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TITLE REFERENCE

THIS SURVEY IS BASED UPON THE SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-1170706-PHX1, DATED MARCH 27, 2023.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND PHIL REIMER (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

TITLE COMMITMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, MARKED BY A ADOT BRASS CAP FLUSH, STAMPED 22282, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 2, MARKED BY A TOWN OF BUCKEYE BRASS CAP FLUSH, THEREOF BEARS NORTH 89 DEGREES 42 MINUTES 12 SECONDS WEST, 2643.61 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 12 SECONDS WEST, 1743.61 FEET ON THE SOUTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER TO THE EASTERLY BOUNDARY OF THE WEST 900.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE ON SAID EASTERLY BOUNDARY, NORTH 00 DEGREES 17 MINUTES 30 SECONDS EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EASTERLY BOUNDARY, NORTH 00 DEGREES 17 MINUTES 30 SECONDS EAST, 2091.38 FEET TO THE SOUTHERLY BOUNDARY OF THE ROOSEVELT IRRIGATION DISTRICT CANAL;

THENCE ON SAID SOUTHERLY BOUNDARY, NORTH 60 DEGREES 57 MINUTES 41 SECONDS EAST, 9.83 FEET;

THENCE CONTINUING ON SAID SOUTHERLY BOUNDARY, NORTH 66 DEGREES 59 MINUTES 58 SECONDS EAST, 921.33 FEET TO THE WESTERLY BOUNDARY OF THE RIGHT OF WAY FOR STATE ROUTE 303 AS SHOWN ON SHEETS P-1 AND P-2 OF THE RIGHT OF WAY PLAN 303L MA 002 H7139 01R, RECORDED DATE JULY 02, 2012;

THENCE ON SAID WESTERLY BOUNDARY, SOUTH 10 DEGREES 38 MINUTES 43 SECONDS EAST, 20.15 FEET;

THENCE CONTINUING ON SAID WESTERLY BOUNDARY, NORTH 67 DEGREES 09 MINUTES 22 SECONDS EAST, 15.39 FEET TO THE WESTERLY BOUNDARY OF THE PERMANENT DRAINAGE EASEMENT AS SHOWN ON SAID RIGHT OF WAY PLAN;

THENCE ON SAID WESTERLY BOUNDARY, SOUTH 10 DEGREES 38 MINUTES 43 SECONDS EAST, 1918.97 FEET;

THENCE CONTINUING ON SAID WESTERLY BOUNDARY, SOUTH 01 DEGREE 00 MINUTES 15 SECONDS EAST, 507.99 FEET TO THE NORTHERLY BOUNDARY OF SAID PERMANENT DRAINAGE EASEMENT;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING 4 COURSES;

THENCE SOUTH 88 DEGREES 21 MINUTES 10 SECONDS WEST, 262.88 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 48 SECONDS WEST, 15.99 FEET;

THENCE SOUTH 88 DEGREES 33 MINUTES 26 SECONDS WEST, 823.46 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 48 SECONDS WEST, 5.00 FEET TO THE NORTHERLY BOUNDARY OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE ON SAID NORTHERLY BOUNDARY, NORTH 89 DEGREES 42 MINUTES 12 SECONDS WEST, 162.54 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METALS AND MINERALS RIGHTS RESERVED IN STATE PATENT RECORDED IN BOOK 423 OF DEEDS, PAGE 573.

SCHEDULE 'B' - EXCEPTIONS (#)

