

LAND DIVISION SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RECORD OWNER:

APN 506-35-658
HARSHIT LAND LLC
1803 W CANARY WY
CHANDLER AZ 85286

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

(R1) WARRANTY DEED RECORDED AS DOCUMENT NO. 2021-0644782, M.C.R.

BASIS OF BEARING:

S89°59'27"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, T2N, R7W.

MONUMENT NOTES:

ALL MONUMENTS SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND BRASS CAP IN HAND HOLE, 411TH & BETHANY HOME ROAD, NORTHWEST CORNER SECTION 13.
- 2 FOUND G.L.O. BRASS CAP, 407TH & BETHANY HOME ROAD, NORTH 1/4 CORNER SECTION 13.
- 3 FOUND G.L.O. BRASS CAP, 403RD & MISSOURI AVENUE, EAST 1/4 CORNER SECTION 13.
- 4 FOUND 1/2 INCH REBAR, NO CAP OR TAG, ADDED PLASTIC CAP RLS 38863, SOUTH 1/4 CORNER SECTION 13.
- 5 FOUND BRASS CAP IN HAND HOLE, 411TH & MISSOURI AVENUE, WEST 1/4 CORNER SECTION 13.
- 6 FOUND REBAR WITH CAP R.L.S. #31020, 407TH & MISSOURI AVENUE, CENTER OF SECTION 13.
- 7 FOUND 1/2 INCH REBAR AT NORTHWEST CORNER OF PARENT PARCEL, WITH PLASTIC CAP RLS 12600.
- 8 SET 1/2 INCH REBAR WITH CAP RLS 38863 AT SOUTHEAST CORNER OF PARENT PARCEL, ALSO FOUND 1/2 INCH REBAR NO CAP OR TAG, S 39' W AT 0.63 FEET, NOT ACCEPTED.
- 9 FOUND 1/2 INCH REBAR AT SOUTHWEST CORNER OF PARENT PARCEL, ADDED PLASTIC CAP RLS 38863.

SURVEYOR'S NOTES:

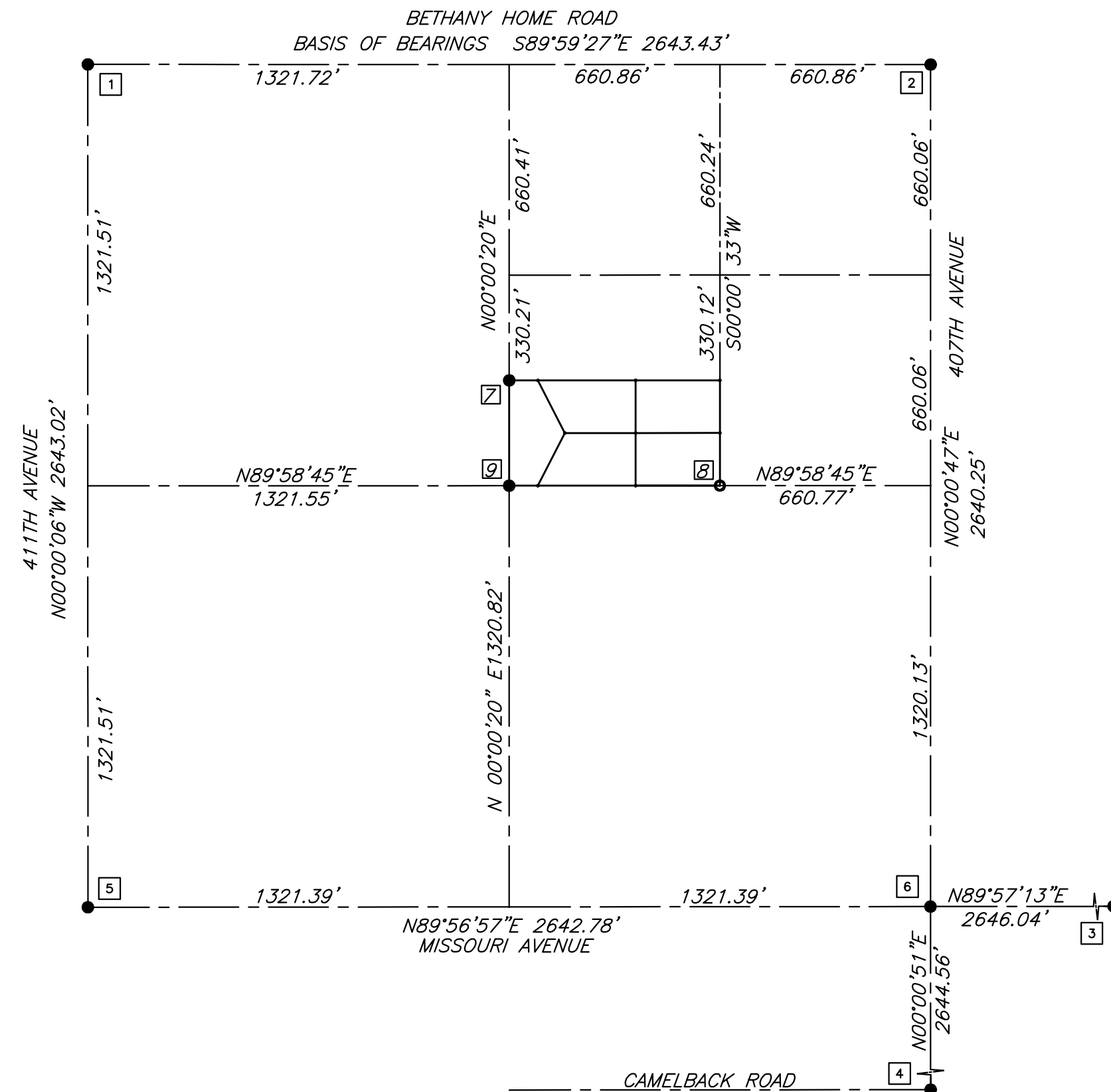
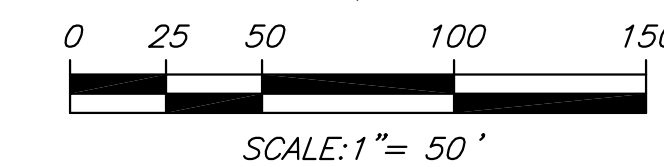
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.
3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.

