

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NORTHWEST CORNER
SEC 27 T4S R3E
FOUND 3" BRASS
CAP IN HANDHOLE

SCHEDULE B NOTES

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE"
PREPARED BY PIONEER TITLE AGENCY INC.,
ORDER NO. 90700876 AND
EFFECTIVE MAY 2, 2019 AT 7:30 AM.

- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.(NOT PLOTTABLE)
- 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 PLOTTABLE)
- OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS.(NOT PLOTTABLE)
- A SALE OF SAID LAND BY THE COUNTY TREASURER, EVIDENCED BY CERTIFICATE OF PURCHASE ISSUED BY REASON OF THE NONPAYMENT OF TAXES FOR THE:

YEAR 2017
CERTIFICATE OF PURCHASE NO. 0365895
(APN 510-25-001B UNDERLYING)(NOT PLOTTABLE)

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR:

SECOND HALF OF 2018(NOT PLOTTABLE)

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:

2019(NOT PLOTTABLE)

- EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 17 OF MAPS, PAGE 3.

- THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN:

DOCKET 1590
PAGE 738
INSTRUMENT ORDER NO. 0306889-RRID
MATTER MARICOPA RURAL ROAD IMPROVEMENT DISTRICT(NOT PLOTTABLE)

- MATTERS SHOWN ON SURVEY:

RECORDED IN BOOK 2 OF SURVEYS
PAGE 187(DOES NOT AFFECT SUBJECT PARCEL)

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. 96-16653
PURPOSE WATER LINE(DOES NOT AFFECT SUBJECT PARCEL)

- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN DOCUMENT NO. 2002-062435(NOT PLOTTABLE)

- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN DOCUMENT NO. 2003-004986

NOTE:
RESTRICTIONS SHOWN IN EXCEPTION NUMBER REFERRED TO BELOW CONTAINS AMONG OTHER MATTERS, A REVERSIONARY CLAUSE:

EXCEPTION NO. 12(NOT PLOTTABLE)

- THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN:

DOCUMENT NO. 2003-034262
DOCUMENT NO. 2003-034263
DOCUMENT NO. 2008-094196
DOCUMENT NO. 2008-094197
INSTRUMENT RESOLUTION NO. 052103-387WWD
MATTER 387 WASTEWATER IMPROVEMENT DISTRICT(BLANKET)

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. 2005-044404
PURPOSE UTILITIES

- ALL MATTERS SET FORTH IN EASEMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

RECORDED IN DOCUMENT NO. 2007-103433(DOES NOT AFFECT SUBJECT PARCEL)

- ALL MATTERS SET FORTH IN EASEMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

RECORDED IN DOCUMENT NO. 2007-103434(DOES NOT AFFECT SUBJECT PARCEL)

- THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN:

DOCUMENT NO. 2009-017195
INSTRUMENT RESOLUTION NO. 021809-MCDWID
MATTER MARICOPA CONSOLIDATED DOMESTIC WATER IMPROVEMENT DISTRICT(DOES NOT AFFECT SUBJECT PARCEL)

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. 2010-035704
PURPOSE INGRESS AND EGRESS(DOES NOT AFFECT SUBJECT PARCEL)

- ALL MATTERS SET FORTH IN RECIPROCAL ACCESS, MAINTENANCE AND EASEMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

RECORDED IN DOCUMENT NO. 2010-111831(DOES NOT AFFECT SUBJECT PARCEL)

END OF EXCEPTIONS

LEGAL DESCRIPTION

THAT PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST BOUNDARY OF THAT PARTICULAR TRACT OF LAND KNOWN AS "SUBDIVISION OF BLOCK 3, MARICOPA TOWNSITE" RECORDED IN BOOK 4 OF MAPS, PAGE 41, AND WHICH SAID EAST BOUNDARY IS SHOWN ON SAID MAP AS BEING THE CENTERLINE OF FOURTH STREET, WITH THE EASTERLY RIGHT OF WAY BOUNDARY OF THE MARICOPA-CASA GRANDE HIGHWAY AS PRESENTLY LOCATED;

THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID MARICOPA-CASA GRANDE HIGHWAY, 466.80 FEET;

THENCE NORTHEASTERLY A RIGHT ANGLE TO THE EASTERLY BOUNDARY OF SAID MARICOPA-CASA GRANDE HIGHWAY, 152.84 FEET;

