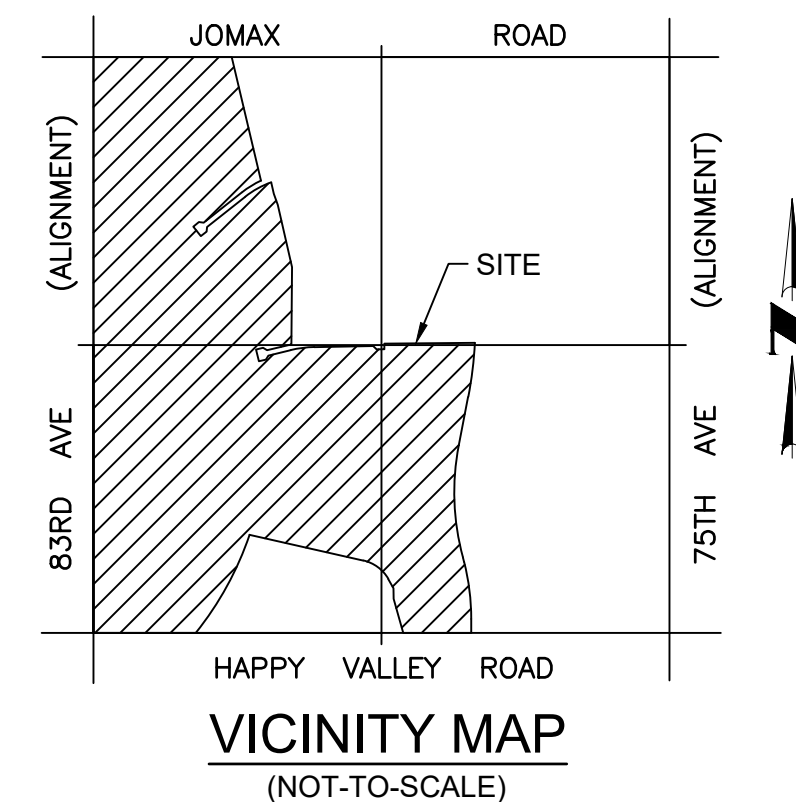


APPROVED
By chomuth at 11:53 am, May 28, 2024

ALORAVITA SOUTH A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NOTES

THIS SURVEY IS BASED ON A SPECIAL REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY.

ORDER NO. NCS-1095105-PHX
SEARCH DATE: 11/01/2021 RECORDS OF MARICOPA COUNTY, 11/10/2021 RECORDS OF ARIZONA STATE LAND

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2021. (NOT MAPPABLE)

THE REAL PROPERTY IS ASSESSED AS EXEMPT FOR THE YEAR 2021. APN: 201-20-581A7

2. RIGHT-OF-WAY NO. 09-002348 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO MARICOPA COUNTY BOARD OF SUPERVISORS, FOR COUNTY HIGHWAY AND HAVING A TERM OF PERPETUAL DURATION. CHANGE OF GRANTEE NAME DATED JULY 26, 2021 WHEREIN THE NAME OF THE GRANTEE WAS CHANGED TO CITY OF PEORIA. (MAPPED HEREON)

3. RIGHT-OF-WAY NO. 16-087211 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR SPILLWAY OVERFLOW WATER PASSAGE FOR THE NEW RIVER DAM AND OPEN SPACE, AND HAVING A TERM OF PERPETUAL DURATION. (CONTAINS INSUFFICIENT GEOMETRIC DATA FOR MAPPING - NOT MAPPABLE)

4. RIGHT-OF-WAY NO. 16-104441 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES AND HAVING A TERM OF PERPETUAL DURATION. THEREAFTER RESOLUTION NO 99-117 OF THE CITY OF PEORIA AUTHORIZING AND ACCEPTING DEDICATION RECORDED JULY 14, 1999 AS 1999-664513 OF OFFICIAL RECORDS. (MAPPED HEREON)

5. RIGHT-OF-WAY NO. 16-104442 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR UNDERGROUND UTILITY CORRIDOR AND HAVING A TERM OF PERPETUAL DURATION. THEREAFTER RESOLUTION NO 99-118 OF THE CITY OF PEORIA AUTHORIZING AND ACCEPTING DEDICATION RECORDED JULY 14, 1999 AS 1999-664514 OF OFFICIAL RECORDS. (MAPPED HEREON)

6. RIGHT-OF-WAY NO. 16-104229 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR PUBLIC ROAD AND UNDERGROUND UTILITIES AND HAVING A TERM OF PERPETUAL DURATION. THEREAFTER RESOLUTION NO 99-229 OF THE CITY OF PEORIA AUTHORIZING AND ACCEPTING DEDICATION RECORDED NOVEMBER 15, 1999 AS 1999-1040462 OF OFFICIAL RECORDS. (CONTAINS INSUFFICIENT GEOMETRIC DATA FOR MAPPING - NOT MAPPABLE)

7. RIGHT-OF-WAY NO. 16-109440 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR WATER BOOSTER STATION, UNDERGROUND WATER TRANSMISSION LINE AND UNDERGROUND TRANSMISSION LINE, AND HAVING A TERM OF PERPETUAL DURATION. (MAPPED HEREON)

A COPY OF SAID RIGHT OF WAY RECORDED OCTOBER 20, 2004 AS 2004-1225789 OF OFFICIAL RECORDS.

