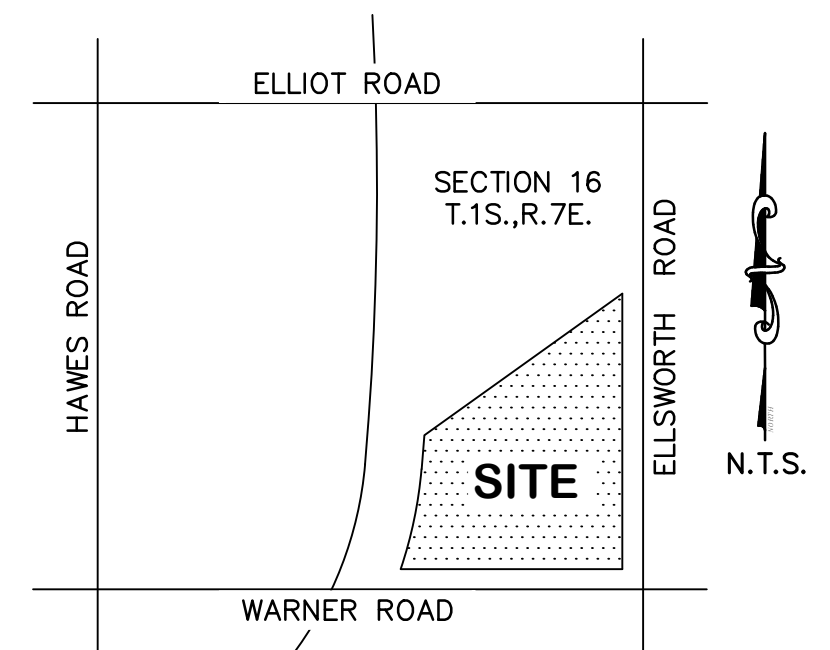


ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SCHEDULE "B" ITEMS:

- 1 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 2 A PLAT RECORDED IN BOOK 1, PAGE 49 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN ON THE SURVEY)
- 3 A PLAT RECORDED IN BOOK 9, PAGE 80 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN ON THE SURVEY)
- 4 RIGHT-OF-WAY NO.9-1611 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO BOARD OF SUPERVISORS OF MARICOPA COUNTY FOR HIGHWAY AND HAVING A TERM (PERPETUAL). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS DOCKET 2779, PAGE 533.
- 5 RIGHT-OF-WAY NO.9-2177 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO BOARD OF SUPERVISORS OF MARICOPA COUNTY FOR HIGHWAY AND HAVING A TERM (PERPETUAL). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS DOCKET 3196, PAGE 55.
- 6 RIGHT-OF-WAY NO.9-1628 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO BOARD OF SUPERVISORS OF MARICOPA COUNTY FOR HIGHWAY AND HAVING A TERM (PERPETUAL). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS DOCKET 3609, PAGE 535
- 7 THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE SR 202 LOOP AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED IN 85-212890 AND AS 89-66727 AND AS 2003-524897 AND AS 2016-356843OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 8 RIGHT-OF-WAY NO.16-105142 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR DRAINAGE CHANNELS, STRUCTURES, BASINS, NON-COMMERCIAL RECREATIONAL USES AND FLOWAGE EASEMENTS AND HAVING A TERM PERPETUAL. (AS SHOWN ON THE SURVEY)
SAID LEASE RECORDED AS 2001-831141, RE-RECORDED AS 2006-474572 AND ASSIGNMENT RECORDED AS 2007-473485 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 9 RIGHT-OF-WAY NO.14-108318 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR 69 KV / 12 KV ELECTRICAL DISTRIBUTION SUBSTATION AND HAVING A TERM ENDING SEPTEMBER 08, 2055.SAID LEASE RECORDED AS 2005-1693660 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 10 RIGHT-OF-WAY NO.16-107525 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TOMARICOPA COUNTYFORPUBLIC ROADAND HAVING A TERM PERPETUAL. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE WAS RECORDED AS 2007-594796 OF OFFICIAL RECORDS.
- 11 RIGHT-OF-WAY NO.14-106406 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR AN OVERHEAD 69 KV ELECTRIC POWER LINE AND HAVING A TERM ENDING DECEMBER 13, 2051. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS 2002-195465 OF OFFICIAL RECORDS.
AND THEREAFTER SAID LEASE WAS AMENDED AS 2012-371086 OF OFFICIAL RECORDS.
- 12 RIGHT-OF-WAY NO.18-109038 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR UNDERGROUND 12 KV ELECTRIC DISTRIBUTION LINE AND SERVICE ROAD AND HAVING A TERM EXPIRING JUNE 09, 2024. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
AND THEREAFTER SAID LEASE RECORDED AS 2015-390459 OF OFFICIAL RECORDS.
- 13 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 04, 2020AS2020-379927 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 14 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 05, 2020 AS 2020-381318OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 15 ALL MATTERS AS SET FORTH IN RESOLUTION NO. 5565, RECORDED MAY 13, 2020AS 2020-410202OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 16 RIGHT-OF-WAY NO.14-120570 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR OVERHEAD DOUBLE CIRCUIT 230 KV, A DOUBLE CIRCUIT 69 KV ELECTRICAL TRANSMISSION LINES AND A 96-COUNT INTERNAL USE ONLY FIBER OPTIC LINE (OPGW) AND HAVING A TERM ENDING APRIL 10, 2070. (AS SHOWN ON THE SURVEY)
AND THEREAFTER SAID LEASE RECORDED AS 2020-530744 OF OFFICIAL RECORDS.
- 17 RIGHT-OF-WAY NO.16-62240 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR ERECTING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING TOWERS AND WIRES OR CABLES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND HAVING A TERM PERPETUAL. (AFFECTS THE PARCEL BUT NOT THE SURVEY)