THENCE NORTHWESTERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAID MARICOPA-CASA GRANDE HIGHWAY, 576.80 FEET, TO A POINT ON THE EAST BOUNDARY OF THE TRACT OF LAND KNOWN AS "SUBDIVISION OF BLOCK 3, MARICOPA TOWNSITE", MORE FULLY DESCRIBED ABOVE;

THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID "SUBDIVISION OF BLOCK 3, MARICOPA TOWNSITE", 188.20 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED: BEGINNING AT THE INTERSECTION WITH THE CENTERLINE OF 4TH STREET (ALSO BEING THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27) AND THE EASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY AS PRESENTLY LOCATED, AND AS SHOWN IN MARICOPA GROVES UNIT 3, RECORDED IN BOOK 17 OF MAPS, PAGE 3, PINAL COUNTY RECORDS;

THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY 315.88 FEET; THENCE NORTH 35 DEGREES 45 MINUTES 29 SECONDS EAST 8.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 50 DEGREES 1 MINUTES 31 SECONDS EAST 140.00 FEET;

THENCE NORTH 39 DEGREES 58 MINUTES 29 SECONDS EAST 50.00 FEET;

THENCE NORTH 50 DEGREES 1 MINUTES 31 SECONDS WEST 140.00 FEET;

THENCE SOUTH 39 DEGREES 58 MINUTES 29 SECONDS WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION THAT FALLS WESTERLY OF THE FOLLOWING LINE DESCRIPTION:

COMMENCING AT A 3 INCH ADOT ALUMINUM CAP STAMPED "PLS 19817" MARKING THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST 2660.36 FEET FROM A 3 INCH ADOT BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE NORTH LINE OF SAID SECTION 27, NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 1216.45 FEET TO THE CONSTRUCTION CENTERLINE OF MCGH ALT;

THENCE ALONG SAID CONSTRUCTION CENTERLINE OF MCGH ALT, SOUTH 00 DEGREES 21 MINUTES 24 SECONDS EAST 75.76 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS EAST 65.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HONEYCUTT ROAD;

THENCE SOUTH 00 DEGREES 21 MINUTES 24 SECONDS EAST 60.04 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1975.00 FEET, A LENGTH OF 361.59 FEET;

THENCE SOUTH 10 DEGREES 08 MINUTES 00 SECONDS WEST 91.15 FEET;

THENCE NORTH 79 DEGREES 52 MINUTES 00 SECONDS WEST 10.00 FEET;

THENCE SOUTH 10 DEGREES 08 MINUTES 00 SECONDS WEST 174.08 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 675.00 FEET, A LENGTH OF 325.59 FEET;

THENCE SOUTH 72 DEGREES 29 MINUTES 46 SECONDS EAST 15.00 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 17 DEGREES 30 MINUTES 14 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6600.00 FEET, A LENGTH OF 273.28 FEET TO THE POINT OF ENDING ON THE EXISTING NORTHERLY RIGHT OF WAY LINE MARICOPA-CASA GRANDE HIGHWAY, ALSO BEING POINT "A" FOR LATER IDENTIFICATION.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FOUR (4) SOUTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT SEVEN (7), MARICOPA GROVES UNIT 3, AS RECORDED IN BOOK 17, PAGE 3 OF PINAL COUNTY MAPS AND PLATS;

THENCE NORTH 54°19'31" WEST ALONG THE NORTH LINE OF THAT PARCEL OF LAND CONVEYED BY DOCKET BOOK 208, PAGE 32 OF PINAL COUNTY RECORDS, A DISTANCE OF 37.35 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 54°19'31" WEST ALONG SAID LINE OF MARICOPA COMMUNITY SERVICE COMPANY, A DISTANCE OF 186.73 FEET TO A POINT;

THENCE NORTH 0°52'54" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 7, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE NORTH 89°07'06" EAST A DISTANCE OF 150.00 FEET TO A POINT 30.00 FEET WEST OF THE WEST LINE OF SAID LOT 7;

