

# ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHWEST QUARTER OF SECTION 25  
T4S, R3E, G.&S.R.B.M., PINAL COUNTY, ARIZONA

## LEGAL DESCRIPTIONS

### PARCEL NO. 1:

That portion of the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" East a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 670.50 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on the plat of SEQUOIA PATHWAY recorded as 2011-13999, records of Pinal County, Arizona;

Thence North 89° 43' 44" East along the Northerly line of said Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on said plat a distance of 657.26 feet to the Northwest corner of Lot 1 of said SEQUOIA PATHWAY; Thence South 00° 10' 13" East along the West line of said Lot 1 a distance of 111.75 feet POINT OF BEGINNING;

Thence continuing South 00° 10' 13" East along said West line a distance of 223.50 feet to the Southeast corner of the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence South 89° 43' 02" West along the South line thereof a distance of 328.51 feet; Thence North 00° 11' 18" West a distance of 223.55 feet; Thence North 89° 43' 30" East a distance of 328.59 feet to the POINT OF BEGINNING.

Also described as Lot 2 of Minor Land Division recorded as 2020-51641.

### PARCEL NO. 2:

That portion of Lot 1 of RECORD OF SURVEY as recorded in Fee No. 2020-051641, records of Pinal County, Arizona and lying within the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" east a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 670.50 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on the plat of SEQUOIA PATHWAY recorded as Fee No. 2011-013999, records of Pinal County, Arizona;

Thence North 89° 43' 44" East along the northerly line of said Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on said plat a distance of 70.00 feet to the East line of the West 70.00 feet of the Northwest quarter of Section 25;

Thence South 00° 12' 47" East along said East line a distance of 111.79 feet to the POINT OF BEGINNING;

Thence North 89° 43' 30" East a distance of 258.60 feet to the Northwest corner of Lot 2 of said RECORD OF SURVEY;

Thence South 00° 11' 18" East along the West line of said Lot 2 a distance of 223.55 feet to the South line of the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence South 89° 43' 02" West along said South line a distance of 258.50 feet to the East line of the West 70.00 feet of the Northwest quarter of Section 25;

Thence North 00° 12' 47" West along said East line a distance of 223.58 feet to the POINT OF BEGINNING.

### PARCEL NO. 3:

That portion of Parcel B as shown on "19287 N. Porter Road Minor Land Division" as recorded in Document No. 2018-007060, Official Records and being a part of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" East a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 1005.88 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence North 89° 43' 02" East along the North line of said Southwest quarter a distance of 70.00 feet to the Northwest corner of said Parcel B;

Thence continuing North 89° 43' 02" East along said North line a distance of 94.25 feet to the East line of the West half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 and the POINT OF BEGINNING;

Thence continuing North 89° 43' 02" East along said North line a distance of 164.25 feet to the Northeast corner of Parcel B

Thence South 00° 11' 18" East along the East line of Parcel B a distance of 100.28 feet to the Southeast corner of Parcel B;

Thence South 89° 42' 38" West along the South line of Parcel B a distance of 164.22 feet to the East line of the West half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence North 00° 12' 09" West along said East line a distance of 100.30 feet to the POINT OF BEGINNING.

### PARCEL NO. 4:

That portion of Parcel B as shown on "19287 N. Porter Road Minor Land Division" as recorded in Document No. 2018-007060, Official Records and being a part of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" East a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 1005.88 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence North 89° 43' 02" East along the North line of said Southwest quarter a distance of 70.00 feet to the Northwest corner of said Parcel B and the POINT OF BEGINNING;

Thence continuing North 89° 43' 02" East along said North line a distance of 94.25 feet to the East line of the West half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence South 00° 12' 09" East along said East line a distance of 100.30 feet to the South line of Parcel B;

Thence South 89° 42' 38" West along said South line a distance of 94.23 feet to the Southwest corner of Parcel B;

Thence North 00° 12' 47" West along the West line of Parcel B a distance of 100.31 feet to the POINT OF BEGINNING.

