ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1) The survey is oriented to NAD83 Arizona central zone per Pinal County Control Network, Point Numbers 108197 & 108198, obtained from the Pinal County Control Network Document dated March 8, 2007.

2) The Benchmark used for this survey is the Pinal County Benchmark Point No. 138, being a 3" Brass Cap Flush located at the intersection of Southern Avenue & Cortez Avenue having an elevation of 1,697.94, NAVD88.

3) All title information and the description shown is based on a Commitment for Title Insurance issued by Pioneer Title Agency, INC., File Number 72502398-025-DNW, dated March 20, 2023 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4) There are no striped parking spaces on the subject property.

5) There are no buildings on the subject property.

6) According to FEMA Flood Insurance Rate Map, Map Number 04021C0020E, dated December 4, 2007, the subject property is located in Zone X. Zone X is defined as "Area of Minimal Flood Hazard."

7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please contact a private underground utility locator for any further utility locations on site prior to any design and/or excavation.

8) The grid elevations and contours shown on this survey are based on aerial topography provided by Bugzeye Drone Mapping & Photography, LLC. All other elevations shown are based on field measurements.

9) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

10) The subject property has direct physical access to Old West Highway & Cortez Road, being improved and open public rights-of-way.

11) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

12) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

RIGHT OF WAY PLAN OF THE PHOENIX – GLOBE HWY (U.S. 60) TOMAHAWK RD. INTERSECTION 60 PN 197 H 2276 01R, PREPARED BY DMJM ARIZONA, INC., PROJECT NUMBER F-022-3-860, DATED DECEMBER 19, 1990, PINAL COUNTY

RECORD OF SURVEY IN FEE NUMBER 2019-082773, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE NUMBER 2019-000371, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE NUMBER 2003-074701, PINAL COUNTY RECORDS

DOCKET 1836 PAGE 709, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE NUMBER 2022-046589, PINAL COUNTY RECORDS

AMENDED RECORD OF SURVEY IN FEE NUMBER 2022-102217, PINAL COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 9 OF MAPS, PAGE 40, PINAL COUNTY RECORDS

BOUNDARY SURVEY PREPARED BY CTS ENGINEERING, INC., JOB NUMBER 86-074, DATED AUGUST 6, 1987, PINAL COUNTY

DESCRIPTION

PARCEL NO. 1:
The North half of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the North 40 feet and the East 40 feet of the North half of the Northeast quarter of the Northeast quarter of the Southwest quarter of said Section 27; and

EXCEPT that portion of the North half of the Northeast quarter of the Northeast quarter of the Southwest quarter of said Section 27, more particularly described as follows:

COMMENCING at the Northeast corner of the North half of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 27;
THENCE West along the North line of the North half, a distance of 60 feet;
THENCE South along a line parallel to and 60 feet distant to the East line of the North half, a distance of 40 feet to the TRUE POINT OF BEGINNING;
THENCE East along a line parallel to and 40 feet distant to the North line of the North half, a distance of 20 feet;
THENCE South along a line parallel to and 40 feet distant to the East line, of the North half, a distance of 20 feet;
THENCE proceeding in a Northwesterly direction to the TRUE POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other mineral deposits as reserved m the Patent from the United States of America.

PARCEL NO. 2:
The South half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying North of the Northerly right-of-way line of U.S. Highways 60, 70, 80 and 89;

EXCEPT all coal, oil and gas as reserved in the Patent from the United States of America.

PARCEL NO. 3:
The North half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;
EXCEPT that portion lying within the right-of-way of U.S. Highways 60, 70, 80, 89; and

EXCEPT the North 40 feet, and

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent from the United States of America.

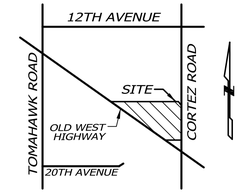
PARCEL NO. 4:
The South half of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the following described property as conveyed to the CITY OF APACHE JUNCTION, a municipal Corporation of the State of Arizona, for roadway and associated purposes, in Deed recorded in Docket 1369, Page 654;
The East 40 feet thereof;

EXCEPTING all coal, oil, gas and other mineral deposits, as reserved to the United States of America, in the Patent of said land.

AREA = 10.219 ACRES

445,138 SQ. FT.



