

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE REPORT OF TITLE PREPARED BY PIONEER TITLE AGENCY INC., ORDER NO. 90803583 DATED: MAY 18, 2022 AT 7:30 A.M. AND ARIZONA STATE LAND SEARCH MAY 20, 2022

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE COMMITMENT OF TITLE REPORT AND SCHEDULE B DOCUMENTS PROVIDED BY PIONEER TITLE AGENCY INC. AS LISTED HEREON. ATWELL LLC AND JAMES G. SPRING (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

PARCEL NO. 1:
(347-14-004)

THAT PORTION OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST OF THE GILA, SALT RIVER, BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MAIN STREET ACCORDING TO THE PLAT OF BULLHEAD CITY, ARIZONA, WITH THE SOUTH LINE OF SAID SECTION 31, SAID POINT BEING 1667.56 FEET WEST OF THE SOUTH QUARTER CORNER OF THE SAID SECTION 31;

THENCE N 7°42'E ALONG THE EAST LINE OF MAIN STREET, IF EXTENDED A DISTANCE OF 225.00 FEET; THENCE EAST AND PARALLEL WITH SOUTH LINE OF SECTION 31, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF THE BULLHEAD CITY AIRPORT LEASE;

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SECTION 31, A DISTANCE OF 125.00 FEET; THENCE S 7°42'W, PARALLEL WITH THE SAID EAST LINE OF MAIN STREET EXTENDED, A DISTANCE OF 225.00 FEET TO THE SOUTH LINE OF SECTION 31;

THENCE WEST ALONG THE SOUTH LINE OF SECTION 31, A DISTANCE OF 105.00 FEET TO A 1" O.D. IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF THE BULLHEAD CITY AIRPORT LEASE;

THENCE WEST ALONG THE SOUTH LINE OF SECTION 31, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
(347-14-020 AND 347-14-034)

A PORTION OF U.S. GOVERNMENT LOT 2, 3, 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 16.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST DONG SAID SOUTH LINE OF SAID SECTION A DISTANCE OF 1450.35 FEET TO THE SOUTHEAST COMER OF STATE LAND DEPARTMENT LEASE NO. 03-86068-99;

THENCE NORTH 05 DEGREES 37 MINUTES 29 SECONDS WEST PARALLEL TO THE CENTERLINE OF STATE ROUTE 95, AND ALSO BEING THE EAST LINE OF SAID STATE LAND DEPARTMENT LEASE A DISTANCE OF 225.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST PARALLEL TO AND 225.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 95;

THENCE NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,503.61 FEET;

THENCE CONTINUING NORTH 03 DEGREES 24 MINUTES 00 SECONDS EAST ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1,267.08 FEET TO THE SOUTH LINE OF POTENT NO. 7213;

THENCE NORTH 86 DEGREES 39 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID PATENT NO. 7213, A DISTANCE OF 1,218.47 FEET;

THENCE SOUTH 03 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 3,062.20 FEET TO THE SOUTH LINE OF SAID SECTION 31 AND THE POINT OF BEGINNING.

PARCEL NO. 3:
(347-14-035)

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, FROM WHICH A FOUND MOHAVE COUNTY BRASS CAP FLUSH STAMPED "S31/S32" ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, WHICH BEARS S89°32'57"E A DISTANCE OF 2287.57 FEET TO AN ANGLE POINT ON SAID SOUTH LINE THEN CONTINUING S89°32'54"E A DISTANCE OF 348.33 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 31;

THENCE S89°26'21 "W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 16.26 FEET;

THENCE, CONTINUING S89°26'21 "W ALONG THE ALONG SAID SOUTH LINE,A DISTANCE OF 349.84 FEET TO AN ANGLE POINT ON SAID SOUTH LINE;

THENCE, N89°19'56"W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1300.57 FEET TO A POINT ON THE EAST RIGHT OF WAY OF STATE HIGHWAY 95 TO THE POINT OF BEGINNING;

THENCE, CONTINUING N89°19'56"W ALONG SAID SOUTH LINE, A DISTANCE OF 100.46 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE HIGHWAY 95;

THENCE, N06°07'48"E ALONG THE WEST RIGHT OF WAY OF STATE HIGHWAY 95, A DISTANCE OF 1755.85 FEET;

THENCE, N03°51'08"E CONTINUING ALONG THE WEST RIGHT OF WAY OF STATE HIGHWAY 95, A DISTANCE OF 1222.52 FEET;