- TAXES FOR THE FULL YEAR OF 2023.
(THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024.)
- ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2023.
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. AS SET FORTH IN SAID STATE PATENT RECORDED IN BOOK 423 OF DEEDS, PAGE 573.
(NOT SHOWN-AFFECTS-NOTHING PLOTTABLE)
- THE RIGHT TO PROSPECT FOR, MINE AND REMOVE ALL COAL, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA.
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT IRRIGATION DISTRICT AND MCMICKEN IRRIGATION DISTRICT.
- AN EASEMENT FOR CANALS, DITCHES AND LATERALS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 42 OF MISCELLANEOUS, PAGE 322 OF OFFICIAL RECORDS.
(NOT SHOWN-AFFECTS-NOTHING PLOTTABLE-ELIGIBLE DOC.)
- AN EASEMENT FOR IRRIGATION AND WELLS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 306 OF DEEDS, PAGE 283 OF OFFICIAL RECORDS.
(NOT SHOWN-WEST OF PROPERTY)
- RIGHT-OF-WAY NO. 489 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING FOR COMMUNICATION SYSTEMS AND HAVING A TERM PERPETUAL DURATION. SAID RIGHT OF WAY RECORDED IN BOOK 78 OF MISCELLANEOUS, PAGE 531. THEREAFTER MODIFICATION EASEMENT RECORDED IN DOCKET 4695, PAGE 466. SAID RIGHT OF WAY RECORDED IN DOCKET 4694, PAGE 232.
(SHOWN)
- RIGHT-OF-WAY NO. 14-23285 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING FOR COMMUNICATION SYSTEM AND HAVING A TERM WHICH EXPIRES 50 YEARS FROM JULY 28, 1975. CHANGE OF GRANTEE NAME STATES THAT THE GRANTEE HAS BEEN CHANGED TO AT&T CORP., A NEW YORK CORPORATION.
(NOT SHOWN-NOTHING PLOTTABLE)
- RIGHT-OF-WAY NO. 14-115504 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA PUBLIC SERVICCOMPANY FOR OVERHEAD 69KV WITH TWO 12KV UNDERBUILT ELECTRIC LINES AND HAVING A TERM WHICH EXPIRE OCTOBER 13, 2061.
(SHOWN)
- RIGHT-OF-WAY NO. 16-115036 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA DEPARTMENT OF TRANSPORTATION FOR ROAD DRAINAGE EASEMENT AND HAVING A TERM PERPETUAL DURATION. SAID RIGHT OF WAY RECORDED AS 2018-875054.
(SHOWN)
- RIGHT-OF-WAY NO. 16-115124 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADWAY AND HAVING A TERM PERPETUAL DURATION. SAID RIGHT OF WAY RECORDED AS 2018-918496.
(SHOWN)

ALTA/NSPS LAND TITLE SURVEY
OF

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE 'B' - EXCEPTIONS (CONTINUED) (#)

- THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE 303 LOOP AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED AS 88-294264, AS 2015-457212, AS 2015-228142 AND AS 2016-038385.
(NOT SHOWN-NOTHING PLOTTABLE)
- TEMPORARY RIGHT OF ENTRY ONTO STATE TRUST LANDS LEASE NO. 30-121055-00, GRANTED TO ARIZONA PUBLICSERVICE FOR TEMPORARY CONSTRUCTION EASEMENT TO UPGARDE EXISTING 12KV OVERHEAD DISTRIBUTION LINE TO A69KV SUB-TRANSMISSION LINE, DATED APRIL 17, 2020 AND EXPIRING APRIL 16, 2021. AND THEREAFTER EXTENSION OF TERM, DATED MARCH 28, 2022, EXTENDING EXPIRATION DATE TO APRIL 16, 2023.
(NOT SHOWN- EXPIRES APRIL 16, 2023)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- 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 WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

BASIS OF BEARING

BASIS OF BEARING IS N89°42'12"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

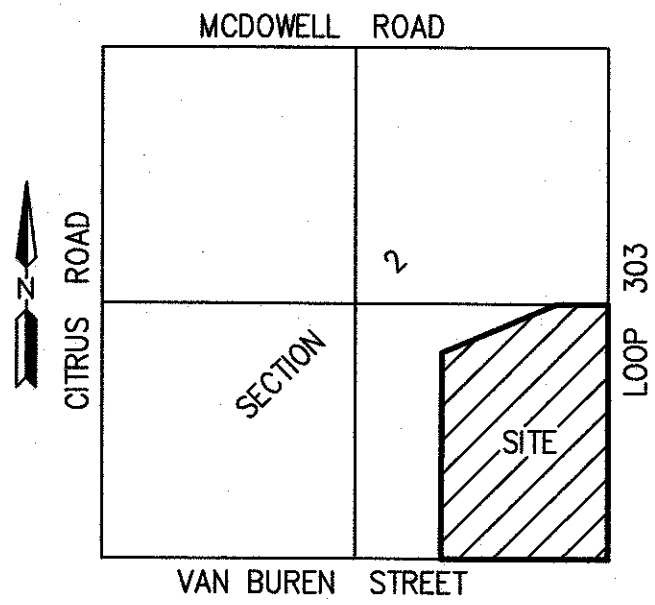
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVELS. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2135L, PANEL NUMBER 2135 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

