

**LOCATION MAP**  
NOT TO SCALE

- LEGEND**
- ✚ FOUND GLO SECTION MONUMENT
  - ⊕ FOUND GLO 1/4 MONUMENT
  - △ ADOT BRASS CAP
  - △ FOUND NAIL OR SPIKE AFFIXED TAG RLS 33861
  - ⊗ FOUND 1/2" REBAR RLS 33876
  - ⊙ FOUND 1/2" REBAR RLS 16844
  - ⊙ FOUND 1/2" REBAR OR NAIL RLS 23383
  - ⊙ FOUND 1/2" REBAR RLS 15904
  - ⊙ FOUND 1/2" REBAR RLS 5362
  - ⊙ FOUND 1/2" REBAR RLS 27738
  - ⊙ SET/FOUND MONUMENT MARKED RLS 33861
  - CALC'ED POINT, NOTHING SET

- S45°45'45"W MEASURED DATA
- (S45°45'45"W) RECORD DATA
- PARCEL LINE
- OLD PARCEL LINE
- SECTION LINE

**PROPERTY DESCRIPTION**

PRESCOTT VALLEY CROSSINGS  
 PARCEL "A"  
 ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 3 BEING A "CHEEK" BRASS CAP, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, S 00°13'39"E, A DISTANCE OF 1,321.21 FEET TO A 1/2" REBAR & TAG RLS 33876, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°14'28"E, A DISTANCE OF 554.65 FEET;  
 THENCE S 48°09'58"W, A DISTANCE OF 83.83 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 01°22'30"W, A RADIAL DISTANCE OF 22,973.31 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°08'59", A DISTANCE OF 447.63 FEET;  
 THENCE N 89°36'57"W, A DISTANCE OF 408.97 FEET;  
 THENCE N 02°41'54"W, A DISTANCE OF 23.00 FEET;  
 THENCE N 87°20'32"E, A DISTANCE OF 9.68 FEET;  
 THENCE N 11°28'30"W, A DISTANCE OF 115.08 FEET;  
 THENCE N 11°08'33"W, A DISTANCE OF 9.94 FEET;  
 THENCE N 85°29'44"E, A DISTANCE OF 34.70 FEET;  
 THENCE N 14°19'55"W, A DISTANCE OF 104.01 FEET;  
 THENCE S 78°51'39"W, A DISTANCE OF 129.08 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 77°32'46"W, A RADIAL DISTANCE OF 5,729.99 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°42'39", A DISTANCE OF 671.13 FEET;  
 THENCE S 89°36'49"E, A DISTANCE OF 905.11 FEET;  
 THENCE S 00°40'09"E, A DISTANCE OF 25.35 FEET;  
 THENCE S 11°40'39"E, A DISTANCE OF 240.10 FEET;  
 THENCE S 89°36'49"E, A DISTANCE OF 279.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 854,335.98 SQUARE FEET OR 19.61 ACRES, MORE OR LESS.  
 PARCEL "B"  
 ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 3 BEING A "CHEEK" BRASS CAP, THENCE ALONG THE EAST-WEST MID-SECTION LINE, N 89°29'58"W, A DISTANCE OF 1,333.81 FEET, THENCE LEAVING SAID MID-SECTION LINE, S 00°01'20"W, A DISTANCE OF 506.52 FEET TO A 1/2" REBAR AND TAG RLS 15904, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°00'52"W, A DISTANCE OF 277.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S 67°50'15"W, A RADIAL DISTANCE OF 5,729.99 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°42'19", A DISTANCE OF 970.60 FEET;  
 THENCE S 11°43'45"E, A DISTANCE OF 228.66 FEET;  
 THENCE N 89°38'31"W, A DISTANCE OF 52.00 FEET;  
 THENCE S 88°52'10"W, A DISTANCE OF 51.64 FEET;  
 THENCE N 10°05'41"W, A DISTANCE OF 68.17 FEET;  
 THENCE WEST, A DISTANCE OF 80.04 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N 68°40'14"E, A RADIAL DISTANCE OF 2,148.43 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°34'49", A DISTANCE OF 134.25 FEET;  
 THENCE N 10°18'40"W, A DISTANCE OF 528.12 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 72°28'05"W, A RADIAL DISTANCE OF 4,927.90 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°44'24", A DISTANCE OF 407.68 FEET;  
 THENCE N 22°16'19"W, A DISTANCE OF 359.35 FEET;  
 THENCE S 89°42'53"E, A DISTANCE OF 275.12 FEET TO THE TRUE POINT OF BEGINNING.  
 CONTAINING 256,513.88 SQUARE FEET OR 5.89 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES**

