

Survey Notes:

Field measurements used to prepare this plat were made during May, 2023, with additional measurements made during May, 2025.

All dimensions shown are measured. Measured dimensions may be unadjusted field measurements, adjusted field measurements or dimensions calculated directly from unadjusted or adjusted field measurements. For a comparison between measured and record dimensions refer to the dimensions shown on the record documents listed below.

Basis of Bearing and/or Coordinates:

All dimensions shown on this plat are measured and based on the following projection information.

Linear Unit: International Foot

Projection: City of Flagstaff Low Distortion Projection (Transverse Mercator)

Latitude of Grid Origin: N 35°00'00"

Longitude of Grid Origin: W 111°37'00"

Northing at Grid Origin: 0.000 ft.

Easting at Grid Origin: 70,000.000 ft.

Combined Scale Factor = 1.000333

Vertical Datum: NAVD 88

The basis of bearings is true geodetic north. Grid bearings shown hereon do not equal geodetic bearings due to meridian convergence. All bearings shown are grid bearings.

This survey was conducted using GPS referenced to the National Spatial Reference System. Coordinates for GPS control points were derived using the Naton Geodetic Survey's, Online Positioning User Service (OPUS) REF FRAME: NAD_83(2011)(EPOCH:2010.0000).

Existing survey reference monuments found during this survey were left undisturbed.

The following record documents were referred to during the course of the survey and preparation of this plat other than those listed on the title report stated below:

R1) Final Plat for the Marketplace/Flagstaff Auto Park, Instrument 3430462

R2) Record of Survey, Case 3, Map 195.

R3) Special Warranty Deed, Instrument 3370035.

R4) Warranty Deed, Instrument 3441744.

R5) Record of Survey, Book 11, Page 5.

R6) Record of Survey, Instrument 3445189.

R7) Deed, Book 67 of Deeds, Page 557.

R8) Record of Survey, Instrument 3419890

Field measurements included locations of readily visible surface appurtenances of underground utilities, and evidence of utilities on or above the surface of the surveyed property as observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. No record as-built utility information was provided therefore none is shown hereon. No excavations or other direct determinations of underground utility locations were made.

Documents in addition to the record documents stated above, used to prepare this survey were referenced in the Commitment for Title Insurance issued by Pioneer Title Agency, Inc., Order No. 70521325-005-JRK, with a Commitment Date of April 25, 2025 at 7:30 AM.

The following listing of Schedule B exceptions are from the above stated Condition of Title Report. No attempt was made to resolve discrepancies if any, in easement documents. No attempt was made to research recorded or unrecorded easements, other than those listed in the Schedule B exceptions of the above stated Condition of Title Report.

Following are the Schedule B - Section 2 exceptions listed:

Item No. — Instrument Type; Recording Reference; Status for this survey;

Items 1 through 9 — Not survey related

Item 10 — Perpetual Right of Way; State Land Record No. 09-568, dated 9-17-1945; Application for a 200' wide right of way through State Land, Arizona Highway Commission; The 200' wide right of way for West Route 66 is shown hereon.

Item 11 — Perpetual Right of Way; State Land Record No. 71-2390, dated 3-2-1960; Right of way 30' in width to Arizona Public Service Company for operation and maintenance of an electric power line; This right of way has no description and is only depicted by a sketch. The utility poles within this right of way were located to defined the location of this easement which is shown hereon.

Item 12 — Perpetual Right of Way; State Land Record No. 09-2513, dated 6-17-1960; Amendment to the right of way to Coconino County for roadway purposes. The right of way was reduced in size due to the sale of a portion of the State Land that the original right of way covered. The remaining right of way on State Land is shown hereon.

Item 13 — Perpetual Right of Way; State Land Record No. 71-3659, original dated 8-14-1964 amended on 12-15-2000; Amendment to the right of way granted to Qwest Corporation, dba Century Link. The acreage has been reduced due to the sale of State Land in Patents 5455 and 96234. This right of way has no description and is only depicted by a sketch. The utility poles within this right of way were located to defined the location of this right of way which is shown hereon.

Item 14 — Perpetual Right of Way; State Land Record No. 09-3670, dated 10-11-1964; Right of way 30' in width granted to Coconino County Board of Supervisors for the construction and maintenance of a highway. The right of way is depicted by sketch only and covers a portion of El Passo road and is shown hereon.

