

48/14 L.S.

# SIERRA VERDE RANCH - UNIT XIV

## SECTIONS 7 & 18, T.21N., R.7W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 1 OF 3

### GRANT OF EASEMENTS

The undersigned, as owner of the land described on this Survey Map, hereby creates and grants the following permanent easements, which shall run with the land:

(i) The easements as shown for roadway ingress and egress consisting of any easement 30 feet or greater in width, are for the benefit and non-exclusive use of: the owners of any parcels shown on the Survey Map; First American Title Insurance Company, a California Corporation, it's invitees, successors and assigns; TRI-SAC L.L.C., an Arizona Limited Liability Company, it's invitees, successors and assigns; Sierra Verde Land L.L.C., an Arizona Limited Liability Company, it's successors and assigns; Red Deer Cattle Inc., a Texas Corporation, it's successors and assigns; the State of Arizona, it's lessees and assigns in order to provide ingress and egress to adjoining State lands, and for the benefit of other properties, adjoining or non-adjointing, as may be designated by First American Title Insurance Company; or TRI-SAC L.L.C.; OR Sierra Verde Land L.L.C; or Red Deer Cattle Inc., which easements shall inure to the respective heirs, successors, assigns, and invitees of the above benefited parties, and for the benefit of the utility providers, including suppliers of electricity, telephone, water, sewer and T.V., and their successors and assigns;

(ii) to utility suppliers, their successors and assigns, an easement for guy wires and anchors within 100 ft. of any parcel boundary as shown on the Survey Map.

No fences or other like obstruction shall be placed or constructed within or across any easement referred to above or as otherwise shown on the Survey Map or provided for within the Conditions, Covenants, and Restrictions recorded on the lands included within the Survey Map, without prior authorization from the undersigned, its successors and assigns.

Dated this 21st Day of MAY 1999

FIRST AMERICAN TITLE INSURANCE COMPANY,  
A CALIFORNIA CORPORATION, AS TRUSTEE.

By Roderick N. Collier  
TRUST OFFICER

### ACKNOWLEDGMENT

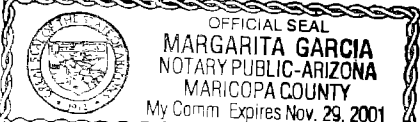
STATE OF ARIZONA  
SS  
COUNTY OF

ON THIS 21 DAY OF May 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Roderick N. Collier WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, AND ACKNOWLEDGES THAT HE, AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THAT FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION, AS TRUSTEE, BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICE

SEAL Margarita Garcia  
NOTARY PUBLIC

MY COMMISSION EXPIRES



BASIS OF BEARINGS: NORTH (NAD83) Spheroid)  
ESTABLISHED USING TRIMBLE SSI RECEIVERS IN RTK.

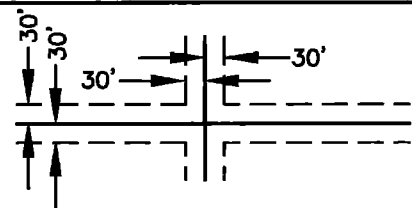
#### NOTE:

THIS DRAWING DOES NOT REFLECT ANY RIGHTS-OF-WAY, EASEMENTS, OR OTHER ENCUMBRANCES WHICH WOULD BE REVEALED BY A CURRENT TITLE REPORT.

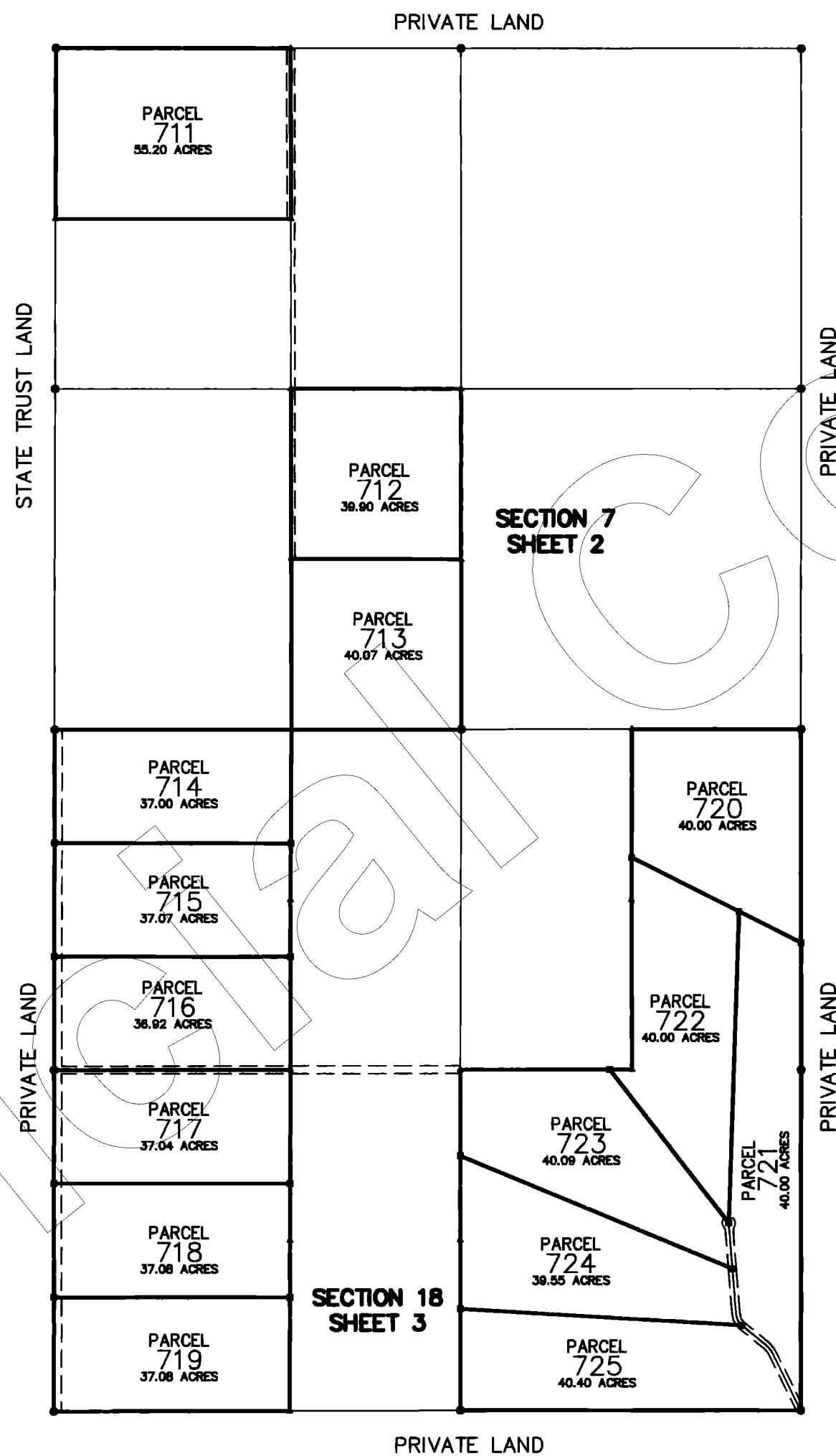
#### NOTE:

