

# RESULTS OF SURVEY FOR A MINOR LAND DIVISION

OF PARCEL NO. 4, OF THE RESULTS OF SURVEY FOR A MINOR LAND DIVISION, FILED IN BOOK 1606 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: TUCKER PROPERTIES LTD

## PARENT PARCEL LEGAL DESCRIPTION DOC# 2021-0747079, M.C.R.:

A PORTION OF LOT 7, BLOCK 1, SUPERSTITION VIEW RANCHETTES, ACCORDING TO BOOK 89 OF MAPS, PAGE 1 AND BY AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 3236, PAGE 134, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE BEING THE CENTER OF SAID SECTION 25, LOCATED AT THE CENTERLINE INTERSECTION OF GALVESTON STREET AND MOUNTAIN ROAD FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP STAMP WITH RLS NO. 36563 BEING THE EAST QUARTER CORNER OF SAID SECTION, LOCATED AT THE CENTERLINE INTERSECTION OF GALVESTON STREET AND MERIDIAN ROAD, BEARS SOUTH 89°31'50" EAST, 2629.38 (RECORD), 2629.96 FEET (MEASURED);

THENCE SOUTH 89°31'50" EAST, 2300.96 FEET ALONG THE CENTERLINE OF SAID GALVESTON STREET BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00°28'10" WEST, 40.00 FEET TO POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GALVESTON STREET, SAID POINT BEING THE POINT OF BEGINNING;

SOUTH 00°30'34" EAST 530.33 FEET;

NORTH 89°31'50" WEST, 328.65 FEET;

THENCE NORTH 00°29'52" WEST, 530.33 FEET TO THE SOUTH LINE OF SAID RIGHT-OF-WAY;

THENCE SOUTH 89°31'50" EAST, 328.55 FEET ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

## PARCEL NO. 4 LEGAL DESCRIPTION:

THE SOUTHERN PORTION OF PARCEL NO. 4, OF THE CERTAIN RESULTS OF SURVEY FOR A MINOR LAND DIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1606 OF MAPS, PAGE 35, BEING A PORTION OF LOT 7, BLOCK 1, SUPERSTITION VIEW RANCHETTES, ACCORDING TO BOOK 89 OF MAPS, PAGE 1 AND BY AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 3236, PAGE 134, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE BEING THE CENTER OF SAID SECTION 25, LOCATED AT THE CENTERLINE INTERSECTION OF GALVESTON STREET AND MOUNTAIN ROAD FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP STAMP WITH RLS NO. 36563, BEING THE EAST QUARTER CORNER OF SAID SECTION, LOCATED AT THE CENTERLINE INTERSECTION OF GALVESTON STREET AND MERIDIAN ROAD, BEARS SOUTH 89°31'50" EAST, 2629.38 (RECORD), 2629.96 FEET (MEASURED); THENCE SOUTH 89°31'50" EAST, 2300.96 FEET ALONG THE CENTERLINE OF SAID GALVESTON STREET BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00°28'10" WEST, 40.00 FEET TO POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GALVESTON STREET;

THENCE SOUTH 00°30'34" EAST, 265.16 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°30'34" EAST, 265.17 FEET;

THENCE NORTH 89°31'50" WEST, 328.65 FEET;

THENCE NORTH 00°29'52" WEST, 265.17 FEET;

THENCE SOUTH 89°31'51" EAST, 328.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 40.00' INGRESS AND EGRESS EASEMENT PER DOCUMENT NO. 2021-1020976 MCR.

## PERTINENT DOCUMENTS:

PLAT, SUPERSTITION VIEW RANCHETTES, BK 89 OF MAPS PG 1, MCR  
RESULTS OF SURVEY, BK 750, PG 2, MCR.