Item 15 — Perpetual Right of Way; State Land Record No. 71-4527 dated 1-20-1964; A perpetual right of way for construction, operation and maintenance of a municipal sewer interceptor. The portion of this utility easement that affects the portion of the State Land parcel in Section 8 shown on this survey was adjusted from the described easement to match the existing manhole locations and is shown hereon.

Item 16 — Right of Way; State Land Record No. 14-23364 dated 1-12-1990; A right of way to Arizona Public Service Company. This right of way is mostly located in the portion of the State Land which lies south of the BNSF Railroad right of way, but a small portion lies within the right of way stated in Item 10 above; Shown hereon.

Item 17 — 50 Year Right of Way; State Land Record No. 14-83113, dated 3-13-1989; A right of way 20' in width to Arizona Public Service Company, expires 3-12-2039. The right of way was plotted from the exhibit drawings shown in this document, and is shown hereon.

Item 18 — Perpetual Right of Way; State Land Record No. 16-4421, dated 10-3-1968. A right of way 100' in width to Arizona Public Service Company for an electric transmission line. The location of the right of way was plotted per the exhibit in this document. The northerly portion of this right of way falls onto the land owned by United Metro Materials Inc. and the existing structures and overhead lines do not fall within this portion of the easement. The existing structures for the 230kv line better follow the right of way as shown on the exhibits in Item 17.

Item 19 — Perpetual Right of Way; State Land Record No. 16-95683, dated 10-3-1988. Right of way to the Arizona Department of Transportation(ADOT) for an addition to the existing highway maintenance yard. This right of way is an addition to the land transferred to ADOT by Patent 6788 and is intended to be used only for purposes set forth. If ADOT ceases to use the area for the intended purposes or the necessity for the right of way no longer exists, it will revert to State of Arizona. Shown hereon

Item 20 — Right of Way; State Land Record No. 16-104033, dated 12-17-1998; A right of way, 60' in width for the construction, operation and maintenance of a non-exclusive access road. Shown hereon.

Item 21 — Perpetual Right of Way; State Land Record No. 16-109806, dated 5-13-2005; A right of way 60' in width for the construction, operation and maintenance of a non-exclusive access road. Shown hereon.

Item 22 — Right of Way; State Land Record No. 18-33556, dated 8-25-2015; A right of way to Arizona Public Service Company for an overhead electric distribution line, expires 8-24-2025. The utility poles for the area shown on the exhibit drawing per this document were located and shown hereon.

Item 23 — Right of Way; State Land Record No. 18-105449, dated 1-27-2020; A right of way to Qwest Corporation for an overhead communication line, expires 1-26-2030. The utility poles for the area shown on the exhibit drawing per this document were located and shown hereon.

Item 24 — Right of Way; State Land Record No. 18-105734, dated 11-27-2022; A right of way to Qwest Corporation, dba Centurylink, for two overhead communication lines, to expire on 11-26-2032. Shown hereon.

Item 25 — Special Land Use Permit; State Land Record No. 23-122210, dated 7-1-2024; To Restoration Soils, LLC, to expire 6-30-2034; Current limits of use shown hereon.

Item 26 — Application to Purchase State Land; State Land Ano. 53-124156 dated 3-7-2023, by Restoration Soils, LLC; for expansion of organic landscape products facility; Current limits of use shown hereon.

