

APPROVED
By chomuth at 8:44 am, Jan 16, 2024

ALTA/NSPS LAND TITLE SURVEY
ARIZONA STATE LAND DEPARTMENT & ARTHUR JEFFS
143.40 ACRES IN SECTION 36, TOWNSHIP 42 NORTH, RANGE 7 WEST, G&SRM.
MOHAVE COUNTY ARIZONA

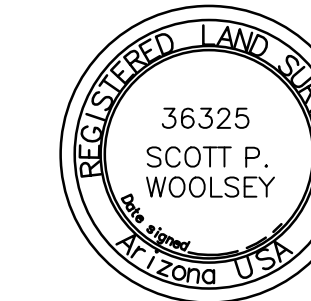
NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS CERTIFICATION OF THE SUBJECT PROPERTY.
2. THIS SURVEY AND LEGAL DESCRIPTION ARE BASED UPON A COMMITMENT FOR TITLE INSURANCE POLICY ISSUED BY PIONEER TITLE AGENCY INC. FILE #90803395, DATED DECEMBER 23, 2021.
3. ALL UTILITIES SHOWN ARE FROM FIELD LOCATIONS, AND RECORD DRAWINGS. NO CERTIFICATION IS BEING MADE FOR ANY UTILITIES NOT SHOWN.
4. THE TAX ID NUMBER FOR THE SUBJECT PROPERTY IS: 404-45-002.

SURVEYOR'S CERTIFICATE

TO: ARIZONA STATE LAND DEPARTMENT AND ARTHUR JEFFS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY OF THE PREMISES SPECIFICALLY DESCRIBED IN FILE #90803395, DATED DECEMBER 23, 2021 BY PIONEER TITLE AGENCY INC. THE DATA ON THE MAP IS BASED ON A SURVEY MADE ON JANUARY 15, 2024, BY ME OR DIRECTLY UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN FEBRUARY 2021, AND INCLUDES ITEMS 1-2, 4, 8, AND 11a OF OPTIONAL TABLE "A" THEREOF AND PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY AS DEFINED THEREIN AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTIONS PRESENTED IN THE ABOVE REFERENCED TITLE COMMITMENT, AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAY, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.



