



# ALTA/NSPS LAND TITLE SURVEY

A DEPENDENT SURVEY OF A PORTION OF GOVERNMENT LOT NINE LOCATED IN SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



### VICINITY MAP

SEC. 6, T 21 N, R 16 W

### TABLE "A"

ITEMS ADDRESSED HEREON FROM TABLE "A" OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS

- MONUMENTS FOUND AND SET AS SHOWN HEREON
- ADDRESSES OBSERVED WHILE CONDUCTING THIS SURVEY ARE SHOWN HEREON.
- FLOOD ZONE: A REVIEW OF THE MOHAVE COUNTY FLOOD CONTROL MAP SHOWS THAT THE PROPERTY IS WITHIN FLOOD ZONE "X" (UNSHADED) PER FIRM PANEL #04015C446H DATED 01/18/2015
- GROSS LAND AREA: SUBJECT PARCEL= 1.13 ACRES, MORE OR LESS.
- (a) THE CURRENT ZONING CLASSIFICATION IS C-3 PER CITY OF KINGMAN ZONING CODE UPDATE JANUARY 2021.  
(b) 10.00 FEET REAR AND 15.00 FEET FRONT SET BACK REQUIREMENTS SHOWN HEREON.
- NO BUILDINGS EXIST AT THE TIME OF THIS SURVEY ON THE SUBJECT PROPERTY.
- SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING THIS SURVEY ARE SHOWN HEREON.
- NO PARKING IMPROVEMENTS EXIST ON THIS PROPERTY AT THE TIME OF THIS SURVEY.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY SHOWN HEREON  
(a) NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.  
(b) MARKINGS PROVIDED BY BLUE STAKE SHOWN HEREON.
- NAMES OF ADJOINING OWNERS SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTION SHOWN HEREON.
- SITE IMPROVEMENTS SHOWN HEREON.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAYS ARE KNOWN BY THIS SURVEYOR AT THE TIME OF THIS SURVEY.
- NO OBSERVED WETLANDS WAS WITNESSED AT THE TIME OF THIS SURVEY.
- NO ADDITIONAL PLOTTABLE EASEMENT LOCATED BY THIS SURVEYOR AT THE TIME OF THIS SURVEY.

### LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT NINE (9), SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF STOCKTON HILL ROAD, A DEDICATED ROADWAY AS DESCRIBED IN DOCKET 139, PAGE 295, RECORDS OF MOHAVE COUNTY, ARIZONA;

EXCEPT THEREOF THE SOUTH 25 FEET, AS PER CITY OF KINGMAN RESOLUTION NO. 683, RECORDED IN BOOK 549 OF OFFICIAL RECORDS, PAGE 459; AND

EXCEPTING THAT PORTION DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF KINO AVENUE, DESCRIBED IN BOOK 549 OF OFFICIAL RECORDS, PAGE 459, RECORDS OF MOHAVE COUNTY ARIZONA, AND THE WEST LINE OF SAID GOVERNMENT LOT 9, SAID POINT BEARS NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 25.00 FEET FROM THE SOUTH-WEST CORNER OF SAID GOVERNMENT LOT 9;

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID KINO AVENUE A DISTANCE OF 241.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF STOCKTON HILL ROAD AS DESCRIBED IN DOCKET 139, PAGE 295 RECORDS OF MOHAVE COUNTY, ARIZONA;

THENCE NORTH 04 DEGREES 52 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STOCKTON HILL ROAD A DISTANCE OF 389.09 FEET TO A POINT;

THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 210.30 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 9;

THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 9 A DISTANCE OF 387.82 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DEDICATED TO THE CITY OF KINGMAN BY INSTRUMENT RECORDED IN BOOK 5625 OF OFFICIAL RECORDS, PAGE 640, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 20 OF SILVER RIDGE SUBDIVISION, PHASE III, TRACT 1924-C, RECORDED AT FEE NO. 1993-25350, RECORDS OF MOHAVE COUNTY, ARIZONA, AND THE WESTERLY RIGHT-OF-WAY LINE OF STOCKTON HILL ROAD (50.00 FEET HALF-WIDTH);

THENCE SOUTH 04 DEGREES 41 MINUTES 23 SECONDS EAST, AN ASSUMED BEARING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.23 FEET;

THENCE SOUTH 85 DEGREES 18 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 04 DEGREES 41 MINUTES 23 SECONDS WEST PARALLEL WITH AND 10.00 FEET WESTERLY OF SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.08 FEET TO THE SAID EASTERLY PROLONGATION OF SAID NORTHERLY LINE;

THENCE SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING.