MULTIPURPOSE NON FENCING EASEMENT: EASEMENTS FOR THE PURPOSES OF ROADS, UTILITY, DRAINAGE, CATTLE, INGRESS & EGRESS, HORSEBACK RIDING AND HIKING, AND ARE NOT TO BE FENCED OFF.

#### TYPICAL 30' ROADWAY & UTILITY EASEMENT:



AROUND THE INSIDE OF ALL LOTS.  
UNLESS OTHERWISE NOTED.



### CERTIFICATION

This is to certify that the survey and monumentation of the above described parcel was made under my direction and supervision and is accurately represented on this plat

David Steven McLaughlin 11 May 99  
DAVID STEVEN McLAUGHLIN L.S. 11752 DATE



SCALE: NONE



### RECORDATION

Filed and Recorded at Request of First American Title.

On June 4, 1999 AT 8:58 AM in Book 48 of Record of Survey, Page 14 Records of Yavapai County, Arizona.

By Patsy Jenney-Colon COUNTY RECORDER  
Anthony J. Senell DEPUTY RECORDER

Reception No. # 3155080 Fee N/A

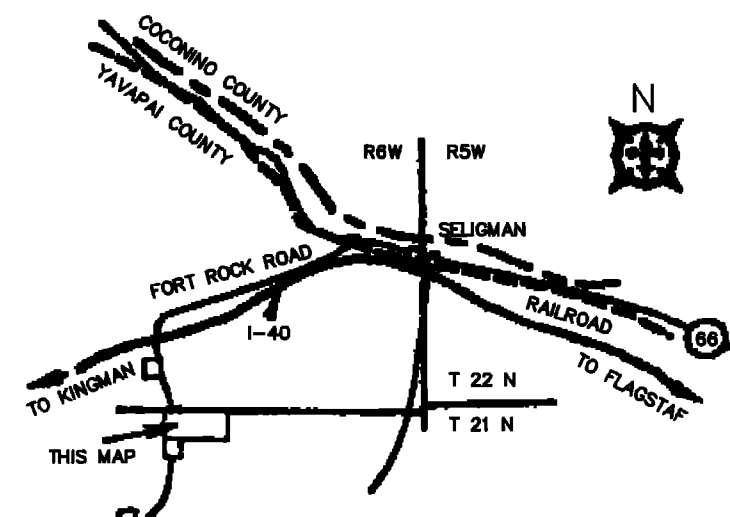


53 MULBERRY AVENUE  
LAKE HAVASU CITY, ARIZONA 86403  
520-855-0839

### SIERRA VERDE RANCH

2720 E. THOMAS ROAD SUITE C-250  
PHOENIX, ARIZONA 85016-8217  
602-264-0000

|                |               |                    |               |
|----------------|---------------|--------------------|---------------|
| Scale: NOTED   | Surveyor: DSM | Approved by:       | Drawn by: DTC |
| Date: 05-11-99 | Survey: 1999  | Drawing no.: 99137 | Page: 1 OF 3  |

