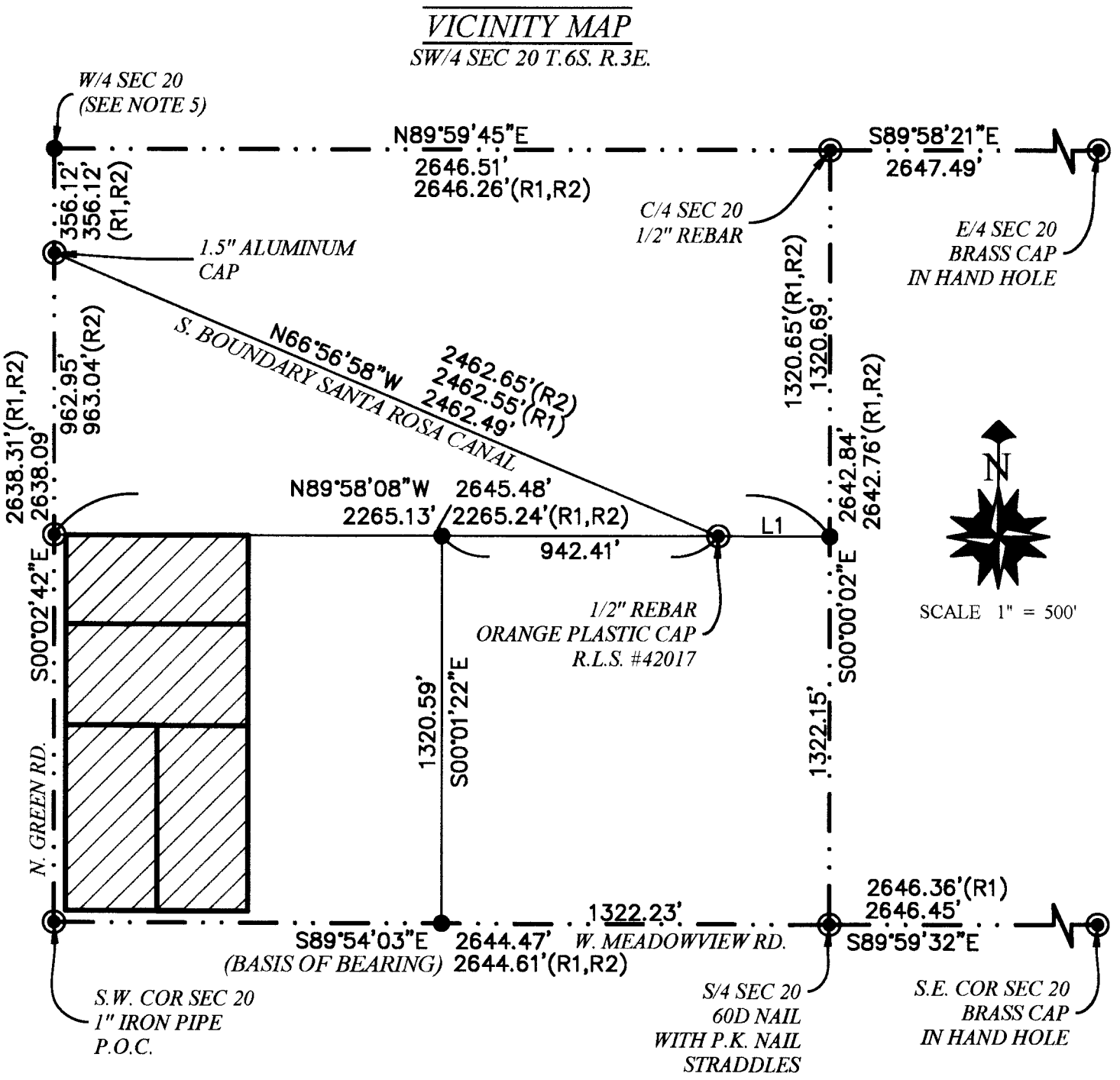


RECORD OF SURVEY

MINOR LAND DIVISION
PARENT PARCEL APN 501-27-002A

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 3
EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
DATE/TIME: 02/09/2023 1124
FEE: \$24.00
PAGES: 1
FEE NUMBER: 2023-009432
1 of 1



Line Table				
Line #	Bearing	Distance	(R1)	(R2)
L1	N89°58'08\"W	380.35'	380.20'	380.19'

LEGEND

- Found monument as noted
- Set 5/8\" Rebar with 2\" Aluminum Cap
R.L.S. #49864 or noted otherwise
- Calculated point / not set
- Section line
- Easement line
- Edge of dirt road
- Edge of paved road
- Edge of wash
- Approx. fissure location
- P.C.R. = Pinal County Recorders
- T.6S. = Township 6 South
- R.3E. = Range 3 East
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- SEC = Section
- COR = Corner
- R.W. = Right of Way
- R.L.S. = Registered Land Surveyor
- APN = Assessor Parcel Number
- M.L.D. = Minor Land Division
- (R) = Research document distance
- VARIES = Approx. drainage direction