REFERENCE DOCUMENTS

- RESULTS OF SURVEY FOR A.D.O.T. PER BOOK 333, PAGE 33, M.C.R.
- RECORD OF SURVEY PLSS SUBDIVISION (GDACS) PER BOOK 638, PAGE 33, M.C.R.
- RECORD OF SURVEY OF WESTVIEW STORAGE PER BOOK 1354, PAGE 33, M.C.R.
- RIGHT OF WAY PLANS OF THE BOB STUMP MEMORIAL PARKWAY I-10 TRAFFIC INTERCHANGE PROJECT 303L MA 002 H7139 01R DATED 07/02/2012.

APPROVED

By chomuth at 10:36 am, Apr 11, 2023



VICINITY MAP
NOT TO SCALE

OWNER/CLIENT

ADM GROUP
2100 WEST 15TH STREET
TEMPE, ARIZONA 85281
CONTACT: BEN BARCON

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: PHIL REIMER, RLS

NOTES

- AREA IS 4,327,810 SQ. FT. OR 99.3528 ACRES MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. 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 ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN MARCH, 2023. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
- THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- SITE ADDRESS IS 17506 W. VAN BUREN STREET, GOODYEAR ARIZONA, 85338. (VACANT LAND, NO BUILDINGS. (TABLE A, ITEM #2)
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE SURFACE EVIDENCE AT THE TIME OF THE SURVEY, ALONG WITH UTILITY MAPS PROVIDED BY THE RESPECTIVE UTILITY COMPANY. (TABLE A, ITEM #11).

SURVEYOR'S CERTIFICATION:

TO:

- ADM GROUP
- FIRST AMERICAN TITLE INSURANCE COMPANY

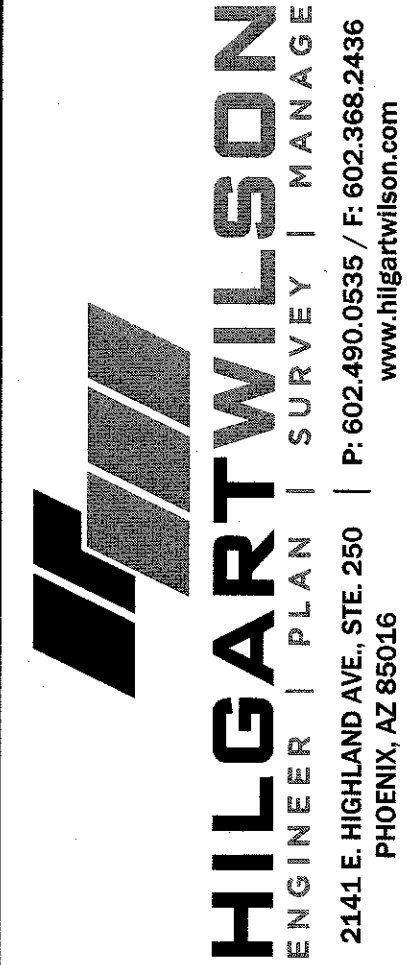
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MARCH, 2023.

PHIL REIMER
RLS 48078
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
preimer@hilgartwilson.com



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.

REV.:



AGUA FRIA HIGH SCHOOL SITE

N.W.C. OF LOOP 303 & VAN BUREN STREET
GOODYEAR, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON

PROJ NO.: 2509
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: JDL
DESIGNED: HW
APPROVED: PR

DWG. NO.