THENCE, S86°08'40"E A DISTANCE OF 100.00 TO A POINT ON THE EAST RIGHT OF WAY OF STATE HIGHWAY 95;

THENCE, CONTINING ALONG THE EAST RIGHT OF WAY OF STATE HIGHWAY 95, S03°51'08"W A DISTANCE OF 1224.51 FEET;

THENCE, CONTINING ALONG THE EAST RIGHT OF WAY OF STATE HIGHWAY 95, S06°07'48"W A DISTANCE OF 1748.28 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY
THE GATEWAY AT BULLHEAD CITY

LOCATED WITHIN A PORTION OF
SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MOHAVE COUNTY, ARIZONA

SCHEDULE B DOCUMENTS

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2022 (BLANKET IN NATURE)
- ANY DISTRICT, IMPROVEMENT DISTRICT, ASSESSMENTS OR BOND AS DISCLOSED BY THE RECORDS OF THE OFFICE OF THE COUNTY ASSESSOR OR TREASURER AND LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE BOUNDARIES OF ANY COUNTY OR CITY SPECIAL IMPROVEMENT DISTRICTS. INCLUDES INFORMATION FROM A STATE LAND SEARCH, TOGETHER WITH MATTERS AS SHOWN OF RECORD WHICH AFFECT SAID PREMISES DESCRIBED HEREIN. (BLANKET IN NATURE)
- THE EFFECT OF POSSIBLE LIABILITIES AND OBLIGATIONS IMPOSED BY REASON OF THE INCLUSION OF SAID LAND WITHIN THE FOLLOWING NAMED DISTRICT(S): BULLHEAD SANITARY DISTRICT (BLANKET IN NATURE)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN MOHAVE COUNTY FLOOD CONTROL DISTRICT, AS DISCLOSED IN INSTRUMENT RECORDED IN BOOK 1004 OF OFFICIAL RECORDS, PAGE 276 AND IN BOOK 4917 OF OFFICIAL RECORDS, PAGE 241. (BLANKET IN NATURE)
- RESERVATIONS AND OTHER MATTERS, CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO THE STATE OF ARIZONA, PATENT NO. 02-87-0021, DATED MARCH 31, 1987, RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES ACT OF AUGUST 30, 1890, 26 STAT. 391; 43 U.S.C. 945. (BLANKET IN NATURE)
- PERPETUAL RIGHT OF WAY NO. 72-10223 DATED 2-14-1967 TO BLACK MESA PIPELINE, INC., A DELAWARE CORPORATION FOR PIPELINE AND AS DISCLOSED IN DOCKET 189, PAGE 91 AND BOOK 1694 OF OFFICIAL RECORDS, PAGE 522. (AFFECTS PARCEL NO.2 AND 3) (PLOTTED HEREON)
- COMMERCIAL LEASE NO. 03-86068 DATED 10-3-1975 TO THE UNITED STATES POSTAL SERVICE FOR POSTAL FACILITIES, MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE BUREAU OF RECLAMATION, BUREAU OF LAND MANAGEMENT AND UNITED STATE POSTAL SERVICE. (AFFECTS PARCEL NO. 1 AND 3) (PLOTTED HEREON)
- PERPETUAL RIGHT OF WAY NO. 72-17952 DATED 9-29-1982 TO THE MOHAVE COUNTY BOARD OF SUPERVISORS FOR DRAINAGE DIKES AND DRAINAGE CHANNEL (AFFECTS PARCEL NO. 2 AND 3) (PLOTTED HEREON)
- PERPETUAL RIGHT OF WAY NO. 16-96168 DATED 3-9-1990 TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR A PUBLIC ROADWAY, DRAINAGE AND SLOPE. (PLOTTED HEREON)
- 50 YEAR RIGHT OF WAY NO. 14-53626 DATED 2-10-1994 TO BULLHEAD SANITARY DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A 24"SEWER LINE; ASSIGNED TO THE CITY OF BULLHEAD CITY, A MUNICIPALITY ON 1-21-2000. (PLOTTED HEREON)
- RIGHT OF WAY NO. 18-89779 DATED 8-2-2014 TO CITIZENS UTILITIES RURAL COMPANY FOR UNDERGROUND COPPER CABLE COMMUNICATION LINES; TO EXPIRE 8-1-2024. (PLOTTED HEREON)
- RIGHT OF WAY NO. 18-54252 DATED 8-18-2014 TO CITIZENS UTILITIES RURAL COMPANY FOR UNDERGROUND COPPER CABLE COMMUNICATION LINE; TO EXPIRE 8-17-2024. (AFFECTS PARCEL NO. 2)(IN SECTION 6 DOES NOT AFFECT THIS PARCEL)
- RIGHT OF WAY NO. 18-104371 DATED 7-2-2018 TO MOHAVE ELECTRIC COOPERATIVE, INCORPORATED FOR OVERHEAD 14.4/24.9KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE 7-1-2028. (PLOTTED HEREON)
- RIGHT OF WAY NO. 18-105782 DATED 3-21-2020 TO MOHAVE ELECTRIC COOPERATIVE, INCORPORATED FOR OVERHEAD 14.4KV AND 24.9KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE 3-20-2030, AND RECORDED IN BOOK 1589 OF OFFICIAL RECORDS, PAGE 602. (AFFECTS PARCEL NO. 2 AND 3) (AFFECTS LAND NORTH OF AIRPORT CENTER DRIVE)
- RIGHT OF WAY POWER TRANSMISSION LINE, DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT NO. AZPHX 0083301 (CLOSED) AND AS DISCLOSED IN INSTRUMENT RECORDED IN BOOK 1663 OF OFFICIAL RECORDS, PAGE 126. (AFFECTS PARCEL NO. 2) (PLOTTED HEREON)
- MATTERS SHOWN ON SURVEY: RECORDED IN BOOK 12 OF RECORD OF SURVEYS, PAGE 9 (AFFECTS ALL) (PLOTTED HEREON)
- PENDING APPLICATION TO PURCHASE STATE LAND NO. 53-123261 DATED 4-8-2022 BY LEGACY COMMERCIAL REAL ESTATE L L C FOR MIXED USE DEVELOPMENT. (AFFECTS ALL)
- PERPETUAL RIGHT OF WAY NO. 70-115920 DATED 3-17-1959 TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR STATE ROUTE 95 TOPOCK -DAVIS DAM HIGHWAY. (PLOTTED HEREON)
- THE RIGHT OF THE STATE OF ARIZONA, PURSUANT TO A.R.S. 28-332A, TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO THE HIGHWAY NAMED BELOW:

