

PARTIAL TOPOGRAPHICAL SURVEY

THAT PART OF TRACT "A" ROLLING HILLS ESTATES NO. 3, ACCORDING TO THE PLAT OF RECORD IN CASE 2, MAP 272, COCONINO COUNTY RECORDS BEING LOCATED IN THE SOUTH 1/2, OF THE NW 1/4, OF THE SE 1/4, OF SECTION 7, T 17N, R 6E, G.&S.R.&M., COCONINO COUNTY, ARIZONA

PARCEL #401-47-001
SITE ADDRESS:
325 STATE ROUTE 89A
SEDONA AZ. 86336

LEGAL DESCRIPTION

That part of Tract "A", ROLLING HILLS ESTATES NO. 3, according to the plat of record in Case 2, Map 272, records of Coconino County, Arizona, described as follows:

Beginning at the Southwest corner of the South half of the Northwest quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, said corner also being a subdivision corner of the said ROLLING HILLS ESTATES NO. 3;

Thence North 00 degrees 25 minutes 32 seconds West, 39.46 feet to a point on the Southerly right-of-way line of Barcelona as shown on the map of said ROLLING HILLS ESTATES NO. 3;

Thence along the said Barcelona right-of-way as follows:

North 86 degrees 00 minutes 00 seconds East, a distance of 70.41 feet to the beginning of a curve to the left having a radius point bearing North 04 degrees 00 minutes 00 seconds West, a distance of 215.00 feet;

Thence Northeasterly 111.47 feet along the arc of this curve through 29 degrees 42 minutes 17 seconds of central angle;

Thence North 56 degrees 17 minutes 43 seconds East, 112.93 feet to the beginning of a curve to the left having a radius point bearing North 33 degrees 42 minutes 17 seconds West, a distance of 205.00 feet;

Thence Northerly, a distance of 461.70 feet along the arc of this curve through 129 degrees 02 minutes 26 seconds of central angle to a point of reverse curvature having a radius of point bearing North 17 degrees 15 minutes 17 seconds East, a distance of 135.00 feet;

Thence Northwesterly, a distance of 170.46 feet along the arc of this curve through 72 degrees 20 minutes 40 seconds of central angle;

Thence North 00 degrees 24 minutes 03 seconds West, a distance of 15.00 feet to a point on the North line of said South half of the Northwest quarter of the Southeast quarter of Section 7;

Thence North 89 degrees 35 minutes 57 seconds East, leaving the said right-of-way line of Barcelona and along the above said North line, a distance of 8.74 feet to a point on the Southerly right-of-way line of U.S. Highway 39-A as described in Docket 282, Page 601, Official Records of Coconino County, Arizona;

Thence South 70 degrees 42 minutes 33 seconds East, along the Southerly right-of-way line of U.S. Highway 89-A, a distance of 546.93 feet;

Thence leaving the Southerly right-of-way line of U.S. Highway 89-A and following the recorded boundary of the said Tract as follows: South 00 degrees 44 minutes 47 seconds East, a distance of 141.77 feet;

Thence North 89 degrees 38 minutes 38 seconds East, a distance of 197.45 feet;

Thence South 00 degrees 44 minutes 47 seconds East, a distance of 72.59 feet;

Thence North 89 degrees 38 minutes 38 seconds East, a distance of 150.00 feet;

Thence South 00 degrees 44 minutes 47 seconds East, a distance of 253.73 feet to a point on the South line of the South half of the Northwest quarter of the Southeast quarter of said Section 7;

Thence South 89 degrees 41 minutes 19 seconds West, a distance of 998.71 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion of said land deeded to the State of Arizona by instrument recorded in Docket 489, page 424, records of Coconino County, Arizona, lying within the following described property:

That portion of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 7, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona and of ROLLING HILLS ESTATES NO. 3, according to Case 2, Map 272, records of Coconino County, Arizona, described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northwest quarter of the Southeast quarter of Section 7;

Thence Southerly 00 degrees 28 minutes 45 seconds East (record South 00 degrees 44 minutes 47 seconds East) along the East line thereof, a distance of 220.56 feet;

Thence North 70 degrees 50 minutes 00 seconds West, a distance of 652.22 feet to the North line of said subdivision;

Thence North 89 degrees 24 minutes 05 seconds East, along said North line thereof, a distance of 614.25 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO PLOT A PARTIAL TOPOGRAPHICAL SURVEY OF THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. TOTAL GROSS LAND AREA FOR PARCEL 6.85 ACRES, MORE OR LESS.

SCOPE OF SERVICES

THE SERVICE PROVIDED IN THIS TOPOGRAPHIC SURVEY INCLUDES THE FOLLOWING:

1. LOCATING EXISTING BOUNDARY MONUMENTS.
2. SHOWING ON THIS PLAT CERTAIN EASEMENTS. SEE NOTE.
3. SHOWING VISIBLE UTILITIES.
4. SHOWING CONTOUR INTERVALS OF PARCEL.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

SURVEYOR'S CERTIFICATE:

THIS RESULTS OF SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE MONTH OF MARCH, 2024, UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS GOVERNING THE CREATION OF LAND SURVEY BOUNDARIES WITHIN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY YAVAPAI TITLE ORDER NO. 07007869-710, EFFECTIVE DATE: AUGUST 1th, 2023.
2. SCHEDULE B ITEMS 1-10, ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
3. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE OF SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY SCHEDULE "B" ITEMS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE OF SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENT REFERENCED IN THE TITLE REPORT.

SCHEDULE B-PART II EXCEPTIONS

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- (Note: The above Exceptions Nos. 2 through 6, inclusive, will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)
7. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the following year 2023.
8. 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.
9. 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.
10. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
11. Easements as shown on the recorded plat of said subdivision. SEE MAP.
12. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements 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 Docket: 339 Page: 25 AND Amended in Docket: 1608 Page: 904 AND Amended in Docket: 1730 Page: 709 AND Amended in Docket: 2202 Page: 538 AND Amendment in Instrument No.: 3012094 (a) and as shown on the recorded plat of said subdivision.
13. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 1401 Page: 340 AND Assigned in Instrument No.: 3228893 Purpose: Right of way for pipelines and appurtenant facilities. "BEING A PORTION OF ALEXANDRIA STREET"
14. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 275 Page: 326 Purpose: Telephone and telegraph lines. SEE MAP.
15. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 275 Page: 408 Purpose: Television transmission lines. SEE MAP.
16. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 275 Page: 503 Purpose: Electric lines and poles. SEE MAP.
17. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 277 Page: 548 Purpose: Water transmission lines NO BEARINGS OF DISTANCES GIVEN.
18. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 394 Page: 118 Purpose: Electric lines and appurtenant facilities SEE MAP.
19. The following matters disclosed by following instrument recorded in: Docket: 451 Page: 530 Matter: Arizona State Highway SEE MAP.
20. Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 2169 Page: 677 Purpose: Sewer lines and necessary appurtenances for sanitary water SEE MAP.
21. Matters Shown on Survey: Recorded in Case: 3 Page: 103. NO ITEMS TO SHOW.

END OF SCHEDULE B - PART II

SCALE: 1"=40'
DATE: 03/07/2024

(R)=YAVAPAI TITLE ORDER
NO. 07007869-710

(M)=MEASURED

(R2)=ADOT DRAWING NO. D-13-T-489

(R3)= CASE 2, MAP 272

MAJOR CONTOURS=2'
MINOR CONTOURS=1'

ELEVATIONS ARE TIED TO THE
CITY OF SEDONA BENCH MARK
BM 31. ELEVATION 4361.92'
(NAVD 88)

VICINITY MAP

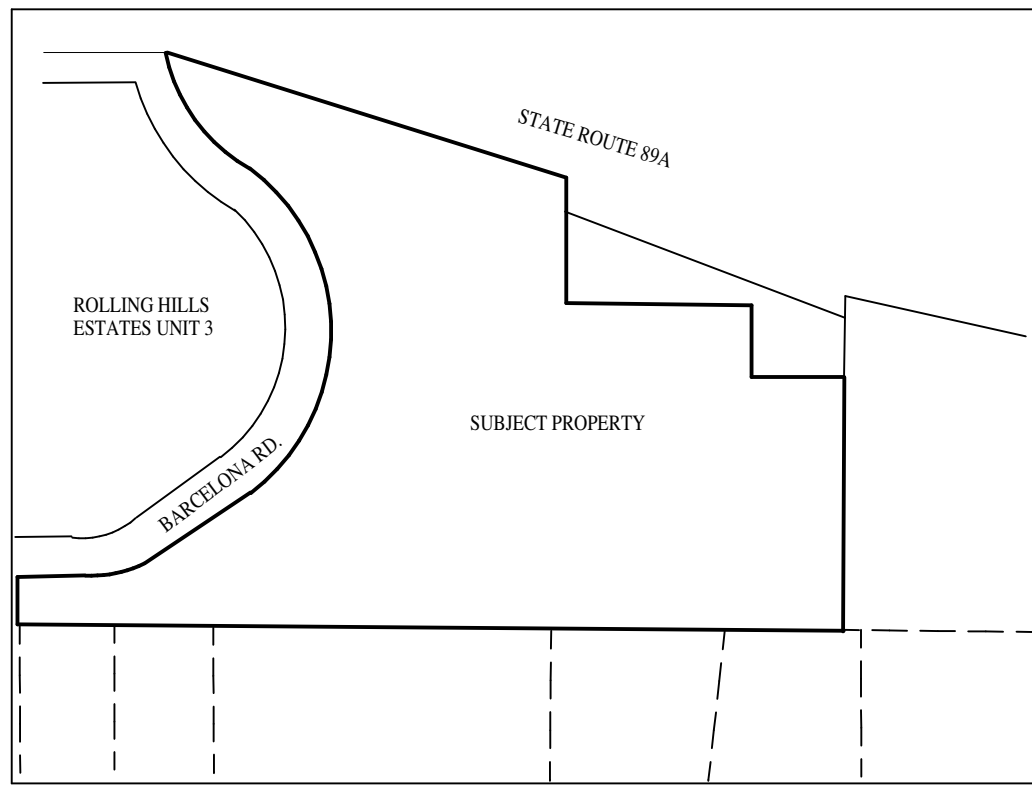


TABLE A ITEMS

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE PLAT.
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. SEE PLAT.
3. Gross land area (and other areas if specified by the client). SEE PLAT.
4. Exterior dimensions of all buildings at ground level. 7.1 exterior footprint of all buildings at ground level. NO BUILDINGS OBSERVED ON PROPERTY.
5. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE PLAT.
6. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) or clearly identifiable parking spaces on surface parking areas, lots and in parking structures. NO PARKING SPACES OBSERVED.
7. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv) as determined by:
(a) plans and/or reports provided by client (with reference as to the sources of information)
(b) markings coordinated by the surveyor pursuant to a private utility locate request
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above 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 may be necessary. ONLY THOSE VISIBLE UTILITIES ARE SHOWN ON MAP.
8. Names of adjoining owners according to current tax records. SEE PLAT.
9. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NONE.
10. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plotable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. WITHIN FIVE FEET OF PROPERTY LINE.

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4. SHOWING CONTOUR INTERVALS OF PARCEL.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 7th DAY OF MARCH, 2024.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

CONTOURS ARE DERIVED FROM A SET OF DATA POINTS AVERAGED AND TRIANGULATED TO CREATE THE CONTOUR INTERVALS. THIS PROPERTY HAS STEEP SLOPES AND MULTIPLE CONTOUR VARIATIONS. IF YOU WILL SEND US A SKETCH OF YOUR AREA OF INTEREST, WE WILL SEND A SPECIFIC SET OF CONTOURS FOR THAT AREA AT NO EXTRA CHARGE. THIS REDUCES THE AREAS OF CONFLICT.

THIS ALSO APPLIES TO AREAS COVERED BY DENSE BRUSH OR TREES. IF THERE IS GOING TO BE CONSTRUCTION IN THESE AREAS, WE WILL RETURN AND TAKE ADDITIONAL DATA POINTS AFTER THE AREAS ARE CLEARED AT NO ADDITIONAL CHARGE.

LIMITATION OF LIABILITY:
The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282-5686 (928) 567-2833

03-07-2024