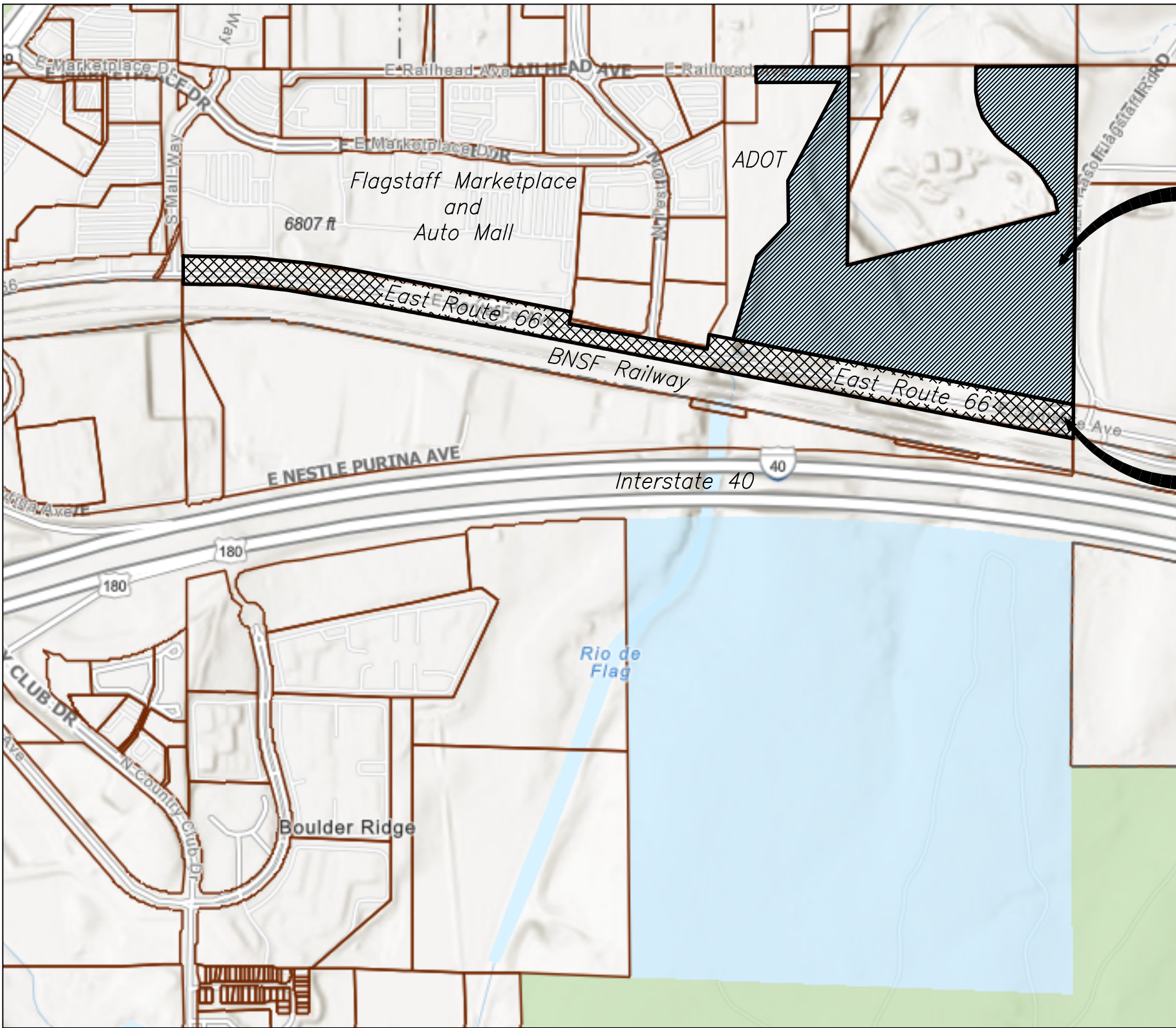
Item 27 — Right of Way; Docket 160, Page 263 and Instrument 3461546; Original County recording of State Land Record 09-2513 and the notice of Ammendment to Right of Way; See Item 12 above.

Item 28 — Resolution of Establishment for additional area to the Arizona Department of Transportation(ADOT) facility in Flagstaff; Docket 1206, Page 709; This document sets forth the intent to obtain additional land from the State Land parcel. This document was recorded 3-1-1988. Item 19 above, State Land Record No. 16-95683, dated 10-3-1988, sets forth the conditions in the application for a right of way for the purpose of constructing, operating and maintaining an "Addition to Highway Maintenance Yard". See Item 19 above; Area shown hereon.

Item 29 — Right of Way; Instrument 3331874; This is the County recording of State Land Record No. 16-109806. See Item 21 above for details; Shown hereon.

Item 30 — Record of Survey; Instrument 3614491; This record of survey shows a proposed abandonment of a portion of the right of way stated in Item 10 above. No recorded evidence of a right of way abandonment was provided in the above referenced commitment for title insurance or discovered in the public record; The location of the proposed abandonment is shown hereon.

Item 31 — Record of Survey; Instrument 3988451; All matters shown on this record of survey are depicted on this survey.



Vicinity Map

not to scale

Legal Description - State Land - Subject Parcel

Following is a description of a parcel of land located in the northeast quarter of Section 8, Township 21 North, Range 8 East, Gila and Salt River Base and Meridian, Coconino County, Arizona. The parcel is that portion of land owned by the State of Arizona in the northeast quarter of Section 8 which lies north of the Burlington Northern and Santa Fe Railroad right of way.

