

# SURPRISE ALTA/NSPS LAND TITLE SURVEY

## SURVEYOR'S NOTES:

- BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE ARIZONA WEST (EPOCH 2010) ESTABLISHED BY A GPS SURVEY TIED TO CORNS STATIONS "A251" AND "A268" BEING N7111°21'E AS DERIVED FROM NCS PUBLISHED COORDINATES OF SAID STATIONS. TO OBTAIN GROUND DISTANCES, DIVIDE THE GRID DISTANCE BY AN AVERAGE COMBINED FACTOR OF 0.9999949947.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED BY A GPS SURVEY TIED TO CORNS STATIONS "A251" & "A268".

## AREA SURVEYED:

GRASS: 152,803,099 S.F. (3,508 AC)

LYING WITHIN SECTION 25 THROUGH SECTION 27 AND SECTION 34 THROUGH SECTION 36, TOWNSHIP 6 NORTH, RANGE 3 WEST PER AMENDED RECORD OF SURVEY PLUS SUBDIVISION AS FILED IN BOOK 1074 OF OFFICIAL RECORDS AT PAGE 26 OF THE GILA AND SALT RIVER MERIDIAN, ALSO LYING WITHIN SECTION 2, SECTION 3, AND SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN PER PLUS SUBDIVISION RECORD OF SURVEY AS FILED IN BOOK 605 OF OFFICIAL RECORDS AT PAGE 19, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

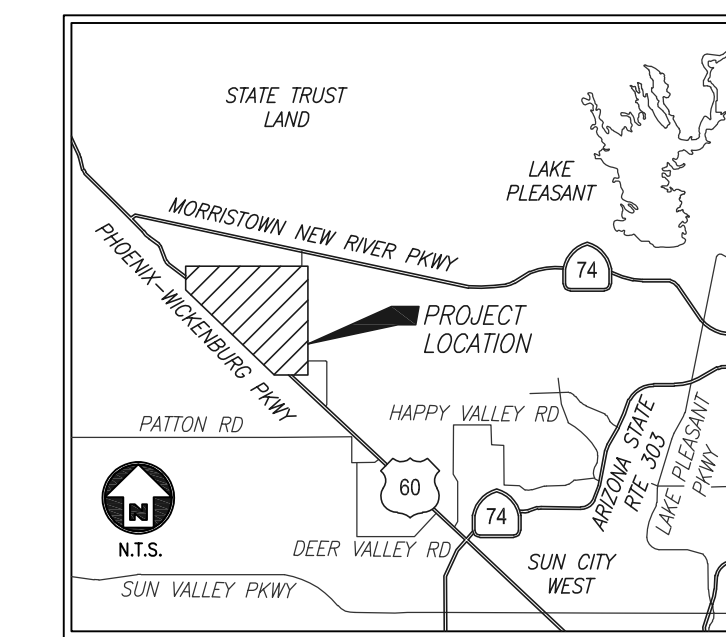
## LEGAL DESCRIPTION PER NCS-1032204-PHX1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1: THE SOUTH 2000 FEET OF SECTION 25; THE SOUTH 2000 FEET OF SECTION 26; THE SOUTH 2000 FEET OF SECTION 27 AND ALL OF SECTIONS 34, 35 AND 36; ALL IN TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER, BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA;
- EXCEPT THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35.
- PARCEL 2: THOSE PORTIONS OF THE LOT 1 OF SECTION 4, SECTION 3, SECTION 2, THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, ALL LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, (BNSF R/W), A DELAWARE CORPORATION, WITH REFERENCE TO ARIZONA STATE LAND DEPARTMENT RIGHT OF WAY NO 09-97816 ALL IN TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER, BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA;
- EXCEPT THAT PORTION THEREOF LYING IN THE NORTHWEST QUARTER OF SAID SECTION 3; AND EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; AND EXCEPT THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2.

