

LEGAL DESCRIPTIONS:

LOT 1:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGES 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 2641.52 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 660.59 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 658.98 FEET;
THENCE NORTH 0 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING 0 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 154.68 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 285.47 FEET;
THENCE SOUTH 0 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 154.67 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 285.47 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE WEST 30 FEET THEREOF. SAID EASEMENT TO INCLUDE LEGAL AND PERMANENT ACCESS TO LOT 4 ON SURVEY RECORDED IN BOOK 1602 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 2:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGES 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 2641.52 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 660.59 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 368.50 FEET;
THENCE NORTH 0 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 0 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 154.67 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 303.41 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 142.66 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 16.97 FEET;
THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST, THRU A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 01 SECONDS, AN ARC DISTANCE OF 18.85 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST A DISTANCE OF 291.50 FEET TO THE POINT OF BEGINNING.

LOT 3:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGES 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 2641.52 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 496.63 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 303.41 FEET;
THENCE NORTH 0 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.67 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 303.32 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 150.66 FEET TO THE POINT OF BEGINNING.

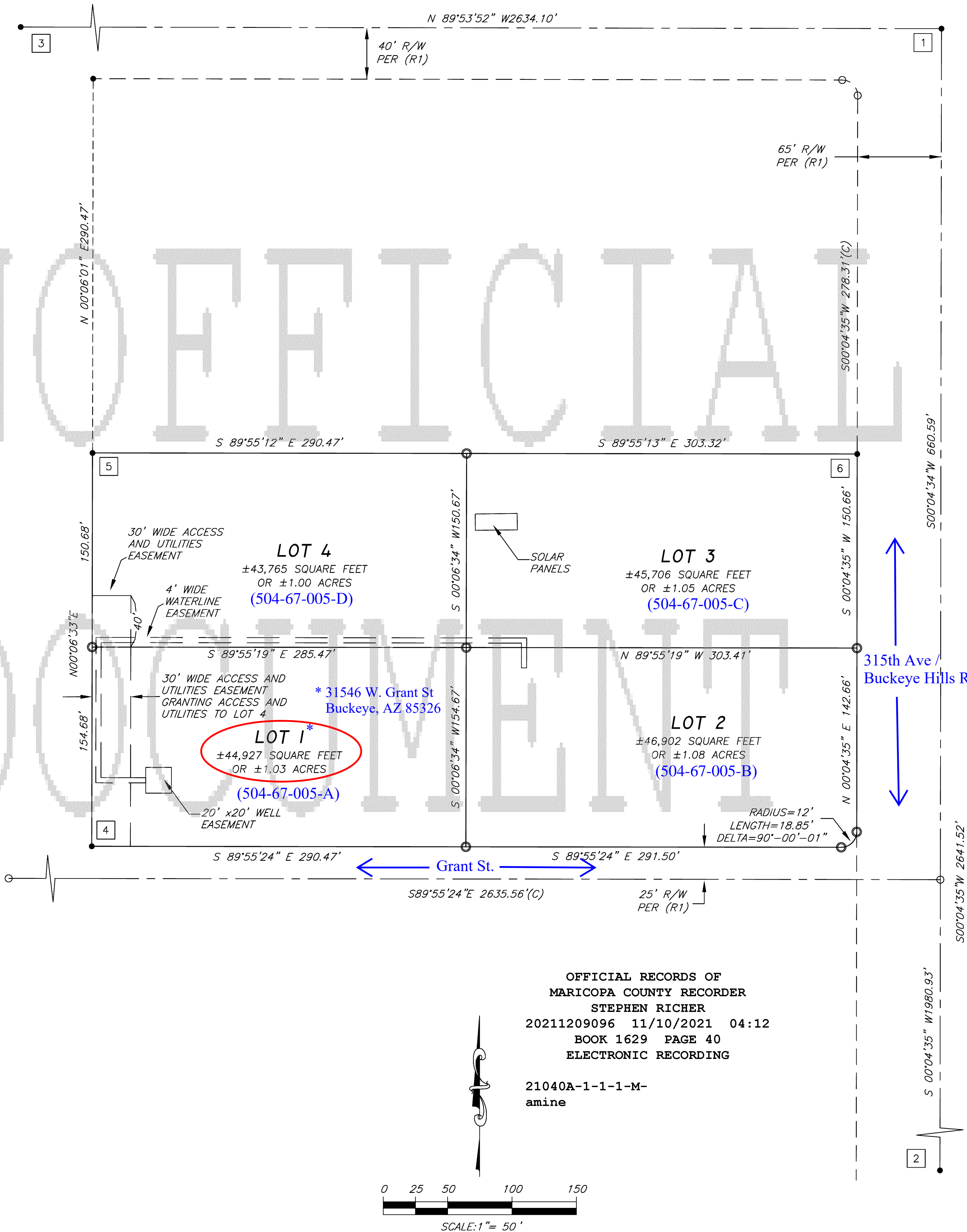
LOT 4:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGES 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, A DISTANCE OF 2641.52 FEET;
THENCE SOUTH 0 DEGREES 04 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 660.59 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 658.98 FEET;
THENCE NORTH 0 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 179.68 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 0 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 150.68 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 290.47 FEET;
THENCE SOUTH 0 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.67 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 285.47 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE SOUTH 40 FEET OF THE WEST 30 FEET THEREOF.