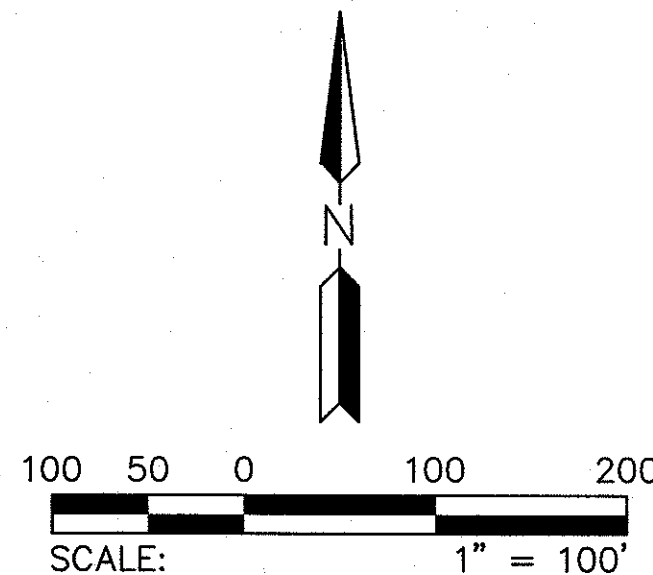
SV-1

SHT. 1 OF 3

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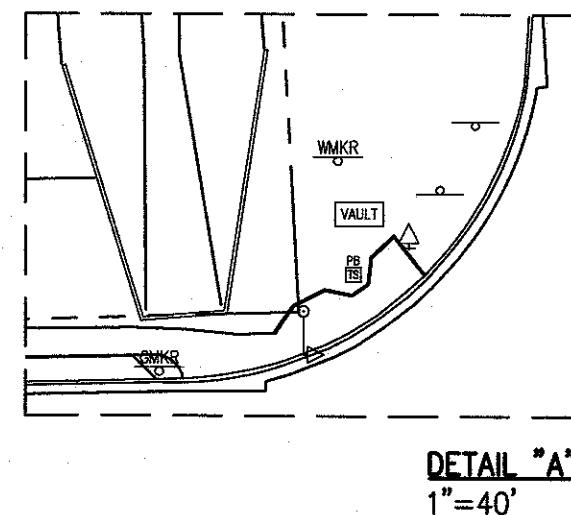
NORTH QUARTER CORNER
SECTION 2, T1N, R2W
FOUND 1" IRON BAR
DOWN 1.0'

SEE SHEET 3

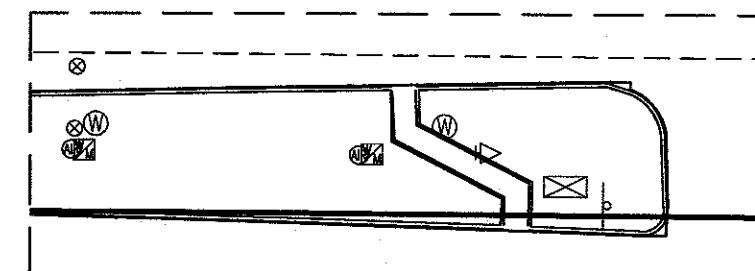


LEGEND

- SET 1/2" REBAR W/ CAP, RLS 48078 OR AS NOTED
- FOUND 3-1/4" ADOT R.O.W. ALUMINUM CAP FLUSH, DATED 2018, RLS 39229 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊡ FOUND BRASS CAP FLUSH
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ LIGHT POLE W/ARM
- ⊙ LIGHT POLE
- ⊙ TRAFFIC CONTROL BOX
- ⊙ TRAFFIC SIGNAL WITH ARM
- ⊙ TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL PULL BOX
- ⊙ SIGN
- ⊙ VAULT (UNKNOWN)
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIBER OPTIC VAULT
- ⊙ GRATE
- ⊙ STORM DRAIN MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ AIR RELEASE VALVE
- ⊙ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ WATER METER
- ⊙ WATER MARKER
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ SANITARY SEWER MANHOLE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- WROUGHT IRON FENCE
- BARRICADE
- BLOCK WALL
- RIGHT-OF-WAY
- MARICOPA COUNTY RECORDS
- RLS
- REGISTERED LAND SURVEYOR
- APN
- ASSESSOR PARCEL NUMBER
- OHW
- OVERHEAD WIRE
- ADOT
- ARIZONA DEPARTMENT OF TRANSPORTATION



DETAIL "A"
1"=40'



DETAIL "B"
1"=40'

COTTON LAND GROUP LLC
APN 502-38-003C
(NOT A PART)

N01°17'30"E 2146.38'

N00°17'30"E 2091.38'

40'
COMMUNICATION EASEMENT
⊙ PER BOOK 78 MISC.,
PAGE 531, M.C.R.

