

SURVEYED PARCEL DESCRIPTION

A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30, A 3 1/4-INCH BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP DATED 1955, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 30, A 3 1/4-INCH UNITED STATES DEPARTMENT OF AGRICULTURE FOREST SERVICE (USDAFS) ALUMINUM CAP RLS 9431 DATED 1985, BEARS SOUTH 89°38'13" WEST (BASIS OF BEARING), A DISTANCE OF 2649.45 FEET;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 30, SOUTH 89°38'13" WEST, A DISTANCE OF 2649.45 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 30;
THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°42'28" WEST, A DISTANCE OF 2684.81 FEET, TO THE CENTERLINE OF WOODY MOUNTAIN ROAD;
THENCE LEAVING SAID SOUTH LINE, ALONG SAID CENTERLINE, NORTH 03°39'40" EAST, A DISTANCE OF 1997.29 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 716.20 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS SOUTH 86°19'11" EAST, THROUGH A CENTRAL ANGLE OF 15°29'42", A DISTANCE OF 193.69 FEET, TO THE CURVES END;
THENCE NORTH 19°10'30" EAST, A DISTANCE OF 2305.62 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 945.93 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 70°55'51" EAST, THROUGH A CENTRAL ANGLE OF 20°30'32", A DISTANCE OF 338.59 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 954.93 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 50°32'59" EAST, THROUGH A CENTRAL ANGLE OF 04°41'53", A DISTANCE OF 78.30 FEET, TO THE CURVES END;
THENCE NORTH 44°08'54" EAST, A DISTANCE OF 988.83 FEET, TO THE NORTH LINE OF SAID SECTION 30, THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 40 AND A POINT HEREBY DESIGNATED AS POINT "A" FOR FUTURE REFERENCE IN THIS DESCRIPTION;
THENCE LEAVING SAID CENTERLINE, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°39'31" EAST, A DISTANCE OF 246.31 FEET;
THENCE LEAVING SAID NORTH LINE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 74°09'33" EAST, A DISTANCE OF 1205.08 FEET, TO THE NORTHERLY LINE OF THE FINAL PLAT FOR EQUESTRIAN ESTATE AT THE FLAGSTAFF RIDING CLUB RESUBDIVISION RECORDED IN CASE 5, MAPS 73 AND 73A, COCONINO COUNTY RECORDS (CCR);
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID NORTHERLY LINE, SOUTH 89°34'01" WEST, A DISTANCE OF 596.75 FEET;
THENCE SOUTH 89°38'44" WEST, A DISTANCE OF 650.33 FEET;
THENCE SOUTH 00°04'19" EAST, A DISTANCE OF 337.67 FEET;
THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 652.82 FEET, TO THE NORTHWEST CORNER OF SAID FINAL PLAT;
THENCE LEAVING SAID NORTHERLY LINE, ALONG THE WEST LINE OF SAID FINAL PLAT, SOUTH 00°20'12" WEST, A DISTANCE OF 1350.28 FEET, TO THE SOUTHWEST CORNER OF SAID FINAL PLAT;

THENCE LEAVING SAID WEST LINE, ALONG THE SOUTHERLY LINE OF SAID FINAL PLAT, NORTH 89°32'19" EAST, A DISTANCE OF 662.77 FEET;
THENCE NORTH 00°05'06" WEST, A DISTANCE OF 337.00 FEET;
THENCE NORTH 89°31'07" EAST, A DISTANCE OF 1322.91 FEET;
THENCE SOUTH 00°05'06" EAST, A DISTANCE OF 673.93 FEET;
THENCE NORTH 89°54'54" EAST, A DISTANCE OF 1332.20 FEET, TO THE SOUTHEAST CORNER OF SAID FINAL PLAT;
THENCE LEAVING SAID SOUTHERLY LINE, ALONG THE EASTERLY LINE OF SAID FINAL PLAT, NORTH 00°29'31" WEST, A DISTANCE OF 683.12 FEET;
THENCE SOUTH 89°31'07" WEST, A DISTANCE OF 664.53 FEET;
THENCE NORTH 00°28'53" WEST, A DISTANCE OF 1134.23 FEET, TO THE NORTHEAST CORNER OF SAID FINAL PLAT, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40;
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 74°09'33" EAST, A DISTANCE OF 1382.18 FEET, TO THE EAST LINE OF SAID SECTION 30;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID EAST LINE, SOUTH 00°34'09" EAST, A DISTANCE OF 1755.86 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 30;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°25'17" EAST, A DISTANCE OF 2629.65 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT SAID POINT "A",

