

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SEDONA, YAVAPAI COUNTY, ARIZONA

LEGAL DESCRIPTION (FROM TITLE COMMITMENT):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:
A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT CORNER NO. 1, WHICH IS A POINT THAT IS IDENTICAL TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;
THENCE SOUTH 0°30' EAST, ON THE EAST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, 306.3 FEET TO THE CORNER NO. 2;
THENCE WEST 284.4 FEET TO CORNER NO. 3;
THENCE NORTH 0°30' WEST, 308.3 FEET TO CORNER NO. 4, WHICH IS A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;
THENCE EAST 284.4 FEET TO THE PLACE OF BEGINNING.

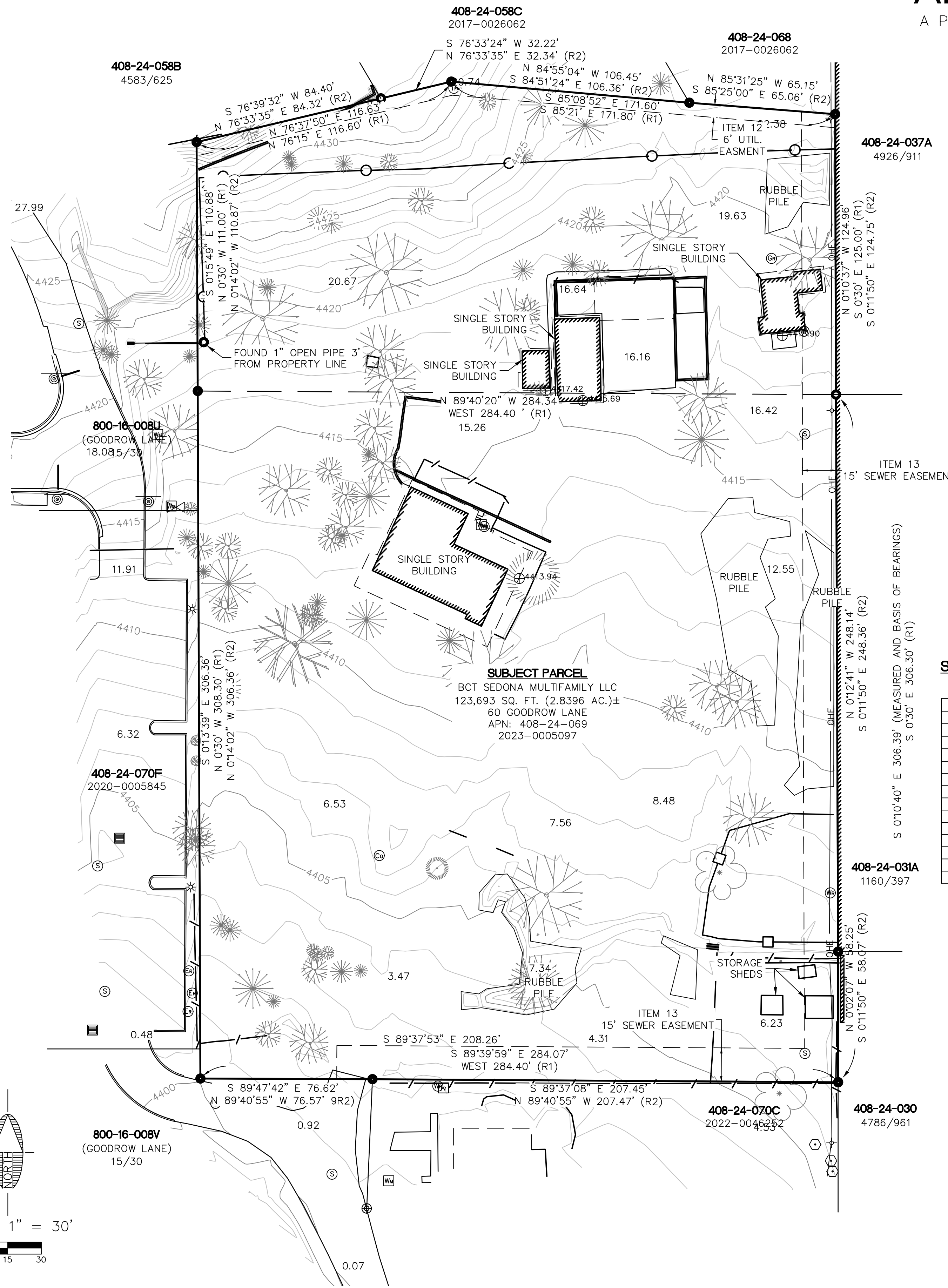
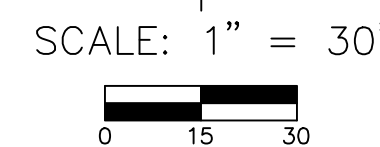
PARCEL II:
A TRACT OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
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THENCE WEST 284.4 FEET ALONG THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE NORTH 0°30' WEST, 111.0 FEET;
THENCE NORTH 76°15' EAST, 116.6 FEET;
THENCE SOUTH 85° 21' EAST, 171.8 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 0°30' EAST, 125 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