NET AREA
2,513,720 SQ FT
57.707 ACRES
VACANT LAND
NO BUILDINGS

11 PERMANENT
DRAINAGE EASEMENT
PER A.D.O.T. PLANS
(WIDTH VARIES)

VERTICAL
CURB &
GUTTER

ADOT R/W PER
303L MA 002
H7139 01R

55' ROAD R/W
PER BOOK 15,
PAGE 81, M.C.R.

55' ROAD R/W
PER BOOK 15,
PAGE 81, M.C.R.

10 15' APS
EASEMENT

COTTON LANE

LOOP 303

FOUND 2" ADOT
ALUMINUM CAP FLUSH
⊙ EASEMENT CORNER

40'
COMMUNICATION EASEMENT
⊙ PER BOOK 78 MISC.,
PAGE 531, M.C.R.

11 PERMANENT
DRAINAGE EASEMENT
PER A.D.O.T. PLANS
(WIDTH VARIES)

N01°00'15"W
507.99'

ADOT R/W PER
303L MA 002
H7139 01R

CONCRETE
DRAINAGE
CHANNEL

VERTICAL
CURB &
GUTTER

55' ROAD R/W
PER BOOK 15,
PAGE 81, M.C.R.

ASPHALT
PAVEMENT

DRIVEWAY
ENTRANCE

FOUND 5/8"
REBAR W/
NO I.D.

S00°17'48"W
5.00'

33' ROAD R/W
PER BOOK 3,
PAGE 16, M.C.R.

EDGE OF
PAVEMENT

ADOT R/W PER
303L MA 002
H7139 01R

ADOT R/W PER
303L MA 002
H7139 01R

55' ROAD R/W
PER BOOK 15,
PAGE 81, M.C.R.

55' HIGHWAY EASEMENT
PER DOCKET 4894,
PAGE 232, M.C.R.

55' COUNTY ROADWAY
PER DOCKET 5199,
PAGE 367, M.C.R.

ADOT R/W PER
303L MA 002
H7139 01R

ADOT R/W PER
303L MA 002
H7139 01R

FOUND 2" ADOT
ALUMINUM CAP FLUSH
⊙ EASEMENT CORNER

CONCRETE
SIDEWALK

S00°17'48"W
15.99'

S88°21'10"W
262.88'

VERTICAL
CURB &
GUTTER

DRAINAGE
CHANNEL
HEADWALL

SEE DETAIL "A"
THIS SHEET

LANDSCAPE
MEDIAN

CONCRETE
PAVEMENT

SEE DETAIL "B"
THIS SHEET

VERTICAL
CURB &
GUTTER

OVERHEAD
FREEWAY
SIGN

SOUTHEAST CORNER
SECTION 2, T1N, R2W
FOUND 3" TOWN OF BUCKEYE
BRASS CAP FLUSH
POINT OF BEGINNING

SOUTH QUARTER CORNER
SECTION 2, T1N, R2W
FOUND 3" TOWN OF BUCKEYE
BRASS CAP FLUSH

VERTICAL
CURB &
GUTTER

VERTICAL
CURB &
GUTTER

N89°42'12"W 2643.61'
(BASIS OF BEARING)

