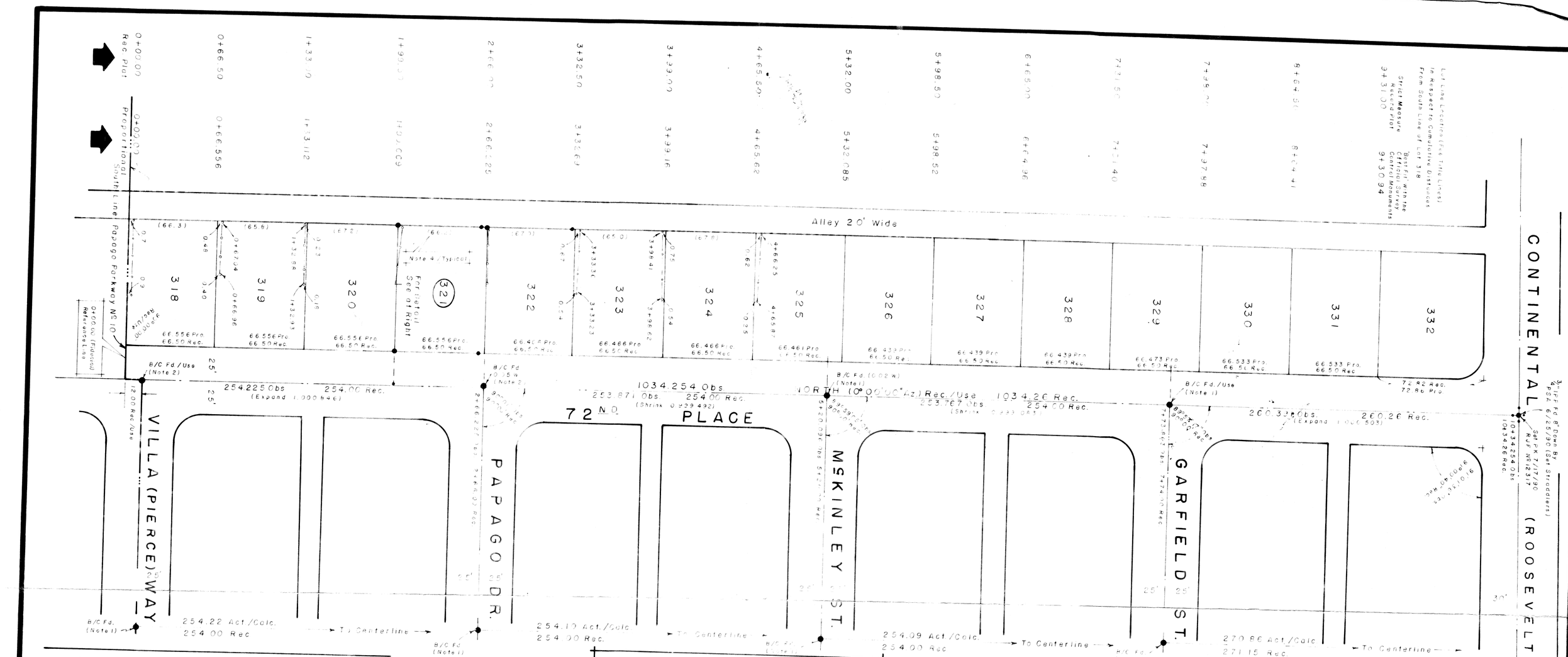

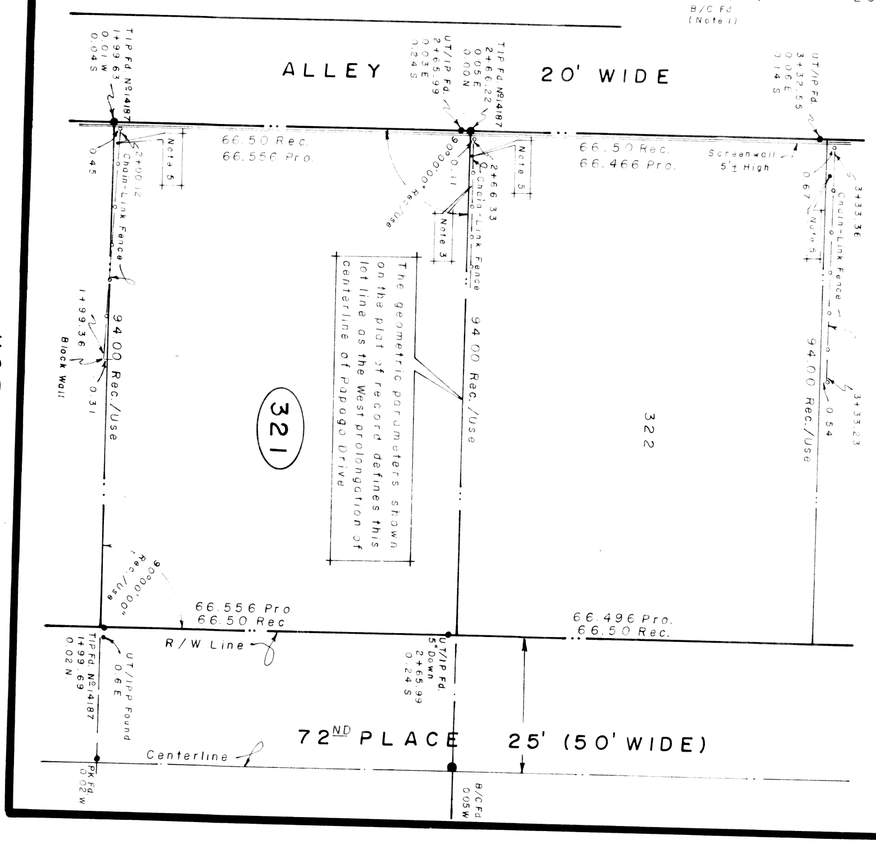

LEGEND

B/C = Official Brass Cap Survey Control Monument
IP = Iron Pin (Solid Bar)
TIP = Tagged Iron Pin (Arizona Registration No.)
UT/IP = Untagged (Spurious) Iron Pin
IPP = Iron Pipe
PK = Parker Kalon (Trade Name) Masonry Nail
Straddlers = PK's (4) as Temporary Reference Marks

Use = Monument or Distance Presumed Authentic
Rec = Quantity as Shown, Plat of Record
Pro = Proportional Measurement
Obs = Observed (Actual) Field Measurement
Calc = Quantity Derived by Indirect Mathematical Procedure
Act = Actual Quantity

NOTES

① These Official Brass Cap Survey Control Monuments were not incised at the fiducial point as they should have been when the subdivision was recorded 7/19/60. The straddlers are yet in place and were utilized by this surveyor to mark the fiducial points. It is almost beyond belief that no accurate retracements of property lines (lot lines) by competent surveyors in the past 30 years have been made. This surveyor notes that the lots may not have been accurately marked with permanent markers because (1), final lot staking is usually deferred until grading and installation of all improvements is complete (includes setting & 'punching' brass caps), and (2) a cursory search at front lot corners netted only about 40 permanent-type markers out of 200+ possible locations. The recovered markers were mixed as to diameter, and, pins, or pipe. None bore an I.D. as required by the Arizona Board of Technical Registration.

② These (2) Brass Caps 'punched' at fiducial point by PLSA 6/25/90

