

49/74 L.S.

SIERRA VERDE RANCH - UNIT XVII

RECORD OF SURVEY
SHEET 1 OF 6

SECTION 1 T.21N., R.10W., SECTION 3 & 7 T.21N., R.9W., & SECTION 31 T.22N., R.9W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

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; YAVAPAI 10,000 L.L.C., an Arizona Limited Liability Company, it's invitees, successors and assigns; Red Deer Cattle Inc., a Texas Corporation, it's invitees, 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 YAVAPAI 10,000 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 31st Day of AUGUST 1999

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

By Roderick A. Collis
TRUST OFFICER

ACKNOWLEDGMENT

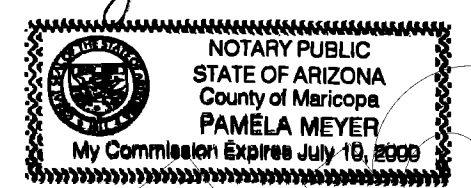
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 31st DAY OF AUGUST 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Roderick A. Collis 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 Pamela Meyer
NOTARY PUBLIC

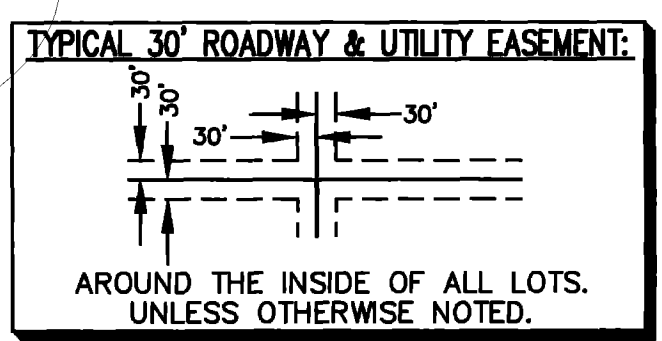
MY COMMISSION EXPIRES



BASIS OF BEARINGS: NORTH (WGS-84 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.

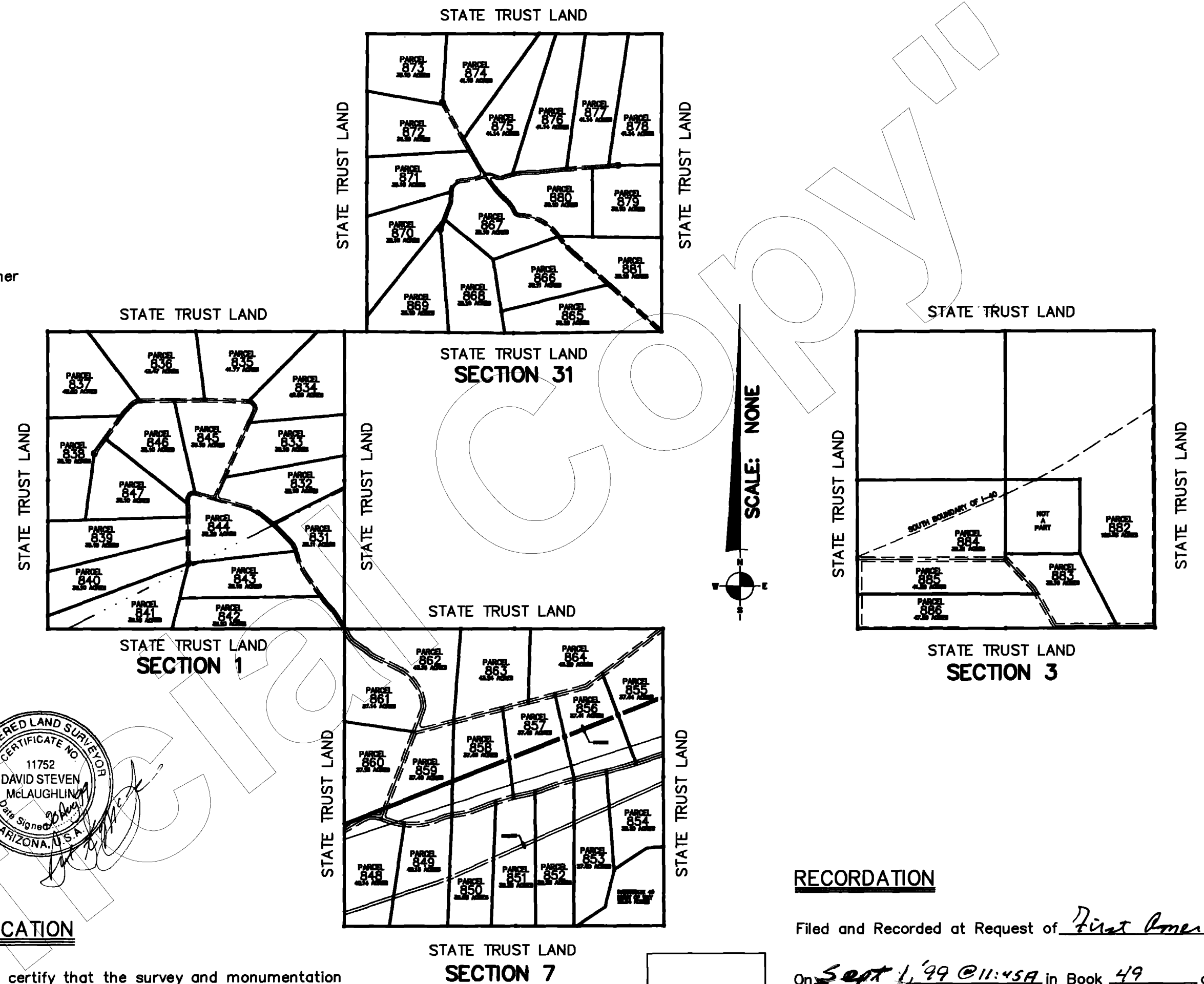
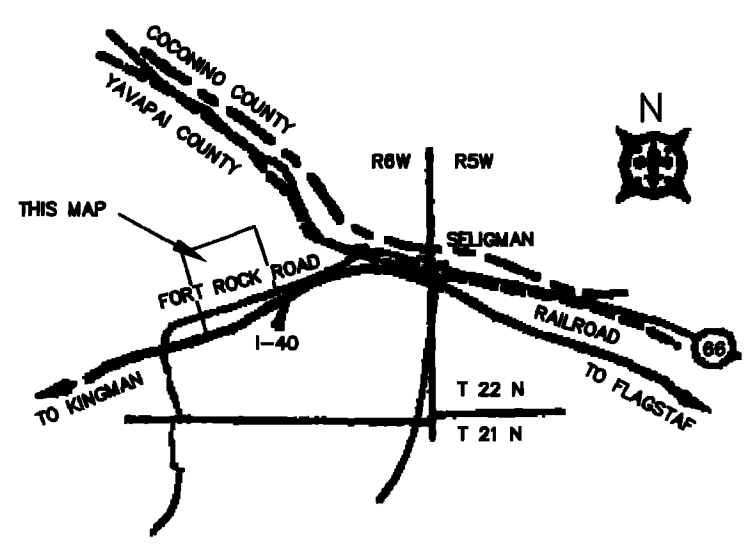
NOTE:
MULTIPURPOSE NON FENCING EASEMENT: EASEMENTS FOR THE PURPOSES OF ROADS, UTILITY, DRAINAGE, CATTLE, INGRESS & EGRESS, HORSEBACK RIDING AND HIKING, AND ARE NOT TO BE FENCED OFF.



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 Survey 99
DAVID STEVEN McLAUGHLIN L.S. 11752 DATE



RECORDATION

Filed and Recorded at Request of First American Title Co.
On Sept 1, 99 @ 11:45A in Book 49 of Record of
Survey, Page 74 Records of Yavapai County, Arizona.
By Patsy Jenney-Colon Anthony J. Samell
COUNTY RECORDER DEPUTY RECORDER
Reception No. 3183156 Fee _____



53 MULBERRY AVENUE
LAKE HAVASU CITY, ARIZONA 86403
520-855-0838

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

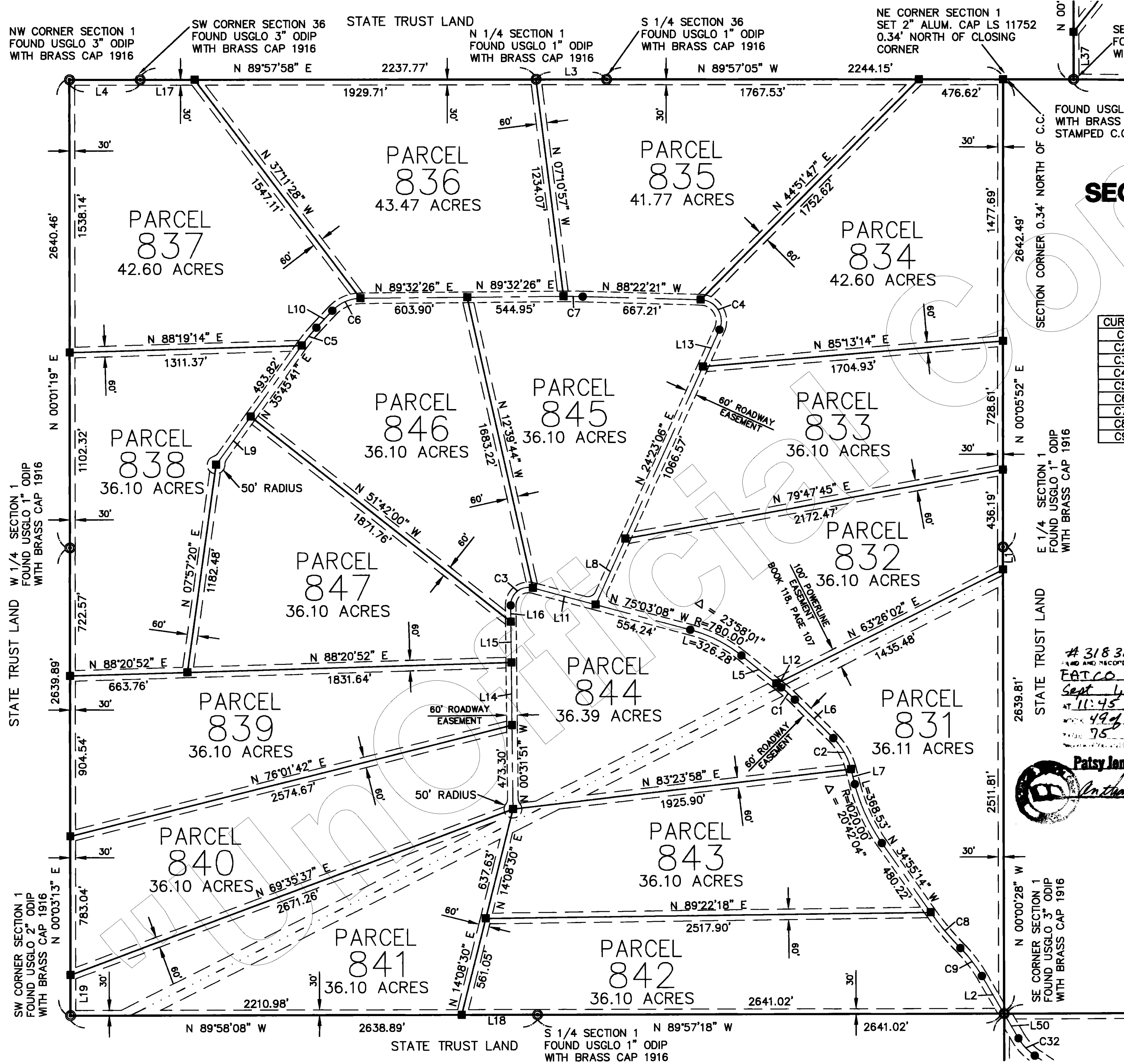
Scale: NOTED	Surveyor: DSM	Approved by:	Drawn by: DTC
Date: 08-20-99	Survey: 1999	Drawing no.: 88131	Page: 1 OF 6

49/75 L.S.

SIERRA VERDE RANCH-UNIT XVII

SECTION 1, T.21N., R.10W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY
SHEET 2 OF 6



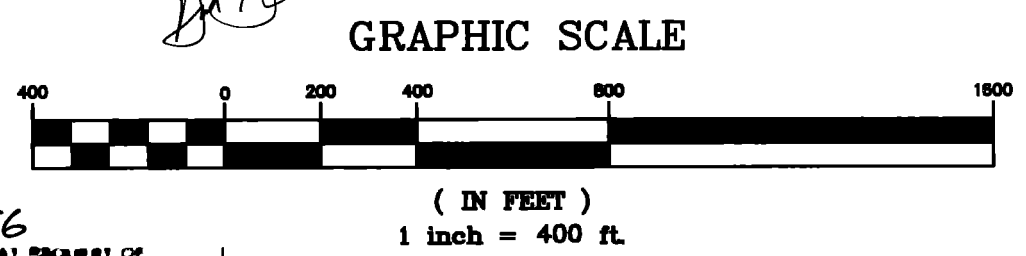
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°00'28" W	128.00'
L2	N 30°08'48" W	247.83'
L3	N 89°53'58" W	399.29'
L4	N 89°57'35" W	399.37'
L5	N 51°05'06" W	254.23'
L6	N 45°01'09" W	306.86'
L7	N 14°13'10" W	87.65'
L8	N 24°23'06" E	408.38'
L9	N 35°45'41" E	335.67'
L10	N 43°09'37" E	131.62'
L11	N 75°03'08" W	367.05'
L12	N 51°05'06" W	35.19'
L13	N 24°23'06" E	228.82'
L14	N 00°31'51" W	354.86'
L15	N 00°31'51" W	230.60'
L16	N 00°31'51" W	92.95'
L17	N 89°57'58" E	308.06'
L18	N 89°58'08" W	427.91'
L19	N 00°03'13" E	229.74'

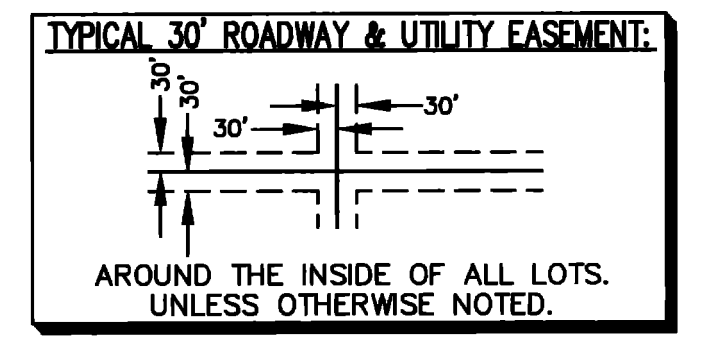
SECTION 1

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	980.00'	103.75'	51.92'	103.70'	N 48°03'08" W	06°03'57"
C2	380.00'	204.27'	104.67'	201.82'	N 29°37'10" W	30°47'59"
C3	100.00'	184.10'	131.46'	159.18'	N 52°12'31" E	105°28'43"
C4	120.00'	236.16'	180.47'	199.85'	N 31°59'38" W	112°45'27"
C5	1020.00'	131.72'	65.95'	131.63'	N 39°27'39" E	07°23'56"
C6	220.00'	178.09'	94.25'	173.26'	N 66°21'01" E	46°22'49"
C7	3000.00'	109.28'	54.64'	109.27'	N 89°24'58" W	02°05'13"
C8	1520.00'	262.88'	131.77'	262.56'	N 39°52'31" W	09°54'33"
C9	780.00'	199.89'	100.49'	199.34'	N 37°29'18" W	14°40'59"



318 3156
LAND AND RECORDS AT REQUEST OF
FATCO
Sept 4, A.D. 19 99
AT 11:45 O'CLOCK A.M.
with 49 of Land Survey
75



LEGEND:

- EASEMENT (SEE NOTE)
- SET 2" ALUM. CAP LS 11752
- SET 1 1/2" ALUM. CAP LS 11752
- MONUMENT (SEE DESCRIPTION)
- ▲ FOUND ADOT ALUMINUM CAP

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

#3183156
 FILED AND RECORDED AT REQUEST OF
FATCO
 30/11/99
 AT 11:45 O'CLOCK P.M.
 BOOK 49 of Land Surveys
 PAGE 76
 Patsy Jenney-Colon
 County Recorder

49/76 L.S.

SIERRA VERDE RANCH-UNIT XVII

RECORD OF SURVEY
 SHEET 3 OF 6

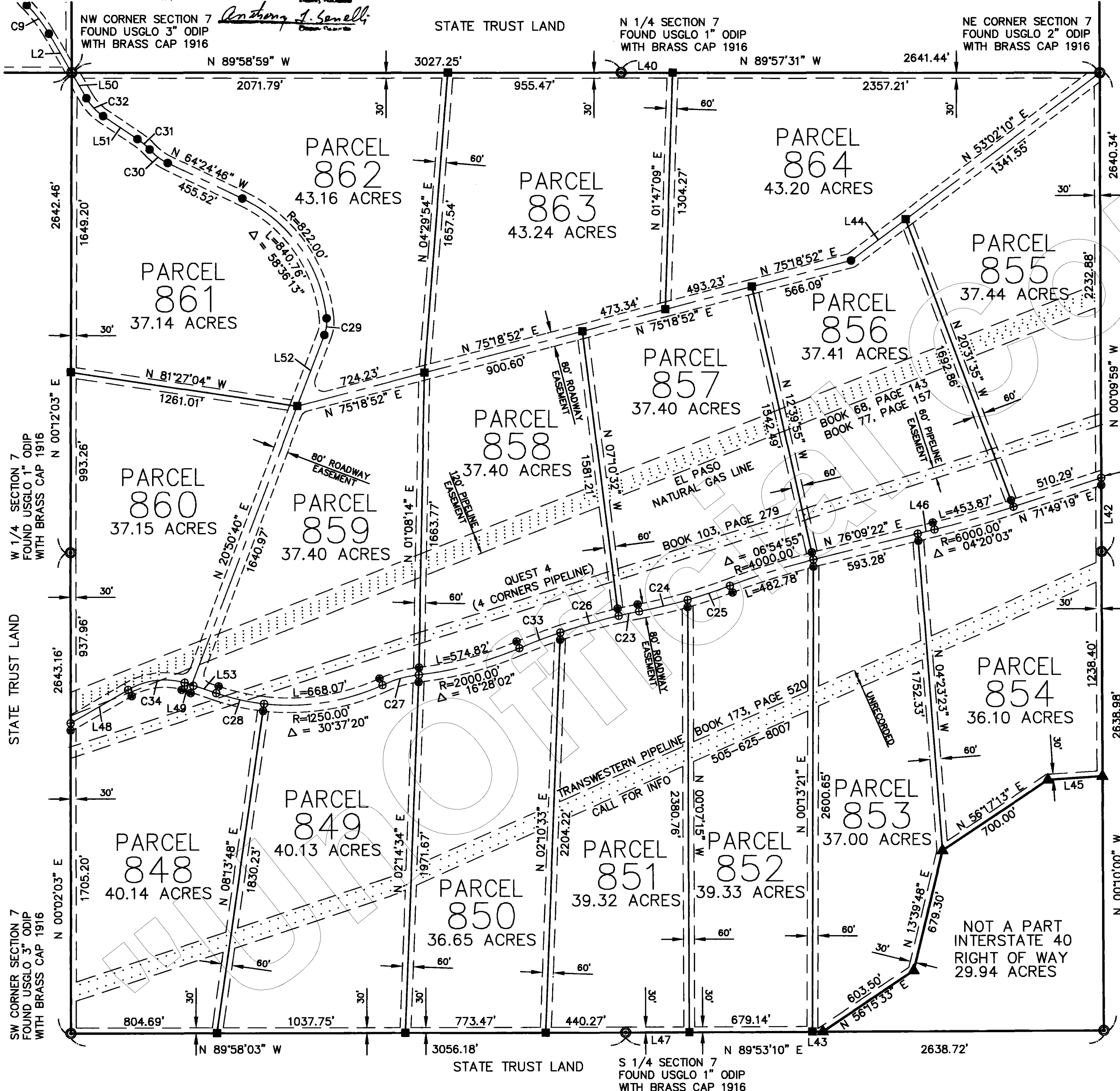
SECTION 7, T.21N., R.9W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

LINE TABLE

LINE	DIRECTION	DISTANCE
L40	N 89°57'31" W	284.23'
L42	N 00°09'59" W	407.46'
L43	N 89°53'10" E	57.95'
L44	N 53°02'10" E	377.00'
L45	N 86°14'00" E	302.02'
L46	N 76°09'22" E	94.75'
L47	N 89°53'10" E	351.59'
L48	N 59°48'15" E	366.25'
L49	N 71°15'11" W	22.01'
L50	N 30°08'48" W	161.53'
L51	N 56°09'05" W	227.84'
L52	N 20°50'40" E	420.51'
L53	N 71°15'11" W	142.53'

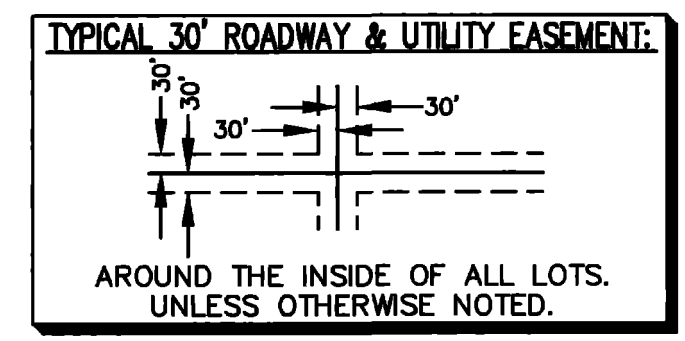
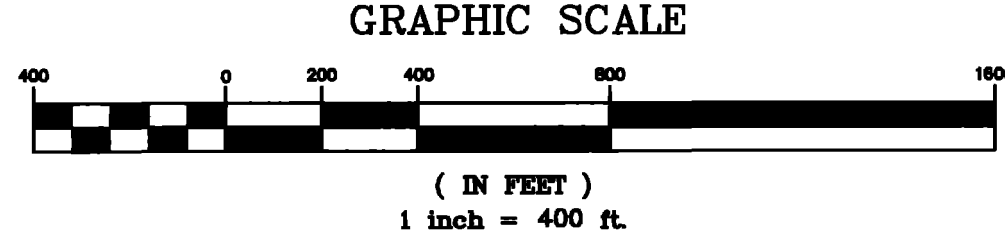
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	3250.00'	115.71'	57.86'	115.70'	N 78°11'30" E	02°02'24"
C24	3000.00'	275.81'	138.00'	275.71'	N 76°34'40" E	05°16'03"
C25	3000.00'	246.27'	123.20'	246.20'	N 71°35'33" E	04°42'12"
C26	3250.00'	334.46'	167.38'	334.31'	N 74°13'25" E	05°53'47"
C27	675.00'	209.15'	105.42'	208.31'	N 74°36'02" E	17°45'11"
C28	1250.00'	270.54'	135.80'	270.01'	N 77°27'12" W	12°24'02"
C29	202.00'	93.97'	47.85'	93.12'	N 07°31'03" E	26°39'13"
C30	328.00'	125.11'	63.32'	124.35'	N 53°29'09" W	21°51'13"
C31	372.00'	88.25'	44.33'	88.04'	N 49°21'19" W	13°35'32"
C32	300.00'	136.16'	69.27'	134.99'	N 43°08'57" W	26°00'16"
C33	3250.00'	241.95'	121.03'	241.90'	N 69°08'34" E	04°15'56"
C34	400.00'	341.69'	182.05'	331.39'	N 84°16'32" E	48°56'34"



SECTION 7

FORT ROCK RANCH ROAD
 YAVAPAI COUNTY HIGHWAY, RESOLUTION
 NO. 97, BOOK 420, PAGE 442, O.R.



LEGEND:

- EASEMENT (SEE NOTE)
- SET 2" ALUM. CAP LS 11752
- SET 1 1/2" ALUM. CAP LS 11752
- ⊙ MONUMENT (SEE DESCRIPTION)
- ⊕ FOUND ADOT ALUMINUM CAP
- ⊕ CALCULATED CENTERLINE POINT
- SET 2" ALUM. CAP LS 11752, STAMPED R.P.

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

49/77 L.S.

SIERRA VERDE RANCH-UNIT XVII

SECTION 31, T.21N., R.9W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY
SHEET 4 OF 6

NW CORNER SECTION 31
FOUND USGLO 3" ODIP
WITH BRASS CAP 1916

STATE TRUST LAND

N 1/4 SECTION 31
FOUND USGLO 1" ODIP
WITH BRASS CAP 1916

NE CORNER SECTION 31
FOUND USGLO 2" ODIP
WITH BRASS CAP 1916

LINE TABLE

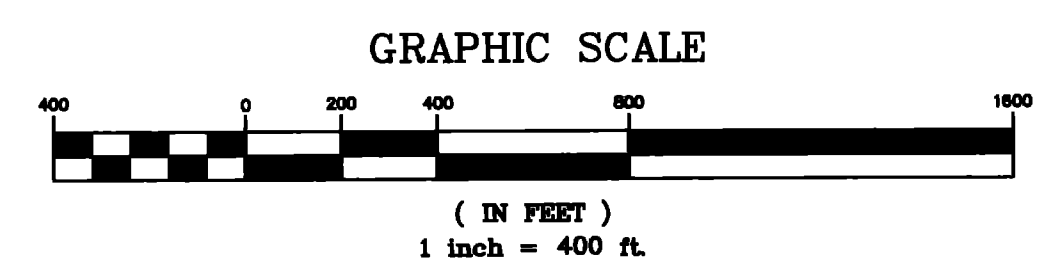
LINE	DIRECTION	DISTANCE
L20	N 89°19'38" W	154.76'
L21	N 00°07'44" E	308.17'
L22	N 73°36'34" E	185.78'
L23	N 90°00'00" W	98.83'
L24	N 83°04'16" E	301.36'
L25	N 85°53'14" E	173.72'
L26	N 85°53'14" E	288.81'
L27	N 89°53'31" W	298.95'
L28	N 08°56'18" W	392.39'
L29	N 45°16'23" W	132.05'
L30	N 29°35'25" W	50.00'
L31	N 00°49'08" W	82.60'
L32	N 37°50'59" W	72.93'
L33	N 29°35'25" W	298.79'
L34	N 29°35'25" W	241.76'
L35	N 20°36'28" E	194.32'
L36	N 20°36'28" E	285.34'
L37	N 00°03'29" E	267.72'
L38	N 37°50'59" W	279.56'
L39	N 69°29'27" W	104.18'

SECTION 31

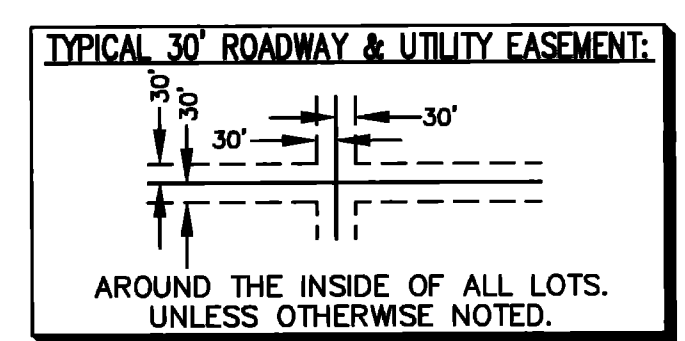


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	1480.00'	191.75'	96.01'	191.62'	N 41°33'41" W	07°25'24"
C11	140.00'	90.16'	46.71'	88.61'	N 87°56'26" W	36°53'58"
C12	1020.00'	291.79'	146.90'	290.79'	N 81°48'17" E	16°23'26"
C13	1480.00'	178.98'	89.60'	178.87'	N 86°32'08" E	06°55'44"
C14	2000.00'	98.30'	49.16'	98.29'	N 84°28'45" E	02°48'58"
C15	620.00'	232.52'	117.64'	231.16'	N 34°31'45" W	21°29'16"
C16	100.00'	113.23'	63.56'	107.28'	N 56°13'27" W	64°52'40"
C17	980.00'	141.27'	70.76'	141.15'	N 33°43'12" W	08°15'34"
C18	160.71'	120.24'	63.09'	117.46'	N 89°04'29" E	42°52'08"
C19	380.00'	142.11'	71.89'	141.28'	N 09°53'40" E	21°25'35"
C20	1480.00'	359.55'	180.67'	358.67'	N 41°19'23" W	13°55'10"
C21	1180.00'	421.35'	212.94'	419.12'	N 77°52'11" E	20°27'32"
C22	200.00'	310.38'	196.26'	280.16'	N 43°38'25" E	88°55'05"



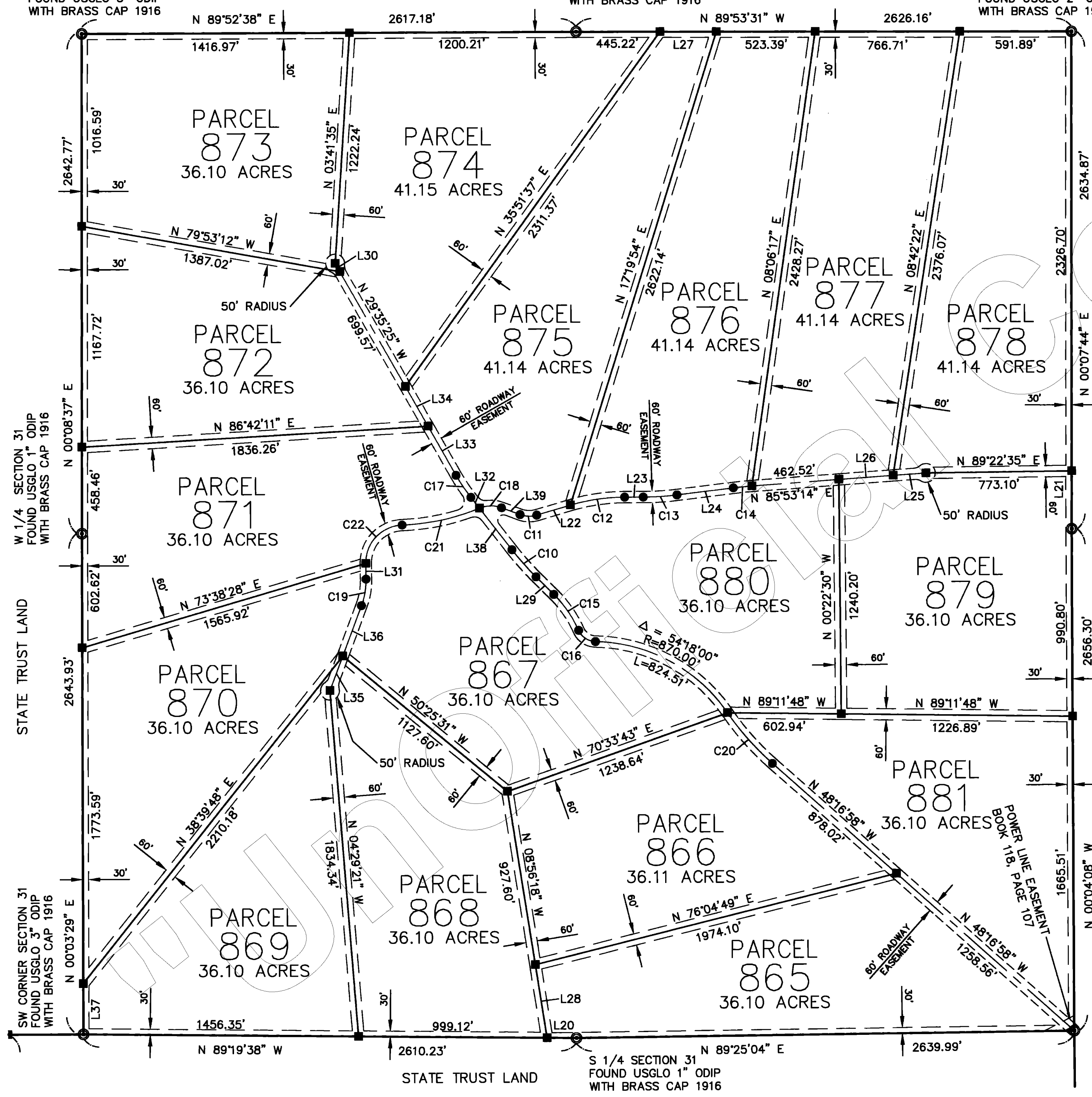
#3183156
FILED AND RECORDED BY REQUEST OF
FATCO
Sept 1, A.D. 19 99
AT 11:45 O'CLOCK P.M.
BOOK 49 of Land Survey
PAGE 79
Patsy Jenney-Colon
Surveyor
Anthony J. Sanell



LEGEND:

- EASEMENT (SEE NOTE)
- SET 2" ALUM. CAP LS 11752
- SET 1 1/2" ALUM. CAP LS 11752
- ⊙ MONUMENT (SEE DESCRIPTION)
- ▲ FOUND ADOT ALUMINUM CAP

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



SIERRA VERDE RANCH-UNIT XVII

SECTION 3, T.21N., R.9W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

NW CORNER SECTION 3
FOUND USGLO 3" ODIP
WITH BRASS CAP 1911

STATE TRUST LAND

N 1/4 SECTION 3
FOUND USGLO 1" ODIP
WITH BRASS CAP 1911

NE CORNER SECTION 3
FOUND USGLO 3" ODIP
WITH BRASS CAP 1911

N 89°55'00" E 2641.58'

N 89°57'56" E 2641.01'

SECTION 3



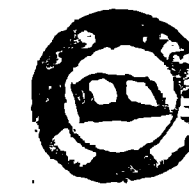
NOTE:

THIS PAGE IS A RECORD OF SURVEY FOR THE "NOT A PART" AREA LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 3, AND DOES NOT DESCRIBE ANY PARCELS WITHIN SIERRA VERDE RANCH - UNIT 17.