NAME OF HIGHWAY ARIZONA STATE ROUTE HIGHWAY 95

AS SURVEYED LEGAL DESCRIPTION, (ALL PARCELS 1, 2 & 3)

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, FROM WHICH A FOUND MOHAVE COUNTY BRASS CAP FLUSH STAMPED "S31/S32" ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, WHICH BEARS S89°32'57"E A DISTANCE OF 2287.57 FEET TO AN ANGLE POINT ON SAID SOUTH LINE THEN CONTINUING S89°32'54"E A DISTANCE OF 348.33 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 31;

THENCE S89°26'21 "W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 16.26 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING S89°26'21 "W ALONG THE ALONG SAID SOUTH LINE, A DISTANCE OF 349.84 FEET TO A ANGLE POINT ON SAID SOUTH LINE;

THENCE, N89°19'56"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1401.03 FEET;

THENCE, N06°07'48"E A DISTANCE OF 1755.85 FEET;

THENCE, N03°51'08"E A DISTANCE OF 1222.52 FEET;

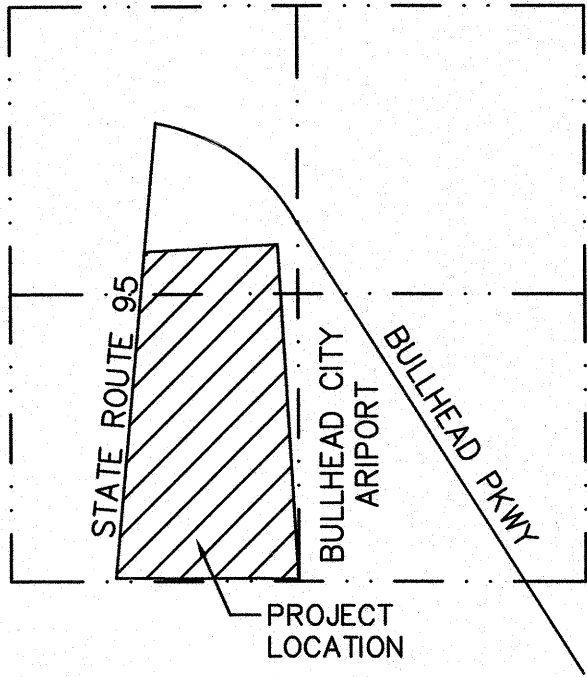
THENCE, S86°08'40"E A DISTANCE OF 125.00 FEET;

THENCE, N03°51'16"E A DISTANCE OF 27.90 FEET;

THENCE, N87°05'24"E A DISTANCE OF 1193.30 FEET;

THENCE, S03°02'46"E A DISTANCE OF 3062.81 FEET TO THE POINT OF BEGINNING.

