

APPROVED
By chomuth at 12:31 pm, Jul 02, 2024

ALTA/NSPS LAND TITLE SURVEY

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B - EXCEPTIONS

- ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2023.
- THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE ROUTE 80 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED IN DOCKET 312, PAGE 359.
(DOES NOT AFFECT THIS PARCEL - SR-80 LIES IN SECTION 19)
- THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT AND CONTROL ACCESS TO THE LIMITED ACCESS HIGHWAY KNOWN AS ROUTE 80.
(DOES NOT AFFECT THIS PARCEL - SR-80 LIES IN SECTION 19)
- ALL MATTERS AS SET FORTH IN MAP OF SURVEY, RECORDED AUGUST 18, 1992 IN BOOK 2 OF SURVEYS, PAGE 139.
(MAPPED HEREON)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PINAL COUNTY RESOLUTION NO. 10500-DS" RECORDED JANUARY 14, 2000 AS 2000-2428 OF OFFICIAL RECORDS.
(DOES NOT AFFECT THIS PARCEL - AFFECTS MCKELLIPS ROAD ONLY)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PINAL COUNTY RESOLUTION NO. 121207-AQ2" RECORDED JANUARY 8, 2008 AS 2008-1863 OF OFFICIAL RECORDS.
(MAPPED HEREON- AFFECTS COUNTY MAINTAINED ROADS ONLY)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PINAL COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 072314-AQ1 PINAL COUNTY AIR QUALITY CONTROL DISTRICT" RECORDED JULY 30, 2014 AS 2014-43883 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)
- ALL MATTERS WHICH MAY AFFECT SAID LAND AS DISCLOSED BY NOTICE OF LETTER OF LAWFUL NON-CONFORMITY: NC 5-99 (AS TO ADJOINING PROPERTY), RECORDED JUNE 28, 2021 AS 2021-81037 OF OFFICIAL RECORDS.
(MAPPED - DOES NOT AFFECT THIS PARCEL)
- RIGHT-OF-WAY NO. 14-094268 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION FOR AN UNDERGROUND FIBER OPTIC CABLE AND HAVING A TERM 50 YEARS FROM JULY 1, 1985.

CHANGE OF GRANTEE NAME TO AT&T CORP., A NEW YORK CORPORATION DATED OCTOBER 11, 2000. EXPIRATION DATE IS GIVEN AS JUNE 30, 2035.

AMENDMENT AFFECTING THE PARCELS TO BE INCLUDED IN SAID RIGHT OF WAY WAS SUBMITTED BUT NOT SIGNED OR DATED.
(UNABLE TO LOCATE - UNDEFINED LOCATION)
- RIGHT-OF-WAY NO. 18-119157-00 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR OVERHEAD 12KV ELECTRIC LINE AND HAVING A TERM WHICH EXPIRES ON APRIL 20, 2027.

THEREAFTER AMENDMENT DATED NOVEMBER 8, 2017, A COPY OF WHICH RECORDED DECEMBER 12, 2017 AS 2017-90661 OF OFFICIAL RECORDS.

THEREAFTER AMENDMENT DATED JANUARY 2, 2018, A COPY OF WHICH RECORDED JANUARY 10, 2018, AS 2018-2250 OF OFFICIAL RECORDS.
(MAPPED HEREON)
- RIGHT OF WAY FOR LOST DUTCHMAN BLVD AS DISCLOSED BY LEGAL DESCRIPTION HEREIN. NO CORRESPONDING RIGHT OF WAY WAS FOUND IN THE SEARCH OF THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT.
(MAPPED HEREON)
- LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

