

RECORD OF SURVEY
MINOR LAND DIVISION
PARENT PARCEL APN 304-47-386A

THE WEST 164.47 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230206173 04/21/2023 01:55
BOOK 1733 PAGE 32
ELECTRONIC RECORDING

23B034Miller-1-1-1-M-
Garcia

LEGAL DESCRIPTION

PARCEL "A"

A portion of the West 164.47 feet of the East half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 34, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

Commencing at a Chiseled "X" on curb marking the Center quarter corner of said Section 34, from which a Brass Cap flush marking the East quarter corner of said Section 34 bears North 89 Degrees 26 Minutes 13 Seconds East, a distance of 2634.19 feet, and from which a Brass Cap in hand hole marking the South quarter corner of said Section 34, bears South 00 Degrees 16 Minutes 49 Seconds East, a distance of 2633.22 feet. Thence North 89 Degrees 26 Minutes 13 Seconds East along the North boundary of the Southeast quarter of said Section 34, a distance of 329.27 feet to a SET PK Nail with tag stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing North 89 Degrees 26 Minutes 13 Seconds East along the North boundary of the Southeast quarter of said Section 34, a distance of 164.47 feet to a SET PK Nail with tag stamped R.L.S. #49864;

Thence South 00 Degrees 17 Minutes 50 Seconds East leaving the North boundary of the Southeast quarter of said Section 34, a distance of 278.10 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 89 Degrees 26 Minutes 13 Seconds West parallel to the North boundary of the Southeast quarter of said Section 34, a distance of 164.47 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence North 00 Degrees 17 Minutes 50 Seconds West, a distance of 278.10 feet to a SET PK Nail with tag stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Comprising an area of 1.050 Acres; 45,739 Square Feet, more or less.

LEGAL DESCRIPTION

PARCEL "B"

A portion of the West 164.47 feet of the East half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 34, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

Commencing at a Chiseled "X" on curb marking the Center quarter corner of said Section 34, from which a Brass Cap flush marking the East quarter corner of said Section 34 bears North 89 Degrees 26 Minutes 13 Seconds East, a distance of 2634.19 feet, and from which a Brass Cap in hand hole marking the South quarter corner of said Section 34, bears South 00 Degrees 16 Minutes 49 Seconds East, a distance of 2633.22 feet. Thence North 89 Degrees 26 Minutes 13 Seconds East along the North boundary of the Southeast quarter of said Section 34, a distance of 329.27 feet to a PK Nail with tag stamped R.L.S. #49864. Thence South 00 Degrees 17 Minutes 50 Seconds East leaving the North boundary of the Southeast quarter of said Section 34, a distance of 278.10 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence North 89 Degrees 26 Minutes 13 Seconds East parallel to the North boundary of the Southeast quarter of said Section 34, a distance of 164.47 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 00 Degrees 17 Minutes 50 Seconds East, a distance of 380.13 feet to a SET Tag stamped R.L.S. #49864 on fence post;

Thence South 89 Degrees 26 Minutes 13 Seconds West, a distance of 164.47 feet to a SET PK Nail with tag stamped R.L.S. #49864;

Thence North 00 Degrees 17 Minutes 50 Seconds West, a distance of 380.15 feet to a SET PK Nail with tag stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Comprising an area of 1.435 Acres; 62,521 Square Feet, more or less.

LEGAL DESCRIPTION

10 FOOT INGRESS/EGRESS EASEMENT

A portion of the West 164.47 feet of the East half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 34, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

Commencing at a Chiseled "X" on curb marking the Center quarter corner of said Section 34, from which a Brass Cap flush marking the East quarter corner of said Section 34 bears North 89 Degrees 26 Minutes 13 Seconds East, a distance of 2634.19 feet, and from which a Brass Cap in hand hole marking the South quarter corner of said Section 34, bears South 00 Degrees 16 Minutes 49 Seconds East, a distance of 2633.22 feet. Thence North 89 Degrees 26 Minutes 13 Seconds East along the North boundary of the Southeast quarter of said Section 34, a distance of 483.74 feet to the POINT OF BEGINNING;

