

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 6,
TOWNSHIP 20 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

NE COR. SEC. 6
FOUND 3" ALUMINUM CAP
T21N R7E
S31
S6 | S5
T20N R7E
CC
1994
LS 14671

APN: 112-10-027D
VALARIE L. HANNEMANN
1851 W. GATEWAY TRL

APN: 112-10-005T
FLAGSTAFF 89 LTD PARTNERSHIP

COCONINO
NATIONAL FOREST

STATE OF ARIZONA

LEGAL DESCRIPTION:

PER REPORT OF TITLE FROM PIONEER TITLE AGENCY, INC. FILE NO. 00668461, DATED JANUARY 14, 2015 AT 7:30 A.M.

LOTS 1 THROUGH 6; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 7 EAST, GILA & SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA;

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO COCONINO COUNTY BY PATENTS RECORDED IN DOCKET 928, PAGE 24, AND RE-RECORDED IN DOCKET 1294, PAGE 837, AND IN INSTRUMENT NO. 3001237, RECORDS OF COCONINO COUNTY, ARIZONA.

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83 (CONUS)
VERTICAL DATUM: NAVD 88, REFERENCED FROM COCONINO COUNTY CONTROL POINT "GPS 100"
SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2005)

PROJECTION:
TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 35° 10' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
NORTHING AT GRID ORIGIN: 0 FT
EASTING AT CENTRAL MERIDIAN: 70,000 FT
CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM COCONINO COUNTY CONTROL POINT "GPS 100" USING GPS WITH NGS GEIOD MODEL "GEIOD03". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON AN APPROPRIATELY CONSTRAINED LEAST-SQUARES ADJUSTMENT OF OVER-DETERMINED AND STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #1028 = FOUND 1.5" ALUMINUM CAP "LS 14671"
LATITUDE = 35°08'42.78400"N NORTHING = 52882.915 FT
LONGITUDE = 111°41'31.82917"W EASTING = 47417.689 FT
ELLIPSOID HEIGHT = 6915.391 FT ELEVATION = 6991.469 FT
VERT = ±0.027 FT
ESTIMATED ACCURACY
HORIZ = ±0.027 FT
VERT = ±0.035 FT

POINT #1189 = FOUND 1.5" ALUMINUM CAP "LS 14671"
LATITUDE = 35°09'05.65826"N NORTHING = 55196.133 FT
LONGITUDE = 111°41'26.79831"W EASTING = 47837.352 FT
ELLIPSOID HEIGHT = 6872.085 FT ELEVATION = 6948.121 FT
VERT = ±0.038 FT
ESTIMATED ACCURACY
HORIZ = ±0.023 FT
VERT = ±0.038 FT

POINT #32 = 3.5" BRASS CAP "COCONINO COUNTY GPS 100"
LATITUDE = 35°08'33.43267"N NORTHING = 51937.217 FT
LONGITUDE = 111°41'33.51387"W EASTING = 47277.009 FT
ELLIPSOID HEIGHT = 6909.341 FT ELEVATION = 6985.437 FT
VERT = "FIXED"
ESTIMATED ACCURACY
HORIZ = "FIXED"
VERT = "FIXED"