## PARCEL NO. 5 LEGAL DESCRIPTION:

THE NORTHERN PORTION OF PARCEL NO. 4, OF THE CERTAIN RESULTS OF SURVEY FOR A MINOR LAND DIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1606 OF MAPS, PAGE 35, BEING A PORTION OF LOT 7, BLOCK 1, SUPERSTITION VIEW RANCHETTES, ACCORDING TO BOOK 89 OF MAPS, PAGE 1 AND BY AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 3236, PAGE 134, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE BEING THE CENTER OF SAID SECTION 25, LOCATED AT THE CENTERLINE INTERSECTION OF GALVESTON STREET AND MOUNTAIN ROAD FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP STAMP WITH RLS NO. 36563, BEING THE EAST QUARTER CORNER OF SAID SECTION, LOCATED AT THE CENTERLINE INTERSECTION OF GALVESTON STREET AND MERIDIAN ROAD, BEARS SOUTH 89°31'50" EAST, 2629.38 (RECORD), 2629.96 FEET (MEASURED);

THENCE SOUTH 89°31'50" EAST, 2300.96 FEET ALONG THE CENTERLINE OF SAID GALVESTON STREET BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00°28'10" WEST, 40.00 FEET TO POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GALVESTON STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°30'34" EAST, 265.16 FEET;

THENCE NORTH 89°31'51" WEST, 328.60 FEET;

THENCE NORTH 00°29'52" WEST, 265.16 FEET TO THE SOUTH LINE OF SAID RIGHT-OF-WAY;

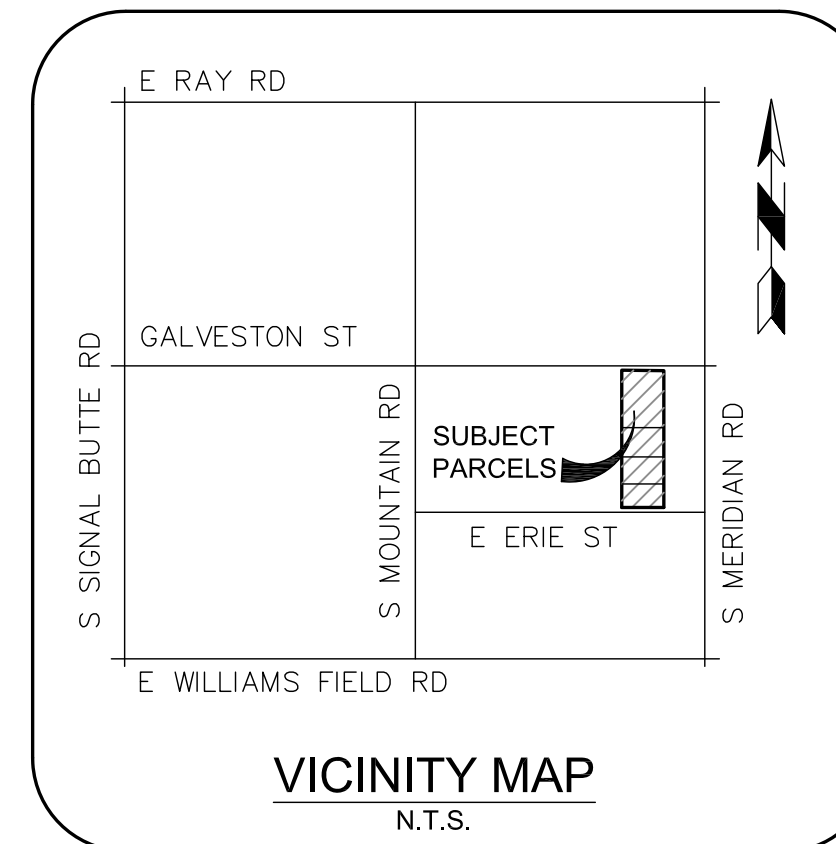
THENCE SOUTH 89°31'50" EAST, 328.55 FEET ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TOGETHER WITH A 40.00' INGRESS AND EGRESS EASEMENT PER DOCUMENT NO. 2021-1020976 MCR.

## BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST, AS SHOWN ON THE FINAL PLAT OF "SUPERSTITION VIEW RANCHETTES" RECORDED IN BOOK 89, PAGE 01, MARICOPA COUNTY RECORDS.

