

L.S. 52/91

# SIERRA VERDE RANCH - UNIT XX

SECTION 5 T.22N., R.8W., & SECTION 27 T.23N., R.8W., 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; Sierra Verde Land, L.L.C., an Arizona Limited Liability Company, 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 Sierra Verde Land, L.L.C. 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 5<sup>th</sup> Day of APRIL 2000

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

By Roderick N. Cobb  
TRUST OFFICER

### ACKNOWLEDGMENT

STATE OF ARIZONA

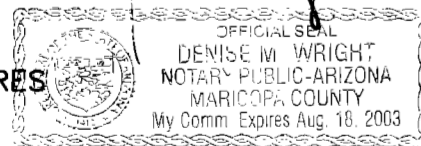
COUNTY OF Maricopa

ON THIS 5<sup>th</sup> DAY OF April 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Roderick N. Cobb 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.

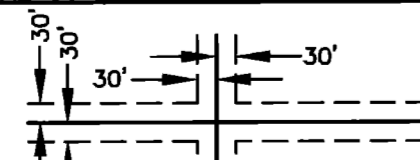
#### NOTE:

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

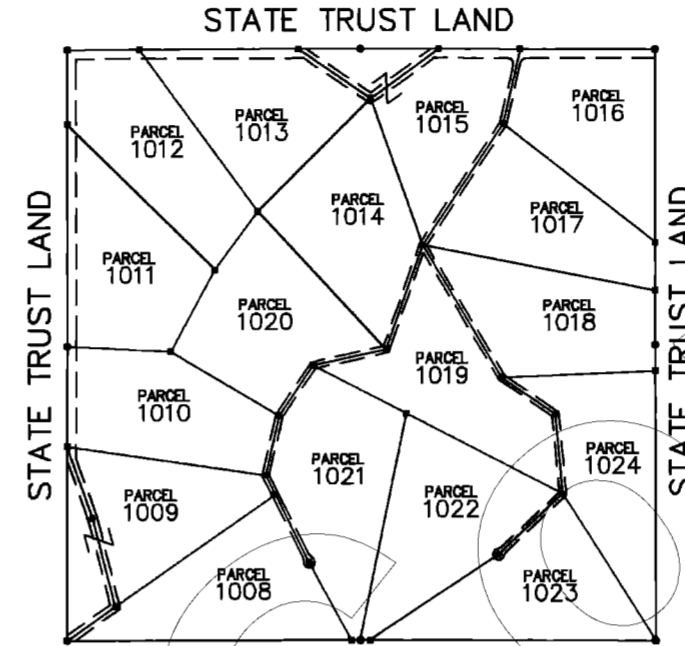
#### NOTE:

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.

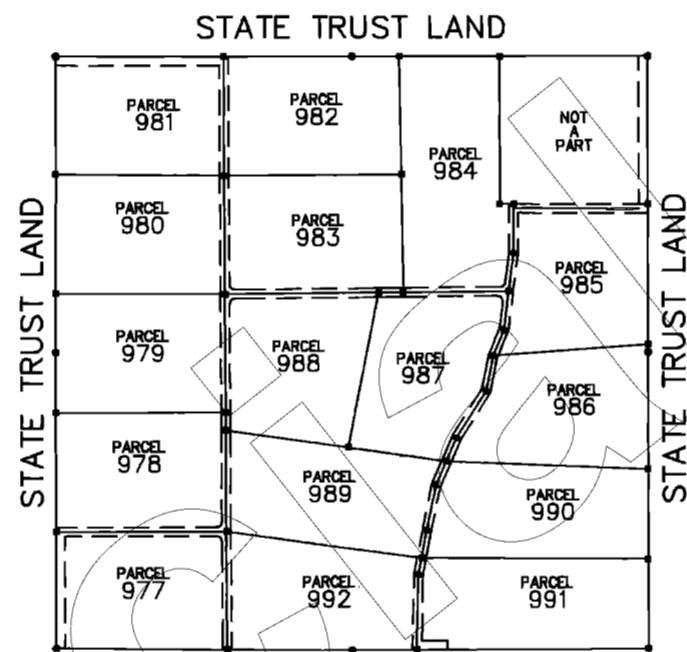
#### TYPICAL 30' ROADWAY & UTILITY EASEMENT:



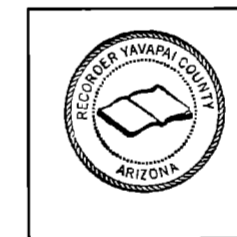
AROUND THE INSIDE OF ALL LOTS.  
UNLESS OTHERWISE NOTED.