THENCE LEAVING THE SOUTH LINE OF SAID SECTION 19, ALONG THE CENTERLINE OF WOODY MOUNTAIN ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, NORTH 44°08'54" EAST, A DISTANCE OF 78.73 FEET;
THENCE LEAVING SAID CENTERLINE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°11'50" WEST, A DISTANCE OF 71.44 FEET;
THENCE CONTINUING, NORTH 74°11'50" WEST, A DISTANCE OF 1375.95 FEET, TO THE BEGINNING OF A CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11559.16 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 02°14'58", A DISTANCE OF 453.79 FEET, TO THE WEST LINE OF SAID SECTION 19 AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 00°10'54" EAST, A DISTANCE OF 473.63 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 40 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE LEAVING SAID WEST LINE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, EASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11359.16 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 15°02'22" EAST, THROUGH A CENTRAL ANGLE OF 00°52'56", A DISTANCE OF 174.91 FEET, TO THE CURVES END;
THENCE SOUTH 75°50'34" EAST, A DISTANCE OF 2082.56 FEET;
THENCE NORTH 44°14'12" EAST, A DISTANCE OF 213.23 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5679.58 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 45°51'51" WEST, THROUGH A CENTRAL ANGLE OF 04°29'54", A DISTANCE OF 445.92 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 39°37'44" EAST, A DISTANCE OF 350.59 FEET;
THENCE SOUTH 50°22'16" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 39°37'44" WEST, A DISTANCE OF 350.59 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5779.58 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 50°21'45" WEST, THROUGH A CENTRAL ANGLE OF 04°30'01", A DISTANCE OF 453.96 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 44°14'12" WEST, A DISTANCE OF 155.57 FEET;
THENCE SOUTH 75°49'45" EAST, A DISTANCE OF 1651.42 FEET;
THENCE SOUTH 00°21'44" EAST, A DISTANCE OF 54.84 FEET, TO THE SOUTH LINE OF SAID SECTION 19;
THENCE ALONG SAID SOUTH LINE, NORTH 89°32'36" EAST, A DISTANCE OF 210.19 FEET;
THENCE LEAVING SAID SOUTH LINE, SOUTH 75°53'20" EAST, A DISTANCE OF 1153.02 FEET, TO THE EAST LINE OF SAID SECTION 30;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG SAID EAST LINE, SOUTH 00°34'09" EAST, A DISTANCE OF 648.15 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 40;
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°09'33" WEST, A DISTANCE OF 1382.18 FEET, TO THE NORTHEAST CORNER OF SAID FINAL PLAT FOR EQUESTRIAN ESTATE AT THE FLAGSTAFF RIDING CLUB RESUBDIVISION;

SURVEYED PARCEL DESCRIPTION (CONTINUED)

THENCE ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID FINAL PLAT, NORTH 00°28'53" WEST, A DISTANCE OF 212.94 FEET, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID FINAL PLAT;
THENCE LEAVING SAID PROLONGATION OF SAID EAST LINE, ALONG SAID PROLONGATION OF SAID NORTH LINE, SOUTH 89°34'01" WEST, A DISTANCE OF 729.26 FEET, TO THE NORTH LINE OF SAID FINAL PLAT;
THENCE LEAVING SAID PROLONGATION OF SAID NORTH LINE AND SAID NORTH LINE, NORTH 74°09'33" WEST, A DISTANCE OF 1205.08 FEET, TO THE SOUTH LINE OF SAID SECTION 19;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°39'31" WEST, A DISTANCE OF 246.31 FEET, TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

1.

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.)
2.

Any additional taxes which may become a lien by reason of the county assessor reassessing the within described premises for the year(s) 2023.
3.

Reservations of rights for transmission line right of way of the Arizona Power Corporation and telephone and telegraph line purposes of the American Telephone and Telegraph Company, as reserved in unrecorded Patent from the USA to the State of Arizona disclosed in the records of the Arizona State Land Department.

Amended by Additional Stipulations dated October 29, 1990.
4.

Right-of-Way No. 71-001986 granted by the Arizona State Land Department to Arizona Public Service Company for electric power line and having a term of indefinite duration.

Amended by Additional Stipulations dated October 29, 1990.
5.

Right-of-Way No. 09-002736 granted by the Arizona State Land Department to Coconino Board of Supervisors for highway and having a term of perpetual duration.

Assigned to City of Flagstaff by Assignment of Right of Way dated June 7, 1993, a copy of which recorded June 11, 1993 in Docket 1569, Page 683.
6.

Right-of-Way No. 09-002915 granted by the Arizona State Land Department to Arizona State Highway Commission for highway and having a term of perpetual duration.
7.

Right-of-Way No. 16-004761 granted by the Arizona State Land Department to University Heights Corporation for water line and having a term of perpetual duration.

Assigned to City of Flagstaff by Assignment of Right of Way dated August 2, 2000.

Amendment to Right of Way dated April 3, 2001.
8.

Right-of-Way No. 18-054227 granted by the Arizona State Land Department to UNS Gas Inc. for natural gas lines and having a term which expires August 10, 2024.
9.

Right-of-Way No. 16-087150 granted by the Arizona State Land Department to W.L. Gore and Associates Inc., a Delaware corporation for road and utility access and having a term of perpetual duration.

Assigned to W. L. Gore and Associates, Inc., an undivided 50% interest and State Savings Mortgage Co., an undivided 50% interest, by Assignment of Right of Way dated April 5, 1990.
10.

Right-of-Way No. 16-094677 granted by the Arizona State Land Department to Ruth McCormick Tankersley, a married person for public access roadway, water and sewer and having a term of perpetual duration.

A copy recorded August 7, 1989 in Docket 1293, Page 118.

Amendment to Right of way dated December 9, 1991 adds purpose of signage.

Assigned to City of Flagstaff by Assignment of Right of Way dated July 15, 2002.
11.

Right-of-Way No. 14-097258 granted by the Arizona State Land Department to The Mountain States Telephone and Telegraph Company for underground communications line and having a term 50 years from November 17, 1989.

Change of lessee Name dated March 5, 1991 listing U.S. West Communications, Inc., a Colorado corporation as the grantee.

Amendment to Right of Way dated May 6, 1994.