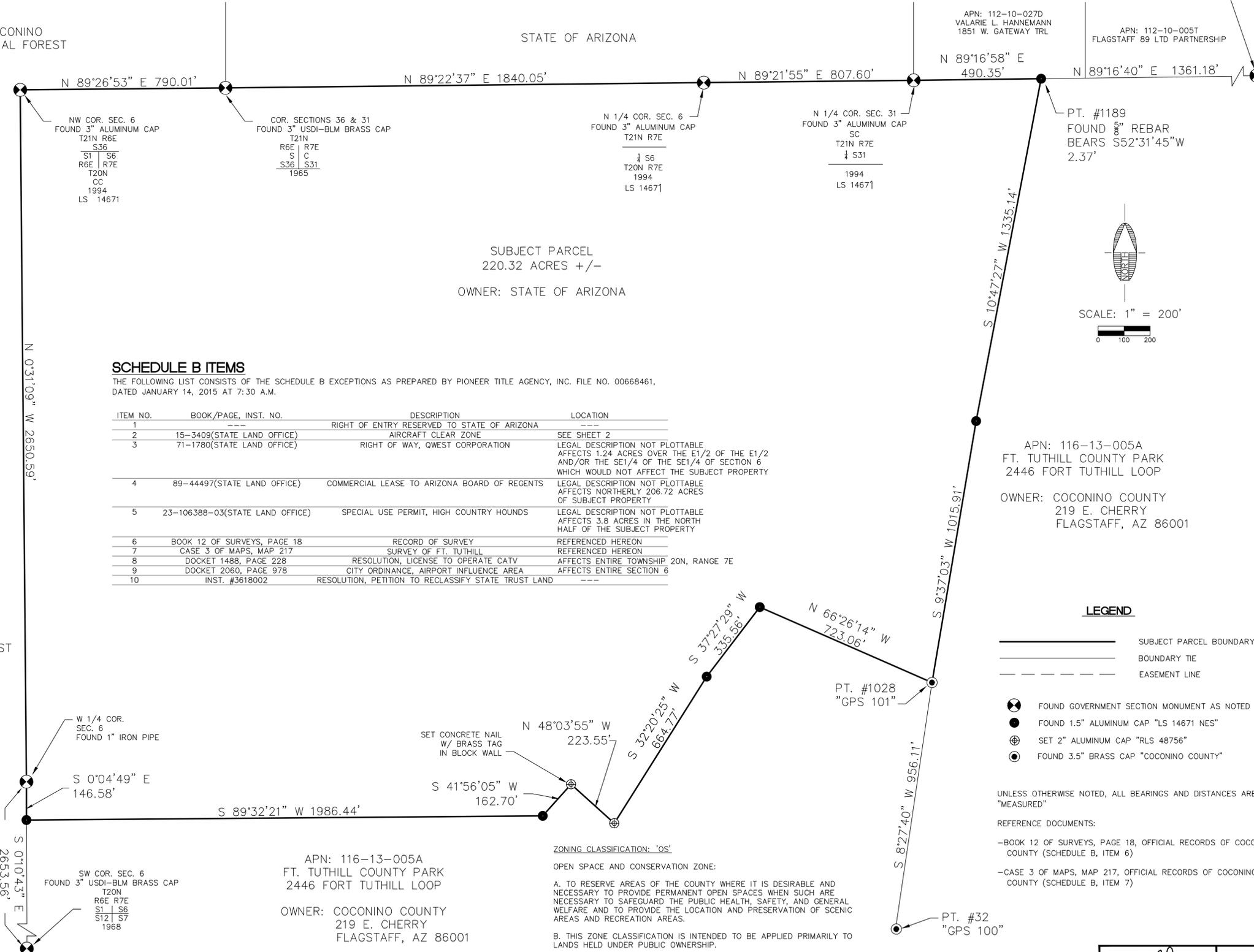
SURVEYOR'S CERTIFICATE:

TO: COCONINO COUNTY, AND 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6(a), 7(a), 8, 11(b), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN FEBRUARY OF 2015. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron D. Borling
Aaron D. Borling, RLS 48756

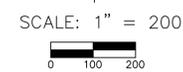


SUBJECT PARCEL
220.32 ACRES +/-
OWNER: STATE OF ARIZONA

SCHEDULE B ITEMS

THE FOLLOWING LIST CONSISTS OF THE SCHEDULE B EXCEPTIONS AS PREPARED BY PIONEER TITLE AGENCY, INC. FILE NO. 00668461, DATED JANUARY 14, 2015 AT 7:30 A.M.

ITEM NO.	BOOK/PAGE, INST. NO.	DESCRIPTION	LOCATION
1	---	RIGHT OF ENTRY RESERVED TO STATE OF ARIZONA	---
2	15-3409(STATE LAND OFFICE)	AIRCRAFT CLEAR ZONE	SEE SHEET 2
3	71-1780(STATE LAND OFFICE)	RIGHT OF WAY, QWEST CORPORATION	LEGAL DESCRIPTION NOT PLOTTABLE AFFECTS 1.24 ACRES OVER THE E1/2 OF THE E1/2 AND/OR THE SE1/4 OF THE SE1/4 OF SECTION 6 WHICH WOULD NOT AFFECT THE SUBJECT PROPERTY
4	89-44497(STATE LAND OFFICE)	COMMERCIAL LEASE TO ARIZONA BOARD OF REGENTS	LEGAL DESCRIPTION NOT PLOTTABLE AFFECTS NORTHERLY 206.72 ACRES OF SUBJECT PROPERTY
5	23-106388-03(STATE LAND OFFICE)	SPECIAL USE PERMIT, HIGH COUNTRY HOUNDS	LEGAL DESCRIPTION NOT PLOTTABLE AFFECTS 3.8 ACRES IN THE NORTH HALF OF THE SUBJECT PROPERTY
6	BOOK 12 OF SURVEYS, PAGE 18	RECORD OF SURVEY	REFERENCED HEREON
7	CASE 3 OF MAPS, MAP 217	SURVEY OF FT. TUTHILL	REFERENCED HEREON
8	DOCKET 1488, PAGE 228	RESOLUTION, LICENSE TO OPERATE CATV	AFFECTS ENTIRE TOWNSHIP 20N, RANGE 7E
9	DOCKET 2060, PAGE 978	CITY ORDINANCE, AIRPORT INFLUENCE AREA	AFFECTS ENTIRE SECTION 6
10	INST. #3618002	RESOLUTION, PETITION TO RECLASSIFY STATE TRUST LAND	---