SITE INFORMATION

County Zone Area: "GR" (General Rural)

FLOOD ZONE AND HAZARD INFORMATION

FEMA Flood Zone: "X" (An area that is determined to be outside the 1% and 0.2% annual chance floodplains.)
FEMA Map Panel: 04021C1125E, effective date is 12/3/2007
Any development in the Erosion Hazard Zone of a Regulatory Wash (area within 50 feet from the wash bank) needs a Floodplain Use Permit Application (FUP) and may require a Grading Plan Drainage Report. (Pinal County comment)
Any construction on the Erosion Hazard Zone of an Earth Fissure (area within 50 feet from the Earth Fissure) needs a Geologic Report. (Pinal County comment)

SURVEYOR'S NOTES

- This property is accessible with a 2 wheel drive vehicle.
- No observed evidence of these parcels being used as a dump site.
- The "Owner of Record" information is from the Pinal County Assessor's website, this information may be out of date.
- All distances shown that are not of Record (R), are either measured or calculated depending on the symbol at either end of the line segment being dimensioned. If either end shows a calculated position symbol (●), then dimensions to that position are calculated distances.
- The West quarter of Section 20 has historically used a calculated position based on monumentation for the Santa Rosa Canal Right of Way monuments (See Book 21 of Surveys Page 95). It appears that all parcels South of the Santa Rosa Canal within Section 20 are in agreement with this position. Conversely, the East quarter of Section 19 has been reestablished at a position 4.95' North and 3.84' East, based on Book 13 of Surveys, Page 106 (Fee No. 2005-055319). Neither record document references the original monument set by the General Land Office and a canal has since been constructed at this location.
- The recorded public access easement(s) indicated on this M.L.D. does not guarantee maintenance by the Pinal County Public Works Department. (Pinal County comment)
- As a condition of Pinal County Community Development office, each parcel will have legal and physical access.
- Green Rd and Meadowview Rd; Any work within Pinal County Right-of-Way will require a Right-of-Way use permit. (Pinal County comment)

RESEARCH INFORMATION

P.C.R., Record of Survey, Fee No: 2018-051278.....R1
(Colin D. Harvey, R.L.S. #42017)
P.C.R., Record of Survey, Fee No: 2022-087740.....R2
(Matthew E. Ament, R.L.S. #49333)
P.C.R., Record of Survey, Fee No: 2022-114377
(Jeremy R. Dalmacio, R.L.S. #49864)
P.C.R., Warranty Deed, Fee No: 2017-072196

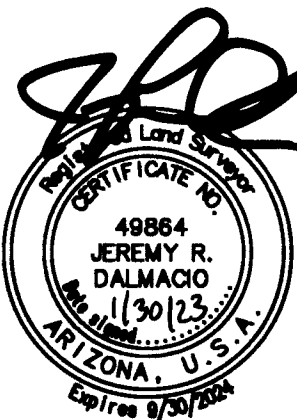
SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND/OR SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER OF 2022.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

This Minor Land Division
Is Approved for Recording

Date: 2/9/23

By: *[Signature]*
Pinal County Planning & Development Services



OWNER OF RECORD

Pinal South Investments LLC
(Mailing Address)
5235 E. Southern Ave. STE D106-211
Mesa, AZ 85206

DEDICATION STATEMENT

I/We, *David Gudmundsen*, the owner(s) of the land shown platted hereon, hereby consents to the dedication of the 8' Public Utility easement(s) shown on this map. Said easement(s) shall be for the use of and the benefit to the owner(s) of parcel(s) "A", "B", "C", & "D", their guests, invitees and successors of interest.

[Signature]
Owner of Property
(Signature)

EASEMENT INFORMATION

8' Public Utility: 0.176 Acres
7,654± Sq. ft.

STATE OF ARIZONA } SS
COUNTY OF PINAL }

The foregoing dedication statement was acknowledged before me this 8th day of JANUARY 2023 by *David Gudmundsen*
[Signature]
Printed Name of Notary
My Commission Expires: *JAN 31, 2024*

DANILO DAVID DALMACIO
NOTARY PUBLIC - ARIZONA
PINAL COUNTY
COMMISSION # 80001
MY COMMISSION EXPIRES
DECEMBER 31, 2024

[Signature]
Signature of Notary

M.L.D. # 22-0357

D2 SURVEYING
24468 N. Corn St.
Florence, AZ 85132
(480) 221-1368
D2SURVEYING.COM



PINAL SOUTH INVESTMENTS, LLC

MINOR LAND DIVISION

Date: November 2022	County: Pinal	Area: Maricopa
Field work: HJS ACW MDH	Csys: Grnd AZ Cntrl	Project: 22-B449
Drafter: CWV	Review: JRD	Sheet: 1 of 1