SCHEDULE "B" ITEMS:

- 18 RIGHT-OF-WAY NO.14-96059 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR AN UNDERGROUND COMMUNICATION LINE AND HAVING A TERM 50 YEARS COMMENCING ON AUGUST 9, 1988.
AND THEREAFTER CHANGE OF GRANTEE NAME DATED MARCH 1991 TO U.S. WEST COMMUNICATIONS, INC., CORPORATION, A COLORADO CORPORATION
AND THEREAFTER CHANGE OF GRANTEE NAME DATED DECEMBER 15, 2000 TO QWEST CORPORATION, A COLORADO CORPORATION AND THERAFTER SAID LEASE WAS AMENDED ON NOVEMBER 8, 1995 (AS SHOWN ON SURVEY)
- 19 SPECIAL LAND USE PERMIT NO. 23-115734-19 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO FULTON HOMES CORPORATION FOR SIGN OR BILLBOARD AND HAVING A TERM EXPIRING JUNE 8, 2023.20 (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 20 RIGHT-OF-WAY NO.16-109324GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROAD AND HAVING A TERM INDEFINITE. (AS SHOWN ON THE SURVEY)
- 21 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- 22 THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY
NOTE:THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITHTHE APPLICABLE REQUIREMENT(S)SET FORTH HEREIN.
- 23 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1059070-PHX1, SEARCH MADE TO MARCH 30, 2021 AT 7:30 A.M. AS TO THE RECORDS OF THE MARICOPA COUNTY RECORDS OFFICE AND APRIL 9, 2021, AT 8:00 AM, AS TO THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE, ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°33'29" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY MARICOPA COUNTY GEODETIC AND CADASTRAL SURVEY, RECORDED IN BOOK 609, PAGE 29, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
10. WETLANDS DESIGNATION DID NOT EXIST AT TIME OF THIS SURVEY PER THE NATIONAL WETLANDS INVENTORY MAP AS SHOWN ON WWW.FDS.GOV/WETLANDS/DATA/MAPPER.HTML
11. IT APPEARS THAT THE BASIS OF BEARING FOR THE RECORDED DRAINAGE EASEMENT WAS IN ERROR, THE DIRECTION OF THE BEARING WITHIN THE RECORDED DOCUMENT IS SHOWN AS SOUTHWEST, BEARING SHOULD HAVE BEEN IN A SOUTHEAST DIRECTION. INFORMATION WAS PROVIDED TO HUNTER ENGINEERING BY THE ARIZONA STATE LAND DEPARTMENT.
12. RIGHT OF WAY ALONG WARNER ROAD AND ELLSWORTH ROAD WILL BE DEDICATED TO THE CITY OF MESA DURING THE DEVELOPMENT PROCESS OF THE PARCEL. MARICOPA COUNTY GIS SITE CURRENTLY DEPICTS THE RIGHT OF WAY FOR ELLSWORTH RD AND WARNER RD AT 65 FEET. A PLAT RECORDED IN BOOK 1, PAGE 49 DEPICTS A 33 FOOT RIGHT OF WAY ALONG WARNER ROAD. A PLAT RECORDED IN BOOK 9, PAGE 80 DEPICTS A 33 FOOT RIGHT OF WAY ALONG ELLSWORTH ROAD. (INCLUDED IN GROSS AREA)