SURVEYOR'S STATEMENT:

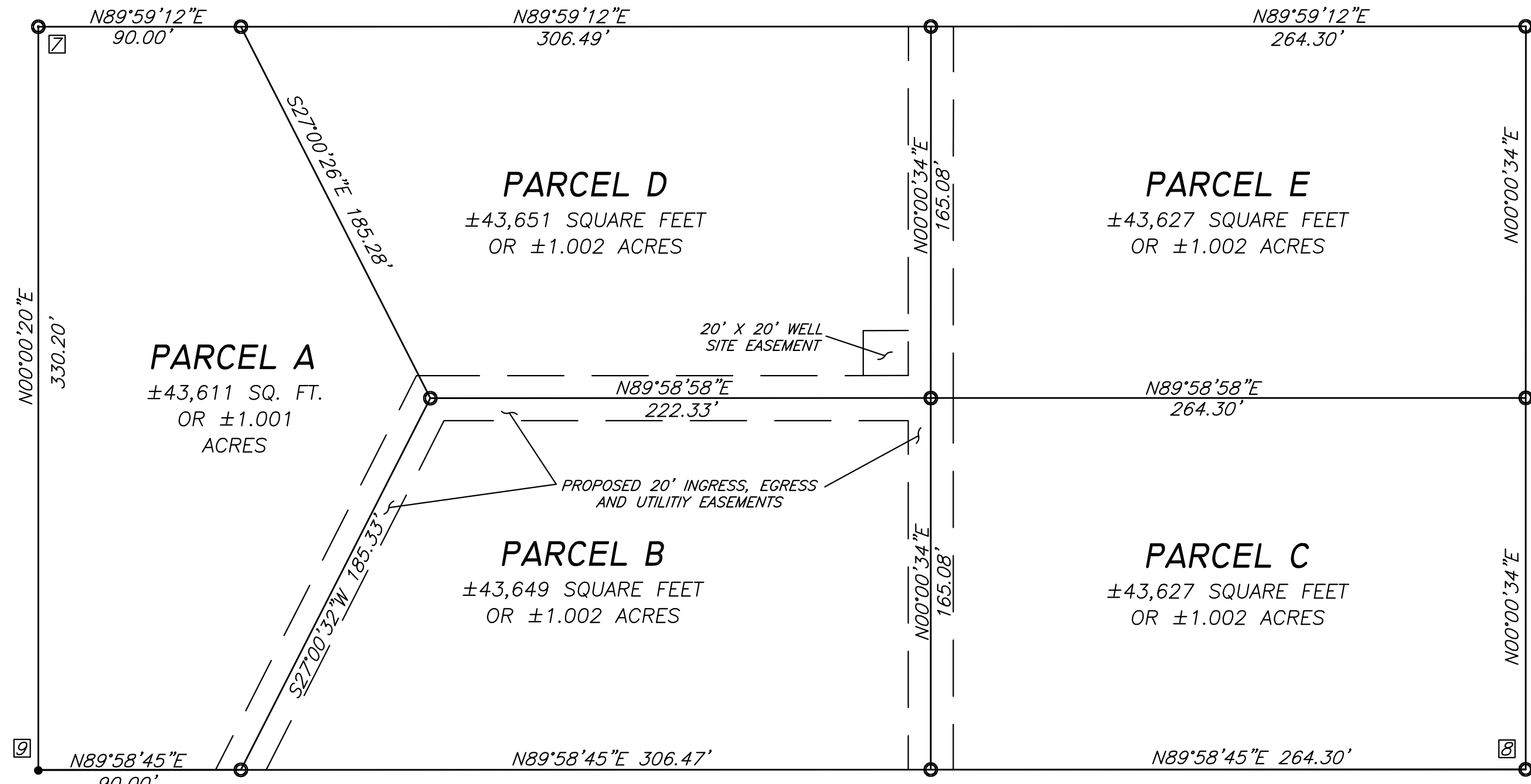
I, JOEL A. EMERT, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

LEGEND:

- BOUNDARY LINE
- - - - - MONUMENT LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- 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
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE



SECTION BREAKDOWN/VICINITY MAP
SCALE: 1 INCH = 400 FEET



LOT DETAIL
SCALE: 1 INCH = 50 FEET

LEGAL DESCRIPTIONS:

PARENT PARCEL PER WARRANTY DEED NUMBER 2021-0644782, RECORDS OF MARICOPA COUNTY, ARIZONA:

PARCEL 1: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT ALL URANIUM, THORIUM AND ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME ACCORDING TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 Stat. 755).

PARCEL 2: A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY TO BE USED IN COMMON WITH OTHERS FOR ROAD AND UTILITY PURPOSES OVER THE SOUTHERLY 40 FEET OF THE NORTH HALF OF SAID SECTION 13, AND OVER THE WESTERLY 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 13, AS SET FORTH IN DOCKET 11412, PAGE 125.

PARCEL A: COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 990.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 90.00 FEET; THENCE SOUTH 27 DEGREES 00 MINUTES 26 SECONDS EAST A DISTANCE OF 185.28 FEET; THENCE SOUTH 27 DEGREES 00 MINUTES 32 SECONDS WEST A DISTANCE OF 185.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 90.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 20 SECONDS EAST A DISTANCE OF 330.20 FEET TO THE POINT OF BEGINNING.

PARCEL B: COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 1320.82 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 185.33 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 222.33 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 34 SECONDS WEST A DISTANCE OF 165.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 306.47 FEET TO THE POINT OF BEGINNING.

PARCEL C: COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 1320.82 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 396.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 165.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 264.30 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 34 SECONDS WEST A DISTANCE OF 165.06 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 264.30 FEET TO THE POINT OF BEGINNING.

PARCEL D: COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 990.62 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES 00 MINUTES 26 SECONDS EAST A DISTANCE OF 185.28 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 222.33 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 165.08 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 306.49 FEET TO THE POINT OF BEGINNING.

PARCEL E: COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 990.62 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 396.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00 MINUTES 34 SECONDS WEST A DISTANCE OF 165.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 264.30 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 165.06 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 264.30 FEET TO THE POINT OF BEGINNING.

INGRESS/EGRESS AND UTILITIES EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 1320.82 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 78.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 196.56 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 218.46 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 155.06 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 34 SECONDS WEST A DISTANCE OF 330.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 155.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS WEST A DISTANCE OF 206.20 FEET; THENCE SOUTH 27 DEGREES 00 MINUTES 32 SECONDS WEST A DISTANCE OF 174.11 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 22.45 FEET TO THE POINT OF BEGINNING;

WELL SITE EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A BRASS CAP IN A HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING MARKED WITH A G.L.O. BRASS CAP, BEARS SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 2643.43 FEET; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 1321.72 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 1320.82 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 78.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 196.56 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 198.46 FEET; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 34 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

<p>EMERT LAND SURVEYING</p> <p>TEL (602)717-9216</p>		SHEET NO.
		I OF I
<p>EXPIRES 3-31-2024</p>	<p>DRAWN BY: J.A.E.</p>	<p>CHECKED BY: C.T.W.</p>
<p>JOB # 102-E-106</p>	<p>DATE: 9-24-21</p>	