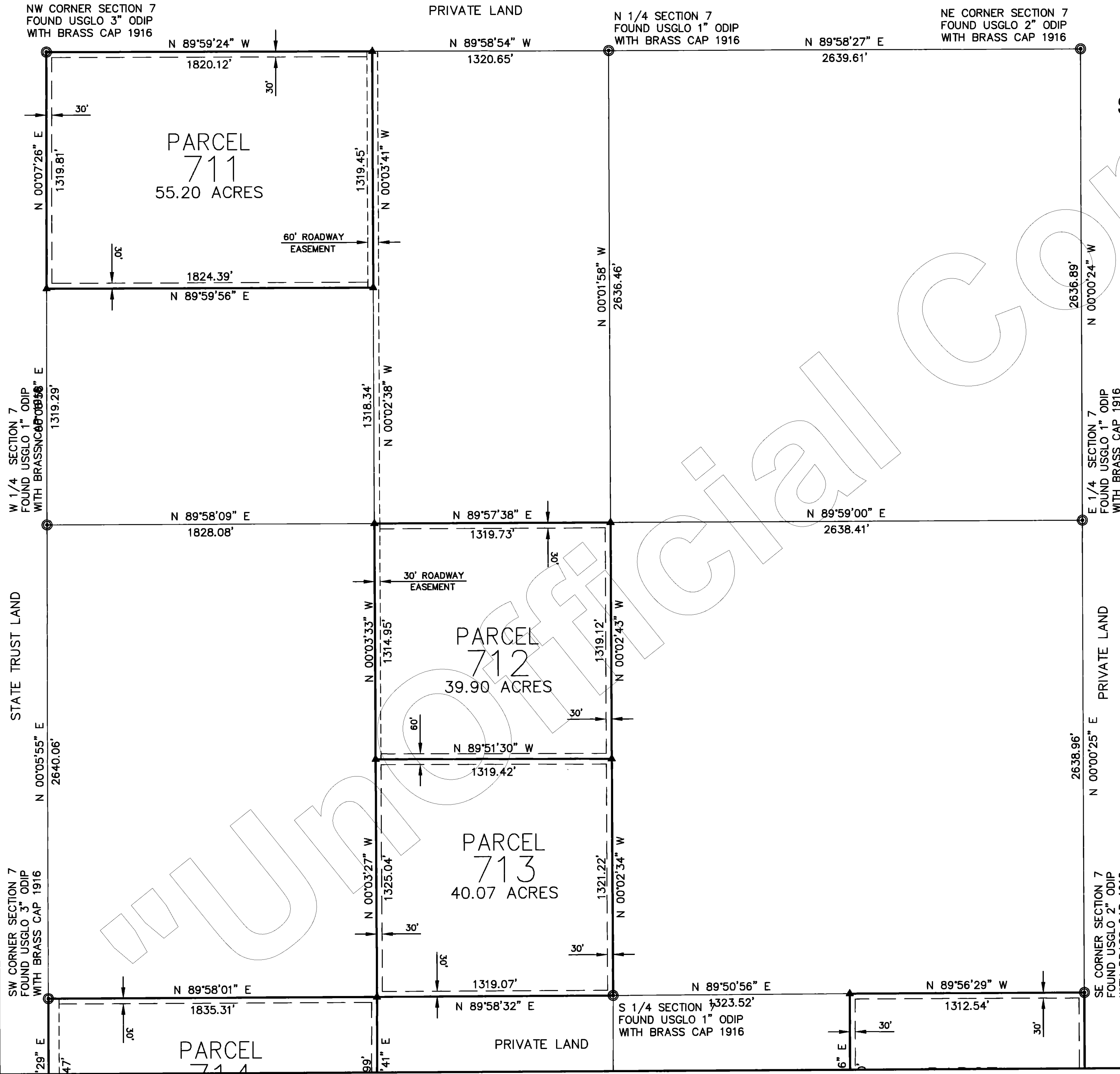


48/15 L.S.

# SIERRA VERDE RANCH-UNIT XIV

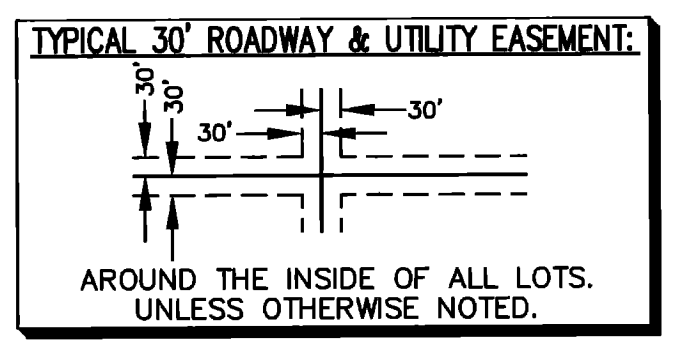
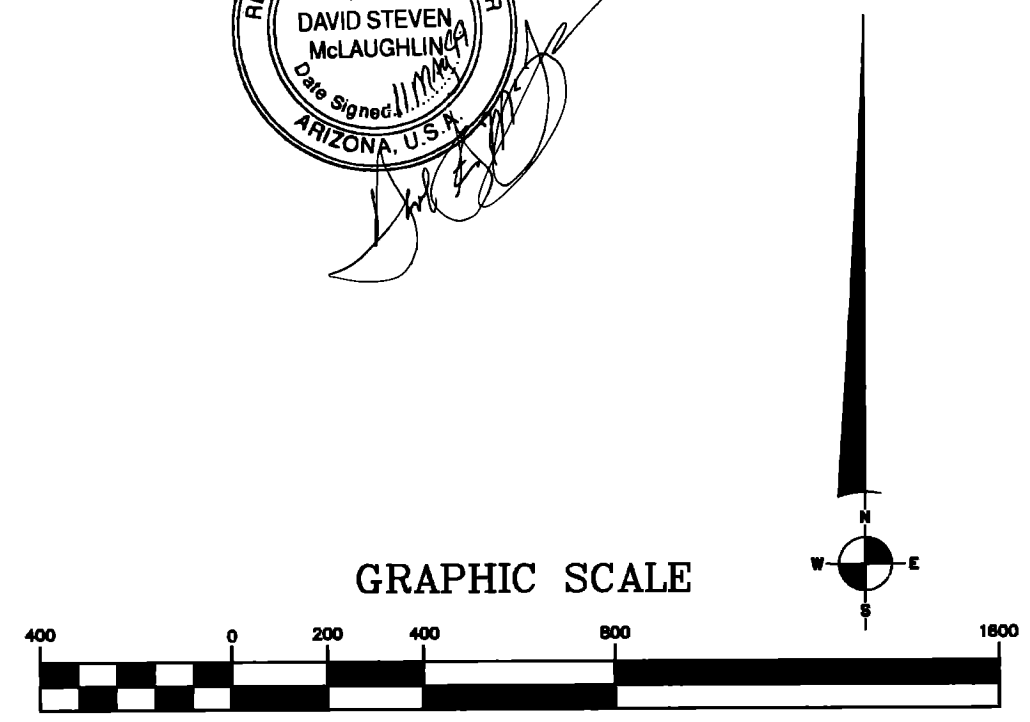
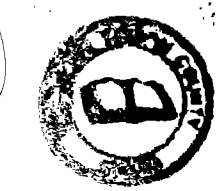
SECTION 7 & 18, T.21N., R.7W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 2 OF 3



**SECTION 7**

# 3155080  
 MADE AND RECORDED AT REQUEST OF  
*First American Title Co.*  
 June 4, A.D. 1999  
 AT 8:58 O'CLOCK P.M.  
 BOOK 48 of *Land Surveys*  
 PAGE 15  
*Patsy Jenney-Colon*  
 County Recorder  
*Anthony J. Senell*  
 County Surveyor



**LEGEND:**

- EASEMENT (SEE NOTE)
- SET 2" ALUM. CAP LS 11752
- ⊙ SET 1 1/2" ALUM. CAP LS 11752
- ⊙ MONUMENT (SEE DESCRIPTION)
- ▲ FOUND 5/8" REBAR W/ALUM. CAP