## NOTES

- This survey is based upon a title commitment prepared by Empire Title Agency, File No. 1625662, dated March 31, 2022.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- This property lies in Flood Zone X according to FIRM No. 04021C0745F as published by FEMA on June 16, 2014.
- This property is zoned CB-2 by the City of Maricopa.
- There are no buildings on this property.
- The Basis of Bearings shown hereon is the North line of the Northwest quarter of Section 25, being North 89° 44' 05" East as taken from the plat for SEQUOIA PATHWAY as recorded in Fee No. 2011-013999.
- © Copyright 2022. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services, PLC. Any violation of this copyright shall be subject to legal action.

## AREAS

Parcel No. 1: 1.6859 Acres	73,437 S.F.
Parcel No. 2: 1.3270 Acres	57,802 S.F.
Parcel No. 3: 0.3783 Acres	16,477 S.F.
Parcel No. 4: 0.2171 Acres	9,456 S.F.
<b>Total Area: 3.6082 Acres</b>	<b>157,173 S.F.</b>

## CERTIFICATION

To First American Title Insurance Company, Empire Title Agency and Alpine Development Partners, LLC, a Delaware limited liability 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, 5, 7(a)(b1)(c1), 8, 9, 11, 17, 18 and 19 from Table A thereof. The field work was completed on April 4, 2022.

