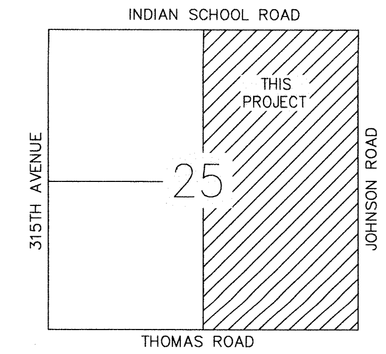
ALTA/ACSM
LAND TITLE SURVEY

A PORTION OF
SECTION 25, 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 DESCRIPTION PARCEL NO. 12

THE EAST HALF OF SECTION 25, 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 COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS84838-4335, 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 3. 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 4. 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.

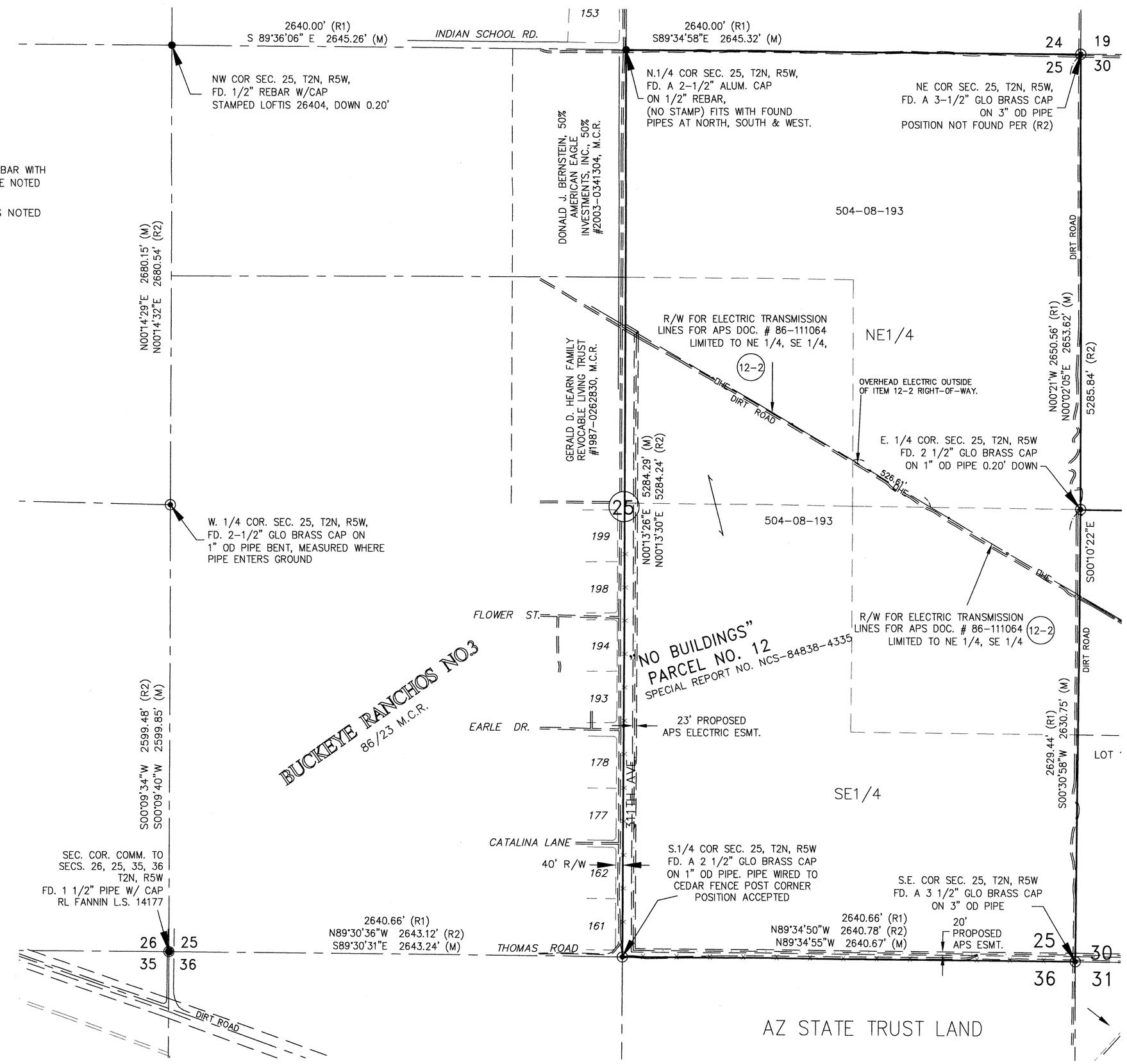
   C. ITEM 5. ALL MATTERS AS SET FORTH IN ACKNOWLEDGEMENT OF ADDITIONAL REQUIREMENTS WITH RESPECT TO SUN VALLEY SOUTH COMMUNITY MASTER PLAN, RECORDED AUGUST 25, 2003 AS 2003-1177934 OF OFFICIAL RECORDS.

   D. ITEM 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AS 2003-1177935 OF OFFICIAL RECORDS.

   E. ITEM 7. 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)	PART OF A SURVEY PREPARED BY CHRISTOPHER AULRICH R.L.S 19809 BK. 238, PG. 26 M.C.R.
	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
7-*	REFERENCE TO SCHEDULE B ITEM IN TITLE REPORT



		BY
		REVISION
		DATE

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

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.
PARCEL NO. 12
TARTESSO

SCALE: 1"=400'

SECTION: 25
TWNSHP: 2N
RANGE: 5W

SHEET 11 OF 12

JOB NO.: STAR0112

P:\STAR0000-0112\STAR0112-01\dwg\SV\CFD_ALTA\STAR0112-SVALI0.dwg mgma Jun 15, 2004 6:17:39am