## SCHEDULE "B" PART II PER NCS-1032204-PHX1:

- INDICATES ITEM PLOTTED HEREON
- ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2020.
  - RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
  - ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ARIZONA WATER CONSERVATION DISTRICT AS DISCLOSED BY MAP RECORDED IN BOOK 19 OF MAPS, PAGE 38 AND MAP RECORDED IN BOOK 23 OF MAPS, PAGE 36. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
  - ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MADRUG IRRIGATION DISTRICT AS DISCLOSED BY MAP RECORDED IN BOOK 13 OF MAPS, PAGE 28. AFFECTS PORTIONS IN SECTIONS 4, 3 AND 11, TOWNSHIP 5 NORTH \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
  - ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CIRCLE CITY MORRISTOWN FIRE DISTRICT AS DISCLOSED BY RESOLUTION RECORDED AUGUST 15, 2013 AS 2013-746113 OF OFFICIAL RECORDS. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
  - RIGHT-OF-WAY NO. 16-80993 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO KRG INVESTMENTS, A PARTNERSHIP FOR ROAD RIGHT OF WAY AND HAVING A TERM OF INDEFINITE DURATION. A COPY OF SAID RIGHT OF WAY WAS RECORDED APRIL 20, 1982 IN DOCKET 15969, PAGE 1254. A COPY OF SAID RIGHT OF WAY WAS RECORDED JANUARY 24, 1994 AS 1994-60727 OF OFFICIAL RECORDS. AFFECTS SECTION 34 OF 16N \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
  - ALL MATTERS AS SET FORTH IN ROAD DECLARATION, RECORDED DECEMBER 14, 1990 AS 1990-555071 OF OFFICIAL RECORDS AND RECORDED AUGUST 7, 1991 AS 1991-367056 OF OFFICIAL RECORDS. \*DOES NOT AFFECT PARCEL IN QUESTION\*
  - AFFECTS SECTIONS 25 AND 36 OF 16N
  - RIGHT-OF-WAY NO. 16-89096 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO MARICOPA COUNTY FOR A PUBLIC ROADWAY WITH WATERLINES AND SEWERS AND HAVING A TERM AS LONG AS NECESSARY. \*PLOTTED\*
  - A COPY OF SAID RIGHT OF WAY WAS RECORDED AUGUST 28, 1991, AS 1991-400666 OF OFFICIAL RECORDS. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
  - AFFECTS SECTIONS 25 AND 36 OF 16N
  - APPARENT ENCROACHMENT OF FENCING ALONG SOUTH LINE OF SECTION 36 OF 16N AS DISCLOSED BY RESULTS OF SURVEY AND SPLIT RECORDED MARCH 26, 2008 IN BOOK 979 OF MAPS, PAGE 6. \*DOES NOT AFFECT PARCEL IN QUESTION\*
  - EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE US ROUTE 60 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED AS 2001-704174 OF OFFICIAL RECORDS. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
  - GRAZING LEASE NO. 05-308, EXECUTED BY THE ARIZONA STATE LAND DEPARTMENT AS LESSOR AND JIM NICHOLS AND DONNA NORRBY, EACH A SINGLE PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS LESSEE, FOR THE PURPOSE OF GRAZING AND HAVING A TERM ENDING FEBRUARY 10, 2023. THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE US ROUTE 60 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED AS 2001-704174 OF OFFICIAL RECORDS. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*



