

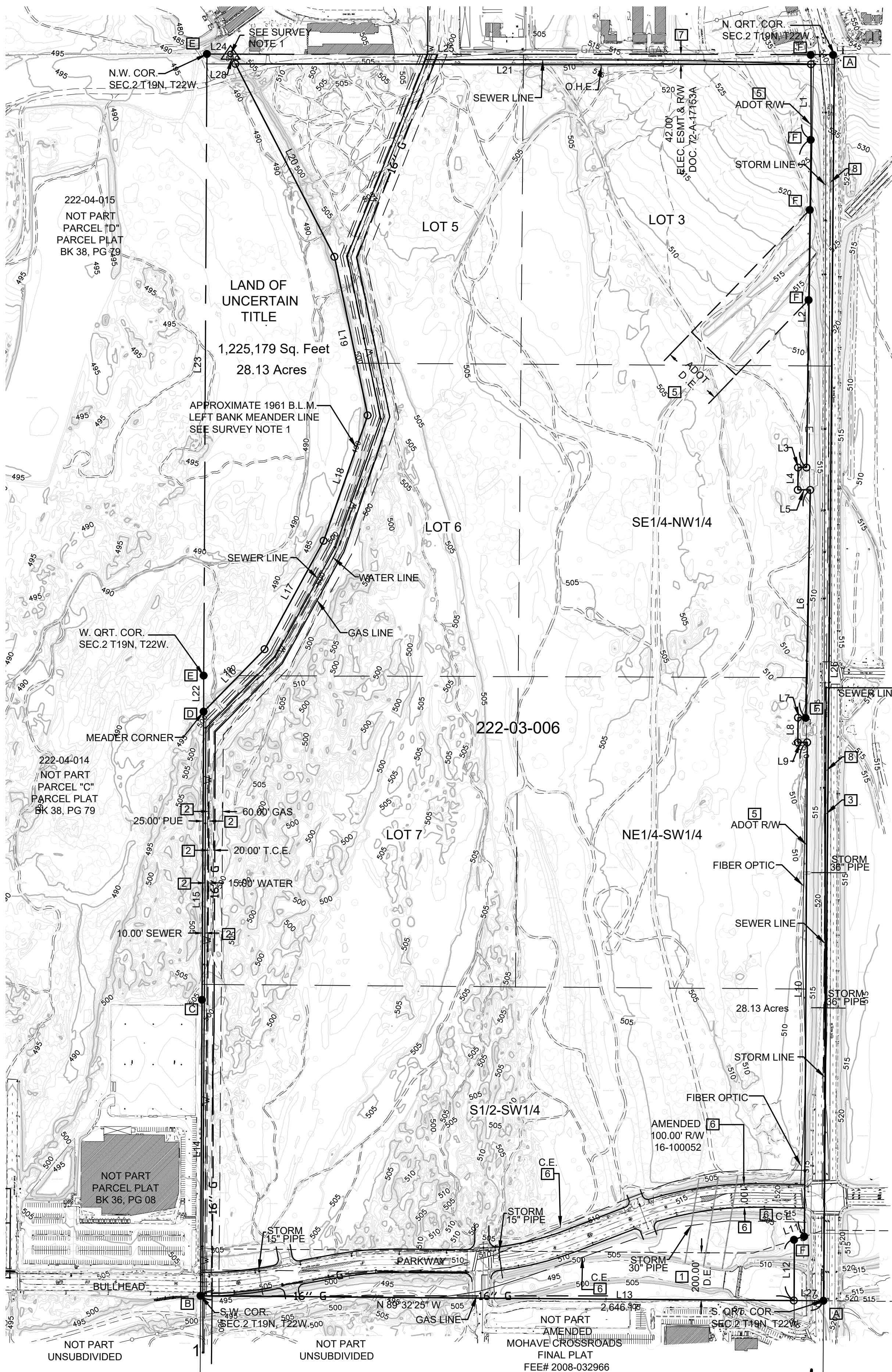
APPROVED
By chomuth at 3:12 pm, Feb 07, 2024

ALTA/NSPS LAND TITLE SURVEY

THE WEST HALF OF SECTION 2, T19N, R22W
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
IN MOHAVE COUNTY, ARIZONA

SURVEY NOTE

1) THIS AREA OF LAND IS CONSIDERED UNTITLED AND THE OWNER IS UNKNOWN. THE MEANDER CORNERS (AS SHOWN HEREON) WAS FIRST ACCEPTED BY RAND HOLMQUIST AS RECORDED IN RS BOOK 19, PAGE 081 AND LOCATED AS SHOWN HEREON. THE LINE BETWEEN THESE MONUMENTS WAS NEVER DOCUMENTED AND HAS BEEN RE-ESTABLISHED ON A BEST FIT ANALYSIS USING THE EXISTING VEGETATION LINE AND THE RECORDED UTILITY EASEMENT FOUND IN RIGHT-OF-WAY NO. 14-99197.



LEGEND

- SET ½" REBAR WITH Pyc#16098
- FOUND CORNER AS NOTED (ACCEPTED)
- △ CALCULATED POSITION
- G.L.O. LOT LINE
- - - EASEMENT LINE
- PARCEL LINE
- 12" WATER
- 40" SEWER
- 16" GAS LINE
- FIBER OPTIC
- C.E. CONSTRUCTION EASEMENT
- D.E. DRAINAGE EASEMENT
- [F] TITLE REPORT SCHEDULE B, PART II
- [A] FD 3" BRASS CAP IN HANDHOLE
- [B] FD 3" BRASS CAP FLUSH
- [C] FD 5/8" REBAR (NO REFERENCE)
- [D] FD 3" ALUMINUM CAP RLS# 25074
- [E] FD 3" ALUMINUM CAP RLS# 29274
- [F] FD 3" ALUMINUM ADOT CAP
- (R1) PERPETUAL RIGHT-OF-WAY NO. 16-102125 DATED 4-22-1998 TO ADOT FOR PUBLIC ROADWAY
- (R2) PARCEL PLAT CITY OF BULLHEAD CITY LAND SPLIT MAP 359 BK 38, PG 079-079B
- (R3) RECORD OF SURVEY BOOK 19, PG 081A-D

OWNER INFORMATION

THE STATE OF ARIZONA
1616 W. ADAMS STREET
PHOENIX, AZ 85007-2614

AREA

AZ STATE LAND GROSS 294.21 ACRES
RIGHT-OF-WAY 20.56 ACRES
NET 273.65 ACRES

BASIS OF BEARING

BEARINGS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T2N, R22W BEING N 00°17'12" E.



SCALE: 1" = 300'

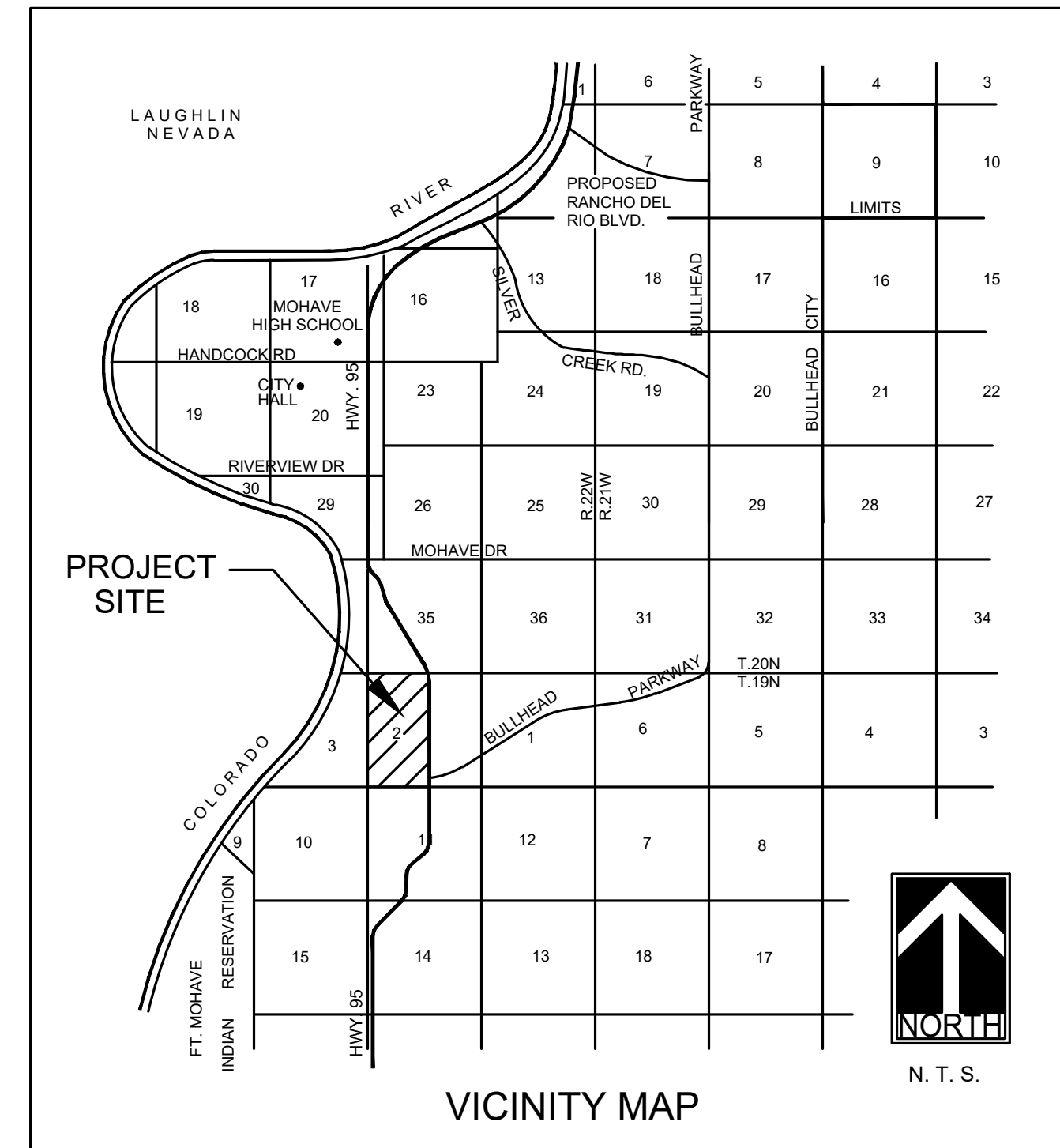


MEASURED

| LINE | BEARING | DISTANCE |
|------|---------------|-----------|
| L1 | S 00°02'44" W | 318.61' |
| L2 | S 00°46'52" W | 1,394.44' |
| L3 | N 89°49'32" W | 36.09' |
| L4 | S 00°10'29" W | 95.14' |
| L5 | S 89°49'32" E | 52.49' |
| L6 | S 01°09'10" W | 967.75' |
| L7 | S 89°44'32" W | 32.69' |
| L8 | S 00°10'29" W | 104.99' |
| L9 | S 89°49'32" E | 39.37' |
| L10 | S 00°19'33" W | 2,098.68' |
| L11 | S 71°39'33" W | 45.37' |
| L12 | S 00°06'20" W | 259.93' |
| L13 | N 89°32'25" W | 2,521.72' |
| L14 | N 00°17'12" E | 1,257.63' |
| L15 | N 00°17'50" E | 1,224.59' |
| L16 | N 44°21'05" E | 371.28' |
| L17 | N 28°36'24" E | 524.35' |
| L18 | N 19°14'24" E | 564.96' |
| L19 | N 11°46'44" W | 688.39' |
| L20 | N 27°10'18" W | 921.09' |
| L21 | S 89°58'17" E | 2,445.12' |
| L22 | S 00°17'19" W | 153.50' |
| L23 | S 00°17'08" W | 2,641.16' |
| L24 | N 89°58'17" W | 100.12' |
| L25 | S 89°58'17" E | 2,565.46' |
| L26 | S 00°29'54" W | 5,296.92' |
| L27 | S 89°32'25" E | 124.45' |
| L28 | S 27°10'18" E | 47.22' |