VICINITY MAP

NOT TO SCALE

SCHEDULE "B" ITEMS

(12) RIGHT OF WAY for roadway and public utilities as set forth in Patent:
Recorded in Docket 1426,Page 805
Width 33 feet
(PLOTTED HEREON)

(13) The effect of the City of Apache Junction Resolution No. 87-19 purporting to abandon certain federally patented public rights-of-way
Recorded in Docket 1443, Page 888.
(PERTAINS TO ABANDONMENT OF RIGHT-OF-WAYS OVER SURVEYED PROPERTY – NOT PLOTTABLE)

(14) MATTERS SHOWN ON SURVEY:
Recorded in 2022-46589 of Official Records.
(NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

To: OLD WEST HIGHWAY, LLC, an Arizona limited liability company; PIONEER TITLE AGENCY, INC.; and 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a) and 15 of Table A thereof. The field work was completed on April 11, 2023.

Date of Plat or Map: April 14, 2023
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
4/14/23
Date Signed
ARIZONA U.S.A.

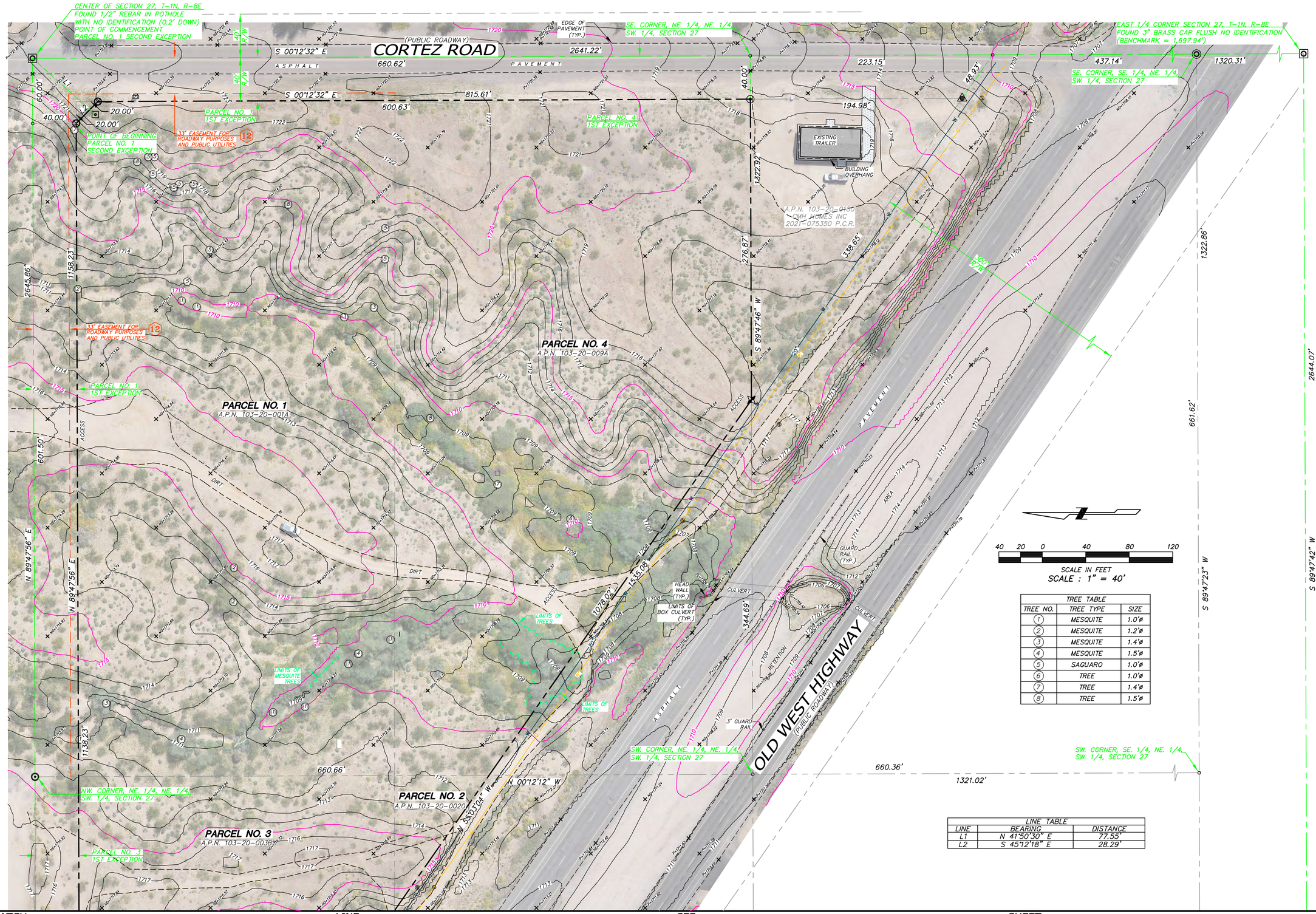
REVISIONS

DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
NEC OLD WEST HIGHWAY & CHAPPARAL ROAD
APACHE JUNCTION, AZ 85119

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com
SUPERIOR SURVEYING SERVICES, INC.