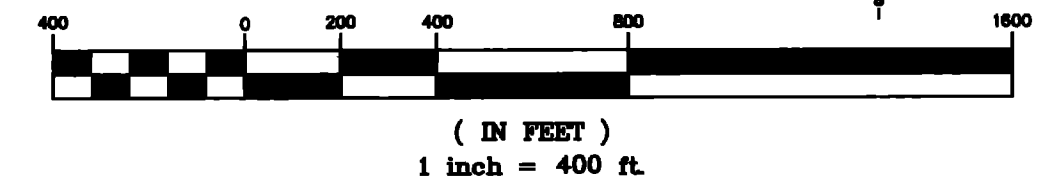
3183156
MADE AND RECEIVED AT REQUEST OF
FATCO
Sept 4, A.D. 1999
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PAGE 78

Patsy Jenney-Colon
Surveyor

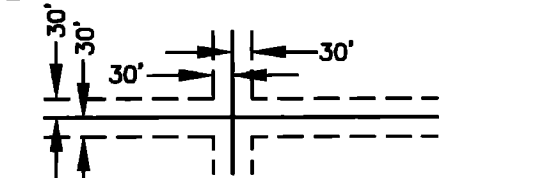
Anthony J. Senelli
Surveyor



GRAPHIC SCALE



TYPICAL 30' ROADWAY & UTILITY EASEMENT:



AROUND THE INSIDE OF ALL LOTS.
UNLESS OTHERWISE NOTED.

LEGEND:

- EASEMENT (SEE NOTE)
- SET 2" ALUM. CAP LS 11752
- SET 1 1/2" ALUM. CAP LS 11752
- MONUMENT (SEE DESCRIPTION)
- ▲ FOUND ADOT ALUMINUM CAP

NORTHWEST SURVEYING INC.

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

SW CORNER SECTION 3
FOUND USGLO 2" ODIP
WITH BRASS CAP 1913

W 1/4 SECTION 3
FOUND USGLO 1" ODIP
WITH BRASS CAP 1913

E 1/4 SECTION 3
FOUND USGLO 1" ODIP
WITH BRASS CAP 1913

SE CORNER SECTION 3
FOUND USGLO 2" ODIP
WITH BRASS CAP 1913

STATE TRUST LAND

STATE TRUST LAND

STATE TRUST LAND

STATE TRUST LAND

S 1/4 SECTION 3
FOUND USGLO 1" ODIP
WITH BRASS CAP 1913

N 00°06'42" W 2641.82'

N 00°07'27" W 2645.00'

N 00°07'27" W 2644.93'

N 89°55'52" E 2636.39'

N 89°51'58" E 2652.13'

N 00°03'42" W 5287.49'

N 89°55'58" E 5285.64'

N 89°53'58" E 2649.25'

N 00°07'27" W 2643.39'

N 00°11'12" W 2641.85'

N 00°10'41" W 2641.05'

2639.27'

2646.37'

2642.56'

2644.93'

1322.46'

1326.06'

1322.46'

1322.46'

1326.06'

1323.18'

1322.46'

1324.62'

1324.62'

1326.06'

1323.18'

1321.69'

1324.62'

1324.62'

1326.06'

NOT
A
PART

1321.69'

1321.69'

1326.06'

1323.18'

1321.69'

1324.62'

1324.62'

1326.06'

1323.18'

1320.93'

1324.62'

1324.62'

1326.06'

1320.93'

1320.93'

1326.06'

1323.18'

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1326.06'

1323.18'

1320.93'

1320.93'

1326.06'

N 00°10'41" W 2641.05'

N 00°11'12" W 2641.85'

N 00°11'12" W 2641.85'

N 00°11'12" W 2641.85'

SOUTH BOUNDARY OF I-40

UNOFFICIAL COPY

49/79 L.S.

SIERRA VERDE RANCH-UNIT XVII

SECTION 3, T.21N., R.9W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY
SHEET 6 OF 6