## SUBJECT PROPERTY DESCRIPTION:

GENERAL LAND OFFICE (GLO) SECTIONS 34, 35, AND 36, TOWNSHIP 6 NORTH, RANGE 3 WEST; A PORTION OF GLO SECTIONS 25, 26, AND 27, TOWNSHIP 6 NORTH, RANGE 3 WEST; AND A PORTION OF GLO SECTIONS 2, 3, 4, AND 11, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- PARCEL 1:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 6 NORTH, RANGE 3 WEST; THENCE ALONG THE WEST LINE OF SAID SECTION 34 NORTH 00°41'07" WEST 2640.65 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34;  
THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 34 NORTH 00°41'10" WEST 2640.53 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 27;  
THENCE ALONG THE WEST LINE OF SAID SECTION 27 NORTH 00°40'33" WEST 2000.00 FEET TO A POINT;  
THENCE LEAVING SAID WEST LINE OF SECTION 27 NORTH 89°21'09" EAST 5276.80 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26, SAID POINT BEING NORTH 00°46'58" WEST 2000.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27;  
THENCE LEAVING SAID EAST LINE OF SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26, NORTH 89°16'00" EAST 5281.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26, ALSO BEING THE WEST LINE OF SAID SECTION 25, SAID POINT BEING NORTH 00°43'20" WEST 2000.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26;  
THENCE LEAVING SAID EAST LINE OF SECTION 26, ALSO BEING THE WEST LINE OF SAID SECTION 25, NORTH 89°20'40" EAST 5278.66 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25, SAID POINT BEING NORTH 00°41'52" WEST 2000.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25;  
THENCE ALONG SAID EAST LINE OF SECTION 25 SOUTH 00°41'52" EAST 2000.00 FEET TO SAID SOUTHWEST CORNER OF SECTION 25, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 36;  
THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'17" EAST 2639.93 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36;  
THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°39'48" EAST 2640.62 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 SOUTH 89°23'41" WEST 2639.09 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;  
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 36 SOUTH 89°18'12" WEST 2638.06 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 5 NORTH, RANGE 3 WEST;  
THENCE ALONG THE EAST LINE OF SAID SECTION 2 SOUTH 00°40'04" EAST 1328.55 FEET TO A POINT, SAID POINT BEING NORTH 00°40'04" WEST 1320.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2;  
THENCE LEAVING SAID EAST LINE OF SAID SECTION 2 SOUTH 89°19'43" WEST, BEING PARALLEL WITH THE EAST-WEST MIDSECTION LINE OF SAID SECTION 2, 1978.86 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2;  
THENCE ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 SOUTH 00°40'06" EAST 1320.00 FEET TO SAID EAST-WEST MIDSECTION LINE OF SECTION 2;  
THENCE ALONG SAID EAST-WEST MIDSECTION LINE OF SECTION 2 NORTH 89°19'43" EAST 1978.84 FEET TO SAID EAST QUARTER CORNER OF SECTION 2;  
THENCE ALONG SAID EAST LINE OF SAID SECTION 2 SOUTH 00°40'04" EAST 2640.61 FEET TO THE SOUTHWEST CORNER OF SECTION 2;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION 2 SOUTH 89°14'10" WEST 2640.92 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;  
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 2 SOUTH 89°24'09" WEST 1320.80 FEET;  
THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 SOUTH 00°37'20" EAST 1354.81 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY (BNSF);  
THENCE ALONG BNSF RIGHT-OF-WAY NORTH 47°38'53" WEST 1805.26 FEET TO THE WEST LINE OF SAID SECTION 11;  
THENCE ALONG SAID WEST LINE OF SECTION 11 NORTH 00°36'24" WEST 124.79 FEET TO THE NORTHWEST CORNER OF SAID SECTION 11;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION 3 SOUTH 89°18'32" WEST 133.81 FEET TO SAID BNSF RIGHT-OF-WAY;  
THENCE LEAVING SAID SOUTH LINE OF SECTION 3 ALONG SAID BNSF RIGHT-OF-WAY NORTH 47°38'53" WEST 3869.30 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 5 NORTH, RANGE 3 WEST;  
THENCE ALONG SAID SOUTH LINE OF SECTION 3 NORTH 89°17'59" EAST 310.90 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3;  
THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 3 NORTH 00°18'18" WEST 2646.14 FEET TO THE NORTH LINE OF SAID SECTION 3;  
THENCE ALONG SAID NORTH LINE OF SECTION 3 SOUTH 89°18'45" WEST 2642.15 FEET TO SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 3 WEST, BEING THE POINT OF BEGINNING.
- PARCEL 2:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 5 NORTH, RANGE 3 WEST; THENCE ALONG THE EAST LINE OF SAID SECTION 4 SOUTH 00°25'14" EAST 483.61 FEET TO SAID BNSF RIGHT-OF-WAY;  
THENCE ALONG SAID NORTH LINE OF SECTION 4, NORTH 89°19'10" EAST 520.22 FEET TO THE POINT OF BEGINNING.

