

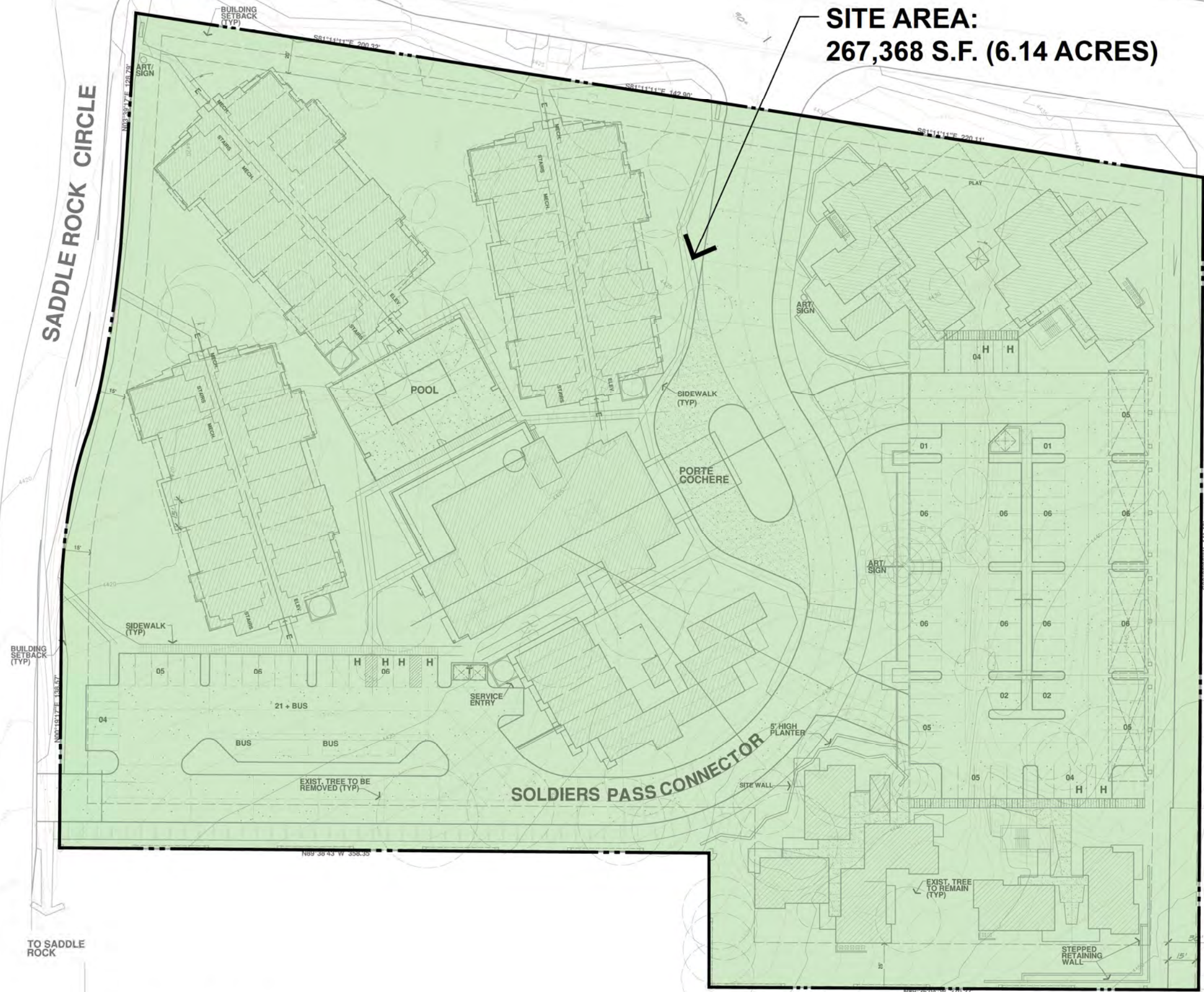
Site Area Calculations

HIGHWAY 89-A

**SITE AREA:
267,368 S.F. (6.14 ACRES)**

SADDLE ROCK CIRCLE

ELK ROAD



TO SADDLE ROCK

SITE AREA

the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

Stephen Thompson Architect. Sedona/Del Mar
Studio@StephenThompsonArchitect.com
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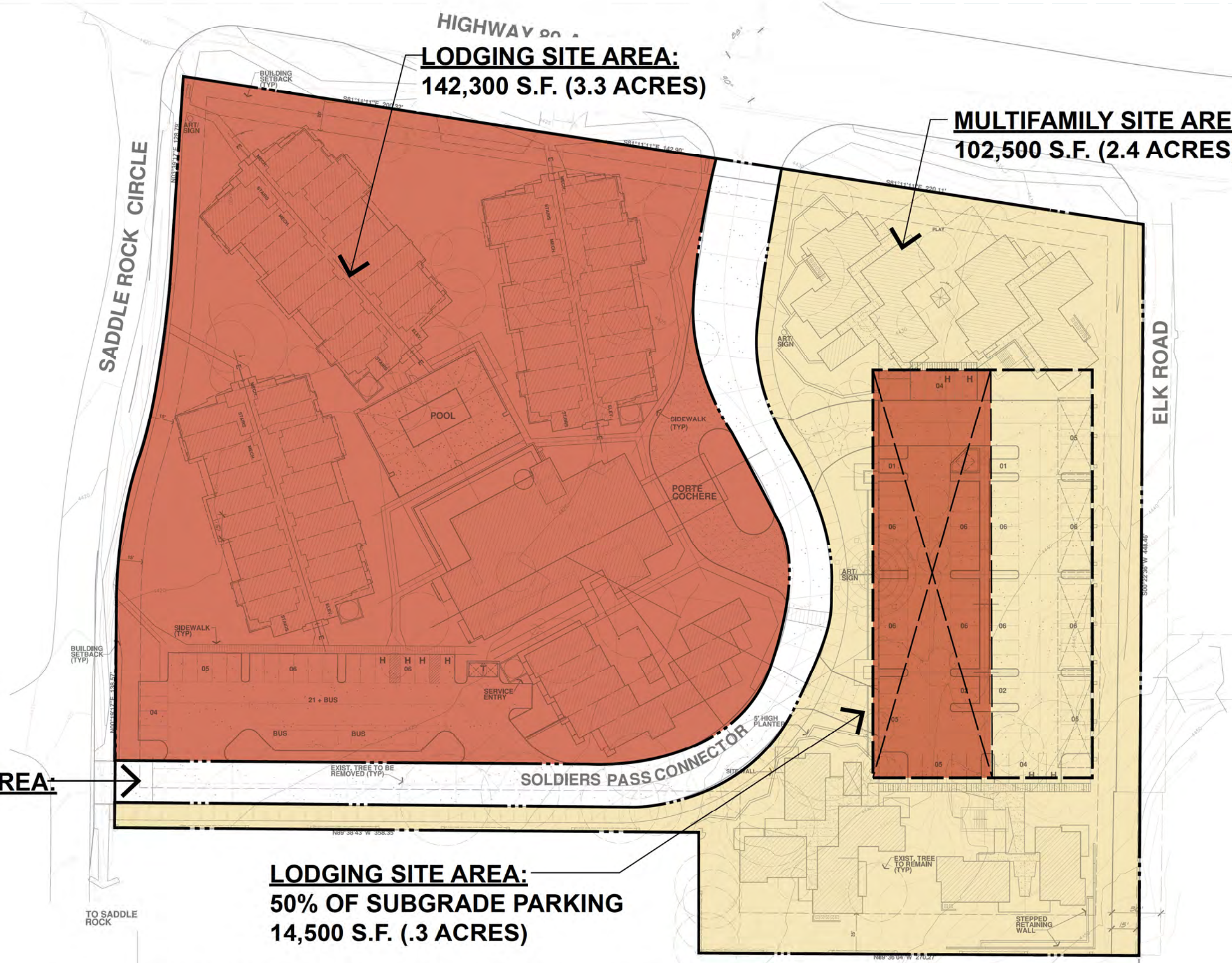
HIGHWAY 89A
**LODGING SITE AREA:
142,300 S.F. (3.3 ACRES)**

