

# RECORD OF SURVEY "MINOR LAND DIVISION"

OF A PORTION OF PARCEL 5, OF GREER RANCH, PER BOOK 580 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 211-70-036  
OWNER: LONNIE S. JONES

PARENT LEGAL DESCRIPTION: (FROM DOC # 2012-0004936, M.C.R.)

A PORTION OF PARCEL 5, OF GREER RANCH, IN THE CITY OF NEW RIVER, COUNTY OF MARICOPA COUNTY, STATE OF ARIZONA, AS THE SAME APPEARS ON THE RECORD OF SURVEY RECORDED IN BOOK 580 OF MAPS, PAGE 24, AND IN INSTRUMENT NO. 2001-1200772, RECORDS OF MARICOPA COUNTY, ARIZONA, AND SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION;  
THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, 585.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, 145.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CENTER OF SAID CURVE BEARS NORTH 47 DEGREES 22 MINUTES 01 SECONDS WEST, 230.00 FEET;  
THENCE SOUTHWESTERLY AND WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45 DEGREES 14 MINUTES 35 SECONDS LENGTH OF 181.62 FEET;  
THENCE SOUTH 87 DEGREES 52 MINUTES 34 SECONDS WEST, 194.12 FEET;  
THENCE 54 DEGREES 26 MINUTES 11 SECONDS, 199.28 FEET;  
THENCE NORTH 00 DEGREES 11 MINUTES 43 SECONDS EAST, 334.60 FEET;  
THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS EAST, 150.00 FEET;  
THENCE SOUTH 00 DEGREES 11 MINUTES 43 SECONDS WEST, 40.00 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, 511.48 FEET;  
THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, 328.74 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTIONS:

### LOT 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF PARCEL 5 OF GREER RANCH, ACCORDING TO THE RECORD OF LAND SURVEY FILED IN BOOK 580, PAGE 24, MARICOPA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 2639.54 FEET;  
THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ALONG THE EAST LINE OF SAID PARCEL 5, A DISTANCE OF 913.74 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 226.24 FEET, TO THE POINT OF BEGINNING;  
THENCE SOUTH 43 DEGREES 40 MINUTES 55 SECONDS WEST, A DISTANCE OF 147.26 FEET;  
THENCE SOUTH 70 DEGREES 18 MINUTES 51 SECONDS WEST, A DISTANCE OF 132.57 FEET;  
THENCE NORTH 76 DEGREES 21 MINUTES 18 SECONDS WEST, A DISTANCE OF 150.97 FEET;  
THENCE NORTH 89 DEGREES 31 MINUTES 56 SECONDS WEST, A DISTANCE OF 64.39 FEET, TO THE WEST LINE OF SAID PARCEL 5;  
THENCE NORTH 00 DEGREES 11 MINUTES 43 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 155.52 FEET;  
THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 150.00 FEET;  
THENCE SOUTH 00 DEGREES 11 MINUTES 43 SECONDS WEST, A DISTANCE OF 40.00 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 287.23 FEET, TO THE POINT OF BEGINNING.

### LOT 2

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF PARCEL 5 OF GREER RANCH, ACCORDING TO THE RECORD OF LAND SURVEY FILED IN BOOK 580, PAGE 24, MARICOPA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 2639.54 FEET;  
THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ALONG THE EAST LINE OF SAID PARCEL 5, A DISTANCE OF 585.00 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 65 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 176.94 FEET;  
THENCE SOUTH 87 DEGREES 52 MINUTES 34 SECONDS WEST, A DISTANCE OF 194.12 FEET, TO THE POINT OF BEGINNING;  
THENCE NORTH 54 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 199.28 FEET, TO THE WEST LINE OF SAID PARCEL 5;  
THENCE NORTH 00 DEGREES 11 MINUTES 43 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 179.08 FEET;  
THENCE SOUTH 89 DEGREES 31 MINUTES 56 SECONDS EAST, A DISTANCE OF 64.39 FEET;  
THENCE SOUTH 76 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 150.97 FEET;  
THENCE SOUTH 10 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF 263.55 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS: (CONTINUED)