APN: 116-13-005A
FT. TUTHILL COUNTY PARK
2446 FORT TUTHILL LOOP
OWNER: COCONINO COUNTY
219 E. CHERRY
FLAGSTAFF, AZ 86001

LEGEND

- SUBJECT PARCEL BOUNDARY
- BOUNDARY TIE
- EASEMENT LINE
- FOUND GOVERNMENT SECTION MONUMENT AS NOTED
- FOUND 1.5" ALUMINUM CAP "LS 14671 NES"
- SET 2" ALUMINUM CAP "RLS 48756"
- FOUND 3.5" BRASS CAP "COCONINO COUNTY"

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE "MEASURED"

- REFERENCE DOCUMENTS:
- BOOK 12 OF SURVEYS, PAGE 18, OFFICIAL RECORDS OF COCONINO COUNTY (SCHEDULE B, ITEM 6)
 - CASE 3 OF MAPS, MAP 217, OFFICIAL RECORDS OF COCONINO COUNTY (SCHEDULE B, ITEM 7)

ZONING CLASSIFICATION: 'OS'

OPEN SPACE AND CONSERVATION ZONE:

A. TO RESERVE AREAS OF THE COUNTY WHERE IT IS DESIRABLE AND NECESSARY TO PROVIDE PERMANENT OPEN SPACES WHEN SUCH ARE NECESSARY TO SAFEGUARD THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE AND TO PROVIDE THE LOCATION AND PRESERVATION OF SCENIC AREAS AND RECREATION AREAS.

B. THIS ZONE CLASSIFICATION IS INTENDED TO BE APPLIED PRIMARILY TO LANDS HELD UNDER PUBLIC OWNERSHIP.

APN: 116-13-005A
FT. TUTHILL COUNTY PARK
2446 FORT TUTHILL LOOP
OWNER: COCONINO COUNTY
219 E. CHERRY
FLAGSTAFF, AZ 86001

W 1/4 COR. SEC. 6
FOUND 1" IRON PIPE

S 0°04'49" E
146.58'

SW COR. SEC. 6
FOUND 3" USDI-BLM BRASS CAP
T20N
R6E R7E
S1 | S6
S12 | S7
1968

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	PARCEL GEOMETRY, NOTES, LEGAL DESCRIPTION
2	TOPOGRAPHIC FEATURES, EASEMENTS

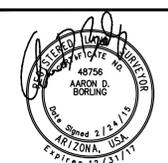
REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI
Shephard Wesnitner, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO:	14262
DATE:	FEB 24, 2015
SCALE:	1" = 200'
DRAWN:	ADB
DESIGN:	
CHECKED:	ADB

COCONINO COUNTY,
ARIZONA

ALTA/ACSM LAND TITLE SURVEY
ARIZONA STATE LAND PARCEL
COCONINO COUNTY, ARIZONA

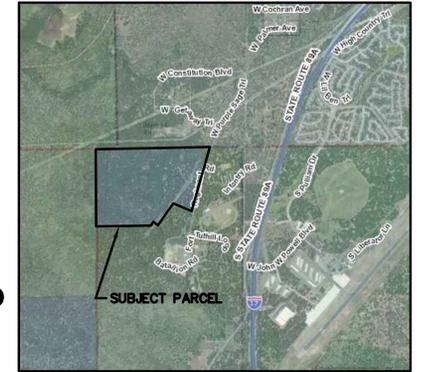


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A1	
SHT NO.	OF
1	2

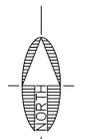
FILE: P:\2014_Survey\14262 - Coconino County ALTA\CAD\14262 ALTA.dwg AB_SW-C3D-14 PLOTTED: Feb 26, 2015-10:57am