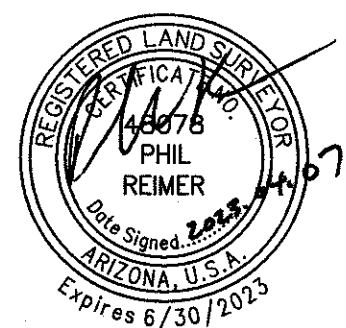
LANDSCAPE
MEDIAN

OVERHEAD
FREEWAY
SIGN

VERTICAL
CURB &
GUTTER

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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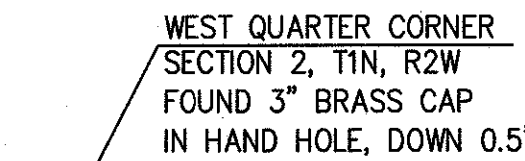
AGUA FRIA HIGH SCHOOL SITE

N.W.C. OF LOOP 303 & VAN BUREN STREET
GOODYEAR, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2509
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: JDL/JK
DESIGNED: HW
APPROVED: PR
DWG. NO.
SV-2
SHT. 2 OF 3

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EAST QUARTER CORNER
SECTION 2, T1N, R2W
CALCULATED PER
BOOK 1354, PAGE 33, M.C.R.
FOUND 3" ADOT BRASS CAP
IN HAND HOLE, DOWN 3"
0.3' NORTH



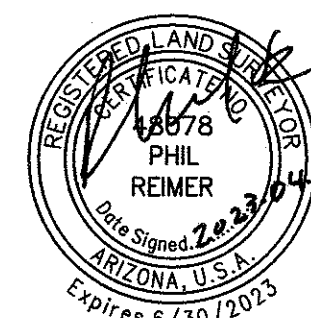
LEGEND

- | | |
|-----------|--|
| ● | SET 1/2" REBAR W/ CAP, RLS 48078 OR AS NOTED |
| ○ | FOUND 3-1/4" ADOT R.O.W. ALUMINUM CAP FLUSH, DATED 2018, RLS 39229 OR AS NOTED |
| ⊠ | FOUND BRASS CAP IN HAND HOLE |
| ⊙ | FOUND BRASS CAP FLUSH |
| ⌋ | UTILITY POLE |
| └ | GUY ANCHOR |
| ⊙✱ | LIGHT POLE W/ARM |
| ☆ | LIGHT POLE |
| ⊠ | TRAFFIC CONTROL BOX |
| ⌋ | TRAFFIC SIGNAL WITH ARM |
| △ | TRAFFIC SIGNAL |
| ⊠ | TRAFFIC SIGNAL PULL BOX |
| — | SIGN |
| VAULT | VAULT (UNKNOWN) |
| ⊠ | TELEPHONE PEDESTAL |
| VAULT | FIBER OPTIC VAULT |
| ⊠ | GRATE |
| ⊙ | STORM DRAIN MANHOLE |
| ⊙ | FIRE HYDRANT |
| ⊙ | AIR RELEASE VALVE |
| ⊙ | WATER VALVE |
| ⊙ | WATER MANHOLE |
| ⊠ | WATER METER |
| MARKER | WATER MARKER |
| ⊙ | GAS VALVE |
| MARKER | GAS MARKER |
| ⊙ | SANITARY SEWER MANHOLE |
| ===== | BOUNDARY LINE |
| ----- | EASEMENT LINE |
| ----- | SECTION LINE |
| - - - - - | RIGHT OF WAY LINE |
| ===== | PARCEL LINE |
| □ — □ | WROUGHT IRON FENCE |
| • • • • • | BARRICADE |
| ===== | BLOCK WALL |
| R/W | RIGHT-OF-WAY |
| M.C.R. | MARICOPA COUNTY RECORDS |
| RLS | REGISTERED LAND SURVEYOR |
| APN | ASSESSOR PARCEL NUMBER |
| OHW | OVERHEAD WIRE |
| ADOT | ARIZONA DEPARTMENT OF TRANSPORTATION |

REV.



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



AGUA FRIA HIGH SCHOOL SITE

N.W.C. OF LOOP 303 & VAN BUREN STREET
GOODYEAR, ARIZONA


ALTA/NSPS LAND TITLE SURVEY

PROJ. NO. 2509

DATE: APR 2023

SCALE: AS SHOWN

DRAWN: JDL



DWG. NO
SV-3

SHT. 3 OF 3