STATE TRUST LAND  
SECTION 27



STATE TRUST LAND  
SECTION 5



### 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 30 March 00  
DAVID STEVEN McLAUGHLIN L.S. 11752 DATE



### RECORDATION

Filed and Recorded at Request of First American Title  
On April 6, 2000 11:28 AM in Book 52 of Record of  
Survey, Page 91 Records of Yavapai County, Arizona.

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

Reception No. 3246977 Fee n/a



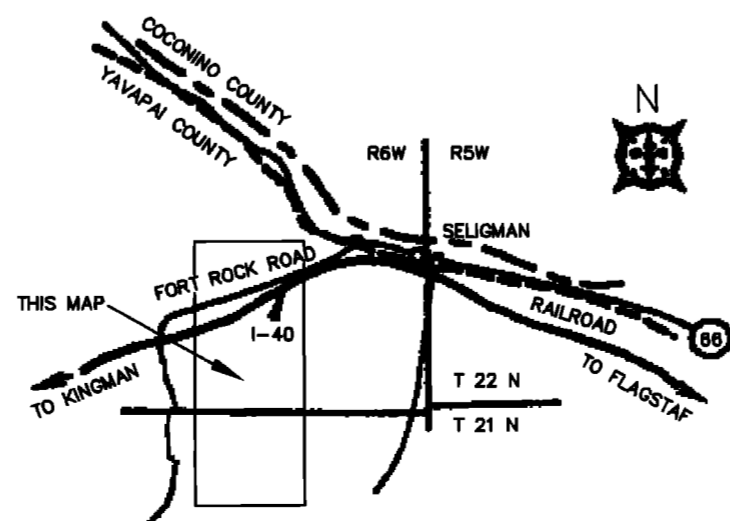
53 MULBERRY AVENUE  
LAKE HAVASU CITY, ARIZONA 86403  
520-855-0839

Prepared for:

## 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: 03-31-2000	Survey: 2000	Drawing no.: 89474	Page: 1 OF 3

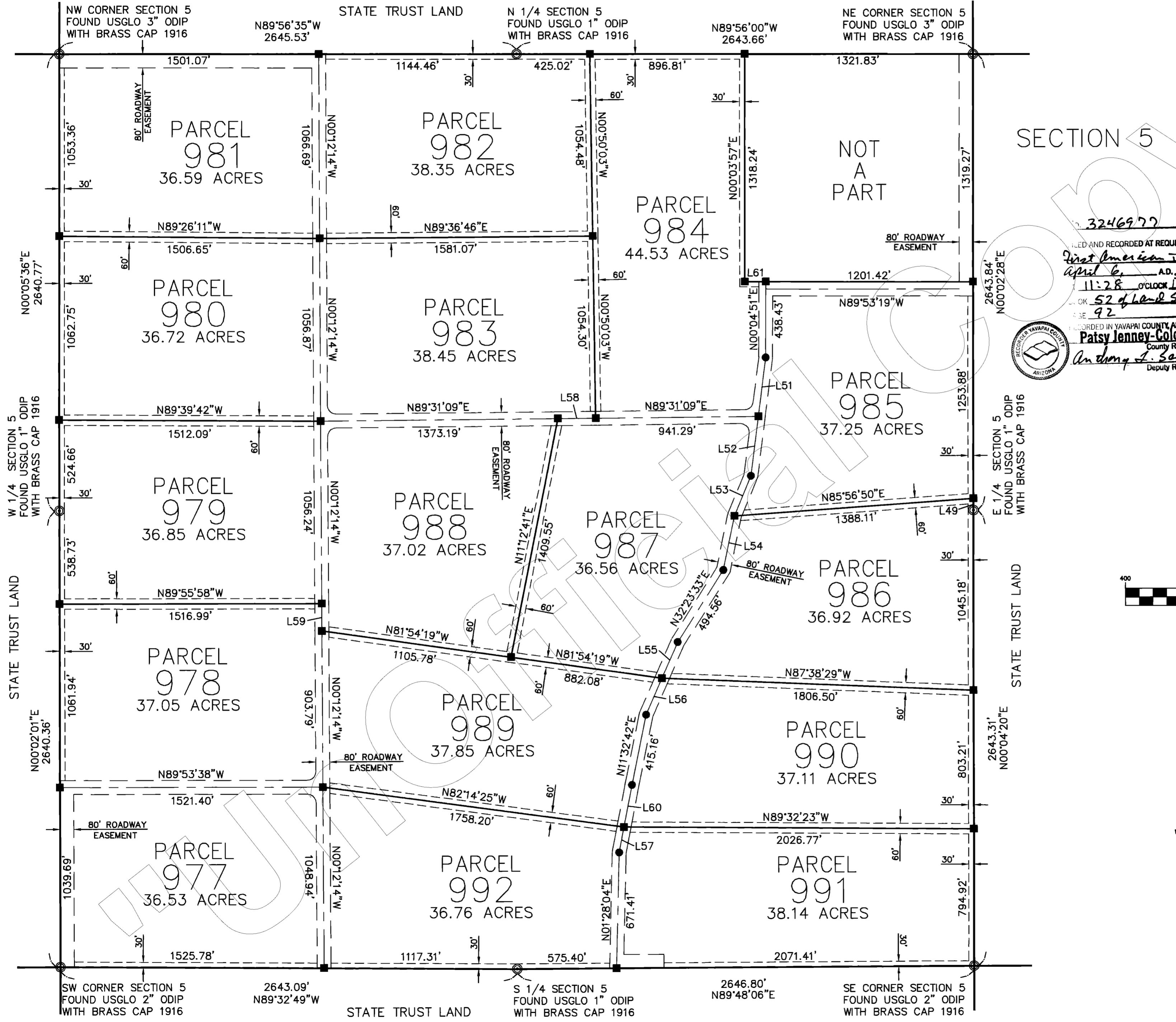


L.S. 52/92

# SIERRA VERDE RANCH—UNIT XX

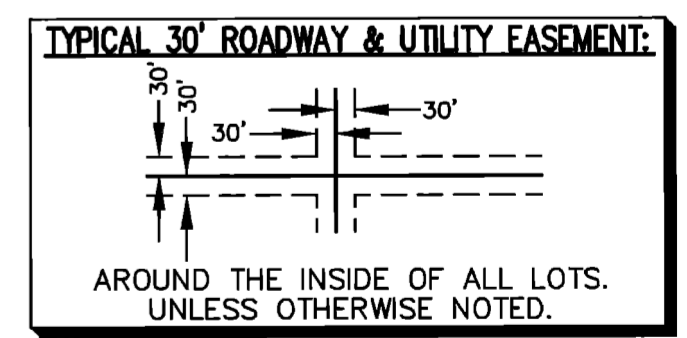
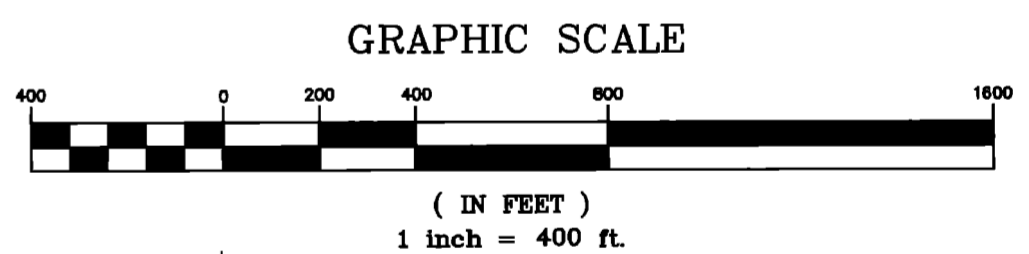
SECTION 5, T.22N., R.8W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 2 OF 3