ALTA/ACSM LAND TITLE SURVEY

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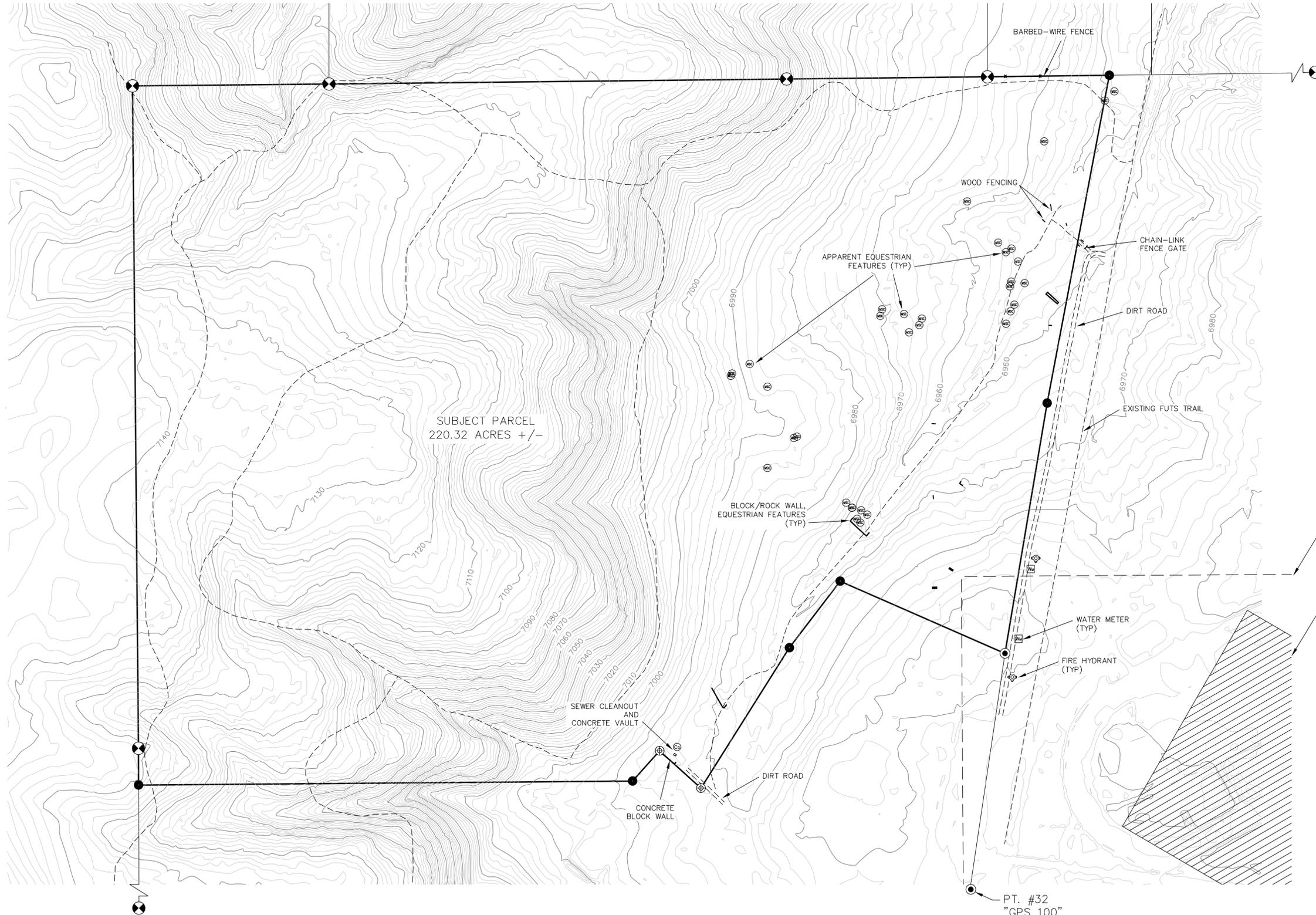
VICINITY MAP (Not to scale)



SCALE: 1" = 200'
0 100 200

NOTE:

CONTOURS SHOWN HEREON ARE CITY OF FLAGSTAFF
2013 GIS 2' CONTOURS, NAVD88 VERTICAL DATUM
REFERENCED TO CONTROL POINT #32, COCONINO
COUNTY "GPS 100".



AIRCRAFT CLEAR ZONE
PARCEL BOUNDARY
PER SCHEDULE B, ITEM #2

AIRCRAFT CLEAR ZONE
APPROACH AREA
PER SCHEDULE B, ITEM #2

LEGEND

- SUBJECT PARCEL BOUNDARY
- BOUNDARY TIE
- - - - - APPROX. TRAIL LOCATION
- ⊗ FOUND GOVERNMENT SECTION MONUMENT AS NOTED
- FOUND 1.5" ALUMINUM CAP "LS 14671 NES"
- ⊕ SET 2" ALUMINUM CAP "RLS 48756"
- ⊙ FOUND 3.5" BRASS CAP "COCONINO COUNTY"

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ARIZONA

ALTA/ACSM LAND TITLE SURVEY
ARIZONA STATE LAND PARCEL
COCONINO COUNTY, ARIZONA



DRAWING NO.	A2
SHT NO. OF	2 OF 2