PARCEL DESCRIPTION

PARCEL 1

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

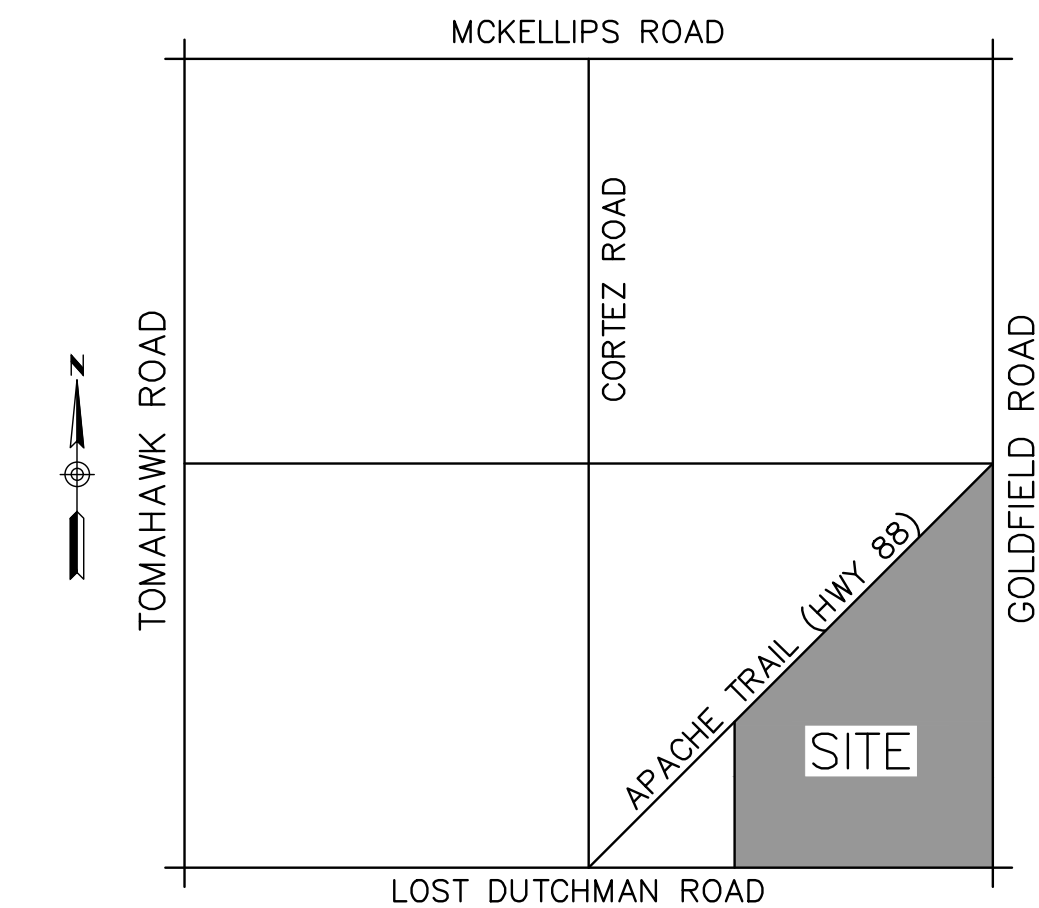
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 2642.66 FEET;

THENCE UPON AND WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SOUTH 89 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 1936.63 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL SET FORTH IN ARIZONA PATENT NO. 53-53194-01 RECORDED IN 1995-28473 OF OFFICIAL RECORDS, AND AS SHOWN AS RESULTS OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, ON PAGE 139, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA;

THENCE UPON AND WITH SAID EAST LINE, NORTH 05 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 822.02 FEET TO THE CENTERLINE OF STATE ROUTE 88;

THENCE UPON AND WITH SAID CENTERLINE OF STATE ROUTE 88, NORTH 49 DEGREES 24 MINUTES 07 SECONDS EAST, A DISTANCE OF 2639.89 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 10;

THENCE DEPARTING SAID CENTERLINE, UPON AND WITH SAID EAST LINE, SOUTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 2525.60 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SECTION 10
T1N, R8E
NTS

SITE ADDRESS

NO ADDRESS IS CURRENTLY AVAILABLE FOR THIS SITE.

BASIS OF BEARINGS

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (AT GROUND)

BENCHMARK

FOUND (USCGS) PUBLISHED BENCHMARK DESCRIBED AS:
BRASS CAP FLUSH STAMPED "Y21".
GROUND NORTHING = 888503.61
GROUND EASTING = 8226.10
PUBLISHED ELEVATION = 1895.99
OBSERVED ELEVATION = 1896.10