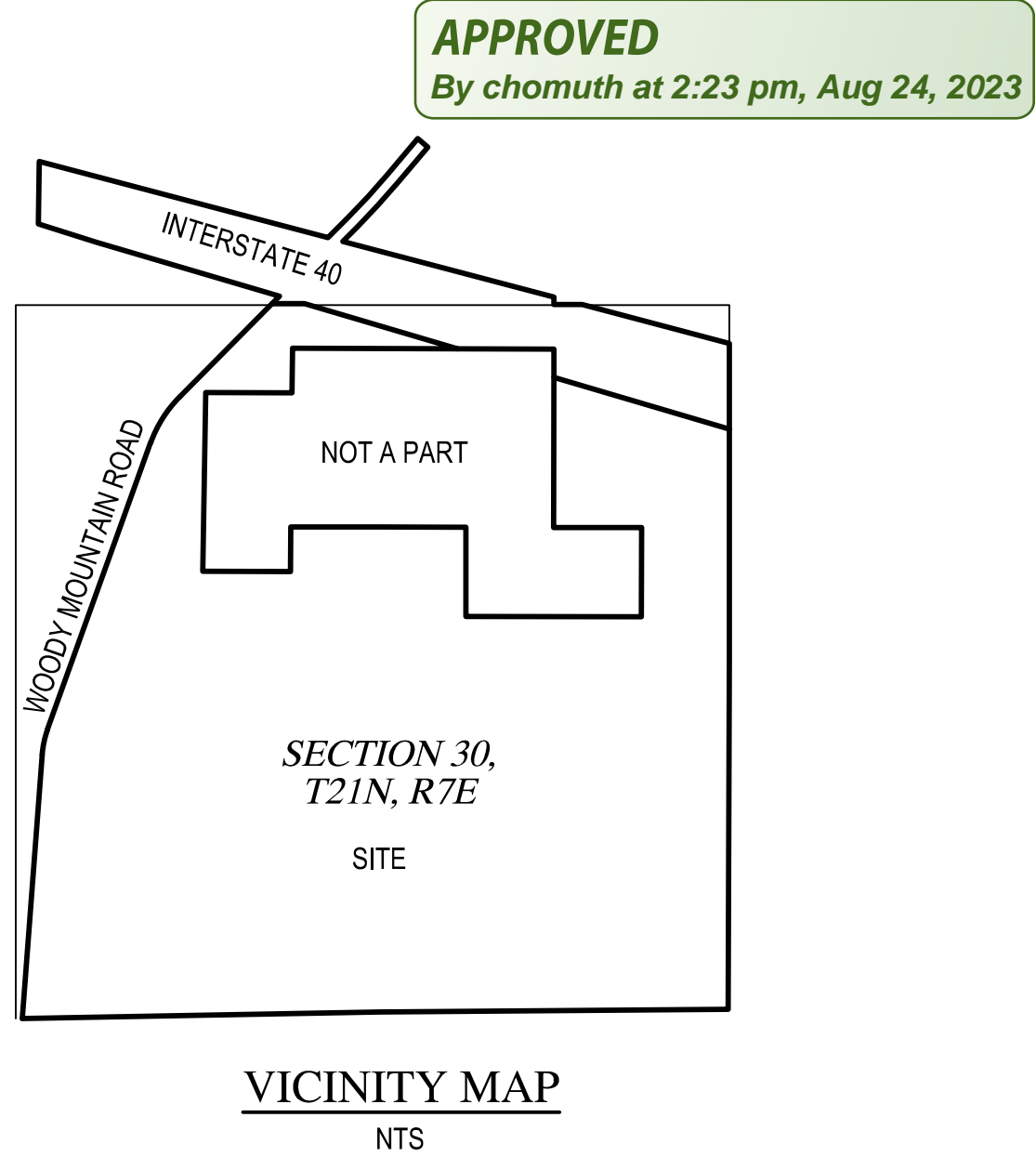
Change of Grantee Name dated December 15, 2000 wherein the Grantee is changed to Qwest Corporation, a Colorado corporation.
12.

Right-of-Way No. 18-097264 granted by the Arizona State Land Department to Arizona Public Service Company for Electrical distribution line and having a term Which expires October 4, 2029.
13.

Right-of-Way No. 14-101712 granted by the Arizona State Land Department to City of Flagstaff for underground water line and access road and having a term 50 years from September 29, 1995.

A copy of which recorded July 24, 1996 in Docket 1898, Page 831.

Amendment to Right of Way adding water line and sewer line dated October 12, 2000.



SCHEDULE "B" ITEMS (CONTINUED)

14.

Right-of-Way No. 18-105848 granted by the Arizona State Land Department to City of Flagstaff for water distribution lines and sewer distribution line and having a term Which expires November 15, 2020. A renewal was not found in the file but the right of way shows as active.
15.

Right-of-Way No. 29-123664-00-100 granted by the Arizona State Land Department to Arizona Public Service Company for transmission lines, distribution line and fiber and having a term Which expires October 25, 2023.

Thereafter affected by Quit Claim Deed recorded July 26, 1993 in Docket 1582, Page 111.
16.

An easement for telephone and telegraph lines and incidental purposes in the document recorded in Book 5 of Promiscuous Records, Page 291 and in Docket 417, Page 153.
17.

An easement for water main and ingress and egress for maintenance and incidental purposes in the document recorded in Docket 155, Page 421 of Official Records.
18.

All matters as set forth in Results of Survey, recorded August 7, 1987 in Book 6 of Surveys, Page 4.
19.

