

ALTA/NSPS LAND TITLE SURVEY

APPROVED
By Mariah Modson at 10:58 am, Dec 28, 2021

SCHEDULE B-11 EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT A SURVEY MATTER)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN ON SURVEY)
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 9606-15911
PURPOSE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION
(AFFECTS THE SOUTHEAST QUARTER)
8. MATTERS CONTAINED IN THE FOLLOWING DOCUMENT, RELATING TO RESTRICTED AIR SPACE AND MILITARY AIRPORT RECORDED IN DOCUMENT NO. 2008-32809. (NOT A SURVEY MATTER)
9. THE LACK OF A RIGHT OF ACCESS TO AND FROM SAID LAND. (NOT A SURVEY MATTER)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCHISE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 220.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF COCHISE COUNTY, ARIZONA.

TABLE A ITEMS

1. MONUMENTS WERE PLACED OR LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SUBJECT PROPERTY.
2. ADDRESS OF THE SURVEYED PROPERTY WAS NOT DISCLOSED TO, OBTAINED, OR OBSERVED BY THE SURVEYOR WHILE CONDUCTING THE FIELD WORK.
3. FLOOD ZONE CLASSIFICATION OF SUBJECT PARCEL IS _____
4. GROSS LAND AREA 290,768 SQUARE FEET OR 6.68 ACRES.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN ON SHEET 2.
- 11(A). EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV, WAS NOT DETERMINED AND NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT.

GENERAL NOTES

1. THIS MAP AND THE SURVEY IT REPRESENTS IS PURSUANT TO PIONEER TITLE AGENCY, INC., COMMITMENT FOR TITLE INSURANCE, ORDER NO. 70905763-009-KLB, DATED SEPTEMBER 08, 2021, AT 7:30 AM. THE SURVEYOR HAS COMPLETED NO ADDITIONAL INDEPENDENT RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THE SUBJECT PARCEL BEYOND THOSE LISTED ON THE SCHEDULE B-II OF SAID TITLE COMMITMENT.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A UTILITY BLUESTAKE OR UTILITY PLAN RESEARCH. ALTHOUGH EVERY EFFORT WAS MADE BY THE SURVEYOR TO LOCATE ALL VISIBLE UTILITIES, THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES BEYOND THOSE SHOWN ON THIS MAP IS UNKNOWN AND NOT SHOWN.
3. ALL DIMENSIONS SHOWN ON THIS MAP ARE MEASURED OR A CALCULATED DERIVATIVE THEREOF UNLESS STATED OTHERWISE.
4. THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE SOUTH LINE OF THE SW/4 OF THE NW/4 OF SECTION 12, T.17S., R.20E., G.&S.R.M. BETWEEN MONUMENTS AS SHOWN ON SHEET 2. THE BEARING OF SAID LINE IS S 88°45'51" E, AS DERIVED FROM GPS OBSERVATIONS, GEODETIC NORTH DATUM.

RECORDING DATA:

STATE OF ARIZONA }
COUNTY OF COCHISE } SS

FILED FOR RECORD AT THE REQUEST OF SUNRISE SURVEYING, LLC
ON THIS ____ DAY OF _____, 20__
IN BOOK ____ OF MAPS OF SURVEYS AT PAGE ____ THEREOF.
FEE NO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

COCHISE COUNTY RECORDER/DEPUTY COUNTY RECORDER

CERTIFICATION:

TO:

PIONEER TITLE AGENCY, INC.
RYAN BARNEY, AN INDIVIDUAL

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 BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2021.

STEPHEN ALLEN SAMPLE RLS #22275

SUNRISE SURVEYING, LLC
14 MOJAVE TRAIL
BISBEE, AZ 85603
PH: 520-907-2838

FEE _____ BOOK ____ SURVEY, PAGE ____

ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T.17S., R.20E., G.&S.R.M., COCHISE COUNTY, ARIZONA.

PROJECT: NO. 2021-040	SURVEY BY: SAS DATE: 10-25-2021	DRAWN BY: JPF DATE: 11-01-2021	CHECKED BY: SAS DATE:	REVISION: DATE:	REVISION: DATE:	SHEET: 1 OF 2
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