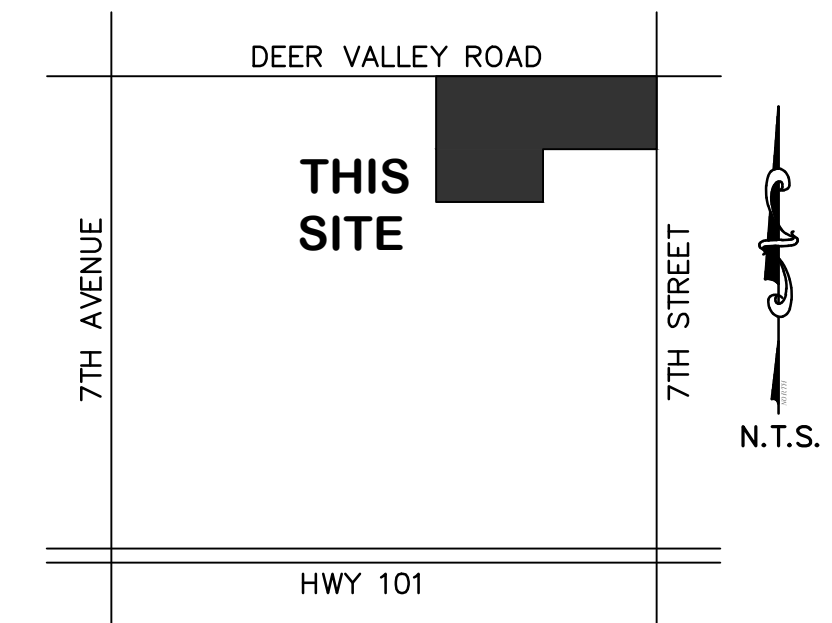


APPROVED
By chomuth at 7:22 am, Jul 02, 2024

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:
SECTION 20
T.4N., R.3E.

NO.	DATE	REVISION	BY

DRAWN BY: DJS
CHECKED BY: JDH

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 THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 20
TWNHP: 4N
RANGE: 3E

JOB NO.:
BAKE007-S

SCALE
NTS

SHEET
1 OF 2

SCHEDULE "B" ITEMS:

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2021.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. (TO BE RECORDED HEREIN)
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: RIGHT OF WAY FOR A DITCH
RECORDING NO: BOOK 2 OF MISCELLANEOUS, PAGE 461
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: BILL OF SALE
RECORDING NO: BOOK 67 OF MISCELLANEOUS, PAGE 51
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: AGRICULTURAL LEASE
LESSOR: STATE OF ARIZONA
LESSEE: DUSHAN G. MEDGOVICH AND MARY ELIZABETH MEDGOVICH
RECORDING DATE: MAY 14, 1957
RECORDING NO: DOCKET 2178, PAGE 281
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: RIGHT OF WAY
RECORDING NO: DOCKET 3173, PAGE 362
(DOES NOT AFFECT THE SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT
RECORDING NO: DOCKET 3646, PAGE 405
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF TRUST
RECORDING NO: DOCKET 11912, PAGE 402
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DEED AND ASSIGNMENT OF EASEMENTS
RECORDING NO: DOCKET 15353, PAGE 1018, FINAL ORDER OF CONDEMNATION IN
RECORDING NO: 84-264440
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RIGHT OF WAY 16-107551
RECORDING NO: 2003-1700322, AMENDED IN
RECORDING NO: 2007-0163514
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RIGHT OF WAY 16-108166
RECORDING NO: 2006-0095761
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE RECORDS FOUND IN STATE OF ARIZONA, STATE LAND DEPARTMENT

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1290M (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.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

STATE LAND PROPERTY BEING THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN

NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE AGENCY, FILE NO. C223372-346-SB2-STM, EFFECTIVE DATE: JULY 30, 2021.
- 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.
893. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°58'45" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "AREA INDUSTRIAL PARK AMENDED", RECORDED IN BOOK 978, PAGE 30, MARICOPA COUNTY RECORDS, ARIZONA.
- 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.
- 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.
- THERE IS NO EVIDENCE OF BUILDINGS ON THIS SITE
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

LEGEND:

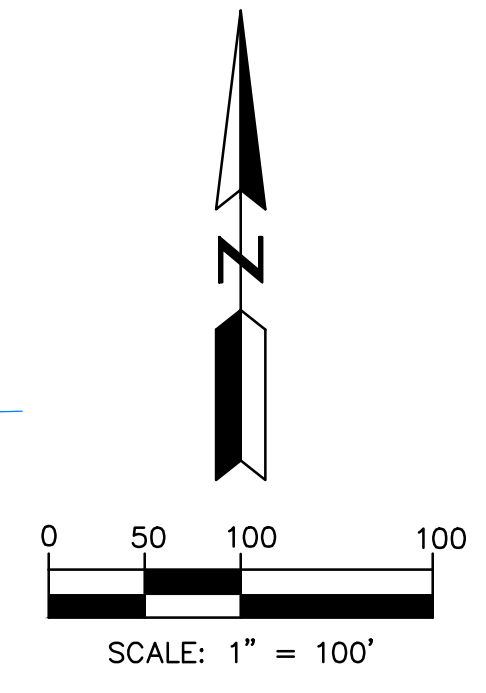
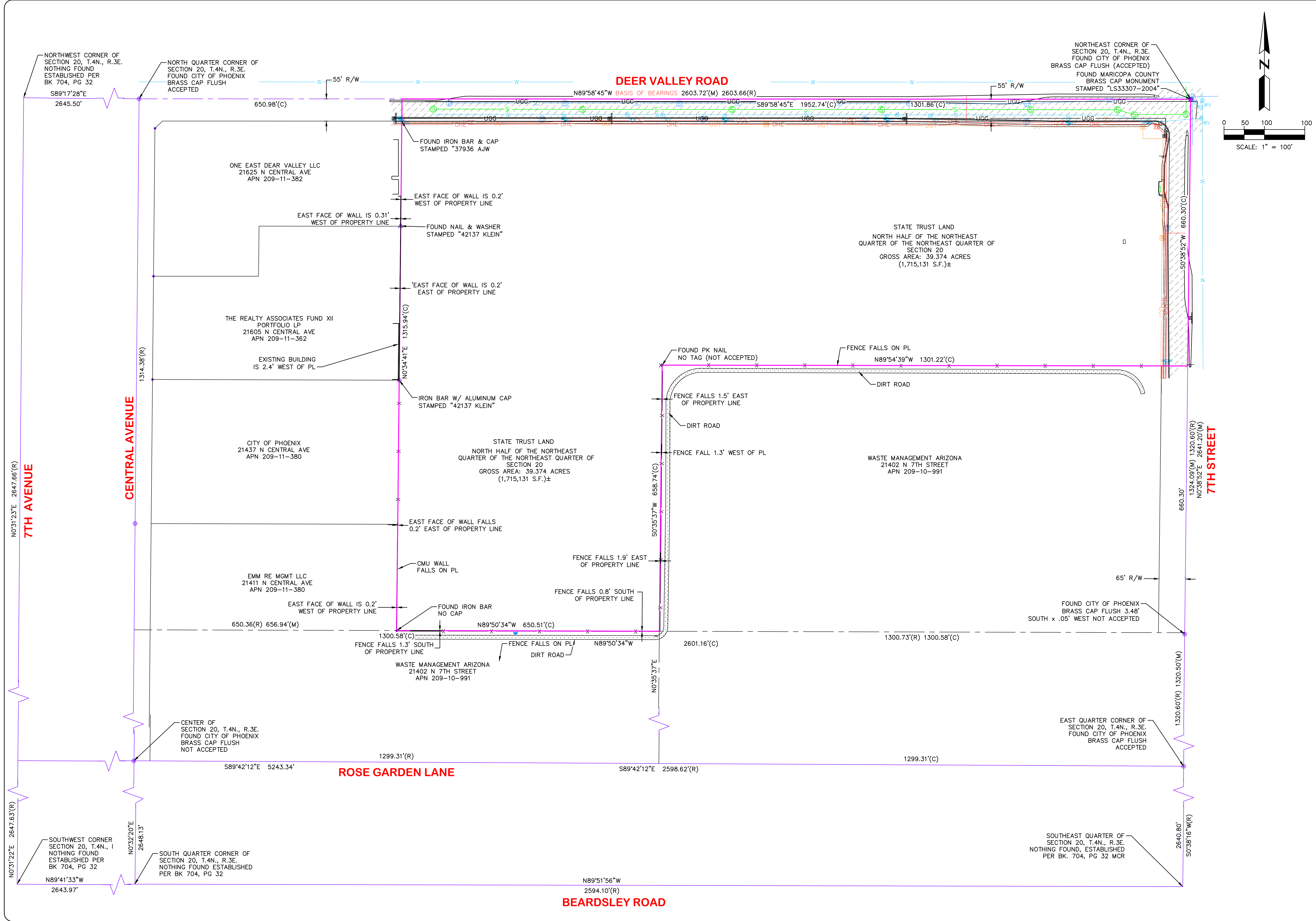
- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- GAS VALVE
- GAS MARKER
- SEWER MANHOLE
- TELEPHONE RISER
- TELEPHONE JUNCTION BOX
- BACKFLOW PREVENTER
- WATER MANHOLE
- WATER VALVE
- WATER MARKER
- WELL
- BOLLARD
- GRATE
- STORM DRAIN MANHOLE
- TRANSFORMER
- ELECTRIC METER
- ELECTRICAL CABINET
- ELECTRIC PANEL BOX
- ELECTRIC VAULT
- ELECTRIC JUNCTION BOX
- POWER POLE
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL JBOX
- TPS NORTH
- TPS WITH STREET LIGHT
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SANITARY SEWER LINE
- STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TV LINE
- UNDERGROUND GAS LINE
- FIBER OPTIC LINE
- WATER LINE
- DIRT ROAD HATCH COLOR & PATTERN
- ASPHALT HATCH COLOR & PATTERN

SURVEYOR'S CERTIFICATION:

TO: STATE OF ARIZONA;

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 2, 3, 4, 8, 11,13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 9, 2021.

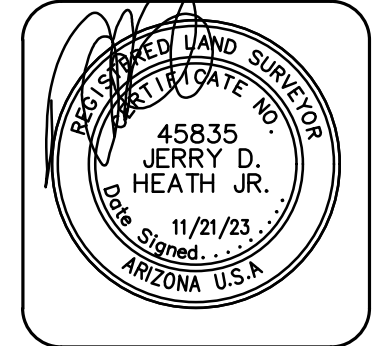




BY	
REVISION	
NO. DATE	

DRAWN BY: DJS
CHECKED BY: JDH

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



ALTANSPS LAND TITLE SURVEY
A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, T.4N., R.3E. EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 20
TWN: 4N
RANGE: 3E

JOB NO.:
BAKE007-S

SCALE:
1" = 100'

SHEET
2 OF 2

PURPOSE:
A.L.T.A. SURVEY