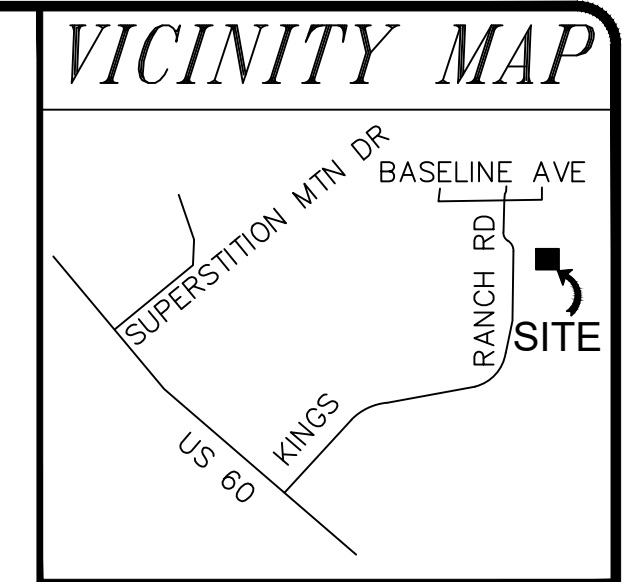


ABBREVIATIONS LEGEND (TYPICAL)

SEC	SECTION
T.# R.#	TOWNSHIP # RANGE #
G. & S.R.M.	GILA & SALT RIVER MERIDIAN
REC No	RECORDER'S NUMBER
DKT # PG #	DOCKET # PAGE #
PCR	PINAL COUNTY RECORDER
GLO	GENERAL LAND OFFICE
BLM	BUREAU OF LAND MANAGEMENT
LS	LAND SURVEYOR
RLS	REGISTERED LAND SURVEYOR
(R)	RECORD DATA
(M)	MEASURED DATA
(C)	CALCULATED DATA
APN	ASSESSOR'S PARCEL NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
N.A.O.S.	NATURAL AREA OPEN SPACE
FND	FOUND
+/-	MORE OR LESS
#	SCHEDULE "B" EXCEPTION ITEM NUMBER PER TITLE REPORT
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
RW	RIGHT OF WAY

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SE 1/4, SEC. 4, T1S, R9E, G&SRM, PINAL COUNTY, ARIZONA.



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 20165 North 67th Avenue, Suite 122A
 Glendale, Arizona 85308
 Phone: (602) 882-2371
 epperson.hal@gmail.com

SCHEDULE B EXCEPTIONS #

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2021 TAXES
2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
3. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT.
4. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF PINAL COUNTY FLOOD CONTROL DISTRICT.
5. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF SUPERSTITION MOUNTAIN FACILITIES DISTRICT
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION.
8. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN CABINET C, SLIDE 63. **(THIS MAP SHOWS THE INCORRECT CONFIGURATION OF LOT 1 WHICH WAS RE-CONFIGURED IN THE REPLAT RECORDED IN CABINET C, SLIDE 142) (SHOWN HEREON)**
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED:

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO RESIDENTIAL FIREPLACE RESTRICTIONS
 RECORDING NO.: 2001-000756
 RECORDING NO.: 2008-001862

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(NOT PLOTTABLE)**

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO.: 1998-023149
(NOT PLOTTABLE)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR ALDEA EN LA COLINA DEL CASCABEL REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT

RECORDING NO.: 1998-023150

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(NOT PLOTTABLE)**

12. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO.: 2000-033832

LIENS AND CHARGES AS SET FORTH IN THE ABOVE-MENTIONED DECLARATION, PAYABLE TO: PASION EN LA COLINA DEL CASCABEL HOMEOWNERS ASSOCIATION, INC
(NOT PLOTTABLE)

13. MATTERS SHOWN ON RECORD OF SURVEY:
 RECORDING NO.: BOOK 5 OF SURVEYS, PAGE 221 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2005-030283.
(NOT PLOTTABLE)

BENCHMARK

FOUND 2 1/2" GLO BRASS CAP DATED 1914 AT HE WEST 1/4 CORNER OF SECTION 4, T1S, T9E, 1.6' ABOVE GROUND.
 NAVD88 ELEVATION = 1975.51'

TEMPORARY BENCHMARK (TBM)

FOUND 1/2" REBAR WITH PLASTIC CAP LS 11750 FLUSH.
 NAVD88 ELEVATION: 1922.67'

REFERENCE DOCUMENTS

1. REPLAT OF PASION EN LA COLINA DEL CASCABEL, CABINET C SLIDE 142 (PCR)
2. RECORD OF SURVEY, BOOK 5 OF SURVEYS, PAGE 221 (PCR)
3. RESULTS OF SURVEY, BOOK 18, PAGE 194 (PCR)
4. RESULTS OF SURVEY, FEE# 2011-033558 (PCR)
5. DEED, FEE# 2016-027341 (PCR)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT "EXHIBIT A")
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, REPLAT OF PASION EN LA COLINA DEL CASCABEL, ACCORDING TO CABINET C SLIDE 142, RECORDS OF PINAL COUNTY, ARIZONA.