RECORD INFORMATION

- (R1) LEGAL DESCRIPTION PROVIDED IN TITLE COMMITMENT
- (R2) RECEPTION# 2018-0032973 IN THE YAVAPAI COUNTY RECORDER'S OFFICIAL RECORDS

LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINES
- FOUND REBAR AND CAP STAMPED "RLS 40829" UNLESS NOTED OTHERWISE
- FOUND 1" OPEN PIPE WITH TAG STAMPED "RLS 14184"
- SIGN
- UTILITY POLE
- IRRIGATION VALVE
- LIGHT POLE
- SEWER MANHOLE
- WATER BOX
- WATER VALVE
- WATER RISER/SPIGOT



SURVEYOR'S NOTES:

- AS TO THE TITLE MATTERS SHOWN HEREON, SHEPHARD-WESNITZER, INC. HAS RELIED SOLELY ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY YAVAPAI TITLE AGENCY INC, ORDER NO: 07007407, EFFECTIVE DATE APRIL 15, 2022 AT 7:30 AM, AMENDED ON MAY 16, 2022. SHEPHARD-WESNITZER, INC. AND ARON M. REAY, RLS, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT COMMITMENT FOR TITLE INSURANCE.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED OTHERWISE
- THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS OR RIGHTS OF WAY THAT AFFECT THE SUBJECT PARCEL. ONLY EASEMENTS AS LISTED IN THE SCHEDULE B EXCEPTIONS OF THE AFOREMENTIONED TITLE REPORT ARE SHOWN HEREON.

SCHEDULE 'B PART II' EXCEPTIONS:

ITEM NO.	BOOK/PAGE	DESCRIPTION	LOCATION
1	---	DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS	NOT PLOTTABLE
2	---	TAXES AND ASSESSMENTS	NOT PLOTTABLE
3	---	UNRECORDED RIGHTS, CLAIMS, INTERESTS	NOT PLOTTABLE
4	---	UNRECORDED LIENS, EASEMENTS, ENCUMBRANCES	NOT PLOTTABLE
5	---	ENCROACHMENTS, ENCUMBRANCES, ADVERSE CIRCUMSTANCES	NOT PLOTTABLE
6	---	UNPATENTED MINING CLAIMS	NOT PLOTTABLE
7	---	2022 TAXES	NOT PLOTTABLE
8	---	TITLE 48 DISTRICT OBLIGATIONS	NOT PLOTTABLE
9	186/293	EASEMENTS	NOT PLOTTABLE - ILLEGIBLE
10	209/118	RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS	(BLANKET - PARCEL 2)
11	484/224	EASEMENTS	NOT PLOTTABLE - AMBIGUOUS
12	1138/340	EASEMENTS	AS SHOWN
13	3772/771	EASEMENTS	AS SHOWN
14	2014-0020134	EASEMENTS	NO EFFECT
15	2018-0032973	MATTERS OF SURVEY	AS SHOWN (R2)

LAND SURVEYOR CERTIFICATE:

TO: ESSEX EQUITY MANAGEMENT LLC AND YAVAPAI TITLE AGENCY INC;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 1, 2, 4 AND OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FRIDAY APRIL 21, 2023.

ARON M. REAY, RLS 60237

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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