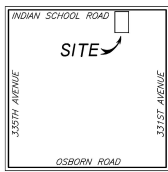


MINOR LAND DIVISION

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.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240058606 02/05/2024 04:22
BOOK 1782 PAGE 23
ELECTRONIC RECORDING
22090-1-1-1-M-
Sotoc



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTIONS:

(PARENT PARCEL PER DEED NO. 2023-048483 MOR.)

THE EAST 1019.18 FEET OF THE NORTH 660 FEET 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. EXCEPT THE EAST 660 FEET THEREOF.

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 839.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 179.59 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 179.59 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

LOT B:

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 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 179.59 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 179.59 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

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 839.59 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 70 DEGREES 35 MINUTES 10 SECONDS WEST, A DISTANCE OF 190.67 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 296.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 179.59 FEET TO THE POINT OF BEGINNING.

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 660.00 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 296.00 FEET; THENCE SOUTH 68 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 190.64 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 179.59 FEET TO THE POINT OF BEGINNING.

LOT E:

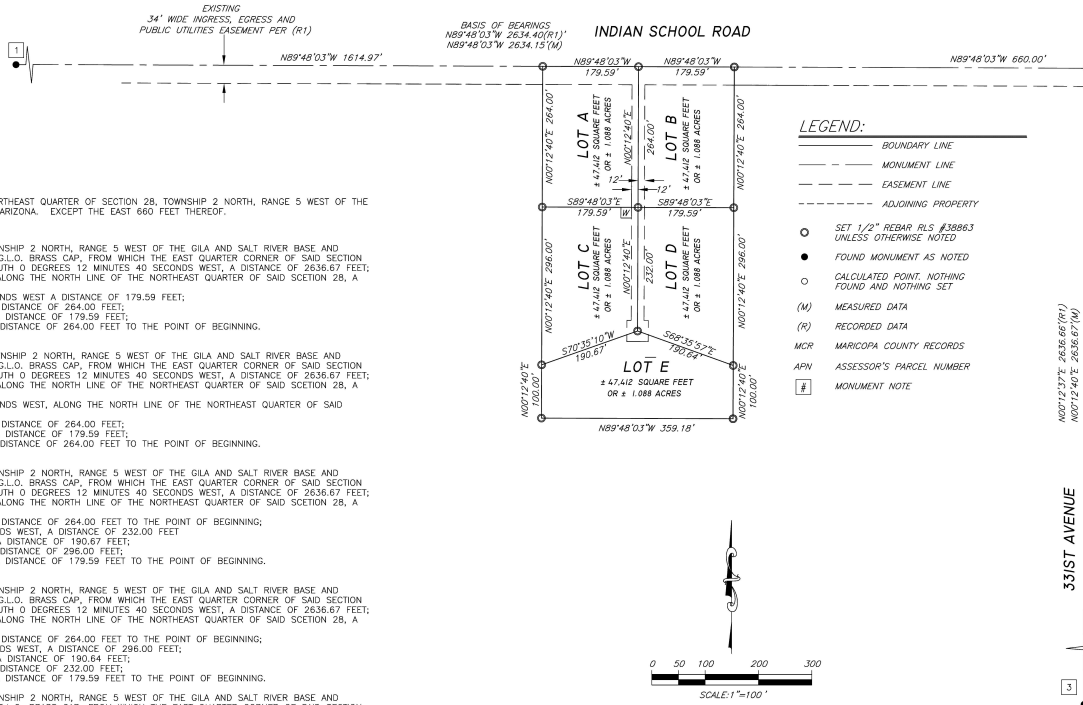
COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS SOUTH 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 660 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 100 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE NORTH 70 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 190.67 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 190.64 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR A WELL SITE:

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 851.59 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES:

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, 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 827.59 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST A DISTANCE OF 442.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 8 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 40 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, A DISTANCE OF 40 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 8 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 442 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 24 FEET TO THE POINT OF BEGINNING.



LEGEND:

- BOUNDARY LINE
- - - MONUMENT LINE
- - - - EASEMENT LINE
- - - - - ADJOINING PROPERTY
- SET 1/2" REBAR RLS #30863 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- APH ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE

RECORD OWNER:

APH 504-09-011K
DESERT VALLEY LAND2 LLC
1803 W. CANARY WAY
CHANDLER, ARIZONA 85286

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:
(R1) RECORD OF SURVEY, BOOK 357, PAGE 14, M.C.R.
(R2) WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2023048483, 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 TEL (602) 717-9216</p>		SHEET NO.
		1 OF 1
<p>EXP. DATE: 1-31-2024</p>	<p>DRAWN BY: J.A.E. CHECKED BY: C.T.K. JOB # 20905 DATE: 1-20-24</p>	