The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of Section 8, monumented with a BLM brass cap, dated 1972, the TRUE POINT OF BEGINNING of this description, from which point the east quarter corner of Section 8, monumented with a BLM brass cap, dated 1972, bears South 00°31'27" West, 2826.13, the Basis of Bearings for this description:

THENCE South 00°31'27" West along the east line of the northeast quarter of Section 8, 2019.99 feet to the northerly line of the 200.00 foot wide right of way line for Route 66 as shown on the Arizona State Highway Department right of plans 3-T-251, dated 1943 and as shown on State Land Record 09-568;

THENCE South 00°31'27" West, 60.93 feet;

THENCE North 79°26'19" West, parallel with and 60.00 feet southerly of the northerly right of way line of Route 66, 2083.98 feet to the intersection with the southerly prolongation of the easterly line of the parcel described in the State of Arizona Patent No. 6788 which is included in State Land Record 16-95683;

THENCE North 16°49'26" East along the prolongation of the easterly line of Patent No. 6788, 60.36 feet, to the northerly right of way line of Route 66 and to the southeast corner of the parcel described in the State of Arizona Patent No. 6788, monumented with a rebar with aluminum cap, LS 18297;

THENCE North 16°49'26" East along the easterly line of Patent No. 6788, 536.79 feet, to a rebar with aluminum cap LS 18297;

THENCE North 45°21'12" East along the easterly line of Patent No. 6788, 268.97 feet;

THENCE North 00°14'29" West along the easterly line of Patent No. 6788, 259.01 feet;

THENCE North 27°28'12" East along the easterly line of Patent No. 6788, 644.93 feet to the northeast corner of Patent 6788, monumented with a rebar with aluminum cap, LS 18297;

THENCE South 89°43'14" West along the north line of Patent No. 6788, 499.99 feet to the northwest corner of Patent No. 6788 and to the east line of Lot 12 of the Final Plat of the Marketplace/Flagstaff Auto Park recorded in Instrument 3430462, monumented with a rebar with aluminum cap, LS 18297;

THENCE North 00°13'44" West along the east line of Lot 12, 100.00 feet to the north line of the northeast quarter of Section 8, monumented with a rebar with aluminum cap, LS 18297;

THENCE North 89°43'13" East along the north line of the northeast quarter of Section 8, 552.52 feet, to the E 1/16 corner of Section 8 and to the northwest corner of State of Arizona Patent 5455, monumented with a Hex Head bolt;

THENCE South 00°01'00" West along the west line of Patent 5455, 318.07 feet to the southwest corner of Patent 5455 and to the northwest corner of the parcel described as Parcel B in Instrument 3370035, monumented with a rebar with aluminum cap, LS14671;

THENCE South 00°04'02" East along the west line of the parcel described as Parcel B in Instrument 3370035 and along the west line of State of Arizona Patent No. 96234, 864.84 feet to the southwest corner of Patent No. 96234, monumented with a nail with brass tag in rock, LS 14671;

THENCE North 75°35'46" East along the south line of Patent No. 96234, 1292.11 feet to the southeast corner of Patent No. 96234, monumented with a rebar with aluminum cap, LS 14671;

THENCE North 19°52'36" West along the easterly line of Patent No. 96234, 34.86 feet to a rebar with aluminum cap, LS 14671;

THENCE along the easterly line of Patent No. 96234, along a curve to the left having a radius of 650.00 feet, a central angle of 35°00'00" and an arc length of 397.06 feet, (chord bearing of North 37°22'36" West, chord length of 390.92 feet) to a rebar with aluminum cap LS 14671;

THENCE North 54°52'35" West along the easterly line of Patent No. 96234, 43.86 feet, to a rebar with aluminum cap, LS 18297;

THENCE along the easterly line of Patent No. 96234, along a curve to the right having a radius of 501.73 feet, a central angle of 54°18'48" and an arc length of 475.61 feet, (chord bearing of North 27°32'28" West, chord length of 458.01 feet), to a rebar with aluminum cap, LS 18297;

THENCE North 00°20'12" West along the easterly line of Patent No. 96234, 90.50 feet to the northeast corner of Patent 96234 and to the north line of the northeast quarter of Section 8, monumented with a rebar with aluminum cap, LS 14671;

THENCE North 89°42'48" East along the north line of the northeast quarter of Section 8, 599.92 feet to the TRUE POINT OF BEGINNING of this description.