BASIS OF SURVEY

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:

SYSTEM: UNITED STATES STATE PLANE NAD83
 ZONE: ARIZONA CENTRAL
 DATUM: NAVD88
 UNITS = INTERNATIONAL FEET

GPS CALIBRATION AND TRANSLATION TO THE SURFACE WAS PERFORMED BY LAND SURVEY SOFTWARE. A GRID ADJUSTMENT FACTOR OF 1.00016 AND SCALE ORIGIN VALUES OF N=0000.00, E=0000.00.
 ALL BEARINGS ARE GRID/GROUND BEARINGS
 ALL DISTANCES ARE MEASURED GROUND DISTANCES (INTERNATIONAL FEET)
 ALL COORDINATES ARE MEASURED GROUND VALUES (INTERNATIONAL FEET)

CERTIFICATION

TO ROBERT HOFFMAN AND JILL HOFFMAN, U.S.BANK NA:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5 & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 7, 2022.
 DATE OF PLAT OR MAP: JANUARY 10, 2022.

HAROLD N. EPPERSON
 RLS 21765



CFEDS #1047

Prepared for: ROBERT HOFFMAN
 Owner: SMITH, RYAN & HEATHER
 Address: 4782 S PURA VIDA WAY
 GOLD CANYON, AZ 85118
 Phone:

GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. INFORMATION THAT MIGHT EFFECT THE QUALITY OF TITLE OF THE PARCEL(S) SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE ORDER No. 67210508-067-RM0-LGS DATED DECEMBER 14 2021 BY SECURITY TITLE AGENCY.
2. DEFINITION OF CERTIFY/CERTIFICATION:
 2.1. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
3. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING ANY OTHER UTILITY.
5. CURRENT MINERAL CLAIMS ON LANDS SHOWN IN THIS SURVEY ARE NOT KNOWN TO THIS SURVEYOR.
6. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
7. THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS AND TOPOGRAPHIC FEATURES FOUND.
8. THIS SURVEYOR OBSERVED NO ENCROACHMENTS EITHER FROM ADJACENT PARCELS OR ONTO ADJACENT PARCELS, UNLESS OTHERWISE NOTED.
9. THIS SURVEY MEETS MINIMUM STANDARDS SET FORTH AND ADOPTED BY THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION.
10. THE UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THIS DRAWING.
11. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
12. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN INTERNATIONAL FEET FOOT.
13. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
14. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.

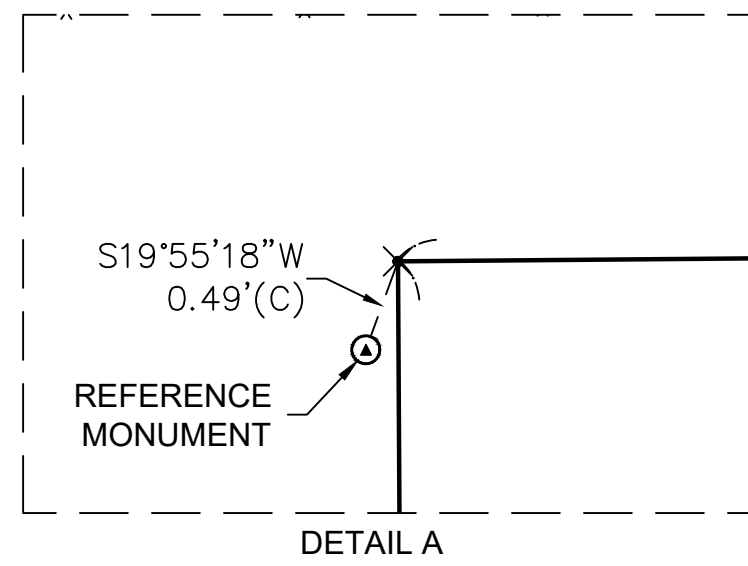
ALTA/NSPS LAND TITLE SURVEY

PART OF THE SE 1/4,
 SEC. 4, T1S, R9E, G&SRM,
 PINAL COUNTY, ARIZONA.

Job No: 2114
 Date: 01/13/2022
 Fielded by: HNE
 Dnn: 926
 Ck'd: HNE
 Scale: 1"= NTS
 Sheet 1 of 2

ALTA/NSPS LAND TITLE SURVEY

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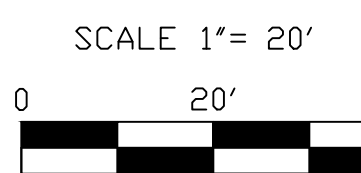
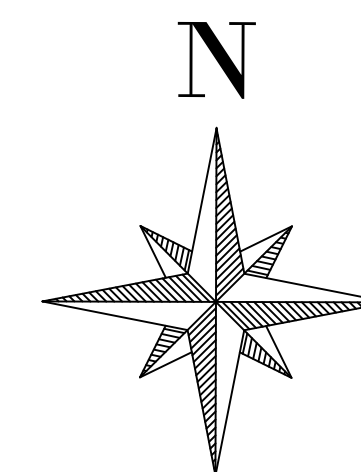