DWN: CR CHK: DB
SHEET 1 OF 3
DATE: 4/14/2023
JOB: 202303049



TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	MESQUITE	1.0'ø
2	MESQUITE	1.2'ø
3	MESQUITE	1.4'ø
4	MESQUITE	1.5'ø
5	SAGUARO	1.0'ø
6	TREE	1.0'ø
7	TREE	1.4'ø
8	TREE	1.5'ø

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°50'30" E	77.55'
L2	S 45°12'18" E	28.29'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
4/14/23
Expires
ARIZONA, U.S.A.

MATCH LINE SEE SHEET 3

NOTE: SEE SHEET NO. 3 FOR LEGEND

REVISIONS

DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY

NEC OLD WEST HIGHWAY & CHAPPARAL ROAD

APACHE JUNCTION, AZ 85119

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SUPERIOR SURVEYING SERVICES, INC.

DWN: CR CHK: DB

SHEET 2 OF 3

DATE: 4/14/2023

JOB: 202303049

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- WALL
- FENCE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" SET PER FEE 2022-046589, P.C.R.
- FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "RLS 28719"
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "RLS 28719"
- FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "RLS 28719"
- FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH STAMPED "1964"
- FOUND NAIL IN WASHER STAMPED "LS 31020"
- FOUND 1/2" REBAR IN POTHOLE STAMPED "LS 31020" (0.4' DOWN)
- INDICATES SECTION MONUMENT (FOUND AS NOTED)
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- FOUND 3" BRASS CAP NO IDENTIFICATION (UP 0.20')
- FOUND 3.5" BRASS CAP STAMPED USCSBLM 1952
- FOUND 3" BRASS CAP FLUSH WITH NO IDENTIFICATION
- SCHEDULE B ITEM
- ELECTRIC TRANSFORMER
- GAS MARKER
- GAS VALVE
- STREET SIGN
- NG NATURAL GROUND
- P PAVEMENT
- A.P.N. ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W. RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	MESQUITE	1.0'ø
2	MESQUITE	1.2'ø
3	MESQUITE	1.4'ø
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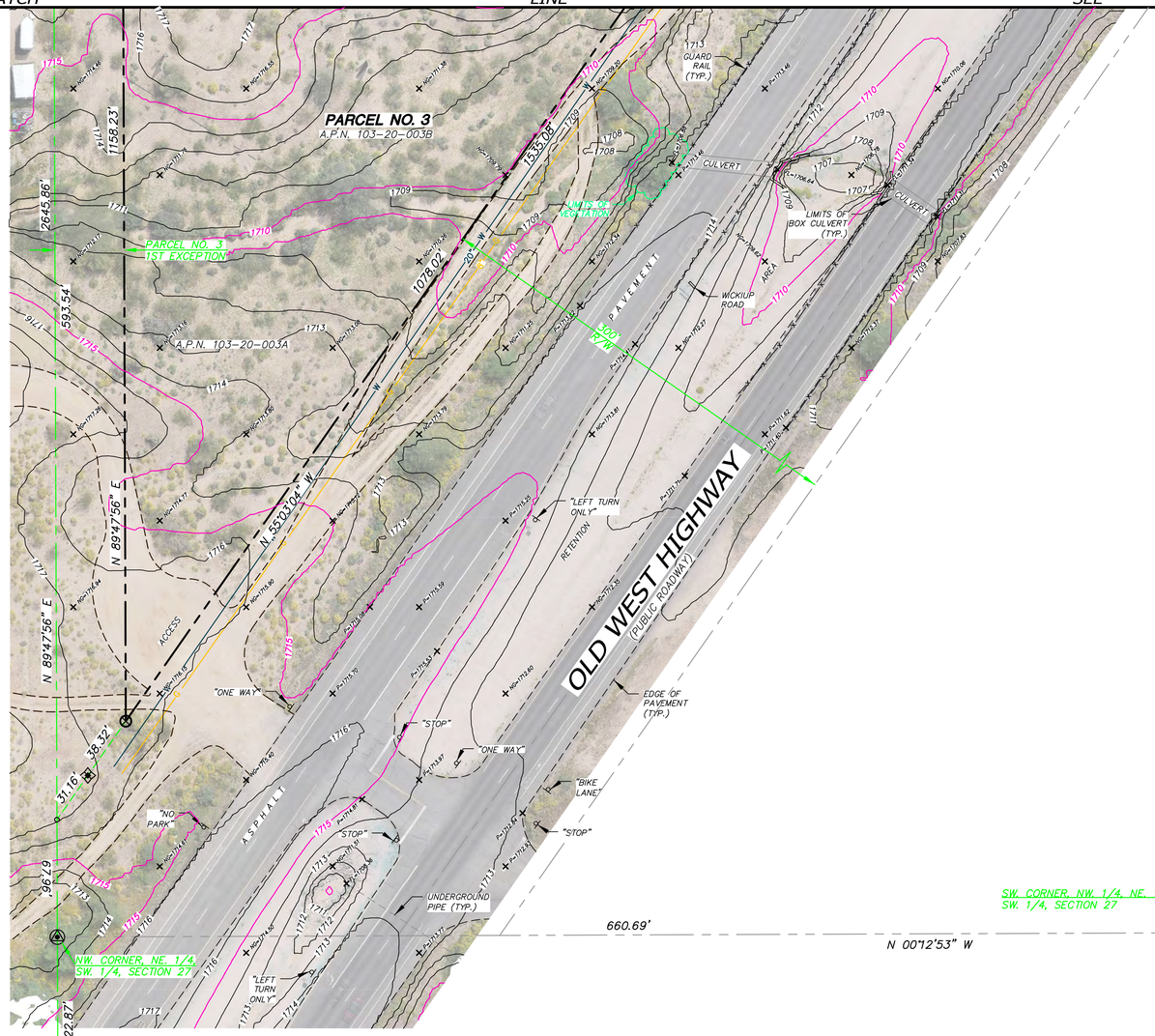
5	SAGUARO	1.0'ø
6	TREE	1.0'ø
7	TREE	1.4'ø
8	TREE	1.5'ø