SURVEYOR'S NOTES

- THIS SURVEY IS BASED UPON THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-1198241-PHX1 AND DATED ON NOVEMBER 21, 2023 AT 7:30 AM.
- ALL DISTANCES SHOWN HEREON ARE MEASURED VALUES AT GROUND UNLESS OTHERWISE NOTED WITH A RECORD DISTANCE.
- MONUMENTS TO BE SET UPON ACCEPTANCE OF THIS ALTA/NSPS TITLE SURVEY.
- TABLE A ITEM 11: UTILITIES SHOWN ARE BASED ON OBSERVABLE EVIDENCE. NO UTILITY PLANS OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AND ARIZONA 811 DOES NOT COORDINATE GROUND UTILITY MARKING FOR SURVEY PURPOSES. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, EXPOSE OR POTHOLE ANY SUBTERRANEAN UTILITY. OTHER UNDERGROUND UTILITIES MAY EXIST.
- TABLE A ITEM 16: NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

SURVEYOR'S CERTIFICATION

TO: THE STATE OF ARIZONA;
TOWN OF APACHE JUNCTION;
FIRST AMERICAN 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, 4, 5, 8, 11(a), 13, 15 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER AND DECEMBER 2023.

JASON P GRAHAM, RLS 47537



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MERIDIAN, PINAL COUNTY, ARIZONA

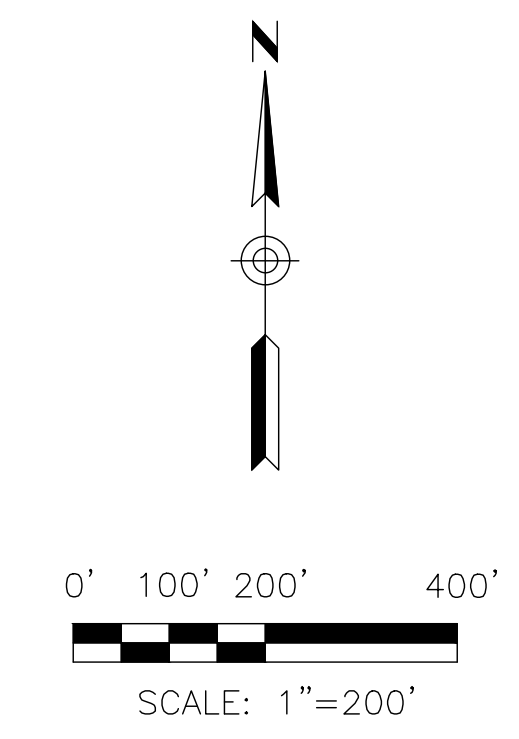
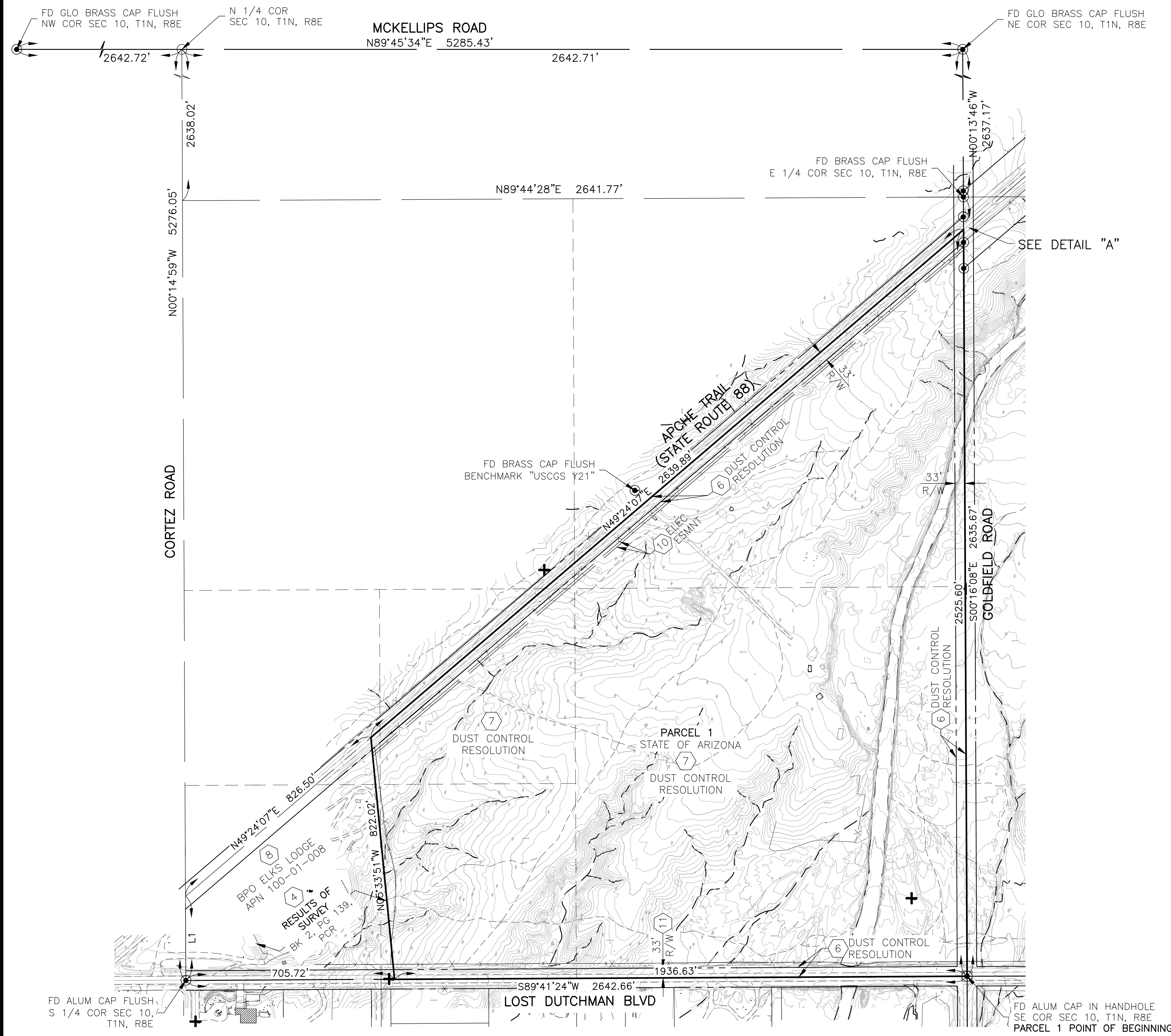
PROJ NO: 1021042.04	DATE: NOV 2023	SCALE: AS SHOWN
SURVEYED: SEP 2023	DRAWN: CSD	REVIEWED: JFG
FIELD WORK: JRG ARC		REVIEWED: JFG
REVISIONS:		
3-8-24	AMEND SW BOUNDARY	
7-1-24	COMBINED PARCELS INTO 1	