All matters as set forth in Results of Survey, recorded June 15, 1990 in Book 8 of Surveys, Page 26.
20.

All matters as set forth in Results of Survey, recorded May 6, 2002 in Book 18 of Surveys, Page 37.
21.

All matters as set forth in Results of Survey, recorded October 30, 2002 in Book 19 of Surveys, Page 32.
22.

The terms and provisions contained in the document entitled "Intergovernmental Agreement Regarding the Flagstaff Metropolitan Planning Organization" recorded January 17, 2012 as 2012-3615719 of Official Records.
23.

The terms and provisions contained in the document entitled "Intergovernmental Agreement Regarding the Flagstaff Metropolitan Planning Organization" recorded June 6, 2012 as 2012-3628883 of Official Records.
24.

The right of the State of Arizona to prohibit, limit and control access to the limited access highway known as I-40 as set forth in instruments filed with Arizona State Land Department.
25.

Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
26.

Water rights, claims or title to water, whether or not shown by the Public Records.

NOTES

- 1)

THE SUBJECT PROPERTY REFLECTED ON THIS SURVEY IS BASED ON THE SURVEYED PARCEL DESCRIPTION SHOWN HEREON.

FURTHERMORE, ALL SCHEDULE B ITEMS REFLECTED ON THIS SURVEY ARE BASED ON A SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-1167335-PHX1, DATED MARCH 3, 2023, RECEIVED ON MARCH 28, 2023.
- 2)

BASIS OF BEARING
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE "WWW.NGS.NOAA.GOV", ON APRIL 10, 2023.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 83)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 2018

CONTROL POINT # PEND
PID # FQ0306
LATITUDE: N35°11'18.46326"
LONGITUDE: W111°41'28.38215"
ELLIPSOID HEIGHT: 7011.380 INTERNATIONAL FEET
DESCRIPTION: 3 1/2-INCH BRASS CAP IN CONCRETE STAMPED PEND 1958

MODIFIED TO GROUND AT N: 1523962.642, E: 767360.657, USING A SCALE FACTOR OF 1.0004302867.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

NOTES (CONTINUED)

- 3)

THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4)

AREA OF SUBJECT PROPERTY IS 19,750,732 SQUARE FEET OR 453,4144 ACRES, MORE OR LESS. AREA OF SUBJECT PROPERTY WITHIN INTERSTATE 40 IS 2,970,137 SQUARE FEET OR 68.1850 ACRES, MORE OR LESS. TOTAL AREA IS 22,720,869 SQUARE FEET OR 521.5994 ACRES, MORE OR LESS.
- 5)

THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT
(R1) RESULTS OF SURVEY, BOOK 6, PAGE 4, CCR
(R2) RESULTS OF SURVEY, BOOK 18, PAGE 37, CCR
(R3) RESULTS OF SURVEY, BOOK 19, PAGE 32, CCR
(R4) ADOT I-40-3 (15) 187, DATED SEPTEMBER 1984
- 6)

ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- 7)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NO. 04005C6812G AND 04005C6816G BOTH DATED SEPTEMBER 3, 2010, THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X. OTHER AREAS ZONE X IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 8)

ADJOINING LAND INFORMATION IS PER THE COCONINO COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON JUNE 1, 2023.
- 9)

SCHEDULE B ITEMS 1, 2, 3, 13, 14, 25 AND 26 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- 10)

SCHEDULE B ITEMS 22 AND 23 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.
- 11)

IN THE OPINION OF THE UNDERSIGNED, THE WIDTH OF THE EASEMENT FOR ELECTRIC FOR SCHEDULE B ITEM 4 IS NOT DEFINED. THE APPROXIMATE LOCATION OF THE CENTERLINE OF THE EASEMENT IS SHOWN HEREON BASED ON EVIDENCE LOCATED IN THE FIELD AND THE RESPECTIVE UTILITY MAPS.
- 12)

IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 13 IS NOT PLOTTABLE, HOWEVER IT APPEARS TO AFFECT SUBJECT PROPERTY. A DESCRIPTION WAS NOT PROVIDED FOR SAID EASEMENT, AND THE MAP REFERENCED IN SAID SCHEDULE B ITEM IS ILLEGIBLE. PHYSICAL EVIDENCE OF AN ACCESS ROAD AND UTILITIES EXIST AND ARE SHOWN HEREON.
- 14)

IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 16 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. IT APPEARS TO AFFECT PROPERTY IN TOWNSHIP 21 NORTH, RANGE 8 EAST, HOWEVER, IT DOES NOT APPEAR TO AFFECT TOWNSHIP 21 NORTH, RANGE 7 EAST.
- 15)

IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 17 MAY OR MAY NOT AFFECT SUBJECT PROPERTY. THE DOCUMENT PROVIDED FOR SAID SCHEDULE B ITEM IS ILLEGIBLE.
- 16)

IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 18 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. THE DOCUMENT PROVIDED IS A RESULTS OF SURVEY FOR THE EXCEPTION DESCRIBED HEREON.
- 17)

NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 18)

UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY UTILITY COMPANY AND FROM FIELD LOCATED BLUESTAKE MARKINGS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.

CERTIFICATION

TO: STATE OF ARIZONA

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 ON MAY 24, 2023.