40 20 0 40 80 120

SCALE IN FEET

SCALE : 1" = 40'

MATCH LINE SEE SHEET 2



661.37' 1322.92' 661.24' 1322.86' 2644.07'

S 89°47'46" W S 89°47'23" W S 89°47'42" W

SW. CORNER, NW. 1/4, NE. 1/4, SW. 1/4, SECTION 27

SW. CORNER, SW. 1/4, NE. 1/4, SW. 1/4, SECTION 27

660.69' N 00°12'53" W 660.44' 1321.13'

N 00°14'51" W 2641.40'

WEST 1/4 CORNER SECTION 27, T-1N, R-8E FOUND 2.5" GENERAL LAND OFFICE BRASS CAP IN POTHOLE (0.3' DOWN)

SOUTHWEST CORNER SECTION 27, T-1N, R-8E FOUND 5/8" REBAR IN POTHOLE WITH NO IDENTIFICATION (0.1' DOWN')

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42137 DAVID S. KLEIN 4/14/23 Date Signed ARIZONA U.S.A.

REVISIONS	
DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY

NEC OLD WEST HIGHWAY & CHAPPARAL ROAD

APACHE JUNCTION, AZ 85119

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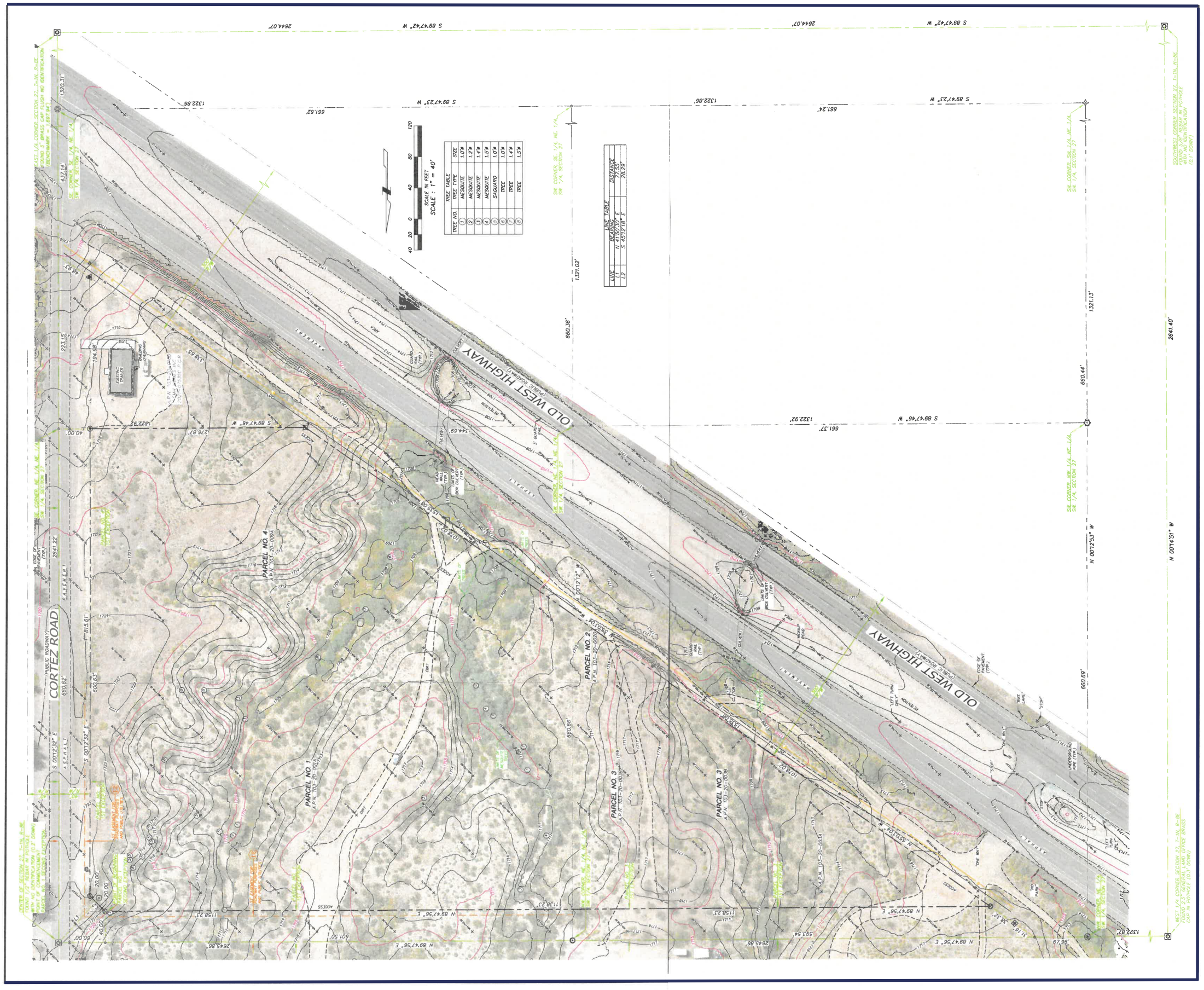
DWN: CR CHK: DB

SHEET 3 OF 3

DATE: 4/14/2023

JOB: 202303049


CORTEZ ROAD