THEREAFTER RESOLUTION NO 04-260 OF THE CITY OF PEORIA AUTHORIZING AND ACCEPTING DEDICATION RECORDED NOVEMBER 22, 2004 AS 2004-1369978 OF OFFICIAL RECORDS.

8. RIGHT-OF-WAY NO. 16-109712 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PEORIA FOR PUBLIC ROAD AND UNDERGROUND UTILITIES AND HAVING A TERM OF PERPETUAL DURATION. (MAPPED HEREON)

A COPY OF SAID RIGHT OF WAY RECORDED MARCH 11, 2005 AS 2005-32206 OF OFFICIAL RECORDS.

THEREAFTER RESOLUTION NO 05-47 OF THE CITY OF PEORIA AUTHORIZING AND ACCEPTING DEDICATION RECORDED APRIL 22, 2005 AS 2005-523391 OF OFFICIAL RECORDS.

9. RIGHT-OF-WAY NO. 16-109061 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PHOENIX FOR UNDERGROUND SEWER TRANSMISSION LINE, UNDERGROUND WATER LINE AND UNDERGROUND FIBER OPTIC COMMUNICATION LINE, AND HAVING A TERM OF PERPETUAL DURATION. A COPY OF SAID RIGHT OF WAY RECORDED MAY 20, 2005 AS 2005-672065 OF OFFICIAL RECORDS. AMENDMENT DATED MAY 26, 2006, A COPY OF WHICH RECORDED JUNE 16, 2006 AS 2006-814583 OF OFFICIAL RECORDS. (MAPPED HEREON)

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REPAYMENT ZONE- HAPPY VALLEY ROAD" RECORDED JUNE 26, 2006 AS 2006-852209 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

11. CERTIFICATE OF PURCHASE NO 53-107996 BY AND BETWEEN THE ARIZONA STATE LAND DEPARTMENT AND PATRIOT AMERICAN ARIZONA (PS), LLC, DATED OCTOBER 27, 2006. A COPY OF WHICH RECORDED JANUARY 10, 2007 AS 2007-39955 OF OFFICIAL RECORDS. PARTICIPATION CONTRACT DATED NOVEMBER 6, 2006. CHANGE OF NAME OF HOLDER OF CERTIFICATE OF PURCHASE DATED JULY 30, 2020 WHEREIN THE HOLDER IS CHANGED TO ALORAVITA II, LLC, FKA PATRIOT AMERICAN ARIZONA (PS), LLC. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

NOTES (CONTINUED)

12. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF SPECIFIC PERFORMANCE, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED JANUARY 10, 2007 AS INSTRUMENT NO. 2007-40615 OF OFFICIAL RECORDS.

DATED: DECEMBER 21, 2006
TRUSTOR: PATRIOT AMERICAN ARIZONA (S), LLC
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: ARIZONA STATE LAND DEPARTMENT
A DOCUMENT RECORDED JULY 12, 2010 AS 2010-588763, OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST/MORTGAGE OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY RIGHT OF ENTRY AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT," RECORDED NOVEMBER 5, 2007 AS 2007-1189893 OF OFFICIAL RECORDS. (MAPPED HEREON)

14. ALL MATTERS AS SET FORTH IN CITY OF PEORIA RESOLUTION NO 07-172, RECORDED DECEMBER 26, 2007 AS 2007-1345578 OF OFFICIAL RECORDS. (MAPPED HEREON)

15. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED JUNE 17, 2011 AS BOOK 1087 OF MAPS, PAGE 50. (DEDICATES NO ADDITIONAL MATTERS-ITEM NOT MAPPED)

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT FOR ALORAVITA" RECORDED NOVEMBER 1, 2001 AS 2011-902516 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING ACCEPTANCE OF LAND USE CONDITIONS AND WAIVER OF RIGHTS AND REMEDIES UNDER PROPOSITION 207" RECORDED NOVEMBER 8, 2011 AS 2011-927897 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING ACCEPTANCE OF LAND USE CONDITIONS AND WAIVER OF RIGHTS AND REMEDIES UNDER PROPOSITION 207" RECORDED JUNE 1, 2017 AS 2017-397855 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING ACCEPTANCE OF LAND USE CONDITIONS AND WAIVER OF RIGHTS AND REMEDIES UNDER PROPOSITION 207" RECORDED FEBRUARY 7, 2018 AS 2018-95581 OF OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 13, 2018 AS 2018-111524 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING ACCEPTANCE OF LAND USE CONDITIONS AND WAIVER OF RIGHTS AND REMEDIES UNDER PROPOSITION 207" RECORDED OCTOBER 30, 2018 AS 2018-808790 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPER ASSISTANCE AGREEMENT BY AND BETWEEN PEORIA UNIFIED SCHOOL DISTRICT NO 11 AND LENNAR ARIZONA INC." RECORDED OCTOBER 18, 2021 AS 2021-1118972 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPER ASSISTANCE AGREEMENT BY AND BETWEEN PEORIA UNIFIED SCHOOL DISTRICT NO 11 AND ASHTON WOODS ARIZONA, L.L.C." RECORDED OCTOBER 18, 2021 AS 2021-1121016 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPER ASSISTANCE AGREEMENT BY AND BETWEEN PEORIA UNIFIED SCHOOL DISTRICT NO 11 AND TAYLOR MORRISONARIZONA, INC." RECORDED OCTOBER 18, 2021 AS 2021-1121247 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

24. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT MAPPABLE)

25. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT MAPPABLE)

NOTES (CONTINUED)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN 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. SYMBOLS INDICATING SET MONUMENTS HAVE NOT BEEN ADDED FOR CLARITY.

PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS NOT AVAILABLE PER THE MARICOPA COUNTY ASSESSOR.

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE MARICOPA COUNTY ASSESSOR UNLESS NOTED OTHERWISE.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THESE MARKINGS WERE NOT ORDERED BY CVL NOR THE CLIENT AND WERE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
BOOK 1087 OF MAPS, PAGE 50

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" & "AE" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013-C1255L DATED 10/16/2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°53'56" WEST ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1087 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS.

CERTIFICATION

TO:
SHEA HOMES LIMITED PARTNERSHIP;
STATE OF ARIZONA;
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, 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/13/2021.

DATE OF PLAT OR MAP: 5/28/2024

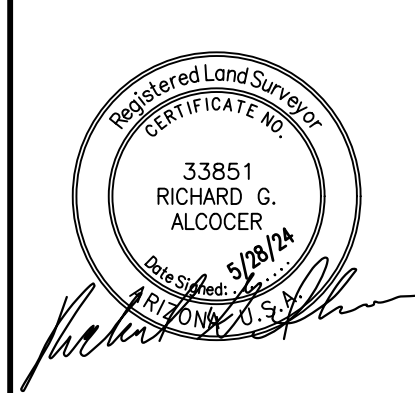
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

NO.	CLIENT COMMENTS	REVISION	DATE
1	CLIENT COMMENTS		12/22/2023
2	CLIENT COMMENTS		02/20/2024
3	ADDRESS ASLD COMMENTS		05/28/2024

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

ALORAVITA SOUTH
PEORIA, ARIZONA

Coe & Van Loo Consultants, Inc.



01 SHEET OF 04

CVL Contact: B. HAIR
CVL Project #: 1-01-02322-01

© 2021 Coe & Van Loo Consultants, Inc. All rights reserved for reproduction in any format

LEGAL DESCRIPTION

THAT PART OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP LS#33851 MARKING THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 01 DEGREES 38 MINUTES 49 SECONDS WEST, A DISTANCE OF 2,598.61 FEET;

THENCE NORTH 01 DEGREES 38 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,598.61 FEET TO SAID WEST QUARTER CORNER;

THENCE NORTH 01 DEGREES 39 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,583.47 FEET TO THE ALUMINUM CAP STAMPED LS#33851 MARKING THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,401.37 FEET;

THENCE SOUTH 13 DEGREES 13 MINUTES 01 SECONDS EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 1,142.82 FEET TO A POINT ON A 865.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 24 DEGREES 49 MINUTES 01 SECONDS EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 23 MINUTES 43 SECONDS, A DISTANCE OF 202.23 FEET;

THENCE SOUTH 51 DEGREES 47 MINUTES 16 SECONDS WEST, A DISTANCE OF 437.59 FEET;

THENCE NORTH 83 DEGREES 35 MINUTES 56 SECONDS WEST, A DISTANCE OF 42.71 FEET;

THENCE SOUTH 50 DEGREES 43 MINUTES 29 SECONDS WEST, A DISTANCE OF 65.00 FEET ON THE CENTERLINE OF 83RD AVENUE AS GRANTED IN DOCUMENT NO. 99-1040462, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING ON A 2,900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 50 DEGREES 43 MINUTES 29 SECONDS WEST;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 32 SECONDS, A DISTANCE OF 107.59 FEET;

THENCE NORTH 52 DEGREES 51 MINUTES 02 SECONDS EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 65.00 FEET;

THENCE NORTH 07 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 42.71 FEET;

THENCE NORTH 51 DEGREES 47 MINUTES 16 SECONDS EAST, A DISTANCE OF 437.59 FEET TO THE BEGINNING OF A TANGENT CURVE OF 815.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 47 MINUTES 42 SECONDS, A DISTANCE OF 267.35 FEET;