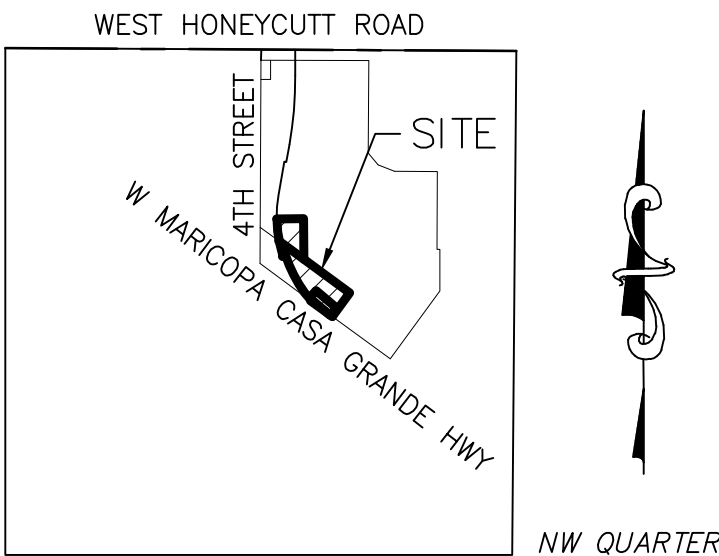
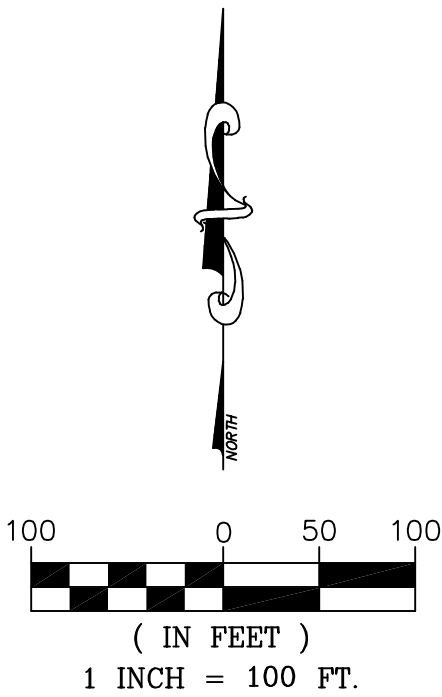
THENCE SOUTH 0°52'54" EAST A DISTANCE OF 211.22 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE DOCUMENTS

(R1) - SENITA UNIT 1, ACCORDING TO FEE# 2004-079607, PINAL COUNTY RECORDER.

LEGEND

	SECTION LINE
	MONUMENT LINE
	PROPERTY LINE
	OTHERS PROPERTY
	EXISTING EASEMENT
	FENCING
	HANDRAIL
	BRICK
	BACK FLOW PREVENTOR
	BRASS CAP IN HANDHOLE
	BRASS CAP (AS NOTED)
	CATCH BASIN
	COLUMN
	DOWN GUY WIRE
	DRY WELL
	ELECTRICAL BOX
	ELECTRIC METER
	FLAG POLE
	GAS METER
	IRON PIPE
	IRRIGATION MANHOLE
	JUNCTION BOX
	LIGHT POLE
	SET 1/2" REBAR PIN WITH CAP RLS 42017 (UNLESS OTHERWISE NOTED)
	SEWER CLEAN OUT
	SEWER MANHOLE
	SPIGOT
	STORM MANHOLE
	STREET SIGN
	STUB (AS NOTED)
	UTILITY POLE
	WATER METER
	WATER VALVE
	FFE FINISHED FLOOR ELEVATION
	PINAL COUNTY RECORDER
	MEASURED BEARINGS/DISTANCES
	RECORDED BEARINGS/DISTANCES



VICINITY MAP

SCALE: 1" = 100'

TABLE A NOTES

11-NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

16-NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

OWNER INFORMATION

CITY OF MARICOPA
45138 W GARVEY RD
MARICOPA AZ 85139

AND

PINAL COUNTY
PO BOX 827
FLORENCE AZ 85132

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "AO" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C0741F WITH A DATE IDENTIFICATION OF JUNE 16, 2014, COMMUNITY 040052 (CITY OF MARICOPA).

ZONE AO" SHADED IS LABELED AS: REGULATORY FLOODWAY

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING S89°41'46"E. (ASSUMED BEARING)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED IN THE MONTH OF MAY, 2019.