- 1.) THIS SURVEY WAS PERFORMED BY MY ASSIGNS IN MARCH OF 2007. THE CREW WAS COMPRISED OF MIKE FINN AND JIMMY FREEMAN. THIS PLAT WAS PREPARED BY ME BASED ON THE INFORMATION OBTAINED IN THAT SURVEY.
- 2.) THE PARCELS WERE IN VARIOUS STATES OF OCCUPATION AT THE TIME OF SURVEY.
- 3.) ALL EASEMENTS MAY NOT BE SHOWN ON THIS DRAWING.
- 4.) THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- 5.) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 6.) THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PARCELS AND CONSOLIDATE THEM INTO TWO PROPERTIES.
- 7.) THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION IN WHICH IT EXIST IN THE FIELD. VARIOUS PINS WERE FOUND
- 8.) THE FOLLOWING DOCUMENTS WERE USED IN THE PERFORMANCE OF THIS SURVEY A REFERENCE CAN BE MADE TO THESE DOCUMENTS FOR RECORD INFORMATION:  
 DEED BOOK 3728 PAGE 867  
 DEED BOOK 3769 PAGE 129  
 DEED BOOK 3773 PAGE 946  
 DEED BOOK 4003 PAGE 573  
 DEED BOOK 4033 PAGE 937  
 DEED BOOK 4191 PAGE 825  
 BOOK 21 OF LAND SURVEYS, PAGE 23  
 BOOK 26 OF LAND SURVEYS, PAGE 9  
 BOOK 29 OF LAND SURVEYS, PAGE 50  
 BOOK 33 OF LAND SURVEYS, PAGE 97  
 BOOK 37 OF LAND SURVEYS, PAGE 24  
 BOOK 39 OF LAND SURVEYS, PAGE 75  
 BOOK 60 OF LAND SURVEYS, PAGE 42  
 BOOK 62 OF LAND SURVEYS, PAGE 9  
 BOOK 64 OF LAND SURVEYS, PAGE 15  
 BOOK 69 OF LAND SURVEYS, PAGE 94  
 BOOK 123 OF LAND SURVEYS, PAGE 90-91  
 BOOK 131 OF LAND SURVEYS, PAGE 50  
 BOOK 134 OF LAND SURVEYS, PAGE 3  
 BOOK 138 OF LAND SURVEYS, PAGE 24  
 BOOK 140 OF LAND SURVEYS, PAGE 40  
 BOOK 161 OF LAND SURVEYS, PAGE 69  
 UNRECORDED ALTA/ACSM SURVEY BY CLAYCOMB ROCKWELL DATED 4-13-06 UNDER JOB NUMBER 305062

- 9.) PARCEL "A" CONSISTING OF APN 402-02-020, 022, & 026 IS A RESULTANT 19.61 ACRES±.
- 10.) PARCEL "B" CONSISTING OF APN 402-02-023A, 028H, 038, 256F, 256J, & 256K IS A RESULTANT 5.89 ACRES±.

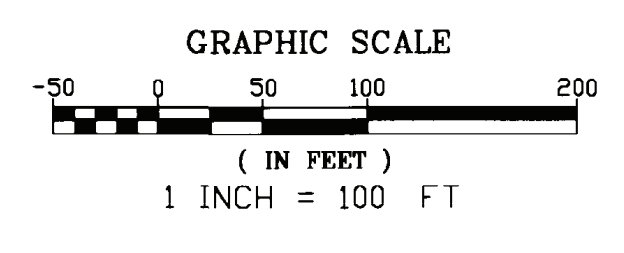
**SURVEYOR'S STATEMENT:**

I, THOMAS A. LIUZZO, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 33861 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF ARIZONA. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED AND WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.



**RECORD OF SURVEY FOR PARCEL CONSOLIDATION**

IRREGULAR SHAPED PORTIONS OF  
 SECTION 3, TOWNSHIP 13 NORTH, RANGE 1 EAST  
 OF THE GILA & SALT RIVER BASE AND MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

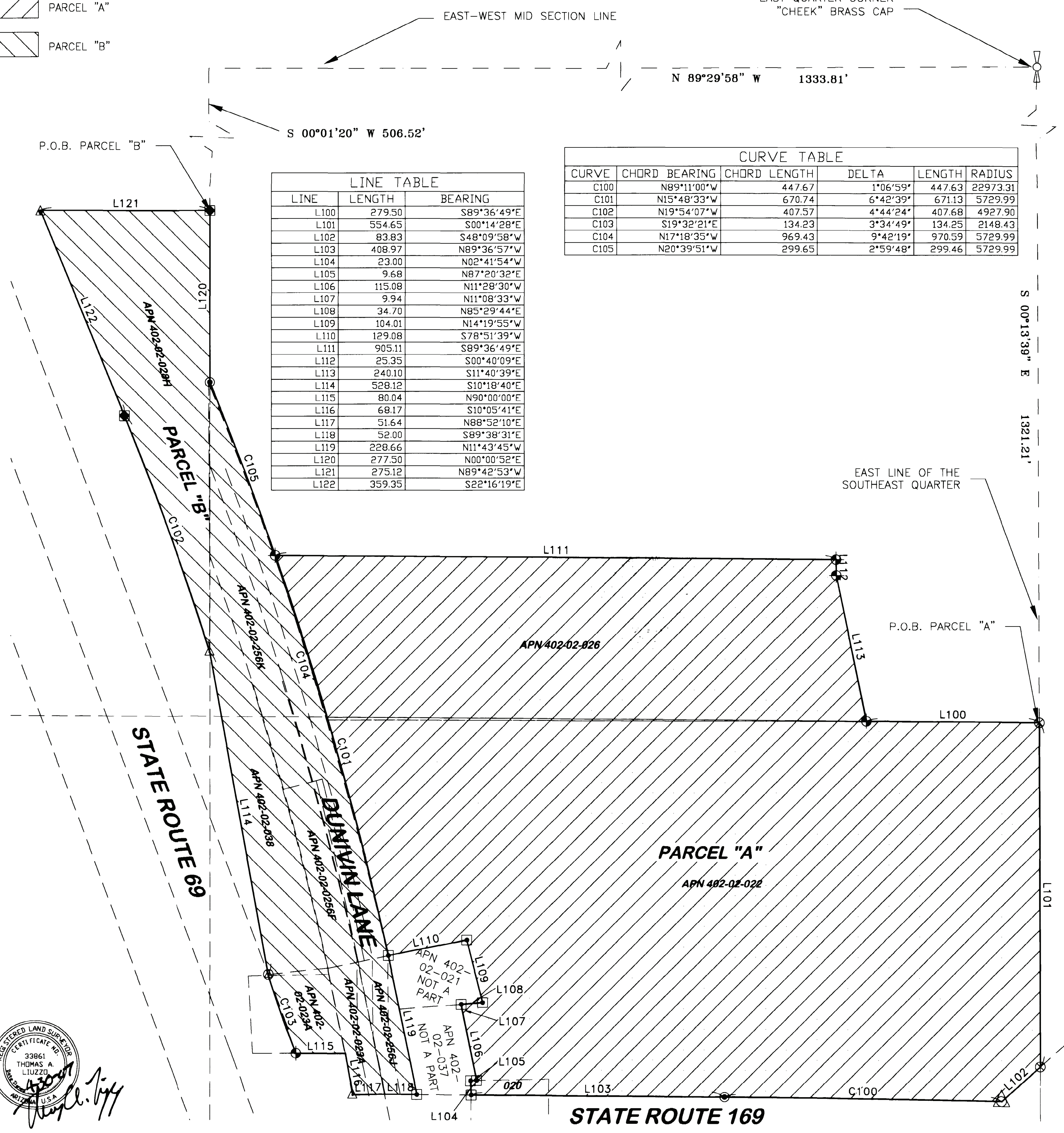
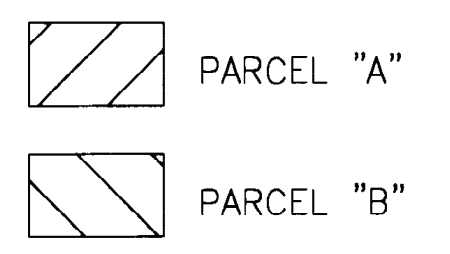