### LOT 3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF PARCEL 5 OF GREER RANCH, ACCORDING TO THE RECORD OF LAND SURVEY FILED IN BOOK 580, PAGE 24, MARICOPA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 2639.54 FEET;  
THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ALONG THE EAST LINE OF SAID PARCEL 5, A DISTANCE OF 585.00 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 65 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 176.94 FEET, TO THE POINT OF BEGINNING;  
THENCE SOUTH 87 DEGREES 52 MINUTES 34 SECONDS WEST, A DISTANCE OF 194.12 FEET;  
THENCE NORTH 10 DEGREES 50 MINUTES 51 SECONDS EAST, A DISTANCE OF 263.55 FEET;  
THENCE NORTH 70 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF 132.57 FEET;  
THENCE SOUTH 03 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 296.95 FEET, TO THE POINT OF BEGINNING.

### LOT 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF PARCEL 5 OF GREER RANCH, ACCORDING TO THE RECORD OF LAND SURVEY FILED IN BOOK 580, PAGE 24, MARICOPA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 2639.54 FEET;  
THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ALONG THE EAST LINE OF SAID PARCEL 5, A DISTANCE OF 585.00 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 145.00 FEET, TO A POINT ON A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 47 DEGREES 22 MINUTES 01 SECONDS WEST, AND HAVING A RADIUS OF 230.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 14 MINUTES 35 SECONDS, AND AN ARC LENGTH OF 181.62 FEET;  
THENCE NORTH 03 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 296.95 FEET;  
THENCE NORTH 43 DEGREES 40 MINUTES 55 SECONDS EAST, A DISTANCE OF 147.26 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 25.43 FEET;  
THENCE SOUTH 09 DEGREES 10 MINUTES 44 SECONDS EAST, A DISTANCE OF 333.00 FEET, TO THE POINT OF BEGINNING.

### LOT 5

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF PARCEL 5 OF GREER RANCH, ACCORDING TO THE RECORD OF LAND SURVEY FILED IN BOOK 580, PAGE 24, MARICOPA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 5, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 2639.54 FEET;  
THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND ALONG THE EAST LINE OF SAID PARCEL 5, A DISTANCE OF 585.00 FEET, TO THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 145.00 FEET;  
THENCE NORTH 09 DEGREES 10 MINUTES 44 SECONDS WEST, A DISTANCE OF 333.00 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 198.83 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, ALSO BEING A POINT ON THE EAST LINE OF SAID PARCEL 5;  
THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, ALONG BOTH SAID EAST LINES, A DISTANCE OF 328.74 FEET, TO THE POINT OF BEGINNING.

RECORD DOCUMENTS USED:

SPECIAL WARRANTY DEED FILED IN DOCUMENT NO. 2012-0004936, M.C.R.  
(\*RESULTS OF SURVEY FILED IN BOOK 1057, PAGE 9, M.C.R.  
RECORD OF SURVEY FILED IN BOOK 580 OF MAPS, PAGE 24, M.C.R.

BASIS OF BEARINGS:

N 00°07'24"E (PER DOC. #2012-0004936, M.C.R., ALONG THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON.