**MULTIFAMILY SITE AREA:
102,500 S.F. (2.4 ACRES)**

**CONNECTOR ROAD SITE AREA:
23,000 S.F. (.5 ACRES)**

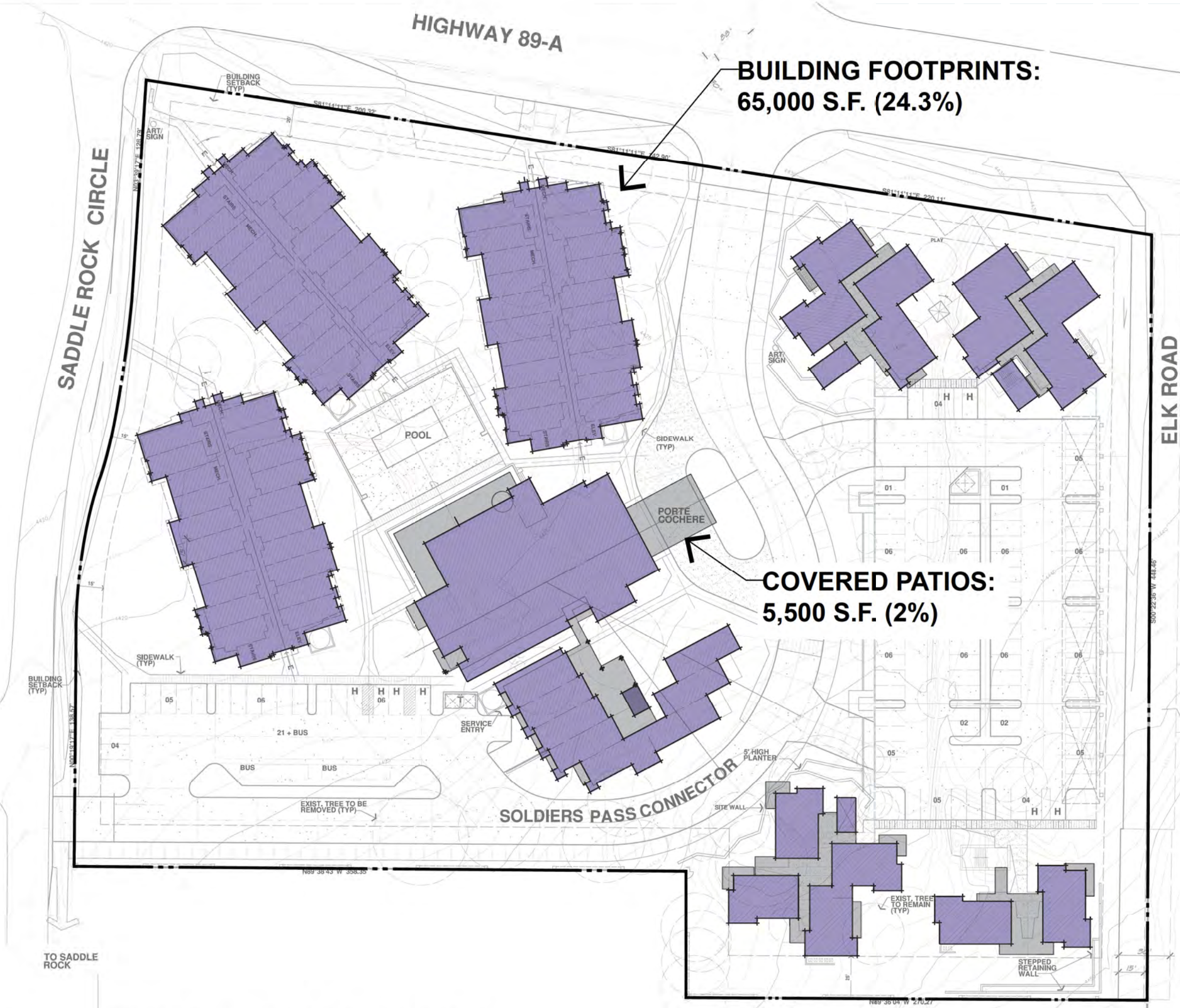
**LODGING SITE AREA:
50% OF SUBGRADE PARKING
14,500 S.F. (.3 ACRES)**

