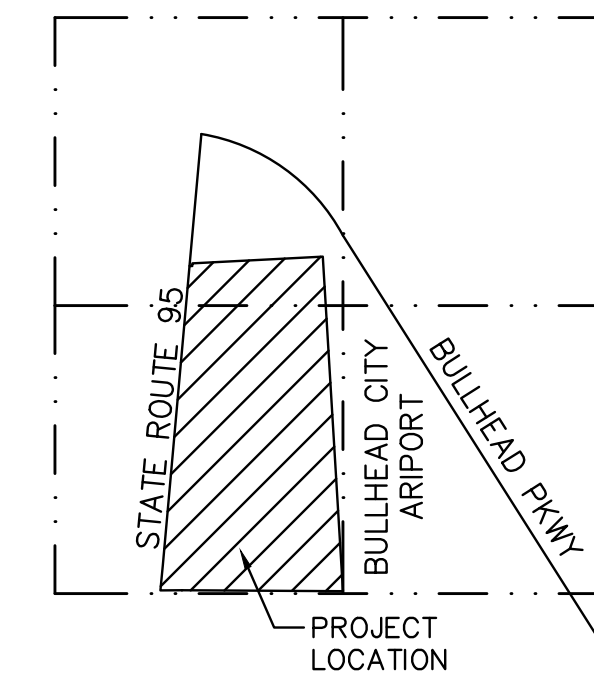


**APPROVED**  
By *chomuth* at 7:19 am, Sep 26, 2024

# ALTA/NSPS LAND TITLE SURVEY THE GATEWAY AT BULLHEAD CITY

LOCATED WITHIN A PORTION OF SECTION 31,  
TOWNSHIP 21 NORTH, RANGE 21 WEST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
MOHAVE COUNTY, ARIZONA

N.T.S.  
VICINITY MAP  
SECTION 31, T.21N., R.21W.



### GENERAL NOTES

- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. 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 TO THOSE PARTIES LISTED IN THE SURVEYORS CERTIFICATION.
- THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING THE MONTH OF JUNE, 2022. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- BEARINGS, DISTANCES AND CURVATURE DATA SHOWN HEREON ARE MEASURED VALUES UNLESS SPECIFIED OTHERWISE.

### SURVEY COMMENTS

- THIS SURVEY REFLECTS INFORMATION BASED ON A REPORT OF TITLE PREPARED BY PIONEER TITLE AGENCY INC., ORDER NO. 90803583 DATED: MAY 18, 2022, AND ARIZONA STATE LAND SEARCH MAY 20, 2022. SCHEDULE A BOUNDARY DOES NOT INCLUDE SUBJECT ROADWAY.
- BASED ON INFORMATION RECEIVED BY THE ARIZONA STATE LAND DEPARTMENT THIS SURVEY REFLECTS A BOUNDARY OF LAND THAT ENCOMPASSES A PORTION OF TOPOCK-DAVIS DAM HIGHWAY (S.R.95)
- PER THE ESTABLISHED RIGHT OF WAY PLANS WE DISCOVERED ON THE ADOT (ARIZONA DEPARTMENT OF TRANSPORTATION) WEBSITE PROJECT NO F-065-1-709, THE ROADWAY IN QUESTION APPEARS TO HAVE BEEN GIVEN TO THE STATE OF ARIZONA LAND DEPARTMENT IN FEE.
- PER CONVERSATIONS WITH THE ARIZONA STATE LAND DEPARTMENT THEY HAVE MADE REFERENCE THAT THE SUBJECT ROADWAY HAS NOT BEEN DESIGNATED IN FEE TO ADOT.
- I THE SURVEYOR DO NOT CERTIFY TO THE INTENT OR DESIGNATION BEING DECLARED BY ADOT AND OR THE STATE LAND DEPARTMENT IN REGARD TO THE SUBJECT MATTER OF THE DESIGNATION OF THIS ROADWAY IN FEE TITLE.

### AREA

PARCEL 1 LAND AREA = 97.49 ACRES± AND/OR 4,246,573 SQUARE FEET±.  
PARCEL 2 EAST 50' R/W AZ LAND = 3.44 ACRES± AND/OR 149,719 SQUARE FEET±.

TOTAL NET AREA= 100.93 ACRES± AND/OR 4,396,292 SQUARE FEET±

### BASIS OF BEARING

BASIS OF BEARING IS ALONG THE LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST AND CONTROL POINT NO. 2017 AS SHOWN ON THE SECTION 31, T.21N.,R.21W. AND SECTIONS 1, 9, 13, 16, 17 & 18 T.20N.,R.22W. AND SECTION 13, T.20N.,R.23W., G.&S.R.M MOHAVE COUNTY, ARIZONA RECORDED AS MAP 2407-2407B OF THE MOHAVE COUNTY RECORDS AS RECORDED IN MAPS 2407-2407B OF THE MOHAVE COUNTY RECORDS WHICH BEARS N68°18'50"W, A DISTANCE OF 4570.43 FEET.

### REFERENCES USED

THE ARIZONA STATE LAND DEPARTMENT SOVEREIGN BOUNDARY CONTROL SITUATE IN SECTION 31, T.21N.,R.21W. AND SECTIONS 1, 9, 13, 16, 17 & 18 T.20N.,R.22W. AND SECTION 13, T.20N.,R.23W., G.&S.R.M MOHAVE COUNTY, ARIZONA RECORDED IN SURVEY MAPS 2407-2407B OF THE MOHAVE COUNTY RECORDS

RECORD OF SURVEY FOR THE WEST HALF OF SECTION 31, T.21N.,R.21W. RECORDED IN BOOK 12 OF RECORD OF SURVEY, PAGE 9 MOHAVE COUNTY RECORDS.

ADOT RIGHT OF WAY PLANS OF THE TOPOCK-DAVIS DAM SILVER CREEK- BULLHEAD CITY S.R. 95 PLANS FOR PROJECT NO F-065-1-709 (UNRECORDED)

FINAL PLAT FOR THE HOME DEPOT SUBDIVISION UNIT 2, TRACT 5128 RECORDED IN INDEX OF SUBDIVISION MAPS, MAPS NO. 2575-2575B, MOHAVE COUNTY RECORDS.

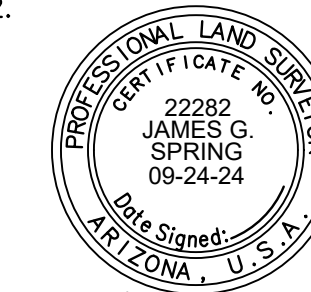
### SURVEYOR'S CERTIFICATION:

- TO:
- LEGACY COMMERCIAL REAL ESTATE
  - STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT
  - PIONEER TITLE AGENCY INC

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 2, 3, 4, 5, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 17, 2022.

DATE OF MAP: SEPTEMBER 24, 2024

JAMES G. SPRING, PLS 22282  
ATWELL, LLC  
4700 EAST SOUTHERN AVENUE  
MESA, ARIZONA 85206



### 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.

### LEGAL DESCRIPTION (PARCEL NO. 1 AS SURVEYED)

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, FROM WHICH A FOUND MOHAVE COUNTY BRASS CAP FLUSH STAMPED "S31/S32", ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, WHICH BEARS S89°32'57"E A DISTANCE OF 2287.57 FEET TO AN ANGLE POINT ON SAID SOUTH LINE THEN CONTINUING S89°32'54"E A DISTANCE OF 348.33 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SECTION 31;

THENCE, ALONG SAID SOUTH SECTION LINE S89°26'21"W A DISTANCE OF 16.20 FEET TO THE POINT OF BEGINNING;

THENCE, S89°26'21"W A DISTANCE OF 349.84 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 22 WEST ALSO BEING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 21 WEST ESTABLISHED FROM MOHAVE COUNTY MAP 2407;

THENCE, N89°19'56"W A DISTANCE OF 1100.57 FEET;

THENCE, N06°07'48"E A DISTANCE OF 225.00 FEET;

THENCE, N89°19'56"W A DISTANCE OF 200.00 FEET;

THENCE, N06°07'48"E A DISTANCE OF 1523.28 FEET;

THENCE, N03°51'08"E A DISTANCE OF 1224.51 FEET;

THENCE, S86°08'40"E A DISTANCE OF 25.00 FEET;

THENCE, N03°51'16"E A DISTANCE OF 27.90 FEET;

THENCE, N87°05'24"E A DISTANCE OF 1193.30 FEET;

THENCE, S03°02'46"E A DISTANCE OF 3062.81 FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION (PARCEL NO. 2 AS SURVEYED)

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, FROM WHICH A FOUND MOHAVE COUNTY BRASS CAP FLUSH STAMPED "S31/S32", ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 21 WEST, WHICH BEARS S89°32'57"E A DISTANCE OF 2287.57 FEET TO AN ANGLE POINT ON SAID SOUTH LINE THEN CONTINUING S89°32'54"E A DISTANCE OF 348.33 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SECTION 31;

THENCE, S89°26'21"W A DISTANCE OF 366.04 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 22 WEST ALSO BEING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 21 WEST ESTABLISHED FROM MOHAVE COUNTY MAP 2407;

THENCE, N89°19'56"W A DISTANCE OF 1300.57 FEET TO THE POINT OF BEGINNING;

THENCE, N89°19'56"W A DISTANCE OF 52.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT ALSO BEING THE CENTERLINE OF STATE HIGHWAY 95;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 291.29 FEET, WITH A RADIUS OF 17188.74 FEET AND THE RADIAL BEARING OF N82°53'56"W AND A CENTRAL ANGLE OF 00°58'15";

THENCE, N06°07'48"E A DISTANCE OF 1130.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 683.34 FEET, WITH A RADIUS OF 17188.74 FEET AND THE RADIAL BEARING OF N83°54'31"W AND A CENTRAL ANGLE OF 02°16'40";

THENCE, ALONG A LINE NON-TANGENT TO SAID CURVE, N03°51'08"E, A DISTANCE OF 870.20 FEET;

THENCE, S86°08'40"E A DISTANCE OF 50.00 FEET;

THENCE, S03°51'08"W A DISTANCE OF 1224.51 FEET;

THENCE, S06°07'48"W A DISTANCE OF 1748.28 FEET TO THE POINT OF BEGINNING.

### SCHEDULE B DOCUMENTS

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2022 (BLANKET IN NATURE)
- ANY DISTRICT, IMPROVEMENT DISTRICT, ASSESSMENTS OR BOND AS DISCLOSED BY THE RECORDS OF THE OFFICE OF THE COUNTY ASSESSOR OR TREASURER AND LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE BOUNDARIES OF ANY COUNTY OR CITY SPECIAL IMPROVEMENT DISTRICTS. INCLUDES INFORMATION FROM A STATE LAND SEARCH, TOGETHER WITH MATTERS AS SHOWN OF RECORD WHICH AFFECT SAID PREMISES DESCRIBED HEREIN. (BLANKET IN NATURE)
- THE EFFECT OF POSSIBLE LIABILITIES AND OBLIGATIONS IMPOSED BY REASON OF THE INCLUSION OF SAID LAND WITHIN THE FOLLOWING NAMED DISTRICT(S): BULLHEAD SANITARY DISTRICT (BLANKET IN NATURE)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN MOHAVE COUNTY FLOOD CONTROL DISTRICT, AS DISCLOSED IN INSTRUMENT RECORDED IN BOOK 1004 OF OFFICIAL RECORDS, PAGE 276 AND IN BOOK 4917 OF OFFICIAL RECORDS, PAGE 241. (BLANKET IN NATURE)
- RESERVATIONS AND OTHER MATTERS, CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO THE STATE OF ARIZONA, PATENT NO. 02-87-0021, DATED MARCH 31, 1987, RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES ACT OF AUGUST 30, 1890, 26 STAT. 391; 43 U.S.C. 945. (BLANKET IN NATURE)
- PERPETUAL RIGHT OF WAY NO. 72-10223 DATED 2-14-1967 TO BLACK MESA PIPELINE, INC., A DELAWARE CORPORATION FOR PIPELINE AND AS DISCLOSED IN DOCKET 189, PAGE 91 AND BOOK 1694 OF OFFICIAL RECORDS, PAGE 522. (AFFECTS PARCEL NO.2 AND 3) (PLOTTED HEREON)
- COMMERCIAL LEASE NO. 03-86068 DATED 10-3-1975 TO THE UNITED STATES POSTAL SERVICE FOR POSTAL FACILITIES, MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE BUREAU OF RECLAMATION, BUREAU OF LAND MANAGEMENT AND UNITED STATE POSTAL SERVICE. (AFFECTS PARCEL NO. 1 AND 3) (PLOTTED HEREON)
- PERPETUAL RIGHT OF WAY NO. 72-17952 DATED 9-29-1982 TO THE MOHAVE COUNTY BOARD OF SUPERVISORS FOR DRAINAGE DIKES AND DRAINAGE CHANNEL. (AFFECTS PARCEL NO. 2 AND 3) (PLOTTED HEREON)
- PERPETUAL RIGHT OF WAY NO. 16-96168 DATED 3-9-1990 TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR A PUBLIC ROADWAY, DRAINAGE AND SLOPE. (PLOTTED HEREON)
- 50 YEAR RIGHT OF WAY NO. 14-53626 DATED 2-10-1994 TO BULLHEAD SANITARY DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A 24"SEWER LINE; ASSIGNED TO THE CITY OF BULLHEAD CITY, A MUNICIPALITY ON 1-21-2000. (PLOTTED HEREON)
- RIGHT OF WAY NO. 18-89779 DATED 8-2-2014 TO CITIZENS UTILITIES RURAL COMPANY FOR UNDERGROUND COPPER CABLE COMMUNICATION LINES; TO EXPIRE 8-1-2024. (PLOTTED HEREON)
- RIGHT OF WAY NO. 18-54252 DATED 8-18-2014 TO CITIZENS UTILITIES RURAL COMPANY FOR UNDERGROUND COPPER CABLE COMMUNICATION LINE; TO EXPIRE 8-17-2024. (AFFECTS PARCEL NO. 2)(IN SECTION 6 DOES NOT AFFECT THIS PARCEL)
- RIGHT OF WAY NO. 18-104371 DATED 7-2-2018 TO MOHAVE ELECTRIC COOPERATIVE, INCORPORATED FOR OVERHEAD 14.4/24.9KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE 7-1-2028. (PLOTTED HEREON)
- RIGHT OF WAY NO. 18-105782 DATED 3-21-2020 TO MOHAVE ELECTRIC COOPERATIVE, INCORPORATED FOR OVERHEAD 14.4KV AND 24.9KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE 3-20-2030, AND RECORDED IN BOOK 1589 OF OFFICIAL RECORDS, PAGE 602. (AFFECTS PARCEL NO. 2 AND 3) (AFFECTS LAND NORTH OF AIRPORT CENTER DRIVE)
- RIGHT OF WAY POWER TRANSMISSION LINE, DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT NO. AZPHX 0083301 (CLOSED) AND AS DISCLOSED IN INSTRUMENT RECORDED IN BOOK 1663 OF OFFICIAL RECORDS, PAGE 126. (AFFECTS PARCEL NO. 2) (PLOTTED HEREON)
- MATTERS SHOWN ON SURVEY: RECORDED IN BOOK 12 OF RECORD OF SURVEYS, PAGE 9 (AFFECTS ALL) (PLOTTED HEREON)
- PENDING APPLICATION TO PURCHASE STATE LAND NO. 53-123261 DATED 4-8-2022 BY LEGACY COMMERCIAL REAL ESTATE L L C FOR MIXED USE DEVELOPMENT. (AFFECTS ALL)
- PERPETUAL RIGHT OF WAY NO. 70-115920 DATED 3-17-1959 TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR STATE ROUTE 95 TOPOCK -DAVIS DAM HIGHWAY. (PLOTTED HEREON)
- THE RIGHT OF THE STATE OF ARIZONA, PURSUANT TO A.R.S. 28-332A, TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO THE HIGHWAY NAMED BELOW:  
NAME OF HIGHWAY ARIZONA STATE ROUTE HIGHWAY 95