Thomas L. Rope, R.L.S. No. 21081

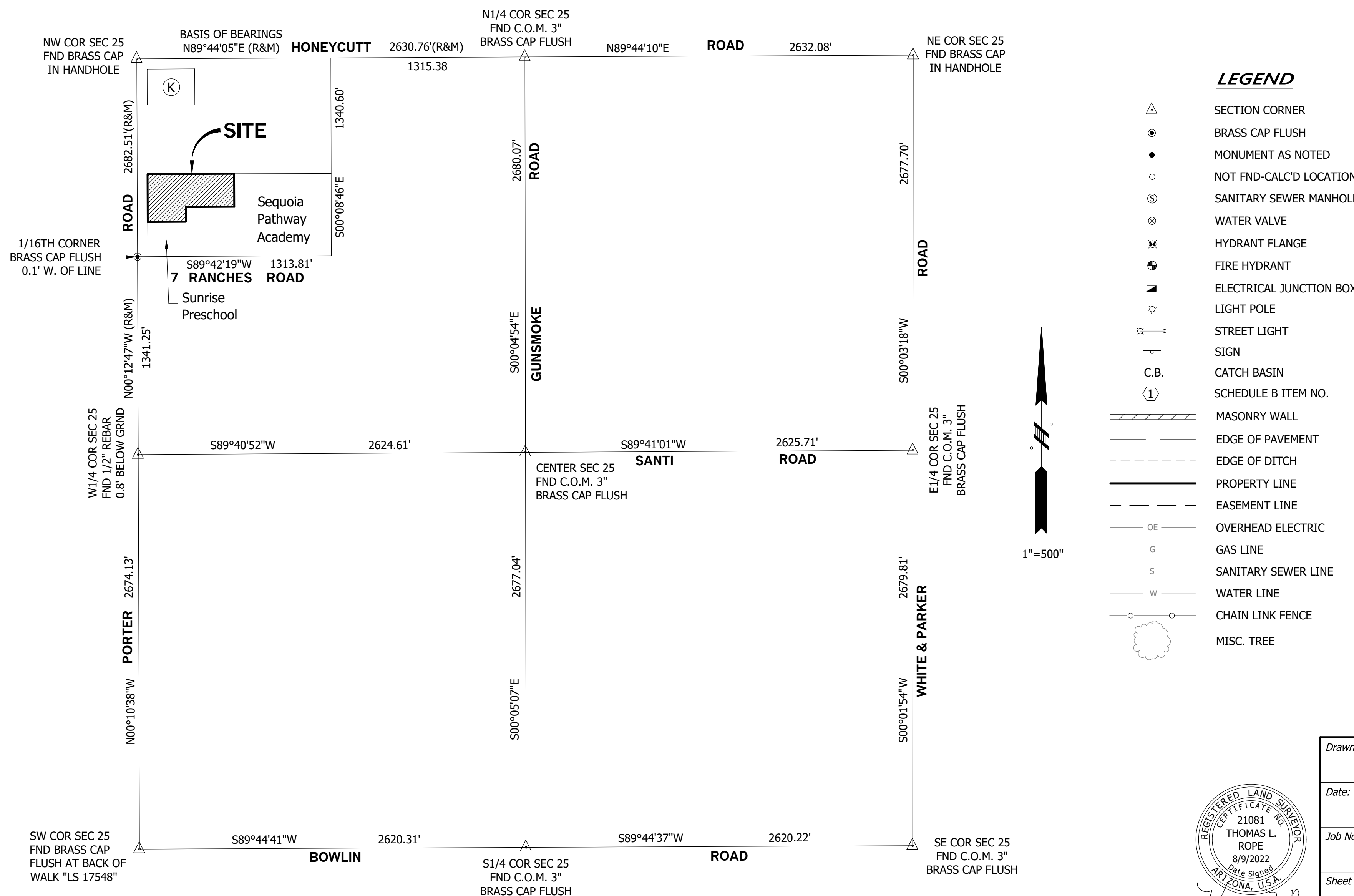
## BENCHMARK

All NGS benchmarks approved by the City of Maricopa lying within a 5 mile radius have been destroyed by construction. The benchmark used for this project is taken from "Improvement Plans for Circle K at the SE Corner of Honeycutt/Porter as provided by the City of Maricopa Engineering Department, Sheet C-3, existing gutter grade at the Southwest corner of the Circle K site, opposite an existing water valve:

Existing Elevation = 1177.45 feet (NAVD 88 Datum)

