

Mt. Elden Foothills
Case 9, Map 68

Tract "B"

TH16 TH15 TH14 TH13 TH12 TH11 TH10 TH9

Encroaches onto Subject Property to a distance of 0.35'

Existing Pavement

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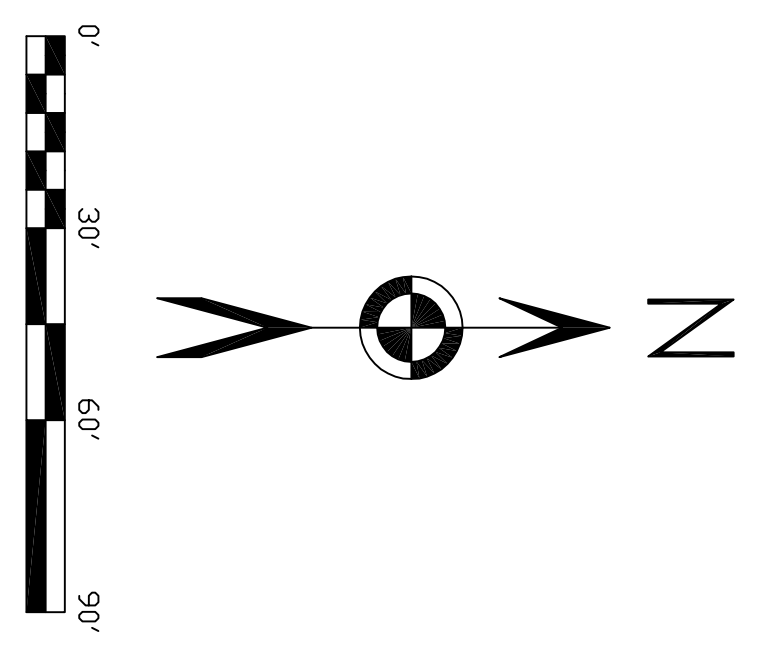
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Instrument No.
3518760

Subject Parcel
APN 113-22-001S
Inst. 3535254, R.C.C.
Parcel "C" per Book 19, Page 60, R.C.C.
5.3281 Acres



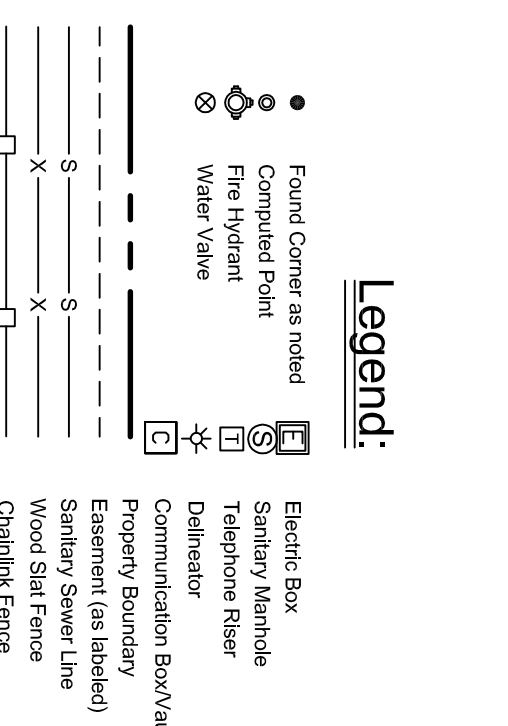
The Village
Case 3, Map 145

A.P.N. 113-22-001E
Instrument No. 3393515

A.P.N. 113-22-001R
Instrument No. 3501075

A note on Basis of Bearing and Coordinate System:
Linear Unit: International Foot
Geoid Datum: North American Datum 1983
System: Arizona LDP (Low Distortion Projection)
Projection: Transverse Mercator
Latitude of grid origin: 33° 00' 00" N
Longitude of Central Meridian: 111° 37' 00" W
Semi-major Axis: 70,000,000 ft.
Central Meridian Scale Factor: 1.0000333 (exact)

All distances and bearings shown herein are grid values based on the preceding projection definition. The projection was defined such that grid distances are equivalent to "ground" distances within the project area.
The Basis of Bearings is Geoid North based on GPS measurements. These bearings have been related to grid for the City of Flagstaff Low Distortion Projection. All bearings and distances shown on this map are grid per the preceding definition.