RECORD

| LINE | BEARING | DISTANCE |
|------|---------------|---------------|
| L1 | N/A | |
| L2 | N/A | |
| L3 | N 89°49'32" W | 36.09'(R1) |
| L4 | S 00°10'29" W | 95.14'(R1) |
| L5 | S 89°49'32" E | 52.49'(R1) |
| L6 | S 01°08'44" W | 967.99'(R1) |
| L7 | S 89°49'32" W | 32.81'(R1) |
| L8 | S 00°10'29" W | 104.99'(R1) |
| L9 | S 89°49'32" E | 39.37'(R1) |
| L10 | S 00°18'32" W | 2,099.36'(R1) |
| L11 | S 71°59'12" W | 46.62'(R1) |
| L12 | S 00°10'29" W | 257.79'(R1) |
| L13 | N/A | |
| L14 | N 00°16'54" E | 1,257.63'(R2) |
| L15 | N 00°16'54" E | 1,224.67'(R2) |
| L16 | N/A | |
| L17 | N/A | |
| L18 | N/A | |
| L19 | N/A | |
| L20 | N/A | |
| L21 | N/A | 2,445.12' |
| L22 | N 00°16'54" E | 153.54'(R2) |
| L23 | N 00°17'13" E | 2,641.05'(R2) |
| L24 | N 89°58'58" W | 100.07'(R3) |
| L25 | S 89°58'17" E | 2,565.45'(R3) |
| L26 | S 00°29'54" W | 5,296.92' |
| L27 | N/A | |
| L28 | N/A | |



LEGAL DESCRIPTION TITLE REPORT

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

LOT 3, LOT 5, LOT 6, LOT 7, THE SOUTH 1/2 OF THE SOUTHWEST 1/4, NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, T19N, R22W OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN MOHAVE COUNTY, ARIZONA.

EXCEPTIONS (SCHEDULE B)

EASEMENTS AND EXCEPTIONS ARE BASED ON THE SCHEDULE B SUPPLIED BY ALLANDS' FILE NO. 2023-10-015T, DATED NOVEMBER 4, 2023.

- PERPETUAL RIGHT-OF-WAY NO. 72-17153 DATED 4-15-1983 TO THE CITY OF BULLHEAD CITY FOR ROADWAY AND DRAINAGE; AMENDED 7-6-2007.
- RIGHT-OF-WAY NO. 14-99197 DATED 8-26-1991 TO THE CITY OF BULLHEAD CITY FOR SEWER LINES.
- RIGHT-OF-WAY NO. 14-52815 DATED 3-2-1993 TO THE CITY OF BULLHEAD CITY FOR A 30" SEWER LINE.
- 50 YEAR RIGHT-OF-WAY NO. 14-102109 DATED 5-8-1997 TO EL PASO NATURAL GAS COMPANY, A DELAWARE CORPORATION FOR A NATURAL GAS PIPE LINE WITH A TEMPORARY CONSTRUCTION AREA.
- PERPETUAL RIGHT-OF-WAY NO. 16-102125 DATED 4-22-1998 TO ADOT FOR PUBLIC ROADWAY AND DRAINAGE CHANNEL.
- PERPETUAL RIGHT-OF-WAY NO. 16-100052 DATED 4-9-1999 TO THE CITY OF BULLHEAD CITY FOR PUBLIC ROAD AND UNDERGROUND UTILITIES AND THREE 30 INCH ROAD RELATED DRAINAGE PIPES; AMENDED 10-11-2011.
- RIGHT-OF-WAY NO. 18-107742 DATED 7-10-2013 TO CITIZENS UTILITIES RURAL COMPANY FOR UNDERGROUND COPPER CABLE COMMUNICATION LINE; EXPIRED 7-9-2023; APPLICATION FOR RENEWAL DATED 5-1-2023.
- RIGHT-OF-WAY NO. 18-102453 DATED 7-17-2017 TO MOHAVE ELECTRIC COOPERATIVE FOR AN OVERHEAD 25KV ELECTRIC LINE; TO EXPIRE 7-16-2027.

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO S3 GROUP, LLC AND ARIZONA STATE LAND DEPARTMENT THAT THIS MAP OR PLAT AND 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. THE FIELDWORK WAS COMPLETED ON DECEMBER 30, 2023

Don N. Anderson Jr. RLS 16098

 EXPIRES 03-31-26

THE WEST HALF OF SECTION 2

4143 N. 12TH ST., SUITE 200
Phoenix, Arizona 85014
(602) 273-1850
Bullhead City, AZ (928) 704-4677

Anderson - Nelson, Inc.
Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology
Construction Management - Computer Services

ALTA/NSPS LAND TITLE SURVEY

| DESIGNED | DRAWN | APPROVED | DATE | REVISIONS | DATE | BY |
|----------|-------|----------|--------|-----------|------|----|
| | | | 1-5-24 | | | |

263-1100
INSIDE MARICOPA COUNTY

SHEET 1 OF 1
FILE BOX 8506.1 TUBE

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