2-ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

SURVEYOR CERTIFICATE

TO CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION, AND PIONEER TITLE-MARICOPA CITY STACEY LYNN 21596 N. JOHN WAYNE PARKWAY, SUITE 101 MARICOPA, AZ 85139:

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, 2, 3, 4, 7A, 7B, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2019.

DATE OF PLAT OR MAP: JUNE 11, 2019

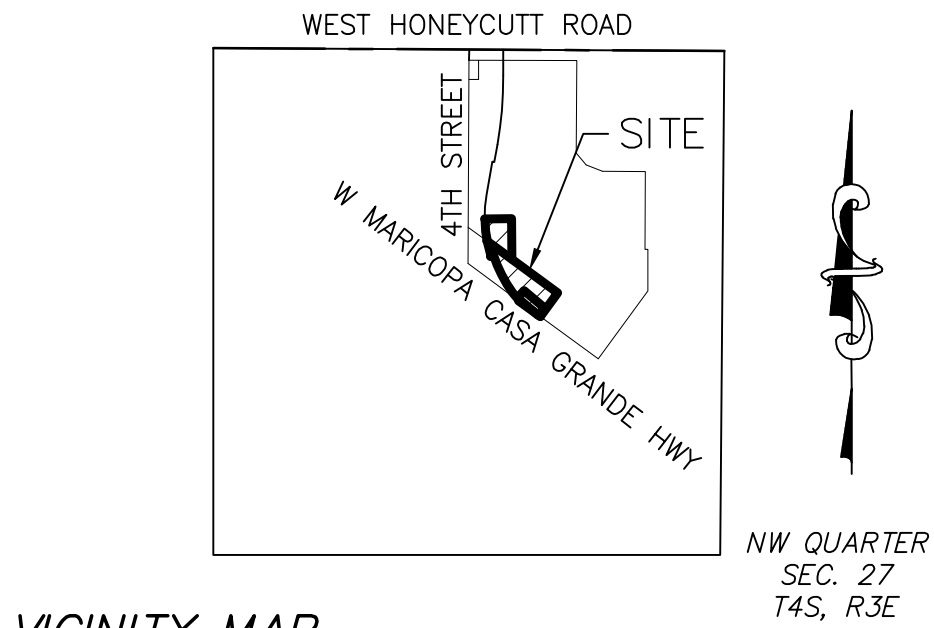
COLIN D. HARVEY
ARIZONA R.L.S. 42017



HARVEY LAND SURVEYING, INC. P.O. BOX 10772 CASA GRANDE, AZ 85130 PHONE: (520) 876-4786 E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM	DRAWN BY: JH SCALE: 1" = 100' DATE: JUNE 11, 2019 JOB NUMBER	CHECKED BY: CDH SHEET
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY	2019-46	1 OF 2

