

ALTA / NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 21
TOWNSHIP 9 SOUTH, RANGE 23 EAST OF THE
GILA AND SALT RIVER MERIDIAN, GRAHAM COUNTY, ARIZONA.

LEGAL DESCRIPTION - PARCEL 112-41-009D (Instrument #2000-2340, Graham County Records)

The South Half of the Southeast Quarter of the Northwest Quarter and the South Half of the North Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 9 South, Range 23 East of the Gila and Salt River Base and Meridian, Graham County, Arizona.

Having an area of 30.12 acres, more or less.

LEGAL DESCRIPTION PROPOSED STATE LAND ACQUISITION PARCEL

That part of the Northwest Quarter of Section 21, Township 9 South, Range 23 East of the Gila and Salt River Meridian, Graham County, Arizona, described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of said Section 21, monumented by an aluminum cap stamped RLS 50619;

THENCE North 89°53'42" East along the south line of said Northwest Quarter and the Basis of Bearings a distance of 1,324.69 feet to the Center-West Sixteenth Quarter;

THENCE North 00°08'13" West along the East line of the Southwest Quarter of said Northwest Quarter a distance of 488.60 feet to the POINT OF BEGINNING;

THENCE South 89°51'47" West a distance of 189.19 feet;

THENCE North 02°29'27" West a distance of 714.47 feet;

THENCE North 85°04'03" East a distance of 219.30 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 21;

THENCE South 00°08'13" East along said East line a distance of 732.20 feet to the POINT OF BEGINNING.

Having an area of 3.39 acres, more or less.

LEGAL DESCRIPTION - EXISTING LEGAL ACCESS* (Instrument #2000-2340, Graham County Records)

A 40 foot wide easement for ingress, egress and utilities, BEGINNING at the Southwest Corner of Section 28, Township 9 South, Range 23 East, Gila and Salt River Meridian;

THENCE North along the West line of said Section 28 to the Northwest Corner thereof;

THENCE East along the North line of said Section 28 to Quarter-Corner thereof.

AND also BEGINNING at a point 1,104.2 feet South of the Northwest Corner of the Northeast Quarter of Section 21, Township 9 South, Range 23 East, Gila and Salt River Meridian;

THENCE South 22°29'00" East, more or less, to the center of the windmill of what is known as the Martin Wells;

THENCE South 00°48'30" West to the South line of said Section 21;

THENCE West 75 feet, more or less to the Southwest Corner of the Southeast Quarter of said Section 21;

THENCE North 4,176 feet, more or less to the POINT OF BEGINNING.

LEGAL DESCRIPTION OF PROPOSED INGRESS-EGRESS EASEMENT* (TO MAKE LEGAL ACCESS MATCH PHYSICAL ACCESS)

That part of Sections 21 and 28, Township 9 South, Range 23 East of the Gila and Salt River Meridian, Graham County, Arizona, described as follows:

COMMENCING at the Southwest Corner of said Section 21, monumented by an aluminum cap stamped RLS 50619;

THENCE North 89°52'34" East along the South line of the Southwest Quarter of said Section 21 and the Basis of Bearings a distance of 2,616.93 feet to a point on an existing wire fence and the POINT OF BEGINNING;

THENCE South 00°39'48" West along said fence a distance of 2,507.86 feet;

THENCE South 00°40'39" East along said fence distance of 1,876.49 feet;

THENCE South 60°46'43" East a distance of 47.98 feet to a point on the North-South Mid-Section line of said Section 28;

THENCE South 23°01'57" East a distance of 159.61 feet;

THENCE South 6°17'13" East a distance of 378.88 feet;

THENCE South 4°31'13" West a distance of 351.60 feet to a point on the South line of Section 28;

THENCE North 89°50'50" East along said South Line a distance of 30.10 feet;

THENCE North 04°31'13" East a distance of 351.98 feet;

THENCE North 06°17'13" West a distance of 386.13 feet;

THENCE North 23°01'57" West a distance of 234.70 feet to a point on the North-South Mid-Section line of said Section 28;

THENCE South 87°16'29" West a distance of 6.39 feet to a point on an existing wire fence;

THENCE North 00°41'18" West along said fence a distance of 1,698.65 feet;

THENCE North 00°31'51" East a distance of 2,632.65 feet to the Quarter Corner common to said Sections 21 and 28;

THENCE North 89°52'34" East along the South line of said Section 21 a distance of 7.11 feet to a point on an existing wire fence;