LINE TABLE		
LINE	LENGTH	BEARING
L49	68.04	N00°02'28"E
L51	345.49	S07°16'03"W
L52	345.48	S07°15'43"W
L53	252.17	S22°24'34"W
L54	319.49	S11°37'38"W
L55	229.62	S23°43'04"W
L56	229.62	S23°43'04"W
L57	149.93	S00°12'14"E
L58	219.48	N89°31'09"E
L59	159.19	S00°12'14"E
L60	248.82	S10°57'28"W
L61	120.98	S89°53'19"E

3246977  
FILED AND RECORDED AT REQUEST OF  
*First American Title*  
April 6, A.D. 2000  
11:28 O'CLOCK AM  
BOOK 52 of Land Survey  
PAGE 92  
RECORDED IN YAVAPAI COUNTY, ARIZONA  
**Patsy Jenney-Colon**  
County Recorder  
*Anthony J. Sanelli*  
Deputy 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

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

L.S. 52/93

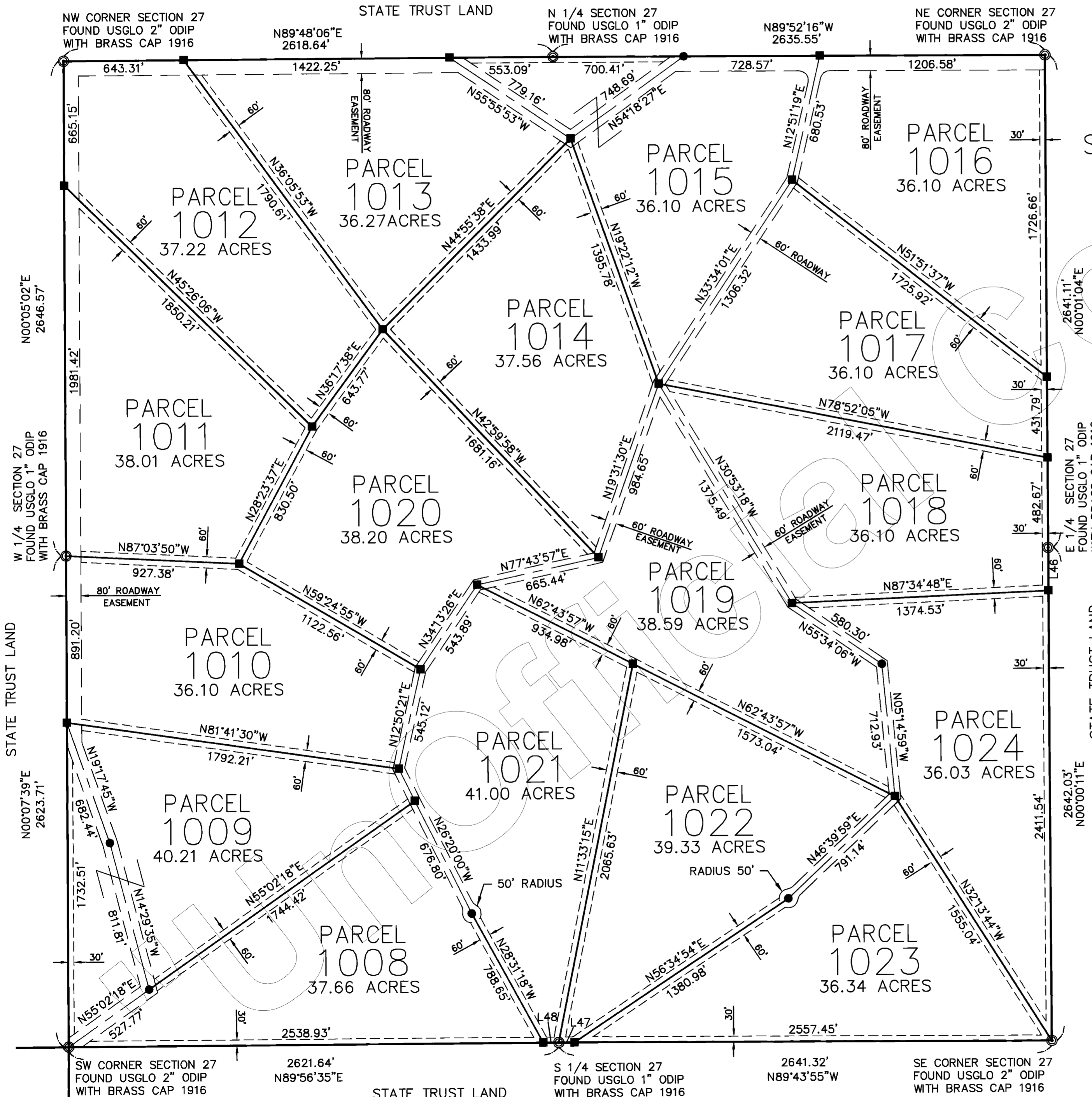
# SIERRA VERDE RANCH—UNIT XX

SECTION 27, T.23N., R.8W., G.&S.R.M., YAVAPAI COUNTY, ARIZONA

RECORD OF SURVEY  
SHEET 3 OF 3

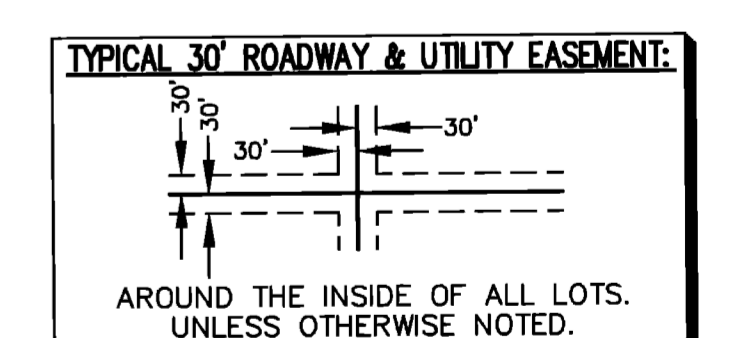
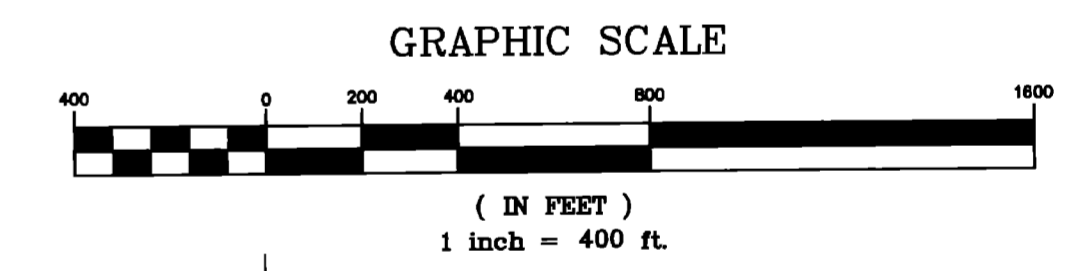
### LINE TABLE

LINE	LENGTH	BEARING
L46	230.49	S00°00'11"W
L47	83.86	N89°43'55"W
L48	82.70	S89°56'35"W



SECTION 27

No. 3246977  
FILED AND RECORDED AT REQUEST OF  
*First American Title*  
April 6, A.D. 2010  
AT 11:28 O'CLOCK P.M.  
BOOK 52 of Land Surveys  
PAGE 93  
RECORDED IN YAVAPAI COUNTY, ARIZONA  
**Patsy Jenney-Colon**  
County Recorder  
*Anzhong L. Small*  
Deputy Recorder



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