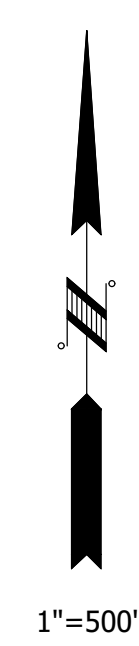
## VICINITY MAP

SECTION 25, T4S, R3E



## LEGEND

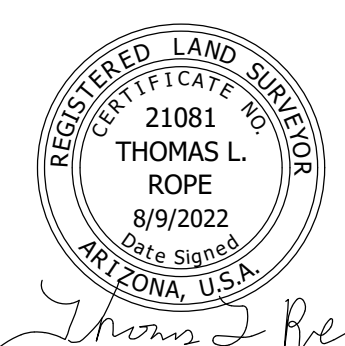
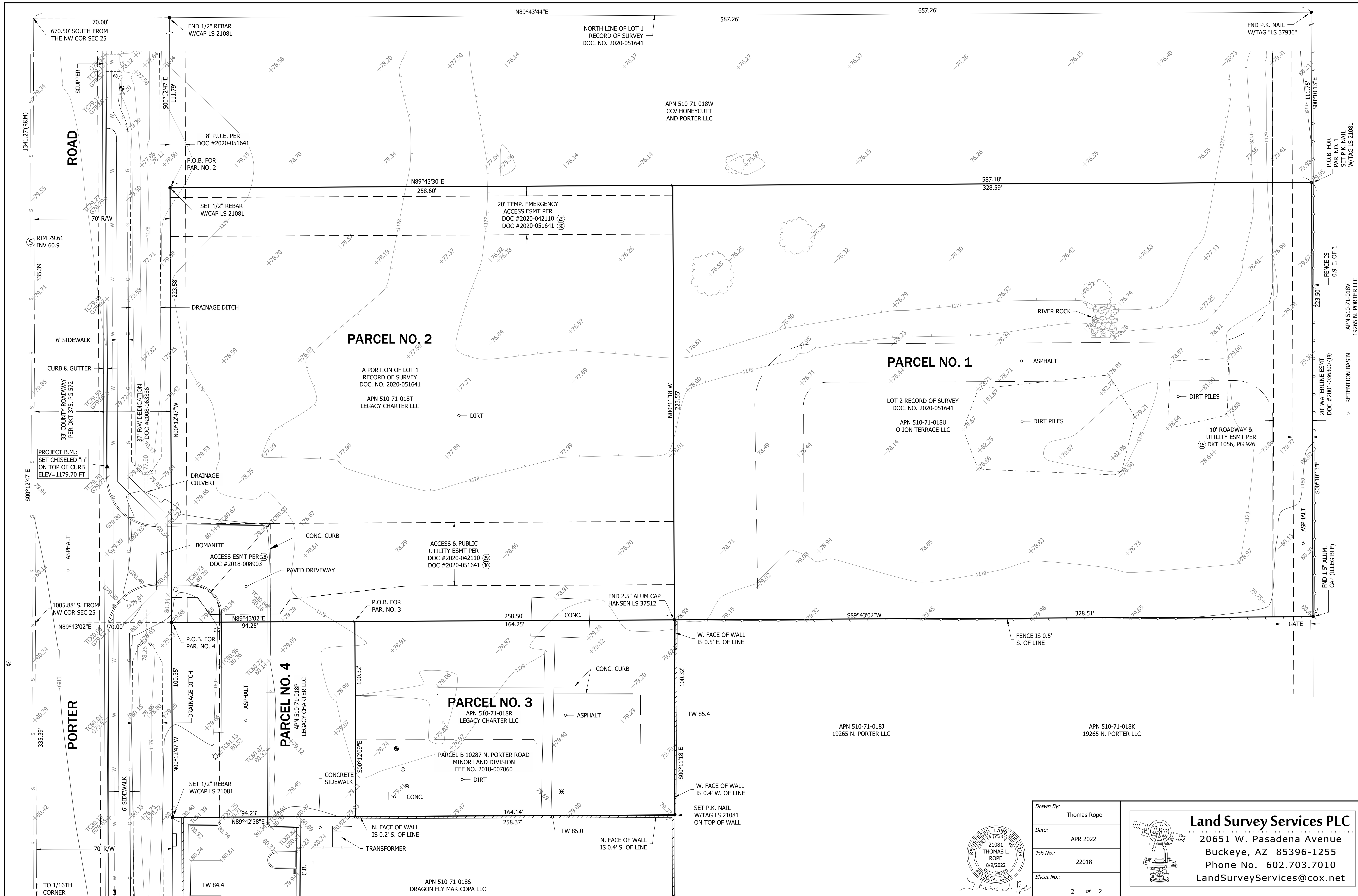
- △ SECTION CORNER
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- NOT FND-CALCD LOCATION
- ⊙ SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- ⊕ HYDRANT FLANGE
- ⚡ FIRE HYDRANT
- ⊞ ELECTRICAL JUNCTION BOX
- ☆ LIGHT POLE
- ⊞ STREET LIGHT
- ⊞ SIGN
- ⊞ C.B.
- ① SCHEDULE B ITEM NO.
- ▨ MASONRY WALL
- EDGE OF PAVEMENT
- - - EDGE OF DITCH
- PROPERTY LINE
- - - EASEMENT LINE
- OE — OVERHEAD ELECTRIC
- G — GAS LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- CHAIN LINK FENCE
- MISC. TREE



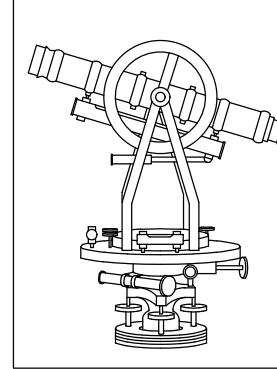
Drawn By:	Thomas Rope
Date:	APR 2022
Job No.:	22018
Sheet No.:	1 of 2



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Job No.:	22018
Sheet No.:	2 of 2



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