THENCE North 00°40'57" East along said fence a distance of 2,822.79 feet;

THENCE North 20°41'44" West a distance of 135.45 feet to a point on the North-South Mid-Section line for said Section 21;

THENCE South 00°08'19" East along said Mid-Section line a distance of 620.79 feet;

THENCE departing said line, South 00°39'48" West a distance of 2,328.75 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION OF THAT PORTION OF PROPOSED INGRESS-EGRESS EASEMENT ACROSS STATE LAND (REMAINDER OF ACCESS IS ACROSS PRIVATE LAND)

That part of the Southwest Quarter of Section 21, Township 9 South, Range 23 East of the Gila and Salt River Meridian, Graham County, Arizona, described as follows:

COMMENCING at the Southwest Corner of said Section 21, monumented by an aluminum cap stamped RLS 50619;

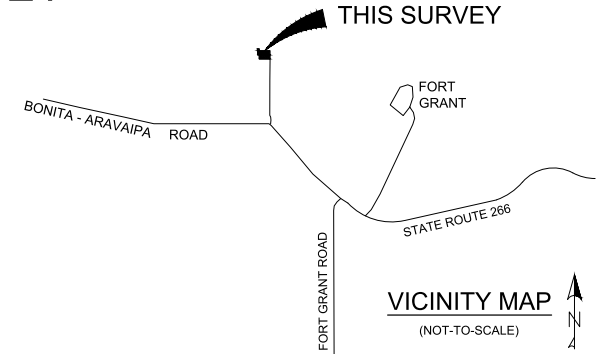
THENCE North 89°52'34" East along the South line of the Southwest Quarter of said Section 21 and the Basis of Bearings a distance of 2,649.52 feet to the Southeast Corner of said Southwest Quarter, monumented by an aluminum cap stamped RLS 50619 and the POINT OF BEGINNING;

THENCE North 00°08'19" West along the East line of said Southwest Quarter a distance of 2,328.53 feet;

THENCE South 00°39'48" West a distance of 2,328.75 feet to a point on the South line of said Southwest Quarter;

THENCE North 89°52'34" East along said South line a distance of 32.59 feet to the POINT OF BEGINNING.

Having and area of 0.87 acres, more or less.



SURVEY NOTES

REFERENCE DOCUMENTS:

- RECORD OF SURVEY, INSTRUMENT #2021-02584, GRAHAM COUNTY RECORDS
- WARRANTY DEED, INSTRUMENT #2000-2340, GRAHAM COUNTY RECORDS
- PRELIMINARY TITLE REPORT BY STEWART TITLE, FILE NO. 1239643, MAY 2021

* THE LEGAL ACCESS TO THE PROPERTY AND THE PHYSICAL ACCESS TO THE PROPERTY ARE NOT THE SAME. LEGAL DESCRIPTIONS FOR BOTH THE EXISTING LEGAL ACCESS AND THE PROPOSED LEGAL ACCESS (TO BE COINCIDENT WITH THE PHYSICAL ACCESS) ARE SHOWN HEREON.

THE OWNERS OF RECORD ARE THE ESTATE OF BARBARA STEINMAN AND THE ARIZONA STATE LAND DEPARTMENT.

THE ENTIRE PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04009C1700D, DATED SEPTEMBER 28, 2007.

CERTIFICATION

TO STEWART TITLE & TRUST, THE BARBARA STEINMAN ESTATE AND THE ARIZONA STATE LAND DEPARTMENT:

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 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MAY, 2021.