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ALTA/NSPS LAND TITLE SURVEY
I-40 & WOODY MOUNTAIN ROAD
A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
GABRIEL S. RIOS
48932
EXPIRES 12/31/23

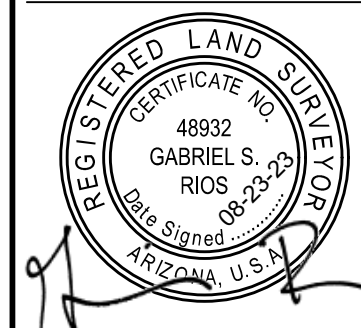
COMPLETED SURVEY FIELD
WORK ON 5/24/2023
CHECKED BY GSR / BJD
CAD TECHNICIAN JKP / RWK
SCALE NTS
DATE 8/23/2023
JOB NUMBER WP# 235428.80
SHEET 1 OF 6

ALTA/NSPS LAND TITLE SURVEY

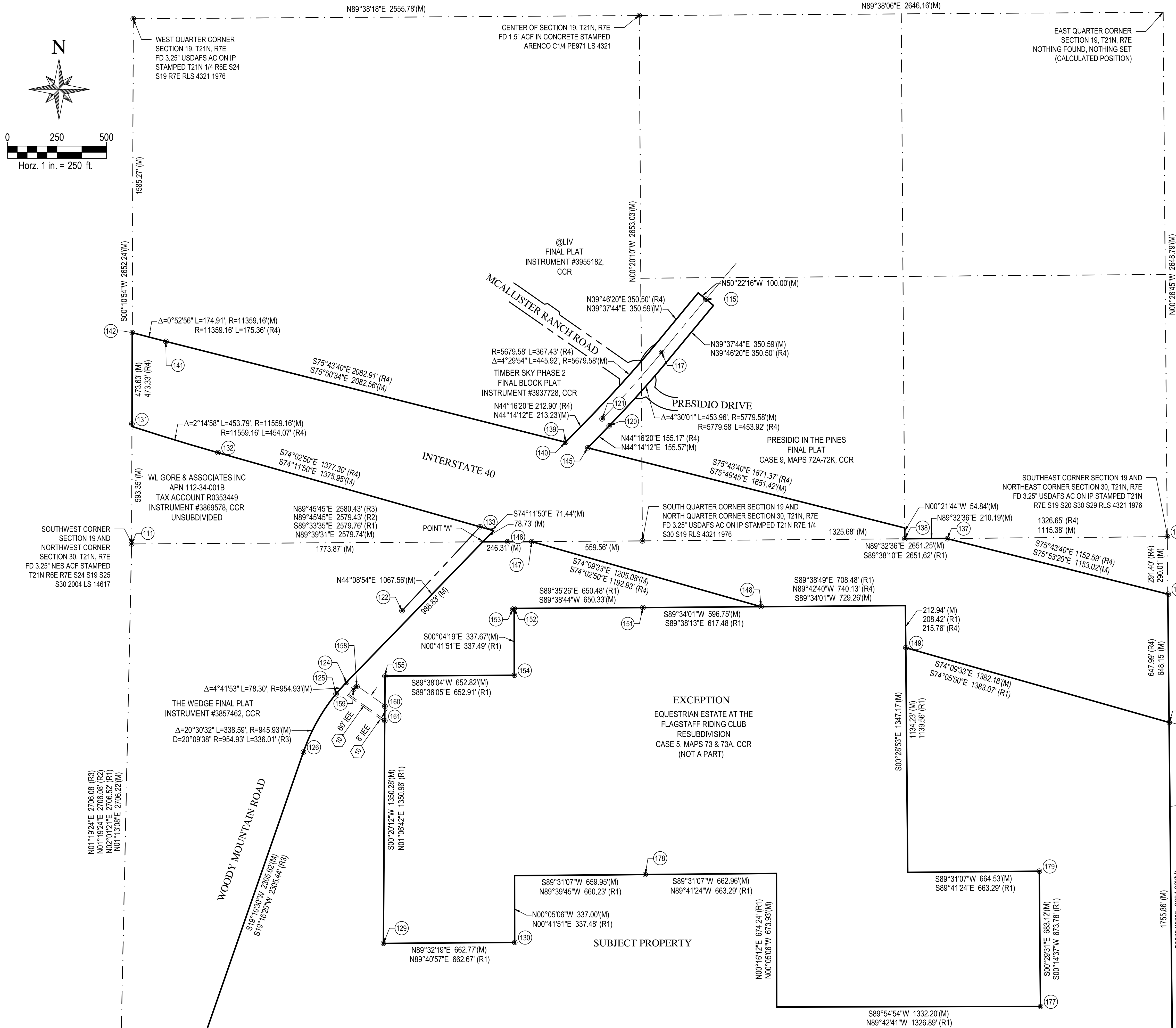
I-40 & WOODY MOUNTAIN ROAD

A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

FOUND AND SET MONUMENTS	
POINT #	DESCRIPTION
106	FD 2" AC AZ SURV INC "CP1"
110	FD ACF 2.5" OD IP w/3.25" USDA FS CAP "RLS 4321 1976"
111	FD ACF 3.25" AC "NES LS14671 2004"
115	FD ACF 2" COF w/PUNCH RLS 40321
117	FD ACF 2" COF AC w/PUNCH RLS 40321
120	FD RB 1/2" w/CAP " APEX LAND SURVEYS RLS 59307
121	FD ACF 2" COF AC w/PUNCH RLS 40321
122	FD BCF 3" AHD w/PUNCH IN CONC
124	FD ACF 2" COF AC w/PUNCH RLS 40321
125	FD ACF 2" SHEP WESNITZ RLS 48756
126	FD ACF 2" SHEP WESNITZ RLS 48756
127	FD RB w/2" AC AZ SURV INC LS 18297
128	FD RB w/2" AC AZ SURV INC LS 18297
129	FD RB 1/2" w/CAP RL FANNIN LS 14177
130	FD RB 1/2" w/CAP RL FANNIN LS 14177
131	FD BCF 3" AHD BC w/PUNCH IN CONC "1966"
132	FD BCF 3" AHD BC w/PUNCH IN CONC
133	FD BCF 3" AHD BC w/PUNCH IN CONC 1966
135	FD BCF 3" AHD BC IN CONC 1966
