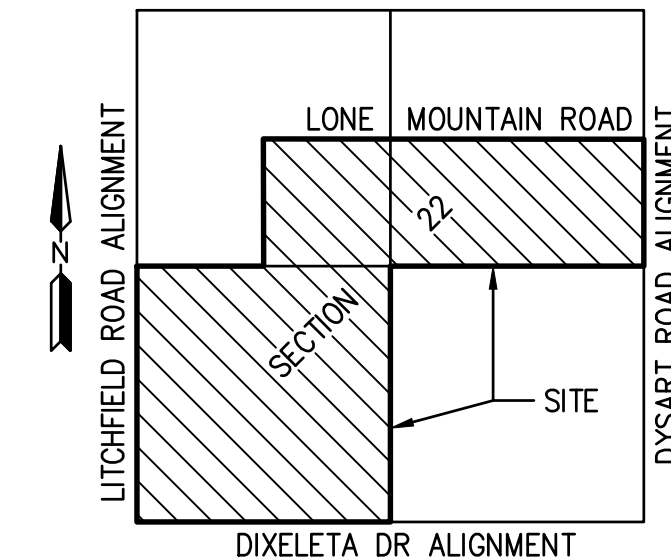


APPROVED  
By chomuth at 11:15 am, Feb 08, 2024

# ALTA/NSPS LAND TITLE SURVEY

OF

A PORTION OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
NOT TO SCALE

## TITLE REFERENCE

THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE NO. AZ-FMPC-IMP-N/A-1-21-55003882, DATED NOVEMBER 30, 2021.

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

## BASIS OF BEARING

BASIS OF BEARING IS N00°08'26"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

## OWNER/CLIENT

SHEA HOMES  
8800 NORTH GAINIEY CENTER DRIVE, SUITE 250  
SCOTTSDALE, AZ 85258  
CONTACT: JON FISHER  
PHONE:

## SURVEYOR

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

## TITLE COMMITMENT LEGAL DESCRIPTION

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

THAT PORTION OF LAND SITUATED WITHIN SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF SAID SECTION 22.

## 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.

A PORTION OF 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 LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C0815L, PANEL NUMBER 815 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C0815L, PANEL NUMBER 815 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

## SCHEDULE 'B' - EXCEPTIONS

- TAXES WHICH MAY BE ASSESSED OR LEVIED SUBSEQUENT TO THE EFFECTIVE DATE HEREIN, AND SUBSEQUENT YEARS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT DATED: MAY 12, 1966 RECORDING DATE: SEPTEMBER 07, 1966 RECORDING NO: DOCKET 6208, PAGE 76 THEREAFTER, SUPPLEMENTAL AGREEMENT RECORDED SEPTEMBER 07, 1966 IN DOCKET 6208, PAGE 89; AND THE EFFECT OF QUIT CLAIM DEED RECORDED FEBRUARY 08, 1967 IN DOCKET 6430, PAGE 590. REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.  
(NOT SHOWN - AGREEMENT - NOTHING PLOTTABLE)
- ANY ACTION THAT MAY BE TAKEN BY MARICOPA COUNTY TO ACQUIRE RIGHT OF WAY AND ACCESS FOR COUNTY HIGHWAY, AS DISCLOSED BY RESOLUTION OF ESTABLISHMENT RECORDING DATE: JANUARY 25, 1967 RECORDING NO: DOCKET 6408 PAGE 447; AND THEREAFTER RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE MAP/PLAT: DESIGNATED COUNTY ROAD RECORDING DATE: FEBRUARY 07, 1937 RECORDING NO: BOOK 17 OF ROAD MAPS, PAGE 44  
(SHOWN)
- AN ORDINANCE IN FAVOR OF THE CITY OF PEORIA FOR: ZONING RECORDING DATE: APRIL 26, 1994 RECORDING NO: 94-0332703  
(NOT SHOWN - NOTHING PLOTTABLE)
- MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 632 OF MAPS, PAGE 24  
(NOT SHOWN - NOTHING PLOTTABLE)
- MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 678 OF MAPS, PAGE 17 THEREAFTER, CORRECTION OF PLAT RECORDED IN RECORDING NO. 2007-1218126.  
(NOT SHOWN - NOTHING PLOTTABLE)
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MAP OF DEDICATION RECORDED IN BOOK 721 OF MAPS, PAGE 11.  
  
