LEGAL DESC.
ACCEPTABLE
JPN 10/1/2020

A.L.T.A./N.S.P.S.
Land Title Survey

LEGAL DESCRIPTION

The South half of the Southeast Quarter of Section 5, Township 15 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

SCHEDULE "B" EXCEPTIONS

1. a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. *NOT SURVEY RELATED*

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
NOT SURVEY RELATED

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records..
AFFECTS PROPERTY, NOT GRAPHICALLY PLOTTABLE

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
AFFECTS PROPERTY, NOT GRAPHICALLY PLOTTABLE

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
AFFECTS PROPERTY, NOT GRAPHICALLY PLOTTABLE

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
NOT SURVEY RELATED

7. TAXES for the full year of 2020, a lien, not yet due.
NOT SURVEY RELATED

8. ANY ACTION by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
NOT SURVEY RELATED

9. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
NOT SURVEY RELATED

10. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
NOT SURVEY RELATED

11. LIABILITIES AND OBLIGATIONS imposed upon said land by its inclusion within any legally formed districts.
NOT SURVEY RELATED

12. Established and/or existing roads, highways, rights-of-way or easements.
SHOWN ON SURVEY

13. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Decision Right-of-Way recorded in Docket 1734 at page 83.
SHOWN ON SURVEY

14. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in recommendation of Abandonment recorded in Docket 4710 at page 127.
AFFECTS PROPERTY, OLD AJO HIGHWAY

15. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Decision Right-of-Way recorded in Docket 4748 at page 645.
AFFECTS PROPERTY, OLD AJO HIGHWAY

16. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Resolution and Order No. 1979-15 recorded in Docket 5980 at page 642.
AFFECTS PROPERTY, OLD AJO HIGHWAY

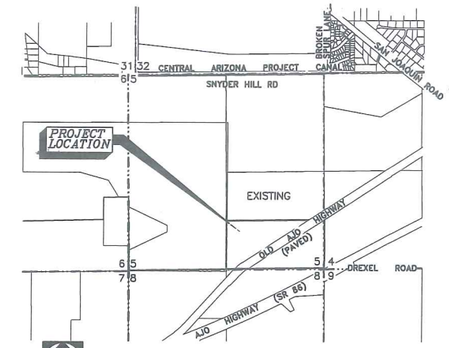
17. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 6376 at page 1065.
ILLEGIBLE, MAY BE BLANKET EASEMENT FOR POWER LINES

18. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in Resolution No. 2003-63 recorded in Docket 12028 at page 5336.
AFFECTS PROPERTY, NOT GRAPHICALLY PLOTTABLE

19. MATTERS shown on survey recorded as Sequence No. 20111080358
SHOWN ON SURVEY

20. Terms, conditions, restrictions, easements, liabilities and/or obligations as set forth in State Land Department State of Arizona Amendment to Right of Way No. 16-107050 recorded as Sequence No. 20152240043.
SHOWN ON SURVEY

NOTE: Taxes for the full year of 2019 are EXEMPT:
Parcel No.: 210-12-0010
Full Year Amount: $0.00



3"=1 MILE

LOCATION MAP
SECTION 5
TOWNSHIP 15 SOUTH, RANGE 12 EAST
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, AZ

ACREAGE
ACCEPTABLE
JPN 10/1/2020

GENERAL NOTES:

1. THIS SURVEY PERFORMED IN ACCORDANCE WITH PIONEER TITLE AGENCY, INC., COMMITMENT NO. 221375, DATED MARCH 16, 2020.
2. LEGAL ACCESS IS PROVIDED BY OLD AJO HIGHWAY.

TOTAL ACREAGE:
GROSS: 80.59 ACRES
-12.69 ACRES (OLD AJO HWY)
-0.03 ACRES (SEWER EASEMENT)
NET: 67.87 ACRES, MORE OR LESS.

3. THERE WERE NO WETLANDS DELINEATED ON THE SITE AT THE TIME OF THIS SURVEY.
4. NO ZONING REPORT PROVIDED.
5. THIS PROJECT IS LOCATED IN AN AO FLOOD ZONE WITH DEPTHS OF FLOW FROM 1-3 FEET IN A 100 YEAR EVENT STORM (USUALLY SHEET FLOW ON SLOPING TERRAIN). AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04019C2245L, EFFECTIVE DATE JUNE 16, 2011.
6. THERE ARE NO BUILDINGS ON THE SUBJECT PARCEL.
7. THIS IS AN ABOVE GROUND SURVEY, ALL UTILITIES SHOWN, IF ANY, ARE BASED ON OBSERVED EVIDENCE ONLY AND MAY NOT SHOW ALL UTILITIES ON SUBJECT PARCEL.
8. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G&SRM, PIMA COUNTY, ARIZONA. SAID BEARING BEING: S00°02'36"E.
9. NO RECENT EARTHWORK WAS OBSERVED.

REFERENCES

1. BOOK 82, RECORDS OF SURVEY, PAGE 6.
2. DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 4 & 5, T 15 S, R 12 E, GSRM BY THE BLM, OFFICIALLY FILED 11-10-1955.

PROJECT
ACCEPTABLE
JPN 10/1/2020

CERTIFICATION

IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

TO: TUCSON TRAP & SKEET CLUB; ARIZONA STATE LAND DEPARTMENT 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2020.