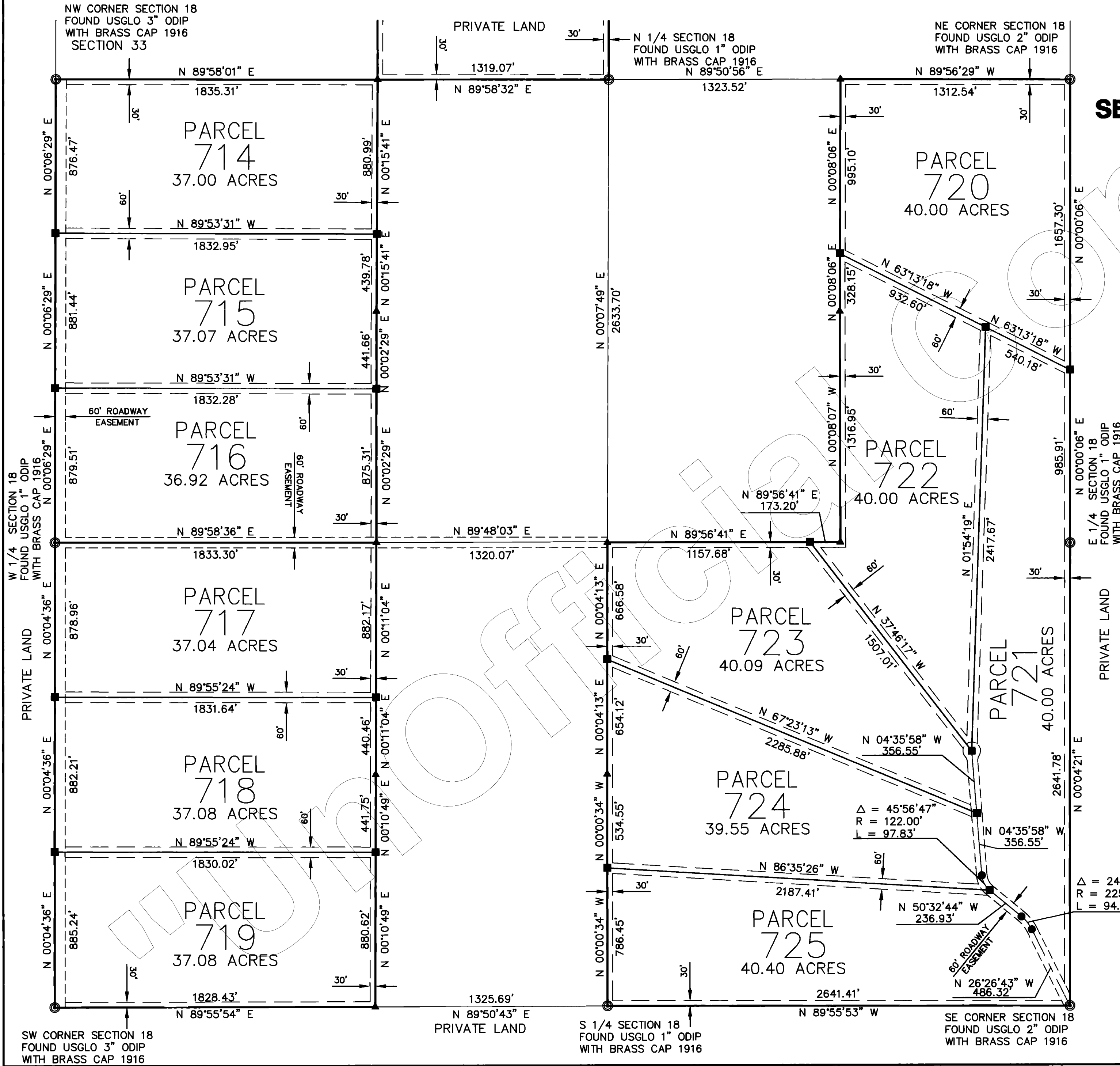
**NORTHWEST SURVEYING INC.**  
 P.O. BOX 1014  
 LAKE HAVASU CITY, AZ 86405  
 (520) 855-0839

48/16 L.S.

# SIERRA VERDE RANCH-UNIT XIV

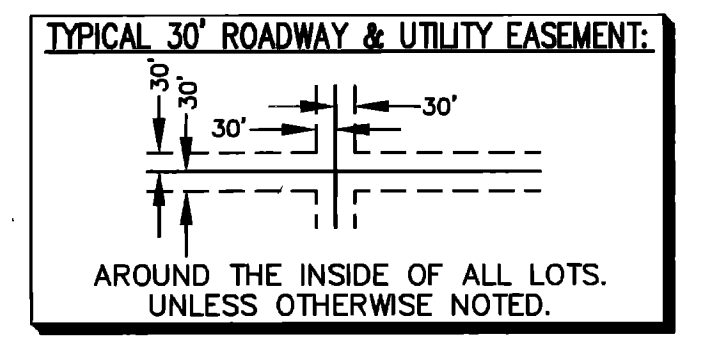
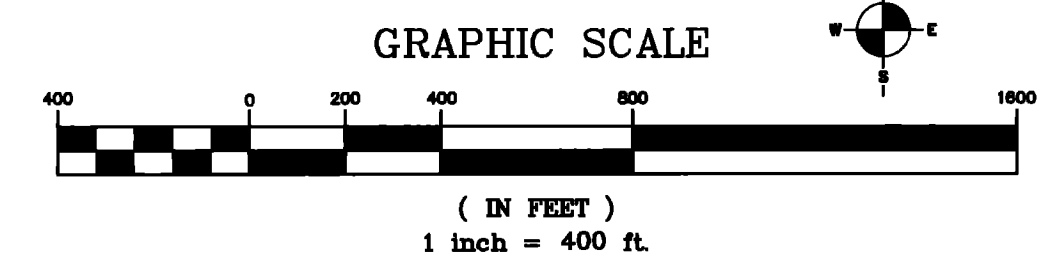
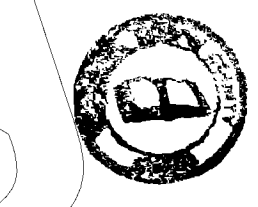
SECTION 7 & 18, T.21N., R.7W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 3 OF 3



SECTION 18

#3155080  
PLANNED AND RECORDED AT REQUEST OF  
*First American Title Co.*  
June 4, 1999  
AT 8:58  
BOOK 48 of Land Surveys  
PAGE 16  
**Patsy Janney-Colon**  
Surveyor



- LEGEND:**
- EASEMENT (SEE NOTE)
  - SET 2" ALUM. CAP LS 11752
  - SET 1 1/2" ALUM. CAP LS 11752
  - ⊙ MONUMENT (SEE DESCRIPTION)
  - ▲ FOUND 5/8" REBAR W/ALUM. CAP

**NORTHWEST SURVEYING INC.**  
P.O. BOX 1014  
LAKE HAVASU CITY, AZ 86405  
(520) 855-0839

# AMENDED

AMENDED SEPTEMBER 23, 1999  
AMENDED TO SHOW EXISTING EASEMENT  
THROUGH PARCEL 718

# SIERRA VERDE RANCH - UNIT XIV

## SECTIONS 7 & 18, T.21N., R.7W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 1 OF 3

L.S. 50/12

### GRANT OF EASEMENTS

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Dated this 4th Day of October 1999

FIRST AMERICAN TITLE INSURANCE COMPANY,  
A CALIFORNIA CORPORATION, AS TRUSTEE.

By Roderick N. Collier  
TRUST OFFICER

### ACKNOWLEDGMENT

STATE OF ARIZONA

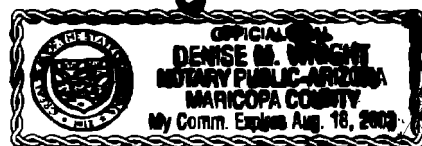
COUNTY OF Maricopa

ON THIS 4th DAY OF October 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Roderick N. Collier WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, AND ACKNOWLEDGES THAT HE, AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THAT FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION, AS TRUSTEE, BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICE

SEAL Denise M. Wright  
NOTARY PUBLIC

MY COMMISSION EXPIRES



BASIS OF BEARINGS: NORTH (WGS-84 SPHEROID)  
ESTABLISHED USING TRIMBLE SSI RECEIVERS IN RTK.

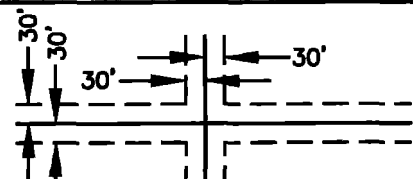
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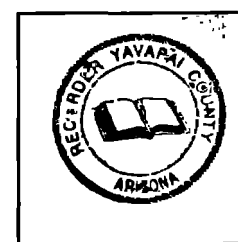
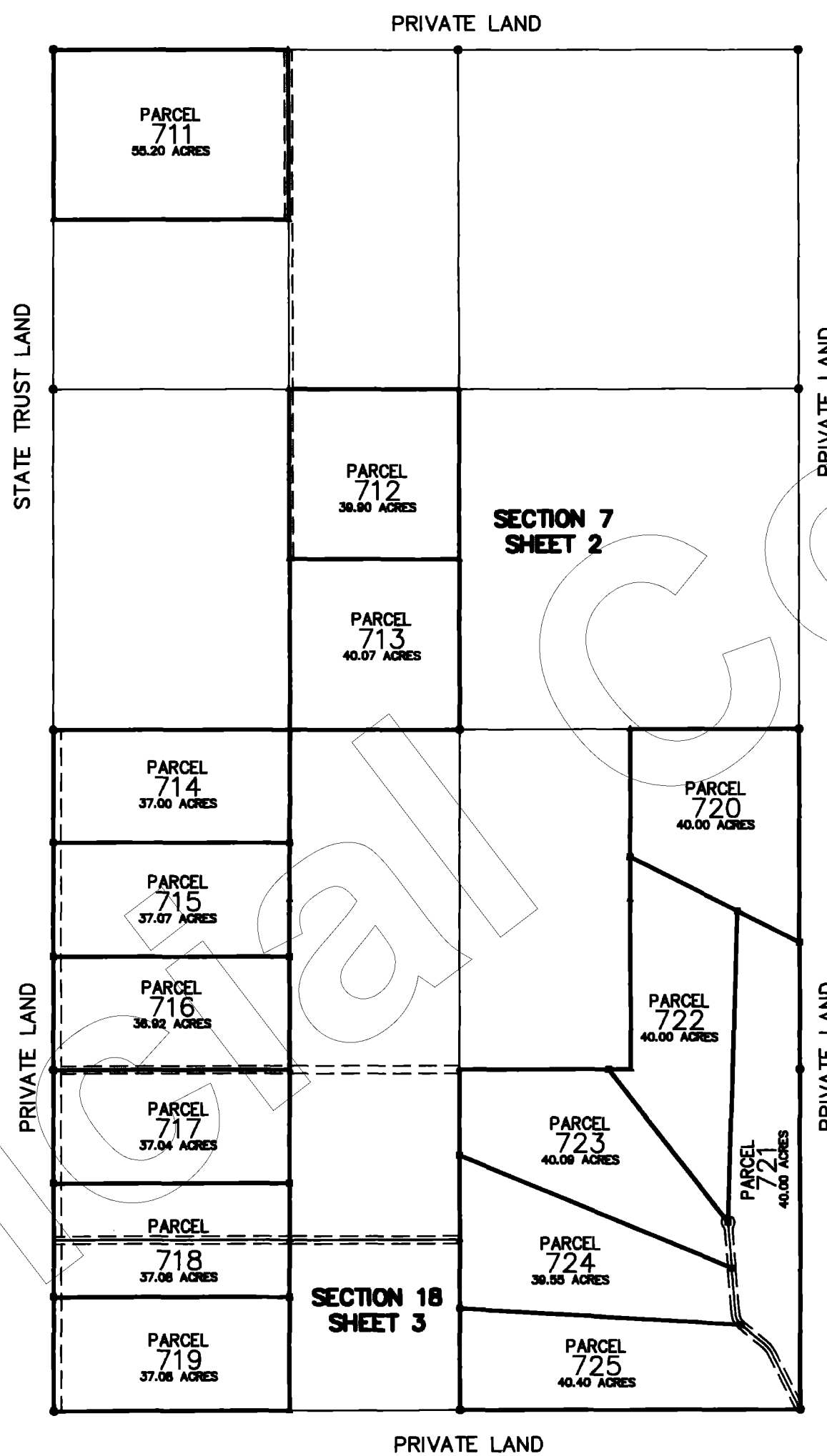
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#### TYPICAL 30' ROADWAY & UTILITY EASEMENT:



AROUND THE INSIDE OF ALL LOTS.  
UNLESS OTHERWISE NOTED.