## SCHEDULE "B" PART II PER NCS-1029848-PHX1:

- SECOND INSTALLMENT OF 2020 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2021, AND DELINQUENT MAY 1, 2021.
- ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2020.
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CIRCLE CITY MORRISTOWN FIRE DISTRICT AS DISCLOSED BY RESOLUTION RECORDED AUGUST 15, 2013 AS 2013-746113 OF OFFICIAL RECORDS.
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- PATENT FROM THE USA TO FUNK RECORDED IN BOOK 297 OF DEEDS, PAGE 225.
- UNRECORDED PATENT 4-1043 FROM THE USA TO THE STATE OF ARIZONA. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
- LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
- GRAZING LEASE NO. 05-1227, EXECUTED BY THE ARIZONA STATE LAND DEPARTMENT AS LESSOR AND MICHAEL W. EWENS AND SUE K. EWENS, HUSBAND AND WIFE AS LESSEE, FOR THE PURPOSE OF GRAZING AND HAVING A TERM WHICH ENDS ON JANUARY 20, 2026. \*COULD NOT BE PLOTTED, BLANKET IN NATURE\*
- MATTERS DISCLOSED BY THE PATENT TO BE ISSUED AND RECORDED HEREIN FROM THE STATE OF ARIZONA TO PATENTEE.
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- 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.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

## SURVEY CERTIFICATION:

TO: ARIZONA STATE LAND DEPARTMENT  
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, 3, 4, 8, AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN DECEMBER, 2020.

ERIC PHAN, P.L.S. 60371  
3285 N. FORT APACHE ROAD  
LAS VEGAS, NV 89129  
ERICPHAN@ATML.COM

## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF WITTEDEV, LLC, DELAWARE.

ERIC PHAN, P.L.S. 60371 DATE 05/04/2021

## LEGEND:

- FOUND MONUMENT
- SET 1" IP TAGGED, PLS 60371
- SET 2" IP W/ BRASS CAP STAMPED, PLS 60371
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- EL ELEVATION
- FD FOUND
- ℙ PROPERTY LINE
- PP POWER POLE
- R/W RIGHT-OF-WAY
- RR RAILROAD
- SEC SECTION
- WV WATER VALVE

## ABBREVIATIONS:

- ℙ WLY LINE OF 250' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PER ARIZONA DEPARTMENT OF TRANSPORTATION R/W MAP NO. F-022-2-843
- ℙ WLY LINE OF 200' BNSF RAILROAD RIGHT-OF-WAY
- ℙ WLY LINE OF 250' MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PER ARIZONA DEPARTMENT OF TRANSPORTATION R/W MAP NO. F-022-2-843
- ℙ WLY LINE OF 200' BNSF RAILROAD RIGHT-OF-WAY

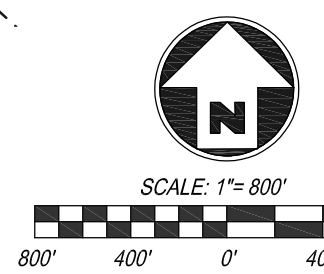
## LEGAL DESCRIPTION PER NCS-1029848-PHX1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY-FIVE IN TOWNSHIP SIX NORTH OF RANGE THREE WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN ZONE X AND ZONE AE (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER FLOOD CONTROL DISTRICT OF MARICOPA COUNTY).



05/04/2021

## ALTA/NSPS LAND TITLE SURVEY

SURPRISE, AZ - 3,500 ACRE ALTA WITTEDEV, LLC, DELAWARE

CITY: SURPRISE	COUNTY: MARICOPA
SURVEYED BY: J. CROSSWHITE, P. FALL	DRAWN BY: S. DUNN
FILE NAME: 2020-476-V-AL01.dwg	CHECKED BY: S. BENNETT
DATE: 05/04/2021	SHEET: 1 OF 1



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