THEREAFTER, CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2005-0113506.  
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC ROADWAY AND PUBLIC UTILITIES RECORDING NO: 20051910167  
(SHOWN)
- A RESOLUTION IN FAVOR OF THE CITY OF PEORIA FOR: AUTHORIZING THE ESTABLISHMENT OF PUBLIC STREETS, TO BE OPENED AND MAINTAINED BY THE CITY RECORDING DATE: JANUARY 23, 2006 RECORDING NO: 20060094016  
(SHOWN)
- MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1032 OF MAPS, PAGE 6  
(NOT SHOWN - NOTHING PLOTTABLE)
- ANY FINDINGS A SEARCH OF THE RECORDS OF THE STATE LAND DEPARTMENT MAY DISCLOSE.

AREA TABLE		
OVERALL	279.772 ACRES	GROSS
PROPERTY 1	270.363 ACRES	NET
PROPERTY 2	9.409 ACRES	R/W

PROPERTY 1 NET AREA AS SHOWN HEREON IS THE LONE MOUNTAIN ROAD RIGHT OF WAY AS DETAILED ON SHEET 2.

## NOTES

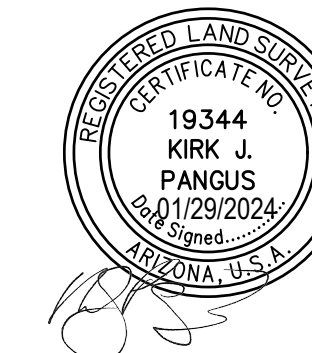
- AREA IS 12,186,864 SQ. FT. OR 279.7719 ACRES MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES 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 NOVEMBER, 2021. 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 NOT ASSIGNED AT THIS TIME. VACANT LAND. (TABLE A, ITEM #2)
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)

## SURVEYOR'S CERTIFICATION:

- TO:
- SHEA HOMES
  - ARIZONA STATE LAND DEPARTMENT
  - FIDELITY NATIONAL 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, 11(o), 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN NOVEMBER, 2021.

KIRK J. PANGUS  
RLS 19344  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
kpangus@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.:

**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

**VISTANCIA ASLD**  
W. LONE MOUNTAIN BOULEVARD  
PEORIA, ARIZONA  
**ALTA/NSPS LAND TITLE SURVEY**

**HILGARTWILSON**  
PROJ NO.: 2361  
DATE: DEC. 2021  
SCALE: AS SHOWN  
DRAWN: JK/JDL  
DESIGNED: HW  
APPROVED: KJP

DWG. NO.  
**SV-1**

SHT. 1 OF 3

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S71°17'39"W	54.09'	L11	N77°29'20"W	23.12'	L21	N18°28'26"W	74.89'	L31	N85°27'05"W	163.48'
L2	S70°39'40"W	95.76'	L12	N89°58'03"W	160.00'	L22	N89°57'40"W	42.13'	L32	S89°12'27"W	172.98'
L3	N88°46'29"W	211.95'	L13	S00°01'57"W	50.00'	L23	S24°10'27"W	103.98'	L33	S83°35'22"W	257.20'
L4	N85°32'09"W	94.87'	L14	N89°58'03"W	129.46'	L24	S77°37'24"W	22.97'	L34	N85°56'25"W	57.74'
L5	N72°36'19"W	99.74'	L15	N89°12'47"W	157.69'	L25	S88°18'29"W	269.49'	L35	S88°11'14"W	122.23'
L6	S80°33'59"W	75.99'	L16	N87°56'46"W	384.86'	L26	N22°45'03"W	59.33'	L36	N87°50'11"W	164.66'
L7	S83°30'42"W	135.46'	L17	S86°02'02"W	166.81'	L27	N89°57'40"W	36.65'	L37	S81°53'55"W	22.44'
L8	N00°01'58"E	45.29'	L18	S87°25'21"W	388.97'	L28	N22°45'03"W	70.50'			
L9	N89°58'03"W	105.00'	L19	N39°49'56"W	58.39'	L29	N89°57'40"W	165.16'			
L10	N89°58'03"W	105.00'	L20	S77°37'24"W	40.76'	L30	S00°02'20"W	103.97'			