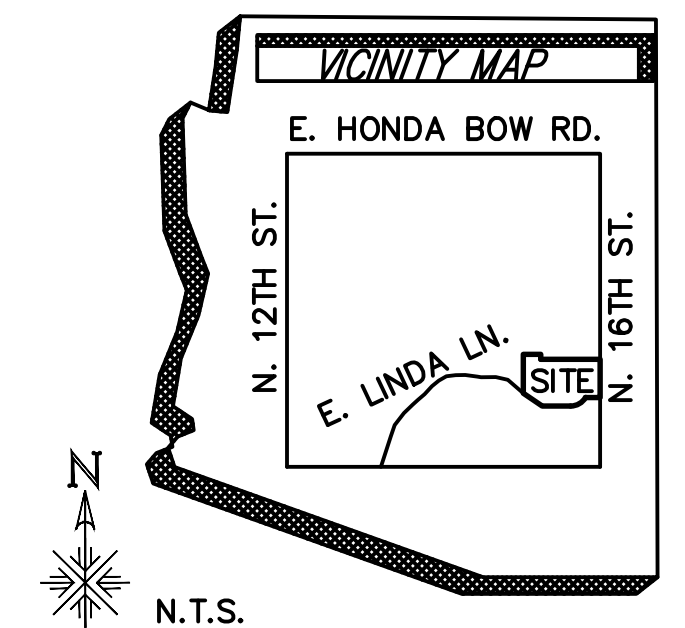
SURVEYOR'S NOTES:


1. THIS SURVEY WAS CONSTRUCTED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THIS PROPERTY IS SUBJECT TO ALL MATTERS OF RECORD NOT SHOWN HEREON.
2. ALL DISTANCES ARE MEASURED.



SURVEYOR'S CERTIFICATION:

I, BRYAN O'CONNOR, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY MYSELF DURING THE MONTH OF JANUARY, 2023; THAT THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