137	FD BCF 3" AHD BC w/PUNCH IN CONC
138	FD RB 1/2" w/1.5" AC AZTEC RLS 253??
139	FD IR 1 1/8" SQ ROD NO ID .35FT UP IN CONC
140	FD N w/TAG LS ILLEGIBLE
141	FND BCF 3" AHD BC 4-29-85
142	FND BCF 3" AHD BC 1966
145	FD BCF 3" AHD BC 1966 w/PUNCH IN CONC
146	FD BCF 3" AHD BC 1966 w/PUNCH IN CONC
147	FD BCF 3" AHD BC 19 w/PUNCH IN CONC
148	FD RB 1/2" w/2" AC AZ SURV INC LS 18297
149	FD RB 1/2" w/2" AC AZ SURV INC LS 18297
151	FD RB 1/2" w/1.5" AC MARTIN LAND SURV RLS 18548
152	FD RB 1/2" w/1.5" AC MARTIN LAND SURV RLS 18548
153	FD RB 1/2" w/CAP ILLEGIBLE
154	FD RB 1/2" w/1.5" AC MARTIN LAND SURV RLS 18548
155	FD RB 1/2" w/TAG RLS 18297
158	FD RB 1/2" w/1.5" AC MARTIN LS 18548
159	FD ACF STEM OF RW MON
160	FD RB 1/2" w/2" AC AZ SURV INC LS 18297
161	FD RB 1/2" w/1.5" AC MARTIN LS 18548
177	FD RB w/CAP
178	FD RB w/CAP LS14177
179	FD RB w/CAP LS14177
180	FD ACF ADOT HWY DEPT ROW



EXPIRES 12-31-23
COMPLETED SURVEY FIELD
WORK ON 5/24/2023
CHECKED BY GSR / BJD
CAD TECHNICIAN JKP / RWK
SCALE 1" = 250'
DATE 8/23/2023
JOB NUMBER WP# 235428.80
SHEET 2 OF 6



MATCH SHEET 3

MATCH SHEET 3

ALTA/NSPS LAND TITLE SURVEY

I-40 & WOODY MOUNTAIN ROAD

A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

EXPIRES 12-31-23

COMPLETED SURVEY FIELD

WORK ON 5/24/2023

CHECKED BY

GSR / BJD

CAD TECHNICIAN

JKP / RWK

SCALE

1" = 250'