N.T.S.
VICINITY MAP
SECTION 31, T.21N., R.21W.



GENERAL NOTES

- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, AND TO THOSE PARTIES LISTED IN THE SURVEYORS CERTIFICATION.
- THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING THE MONTH OF JUNE, 2022. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- BEARINGS, DISTANCES AND CURVATURE DATA SHOWN HEREON ARE MEASURED VALUES UNLESS SPECIFIED OTHERWISE.

SURVEY COMMENTS

- THIS SURVEY REFLECTS INFORMATION BASED ON A REPORT OF TITLE PREPARED BY PIONEER TITLE AGENCY INC., ORDER NO. 90803583 DATED: MAY 18, 2022, AND ARIZONA STATE LAND SEARCH MAY 20, 2022. SCHEDULE A BOUNDARY DOES NOT INCLUDE SUBJECT ROADWAY.
- BASED ON INFORMATION RECEIVED BY THE ARIZONA STATE LAND DEPARTMENT THIS SURVEY REFLECTS A BOUNDARY OF LAND THAT ENCOMPASSES A PORTION OF TOPOCK-DAVIS DAM HIGHWAY (S.R.95)
- PER THE ESTABLISHED RIGHT OF WAY PLANS WE DISCOVERED ON THE ADOT (ARIZONA DEPARTMENT OF TRANSPORTATION) WEBSITE PROJECT NO F-065-1-709, THE ROADWAY IN QUESTION APPEARS TO HAVE BEEN GIVEN TO THE STATE OF ARIZONA LAND DEPARTMENT IN FEE.
- PER CONVERSATIONS WITH THE ARIZONA STATE LAND DEPARTMENT THEY HAVE MADE REFERENCE THAT THE SUBJECT ROADWAY HAS NOT BEEN DESIGNATED IN FEE TO ADOT.
- I THE SURVEYOR DO NOT CERTIFY TO THE INTENT OR DESIGNATION BEING DECLARED BY ADOT AND OR THE STATE LAND DEPARTMENT IN REGARD TO THE SUBJECT MATTER OF THE DESIGNATION OF THIS ROADWAY IN FEE TITLE.

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST AND CONTROL POINT NO. 2017 AS SHOWN ON THE SECTION 31, T.21N.,R.21W. AND SECTIONS 1, 9, 13, 16, 17 & 18 T.20N.,R.22W. AND SECTION 13, T.20N.,R.23W., G.&S.R.M MOHAVE COUNTY, ARIZONA RECORDED AS MAP 2407-2407B OF THE MOHAVE COUNTY RECORDS AS RECORDED IN MAPS 2407-2407B OF THE MOHAVE COUNTY RECORDS WHICH BEARS N68°18'50"W, A DISTANCE OF 4570.43 FEET.

REFERENCES USED

THE ARIZONA STATE LAND DEPARTMENT SOVEREIGN BOUNDARY CONTROL SITUAIE IN SECTION 31, T.21N.,R.21W. AND SECTIONS 1, 9, 13, 16, 17 & 18 T.20N.,R.22W. AND SECTION 13, T.20N.,R.23W., G.&S.R.M MOHAVE COUNTY, ARIZONA RECORDED IN SURVEY MAPS 2407-2407B OF THE MOHAVE COUNTY RECORDS

RECORD OF SURVEY FOR THE WEST HALF OF SECTION 31, T.21N.,R.21W. RECORDED IN BOOK 12 OF RECORD OF SURVEY, PAGE 9 MOHAVE COUNTY RECORDS.