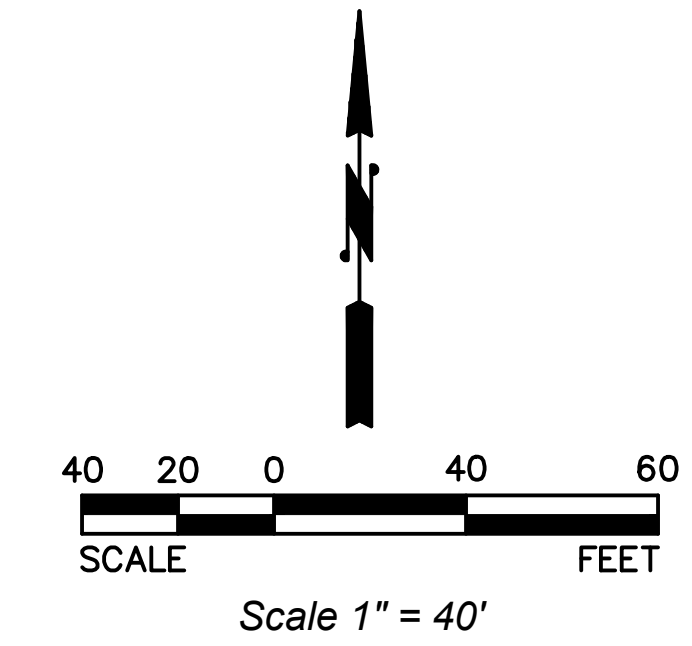
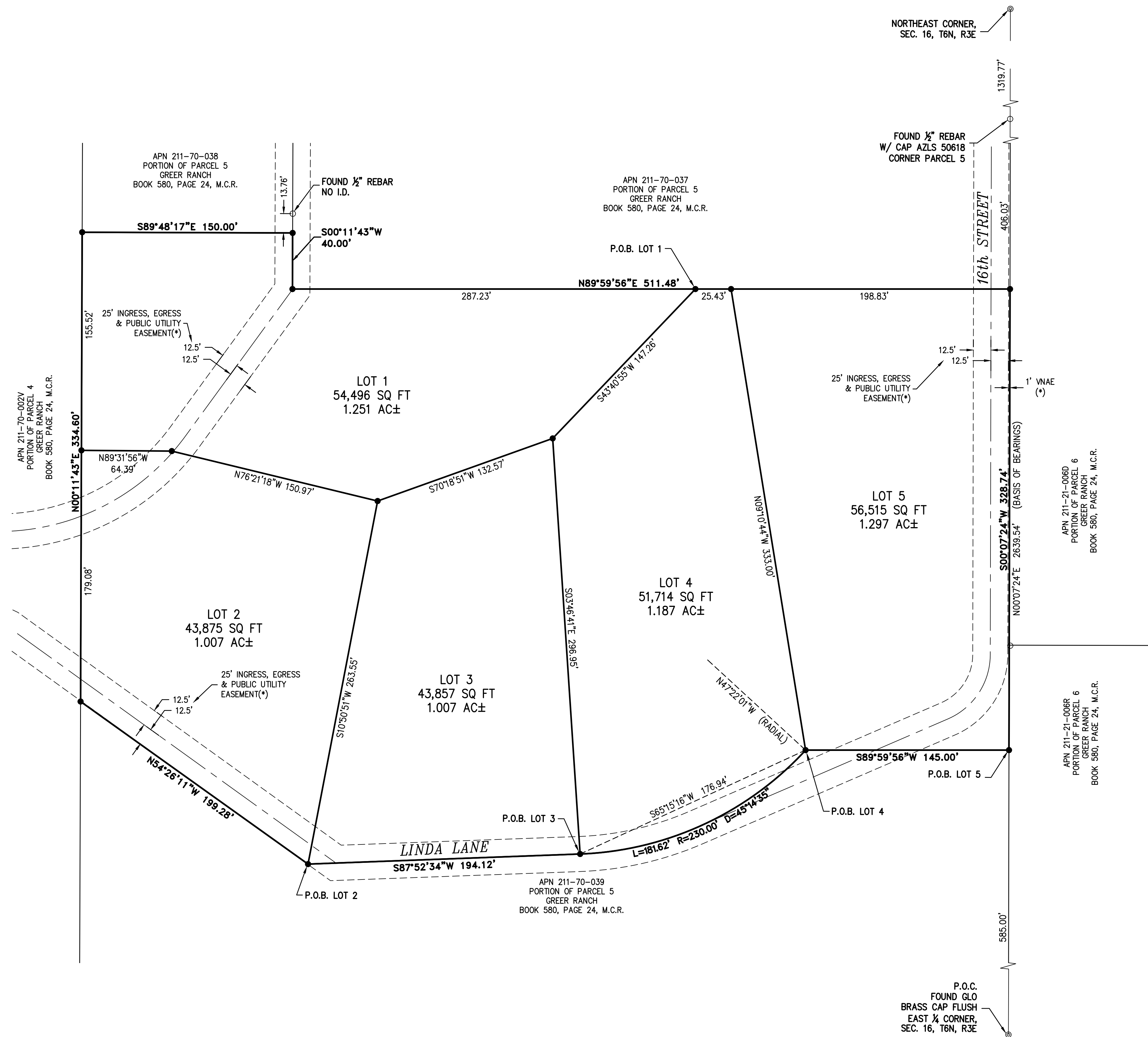


 Global Land Surveying, LLC P.O. BOX 2132 Peoria, Arizona 85380 623 328-9424	
Lonnie Jones	DATE: 3/24/23
Unaddressed	SCALE: AS SHOWN
Phoenix, AZ 85086	SHEET 1 OF 2
SEC.16 T 6N R 3E	JOB# 2212008



# RECORD OF SURVEY "MINOR LAND DIVISION"

OF A PORTION OF PARCEL 5, OF GREER RANCH, PER BOOK 580 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY,  
ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 EAST, OF THE  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊙ FOUND G.L.O. BRASS CAP MONUMENT
  - SET 1/2" REBAR W/ CAP, AZLS 59124
  - BOUNDARY LINE
  - - - SECTION LINE
  - PARCEL LINE
  - M.C.R. MARICOPA COUNTY RECORDS
  - AZLS ARIZONA REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT



Global Land Surveying, LLC P.O. BOX 2132 Peoria, Arizona 85380 623 328-9424	
Lonnie Jones	DATE: 3/24/23
Property Unaddressed	SCALE: AS SHOWN
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SEC.16 T6N R3E	JOB#2212008