EXHIBIT A and B

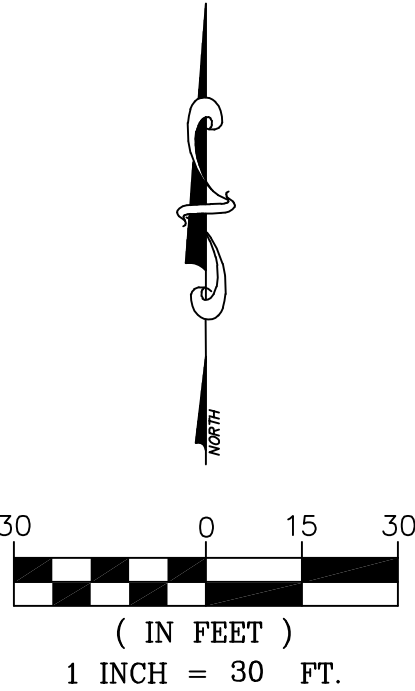
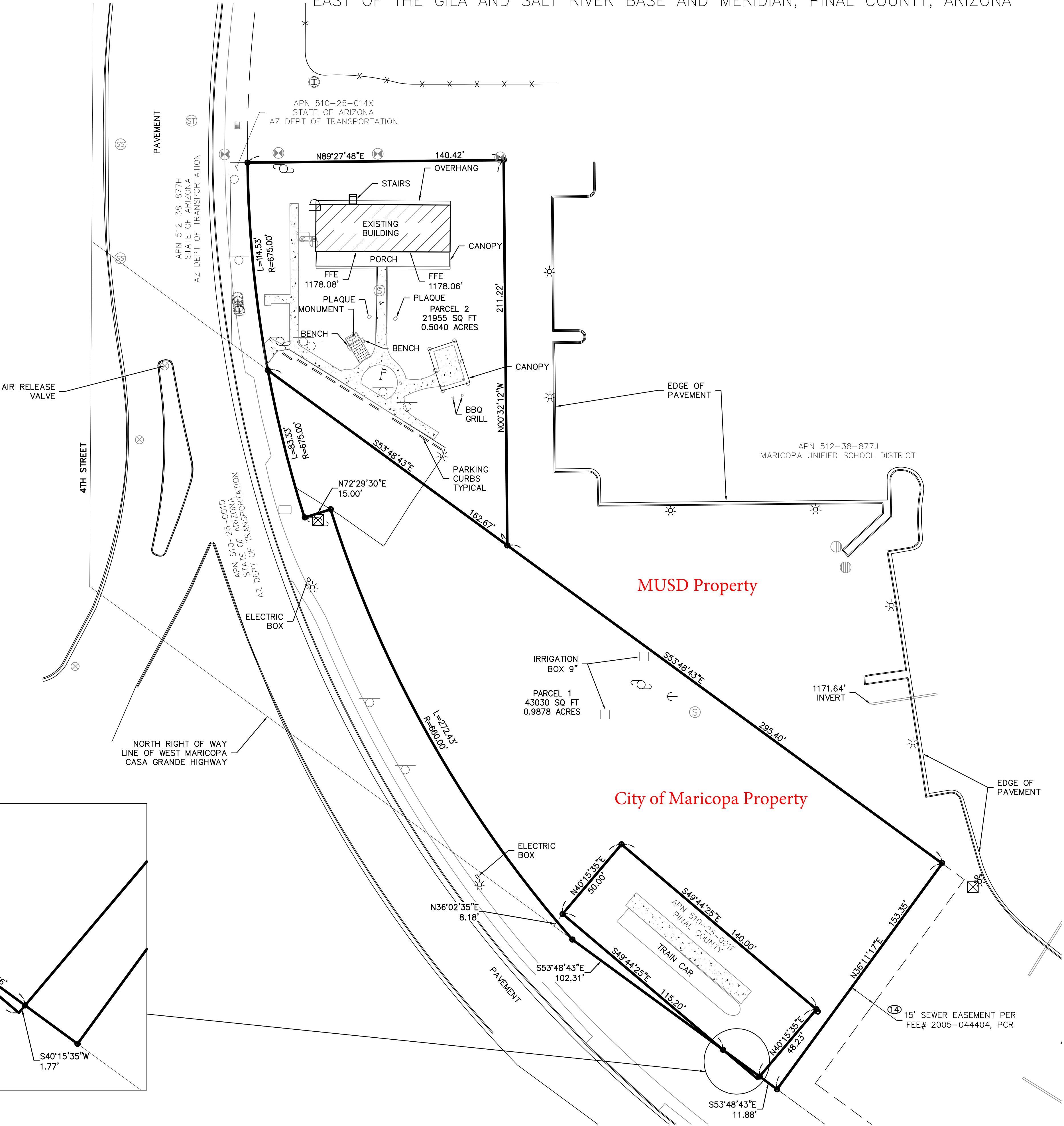
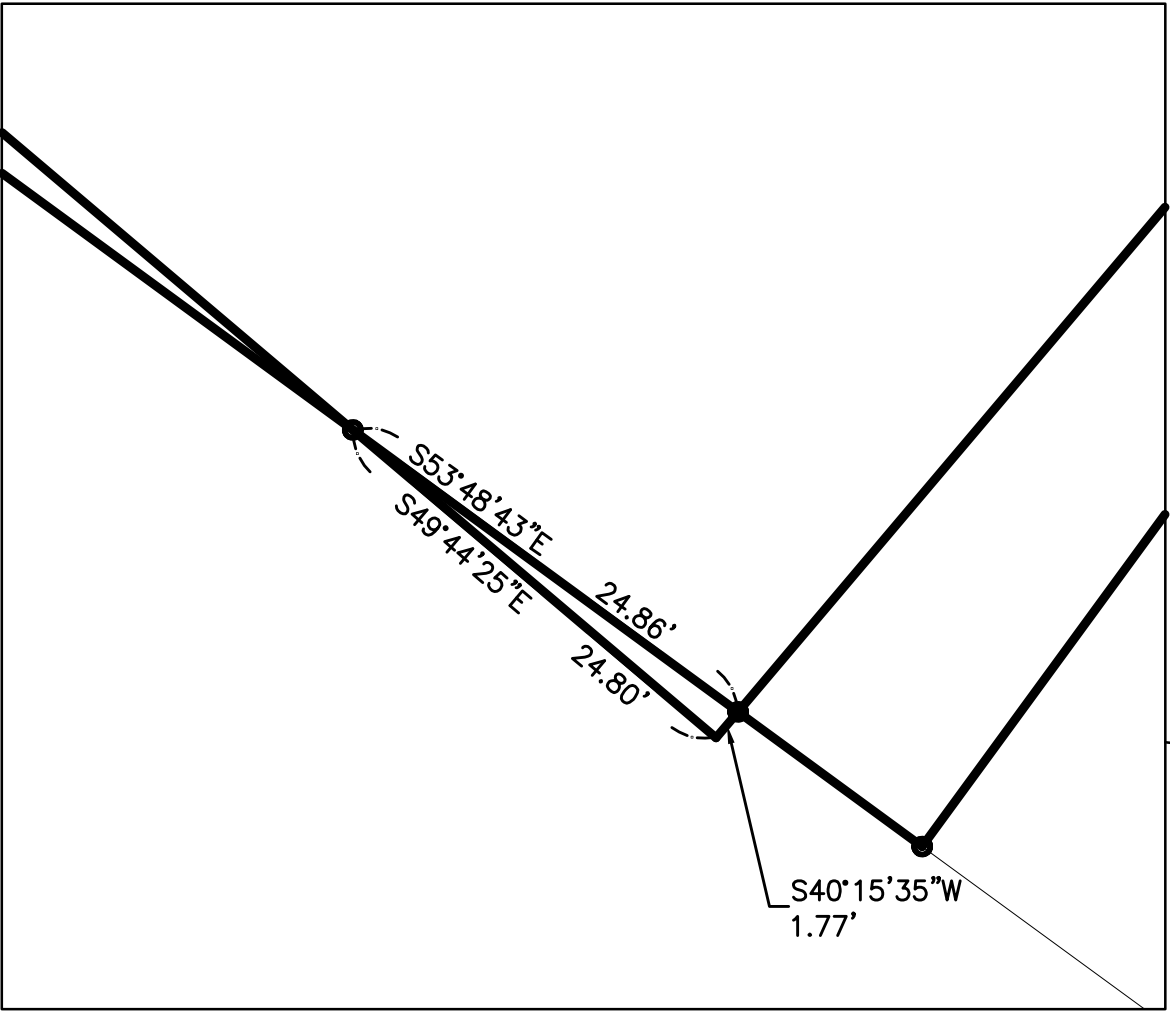
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- SECTION LINE
MONUMENT LINE
PROPERTY LINE
OTHERS PROPERTY
EXISTING EASEMENT
FENCING
HANDRAIL
BACK FLOW PREVENTOR
BRASS CAP IN HANDHOLE
BRASS CAP (AS NOTED)
CATCH BASIN
COLUMN
DOWN GUY WIRE
DRY WELL
ELECTRICAL BOX
ELECTRIC METER
FLAG POLE
GAS METER
IRON PIPE
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JUNCTION BOX
LIGHT POLE
SET 1/2" REBAR PIN WITH CAP
RLS 42017 (UNLESS OTHERWISE NOTED)
SEWER CLEAN OUT
SEWER MANHOLE
SPIGOT
STORM MANHOLE
STREET SIGN
STUB (AS NOTED)
UTILITY POLE
WATER METER
WATER VALVE
FFE FINISHED FLOOR ELEVATION
PCR PINAL COUNTY RECORDER
(M) MEASURED BEARINGS/DISTANCES
(R#) RECORDED BEARINGS/DISTANCES



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	SCALE: 1" = 30'	
	DATE: JUNE 11, 2019	
	JOB NUMBER	SHEET
	2019-46	2 OF 2

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY