

RECORD OF SURVEY
BLOCK A of TRITLE TRACT, BLOCK H of JOSLIN-WHIPPLE SUBDIVISION, & ADJOINING STREETS
 IN THE S1/2 SECTION 34, T14N, R2W, AND THE NE1/4 SECTION 3, T14N, R2W, G&SRM, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

PROPERTY OWNER
 MILLENNIUM DIRECTION LLC
 PO BOX 50785
 SARASOTA, FL 34232

BASIS OF BEARING
 BEARINGS FOR THIS SURVEY ARE GRID BASED ON THE CITY OF PRESCOTT SURVEY DATUM VIA THE CITY OF PRESCOTT BASE STATION.

LEGEND

- △ FOUND ALUM. CAP MARKED WITH RLS # 42137 OR AS NOTED
- FOUND PLASTIC CAP MARKED WITH RLS # 42137 OR AS NOTED
- ⊗ FOUND NAIL & WASHER/TAG MARKED WITH RLS # 42137
- FOUND UNMARKED REBAR, AFFIXED TAG MARKED "RLS 46473"
- SET REBAR & YELLOW CAP MARKED "RLS 46473"
- FOUND OR SET.
- CALCULATED LOCATION. NOTHING FOUND OR SET.
- ⑩ SURVEYOR'S NOTE

YCR RECORDS OF THE YAVAPAI COUNTY RECORDER
 J-W PLAT OF JOSLIN-WHIPPLE SUBDIVISION, Bk 3, Pg 88, YCR
 TT PLAT OF TRITLE TRACT, Bk 4, Pg 71, YCR
 MPE PLAT OF MOUNTAIN PARK ESTATES, Bk 8, Pg 37, YCR
 ROS RECORD OF SURVEY, BOOK/PAGE, YCR
 APN ASSESSOR'S PARCEL NUMBER
 (R1) RECORD DIMENSION - LS 2021-0087496, YCR

- SURVEYED BOUNDARY
- SURVEYED LOT LINE
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - SECTION LINE
- - - 1/4 LINE
- - - TIE LINE
- APN BOUNDARY

DESCRIPTION

The parcels described in the warranty deed recorded as Fee No. 3087577, also known as Book 3611, Page 430, as shown on the map at LS No. 2021-0087496, Records of Yavapai County, in Section 34, T14N, R2W, G&SRM, Yavapai County, Arizona.

REFERENCED DOCUMENTS

Doc. Type	Year	Description
Subdivision Plat	1935	Joslin-Whipple Subdivision Bk 3, Pg 88
Subdivision Plat	1947	Tritle Tract Bk 4, Pg 71
Resolution	1957	Bk 128, Pg 186
Map	1958	Vacate portion of Crook Ave. Bk 6, Pg 59
Map	1961	Vacate portion of Crook Ave. Bk 8, Pg 76
Subdivision Plat	1961	Vacate portion of Crook Ave. Bk 8, Pg 37
Warranty Deed	1974	Mountain Park Estates Bk 8, Pg 37
Easement	1975	Portion of Lot 2, Block A, Tritle Tract Bk 974/947
Warranty Deed	1997	Bradshaw Dr. Roadway & R/W Inst. No. 9740263 Bk 3470, Pg 86
Record of Survey	1991	Bk 12, Pg 72 et. al.
Record of Survey	1995	Bk 30, Pg 99
Warranty Deed	1998	Fee No. 3087577 Bk 3611, Pg 430
Record of Survey	2021	LS No. 2021-0087496

SURVEYOR'S NOTES

- The purpose of this survey is to depict the parcels described in the warranty deed recorded as Fee No. 3087577, also known as Book 3611, Page 430, and as partially shown on the map at LS 2021-0087496, Records of Yavapai County.
- All distances are measured or calculated and are within 0.25' ± 100 PPM of record distances shown on LS No. 2021-0087496 unless otherwise noted. Additional record distances from prior surveys are shown on said document.

Distances along interior boundaries are calculated for general reference. Final resolution of interior boundaries and installation of monuments are beyond the scope of this project.

3. This survey was conducted without reference to a title commitment or report. Encumbrances and other matters may exist which are not shown hereon.

4. This line is described in the Fee 3087577 Parcel 2 preamble as being N33°50'30"W, 315.21 feet. Tracts A, B, and C of Fee 3087577 are situated north and east of said line.

5. A discrepancy appears to exist regarding the width of former Crook Ave. between the plats of J-W and TT. Both plats show half widths of 30 feet each side of the section line. However, Map 6/59, which appears to have been intended to accompany CoP Resolution No. 509 (Bk 128/186), shows Crook Ave being vacated 30 feet east and 7.82 feet west of the north-south 1/4 line of Section 34. A comparison of the plats of J-W, TT, and MPE and the maps recorded in Books 6/59 and 8/76 indicates a potential difference in location of the 1/4 corner to Sections 34, T14N, R2W and Section 3, T12N, R2W. This difference of location may explain the apparent discrepancy in the width of Crook Ave. However, resolution of this matter is beyond the scope of this project.

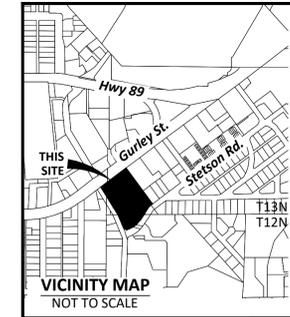
6. Depiction of this area on LS No. 2021-0087496 is unclear. The configuration shown hereon is based on monuments from that survey found during the current survey.

7. Given the purpose of this survey described above, analysis and depiction of the current parcel configuration in this area is beyond the scope of this project. Boundaries in this area are shown based the descriptions in Fee 3087577 and ancillary documents.

8. APN boundaries are based on actual parcel boundaries where known, or are estimated from the Yavapai County GIS parcel layer.

CURVE TABLE

C	L	R	Δ	CB	CH
C1	46.30'	125.03'	021°13'02"	S42°28'33"W	46.04'



CERTIFICATE OF SURVEYOR

I, Jason O'Brien, a Registered Land Surveyor in the State of Arizona, hereby certify that this map is based on a field survey conducted by me or under my supervision, and that to the best of my knowledge and belief it accurately depicts site conditions as of the date of survey.



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