DATE

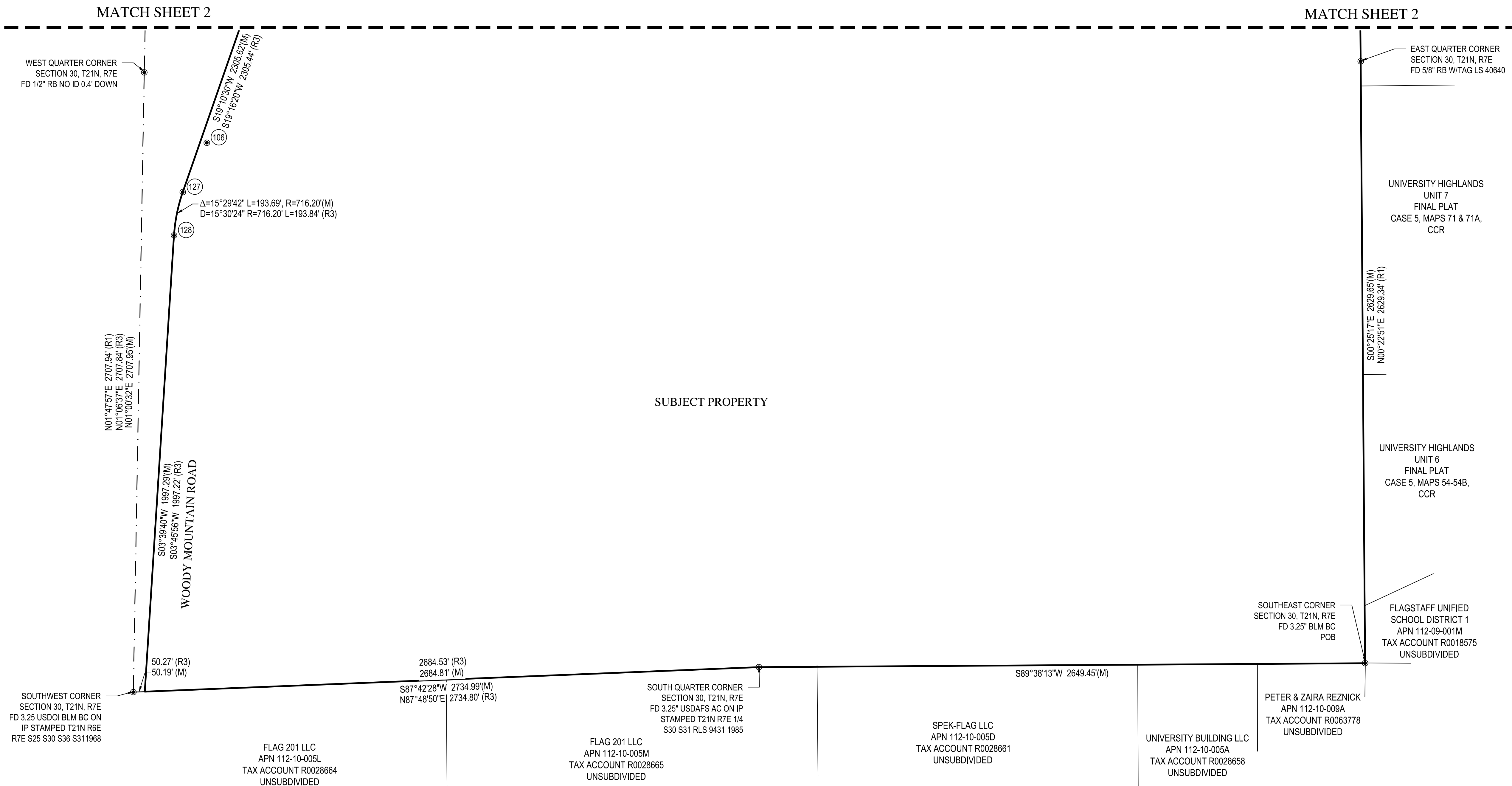
8/23/2023

JOB NUMBER

WP# 235428.80

SHEET

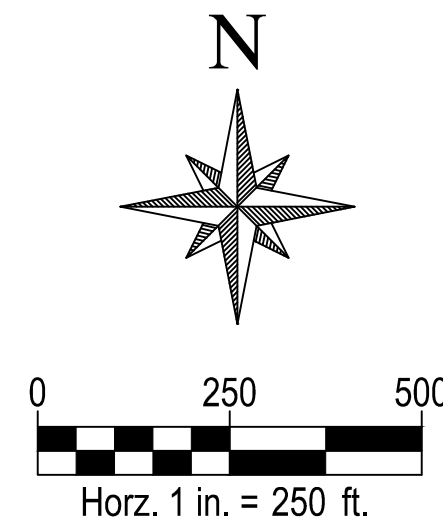
3 OF 6



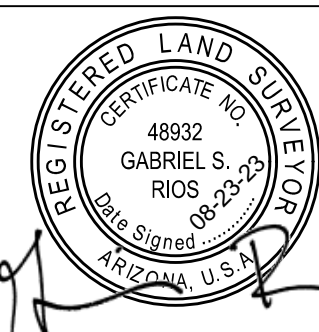
LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM	ELM	ELECTRIC LINE MARKER	(R)	RECORD DATA	⓪	STORM DRAIN MANHOLE
●	SURVEY MONUMENT FOUND AS NOTED	EM	ELECTRIC METER	RB	REBAR	ⓔ	ELECTRIC MANHOLE
AC	ALUMINUM CAP	EO	ELECTRIC OUTLET	RWE	RIGHT-OF-WAY EASEMENT	Ⓢ	SEWER MANHOLE
ACF	ALUMINUM CAP FLUSH	EP	EDGE OF PAVEMENT	SC	SINGLE CURB	Ⓦ	WATER MANHOLE
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION	ESMT	EASEMENT	SCO	SEWER CLEAN OUT	Ⓣ	SIGN
AHD	ARIZONA HIGHWAY DEPARTMENT	FC	FACE OF CURB	SLM	STREET LIGHT JUNCTION BOX	— E —	UNDERGROUND ELECTRIC LINE
AL	AREA LIGHT	FD	FOUND	TB	TOP OF BANK	— G —	UNDERGROUND GAS LINE
APN	ASSESSOR PARCEL NUMBER	GLE	GAS LINE EASEMENT	TELE	TELEPHONE	— T —	UNDERGROUND TELEPHONE LINE
APS	ARIZONA PUBLIC SERVICE	GLM	GAS LINE MARKER	TLM	TELEPHONE LINE MARKER	— OHU —	OVERHEAD UTILITY LINE
BB	BOTTOM OF BANK	GR	GAS REGULATOR	TR	TELEPHONE RISER	— — —	BOUNDARY LINE
BC	BRASS CAP	GV	GAS VALVE	UP	UTILITY POLE	— — —	EASEMENT LINE
BCF	BRASS CAP FLUSH	HW	HEADWALL	USDAFS	UNITED STATES DEPARTMENT OF	— — —	SECTION LINE
BLM	BUREAU OF LAND MANAGEMENT	ID	HIGHWAY EASEMENT	USDOI	AGRICULTURE FOREST SERVICE	— X —	FENCE LINE
BP	BARRIER POST	IEE	INGRESS EGRESS EASEMENT		UNITED STATES DEPARTMENT OF		
BWF	BARBED WIRE FENCE	IRB	IRRIGATION JUNCTION BOX		INTERIOR		
CB	CATCH BASIN	IP	IRON PIPE	VCG	VERTICAL CURB & GUTTER		
CCR	COCONINO COUNTY RECORDS	IV	IRRIGATION VALVE	WBO	WATER BLOWOFF		
CE	CABLE EASEMENT	(M)	MEASURED DATA	WBP	WATER BACKFLOW PREVENTOR		
CLF	CHAIN LINK FENCE	NES	NORTHLAND EXPLORATION SURVEYS	WF	WATER FAUCET		
COF	CITY OF FLAGSTAFF	OVH	OVERHANG	WLE	WATER LINE EASEMENT		
DC	DOWN GUY	POB	POINT OF BEGINNING	WLM	WATER LINE MARKER		
ECB	ELECTRIC CABINET	PUE	PROPERTY LINE	WM	WATER METER		
EE	ELECTRIC EASEMENT			WS	WATER SERVICE		
EJB	ELECTRIC JUNCTION BOX			WSE	WATER & SEWER EASEMENT		
				WV	WATER VALVE		