**SITE AREA OF PROPOSED USE
TOTAL LODGING SITE AREA = 3.6 ACRES
TOTAL MULTIFAMILY SITE AREA = 2.4 ACRES**



the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

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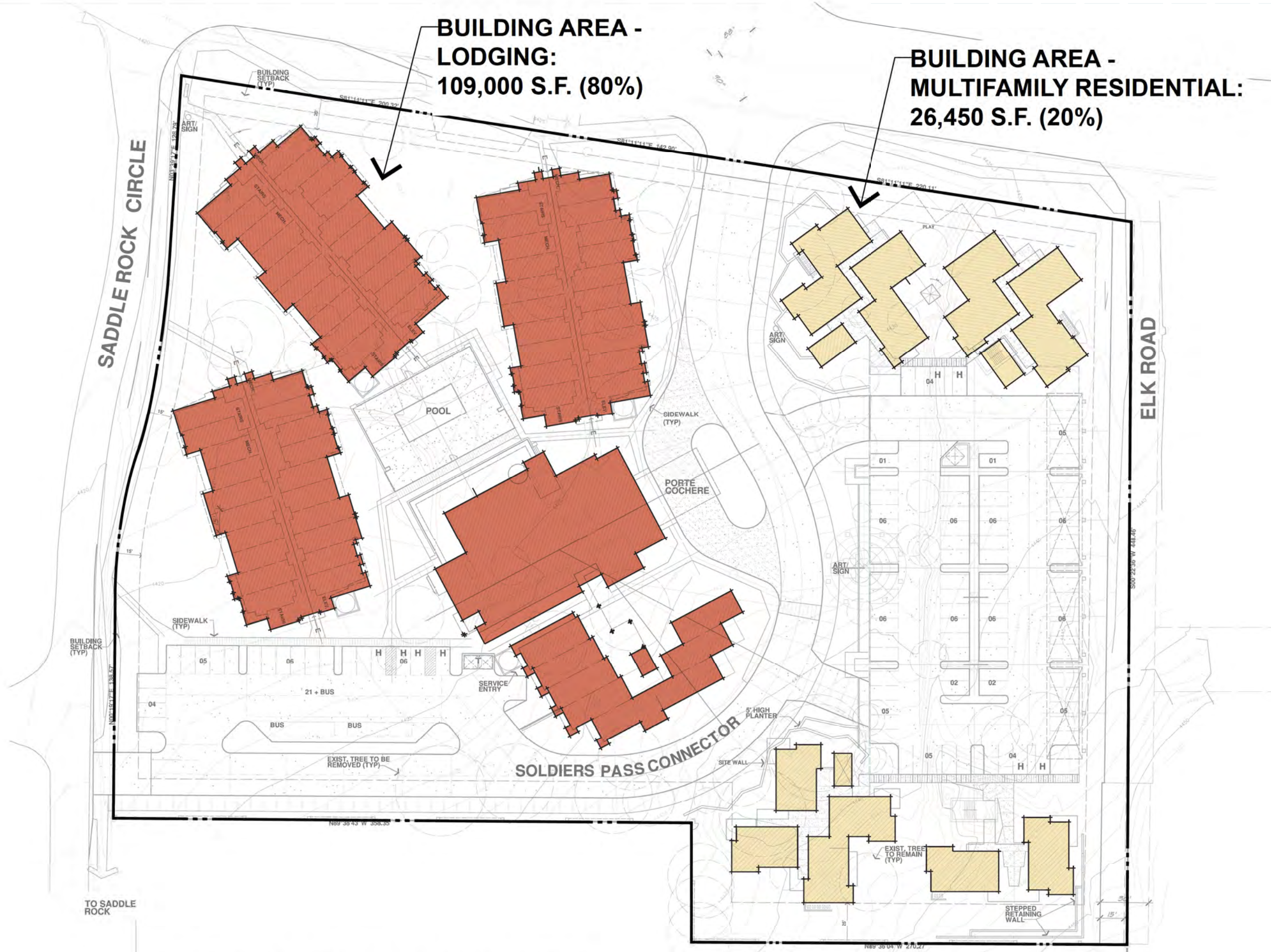
**BUILDING FOOTPRINTS:
65,000 S.F. (24.3%)**

**COVERED PATIOS:
5,500 S.F. (2%)**

**BUILDING FOOTPRINT/
LOT COVERAGE**

the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

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**BUILDING AREA -
LODGING:
109,000 S.F. (80%)**

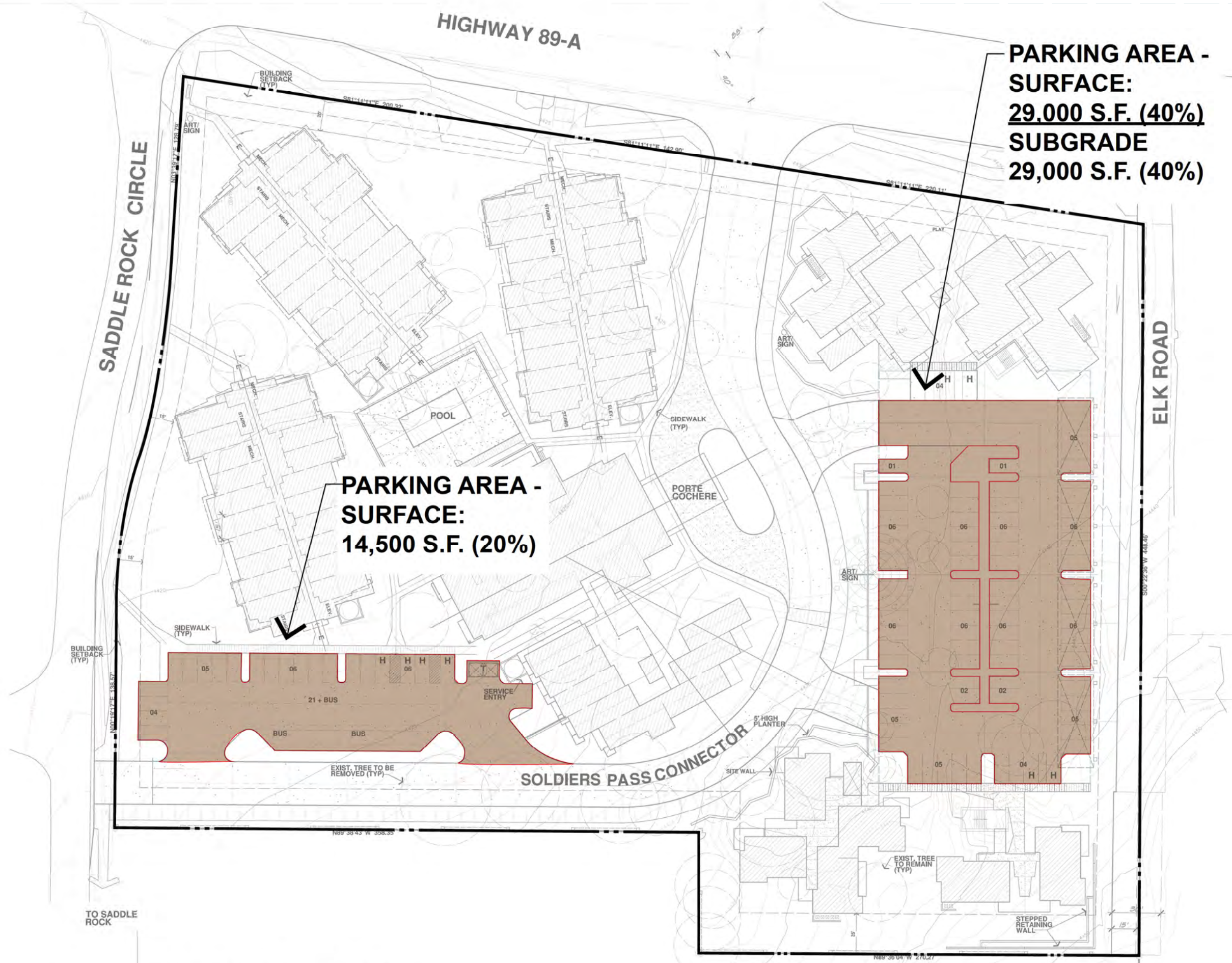
**BUILDING AREA -
MULTIFAMILY RESIDENTIAL:
26,450 S.F. (20%)**

FLOOR AREAS / LAND USE

**TOTAL BUILDING AREA -
135,450 S.F.**

the Village at Saddlerock Crossing
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**PARKING AREA -
SURFACE:
29,000 S.F. (40%)
SUBGRADE
29,000 S.F. (40%)**