DATE

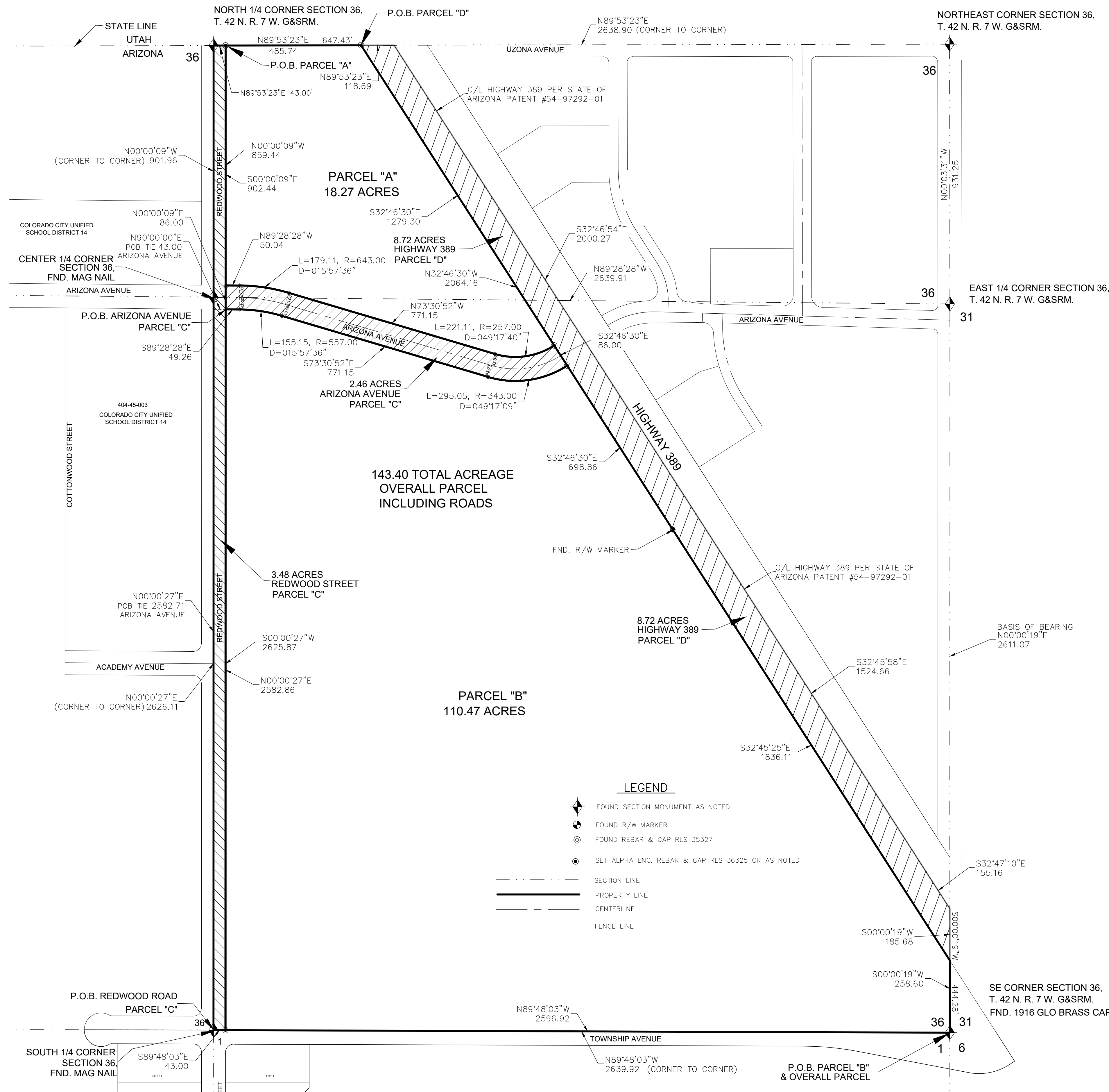
SCOTT P. WOOLSEY
R.L.S. No. 36325

SCHEDULE B EXCEPTIONS

EXCEPTION 1 IS A GENERAL EXCEPTION AND IS NOT PLOTTABLE.
EXCEPTION 2 IS A PERPETUAL RIGHT OF WAY DOCUMENT BUT COULD NOT BE FOUND ON THE RECORDERS OFFICE DOCUMENTS.

BASIS OF BEARING

BASIS OF BEARING IS: NORTH 00°00'19" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 7 WEST, G&SRM.



LEGAL DESCRIPTIONS

OVERALL PARCEL

Beginning at the Southeast Corner of Section 36, Township 42 North, Range 7 West, Gila & Salt River Meridian; Thence North 89°48'03" West, along the Section line, a distance of 2,639.92 feet, to the South 1/4 Corner of said Section 36; Thence North 00°00'27" East, along the Center Section line, a distance of 2,626.11 feet, to the Center 1/4 Corner of said Section 36; Thence North 00°00'09" West, along the Center Section line, a distance of 901.96 feet, to a point on the North line of said Section 36, and the North boundary line of the Arizona State line; Thence North 89°53'23" East, along said line, a distance of 647.43 feet, to a point on the centerline of Highway 389, per State of Arizona Patent #54-97292-01; Thence South 32°46'54" East, along said centerline, a distance of 2,000.27 feet; Thence South 32°45'58" East, along said centerline, a distance of 1,524.66 feet; Thence South 32°47'10" East, along said centerline a distance of 155.16 feet, to a point on the East line of said Section 36; Thence South 00°00'19" West, along said line, a distance of 444.28 feet to the Point of Beginning.

Containing: 143.40 acres, more or less.

PARCEL "A"

Commencing at the North 1/4 Corner of Section 36, Township 42 North, Range 7 West, Gila & Salt River Meridian; Thence North 89°53'23" East along the Section line, and State line, a distance of 43.00 feet to the Point of Beginning; Thence North 89°53'23" East, along said line, a distance of 485.74 feet, to a point on the Westerly right of way line of Highway 389; Thence South 32°46'30" East, along said right of way line, a distance of 1,279.30 feet to a point on the northerly right of way line of Arizona Avenue, said point being a point on a non-tangent curve to the right, of which the radius point lies North 32°48'32" West, a radial distance of 257.00 feet; thence Westerly along the arc of said curve, and said right of way line, through a central angle of 49°17'40", a distance of 221.11 feet; Thence North 73°30'52" West, along said right of way line, a distance of 771.15 feet to the beginning of a curve to the left having a radius of 643.00 feet and a central angle of 15°57'36"; thence Westerly along the arc of said curve and said right of way line, a distance of 179.11 feet; Thence North 89°28'28" West, along said right of way line, a distance of 50.04 feet, to a point on the Easterly right of way line of Redwood Street; Thence North 00°00'09" West, along said right of way line, a distance of 859.44 feet to the Point of Beginning.

Containing: 18.27 acres, more or less.