The above described parcel has an area of 54.080 acres more or less.

State Land
Subject Parcel

Subject Parcel
Route 66
Right of Way

ALTA/NSPS Land Title Survey



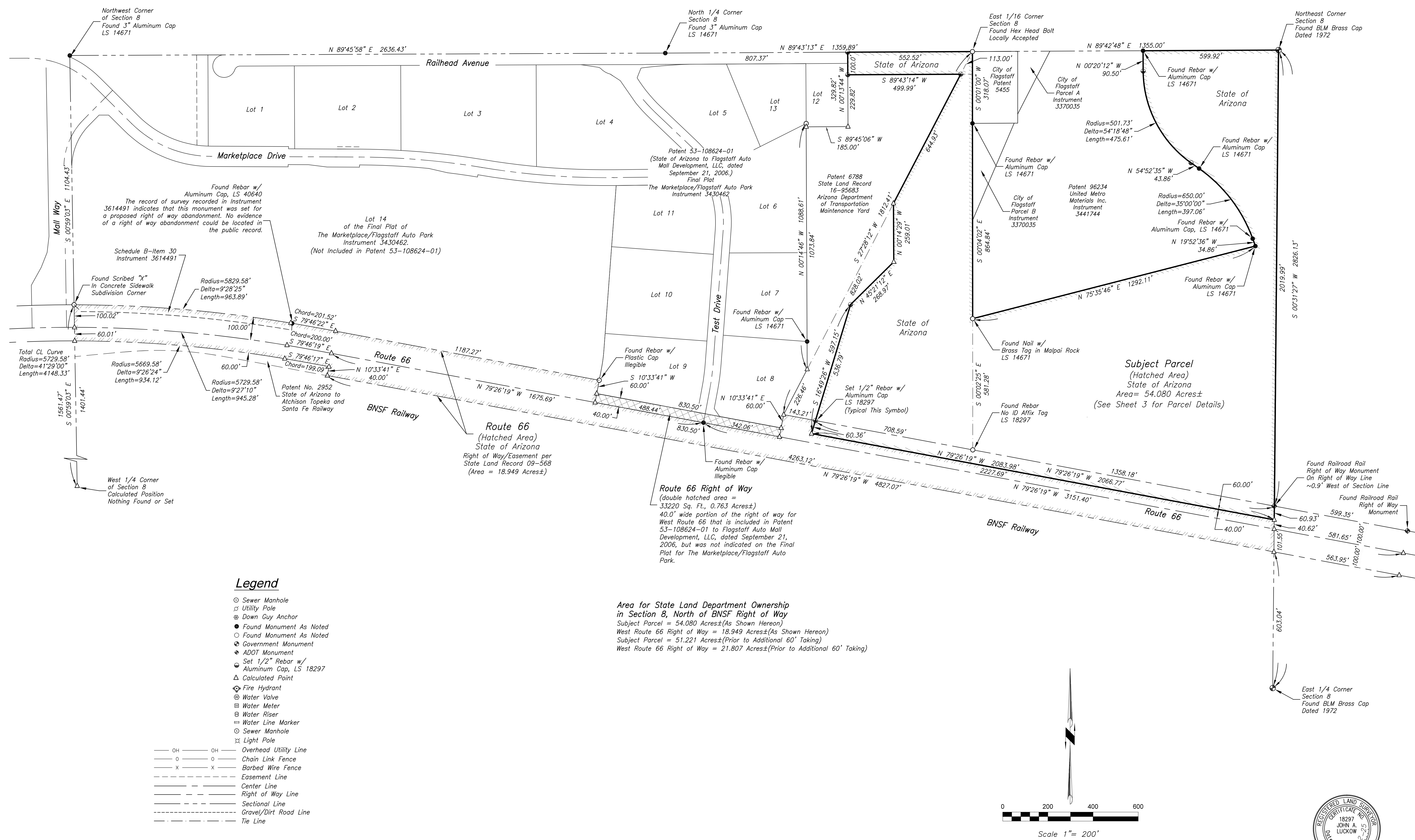
Certification :