CONCRETE	CONCRETE
RIPRAP	RIPRAP
TREE OR BUSH	TREE OR BUSH
GATE	GATE



ALTA/NSPS LAND TITLE SURVEY

I-40 & WOODY MOUNTAIN ROAD
A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

EXPIRES 12/31/23

COMPLETED SURVEY FIELD

WORK ON 5/24/2023

CHECKED BY GSR / BJD

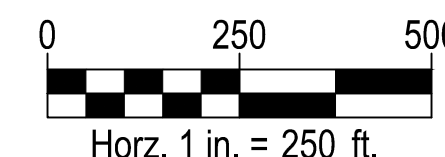
CAD TECHNICIAN JKP / RWK

SCALE 1" = 250'

DATE 8/23/2023

JOB NUMBER WP# 235428.80

SHEET 4 OF 6



Horz. 1 in. = 250 ft.

SOUTHWEST CORNER
SECTION 19 AND
NORTHWEST CORNER
SECTION 30, T21N, R7E
FD 3.25" NES ACF STAMPED
T21N R6E R7E S24 S19 S25
S30 2004 LS 14617WEST QUARTER CORNER
SECTION 19, T21N, R7E
FD 3.25" USDAFS AC ON IP
STAMPED T21N 1/4 R6E S24
S19 R7E RLS 4321 1976CENTER OF SECTION 19, T21N, R7E
FD 1.5" ACF IN CONCRETE STAMPED
ARENCO C1/4 PE971 LS 4321EAST QUARTER CORNER
SECTION 19, T21N, R7E
NOTHING FOUND, NOTHING SET
(CALCULATED POSITION)SOUTH QUARTER CORNER SECTION 19 AND
NORTH QUARTER CORNER SECTION 30, T21N, R7E
FD 3.25" USDAFS AC ON IP STAMPED T21N R7E 1/4
S30 S19 RLS 4321 1976SOUTHEAST CORNER SECTION 19 AND
NORTHEAST CORNER SECTION 30, T21N, R7E
FD 3.25" USDAFS AC ON IP STAMPED T21N
R7E S19 S20 S30 S29 RLS 4321 1976SUBJECT PROPERTY
"NO BUILDINGS"
(BLANKET ITEMS)

EXCEPTION

MATCH SHEET 5

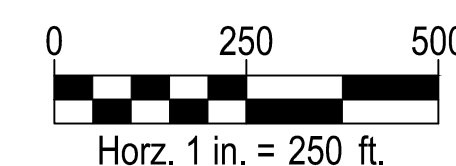
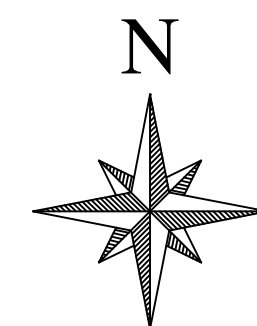
MATCH SHEET 5

I-40 & WOODY MOUNTAIN ROAD
A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

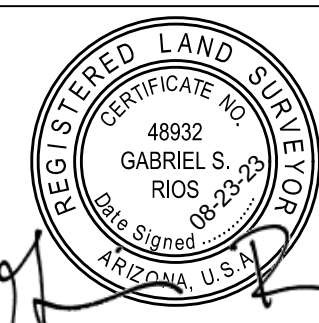


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COMPLETED SURVEY FIELD	
WORK ON	5/24/2023
CHECKED BY	
	GSR / BJD
CAD TECHNICIAN	
	JKP / RWK
SCALE	
	1" = 250'
DATE	
	8/23/2023
JOB NUMBER	
	WP# 235428.80
SHEET	
	5 OF 6



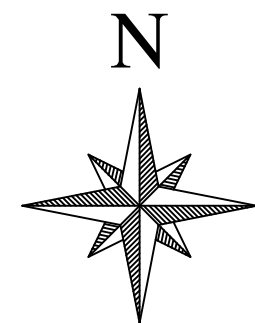
ALTA/NSPS LAND TITLE SURVEY

I-40 & WOODY MOUNTAIN ROAD
A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

EXPIRES	12-31-23
COMPLETED SURVEY FIELD WORK ON	5/24/2023
CHECKED BY	GSR / BJD
CAD TECHNICIAN	JKP / RWK
SCALE	1" = 80'
DATE	8/23/2023
JOB NUMBER	WP# 235428.80
SHEET	6 OF 6

2:20230828/Survey/235428.80/1002.dwg

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0 80 160
Horz. 1 in. = 80 ft.DETAIL "A"
SCALE: 1" = 80'DETAIL "B"
SCALE: 1" = 80'DETAIL "C"
SCALE: 1" = 80'

MATCH LEFT BOTTOM

MATCH MIDDLE BOTTOM

MATCH MIDDLE TOP

MATCH RIGHT TOP