PARCEL "B"

Beginning at the Southeast Corner of Section 36, Township 42 North, Range 7 West, Gila & Salt River Meridian; Thence North 89°48'03" West, along the Section line, a distance of 2,596.92 feet, to a point on the Easterly right of way line of Redwood Street; Thence North 00°00'27" East, along said right of way line, a distance of 2,582.86 feet, to a point on the Southerly right of way line of Arizona Avenue; Thence South 89°28'28" East, along said right of way line, a distance of 49.26 feet to the beginning of a curve to the right having a radius of 557.00 feet and a central angle of 15°57'36"; thence Easterly along the arc of said curve and said right of way line, a distance of 155.15 feet; Thence South 73°30'52" East, along said right of way line, a distance of 771.15 feet to the beginning of a curve to the left having a radius of 343.00 feet and a central angle of 49°17'09"; thence Easterly along the arc of said curve and said right of way line, a distance of 295.05 feet, to a point on the Westerly right of way line of Highway 389; Thence South 32°46'30" East, along said right of way line, a distance of 698.86 feet, to an existing right of way marker; Thence South 32°45'25" East, along said right of way line, a distance of 1,836.11 feet, to a point on the East line of said Section 36; Thence South 00°00'19" West, along said line, a distance of 258.60 feet to the Point of Beginning.

Containing: 110.47 acres, more or less.

PARCEL "C" (REDWOOD STREET)

Beginning at the South 1/4 Corner of Section 36, Township 42 North, Range 7 West, Gila & Salt River Meridian; Thence North 00°00'27" East, along the Center Section line, a distance of 2,626.11 feet, to the Center 1/4 Corner of said Section 36; Thence North 00°00'09" West, along the Center Section line, a distance of 901.96 feet, to a point on the north line of said Section 36 and the Utah Arizona State line; Thence North 89°53'23" East, along said line, a distance of 43.00 feet; Thence South 00°00'09" East, a distance of 902.44 feet; Thence South 00°00'27" West, a distance of 2625.87 feet, to a point on the South line of said Section 36; Thence North 89°48'03" West, along said line, a distance of 43.00 feet to the Point of Beginning.

Containing: 3.48 acres, more or less.

PARCEL "C" (ARIZONA AVENUE)

Commencing at the South 1/4 Corner of Section 36, Township 42 North, Range 7 West, Gila & Salt River Meridian; Thence North 00°00'27" East, along the Center Section line, a distance of 2,582.71 feet; Thence North 90°00'00" East, a distance of 43.00 feet, to the Point of beginning; Thence North 00°00'09" East, a distance of 86.00 feet; Thence South 89°28'28" East, a distance of 50.04 feet to the beginning of a curve to the right having a radius of 643.00 feet and a central angle of 15°57'36"; thence Easterly along the arc of said curve a distance of 179.11 feet; Thence South 73°30'52" East, a distance of 771.15 feet to the beginning of a curve to the left having a radius of 257.00 feet and a central angle of 49°17'40"; thence Easterly along the arc of said curve a distance of 221.11 feet, to a point on the Westerly right of way line of Highway 389; Thence South 32°46'30" East, along said line, a distance of 86.00 feet to the beginning of a non-tangent curve to the right, of which the radius point lies North 32°48'01" West, a radial distance of 343.00 feet; thence Westerly along the arc of said curve, through a central angle of 49°17'09", a distance of 295.05 feet; Thence North 73°30'52" West, a distance of 771.15 feet to the beginning of a curve to the left having a radius of 557.00 feet and a central angle of 15°57'36"; thence Westerly along the arc of said curve a distance of 155.15 feet; Thence North 89°28'28" West, a distance of 49.26 feet to the Point of Beginning.

Containing: 2.46 acres, more or less.

PARCEL "D" (HIGHWAY 389)

Commencing at the North 1/4 Corner of Section 36, Township 42 North, Range 7 West, Gila & Salt River Meridian; Thence North 89°53'23" East along the Section line, and State line, a distance of 647.43 feet to the Point of Beginning; Thence North 89°53'23" East, along said line, a distance of 118.69 feet, to a point on the centerline of Highway 389, per the State of Arizona Patent #54-972-01; Thence South 32°46'54" East, along said centerline, a distance of 2,000.27 feet; Thence South 32°45'58" East, a distance of 1,524.66 feet; Thence South 32°47'10" East, along said centerline a distance of 155.16 feet, to a point on the East line of said Section 36; Thence South 00°00'19" West, along said line a distance of 185.68 feet, to the West Right of way line of Highway 389; Thence North 32°45'25" West, along said line a distance of 1836.11 feet, to an existing right of way marker; Thence North 32°46'30" West, along said right of way line, a distance of 2064.16 feet, to the Point of Beginning.

Containing: 8.72 acres, more or less.

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

ALPHA ENGINEERING
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T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

ALTA/NSPS LAND TITLE SURVEY
ASLD & ARTHUR JEFFS
COLORADO CITY, ARIZONA

TITLE	1729-01
PROJECT #	SPW
DATE	JANUARY 15, 2024
SCALE	AS NOTED
SHEET	1
FILE	1729-01 ALTA SURVEY-REVISED

P:\1729-01 Arthur Jeffs 143 Acres ALTA Survey\Drawings\Survey Drawings\1729-01_SVY-REVISOR.dwg, ALTA SURVEY, 1/15/2024 05:31 AM, smundy