LEGAL DESCRIPTION:

A PORTION SOUTH OF STORM DISTRICT RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LOT AREAS:

NET PARCEL AREA	151.499 ACRES±	6,599,296 SQUARE FEET±
PROPOSED RIGHT OF WAY	9.255 ACRES±	403,148 SQUARE FEET±
TEAGUE SUBSTATION	4.559 ACRES±	198,590 SQUARE FEET±
GROSS PARCEL AREA: (INCLUDES NET, PROPOSED RIGHT OF WAY AND TEAGUE SUBSTATION)	165.313 ACRES±	7,201,034 SQUARE FEET±

SURVEYOR'S CERTIFICATION:

TO: BAKER DEVELOPMENT CORPORATION
STATE OF ARIZONA
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 8, 11(a), 11(b), 14, & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/20/2021.

DATE OF PLAT OR MAP: 1/09/2023



NO.	DATE	REVISION	BY

DRAWN BY: JDH
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTA/NSPS LAND TITLE SURVEY

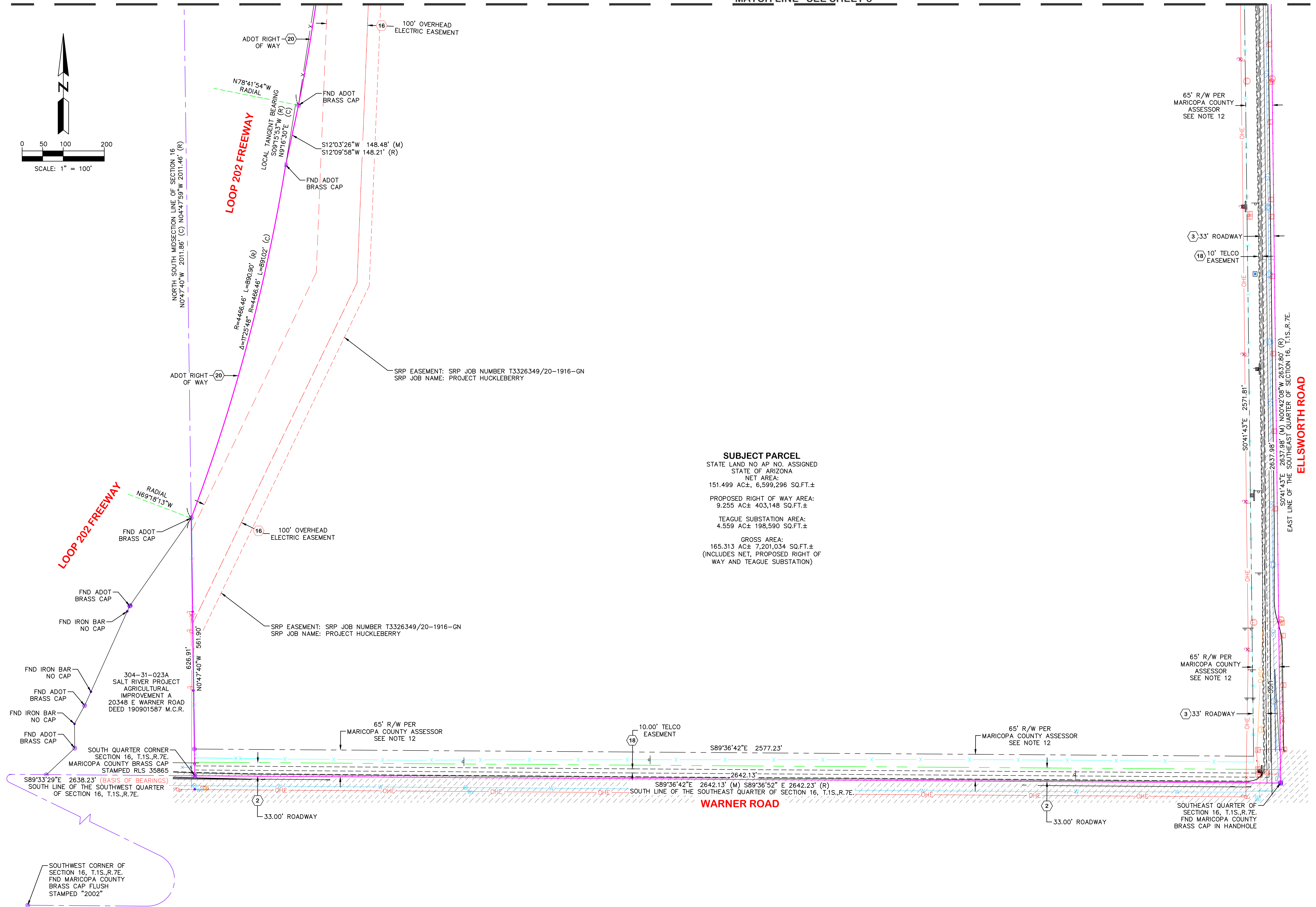
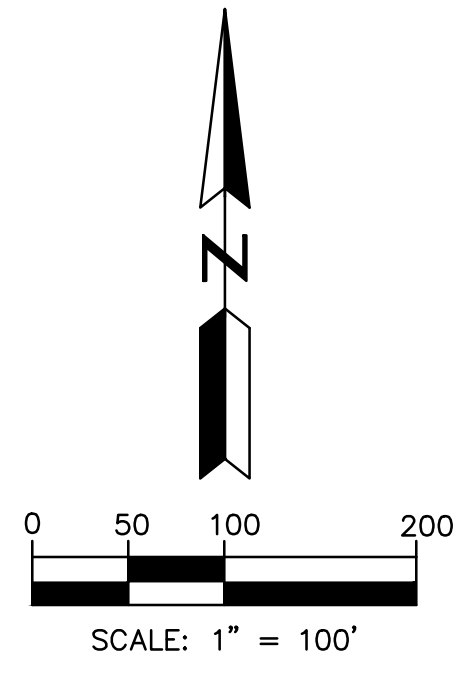
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16
TOWNSHIP: 1S
RANGE: 7E

JOB NO.:
BAKE004-SA

SCALE
1"=100'

SHEET
1 OF 3

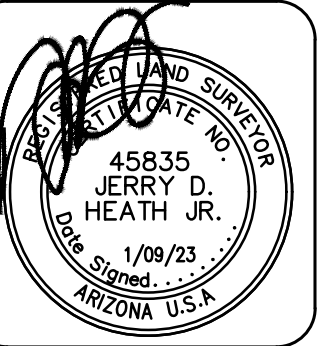


SUBJECT PARCEL
 STATE LAND NO. AP. NO. ASSIGNED
 STATE OF ARIZONA
 NET AREA:
 151.499 AC±, 6,599,296 SQ.FT.±
 PROPOSED RIGHT OF WAY AREA:
 9.255 AC± 403,148 SQ.FT.±
 TEAGUE SUBSTATION AREA:
 4.559 AC± 198,590 SQ.FT.±
 GROSS AREA:
 165.313 AC± 7,201,034 SQ.FT.±
 (INCLUDES NET, PROPOSED RIGHT OF WAY AND TEAGUE SUBSTATION)