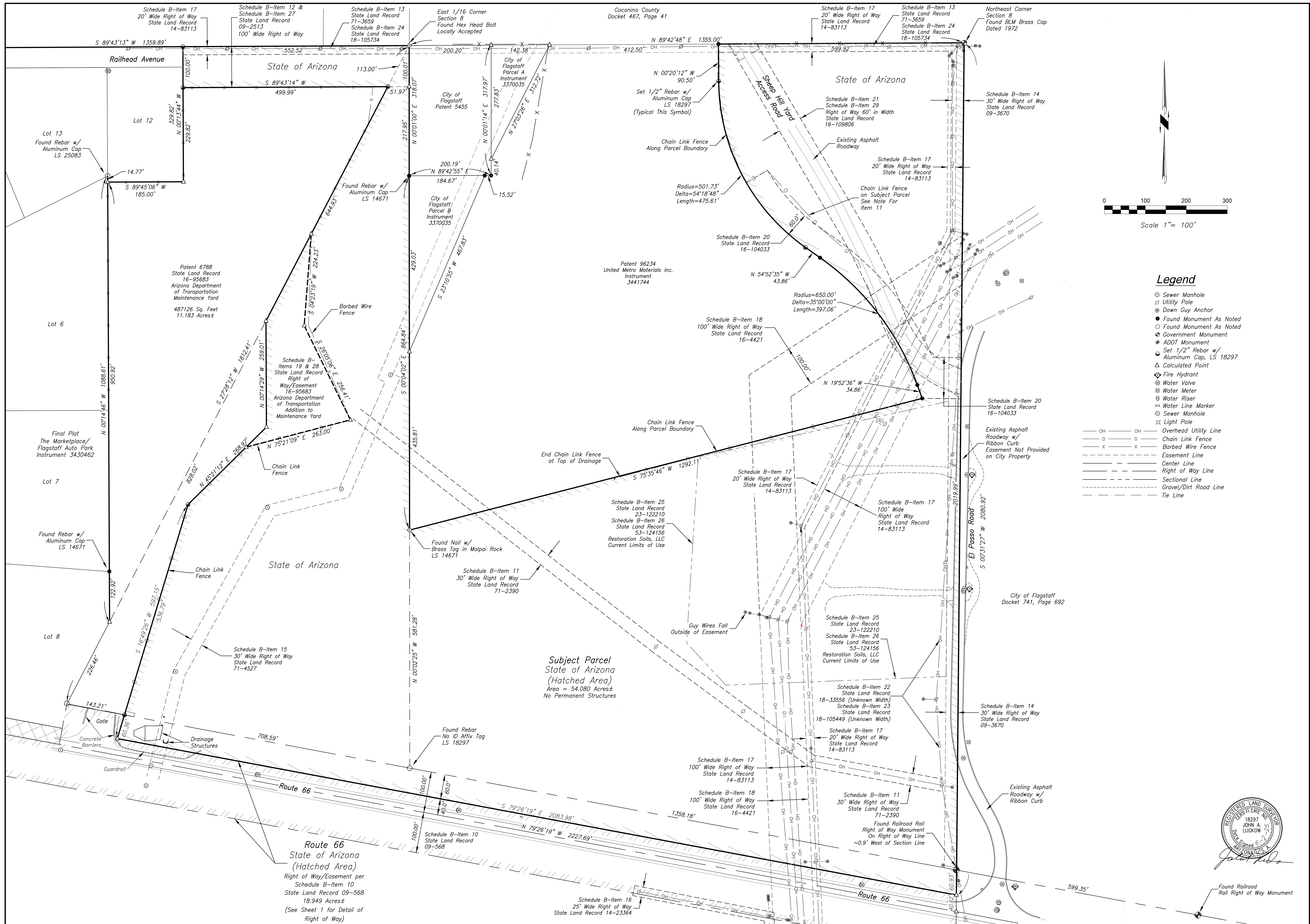
El Paso LLC, and the State of Arizona: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, and 11(a) of Table A thereof. The fieldwork was completed on May, 28 2025 with additional observations made in May, 2025.

John A. Luckow

6-2-25

Date





For a portion of the land owned by the State of Arizona which lies within Section 8, Township 21 North, Range 8 East, Gila & Salt River Baseline & Meridian, Coconino County, Arizona. The State Land in Section 8 involved in this survey is the portion which lies north of the BNSF Railway right of way.

drawn by:	JLS
checked by:	JLS
approved by:	JLS
QA/QC by:	JLS
field date:	08/2/2023
project no.:	251004-SE
drawing no.:	
date:	08/2/2023