Surveyor's Notes:
Buildings:
No buildings observed.
Off-site Encroachments:
No encroachments observed.
Utilities:
The utilities as shown on this ATANSFSPS and The Survey were located utilizing at or above ground disutilities, no subterranean were observed, nor were any utility maps provided.
Flood Zone:
The Subject Parcel is in Flood Zone X (areas of minimal flooding) per Flood Insurance Rate Map 040503262C, effective September 3, 2010.
Encroachments:
1. The edge of the existing government encroaches onto the Subject Parcel as shown.
2. Existing Wood Staff fence encroach onto the Subject Property along the North and East lines (easement to Mount Elden Foothills) as shown.
3. Chainlink fence encroaches onto the Subject Parcel on the Southline property lines as shown.

Legal Description:
Parcel "C", as delineated on Record of Survey recorded in Book 19 of Surveys, Page 60, recorded in Coconino County, Arizona, being a portion of the subject parcel as shown on the map and includes items 1, 3, 4, 11 and 19 from Table A thereof. The framework was completed on April 26, 2017.
Record Information:
(R1) - Record of Survey recorded in Book 19 of Surveys, Page 60, R.C.C.
(R2) - Results of Survey recorded in list No. 3501438, R.C.C.
(R3) - Final Plat of "The Village" as recorded in Case 3 of Maps, Page 145, R.C.C.
(R4) - list No. 3519700, R.C.C.
(R5) - Final Plat of Mount Elden Foothills Townhome Lots per Case 9 of Maps, Page 68, R.C.C.

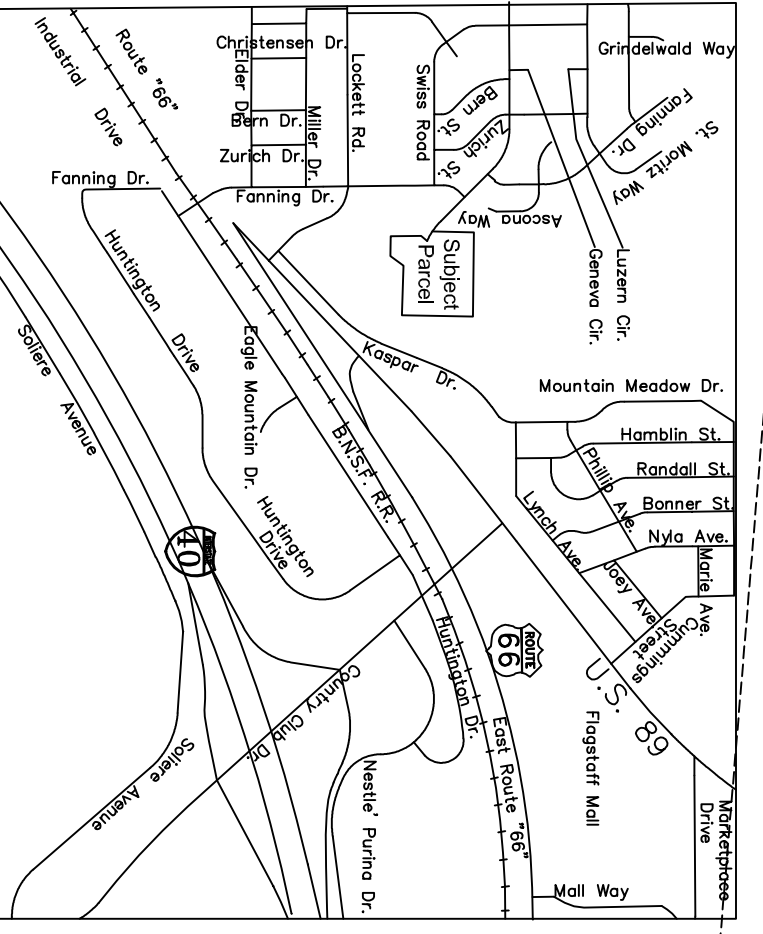
Northland Exploration Surveys, Inc.
688 West Aspen Avenue, Flagstaff, Arizona 86001 (908) 774-5080 FAX (908) 774-5088