### CERTIFICATION

This is to certify that the survey and monumentation of the above described parcel was made under my direction and supervision and is accurately represented on this plat

David Steven McLaughlin 23 Sept 99  
DAVID STEVEN McLAUGHLIN L.S. 11752 DATE



### RECORDATION

Filed and Recorded at Request of First American Title Co.

On Oct 6, 1999 @ 11:23 AM in Book 50 of Record of Survey, Page 12 Records of Yavapai County, Arizona.

By Patsy Jenney-Colon COUNTY RECORDER  
Anthony J. Senell DEPUTY RECORDER

Reception No. 3193553 Fee N/A

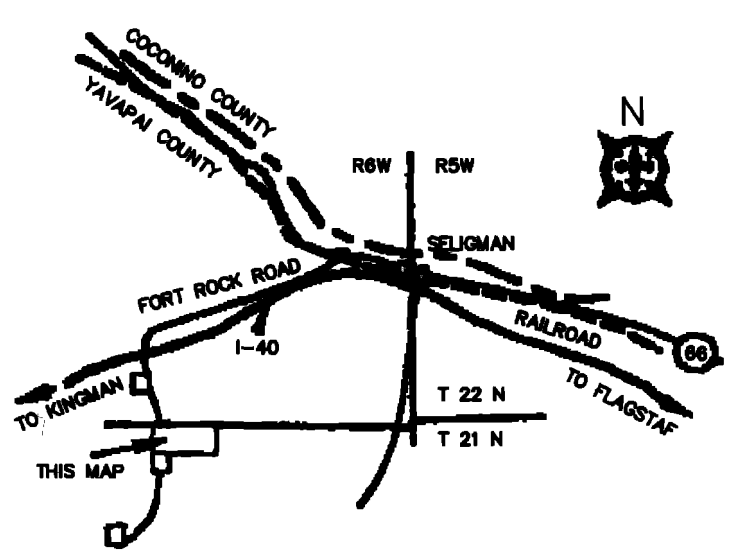


53 MULBERRY AVENUE  
LAKE HAVASU CITY, ARIZONA 86403  
920-855-0839

### SIERRA VERDE RANCH

2720 E. THOMAS ROAD SUITE C-250  
PHOENIX, ARIZONA 85016-8217  
602-264-0000

|                  |               |                    |               |
|------------------|---------------|--------------------|---------------|
| Scale: NOTED     | Surveyor: DSM | Approved by:       | Drawn by: DTC |
| Date: 09-23-1999 | Survey: 1999  | Drawing no.: 99137 | Page: 1 OF 3  |



# AMENDED

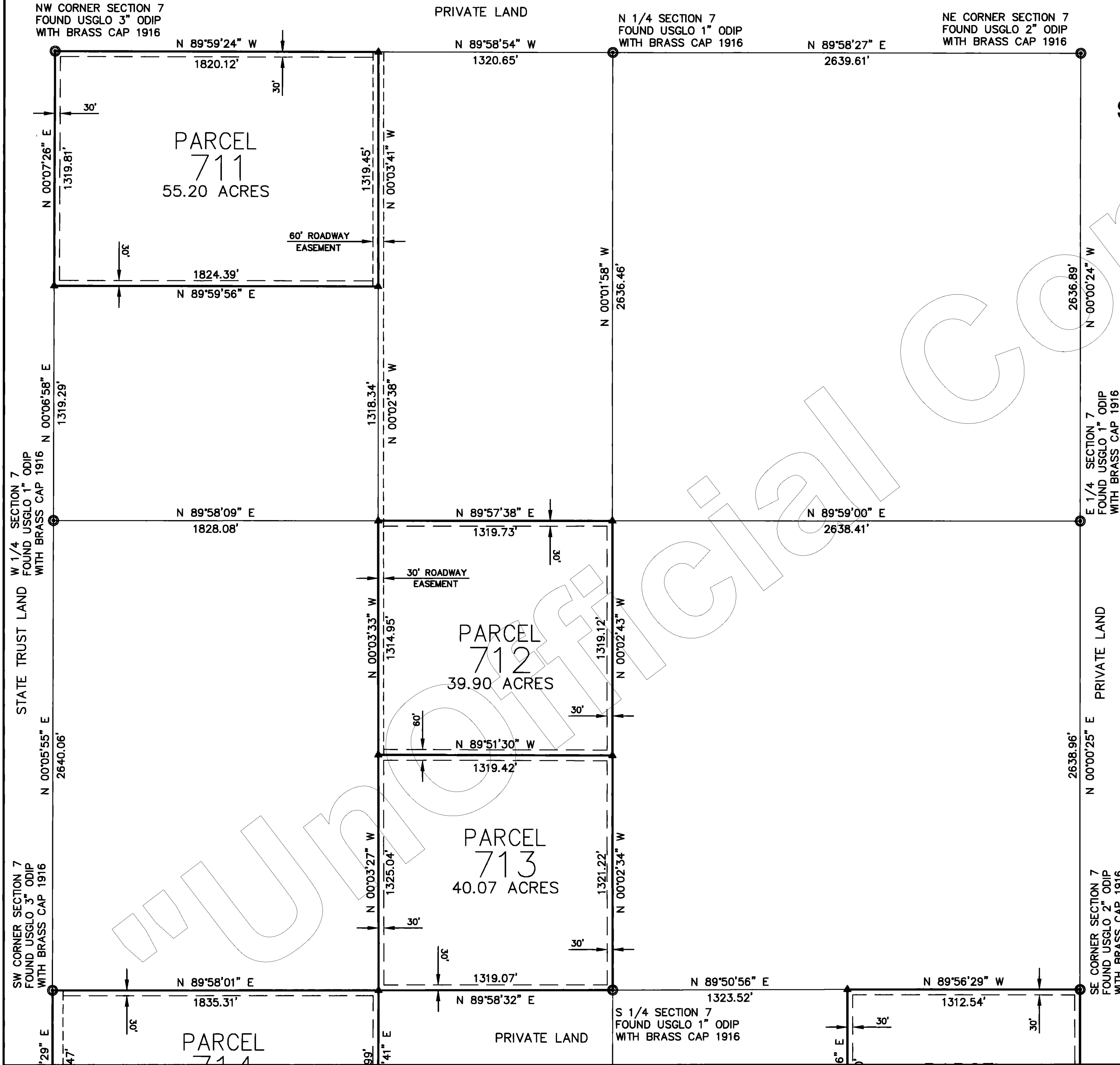
AMENDED SEPTEMBER 23, 1999  
AMENDED TO SHOW EXISTING EASEMENT  
THROUGH PARCEL 718. SEE SHEET 3 OF 3