**PARKING AREA -
SURFACE:
14,500 S.F. (20%)**

**PARKING AREA
TOTAL PARKING AREA -
72,500 S.F.**

**the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona**

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Project Data Table

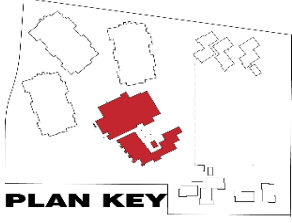
| Building/ Description: | Units | Area | Parking required |
|------------------------|-------|------|------------------|
|------------------------|-------|------|------------------|

HOTEL ELEMENT

Lobby / Treehouse Suites

| | | | |
|--------------------|-----------------|---------------|---|
| Lobby / Restaurant | Level 1 | 9300 | Restaurant - 3000 s.f. (half public) 1 space / 100 s.f. 15 sp. <i>(reduced from 30 sp.)</i> |
| | Level 2 | 5000 | Rooftop Bar- 1800 s.f. (half public) |
| | Basement | 9300 | 1 space / 250 s.f. 4 sp. |
| | Subtotal | 23,600 | <i>(reduced from 8 sp.)</i> |

Hotel - Treehouse

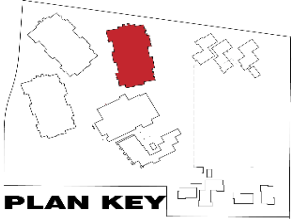


| | | | |
|--|-----------------|--------------|--------------------------|
| | Level 1 | 5600 | Lodging- 8 units |
| | Level 2 | 3300 | 1 space / unit 8 sp. |
| | Subtotal | 8,900 | Additional spaces 10 sp. |

| | |
|----------|----------------------|
| 8 | Lodging Units |
|----------|----------------------|

East Wing

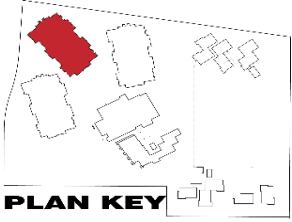
| | | | |
|-------------------|-----------------|---------------|-----------------------|
| Hotel Guest Rooms | Level 1 | 11500 | Lodging- 38 units |
| | Level 2 | 10000 | 1 space / unit 38 sp. |
| | Basement | 12000 | |
| | Subtotal | 33,500 | |



| | |
|-----------|----------------------|
| 38 | Lodging Units |
|-----------|----------------------|

North Wing

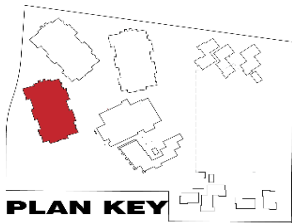
| | | | |
|-------------------|-----------------|--------------------|-----------------------|
| Hotel Guest Rooms | Level 1 | 11500 | Lodging- 38 units |
| | Level 2 | 10000 s.f. | 1 space / unit 38 sp. |
| | Subtotal | 21,500 s.f. | |



| | |
|-----------|----------------------|
| 38 | Lodging Units |
|-----------|----------------------|

West Wing

| | | | |
|-------------------|-----------------|--------------------|-----------------------|
| Hotel Guest Rooms | Level 1 | 11500 | Lodging- 38 units |
| | Level 2 | 10000 s.f. | 1 space / unit 38 sp. |
| 38 | Subtotal | 21,500 s.f. | |

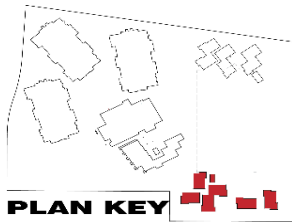


| | |
|-----------|----------------------|
| 38 | Lodging Units |
|-----------|----------------------|

MULTI-FAMILY ELEMENT

Multi-Family - South

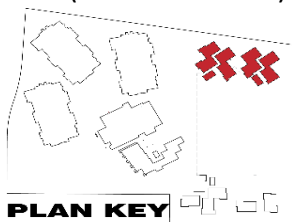
| | | | |
|--------------------|-----------------|--------------------|-----------------------|
| Multi-Family units | Level 1 | 5900 | Dwelling, Multifamily |
| | Level 2 | 5900 s.f. | Studio - 24 units |
| 12 | Subtotal | 11,800 s.f. | 1 space / unit 24 sp. |



| | |
|-----------|---------------------------|
| 12 | Multi Family Units |
|-----------|---------------------------|

Multi-Family - North

| | | | |
|---|-----------------|--------------------|---------------------------|
| Multi-Family units (Incl. Workforce) | Level 1 | 7600 | 1 Bedroom- 4 units |
| | Level 2 | 7050 s.f. | 1.25 spaces / unit 5 sp. |
| 28 | Subtotal | 14,650 s.f. | 2 Bedroom - 12 units |
| | | | 1.75 spaces / unit 21 sp. |



| | |
|-----------|---------------------------|
| 28 | Multi Family Units |
|-----------|---------------------------|

| | | | |
|---------------------------|------------------------------|--------------------------|----------------|
| Total Bldg Area: | 135,450 s.f. | Parking Required: | 201 sp. |
| Total Lodging Units: | 122 Lodging Units | Parking Provided: | 207 sp. |
| Total Multi Family Units: | 40 Multi Family Units | | |

ALTA

NOTES

THIS SURVEY IS BASED ON REPORT OF TITLE ISSUED BY PIONEER TITLE AGENCY INC. NO. 91300219 DATED SEPTEMBER 3, 2021 AT 7:30 A.M.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