(PUBLIC ROADWAY)
OLD WEST HIGHWAY
(PUBLIC ROADWAY)
PARCEL NO. 1
A.P.N. 102-20-003
PARCEL NO. 2
A.P.N. 102-20-002
PARCEL NO. 3
A.P.N. 102-20-005
PARCEL NO. 4
A.P.N. 102-20-004
EXISTING TOWER
SCALE IN FEET
SCALE : 1" = 40'
TREE TABLE
TREE NO. | TREE TYPE | SIZE
1 | MESQUITE | 1.0"Ø
2 | MESQUITE | 1.2"Ø
3 | MESQUITE | 1.4"Ø
4 | MESQUITE | 1.5"Ø
5 | SAGUARO | 1.0"Ø
6 | TREE | 1.0"Ø
7 | TREE | 1.4"Ø
8 | TREE | 1.5"Ø
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N 41°50'00" E | 75.55'
L2 | S 45°24'00" E | 26.29'
S 89°47'42" W
2644.07'
N 00°14'51" W
2641.40'
N 00°12'53" W
1321.13'
660.44'
650.69'
1322.87'
N 89°47'56" E
1158.21'
SE CORNER, SW 1/4, NE 1/4, SW 1/4, SECTION 27
SW CORNER, SW 1/4, NE 1/4, SW 1/4, SECTION 27
SOUTHWEST CORNER SECTION 22 - T.-14 N., R.-5 E.
FOUND 3" BRASS CAP IN POTHOLE
RING 3.0' REBAR IN POTHOLE
(0.1' DOWN)
WEST 1/4 CORNER SECTION 27, T.-14 N., R.-5 E.
FOUND 2.5" GENERAL LAND OFFICE BRASS
CAP IN POTHOLE (0.5' DOWN)