COUNTY: MOHAVE  
SECTION: 31  
TOWNSHIP: 21 NORTH  
RANGE: 21 WEST

ALTA/NSPS LAND TITLE SURVEY  
THE GATEWAY AT  
BULLHEAD CITY  
CITY OF BULLHEAD CITY, ARIZONA

JUNE, 2022

- 9-24-24 UPDATE DRAWING
- 9-12-24 UPDATE DRAWING
- 8-9-24 UPDATE DRAWING
- 3-19-24 UPDATE DRAWING
- 8-12-22 REVISED PARCEL & TITLE REPORT

REVISIONS:  
  
PM. J. SPRING  
DR. J. RICHARDSON  
JOB NO.  
22002724

N.T.S.

22002724 BHC ALTA-CONTROL-9-12-24.DWG

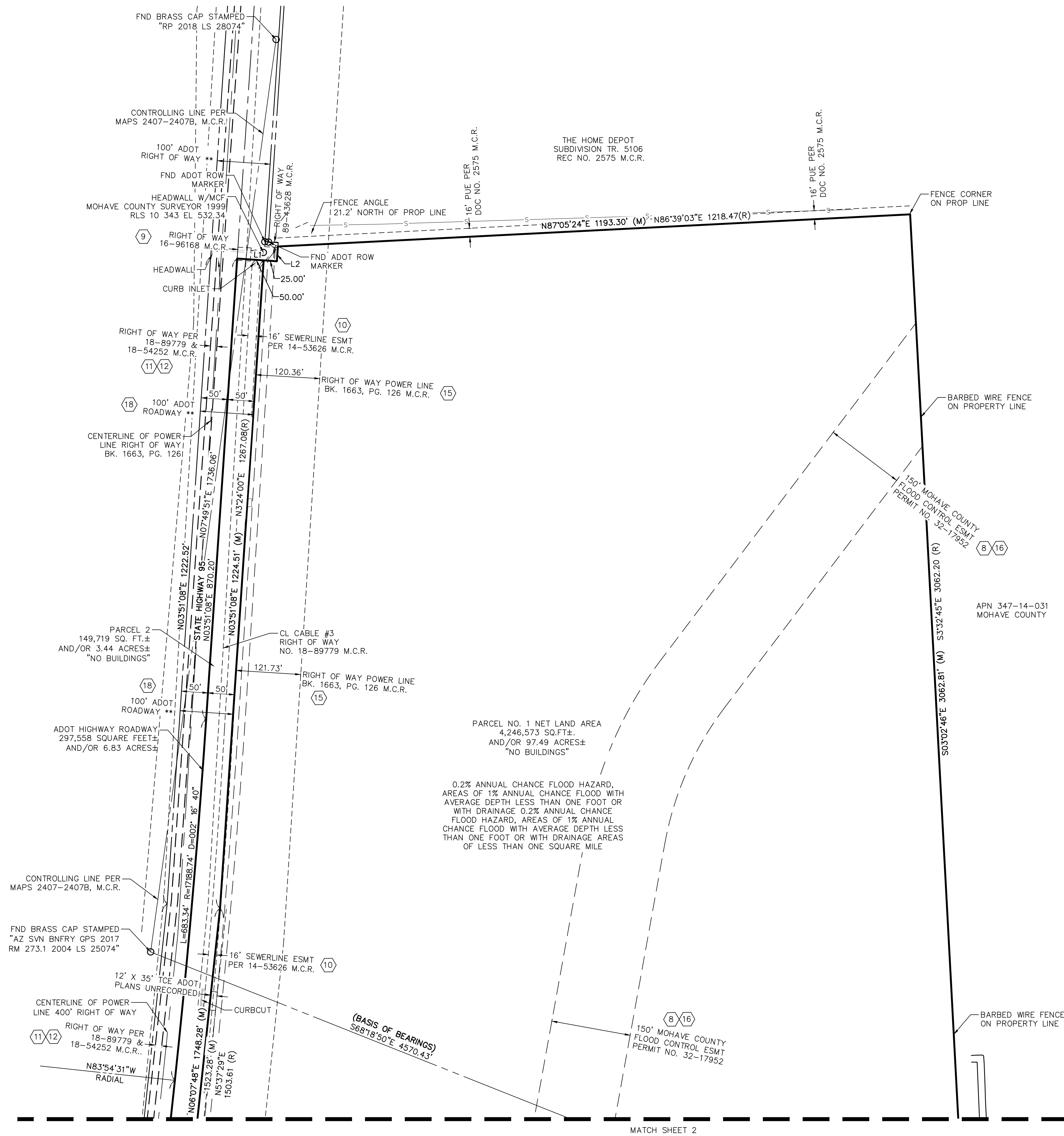
SHEET NO.