THENCE SOUTH 12 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 103.42 FEET;

THENCE SOUTH 19 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 106.75 FEET; THENCE SOUTH 12 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 575.26 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 03 SECONDS WEST, A DISTANCE OF 694.40 FEET TO A POINT ON A 1,035.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 12 DEGREES 23 MINUTES 44 SECONDS EAST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 48 SECONDS, A DISTANCE OF 19.81 FEET;

THENCE SOUTH 76 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 204.78 FEET;

THENCE NORTH 58 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 42.71 FEET;

THENCE SOUTH 75 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON SAID CENTERLINE OF 83RD AVENUE, BEING ON A 2,900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 75 DEGREES 26 MINUTES 42 SECONDS WEST;

THENCE SOUTHERLY, ALONG SAID CENTERLINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 32 SECONDS, A DISTANCE OF 107.59 FEET;

THENCE NORTH 77 MINUTES 34 MINUTES 14 SECONDS EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 65.00 FEET;

THENCE NORTH 31 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 42.71 FEET;

THENCE NORTH 76 DEGREES 30 MINUTES 28 SECONDS EAST, A DISTANCE OF 204.78 FEET TO THE BEGINNING OF A TANGENT CURVE OF 985.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 29 MINUTES 36 SECONDS, A DISTANCE OF 214.78 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 531.24 FEET;

THENCE SOUTH 45 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 42.43 FEEL;

THENCE NORTH 89 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 00 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 50.32 FEET;

**LEGAL DESCRIPTION
(CONTINUED)**

THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST, A DISTANCE OF 813.36 FEET TO A POINT ON A 3,485.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 86 DEGREES 58 MINUTES 43 SECONDS WEST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 35 SECONDS, A DISTANCE OF 491.24 FEET;

THENCE SOUTH 11 DEGREES 05 MINUTES 52 SECONDS WEST, A DISTANCE OF 442.79 FEET TO THE BEGINNING OF A TANGENT CURVE OF 2,215.80 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 21 SECONDS, A DISTANCE OF 976.72 FEET;

THENCE SOUTH 14 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 82.56 FEET TO THE BEGINNING OF A TANGENT CURVE OF 2,085.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 16 MINUTES 23 SECONDS, A DISTANCE OF 519.39 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 125.33 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 610.95 FEET;

THENCE NORTH 15 DEGREES 44 MINUTES 35 SECONDS WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 319.84 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 94.31 FEET;

THENCE NORTH 30 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 96.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 350.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES 07 SECONDS, A DISTANCE OF 287.32 FEET;

THENCE NORTH 77 DEGREES 04 MINUTES 39 SECONDS WEST, A DISTANCE OF 1,049.32 FEET TO A POINT ON SAID CENTERLINE OF 83RD AVENUE, BEING ON A 2,900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 71 DEGREES 08 MINUTES 35 SECONDS WEST;

THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 30 MINUTES 16 SECONDS, A DISTANCE OF 987.21 FEET;

THENCE SOUTH 38 DEGREES 21 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 25.59 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 917.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 273.809 ACRES MORE OR LESS.

ADJOINER TABLE

APN	OWNER	DEED NUMBER	MCR#	SUBDIVISION
201-06-085A	PEORIA CITY OF	20378090		
201-06-141	WITT KAREN JAY	190538264	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-142	FORQUER SHAWN M/ANGELA C	130539353	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-143	POWELL JUDITH	160747927	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-144	BARTKO MARY ELIZABETH/RIORDAN DANIEL PATRICK	210012518	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-145	KATZKE MATHEW B/MARGARET S	200612676	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-177	ESLINGER BRIAN	211054198	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-178	MURRAY TIMOTHY/JOSEPHINE	40713422	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-179	ALEXANDER X CIOLEK IRREVOCABLE TRUST	90177189	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-180	CURTIS V BURTON LIVING TRUST	190573506	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-181	CLIFTON GREGORY S/TARA L	180394006	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-182	JUSTUS PAUL D/MARJORIE MARIE	180210448	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-210	WESTWING MOUNTAIN HOMEOWNERS ASSOCIATION	60405349	569-06	WESTWING MOUNTAIN PARCEL 1A
201-06-216	WESTWING MOUNTAIN HOMEOWNERS ASSOCIATION	60405349	569-06	WESTWING MOUNTAIN PARCEL 1A
201-30-141	MICHAEL J AND KAREN W STEWART LIVING TRUST	190706033	740-34	WESTWING MOUNTAIN PARCEL 2
201-30-144	ESTATES AT WEST WING MOUNTAIN HOMEOWNERS ASSO	100802506	740-34	WESTWING MOUNTAIN PARCEL 2