SAID BEARING = SOUTH 89° 31' 50" EAST



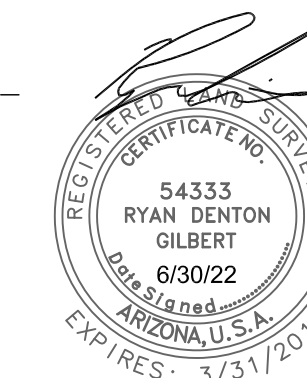
## SURVEYOR'S NOTES:

- PER MARICOPA COUNTY PLANNING & DEVELOPMENT DEPARTMENT, A MINOR LAND DIVISION (SPLITTING PARCELS, COMBINING PARCELS) OF LAND INTO FIVE OR FEWER PARCELS MAY BE DONE WITHOUT MEETING THE REQUIREMENTS OF THE MARICOPA COUNTY SUBDIVISION REGULATIONS BUT MUST BE DONE BY PROPER DEEDS, MUST COMPLY WITH MARICOPA COUNTY ZONING AND ARIZONA REVISED STATUTES.
- IT IS THE RESPONSIBILITY OF THE CLIENT TO RECORD PROPER DEEDS OF PARCELS 1 THROUGH 5 AS SHOWN HEREON BEFORE OR AT THE THIS MAP IS FILED WITH COUNTY RECORDERS OFFICE.
- BOUNDARIES SHOWN HEREON ARE BASED ON RECORD INFORMATION, FOUND MONUMENTS AND EXISTING FENCE LINES.
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN.
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION, REFLECTS ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- PER ARIZONA REVISED STATUTES, SECTION 32-151, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- LAND AREA:  
PARCEL 4: 87,128 SQUARE FEET OR 2.000 ACRES MORE OR LESS  
PARCEL 5: 87,111 SQUARE FEET OR 2.000 ACRES MORE OR LESS  
TOTAL GROSS: 174,239 SQUARE FEET OR 4.000 ACRES MORE OR LESS
- CONTACT MARICOPA COUNTY ASSESSOR'S OFFICE AT 602-506-3406 TO REQUEST NEW TAX PARCEL NUMBERS (APN).

## CERTIFICATION STATEMENT:

I, RYAN D. GILBERT, A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE, 2022, AND IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE ACCORDING TO THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS."

JUNE 29, 2022  
DATE OF MAP:



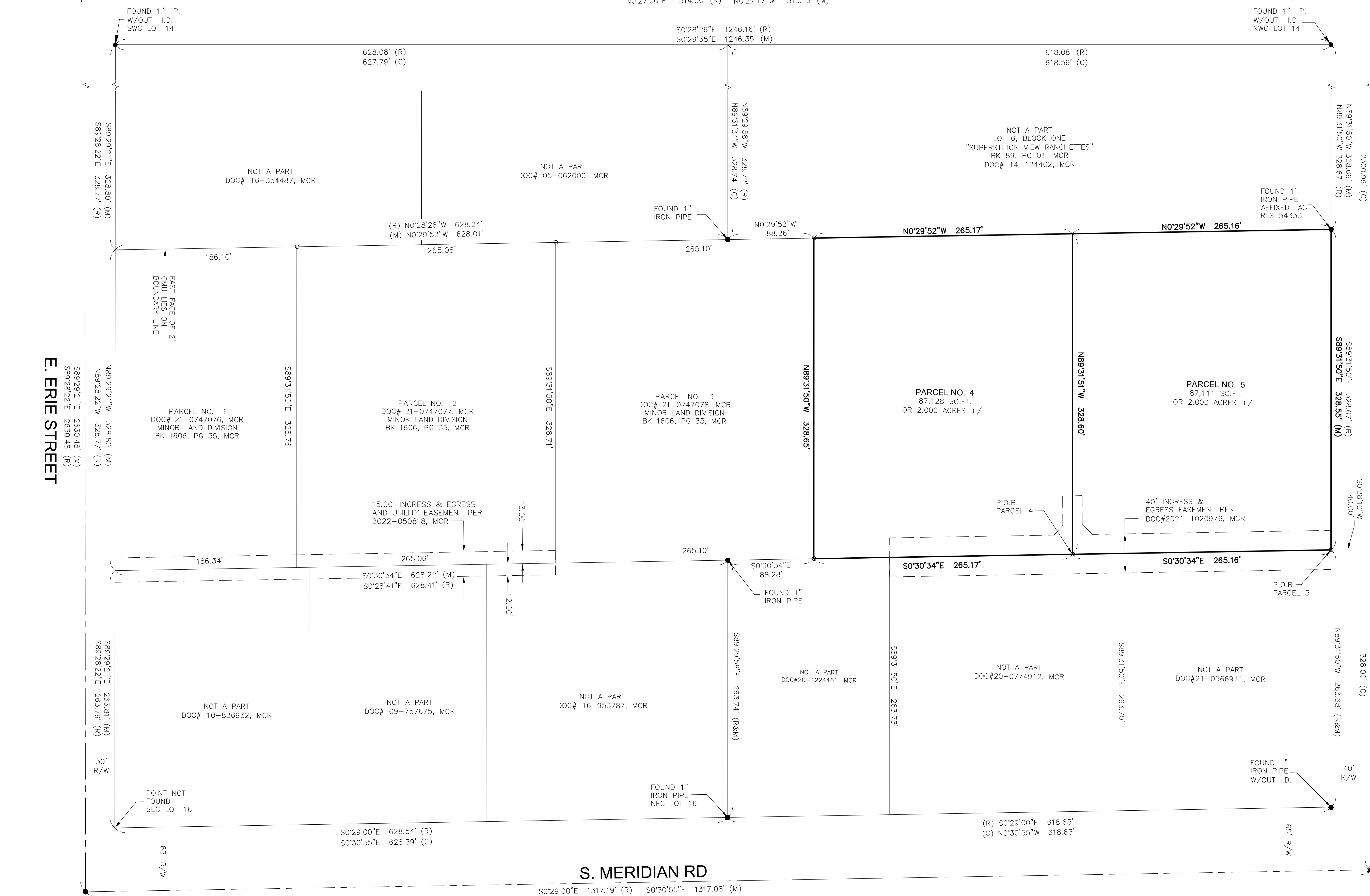
RYAN D. GILBERT  
RYAN D. GILBERT, R.L.S.  
REGISTRATION/LICENSE NO. 54333

 <b>GILBERT LAND SURVEYING, PLC</b> 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: (480) 275-8020	<b>MINOR LAND DIVISION</b> OF NO. 4, OF THE RESULTS OF SURVEY FOR A MINOR LAND DIVISION, FILED IN BOOK 1606 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA				
	DATE: 06/29/22	FIELD: RG,GG	DRAWN: RG	JOB NO.: 22-0403	SHEET: 10F2

FOUND 1" I.P.  
W 1/16 COR.  
SEC. 25, T1S, R7E

### S. MOUNTAIN RD

FOUND BCHH  
CENTER SEC. 25,  
T1S, R7E



E. ERIE STREET

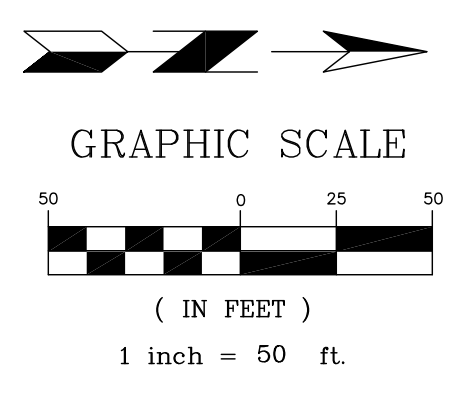
E. GALVESTON SREET


### S. MERIDIAN RD

FOUND MC BRASS  
CAP, RLS NO. 36563  
E 1/4 CORNER SEC.  
25, T1S, R7E.

#### LEGEND

- FOUND BRASS CAP AS NOTED (M) MEASURED
- ⊠ FOUND BRASS CAP IN HANDHOLE (R) RECORDED
- FOUND AS NOTED (C) CALCULATED
- SET 1/2" REBAR W/CAP RLS 54333 MCR MARICOPA COUNTY RECORDS
- - - BREAKLINE M.C. MARICOPA COUNTY
- R/W RIGHT-OF-WAY RLS REGISTERED LAND SURVEYOR
- I.P. IRON PIPE
- I.D. RLS IDENTIFICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE





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AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE: 06/29/22	FIELD: RG,GG	DRAWN: RG	JOB NO.: 22-0403	SHEET: 20F2
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