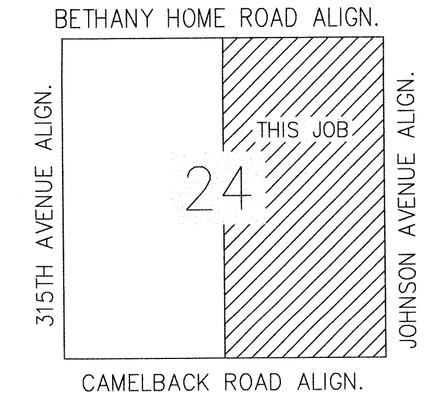
ALTA/ACSM
LAND TITLE SURVEY

A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

0 200 400 800

SCALE: 1"=400'



VICINITY MAP

LEGAL DESCRIPTON PARCEL No. 11

THE EAST HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BASIS OF BEARING

BEARINGS ARE BASED UPON STATE PLANE COORDINATE GRID, NAD 83 ARIZONA CENTRAL ZONE.

NOTES

1. THIS SURVEY WAS BASED ON A SPECIAL REPORT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-84838-4335, FIRST AMENDED, DATED MAY 25, 2004 AT 7:30 AM.
2. UTILITIES LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON ABOVE GROUND FIELD SURVEY AND VARIOUS UTILITY QUARTER-SECTION MAPS AND SHOULD BE VERIFIED BY "BLUESTAKE" AND OR POTHOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. THIS PROPERTY IS SUBJECT TO THOSE MATTERS, REFERENCED IN SCHEDULE B, OF THE ABOVE TITLE REPORT INCLUDING THOSE SHOWN ON THIS SURVEY, AND THE FOLLOWING:

A. ITEM 2. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 86-111065 OF OFFICIAL RECORDS AND THEREAFTER PARTIAL ABANDONMENT OF GRANT OF EASEMENTS RECORDED AS 2001-0675718 OF OFFICIAL RECORDS.

B. ITEM 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF RESOLUTION ADOPTING WATER AND WASTEWATER GUIDELINE" RECORDED DECEMBER 11, 1998 AS 98-1121262 OF OFFICIAL RECORDS.

D. ITEM 4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 13, 2000 AS 00-0787997 OF OFFICIAL RECORDS AND THEREAFTER ASSIGNMENT RECORDED JULY 26, 2001 AS 2001-0675715 OF OFFICIAL RECORDS.

F. ITEM 5. AN ORDINANCE OF THE TOWN OF BUCKEYE APPROVING A COMMUNITY MASTER PLAN FOR SUN VALLEY SOUTH RECORDED AS 00-0817697 OF OFFICIAL RECORDS.