LEGAL DESCRIPTION

PARCEL 1: A PARCEL OF GROUND LYING IN SECTION 12 AND 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE E-W-W 1/256 CORNER OF SECTION 12 AS MARKED BY A FOUND 1949 G.L.O. BRASS CAP MONUMENT FROM WHICH, A FOUND 1949 G.L.O. BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 12 LIES SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST (BASIS OF BEARINGS PER DOCUMENT RECORDED IN BOOK 1154 OF OFFICIAL RECORDS, PAGE 430 HEREAFTER REFERRED TO AS R1), A DISTANCE OF 4187.63 FEET; THENCE SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST, 1610.87 FEET TO A POINT FOR THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SECTION 12 AS PERPETUATED FROM PREVIOUS SURVEYS; THENCE CONTINUING SOUTH 89 DEGREES, 44 MINUTES, 58 SECONDS EAST, 708.93 FEET (RECORD 709.75 FEET PER R1 ALSO, 710.50 FEET RECORD PER DOCUMENT RECORDED IN BOOK 587 OF OFFICIAL RECORDS, PAGE 52 HEREAFTER REFERRED TO AS R2) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "LS 5541" AT THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST, 40.34 FEET (RECORD NORTH 00 DEGREES, 14 MINUTES, 01 SECONDS EAST 40.46 FEET PER R1) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "MINGUS RLS 5541" AT A POINT OF CURVATURE; THENCE THROUGH A CENTRAL ANGLE OF 18 DEGREES, 57 MINUTES, 36 SECONDS ALONG AN ARE LENGTH OF 92.30 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 311.81 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES, 03 MINUTES, 40 SECONDS EAST, 91.96 FEET, (RECORD LENGTH 91.91 FEET, RADIUS OF 311.81 FEET, CENTRAL ANGLE 16 DEGREES, 53 MINUTES, 17 SECONDS PER R1) TO A FOUND 1/2 INCH REBAR AT A POINT OF REVERSE CURVATURE; THENCE THROUGH A CENTRAL ANGLE OF 13 DEGREES, 30 MINUTES, 14 SECONDS ALONG AN ARE LENGTH OF 105.05 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 445.72 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES, 58 MINUTES, 20 SECONDS EAST, 104.81 FEET (RECORD LENGTH 105.45 FEET, RADIUS OF 445.72 FEET, CENTRAL ANGLE 13 DEGREES, 30 MINUTES, 14 SECONDS PER R1) TO A FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "MINGUS RLS 5541" FROM WHICH, A FOUND 1/2 INCH REBAR, NO TAG OR CAP, LIES NORTH 77 DEGREES, 44 MINUTES, 08 SECONDS EAST 0.72 FEET; THENCE NORTH 03 DEGREES, 33 MINUTES, 56 SECONDS EAST, 129.02 FEET (RECORD NORTH 03 DEGREES, 34 MINUTES, 01 SECONDS EAST, 129.12 FEET PER R1) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 89A FROM WHICH, A FOUND 1/2 INCH REBAR WITH CAP STAMPED "LANDMARK LS 14184" LIES NORTH 81 DEGREES, 18 MINUTES, 28 SECONDS WEST (RECORD NORTH 81 DEGREES, 18 MINUTES, 49 SECONDS WEST PER R1) A DISTANCE OF 364.79 FEET; THENCE SOUTH 81 DEGREES, 18 MINUTES, 28 SECONDS EAST, 200.84 FEET (RECORD SOUTH 81 DEGREES, 18 MINUTES, 49 SECONDS EAST, 200.84 FEET PER R1) TO A FOUND A.D.O.T. ALUMINUM CAP IN CONCRETE AT STATION 1053+00; *THENCE SOUTH 81 DEGREES, 19 MINUTES, 46 SECONDS EAST, 3.29 FEET (RECORD SOUTH 81 DEGREES, 48 MINUTES, 00 SECONDS EAST PER R2 3.35 FEET PER RESULTS OF SURVEY PLAT PREPARED BY JOE JONES, RLS, JOB NO. 88-53) TO A FOUND 1 INCH IRON PIPE; THENCE SOUTH 03 DEGREES, 32 MINUTES, 22 SECONDS WEST, 150.61 FEET (RECORD SOUTH 03 DEGREES, 34 MINUTES, 01 SECONDS WEST 150.50 FEET PER R1) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015"; THENCE SOUTH 81 DEGREES, 18 MINUTES, 28 SECONDS EAST, 131.05 FEET (RECORD SOUTH 81 DEGREES, 48 MINUTES, 00 SECONDS EAST, PER R2 AND 129.90 FEET PER DOCUMENT RECORDED IN BOOK 1239 OF OFFICIAL RECORDS, PAGE 545 HEREAFTER REFERRED TO AS R3) TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "SEC RLS 13015" FROM WHICH A FOUND 3/4 INCH IRON PIPE LIES NORTH 00 DEGREES, 13 MINUTES, 22 SECONDS EAST, 151.70 FEET (RECORD 151.50 FEET PER R3); *THENCE SOUTH 00 DEGREES, 13 MINUTES, 22 SECONDS WEST, 20.62 FEET (RECORD SOUTH 20.90 FEET PER A RESULTS OF SURVEY PREPARED BY LEROY GABERAL, P.E. SEALED ON JULY 19, 1971); THENCE SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS WEST 94.34 FEET (RECORD SOUTH 94.91 FEET PER R2) TO A FOUND 1/2 INCH REBAR; THENCE SOUTH 00 DEGREES, 19 MINUTES, 53 SECONDS WEST, 169.80 FEET (RECORD SOUTH 168.70 FEET PER R2) TO A FOUND 1/2 INCH REBAR FROM WHICH, A FOUND 1/2 INCH REBAR WITH CAP STAMPED "LS 2626" LIES NORTH 01 DEGREES, 56 MINUTES, 28 SECONDS EAST 3.50 FEET; THENCE NORTH 89 DEGREES, 18 MINUTES, 17 SECONDS WEST, 139.66 FEET (RECORD NORTH 9 DEGREES, 58 MINUTES, 00 SECONDS WEST 140.00 FEET PER R2) TO A FOUND 1/2 INCH REBAR; THENCE NORTH 89 DEGREES, 33 MINUTES, 49 SECONDS WEST, 217.93 FEET (RECORD NORTH 89 DEGREES, 43 MINUTES, 59 SECONDS WEST 218.34 FEET PER R1) TO A FOUND 1/2 INCH REBAR; THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST, 98.10 FEET (RECORD NORTH 00 DEGREES, 14 MINUTES, 01 SECONDS EAST 98.10 FEET PER R1) TO THE TRUE POINT OF BEGINNING. (AFFECTS PARCELS 408-26-014, 408-26-013, 408-26-086A AND 408-26-010) *THE SURVEYOR BELIEVES THE CALLS MARKED WITH AN "*" ARE REFERENCE CALLS AND NOT LINES ALONG THE PROPERTY BOUNDARY.

PARCEL 2: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY 60 FOOT RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-A, THAT LIES NORTH 60°03'EAST, 754.9 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 81°48'EAST, 290.1 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 81°48'EAST, 100.0 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH, 151.5 FEET; THENCE NORTH 81°48'WEST, 108.0 FEET; THENCE NORTH 3°20'EAST, 150.5 FEET TO THE POINT OF BEGINNING. (AFFECTS 408-26-012-6)

PARCEL 3: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY 66 FOOT RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-A, THAT LIES NORTH 60°03'EAST, 754.9 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 81°48'EAST, 390.1 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 81°48'EAST, 21.9 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH, 151.5 FEET; THENCE NORTH 81°48'WEST, 21.9 FEET; THENCE NORTH, 151.5 FEET TO THE POINT OF BEGINNING. (AFFECTS 408-26-011-3)