NW CORNER SECTION 3
FOUND USGLO 3" ODIP
WITH BRASS CAP 1911

STATE TRUST LAND

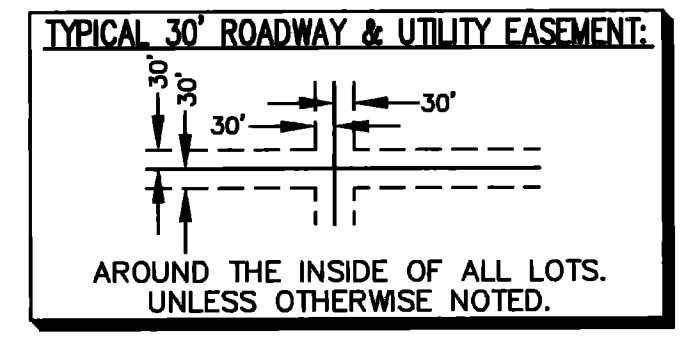
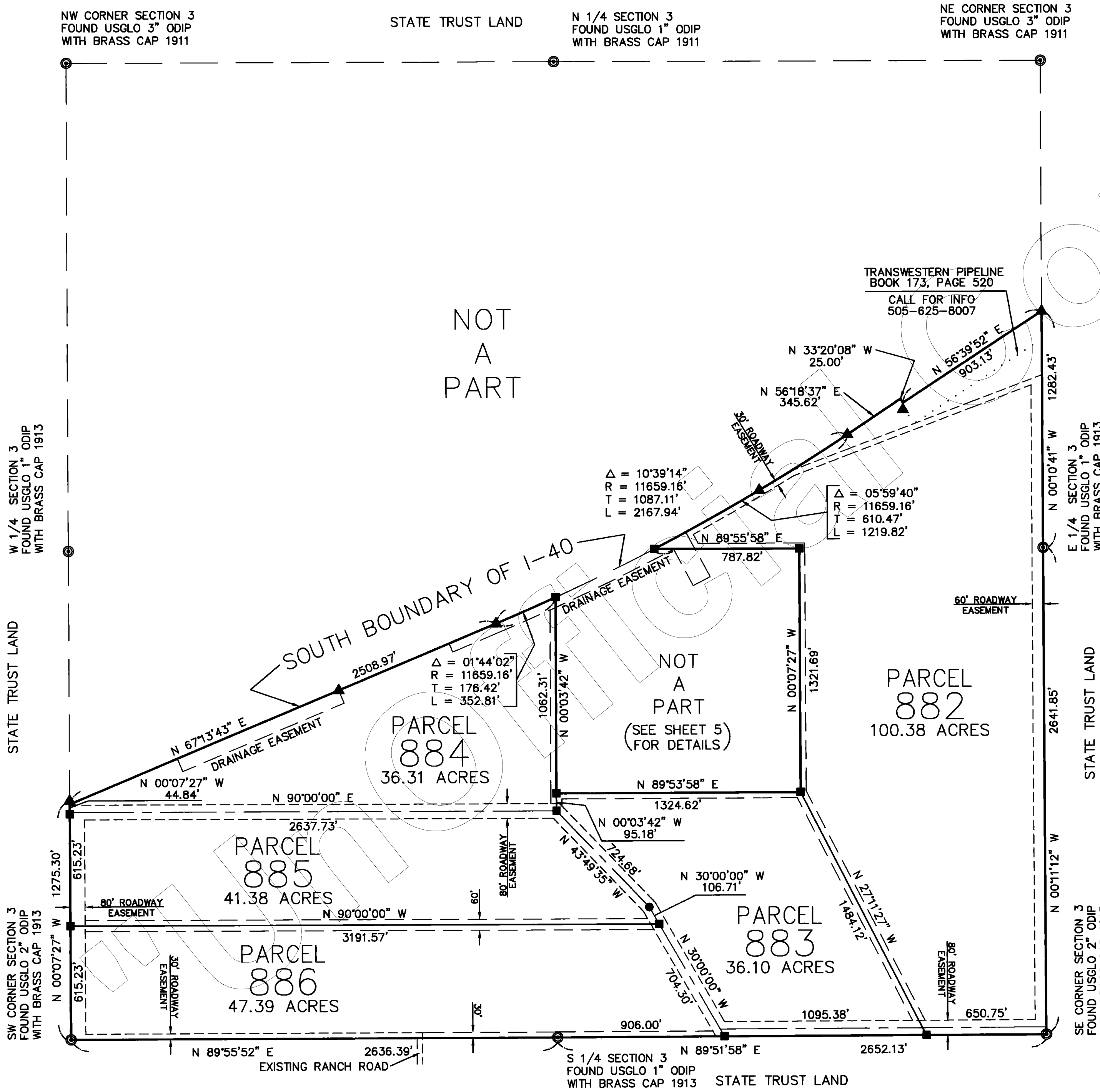
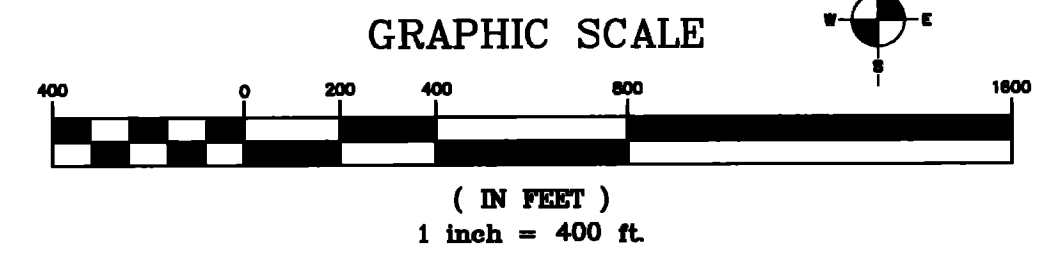
N 1/4 SECTION 3
FOUND USGLO 1" ODIP
WITH BRASS CAP 1911

NE CORNER SECTION 3
FOUND USGLO 3" ODIP
WITH BRASS CAP 1911

SECTION 3



#3183156
FILED AND RECORDED AT REQUEST OF
FATCO
Sept 4, A.D. 1999
AT 11:45 O'CLOCK P.M.
BOOK 49 of Land Surveys
PAGE 79
Patsy Jenney-Colon
County Assessor
Anthony J. Senelli
County Recorder



LEGEND:

---	EASEMENT (SEE NOTE)
●	SET 2" ALUM. CAP LS 11752
○	SET 1 1/2" ALUM. CAP LS 11752
⊙	MONUMENT (SEE DESCRIPTION)
▲	FOUND ADOT ALUMINUM CAP

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