### SCHEDULE B

SCHEDULE B ITEMS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATED 07/20/21 FOR TITLE INSURANCE: ORDER NO. NCS-1044016-PHX1 SCHEDULE B - PART TWO EXCEPTIONS: ITEMS 1 THROUGH 5 AND 9 THROUGH 13; RELATE TO POLITICAL FINANCIAL OR LEGAL MATTERS WHICH ARE NOT DESCRIPTIONS OF MATTERS WHICH EXIST ON THIS SUBJECT PROPERTY. ANY AFFECT, IMPACT OR INFLUENCE CANNOT BE ADDRESSED ON THIS MAP.

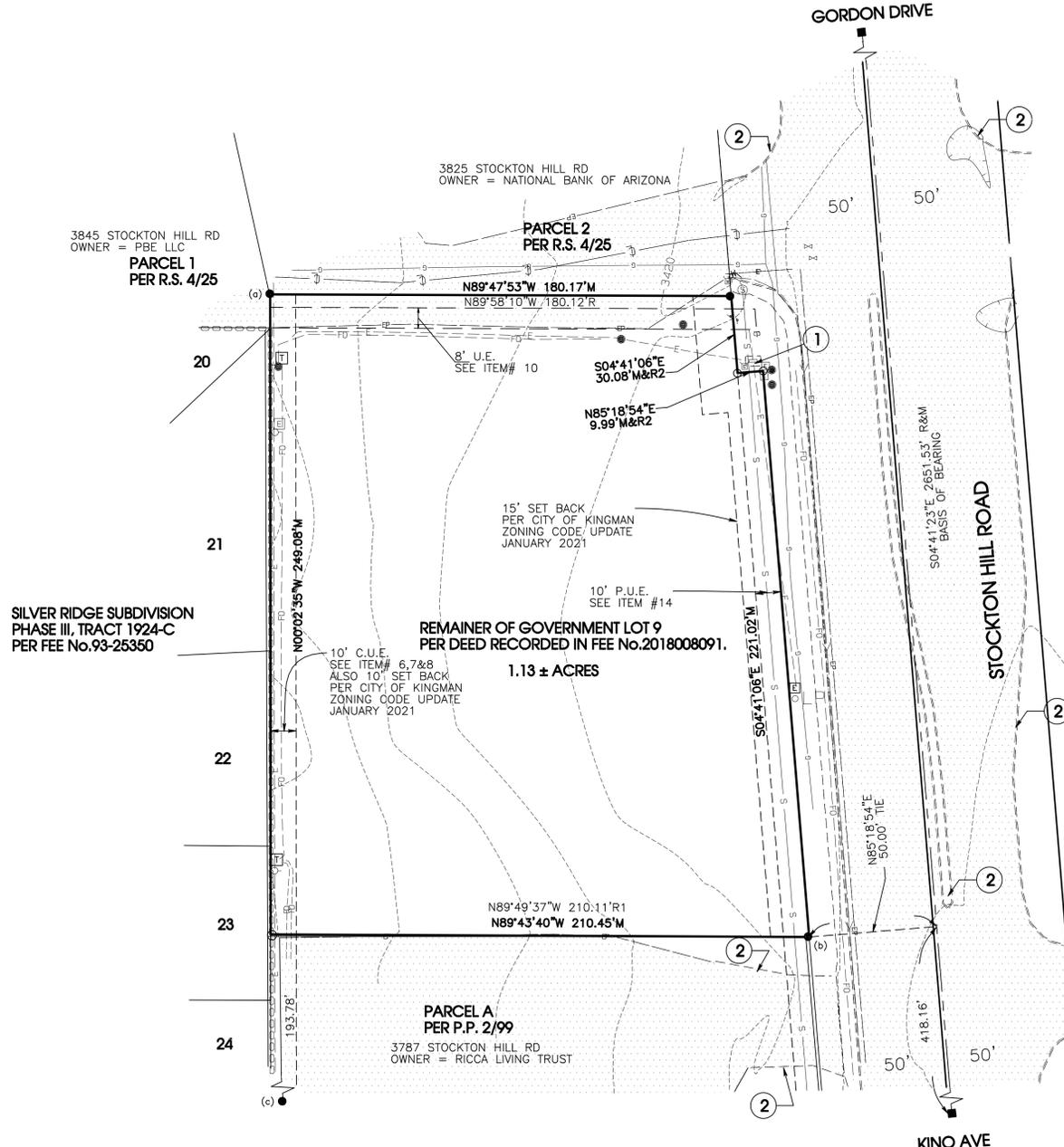
ITEM 6: A 10.00 FOOT WIDE EASEMENT FOR ELECTRIC TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 587 OF OFFICIAL RECORDS, PAGE 134 AND BOOK 620 OF OFFICIAL RECORDS, PAGE 865.