**ALTA / NSPS LAND TITLE SURVEY
THE VILLAGE AT SADDLE ROCK CROSSING
(SEC SADDLE ROCK CIRCLE & SR 89A)**

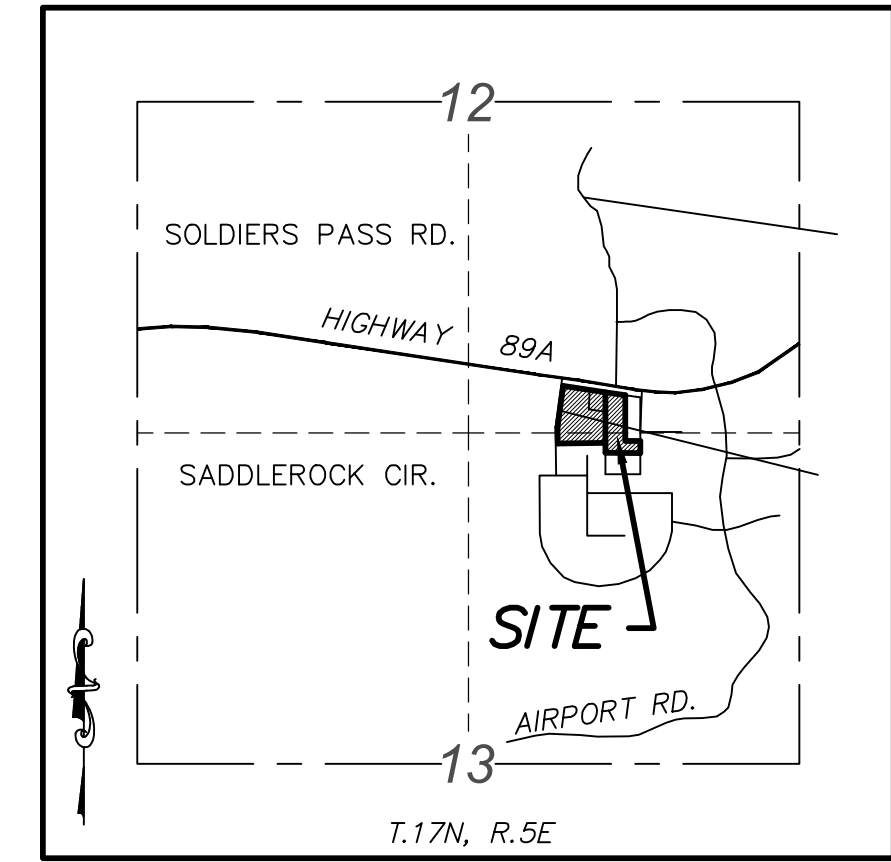
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

LEGAL DESCRIPTION(CONT'D)

PARCEL 4: ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL THAT LIES WITHIN SECTION 13: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,239.19 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED LS #19853 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 270.28 FEET TO A 3/4 INCH PIPE; THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 500.29 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST A DISTANCE OF 270.28 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 400.29 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,239.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH CAP MARKED LS#19853; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE NAIL IN PLASTIC DISC MARKED LS# 19853 SET IN SANDSTONE; THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 366.56 FEET TO THE SOUTH RIGHT-OF- WAY OF HIGHWAY 89A MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS 19853; THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.73 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 51.97 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 276.63 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT ANY PORTION LYING WITHIN U.S. HIGHWAY 89A. (AFFECTS 408-26-009C AND 408-26-009A)

PARCEL 5: ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL THAT LIES WITHIN SECTION 12; A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,239.19 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED LS#19853 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 270.28 FEET TO A 3/4 INCH PIPE; THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 500.29 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST A DISTANCE OF 270.28 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 400.29 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,239.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH CAP MARKED LS#19853; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE NAIL IN PLASTIC DISC MARKED LS# 19853 SET IN SANDSTONE; THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 366.56 FEET TO THE SOUTH RIGHT-OF- WAY OF HIGHWAY 89A MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS 19853; THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.73 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 51.97 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 276.63 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT ANY PORTION LYING WITHIN U.S. HIGHWAY 89A. (AFFECTS 408-26-088 AND 408-26-004B)

PARCEL 6: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,239.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.69 FEET TO A 1/2 INCH REBAR WITH CAP MARKED LS#19853; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A CONCRETE NAIL IN PLASTIC DISC MARKED LS#19853 SET IN SANDSTONE; THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 366.56 FEET TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY 89A MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853; THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.73 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 51.97 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY MARKED BY A 1/2 INCH REBAR WITH CAP MARKED LS# 19853; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 276.63 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THEREFROM ANY PORTION LYING WITHIN U.S. HIGHWAY 89A. (AFFECTS 408-26-004C-0)



VICINITY MAP
N.T.S.

ADDRESSES

1259 W. STATE ROUTE 89A
1335 W. STATE ROUTE 89A
82 SADDLEROCK CIR.
105 ELK RD.
SEDONA, ARIZONA 86336

AREA

PARCEL NO. 1 CONTAINS 131,135 SQ.FT. OR 3.010 ACRES
PARCEL NO. 2 CONTAINS 15,745 SQ.FT. OR 0.361 ACRES
PARCEL NO. 3 CONTAINS 3,285 SQ.FT. OR 0.075 ACRES
PARCEL NO. 4 CONTAINS 37,770 SQ.FT. OR 0.867 ACRES
PARCEL NO. 5 CONTAINS 44,172 SQ.FT. OR 1.014 ACRES
PARCEL NO. 6 CONTAINS 45,058 SQ.FT. OR 1.034 ACRES

TOTAL 277,165 SQ.FT. OR 6.363 ACRES

BENCHMARK

NGS PID ES0652, DESIGNATION Y 492
NGS BENCHMARK DISK SET IN ROCK OUTCROP
ELEVATION=4439.46' (NAVD'88)

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N01°42'22"E.

PARKING

THERE IS NO DELINEATED PARKING ON SUBJECT PROPERTY.

ZONING

THE SUBJECT PARCEL IS ZONED C-2 AND RM-2.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #4025C14356, DATED SEPTEMBER 3, 2010, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

CERTIFICATION

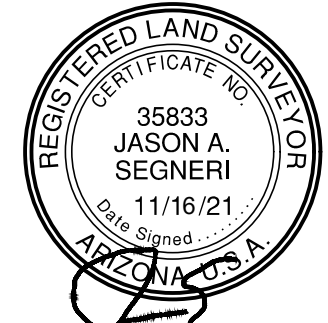
TO: BANEY CORPORATION, AN OREGON CORPORATION (AS TO PARCELS 1, 2, 3, AND 4); FC FUND, LLC, AN OREGON LIMITED LIABILITY COMPANY (AS TO PARCEL 5); F.C. FUND, LLC, AN OREGON LIMITED LIABILITY COMPANY (AS TO PARCEL 6); PIONEER TITLE AGENCY INC.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 8, 13.

FIELD WORK WAS COMPLETED JANUARY, 2018 AND VERIFIED OCTOBER, 2021

JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM

11/16/2021
DATE



| | | | |
|-----|----|------|----------|
| NO. | BY | DATE | REVISION |
| | | | |
| | | | |
| | | | |

SURVEYOR:
SIG GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

DRAWN BY: JPH/RMH | SCALE:
CHECKED BY: JAS | DATE: 11/16/2021
N.T.S.

