

# MINOR LAND DIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTIONS:

### LEGAL DESCRIPTION FOR LOT A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 2636.67 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 165 FEET;  
 THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264 FEET;  
 THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 165 FEET;  
 THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION FOR LOT B:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 2636.67 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 165 FEET;  
 THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264 FEET;  
 THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 165 FEET;  
 THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION FOR LOT C:

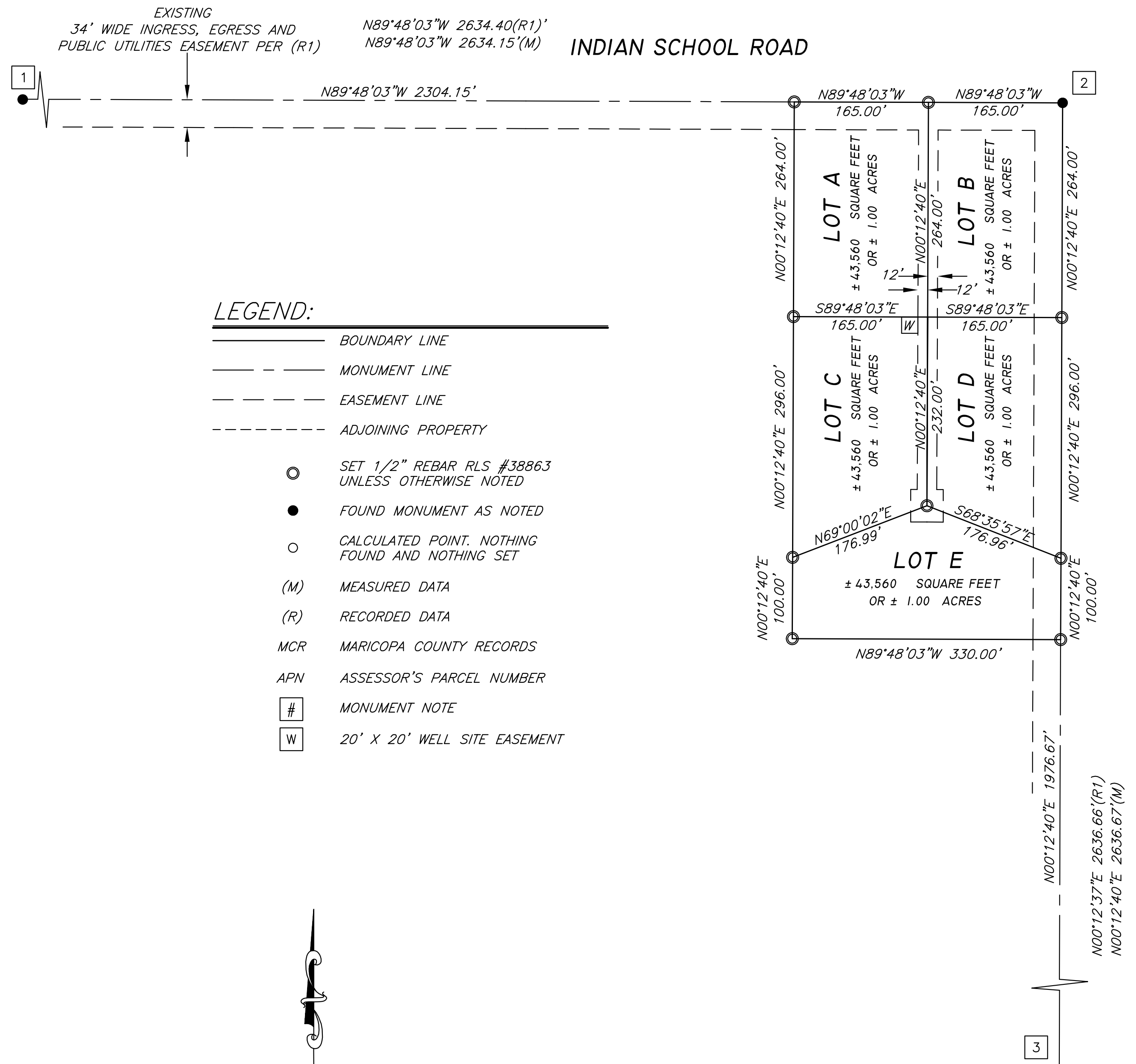
COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 2636.67 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 330 FEET;  
 THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 296 FEET  
 THENCE NORTH 69 DEGREES 00 MINUTES 02 SECONDS EAST, A DISTANCE OF 176.99 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION FOR LOT D:

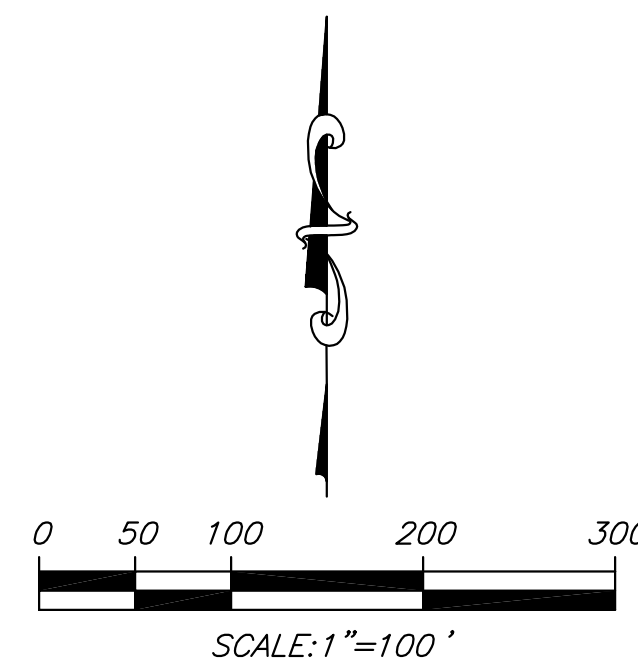
COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 2636.67 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 165 FEET;  
 THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 232 FEET  
 THENCE SOUTH 68 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 176.96 FEET;  
 THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 296 FEET  
 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION FOR LOT E:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 2636.67 FEET;  
 THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 330 FEET;  
 THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 560 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 100 FEET;  
 THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 330 FEET;  
 THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 100 FEET;  
 THENCE NORTH 69 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 176.96 FEET  
 THENCE SOUTH 69 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 176.99 FEET TO THE POINT OF BEGINNING.



- LEGEND:**
- BOUNDARY LINE
  - - - MONUMENT LINE
  - - - EASEMENT LINE
  - - - ADJOINING PROPERTY
  - SET 1/2" REBAR RLS #38863 UNLESS OTHERWISE NOTED
  - FOUND MONUMENT AS NOTED
  - CALCULATED POINT, NOTHING FOUND AND NOTHING SET
  - (M) MEASURED DATA
  - (R) RECORDED DATA
  - MCR MARICOPA COUNTY RECORDS
  - APN ASSESSOR'S PARCEL NUMBER
  - # MONUMENT NOTE
  - W 20' X 20' WELL SITE EASEMENT



## RECORD OWNER:

JJ TONOPAH INVESTMENTS, LLC

## REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) RECORD OF SURVEY, BOOK 357, PAGE 14, M.C.R.
- (R2) GENERAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 20160511090, RECORDS OF MARICOPA COUNTY, ARIZONA
- (R3) WARRANTY DEED RECORDED AS DOCUMENT NUMBER 20051725916, RECORDS OF MARICOPA COUNTY, ARIZONA

## BASIS OF BEARING:

N89°48'03"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, T2N, R5W, AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO CALLED OUT IN THE RESULTS OF SURVEY (R1).

## MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND G.L.O. BRASS CAP, NORTH QUARTER CORNER OF SECTION 28, T2N, R5W.
- 2 FOUND G.L.O. BRASS CAP, NORTHEAST CORNER OF SECTION 28, T2N, R5W.
- 3 FOUND G.L.O. BRASS CAP, EAST QUARTER CORNER OF SECTION 28, T2N, R5W.

## SURVEYOR'S NOTES:

- 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN HEREON
- 3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT OF DATE.

## SURVEYOR'S STATEMENT:

I, JOEL A. EMERT, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

<p>EMERT LAND SURVEYING, LLC</p> <p>TEL (602) 717-9216</p>	<p>EXPIRES 3-31-2024</p>	SHEET NO.
		I OF I
DRAWN BY: J.A.E. CHECKED BY: C.T.W.	JOB # 22035 DATE 7-13-22	