APRIL 22, 2020
EMAIL ADDRESS:

PETER D. COTE, RLS 44121
pcote@wlbgroup.com

The WLB Group Inc. WLB
Engineering Planning Surveying Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480

S2 SE4 SECTION 5, T15S, R12E, APN 210-12-0010
OLD AJO HIGHWAY
TUCSON, PIMA COUNTY, ARIZONA
Project

ALTA/NSPS LAND TITLE SURVEY
ARIZONA STATE LAND DEPARTMENT
Sheet Title

No.	Date	Item
1.	7/20/20	CORRECTED OLD AJO R/W AND ADJUSTED AREAS

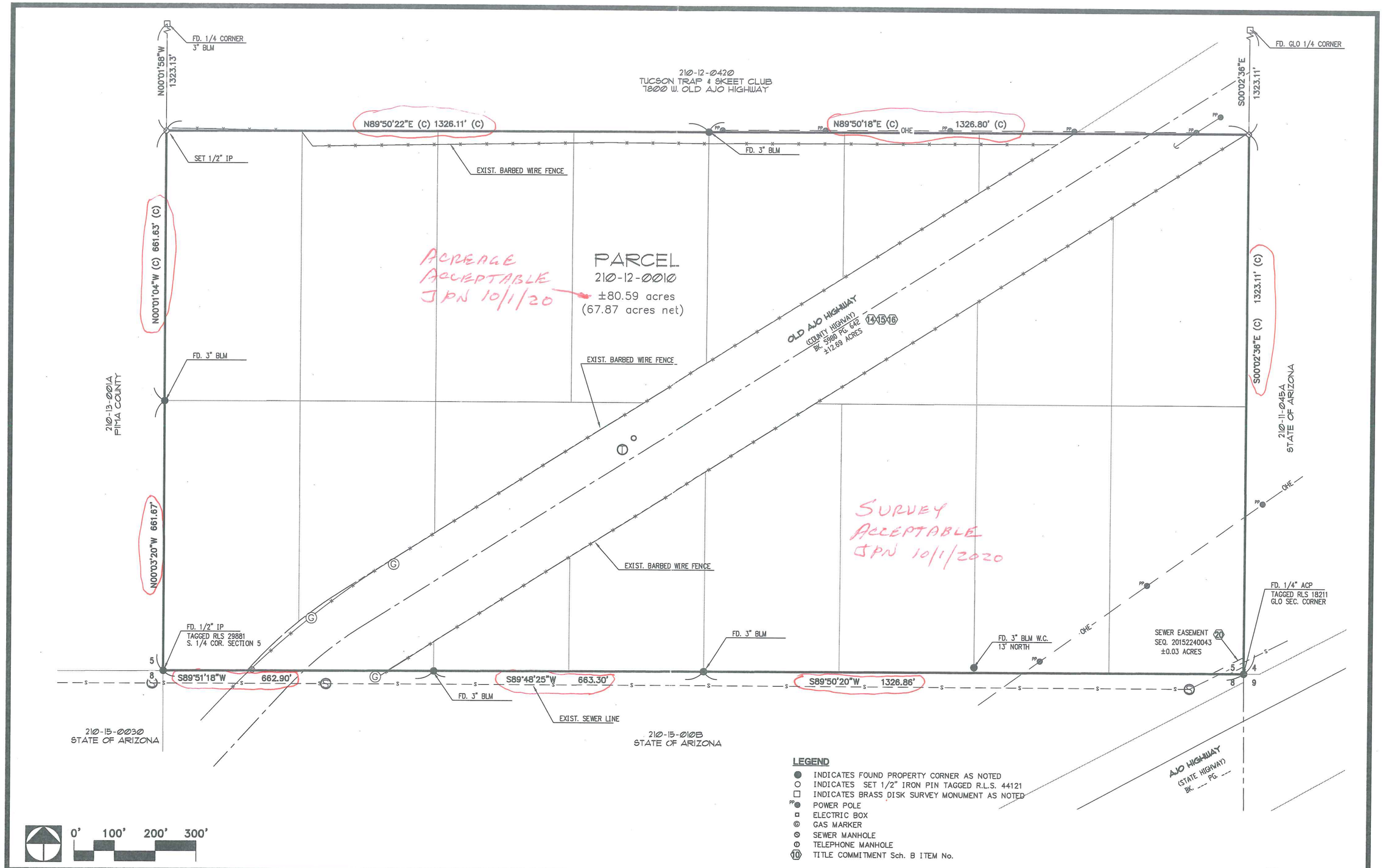
Revisions

Scale	1" = 100'
Job No.	105012-B-005
Date	APRIL 14, 2020
Designed By	CLL
Checked By	PDC

REGISTERED LAND SURVEYOR CERTIFICATE 44121 PETER D. COTE ARIZONA U.S.A.

Sheet 1 of 2

15S-12E-5 53-121019



LEGEND

- ● INDICATES FOUND PROPERTY CORNER AS NOTED
- ○ INDICATES SET 1/2" IRON PIN TAGGED R.L.S. 44121
- □ INDICATES BRASS DISK SURVEY MONUMENT AS NOTED
- PP● POWER POLE
- ▫ ELECTRIC BOX
- ⓖ GAS MARKER
- Ⓢ SEWER MANHOLE
- Ⓣ TELEPHONE MANHOLE
- ⟨10⟩ TITLE COMMITMENT Sch. B ITEM No.

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Sheet 2 of 2