# SIERRA VERDE RANCH-UNIT XIV

## SECTION 7 & 18, T.21N., R.7W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

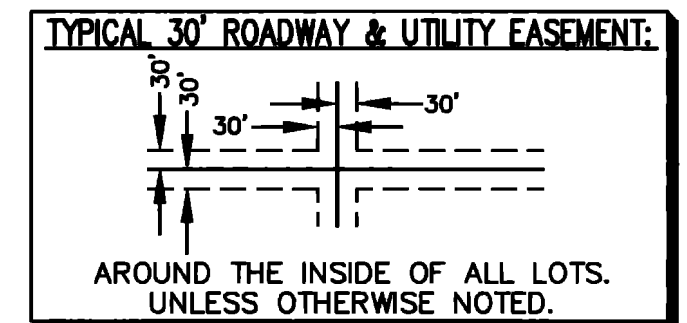
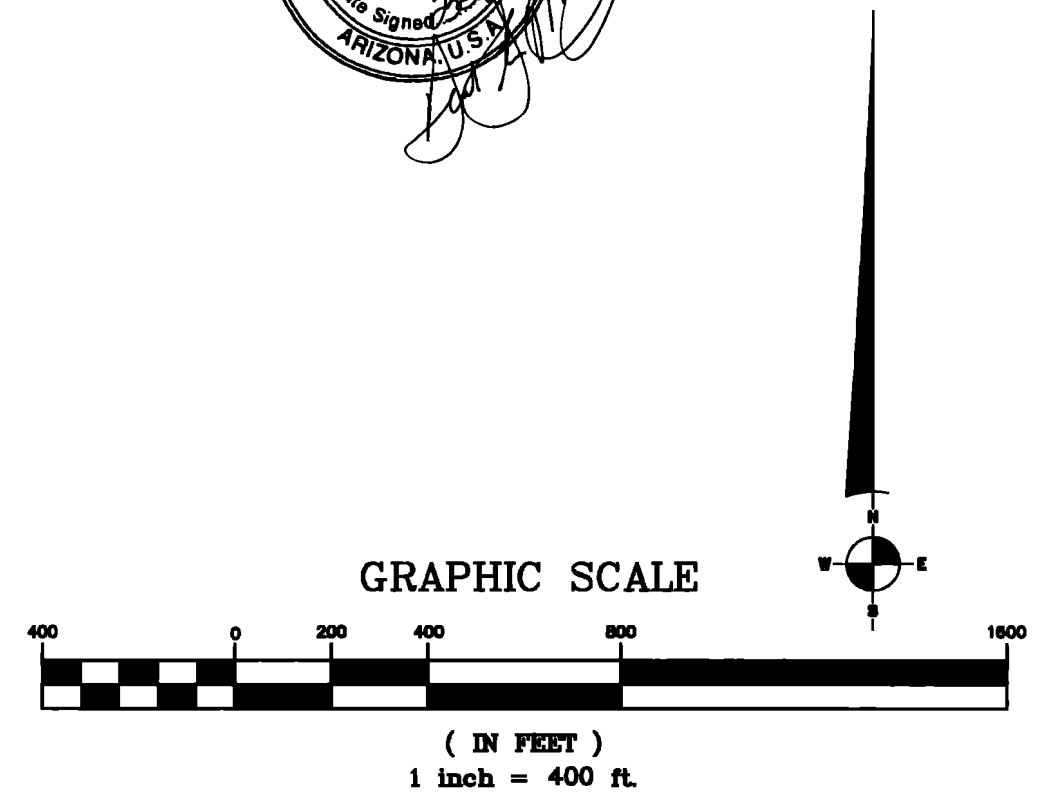
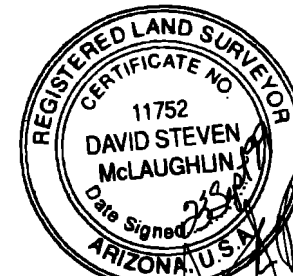
RECORD OF SURVEY  
SHEET 2 OF 3

L.S. 50/13



SECTION 7

# 3193553  
FIELD AND ACCEPTED AT THE REQUEST OF  
**FATCO**  
Oct 13, A.D. 19 99  
AT 11:23 O'CLOCK A.M.  
BY *50 of hand Surveyors*  
# 13  
Patsy Jenney-Colon  
County Recorder  
*Anthony J. Semel*  
County Recorder



**LEGEND:**

|     |                               |
|-----|-------------------------------|
| --- | EASEMENT (SEE NOTE)           |
| ■   | SET 2" ALUM. CAP LS 11752     |
| ●   | SET 1 1/2" ALUM. CAP LS 11752 |
| ⊙   | MONUMENT (SEE DESCRIPTION)    |
| ▲   | FOUND 5/8" REBAR W/ALUM. CAP  |