NO.	DATE	REVISION	BY

DRAWN BY: JR
 CHECKED BY: JAB

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



ALTANSPS LAND TITLE SURVEY
 A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16
 TOWNSHIP: 1S
 RANGE: 7E

JOB NO.:
 BAKE004-SA

SCALE
 1"=100'

SHEET
 2 OF 3

65' R/W PER MARICOPA COUNTY ASSESSOR SEE NOTE 12

33' ROADWAY
 18' TELCO EASEMENT

65' R/W PER MARICOPA COUNTY ASSESSOR SEE NOTE 12

33.00' ROADWAY

ELLSWORTH ROAD

WARNER ROAD

304-31-023A
 SALT RIVER PROJECT
 AGRICULTURAL
 IMPROVEMENT A
 20348 E WARNER ROAD
 DEED 190901587 M.C.R.

LOOP 202 FREEWAY

LOOP 202 FREEWAY

NORTH SOUTH MIDSECTION LINE OF SECTION 16
 N04°47'40"W 2011.86 (C) N04°47'59"W 2011.46' (R)

ADOT RIGHT-OF-WAY

FND ADOT BRASS CAP

FND ADOT BRASS CAP

FND IRON BAR NO CAP

FND IRON BAR NO CAP

FND ADOT BRASS CAP

FND IRON BAR NO CAP

FND ADOT BRASS CAP

SOUTHWEST CORNER OF SECTION 16, T.1S.,R.7E.
 FND MARICOPA COUNTY BRASS CAP FLUSH STAMPED "2002"

ADOT RIGHT-OF-WAY

N78°41'54"W RADIAL

LOCAL TANGENT BEARING

S09°15'53"W (R)
 N89°16'30"E (C)

FND ADOT BRASS CAP

FND ADOT BRASS CAP

R=4466.46' L=890.90' (R)
 Δ=1725.48' R=4466.46' L=891.02' (C)

ADOT RIGHT-OF-WAY

100' OVERHEAD ELECTRIC EASEMENT

SRP EASEMENT: SRP JOB NUMBER T3326349/20-1916-GN
 SRP JOB NAME: PROJECT HUCKLEBERRY

100' OVERHEAD ELECTRIC EASEMENT

SRP EASEMENT: SRP JOB NUMBER T3326349/20-1916-GN
 SRP JOB NAME: PROJECT HUCKLEBERRY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

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ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

ADOT RIGHT-OF-WAY

65' R/W PER MARICOPA COUNTY ASSESSOR SEE NOTE 12

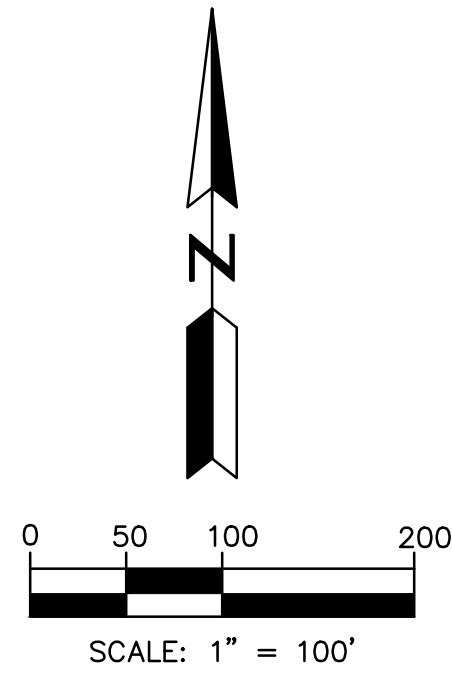
10.00' TELCO EASEMENT

65' R/W PER MARICOPA COUNTY ASSESSOR SEE NOTE 12

S89°33'29"E 2638.23' (BASIS OF BEARINGS)
 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, T.1S.,R.7E.

S89°36'42"E 2642.13' (M) S89°36'52" E 2642.23' (R)
 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T.1S.,R.7E.