③ This chain-link fence follows the record lot line, being on the prolongation of Papago Drive, better than similar fences to the North and South. This surveyor notes that an experienced and knowledgable worker can prolong a straight line using only a tall stake in conjunction with a simple plumb bob

④ Note that, in general, the distances between fences are alternately long and then short of the record plat dimensions; 1.5' short on lot 323 to 1.3' long on lot 324. Clearly, owners and fence contractors alike were ignorant of exact lot line locations as shown on the plat of record. All fences between coterminus parcels are chain link, appearing to be about the same age. Several bear identical finials, suggesting a common vendor.

⑤ ARS 12-521 thru 528 along with references to the body of case law, addresses adverse possession and other issues relevant to the extant situation.

Demarcation of real property boundaries may be more a matter of law rather than one of survey.

DEPENDENT RESURVEY: Lot 321, NEW PAPAGO PARKWAY Unit 10 as Recorded in Map Book 90 Page 41 of the Maricopa County Records of Plats, Situated in the SW Quarter of Section 2 T1N R4E of the GILA & SALT RIVER MERIDIAN, Now in the City of Scottsdale

SURVEYED FOR

PROFESSIONAL LAND SURVEYS OF ARIZONA

I hereby certify that I have surveyed the land shown on this plat, that this plat is a true and correct representation of that survey, that I have found or set the survey marks indicated hereon, all in compliance with the Minimum Standards for Land Boundary Surveys as adopted by the Arizona Board of Technical Registration on 11/15/89. (Accuracy Zone 'A', Max. Error 1:15 000 ± 0.03 ft).

0°00' Azimuth = NORTH

R. J. FISH, RLS 12317
3408 W. PURDUE AVE.
PHOENIX, AZ. 85051
(602) 866 2126

Surveyed 7/17, 18/90
Scales 1" = 20' & 1" = 50'

DIN 59982