LEGEND:

- — — — — BOUNDARY LINE
— — — — — MONUMENT LINE
— — — — — RIGHT-OF-WAY LINE
— — — — — EASEMENT LINE
- 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

LAND DIVISION SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION II, TOWNSHIP I NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



RECORD OWNER:

APN 504-67-005
108 INVESTMENTS LL
11345 E BERYL AVENUE
SCOTTSDALE, ARIZONA 85258

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) BUCKEYE RANCHOS SUBDIVISION SURVEY, BOOK 83, PAGE 38, M.C.R.
(R2) SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2021-0659466, M.C.R.

BASIS OF BEARING:

S0°04'34"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11.

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

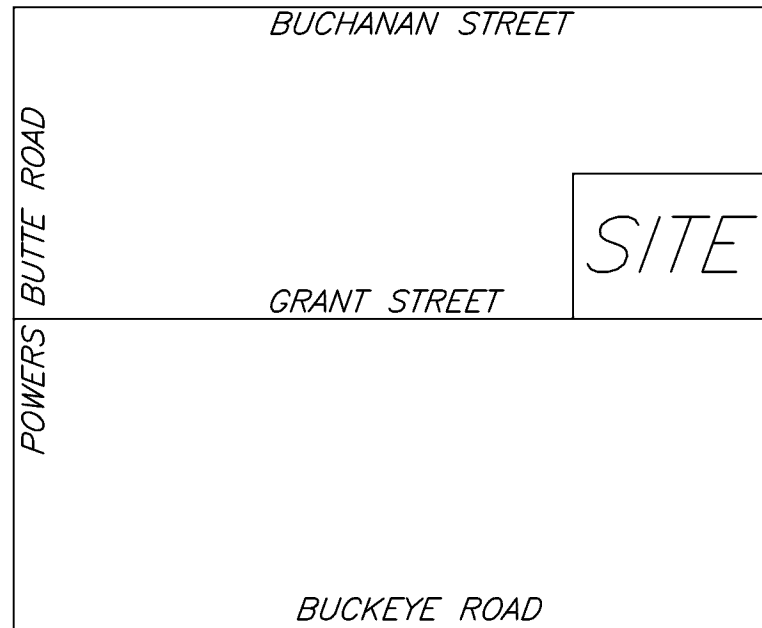
- 1 FOUND G.L.O. BRASS CAP IN HAND HOLE, EAST QUARTER CORNER OF SECTION 11.
2 FOUND G.L.O. BRASS CAP IBENT SOUTHEAST CORNER OF SECTION 11.
3 FOUND 1" IRON PIPE, CENTER OF SECTION 11.
4 FOUND 1" IRON PIPE, SOUTHWEST CORNER OF LOT 5.
5 FOUND 1" IRON PIPE WITH TAG RLS 57279, NORTHWEST CORNER OF LOT 5.
6 FOUND 1/2" REBAR WITH CAP RLS 57279, NORTHEAST CORNER OF LOT 5

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.

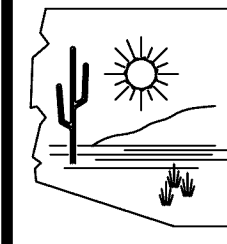
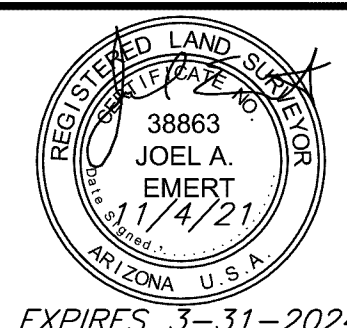
SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.
3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20211209096 11/10/2021 04:12
BOOK 1629 PAGE 40
ELECTRONIC RECORDING

21040A-1-1-1-M-amine

	EMERT LAND SURVEYING		SHEET NO. 1 OF 1	
			DRAWN BY: J.A.E.	CHECKED BY: C.T.W.
TEL (602)717-9216		JOB # 21040A		DATE: 11-4-21