I FURTHERMORE CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

Thomas R. Palmer
THOMAS R. PALMER, RLS # 50619

16 JUNE 2021
DATE

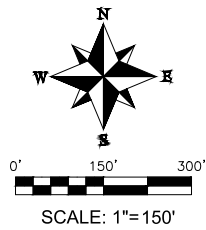
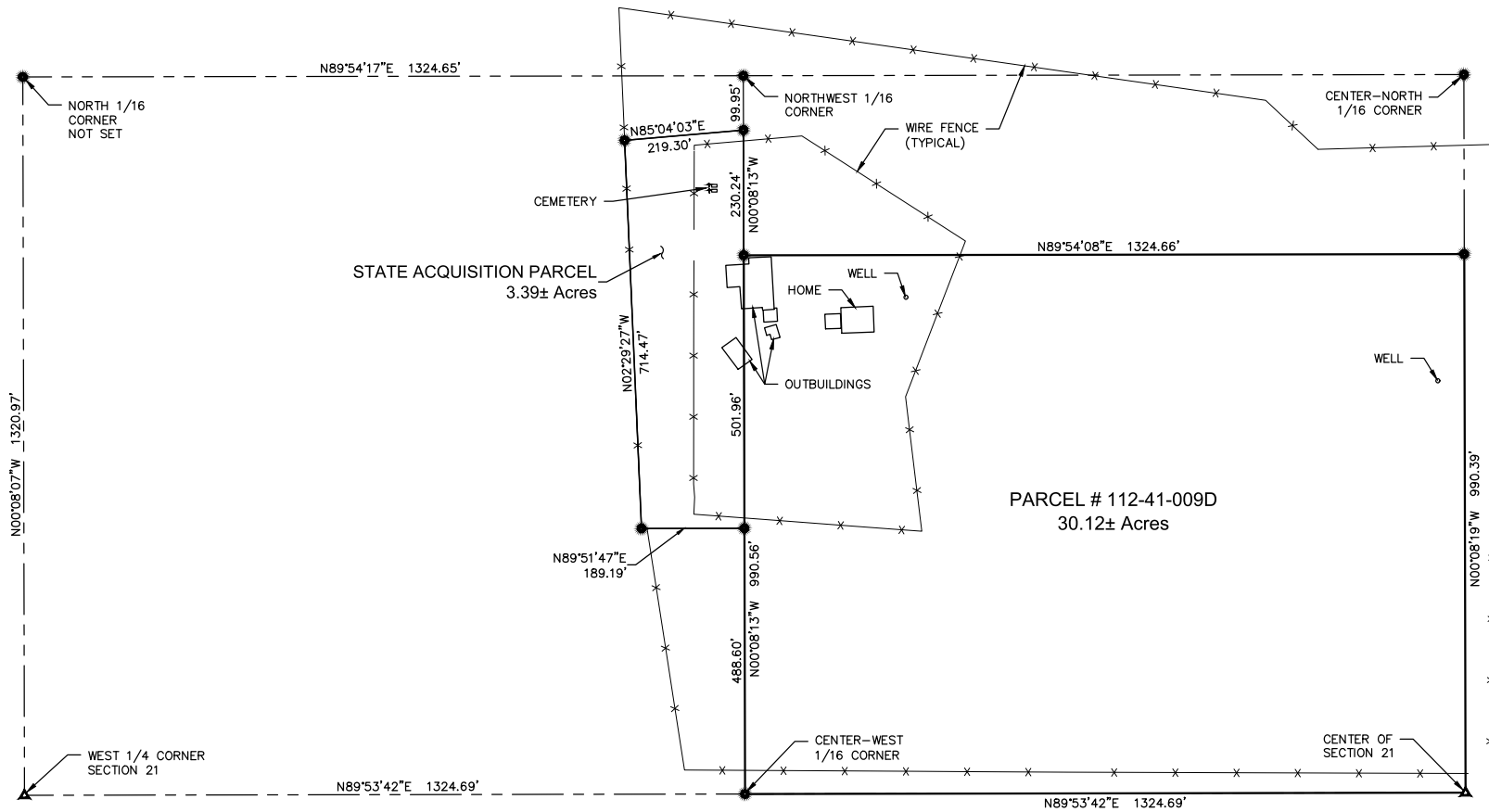


Gray Ghost, LLC
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Thatcher, AZ 85552
(928)322-7065

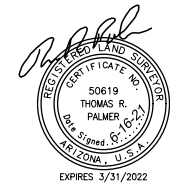
JOB: 20-020	SHEET: 1 of 2
STEINMAN SURVEY	
TOWNSHIP: 9 S	RANGE: 23 E SECTION: 21

ALTA / NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 21
TOWNSHIP 9 SOUTH, RANGE 23 EAST OF THE
GILA AND SALT RIVER MERIDIAN, GRAHAM COUNTY, ARIZONA.



- LEGEND**
- BOUNDARY LINE
 - SECTION LINES
 - EXISTING WIRE FENCE
 - FOUND MONUMENT PER SURVEY #2021-02584 (REF. #1)
 - SET REBAR WITH ALUMINUM CAP RLS # 50619



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JOB: 20-020	SHEET: 2 of 2
STEINMAN SURVEY	
TOWNSHIP: 9 S	RANGE: 23 E SECTION: 21