SYMBOL LEGEND

- ⊕ SEWER CLEANOUT
- ⊕ BACK FLOW PREVENTOR
- ⊕ WATER METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC TRANSFORMER
- ⊕ SAGUARO CACTUS
- PALO VERDE TREE
- IRONWOOD TREE
- BARREL CACTUS
- ⊕ FOUND 1/2" REBAR WITH PLASTIC CAP LS 11750
- ⊕ FOUND 1/2" REBAR WITH 2 1/2" ALUMINUM CAP RLS 18214; 0.4' UP
- × CALCULATED POINT

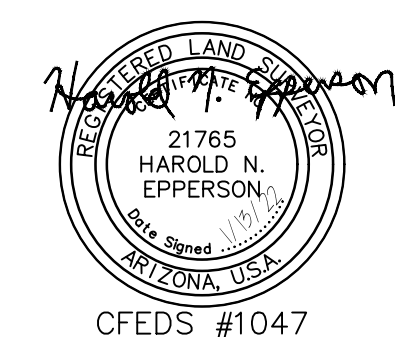
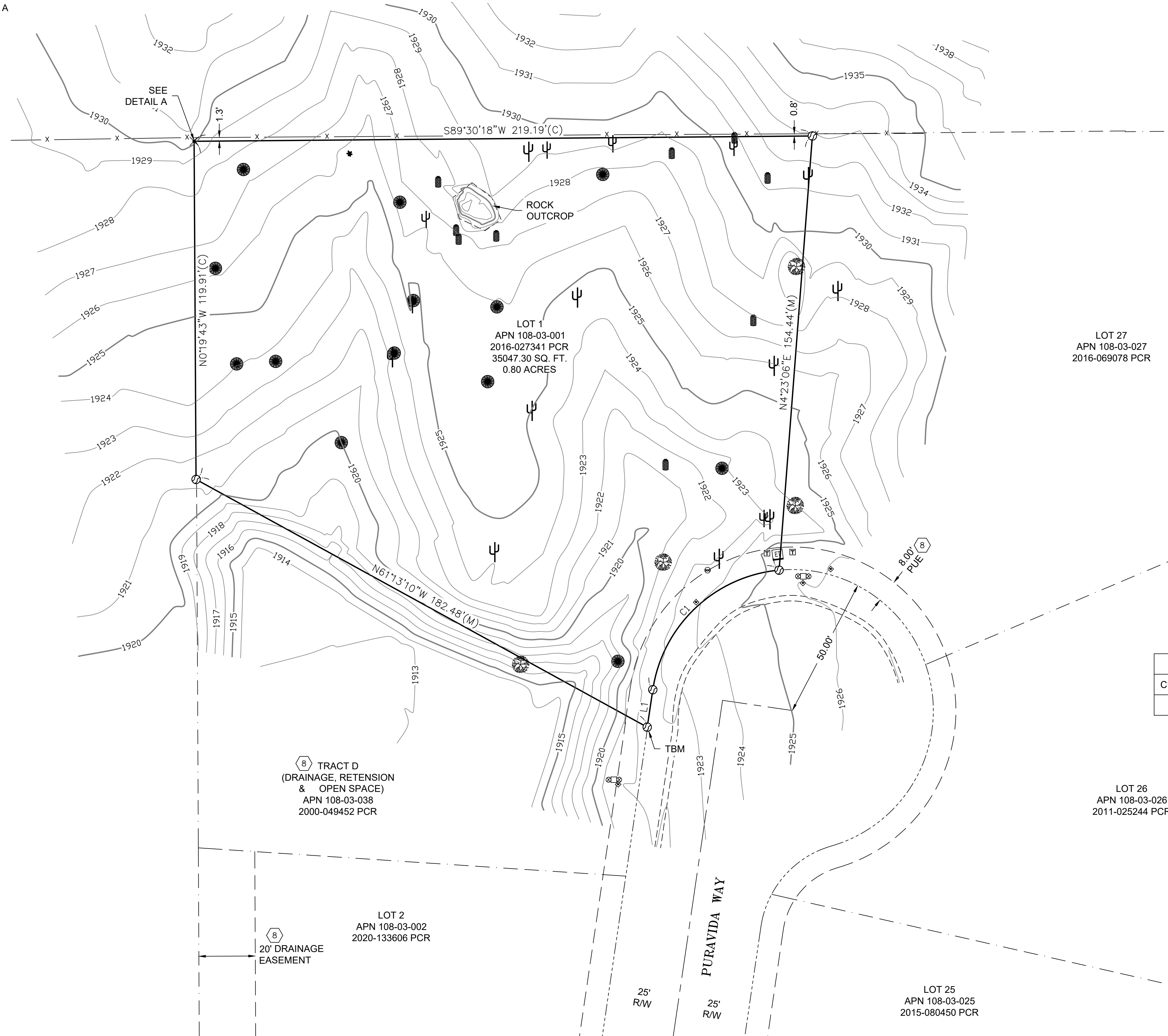
MISC. LEGEND

- FENCE LINE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CENTER LINE



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N8°28'56"E	13.42'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	66.44'	50.00'	76°07'52"	S46°33'21"W	61.66'



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