

# LAND DIVISION SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## RECORD OWNER:

APN 506-33-546  
VERMA 10J 383/VAN BUREN 40 LLC  
2375 E. CAMELBACK ROAD  
PHOENIX, ARIZONA 85016

## REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) RECORD OF LAND SURVEY, BOOK 1602, PAGE 29, M.C.R.
- (R2) RECORD OF LAND SURVEY, SADDLE VISTA BOOK 442, PAGE 212 M.C.R.
- (R3) WARRANTY DEED RECORDED AS DOCUMENT NO. 2016-0511047, M.C.R.

## BASIS OF BEARINGS:

S0'04'27"E ALONG THE WEST LINE OF PARCEL 57.

## MONUMENT NOTES:

ALL MONUMENTS SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND REBAR & CAP, RLS 31020 NE. CORNER PARCEL 57
- 2 FOUND REBAR NO CAP OR TAG, ADDED PLASTIC CAP RLS 38863, NW. CORNER PARCEL 57
- 3 FOUND REBAR & CAP, RLS 31020 SE. CORNER PARCEL 57
- 4 FOUND REBAR & CAP, RLS 26404 SW. CORNER PARCEL 57

## SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.
3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.

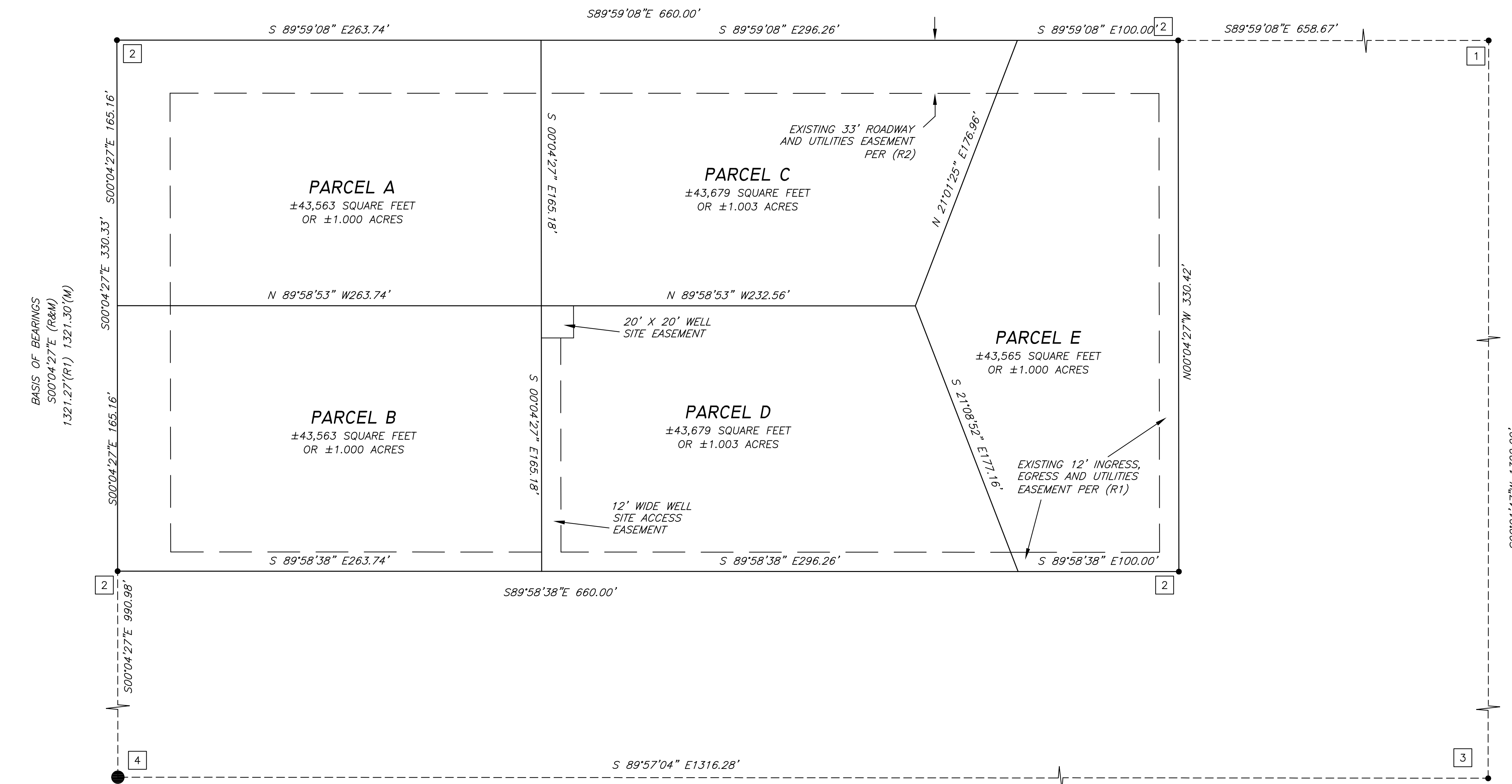
## SURVEYOR'S STATEMENT:

I, JOEL A. EMERT, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

## LEGEND:

- BOUNDARY LINE
- - - MONUMENT LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE

- SET 1/2" REBAR RLS #38863 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT. NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE



## LEGAL DESCRIPTIONS:

**PARCEL A:** COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, AS DESCRIBED IN THE LAND DIVISION SURVEY, RECORDED IN BOOK 1602 OF MAPS, PAGE 29, IN THE COUNTY RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA. SITUATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 165.16 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 165.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 263.74 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS EAST, A DISTANCE OF 165.18 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 263.74 FEET, TO THE POINT OF BEGINNING.

**PARCEL B:** BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, AS DESCRIBED IN THE LAND DIVISION SURVEY, RECORDED IN BOOK 1602 OF MAPS, PAGE 29, IN THE COUNTY RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA. SITUATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 165.16 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 263.74 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS EAST, A DISTANCE OF 165.18 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 263.74 FEET, TO THE POINT OF BEGINNING.

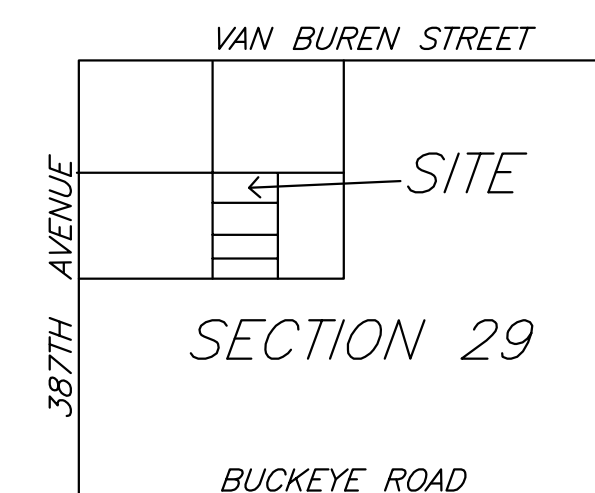
## LEGAL DESCRIPTIONS:

**PARCEL C:** COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, AS DESCRIBED IN THE LAND DIVISION SURVEY, RECORDED IN BOOK 1602 OF MAPS, PAGE 29, IN THE COUNTY RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA. SITUATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 165.16 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 263.74 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, A DISTANCE OF 165.18 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 296.26 FEET; THENCE SOUTH 21 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 176.96 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 232.56 FEET, TO THE POINT OF BEGINNING.

**PARCEL D:** COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, AS DESCRIBED IN THE LAND DIVISION SURVEY, RECORDED IN BOOK 1602 OF MAPS, PAGE 29, IN THE COUNTY RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA. SITUATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. THENCE SOUTH 89 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 263.74 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, A DISTANCE OF 165.18 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 232.56 FEET; THENCE SOUTH 21 DEGREES 08 MINUTES 52 SECONDS EAST, A DISTANCE OF 177.16 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 292.26 FEET, TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTIONS:

**PARCEL E:** COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, AS DESCRIBED IN THE LAND DIVISION SURVEY, RECORDED IN BOOK 1602 OF MAPS, PAGE 29, IN THE COUNTY RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA. SITUATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 560.00 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 177.16 FEET; THENCE NORTH 21 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 176.96 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS EAST, A DISTANCE OF 330.42 FEET, ALONG THE EAST LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.



<p>EMERT LAND SURVEYING TEL (602)717-9216</p>		SHEET NO. 1 OF 1
		EXPIRES 3-31-2024 DRAWN BY: J.A.E.    CHECKED BY: C.T.W.    JOB # 21045    DATE: 7-15-21