ITEM 7: A 10.00 FOOT WIDE EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 910 OF OFFICIAL RECORDS, PAGE 833.

ITEM 8: A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3438 OF OFFICIAL RECORDS, PAGE 902.

ITEM 10: THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT AGREEMENT" RECORDED MARCH 23, 2005 AS BOOK 5500 OF OFFICIAL RECORDS, PAGE 263. 8.00 FOOT WIDE EASEMENT SHOWN HEREON.

ITEM 14: AN EASEMENT FOR SANITARY SEWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 28, 1986 AS BOOK 1202 OF OFFICIAL RECORDS, PAGE 376 OF OFFICIAL RECORDS SHOWN HEREON.



### SURVEY NOTES

- PERIOD OF SURVEY: JAN, 2021.
- SUBJECT PROPERTY FRONTS ONTO STOCKTON HILL ROAD, A PUBLIC RIGHT OF WAY.
  - BASIS OF BEARING: THE CENTERLINE RIGHT OF WAY LINE OF STOCKTON HILL AS SHOWN ON RECORD OF SURVEY RECORDED ON OCTOBER 18, 2010 AT FEE No. 2010-061425.

### LEGEND

- FOUND 3" BRASS CAP, RLS 54401.
- FOUND 5/8", YELLOW PLASTIC CAP, RLS 28100.
- (a) ● FOUND 5/8", YELLOW PLASTIC CAP, UNREADABLE.
- (b) ● FOUND 5/8", YELLOW PLASTIC CAP, RLS 19319.
- (c) ● FOUND BRASS TAG, RLS 24514.
- SET 5/8" REBAR W/ALUMINUM CAP, RLS 54890.
- R INDICATES RECORD DATA PER RECORD OF SURVEY RECORDED ON OCT 18, 2010 AT FEE No.2010-061425.
- R1 INDICATES RECORD DATA PER PARCEL PLAT RECORDED ON JULY 3, 1986 AT FEE No.86-28447.
- R2 INDICATES RECORD DATA PER DEDICATION RECORDED AT FEE No.2005056999.
- M INDICATES MEASURED DATA THIS SURVEY.
- ALL DISTANCES AS SHOWN HEREON ARE MEASURED DISTANCES AND ARE EXPRESSED IN FEET AND DECIMAL PLACES THEREOF.
- ⊠ EXISTING ELECTRICAL RISER
- ⊞ EXISTING SEWER CLEAN OUT
- ⊡ EXISTING TELEPHONE RISER
- ⊞ EXISTING WATER VALVE
- EXISTING STREET SIGN
- EXISTING BOLLARD
- ⊞ EXISTING POWER POLE
- ⊞ EXISTING GUYWIRE
- ⊞ EXISTING SEWER MANHOLE
- LP EXISTING LIGHT POLE.
- PROPERTY LINE
- ⊡ EXISTING BLOCK WALL
- ⊡ EXISTING EDGE OF PAVEMENT
- ⊡ EXISTING BLUE STAKE FIBER OPTIC LINE
- ⊡ EXISTING BLUE STAKE GAS LINE
- ⊡ EXISTING BLUE STAKE SEWER LINE
- ⊡ EXISTING BLUE STAKE ELECTRIC
- ⊡ EXISTING PAVEMENT

### SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, QUATTRO KINGMAN DEUX, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND STEARNS BANK N.A.

THIS IS TO CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADAPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1 THRU 4, 6(a)(b), 7, 8, 9, 11(a)(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DAY OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS 26 TH DAY OF AUGUST 2021



### KEY NOTES

- EXISTING TRAFFIC CONTROL BOX
- EXISTING CURB LINE

DRAWN BY: L.FOWLER	CHECKED BY: D.JEAN	DATE: 01-26-2021	PROJECT NUMBER: 20-300	DRAWING NUMBER: 1 OF 1
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