LEGEND

APN	ASSESSOR PARCEL NUMBER		JUNCTION BOX
ASLD	ARIZONA STATE LAND DEPARTMENT		POLE STREET LIGHT
BC	BACK OF CURB		BOLLARD
B.C.F.	BRASS CAP FLUSH		ELECTRIC CABINET
B/W	BACK OF WALK		TRANSFORMER
C.O.P.	CITY OF PEORIA		TELEPHONE JUNCTION BOX
DOC. NO.	DOCUMENT NUMBER		TELEPHONE PEDESTAL
ESMT	EASEMENT		MANHOLE SANITARY SEWER
EP	EDGE OF PAVEMENT		MANHOLE WATER
FW	FACE OF WALK		FIRE HYDRANT
HW	HEADWALL		WATER VALVE
N.T.S.	NOT TO SCALE		WATER METER
PL	PROPERTY LINE		GAS VALVE
R/W	RIGHT-OF-WAY		PROPERTY LINE
SW	SIDEWALK		UNDERGROUND WATER LINE
TYP.	TYPICAL		UNDERGROUND SEWER LINE
	CALCULATED POSITION - NOTHING FOUND, NOTHING SET		UNDERGROUND ELECTRICAL LINE
	FOUND BRASS CAP FLUSH		UNDERGROUND GAS LINE
	FOUND ALUMINUM CAP		UNDERGROUND TELEPHONE LINE
	FOUND REBAR		FLOOD ZONE BOUNDARY
	FOUND CHISELED "X"		ARROYO
	CATCH BASIN		GUARDRAIL
	DRYWELL		CMU WALL
	MANHOLE STORM DRAIN		SCHEDULE B ITEM NUMBER
	MANHOLE (GENERIC)		

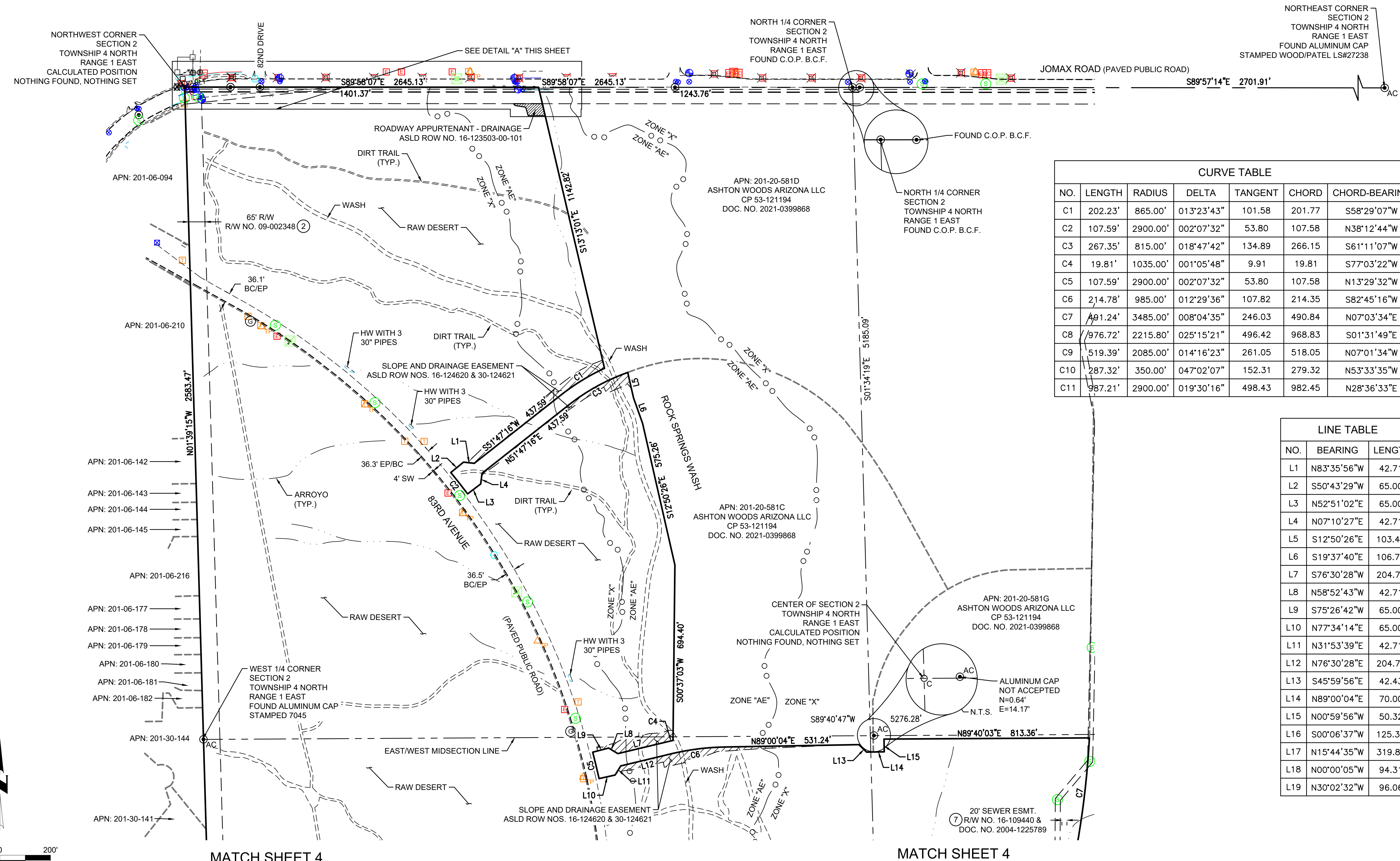
NO.	CLIENT COMMENTS	REVISION	DATE
1	CLIENT COMMENTS		12/22/2023
2	CLIENT COMMENTS		02/20/2024
3	ADDRESS ASLD COMMENTS		05/28/2024

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
ALORAVITA SOUTH
 PEORIA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 EXPIRES 5/28/24

03 SHEET OF 04
 CVL Contact: B. HAIR
 CVL Project #: 1-01-02322-01
 © 2021 Coe & Van Loo Consultants, Inc.
 All rights reserved for reproduction in any format

Coe & Van Loo Consultants, Inc.

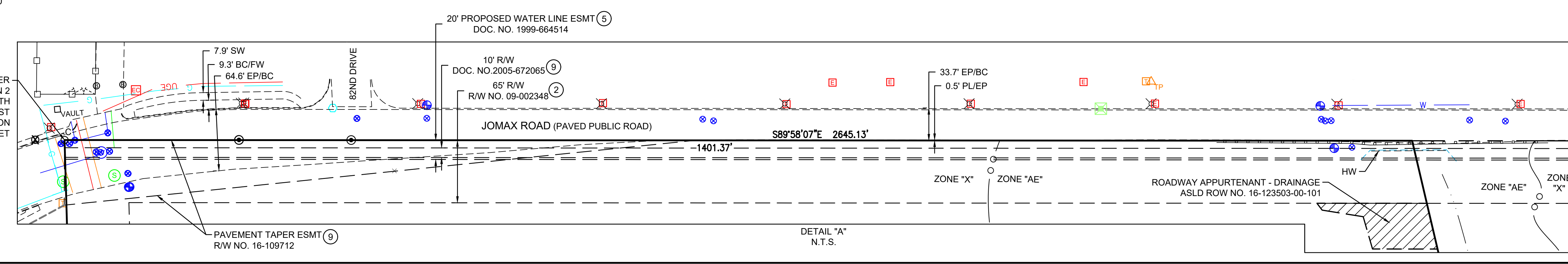


CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	202.23'	865.00'	013°23'43"	101.58	201.77	S58°29'07"W
C2	107.59'	2900.00'	002°07'32"	53.80	107.58	N38°12'44"W
C3	267.35'	815.00'	018°47'42"	134.89	266.15	S61°11'07"W
C4	19.81'	1035.00'	001°05'48"	9.91	19.81	S77°03'22"W
C5	107.59'	2900.00'	002°07'32"	53.80	107.58	N13°29'32"W
C6	214.78'	985.00'	012°29'36"	107.82	214.35	S82°45'16"W
C7	491.24'	3485.00'	008°04'35"	246.03	490.84	N07°03'34"E
C8	976.72'	2215.80'	025°15'21"	496.42	968.83	S01°31'49"E
C9	519.39'	2085.00'	014°16'23"	261.05	518.05	N07°01'34"W
C10	287.32'	350.00'	047°02'07"	152.31	279.32	N53°33'35"W
C11	987.21'	2900.00'	019°30'16"	498.43	982.45	N28°36'33"E

LINE TABLE

NO.	BEARING	LENGTH
L1	N83°35'56"W	42.71'
L2	S50°43'29"W	65.00'
L3	N52°51'02"E	65.00'
L4	N07°10'27"E	42.71'
L5	S12°50'26"E	103.42'
L6	S19°37'40"E	106.75'
L7	S76°30'28"W	204.78'
L8	N58°52'43"W	42.71'
L9	S75°26'42"W	65.00'
L10	N77°34'14"E	65.00'
L11	N31°53'39"E	42.71'
L12	N76°30'28"E	204.78'
L13	S45°59'56"E	42.43'
L14	N89°00'04"E	70.00'
L15	N00°59'56"W	50.32'
L16	S00°06'37"W	125.33'
L17	N15°44'35"W	319.84'
L18	N00°00'05"W	94.31'
L19	N30°02'32"W	96.06'



Printed By: Braith Print Date: May 28, 2024. Filename: N:\0102322\01\CADD\ALTA_Sheet\ALTA.dwg

NO.	REVISION	DATE
1	CLIENT COMMENTS	12/22/2023
2	CLIENT COMMENTS	02/20/2024
3	ADDRESS ASLD COMMENTS	05/28/2024

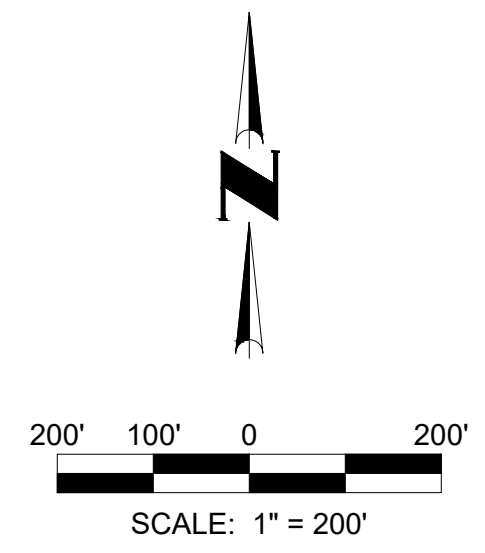
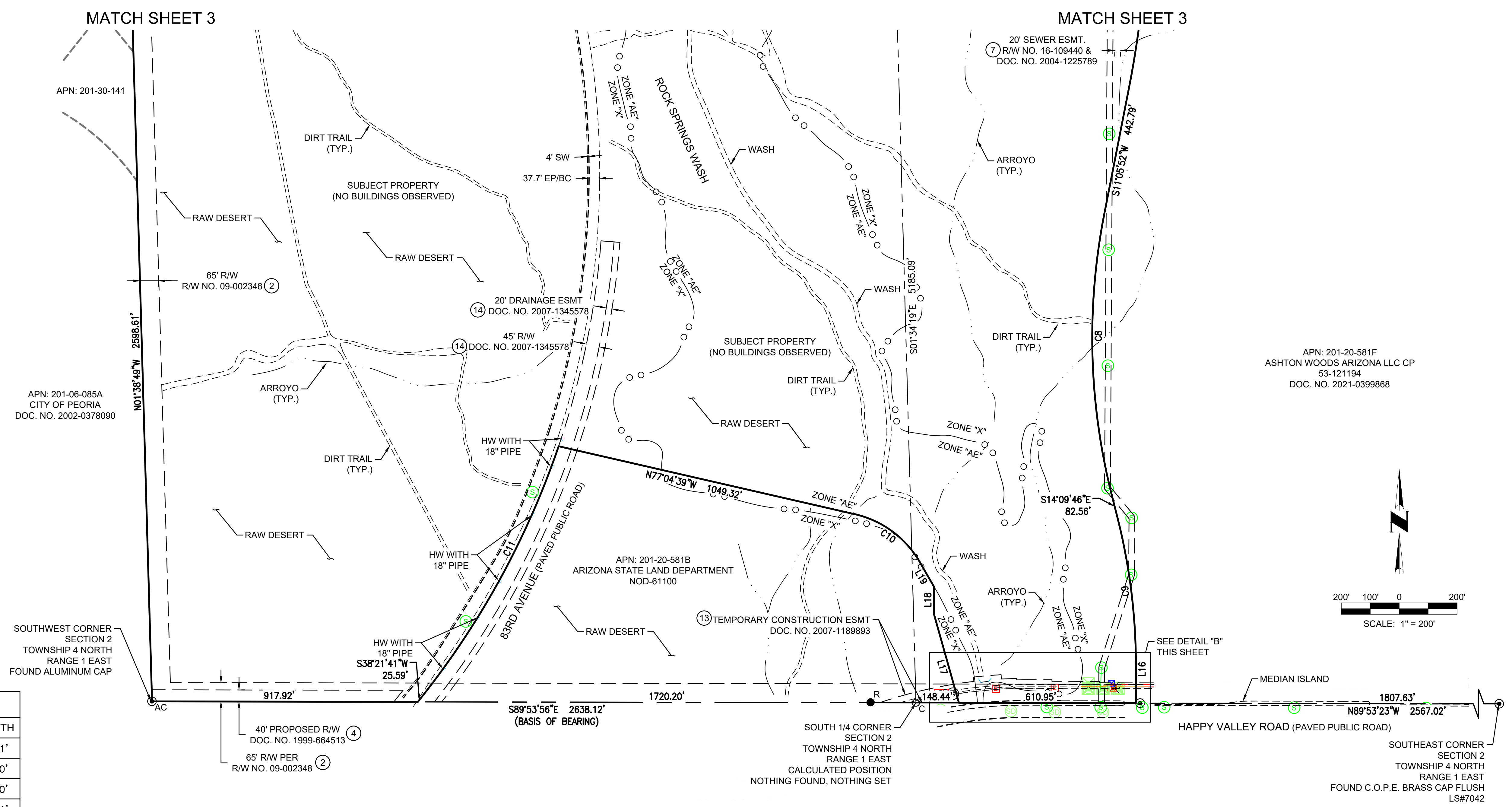
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
ALORAVITA SOUTH
 PEORIA, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 EXPIRES 12/31/2024

04 SHEET OF 04

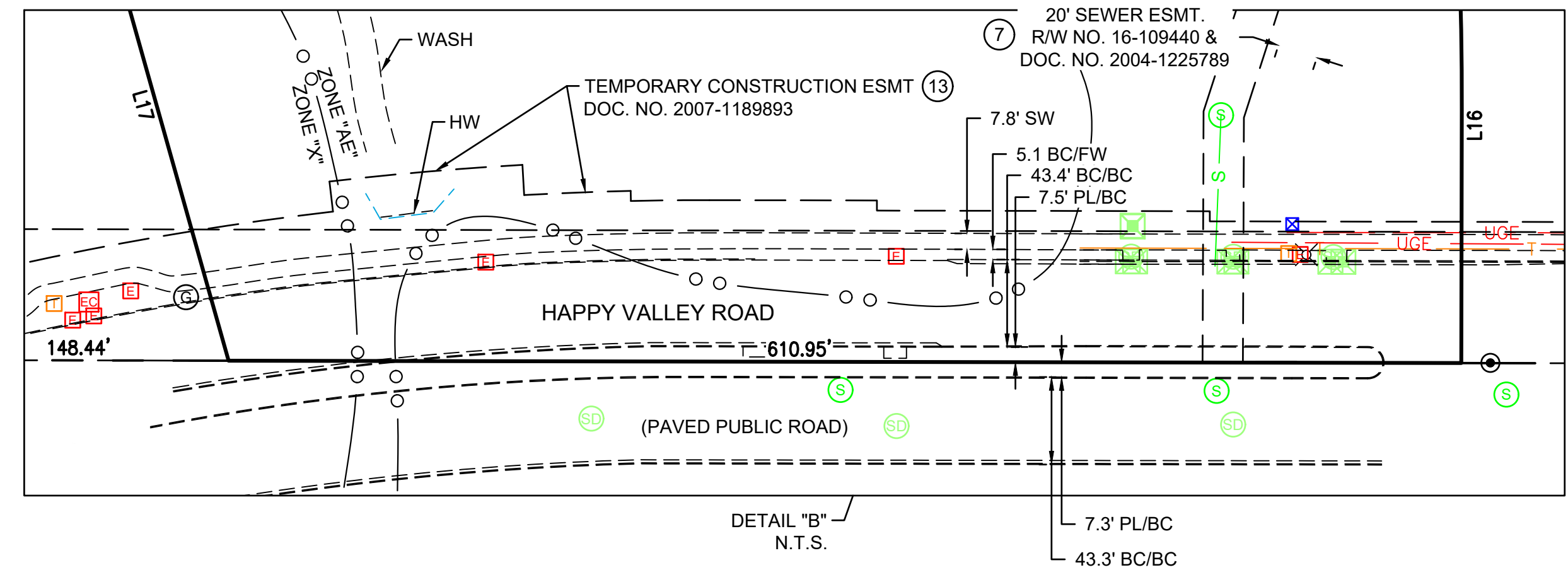
CVL Contact: B. HAIR
 CVL Project #: 1-01-02322-01

© 2021 Coe & Van Loo Consultants, Inc.
 All rights reserved for reproduction in any format



NO.	BEARING	LENGTH
L1	N83°35'56"W	42.71'
L2	S50°43'29"W	65.00'
L3	N52°51'02"E	65.00'
L4	N07°10'27"E	42.71'
L5	S12°50'26"E	103.42'
L6	S19°37'40"E	106.75'
L7	S76°30'28"W	204.78'
L8	N58°52'43"W	42.71'
L9	S75°26'42"W	65.00'
L10	N77°34'14"E	65.00'
L11	N31°53'39"E	42.71'
L12	N76°30'28"E	204.78'
L13	S45°59'56"E	42.43'
L14	N89°00'04"E	70.00'
L15	N00°59'56"W	50.32'
L16	S00°06'37"W	125.33'
L17	N15°44'35"W	319.84'
L18	N00°00'05"W	94.31'
L19	N30°02'32"W	96.06'

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	202.23'	865.00'	013°23'43"	101.58	201.77	S58°29'07"W
C2	107.59'	2900.00'	002°07'32"	53.80	107.58	N38°12'44"W
C3	267.35'	815.00'	018°47'42"	134.89	266.15	S61°11'07"W
C4	19.81'	1035.00'	001°05'48"	9.91	19.81	S77°03'22"W
C5	107.59'	2900.00'	002°07'32"	53.80	107.58	N13°29'32"W
C6	214.78'	985.00'	012°29'36"	107.82	214.35	S82°45'16"W
C7	491.24'	3485.00'	008°04'35"	246.03	490.84	N07°03'34"E
C8	976.72'	2215.80'	025°15'21"	496.42	968.83	S01°31'49"E
C9	519.39'	2085.00'	014°16'23"	261.05	518.05	N07°01'34"W
C10	287.32'	350.00'	047°02'07"	152.31	279.32	N53°33'35"W
C11	987.21'	2900.00'	019°30'16"	498.43	982.45	N28°36'33"E



Printed By: BradH Print Date: May 28, 2024. Filename: N:\0102322\01\CADD\ALTA_Sheet\VS.ALTA.dwg