ADOT RIGHT OF WAY PLANS OF THE TOPOCK-DAVIS DAM SILVER CREEK- BULLHEAD CITY S.R. 95 PLANS FOR PROJECT NO F-065-1-709 (UNRECORDED)

FINAL PLAT FOR THE HOME DEPOT SUBDIVISION UNIT 2, TRACT 5128 RECORDED IN INDEX OF SUBDIVISION MAPS, MAPS NO. 2575-2575B, MOHAVE COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

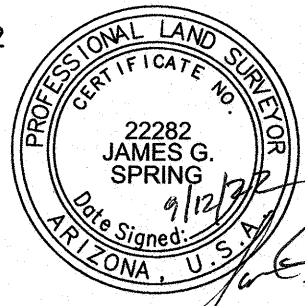
TO:

- LEGACY COMMERCIAL REAL ESTATE
- STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT
- PIONEER TITLE AGENCY INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 17, 2022.

DATE OF MAP: SEPTEMBER 12, 2022

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206



NOTE:

A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



COUNTY: MOHAVE
SECTION: 31
TOWNSHIP: 21 NORTH
RANGE: 21 WEST

ALTA/NSPS LAND TITLE SURVEY
THE GATEWAY AT BULLHEAD CITY
CITY OF BULLHEAD CITY, ARIZONA

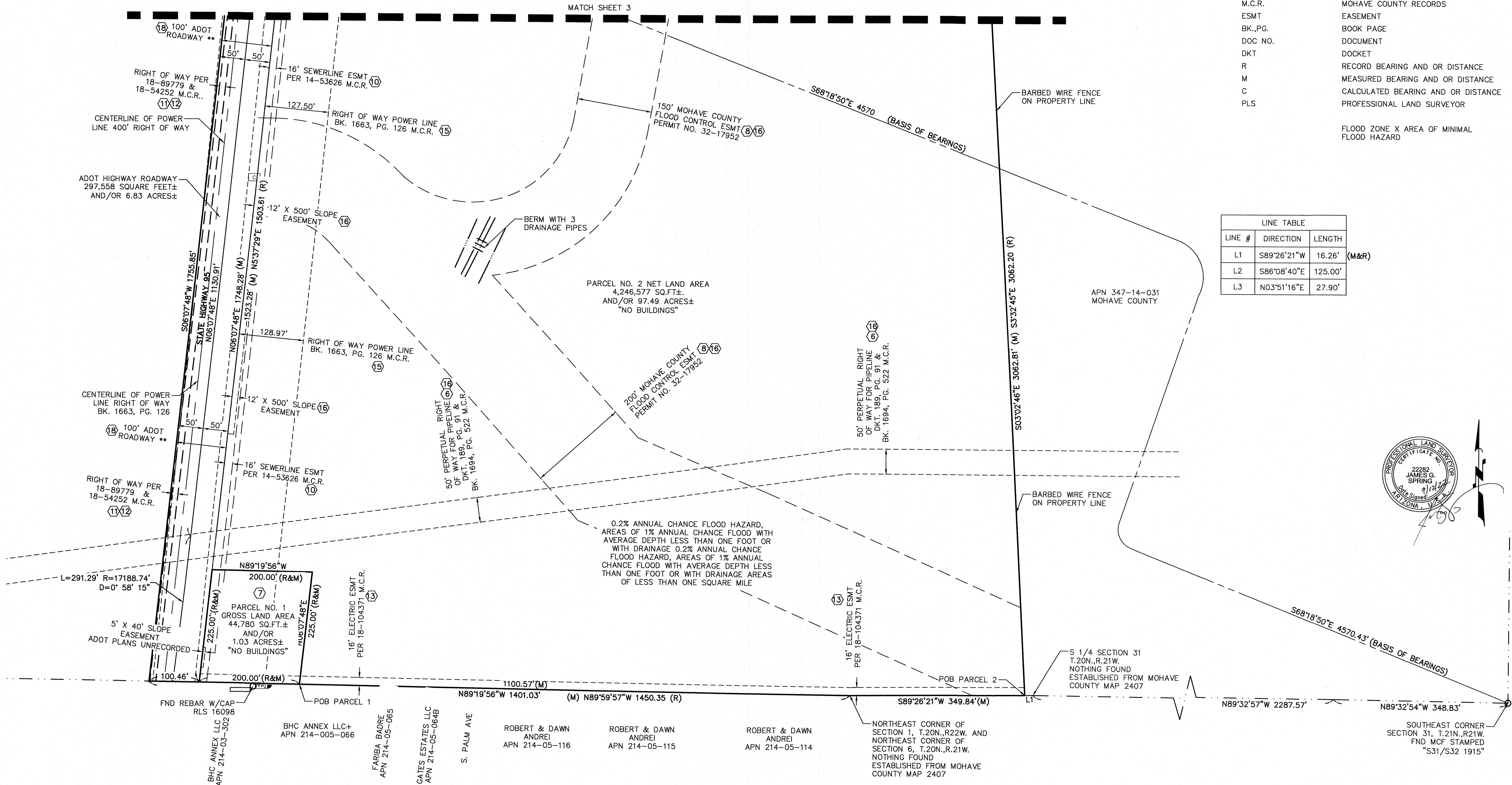
JUNE, 2022
9-12-22 REVISED PARCEL & TITLE REPORT
REVISIONS:

ATWELL
PM. J. SPRING
DR. J. RICHARDSON
JOB NO. 22002724
N.T.S.
22002724 BHC ALTA-CONTROL-9-9-22.DWG
SHEET NO. 1 OF 3

2021 ALTA/NSPS STANDARD TABLE "A" ITEMS

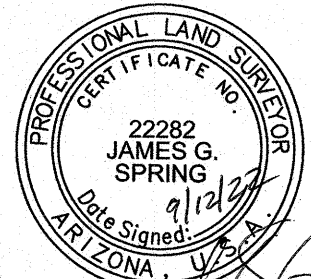
- THE ADDRESS OF THE SURVEYED PROPERTY WAS NOT DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
- SUBJECT PROPERTY LIES IN ZONE "X" (OTHER FLOOD AREAS) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04015C4462G, COMMUNITY - BULLHEAD CITY NUMBER 04015, PANEL 4462 SUFFIX G EFFECTIVE DATE NOVEMBER 18, 2009 AND FEMA FLOOD INSURANCE RATE MAP NUMBER 04015C4465G, COMMUNITY - BULLHEAD CITY NUMBER 04015, PANEL 4465 SUFFIX G EFFECTIVE DATE NOVEMBER 18, 2009.
- PARCEL 1 GROSS LAND AREA = 1.03 ACRES± AND/OR 44,780 SQUARE FEET±.
PARCEL 2 NET LAND AREA = 97.49 ACRES± AND/OR 4,246,577 SQUARE FEET±.
ADOT ROADWAY NET LAND AREA = 6.83 ACRES± AND/OR 297,558 SQUARE FEET±
TOTAL AREA= 105.35 ACRES± AND/OR 4,588,925 SQUARE FEET±
- VERTICAL DATA: SOUTH QUARTER CORNER SECTION 31, T.21N.,R.21W. FND MCF STAMPED "S31/S32 1915" ELEVATION: 761.25 (NAVD88 DATUM)
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY. (SHOWN HEREON)
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SHOWN HEREON)
- PLOTTABLE OFFSITE OR APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTIONS 5 AND 6.

ADOT RIGHT OF WAY PLANS OF THE TOPOCK-DAVIS DAM SILVER CREEK- BULLHEAD CITY S.R. 95 PLANS FOR PROJECT NO F-065-1-709 (UNRECORDED) DESIGNATED BY **



LEGEND

- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PARCEL LINE
- EXISTING EASEMENT
- BARBED WIRE FENCE
- UNDERGROUND GAS LINE
- MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- WATER METER
- WATER MARKER
- SEWER MANHOLE
- GAS MARKER
- CONCRETE
- TRAFFIC CONTROL EASEMENT
- TOWNSHIP
- RANGE
- ASSESSOR PARCEL NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- MOHAVE COUNTY RECORDS
- EASEMENT
- BOOK PAGE
- DOCUMENT
- DOCKET
- RECORD BEARING AND OR DISTANCE
- MEASURED BEARING AND OR DISTANCE
- CALCULATED BEARING AND OR DISTANCE
- PROFESSIONAL LAND SURVEYOR
- FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD



COUNTY: MOHAVE
SECTION: 31
TOWNSHIP: 21 NORTH
RANGE: 21 WEST

ALTANSPS LAND TITLE SURVEY
THE GATEWAY AT
BULLHEAD CITY
CITY OF BULLHEAD CITY, ARIZONA

JUNE, 2022

9-12-22 REVISED PARCEL
& TITLE REPORT
REVISIONS:



PM. J. SPRING
DR. J. RICHARDSON

JOB NO.
22002724

SCALE 0 50 100
1" = 100 FEET

22002724 BHC ALTA-CONTROL-9-9-22.DWG

SHEET
NO.
2 OF 3



LEGEND

FLOOD ZONE X AREA OF MINIMAL
FLOOD HAZARD

JUNE, 2022

9-12-22 REVISED PARCEL
& TITLE REPORT
REVISIONS:

