

LAND DIVISION SURVEY

A PORTION OF THE NORTH HALF OF SECTION 15 AND THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 6 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTIONS:

LOT 1:
COMMENCING AT THE NORTHWEST CORNER OF PARCEL 49, ACCORDING TO THE RECORD OF LAND SURVEY, COYOTE RIDGE, RECORDED IN BOOK 444 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 49 A DISTANCE OF 882.62 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 11 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 148.13 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST A DISTANCE OF 318.27 FEET;
THENCE NORTH 0 DEGREES 04 MINUTES 44 SECONDS EAST A DISTANCE OF 145.00 FEET TO THE NORTH LINE OF SAID PARCEL 49;
THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 49 A DISTANCE OF 438.31 FEET TO THE POINT OF BEGINNING.

LOT 2:
COMMENCING AT THE NORTHWEST CORNER OF PARCEL 49, ACCORDING TO THE RECORD OF LAND SURVEY, COYOTE RIDGE, RECORDED IN BOOK 444 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 49 A DISTANCE OF 882.62 FEET;
THENCE SOUTH 11 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 298.31 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 11 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 526.61 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST A DISTANCE OF 605.26 FEET;
THENCE NORTH 0 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 275.13 FEET;
THENCE NORTH 0 DEGREES 04 MINUTES 44 SECONDS EAST A DISTANCE OF 240.32 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS WEST A DISTANCE OF 498.64 FEET TO THE POINT OF BEGINNING.

LOT 3:
COMMENCING AT THE NORTHWEST CORNER OF PARCEL 49, ACCORDING TO THE RECORD OF LAND SURVEY, COYOTE RIDGE, RECORDED IN BOOK 444 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 49 A DISTANCE OF 882.62 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 44 SECONDS WEST A DISTANCE OF 306.39 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 49;
THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 49, A DISTANCE OF 307.37 FEET;
THENCE NORTH 0 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 299.97 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS WEST A DISTANCE OF 245.26 FEET TO THE POINT OF BEGINNING.

LOT 4:
COMMENCING AT THE NORTHWEST CORNER OF PARCEL 49, ACCORDING TO THE RECORD OF LAND SURVEY, COYOTE RIDGE, RECORDED IN BOOK 444 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 49 A DISTANCE OF 882.62 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 44 SECONDS WEST A DISTANCE OF 824.92 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST A DISTANCE OF 245.26 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 299.97 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 49;
THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 49, A DISTANCE OF 180.00 FEET;
THENCE NORTH 0 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 300.00 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS WEST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

LOT 5:
COMMENCING AT THE NORTHWEST CORNER OF PARCEL 49, ACCORDING TO THE RECORD OF LAND SURVEY, COYOTE RIDGE, RECORDED IN BOOK 444 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 49 A DISTANCE OF 882.62 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST A DISTANCE OF 425.26 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 300.01 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 49;
THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 49, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 49;
THENCE NORTH 0 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 300.06 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS WEST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

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

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.

SURVEYOR'S NOTES:

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

BASIS OF BEARING:

N89°56'20"E ALONG THE NORTH LINE LINE OF PARCEL 49 PER (R1)

RECORD OWNER:

APN 506-39-091E
HELENIUM LANDZ LLC
1803 W. CANARY WAY
CHANDLER, ARIZONA 85286

REFERENCE DATA:

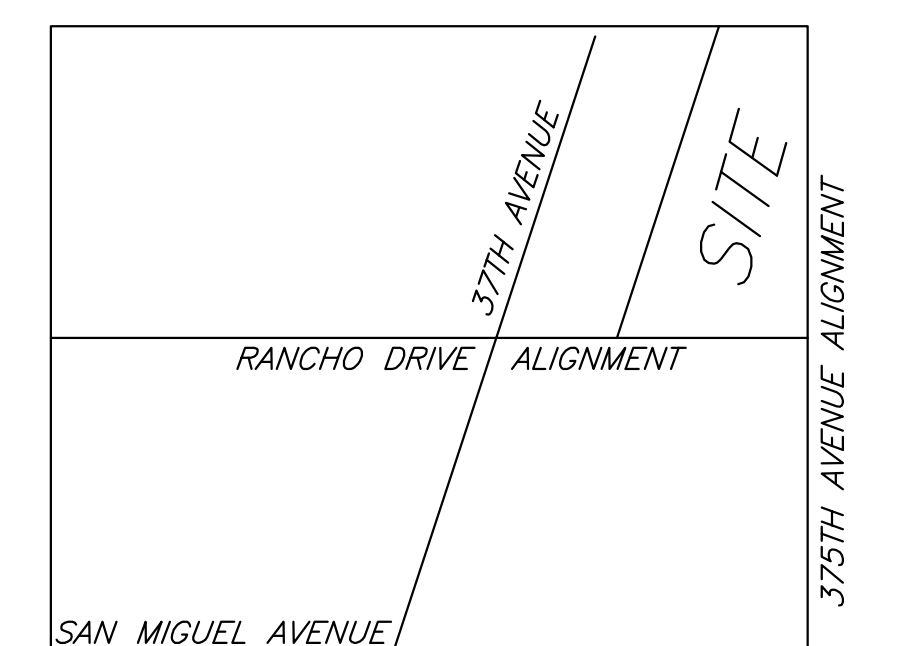
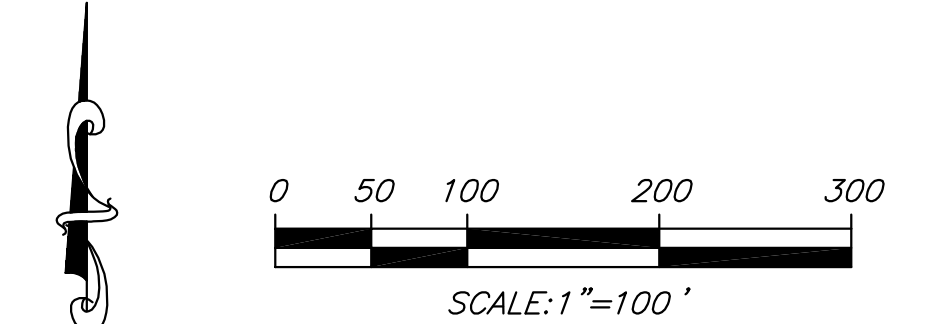
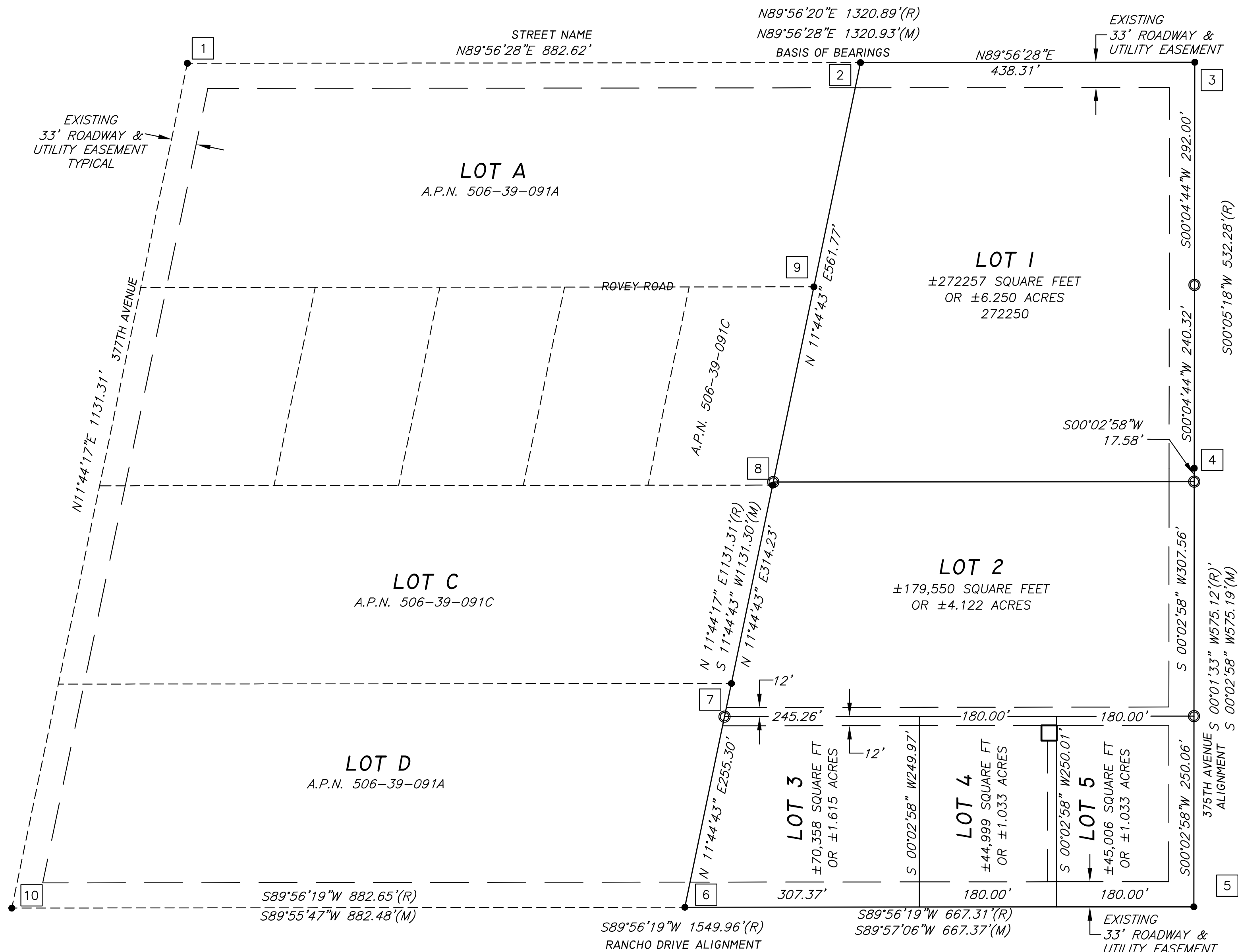
THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- RECORD OF LAND SURVEY, COYOTE RIDGE, BOOK 444, PAGE 4, M.C.R.
- LAND DIVISION SURVEY, BOOK 835, PAGE 2, M.C.R.
- DEED RECORDED AS DOCUMENT NO. 2021-0384136, M.C.R.

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

- FOUND 1/2 INCH REBAR NORTHWEST CORNER OF PARCEL 49 PER (R1)
- FOUND 1/2 INCH REBAR WITH CAP RLS 50620, NORTHWEST CORNER OF LOT "E" PER (R2)
- FOUND 1/2 INCH REBAR WITH ILLEGIBLE CAP, NORTHEAST CORNER OF LOT "E" PER (R2)
- FOUND G.L.O. BRASS CAP, QUARTER CORNER OF SECTION 10 & 15. AND ANGLE POINT OF LOT "E" PER (R2)
- FOUND 1/2 INCH REBAR WITH ILLEGIBLE CAP, SOUTHEAST CORNER OF LOT "E" PER (R2)
- FOUND 1/2 INCH REBAR WITH ILLEGIBLE CAP, SOUTHWEST CORNER OF LOT "E" PER (R2)
- FOUND 1/2 INCH REBAR WITH CAP RLS 12600, SOUTHEAST CORNER OF LOT "C" PER (R2)
- FOUND 1/2 INCH REBAR WITH NO CAP OR TAG, NORTHEAST CORNER OF LOT "C" PER (R2)
- FOUND 1/2 INCH REBAR WITH NO CAP OR TAG, SOUTHEAST CORNER OF LOT "A" PER (R2)
- FOUND 1/2 INCH REBAR WITH NO CAP OR TAG, SOUTHEAST CORNER OF LOT "A" PER (R2)



<p>EMERT LAND SURVEYING TEL. (602)717-9216</p>	<p>EXPIRES 3-31-2024</p>	SHEET NO.	
		1 OF 1	
DRAWN BY: J.A.E.	CHECKED BY: C.T.W.	JOB # 21035	DATE: 8-23-21