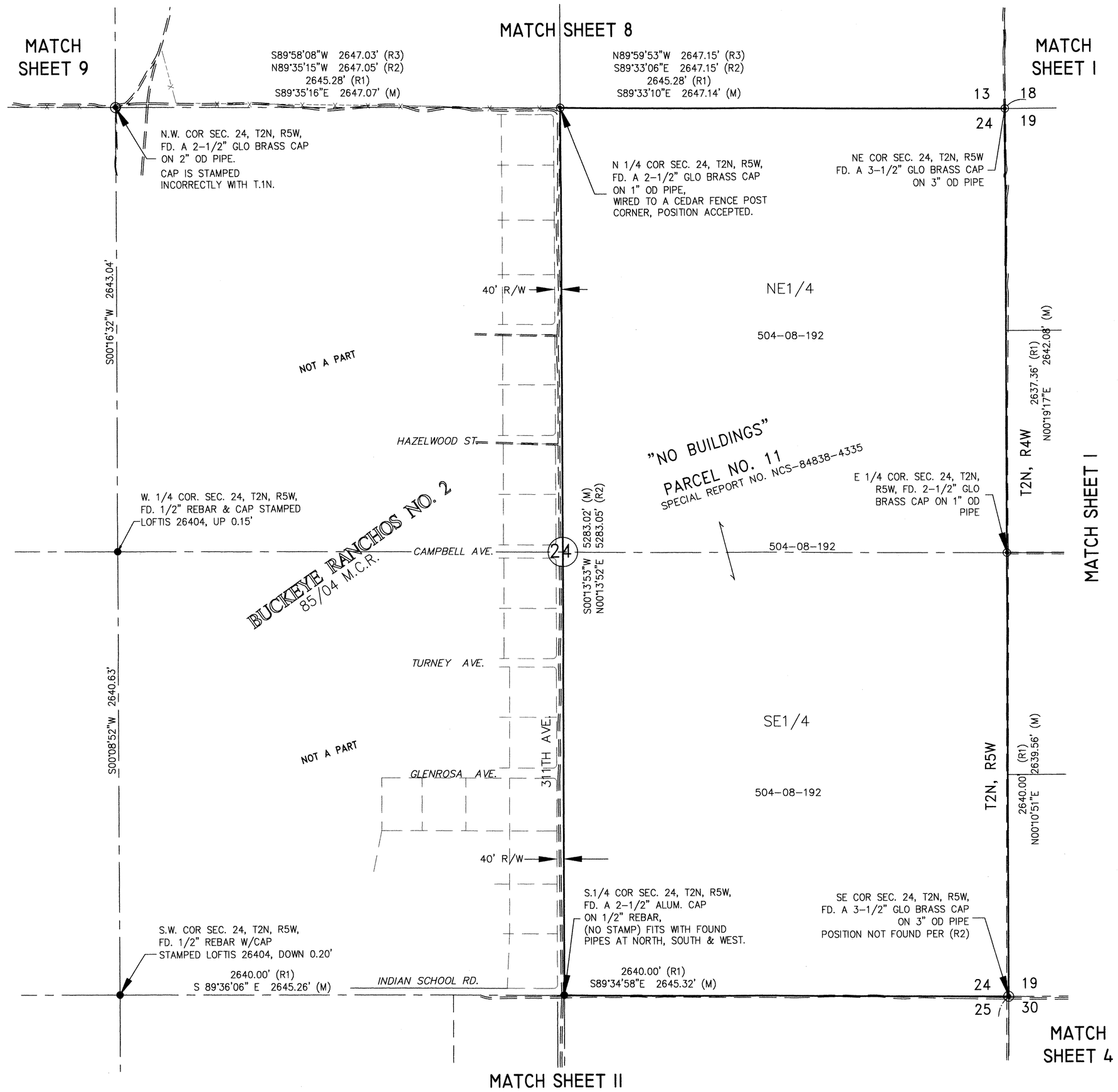
H. ITEM 6. ALL MATTERS AS SET FORTH IN ACKNOWLEDGMENT OF ADDITIONAL REQUIREMENTS WITH RESPECT TO SUN VALLEY SOUTH COMMUNITY MASTER PLAN, RECORDED AUGUST 25, 2003 AS 2003-1177934 OF OFFICIAL RECORDS.

I. ITEM 7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AS 2003-1177935 OF OFFICIAL RECORDS.

J. ITEM 8. ALL MATTERS DISCLOSED BY ORDINANCE NO. 39-03 APPROVING BOTH A DEVELOPMENT AGREEMENT AND THE COMMUNITY MASTER PLAN RECORDED AUGUST 25, 2003 AS 2003-1177936 OF OFFICIAL RECORDS AND THEREAFTER RECORDED OCTOBER 9, 2003 AS 2003-1417959 OF OFFICIAL RECORDS.

LEGEND

	INDICATES SET CORNER, SET 1/2" REBAR WITH CAP "DEA 14959", UNLESS OTHERWISE NOTED
	INDICATES FOUND BRASS CAP, AS NOTED
	INDICATES FOUND BRASS CAP IN HANDHOLE
	INDICATES FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED
(M)	MEASURED
(R1)	GLO PLAT
(R2)	BOUNDARY PREPARED BY CMX GROUP, INC. TITLED SUN VALLEY SOUTH, DATED 7-27-2000
(R3)	A.L.T.A. SURVEY PREPARED BY THOMAS L. ROPE, DATED 5-21-01
	DIRT ROAD
	EASEMENT LINE
	MONUMENT LINE
	BOUNDARY LINE
—OHE—	OVERHEAD ELECTRIC LINE
—X—	EXISTING FENCE LINE
GLO	GENERAL LAND OFFICE
504-03-15B	ASSESOR PARCEL NO. (TYP)
M.C.R.	MARICOPA COUNTY RECORDER'S OFFICE



DRAWN BY: MGMA	DATE: 06/04	REVISION / BY
CHECKED BY:		

DAVID EVANS AND ASSOCIATES, INC.
2141 East Highland Avenue, Suite 200
Phoenix Arizona 85016
Phone: 602.678.5151

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14959
THOMAS J. LUTE
Date Signed 6/15/04
ARIZONA U.S.A.

A.L.T.A. SURVEY
PARCEL No. 11
TARTESSO CFD

SCALE: 1"=400'

SECTION: 24
TWNSHP: 2N
RANGE: 5W

SHEET 10 OF 12

JOB NO.: STAR0112

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