SHEET






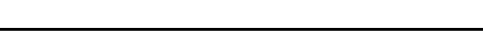

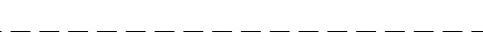
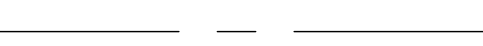

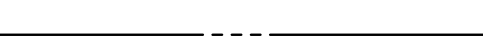


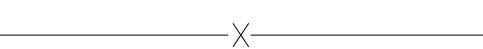
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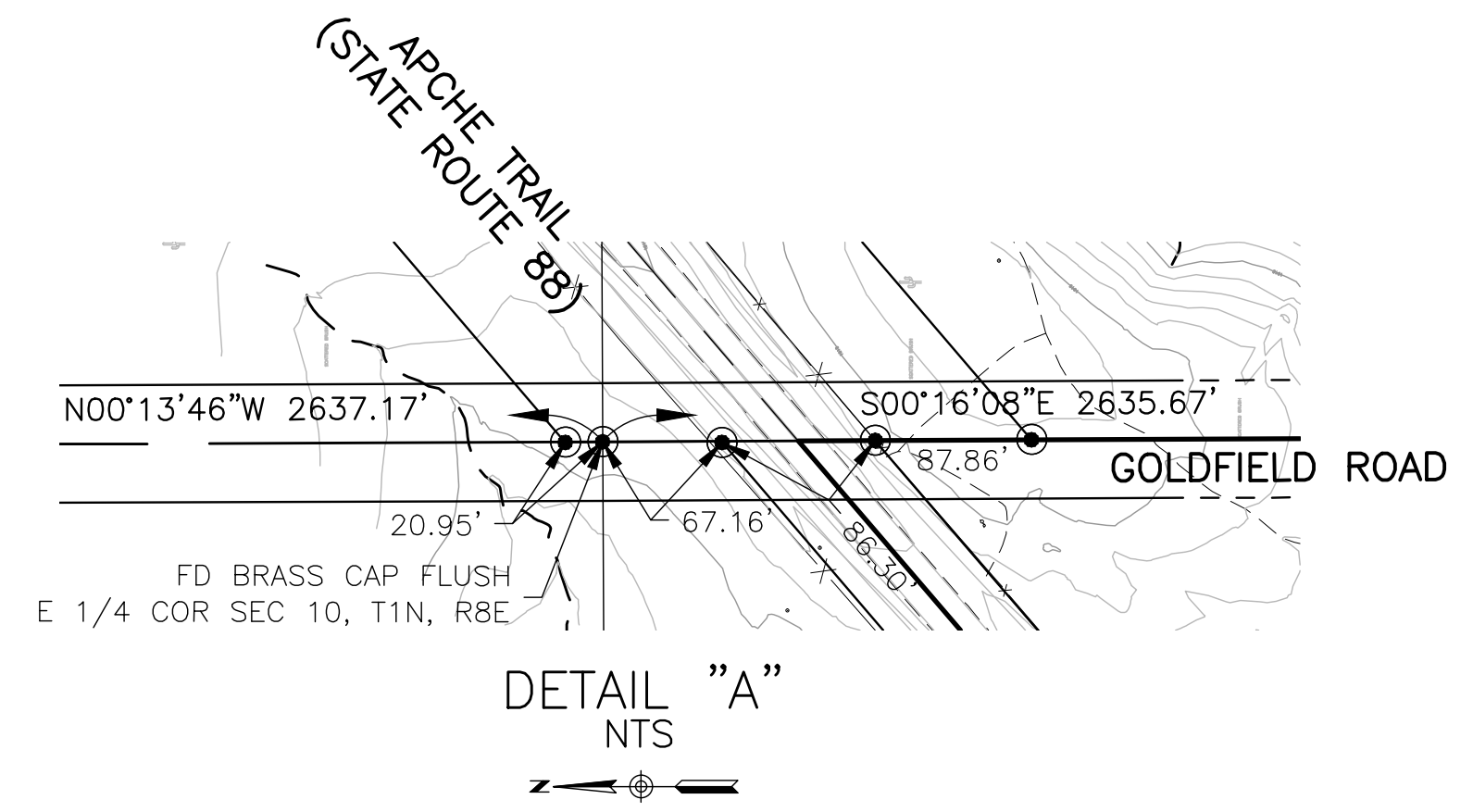
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LEGEND

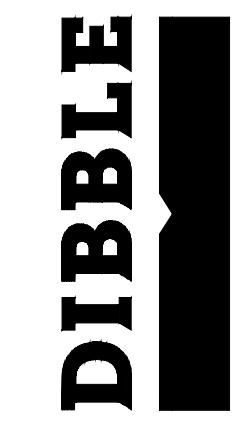
-  ALUMINUM CAP IN HANDHOLE
-  BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
-  CALCULATED POSITION
-  SET REBAR W/ CAP "RLS 47537"
-  SCHEDULE B ITEM
-  SECTION LINE
-  MID-SECTION LINE
-  1/16TH SECTION LINE
-  CENTERLINE
-  BOUNDARY
-  RIGHT OF WAY LINE
-  PROPERTY LINE
-  EASEMENT LINE
-  WIRE FENCE



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N00°14'59"W	284.13'



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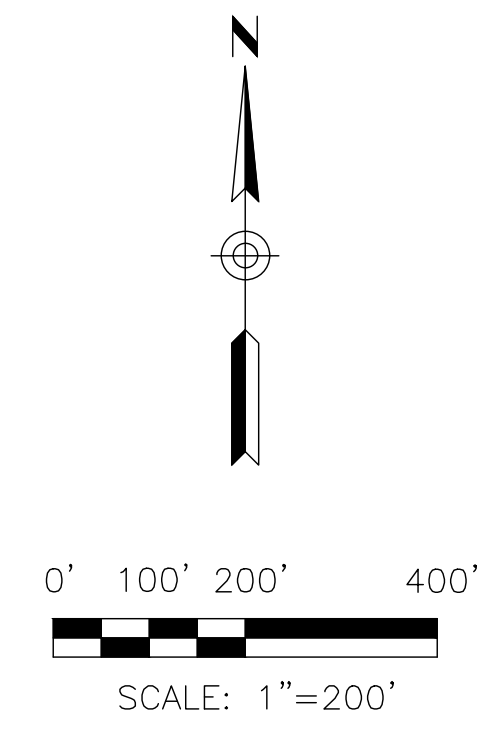
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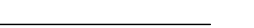
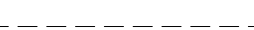
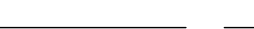