1 OF 3



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S:\22002724 - THE GATEWAY AT BULLHEAD CITY\DWG\SURVEY\22002724 BHC ALTA-CONTROL-9-12-24.DWG. SAVE DATE: 9/24/2024 1:41 PM. PLOTTED DATE: 9/24/2024 1:43 PM



**LEGEND**

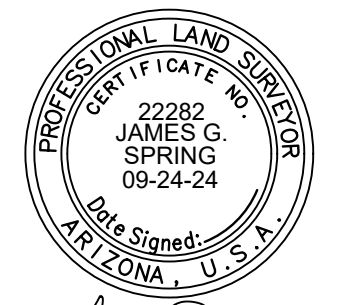
	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	PARCEL LINE
	EXISTING EASEMENT
	BARBED WIRE FENCE
	UNDERGROUND GAS LINE
	MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	WATER METER
	WATER MARKER
	SEWER MANHOLE
	GAS MARKER
	CONCRETE
	TRAFFIC CONTROL EASEMENT
	TOWNSHIP
	RANGE
	ASSESSOR PARCEL NUMBER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	MOHAVE COUNTY RECORDS
	EASEMENT
	BOOK, PG.
	DOCUMENT
	DOCKET
	RECORD BEARING AND OR DISTANCE
	MEASURED BEARING AND OR DISTANCE
	CALCULATED BEARING AND OR DISTANCE
	PROFESSIONAL LAND SURVEYOR
	FLOOD HAZARD

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S86°08'40"E	75.00'
L2	N03°51'16"E	27.90'

PARCEL NO. 1 NET LAND AREA  
4,246,573 SQ.FT.±  
AND/OR 97.49 ACRES±  
"NO BUILDINGS"

0.2% ANNUAL CHANCE FLOOD HAZARD,  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH  
AVERAGE DEPTH LESS THAN ONE FOOT OR  
WITH DRAINAGE 0.2% ANNUAL CHANCE  
FLOOD HAZARD, AREAS OF 1% ANNUAL  
CHANCE FLOOD WITH AVERAGE DEPTH LESS  
THAN ONE FOOT OR WITH DRAINAGE AREAS  
OF LESS THAN ONE SQUARE MILE



**ATWELL**  
866.850.4200 www.atwell-group.com  
4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
460.218.8651

COUNTY: MOHAVE  
SECTION: 31  
TOWNSHIP: 21 NORTH  
RANGE: 21 WEST

**ALTANSPS LAND TITLE SURVEY**  
**THE GATEWAY AT BULLHEAD CITY**  
CITY OF BULLHEAD CITY, ARIZONA

JUNE, 2022

9-24-24 UPDATE DRAWING  
9-12-24 UPDATE DRAWING  
8-9-24 UPDATE DRAWING  
3-19-24 UPDATE DRAWING  
9-12-22 REVISED PARCEL & TITLE REPORT

REVISIONS:

**ATWELL**  
PM. J. SPRING  
DR. J. RICHARDSON  
JOB NO. 22002724  
SCALE 0 50 100  
1" = 100 FEET  
22002724 BHC ALTA-CONTROL-9-12-24.DWG  
SHEET NO. 3 OF 3