ALTA / NSPS LAND TITLE SURVEY
THE VILLAGE AT
SADDLEROCK CROSSING
SEDONA, ARIZONA

PROJECT NO.
12195
SHEET NO. 1 OF 3



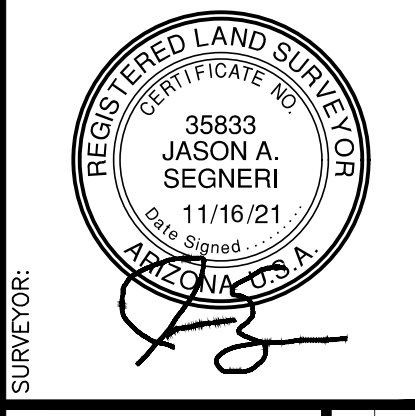
SCHEDULE 'B' ITEMS

- 1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER FOR THE FOLLOWING YEAR: 2021
*NOT A SURVEY MATTER
- 2. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 384 OF OFFICIAL RECORDS
PAGE : 315
PURPOSE : ELECTRIC LINES
*DOCUMENT NOT PROVIDED
- 3. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS.
*APPLIES, BLANKET IN NATURE
- 4. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK: 165 OF DEEDS
PAGE: 335
PURPOSE: HIGHWAY AND APPURTENANCES THERETO
*DOCUMENT NOT PROVIDED
- 5. RESTRICTIONS, CXONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:
RECORDED IN BOOK: 185 OF DEEDS
PAGE: 443
*APPLIES, BLANKET IN NATURE
- 6. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 186 OF DEEDS
PAGE : 369
PURPOSE : ELECTRICAL POWER TRANSMISSION LINES AND APPURTENANCES THERETO
*APPLIES, BLANKET IN NATURE
- 7. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:
RECORDED IN BOOK : 314 OF OFFICIAL RECORDS
PAGE : 129
RECORDED IN BOOK : 344 OF OFFICIAL RECORDS
PAGE : 533
*APPLIES, BLANKET IN NATURE
- 8. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1198 OF OFFICIAL RECORDS
PAGE : 682
PURPOSE : ROADWAY
*APPLIES, AS SHOWN
- 9. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1198 OF OFFICIAL RECORDS
PAGE : 684
PURPOSE : ROADWAY
*APPLIES, AS SHOWN
- 10. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1238 OF OFFICIAL RECORDS
PAGE : 534
PURPOSE : ROADWAY
*APPLIES, AS SHOWN
- 11. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 2920 OF OFFICIAL RECORDS
PAGE : 338
PURPOSE : INGRESS AND EGRESS AND APPURTENANCES THERETO
*APPLIES, AS SHOWN
- 12. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT:
NAME : SEDONA SANITARY DISTRICT
*APPLIES, BLANKET IN NATURE
- 13. MATTERS SHOWN ON SURVEY:
RECORDED IN INSTRUMENT 2015-0039185
*APPLIES, BLANKET IN NATURE
- 14. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 383 OF OFFICIAL RECORDS
PAGE : 62
PURPOSE : INGRESS AND EGRESS
AND THEREAFTER A DOCUMENT PURPORTING TO ABANDON SAID EASEMENT, RECORDED NOVEMBER 29, 1994, IN BOOK 2935 OF OFFICIAL RECORDS, PAGE 245.
*APPLIES, AS SHOWN
- 15. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 406 OF OFFICIAL RECORDS
PAGE : 401
PURPOSE : ROADWAY AND UTILITIES
*APPLIES, AS SHOWN
- 16. EASEMENT AGREEMENTS ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
BOOK : 848 OF OFFICIAL RECORDS
PAGE : 390
BOOK : 968 OF OFFICIAL RECORDS
PAGE : 391;
AND THEREAFTER QUIT CLAIM -RELEASE AND ABANDONMENT OF EASEMENT
RECORDED : NOVEMBER 29, 1994.
BOOK : 2935 OF OFFICIAL RECORDS
PAGE : 240
*THE EASEMENT REFERRED TO IN THESE DOCUMENTS IS NOT ADEQUATELY DESCRIBED IN ORDER TO GRAPHICALLY PLOT ON THIS SURVEY
- 17. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 959 OF OFFICIAL RECORDS
PAGE : 150
PURPOSE : ROADWAY AND APPURTENANCES THERETO
*APPLIES, AS SHOWN
- 18. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1053 OF OFFICIAL RECORDS
PAGE : 257
PURPOSE : INGRESS AND EGRESS
*APPLIES, AS SHOWN
- 19. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1319 OF OFFICIAL RECORDS
PAGE : 123
PURPOSE : ELECTRIC LINES
*DOES NOT AFFECT

SCHEDULE 'B' ITEMS

- 20. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1351 OF OFFICIAL RECORDS
PAGE : 132
PURPOSE : ELECTRIC TRANSMISSION OR DISTRIBUTION LINE
*APPLIES, BLANKET IN NATURE
- 21. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 1537 OF OFFICIAL RECORDS
PAGE : 566
PURPOSE : ROADWAY
*DOES NOT AFFECT
- 22. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 2643 OF OFFICIAL RECORDS
PAGE : 594
PURPOSE : ROADWAY AND APPURTENANCES THERETO
*APPLIES, AS SHOWN
- 23. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 3717 OF OFFICIAL RECORDS
PAGE : 153
PURPOSE : ENCROACHMENT OF BUILDING AND FENCE
*APPLIES, BLANKET IN NATURE
- 24. TERMS AND CONDITIONS AS SET FORTH IN THAT GRANT OF EASEMENT, RECORDED DECEMBER 14, 1999, IN BOOK 3717 OF OFFICIAL RECORDS, PAGE 153.
*SAME AS SCHEDULE 'B' ITEM 24
- 25. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 4343 OF OFFICIAL RECORDS
PAGE : 809
PURPOSE : SEWER LINE AND APPURTENANCES THERETO
*APPLIES, AS SHOWN
- 26. TERMS AND CONDITIONS AS SET FORTH IN THAT CITY OF SEDONA CONTROL SURVEY, RECORDED APRIL 06, 2009, IN BOOK 183 OF LAND SURVEYS, PAGE 94.
*APPLIES, BLANKET IN NATURE
- 27. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK : 4681 OF OFFICIAL RECORDS
PAGE : 489
PURPOSE : ROADWAY AND INGRESS AND EGRESS AND APPURTENANCES THERETO
*APPLIES, AS SHOWN
- 28. TERMS AND CONDITIONS AS SET FORTH IN THAT RESOLUTION ADOPTING STATE ROUT PLAN FOR STATE ROUT 89A AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED MAY 04, 2010, IN BOOK 4738 OF OFFICIAL RECORDS, PAGE 788 AND IN BOOK 4756 OF OFFICIAL RECORDS, PAGE 350.
*APPLIES, BLANKET IN NATURE
- 29. TERMS AND CONDITIONS AS SET FORTH IN THAT RESOLUTION ADOPTING STATE ROUT PLAN FOR STATE ROUT 89A AND STATE ROUTE 179 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED MARCH 31, 2011, IN BOOK 4803 OF OFFICIAL RECORDS, PAGE 741.
*APPLIES, BLANKET IN NATURE
- 30. THE EFFECT OF EASEMENT IN INSTRUMENT NO. 2017-0022135.
*APPLIES, AS SHOWN
- 31. ACCESS TO PARCELS 2, 3 AND 4 IS BY ADJACENCY TO PARCEL 1.
*APPLIES, BLANKET IN NATURE

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| NO. | BY | DATE | REVISION |
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SURVEYOR: JPH/RMH | SCALE: 1"=40' | DATE: 11/16/2021

DRAWN BY: JAS | DATE: 11/16/2021

CHECKED BY: JAS | DATE: 11/16/2021

N.T.S.

SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

A RICK ENGINEERING COMPANY

ALTA / NSPS LAND TITLE SURVEY
THE VILLAGE AT
SADDLEROCK CROSSING

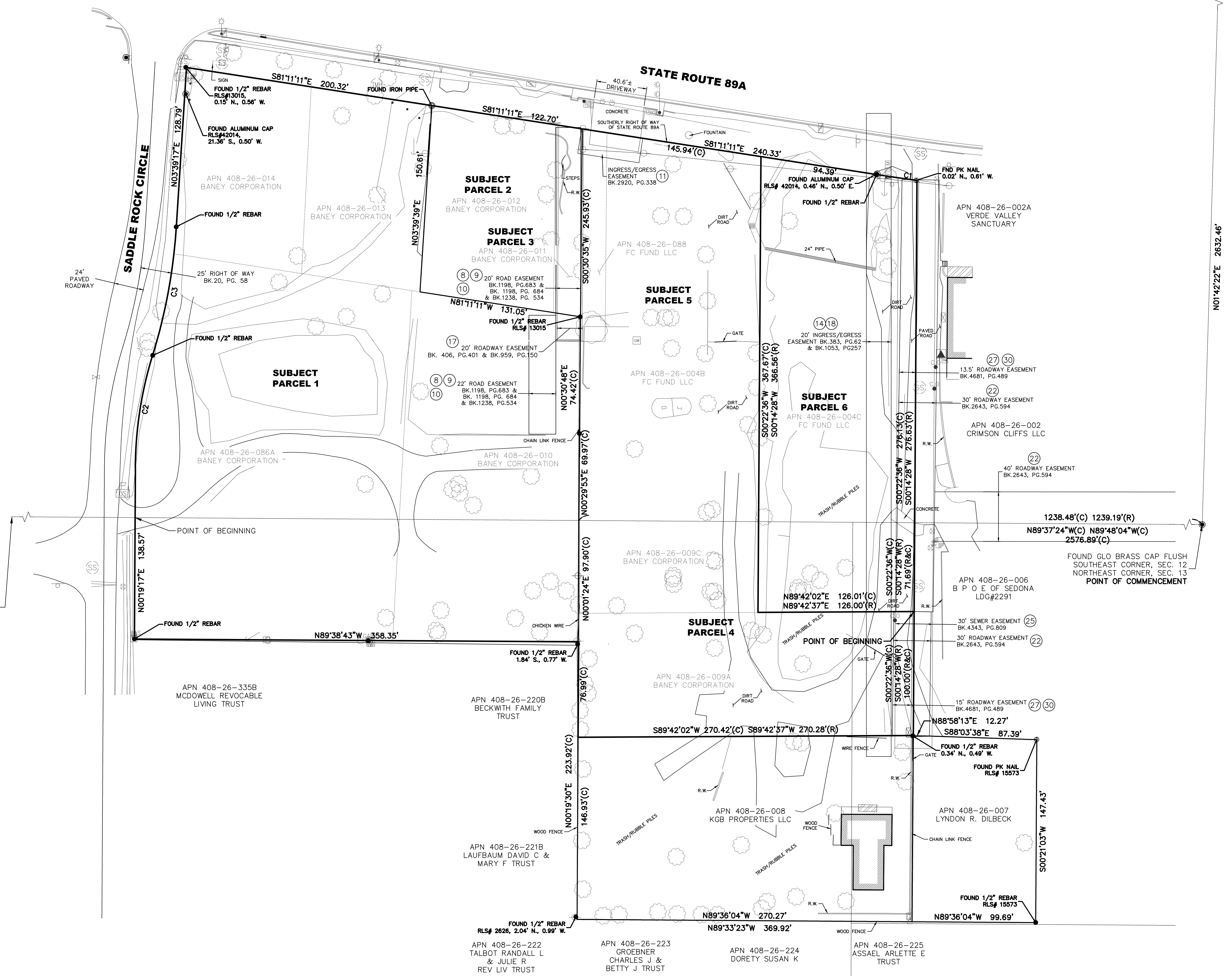
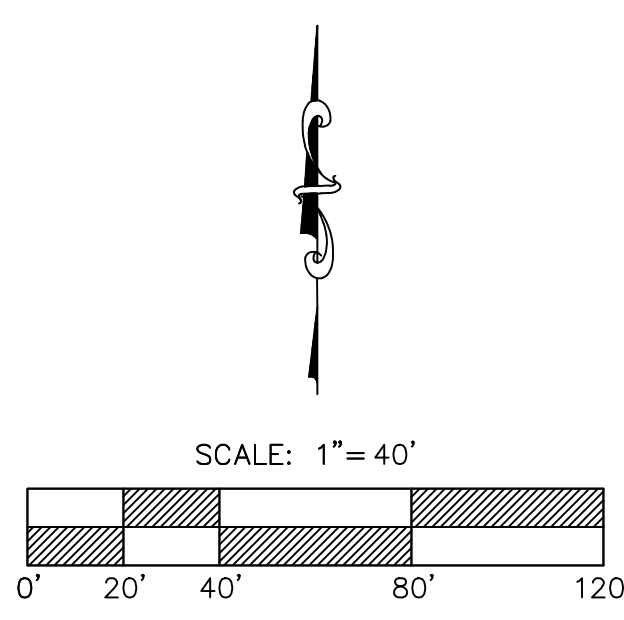


FOUND GLO BRASS CAP FLUSH
EAST 1/4 CORNER, SEC. 12

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ CATCH BASIN
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ UTILITY POLE
- GUY WIRE
- ⊕ TRAFFIC SIGNAL WITH MAST
- ⊕ TRAFFIC SIGNAL JUNCTION BOX
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE MANHOLE
- ⊕ FIBER OPTIC LINE MARKER
- ⊕ GAS METER
- ⊕ SIGN
- TREE / DENSELY VEGETATED AREA
- ▨ EXISTING STRUCTURE
- ▨ CANOPY / BUILDING OVERHANG
- R.W. RETAINING WALL
- ▬ RETAINING WALL
- ▬ RETAINING WALL
- ▬ RETAINING WALL
- ▬ RETAINING WALL
- ▬ CHAIN LINK FENCE
- ▬ RETAINING WALL

| CURVE TABLE | | | | |
|-------------|----------|---------|-------|-------------------|
| CURVE | DELTA | RADIUS | ARC | CHORD |
| C1 | 1°07'58" | 1666.00 | 32.94 | S81°45'10"E 32.94 |



N01°42'22"E 2632.46'



SIG
SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

A RICK ENGINEERING COMPANY

DATE: 11/16/2021

ALTA / NSPS LAND TITLE SURVEY
THE VILLAGE AT
SADDLEROCK CROSSING



PROJECT NO.
12195
SHEET NO. 3 OF 3