**LEGEND**  
SEE SHEET 3 FOR LEGEND

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



**VISTANCIA ASLD**  
W. LONE MOUNTAIN BOULEVARD  
PEORIA, ARIZONA

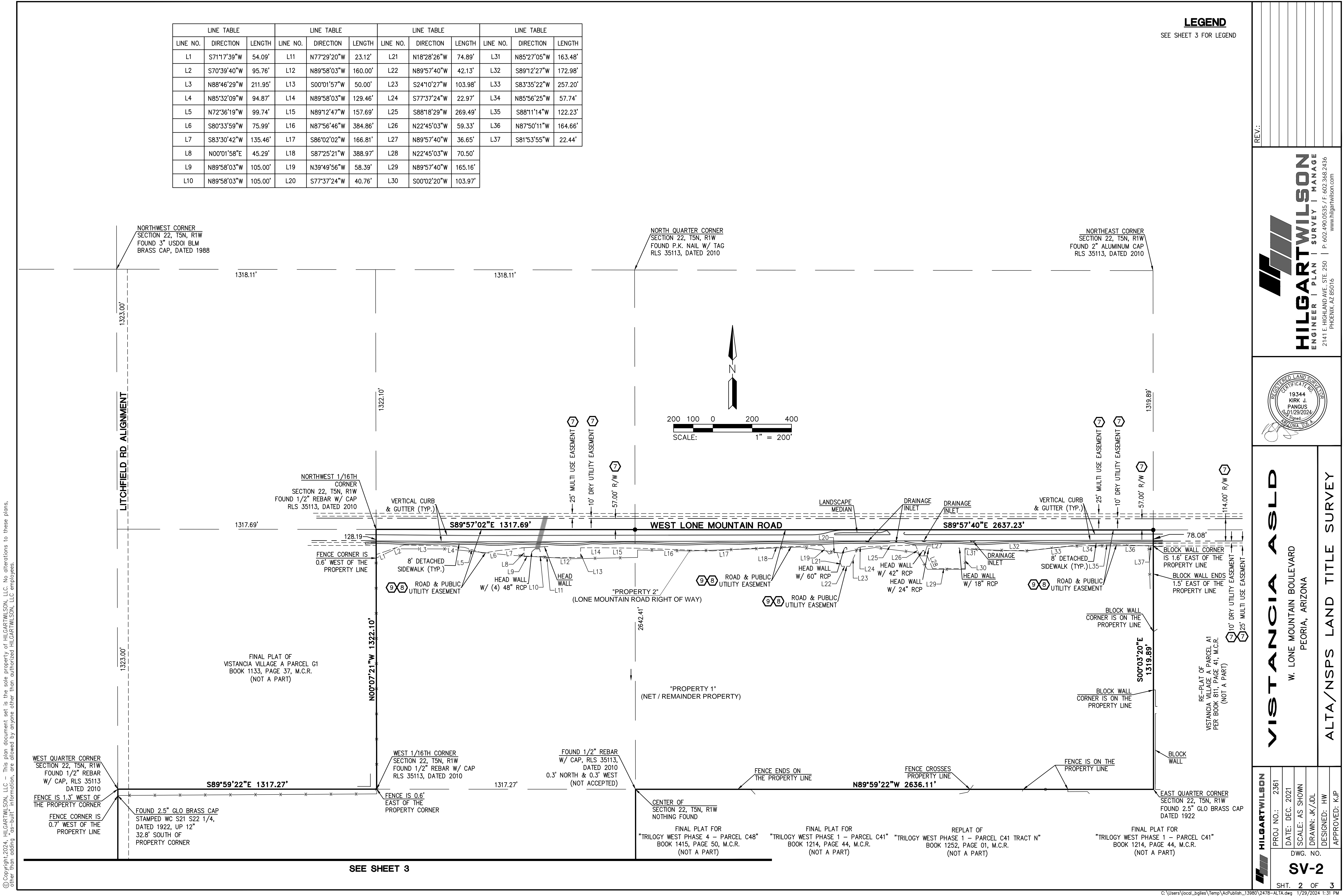
**ALTA/NSPS LAND TITLE SURVEY**

**HILGARTWILSON**

PROJ NO.: 2361  
DATE: DEC. 2021  
SCALE: AS SHOWN  
DRAWN: JK/JDL  
DESIGNED: HW  
APPROVED: KJP

DWG. NO.  
**SV-2**

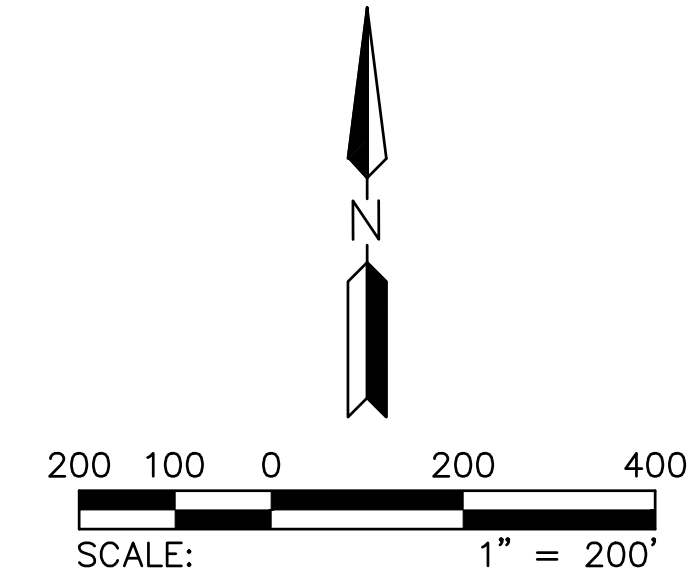
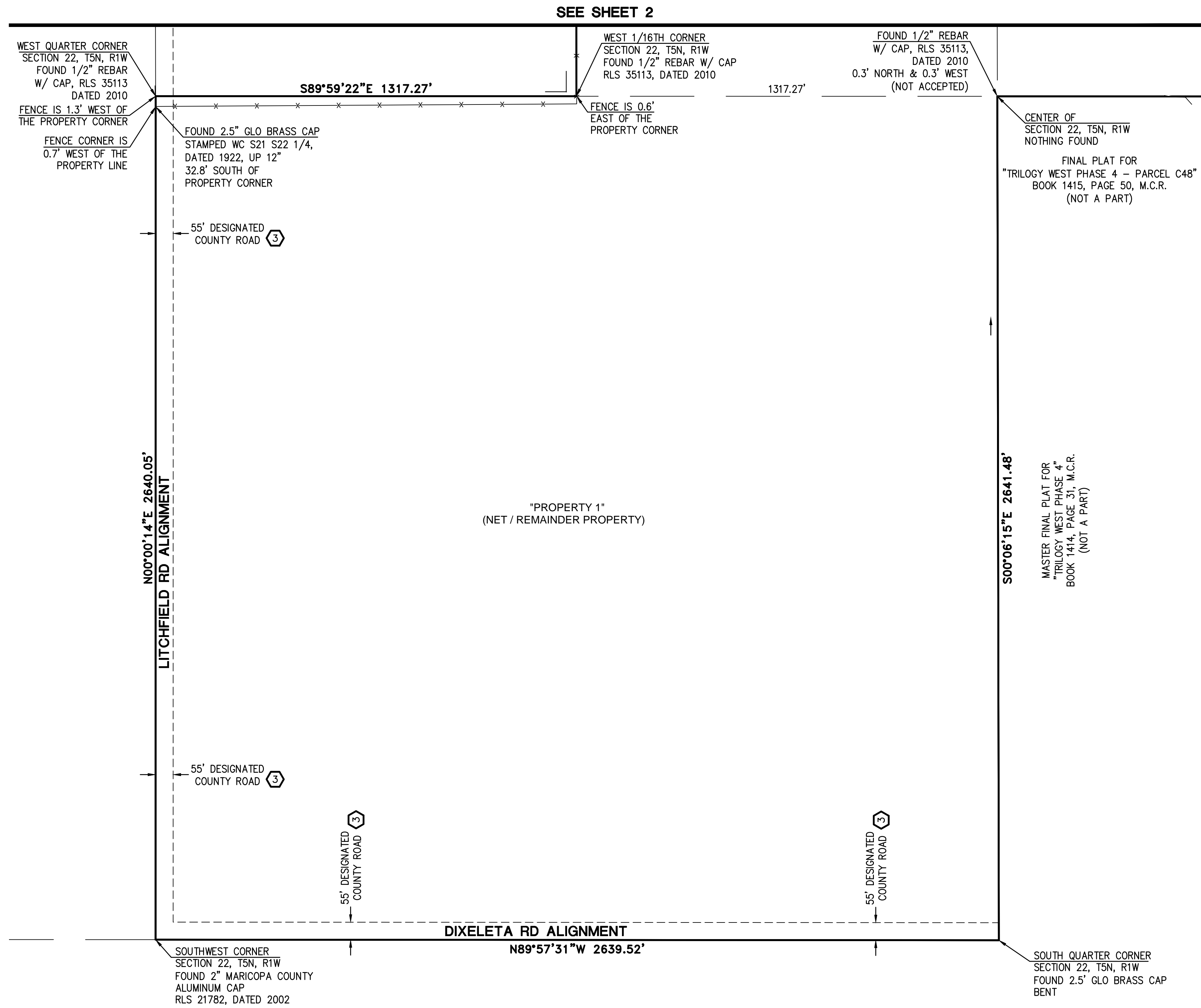
SHT. 2 OF 3



