

**LEGAL DESCRIPTIONS:**

PARENT PARCEL PER WARRANTY DEED NO. 2018-0720119, MCR, A.P.N. 506-35-709 G, THE EAST HALF OF THE SOUTHWEST QUARTER OF PARCEL 27, WEST VALLEY RANCHES, PHASE 11, ACCORDING TO RECORD OF LAND SURVEY RECORDED IN BOOK 414 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A DIVISION OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**LOT 1:**  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 16, BEING MARKED BY A G.L.O. BRASS CAP, BEARS NORTH 0 DEGREES 01 MINUTES 02 SECONDS WEST A DISTANCE OF 2644.78 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, A DISTANCE 330.15 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 560.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 101.17 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, A DISTANCE 330.12 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 21 SECONDS EAST A DISTANCE OF 101.14 FEET;  
THENCE SOUTH 68 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 177.07 FEET;  
THENCE NORTH 68 DEGREES 51 MINUTES 23 SECONDS WEST A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

**LOT 2:**  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 16, BEING MARKED BY A G.L.O. BRASS CAP, BEARS NORTH 0 DEGREES 01 MINUTES 02 SECONDS WEST A DISTANCE OF 2644.78 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, A DISTANCE 330.15 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 296.00 FEET;  
THENCE SOUTH 68 DEGREES 51 MINUTES 23 SECONDS EAST A DISTANCE OF 177.00 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 16 SECONDS EAST A DISTANCE OF 232.00 FEET;  
THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST, A DISTANCE 165.07 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE WEST 10 FEET THEREOF.

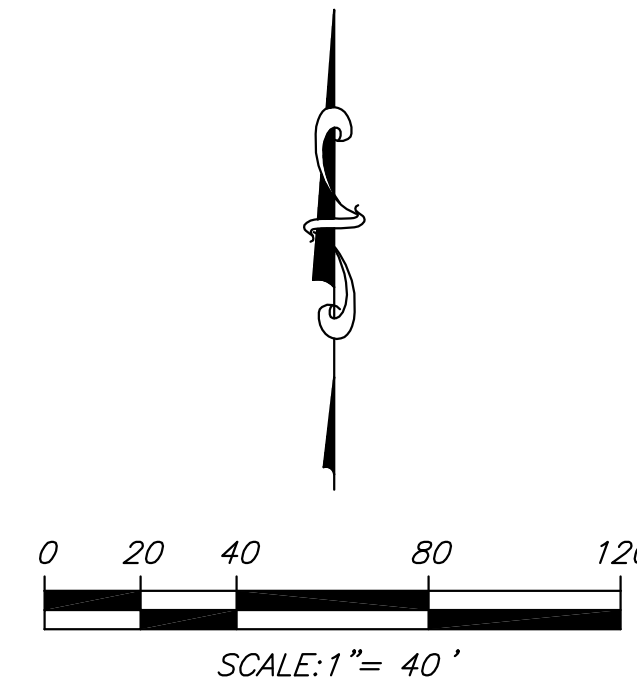
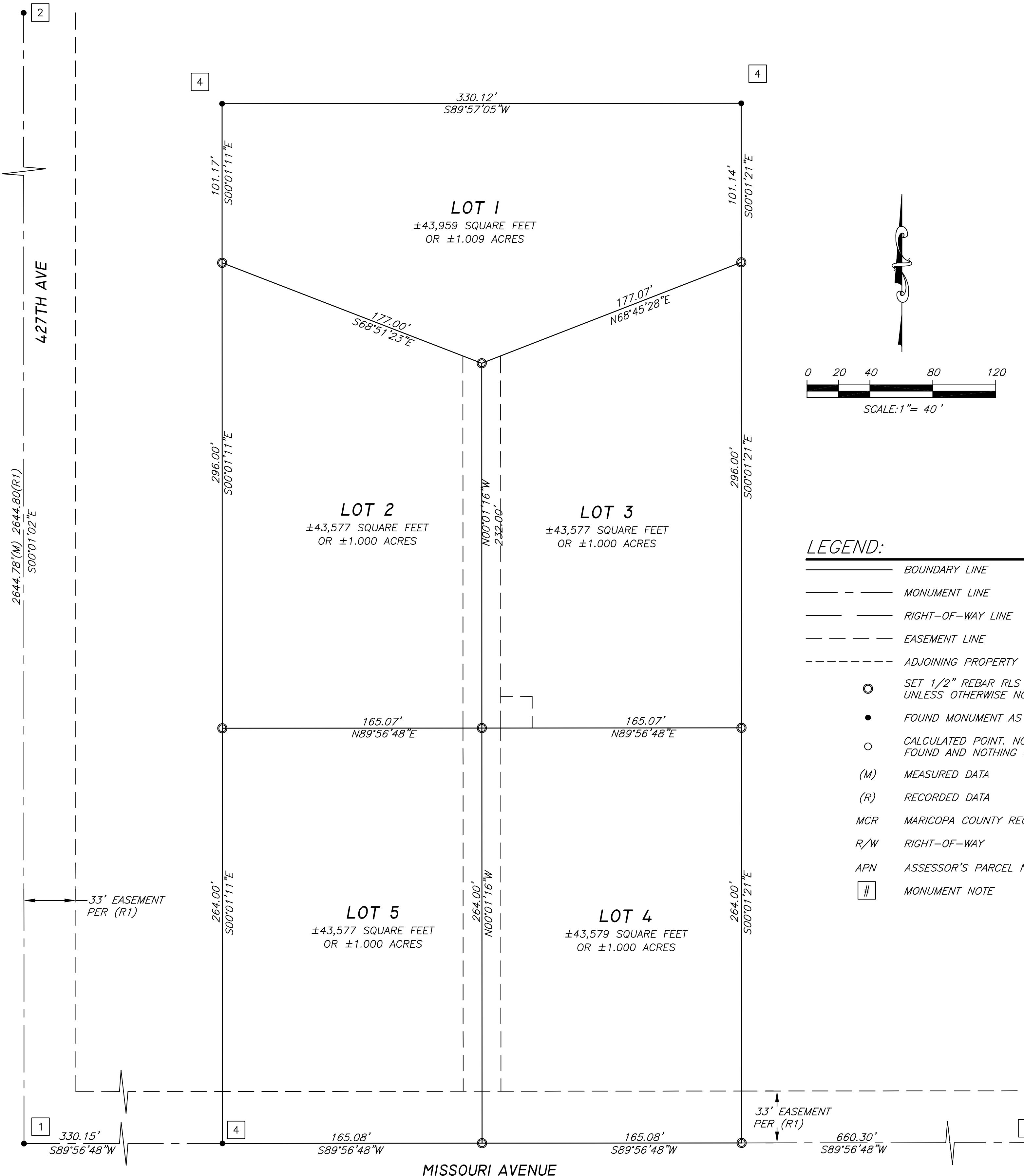
**LOT 3:**  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 16, BEING MARKED BY A G.L.O. BRASS CAP, BEARS NORTH 0 DEGREES 01 MINUTES 02 SECONDS WEST A DISTANCE OF 2644.78 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, A DISTANCE 330.15 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 264.00 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST A DISTANCE OF 165.07 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST A DISTANCE OF 165.07 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST A DISTANCE OF 232.00 FEET;  
THENCE NORTH 68 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 177.07 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 21 SECONDS EAST A DISTANCE OF 296.00 FEET;  
THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST, A DISTANCE 165.07 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE WEST 10 FEET THEREOF.

**LOT 4:**  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 16, BEING MARKED BY A G.L.O. BRASS CAP, BEARS NORTH 0 DEGREES 01 MINUTES 02 SECONDS WEST A DISTANCE OF 2644.78 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, A DISTANCE 495.23 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0 DEGREES 01 MINUTES 16 SECONDS WEST A DISTANCE OF 264.00 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST A DISTANCE OF 165.07 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 21 SECONDS EAST A DISTANCE OF 264.00 FEET;  
THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST, A DISTANCE 165.08 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE WEST 10 FEET THEREOF.

**LOT 5:**  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 16, BEING MARKED BY A G.L.O. BRASS CAP, BEARS NORTH 0 DEGREES 01 MINUTES 02 SECONDS WEST A DISTANCE OF 2644.78 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, A DISTANCE 330.15 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 264.00 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST A DISTANCE OF 165.07 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 16 SECONDS EAST A DISTANCE OF 264.00 FEET;  
THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST, A DISTANCE 165.08 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 10 FEET THEREOF.

**MINOR LAND DIVISION SURVEY**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT 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.
4. ALL MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED.

**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.

**RECORD OWNER:**

APN 506-35-709G  
PAREEN SHAW  
5303 W. ANGELA DRIVE  
PHOENIX, AZ. 85308

**REFERENCE DATA:**

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

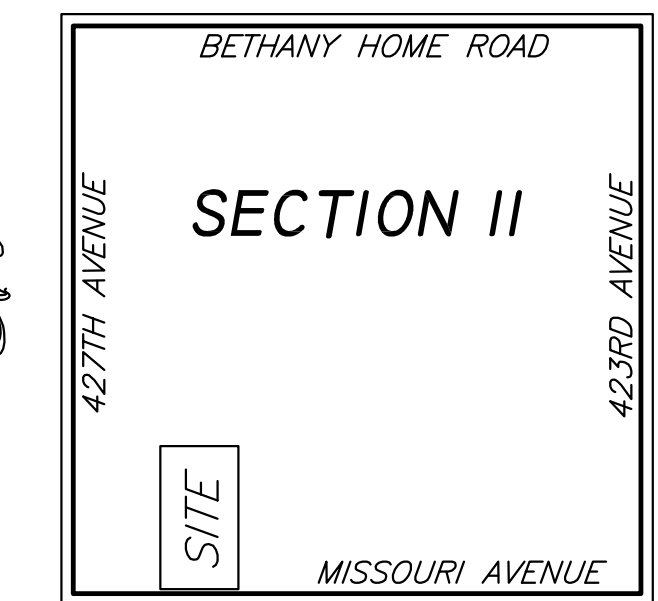
- (R1) RECORD OF LAND SURVEY WEST VALLEY RANCHES, PHASE 11 BOOK 1414, PAGE 33, MCR.
- (R2) WARRANTY DEED RECORDED IN DOCUMENT NO. 2018-0720119, MCR

**BASIS OF BEARING:**

N 0°01'02" W ALONG MARYLAND AVENUE PER (R1) AS MEASURED FROM WEST QUARTER CORNER TO SOUTHEAST BLOCK CORNER CONTAINING THE SUBJECT PROPERTY

**MONUMENT NOTES:**

- 1 FOUND G.L.O. BRASS CAP, WEST QUARTER CORNER SECTION 16, T2N, R7W.
- 2 FOUND G.L.O. BRASS CAP, NORTHWEST QUARTER CORNER SECTION 16, T2N, R7W.
- 3 FOUND REBAR WITH TAG RLS 25379.
- 4 FOUND REBAR WITH CAP RLS 26404.



**VICINITY MAP**  
NOT TO SCALE

<b>EMERT LAND SURVEYING, LLC</b> TEL (602) 717-9216 		SHEET NO.	
		1 OF 1	
EXPIRES 3-31-2024		DRAWN BY:	CHECKED BY:
		J.A.E.	C.W.
		JOB #	DATE:
		23063	12-5-23