LAND TITLE SURVEY OF
ATANSFSPS
PARCEL "C" PER BOOK 19, PAGE 60,
INST. NO. 3535254, R.C.C., SITUATED IN SECTION 7
TOWNSHIP 21 NORTH, RANGE 8 EAST,
GILA AND SALT RIVER MERIDIAN,
CITY OF FLAGSTAFF, COCONINO COUNTY,
ARIZONA

SCALE: 1" = 30.0'
DATE: May 11, 2017

CHECKER: K. A. Kerne
DATE: May 11, 2017

JOB NO: 17-038



Schedule "B" Items:
The following Schedule "B" items are per the City of Flagstaff, Arizona Title Insurance Company, Issued by Pioneer Title Agency, Commitment No. 70500396-JRC, dated March 30, 2017, at 7:30 A.M.
3. Easements for utilities and rights incident thereto, as set forth in instrument recorded in Docket 467, Page 467. This item does affect the Subject Property and is platted and shown hereon.
4. Matters shown on "Realtiment and Declaration Map," recorded in Case 3, Map 116. The map delineates the right-of-way of Linda Vista Drive as it follows the Subject Property and is platted and shown hereon.
5. Easement for temporary road easement and rights incident thereto, as shown in Exhibit "B" of this document.
6. Easement for utilities and rights incident thereto, as set forth in instrument recorded in Docket 703, Page 465. This item does affect the Subject Property and is platted and shown hereon.
7. Matters shown on "Record of Survey," recorded in Book 19, Page 60. This item does affect the Subject Property and relevant items are platted and shown hereon.
8. Effect of Combustion/Split Request, recorded in Instrument No. 2005-3322314. This Combustion/Split request affects the Subject Property, as shown in Exhibit "B" of this document.
9. Boundary lines and monuments as shown on survey recorded in (R4) hereon.
10. An easement for natural gas pipelines and other appurtenances and facilities and rights incident thereto as set forth in instrument recorded in Instrument #8987871. Said document does affect the Subject Parcel and is platted hereon.
11. The following matters disclosed by survey of land by Northland Exploration Surveys, Inc., Job No. 10-070, dated October 25, 2010, and East of a most salt fence which appears to encroach onto the Subject Parcel:
a. Encroachment of an improvement consisting of pavement onto c. Right-of-Way for foot trail and "Trail nodes" which traverse the Subject Parcel.
All of these conditions still exist.

Certification:
To: Pioneer Family Properties Limited Partnership, a Nevada Limited Partnership, One Republic National Title Insurance Company, Issued by Pioneer 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 laws and regulations of the State of Arizona. I, the undersigned, a duly Licensed Professional Land Title Surveyor, jointly established and adopted by ALTA and NSPS and includes items 1, 3, 4, 11 and 19 from Table A thereof. The framework was completed on April 26, 2017.
Date: May 9, 2017.
(Not on the Commitment, Included at buyer's request)
Drainage Easement, per Instrument # 3701703
Public Slope Easement per Instrument #3701702
Urban Trails Easement per Instrument #3701701
(Not on the Commitment, Included at buyer's request)

Michael J. Stork
30784
MICHAEL J.
Stork
5-11-17
Arizona RLS 30384