BASIS OF BEARINGS: **L.S. 166146**

#4132879  
 FILED AND RECORDED AT REQUEST OF  
 RST LAND SURVEYING, INC.  
 MAR 11, 2007  
 AT 1:14 P.M.  
 BOOK 166 of Land Surveys  
 PAGE 46  
 RECORDS OF YAVAPAI COUNTY ARIZONA  
**ANA WATMAN-TRUJILLO**  
 County Recorder  
**Anthony J. Sewell**  
 Deputy Recorder

THE BASIS OF BEARINGS FOR THIS SURVEY IS ON THE TOWN OF PRESCOTT VALLEY GEODETIC DATUM ADJUSTED TO FIT THE GROUND. ADHERENCE TO ANY MONUMENTED LINE AS DETAILED HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.

THE VERTICAL DATUM FOR THIS SURVEY IS THE TOWN OF PRESCOTT VALLEY NGVD 29.



**LINE TABLE**

LINE	LENGTH	BEARING
L100	279.50	S89°36'49"E
L101	554.65	S00°14'28"E
L102	83.83	S48°09'58"W
L103	408.97	N89°36'57"W
L104	23.00	N02°41'54"W
L105	9.68	N87°20'32"E
L106	115.08	N11°28'30"W
L107	9.94	N11°08'33"W
L108	34.70	N85°29'44"E
L109	104.01	N14°19'55"W
L110	129.08	S78°51'39"W
L111	905.11	S89°36'49"E
L112	25.35	S00°40'09"E
L113	240.10	S11°40'39"E
L114	528.12	S10°18'40"E
L115	80.04	N90°00'00"E
L116	68.17	S10°05'41"E
L117	51.64	N88°52'10"E
L118	52.00	S89°38'31"E
L119	228.66	N11°43'45"W
L120	277.50	N00°00'52"E
L121	275.12	N89°42'53"W
L122	359.35	S22°16'19"E

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	DELTA	LENGTH	RADIUS
C100	N89°11'00"W	447.67	1°06'59"	447.63	22973.31
C101	N15°48'33"W	670.74	6°42'39"	671.13	5729.99
C102	N19°54'07"W	407.57	4°44'24"	407.68	4927.90
C103	S19°32'21"E	134.23	3°34'49"	134.25	2148.43
C104	N17°18'35"W	969.43	9°42'19"	970.59	5729.99
C105	N20°39'51"W	299.65	2°59'48"	299.46	5729.99

**REVISIONS**


WORK REQUESTED BY:  
 CAVAN INVESTMENTS  
 8960 EAST RAIN TREE DRIVE  
 SUITE 100  
 SCOTTSDALE, ARIZONA 85260

RECORD OF SURVEY/PARCEL CONSOLIDATION  
 A PORTION OF SECTION 3, TOWNSHIP 13 N  
 RANGE 1 E, G&SRM YAVAPAI COUNTY, AZ  
 PRESCOTT VALLEY CROSSINGS

**RST**  
 Land Surveying, Inc.  
 3720 N. ROBERT ROAD STE 2  
 PRESCOTT VALLEY, AZ. 86314  
 TEL (928) 775-9890 FAX (928) 775-9891

JOB # 07-0068  
 DATE 04-18-07  
 SCALE 1"=100'  
 SHEET 1  
 OF ONE