**NORTHWEST SURVEYING INC.**  
P.O. BOX 1014  
LAKE HAVASU CITY, AZ 86405  
(520) 855-0839

# AMENDED

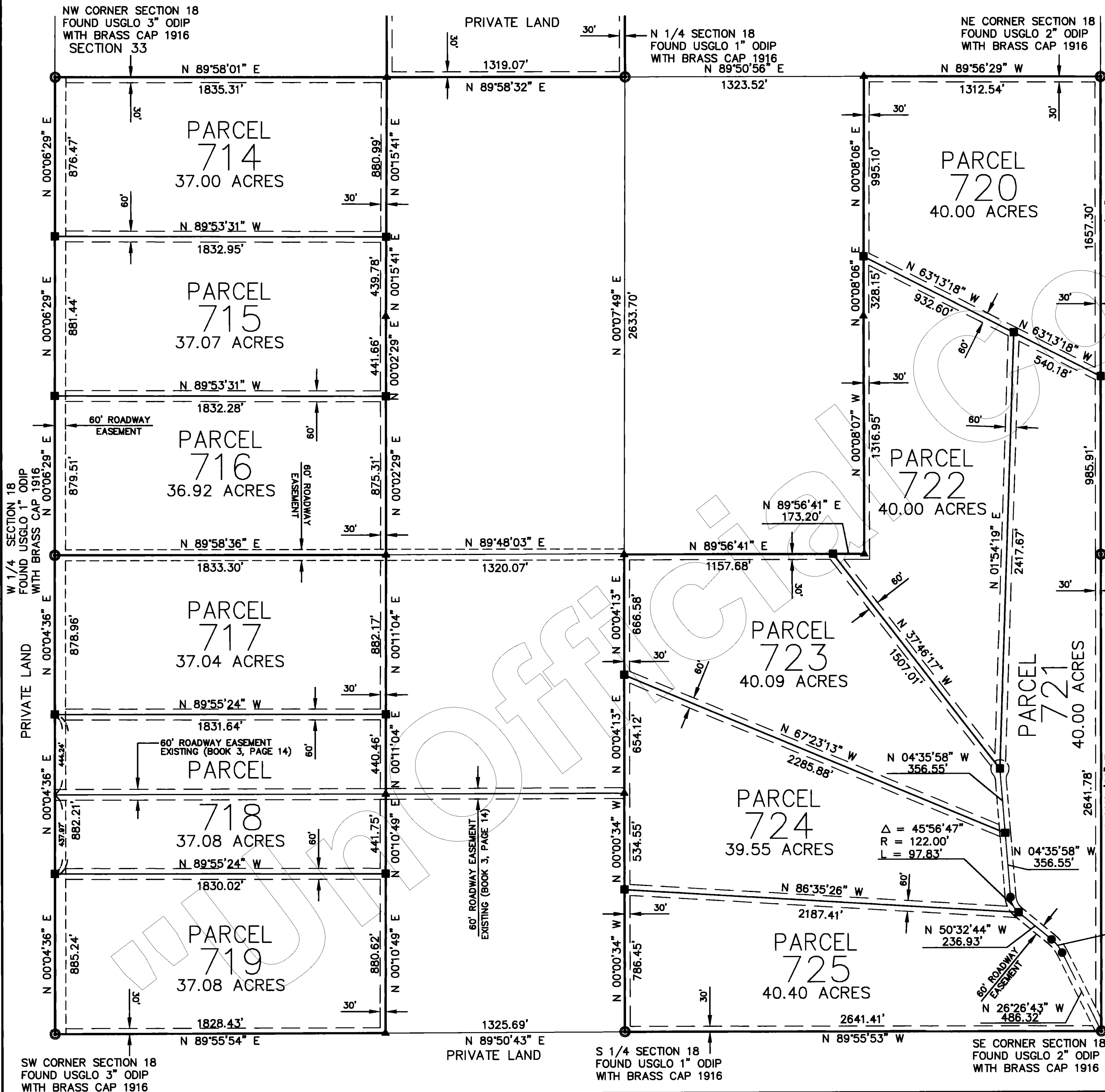
# SIERRA VERDE RANCH-UNIT XIV

## SECTION 7 & 18, T.21N., R.7W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 3 OF 3

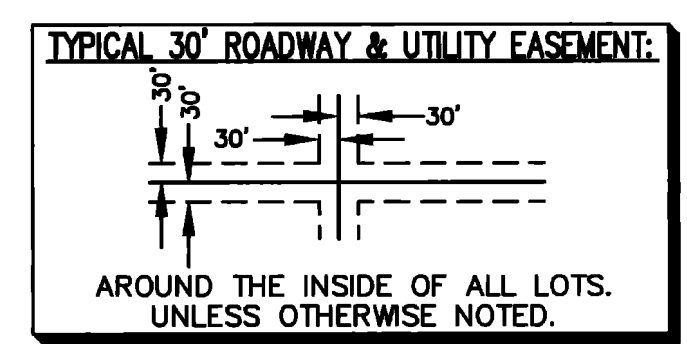
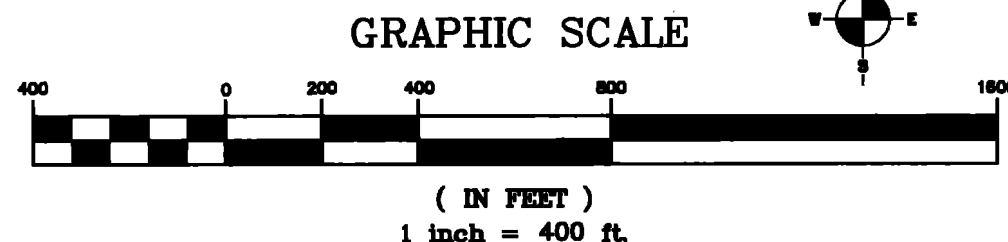
L.S. 50/14

AMENDED SEPTEMBER 23, 1999  
AMENDED TO SHOW EXISTING EASEMENT  
THROUGH PARCEL 718



### SECTION 18

# 3193553  
 FILED AND RECORDED AT PROJECT OF  
**FATCO**  
 OCT 6 A.D. 1999  
 AT 11:23 O'CLOCK A.M.  
 WITH 50' of Land Survey  
 Patsy Jenney-Colon  
 County Recorder  
*Anthony J. Senell*  
 County Recorder



**LEGEND:**

|     |                               |
|-----|-------------------------------|
| --- | EASEMENT (SEE NOTE)           |
| ■   | SET 2" ALUM. CAP LS 11752     |
| ●   | SET 1 1/2" ALUM. CAP LS 11752 |
| ○   | MONUMENT (SEE DESCRIPTION)    |
| ▲   | FOUND 5/8" REBAR W/ALUM. CAP  |

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 LAKE HAVASU CITY, AZ 86405  
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