SHEET

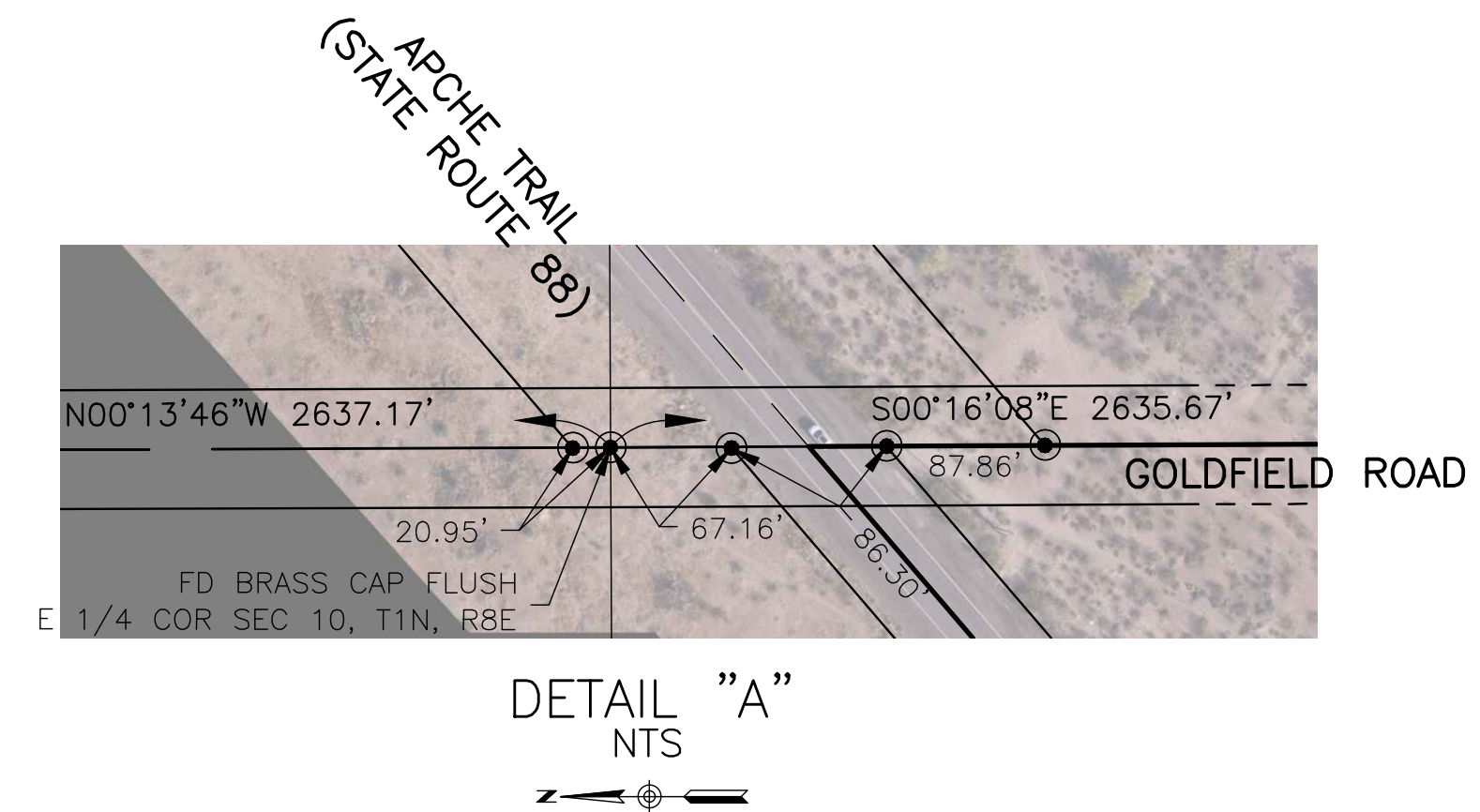
OF 3

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LEGEND

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PROJ NO: 102104204	DATE: NOV 2023	SCALE: AS SHOWN
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OF 3