© Copyright 2024, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

SEE SHEET 3

© Copyright 2024, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.



**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- ⊕ ELECTRIC PULL BOX
- ⊙ LIGHT POLE W/ARM
- ⊙ TRAFFIC SIGNAL PULL BOX
- ⊙ SIGN
- ⊙ TELEPHONE MANHOLE
- ⊙ CURB INLET
- ⊙ GRATE
- ⊙ STORM DRAIN MANHOLE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ FIRE HYDRANT
- ⊙ AIR RELEASE VALVE
- ⊙ WATER STUB OUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER MARKER
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- CHAIN LINK FENCE
- ×—× BARB WIRE FENCE
- WROUGHT IRON FENCE
- ▬ BLOCK WALL
- RCP REINFORCED CONCRETE PIPE
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- USDOI UNITED STATE DEPARTMENT OF THE INTERIOR
- BLM BUREAU OF LAND MANAGEMENT

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



**VISTANCIA ASLD**  
W. LONE MOUNTAIN BOULEVARD  
PEORIA, ARIZONA  
**ALTA/NSPS LAND TITLE SURVEY**

**HILGARTWILSON**  
PROJ NO.: 2361  
DATE: DEC. 2021  
SCALE: AS SHOWN  
DRAWN: JK/JDL  
DESIGNED: HW  
APPROVED: KJP

DWG. NO.  
**SV-3**  
SHT. 3 OF 3