SOUTHEAST QUARTER OF SECTION 16, T.1S.,R.7E.
 FND MARICOPA COUNTY BRASS CAP IN HANDHOLE



ELLIOT ROAD

NORTH QUARTER CORNER
SECTION 16, T.1S.,R.7E.
FND ADOT FLUSH

ELLIOT ROAD

NORTHWEST CORNER OF
SECTION 16, T.1S.,R.7E.
BRASS CAP IN HANDHOLE
MARICOPA COUNTY STAMPED
T1S R7E 9-10-16-15 RLS #26411"

NORTH SOUTH MIDSECTION LINE OF SECTION 16
N0°47'40"W 2620.48' (C) N00°47'45"W 262.53' (R1)

LOOP 202 FREEWAY

LOOP 202 FREEWAY

ELLSWORTH ROAD

LEGEND:

- | | | | |
|--------------------------|-------------------------|---|---|
| ▲ PK/WASHER | ☐ ONE POST SIGN | — MONUMENT LINE | (R) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 487857, EFFECTIVE DATE: MAY 04, 2011. |
| ✕ CHISELED X | ☐ CATCH BASIN | — GROSS PROPERTY LINE | (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION. |
| ⊗ BRASS CAP IN HANDHOLE | ● GRATE | — EASEMENT LINE | (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED. |
| ● FOUND AS NOTED | ⊕ INTERCEPTOR | — RIGHT-OF-WAY LINE | |
| ⊙ BRASS CAP FLUSH | ⊕ STORM DRAIN MANHOLE | — S SANITARY SEWER LINE | |
| ⊙ GAS MANHOLE | ⊕ DOWN GUY | — UGE UNDERGROUND ELECTRIC LINE | |
| ⊙ GAS VALVE | ⊕ TRANSFORMER | — UGTV UNDERGROUND TV LINE | |
| ⊙ GAS MARKER | ⊕ ELECTRIC METER | — UGG UNDERGROUND GAS LINE | |
| ⊙ GAS METER | ⊕ ELECTRICAL CABINET | — UGFO FIBER OPTIC LINE | |
| ⊕ SEWER MARKER | ⊕ ELECTRIC RISER | — W WATER LINE | |
| ⊕ SEWER MANHOLE | ⊕ ELECTRIC MANHOLE | CONCRETE CONCRETE HATCH COLOR & PATTERN | |
| ⊕ SEWER CLEANOUT | ⊕ ELECTRIC PANEL BOX | AC PAVT ASPHALT HATCH COLOR & PATTERN | |
| ⊕ FIBER OPTIC MANHOLE | ⊕ ELECTRIC VAULT | | |
| ⊕ FIBER OPTIC RISER | ⊕ ELECTRIC JUNCTION BOX | | |
| ⊕ CABLE TV RISER | ⊕ LIGHT POLE | | |
| ⊕ TELEPHONE MANHOLE | ⊕ LIGHT POLE DOUBLE | | |
| ⊕ TELEPHONE JUNCTION BOX | ⊕ POWER POLE | | |
| ⊕ FIRE DEPT. CONNECTION | ⊕ SCHEDULE B HEX | | |
| ⊕ FIRE HYDRANT | | | |
| ⊕ WATER METER | | | |
| ⊕ BACKFLOW PREVENTER | | | |
| ⊕ WATER VALVE | | | |

STATE TRUST LAND
NO AP NUMBER ASSIGNED
NOT A PART

SUBJECT PARCEL
STATE LAND NO AP NO. ASSIGNED
STATE OF ARIZONA
NET AREA:
151.499 AC±, 6,599,296 SQ.FT.±
PROPOSED RIGHT OF WAY AREA:
9.255 AC± 403,148 SQ.FT.±
TEAGUE SUBSTATION AREA:
4.559 AC± 198,590 SQ.FT.±
GROSS AREA:
165.313 AC± 7,201,034 SQ.FT.±
(INCLUDES NET, PROPOSED RIGHT OF WAY AND TEAGUE SUBSTATION)

MATCH LINE SEE SHEET 2

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTA INSPS LAND TITLE SURVEY
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16
TOWNSHIP: 1S
RANGE: 7E

JOB NO.: BAKE004-SA

SCALE: 1" = 100'

SHEET 3 OF 3