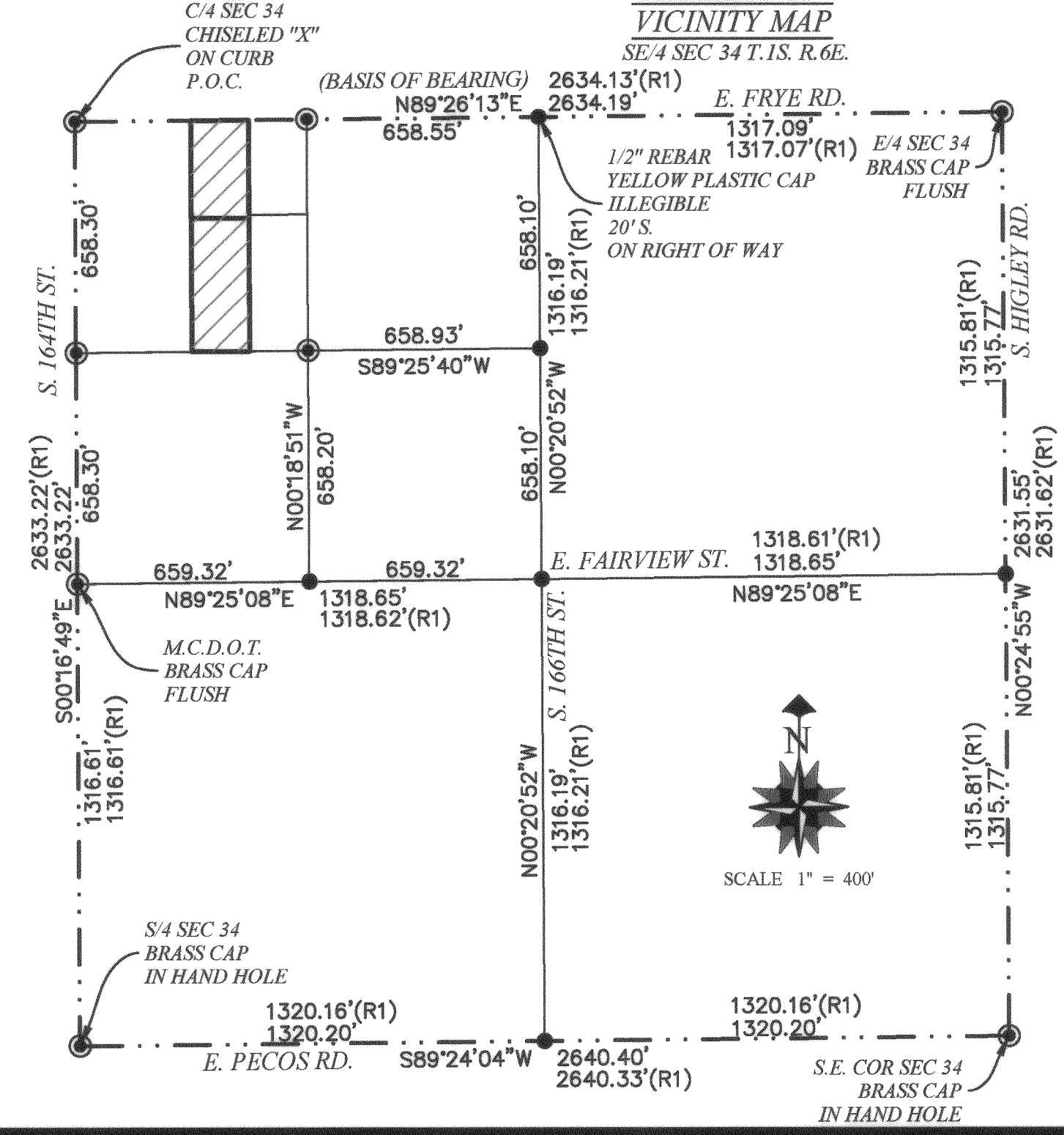
Thence continuing North 89 Degrees 26 Minutes 13 Seconds East along the North boundary of the Southeast quarter of said Section 34, a distance of 10.00 feet to a SET PK Nail with tag stamped R.L.S. #49864;

Thence South 00 Degrees 17 Minutes 50 Seconds East leaving the North boundary of the Southeast quarter of said Section 34, a distance of 405.44 feet;

Thence South 89 Degrees 26 Minutes 13 Seconds West parallel to the North boundary of the Southeast quarter of said Section 34, a distance of 10.00 feet;

Thence North 00 Degrees 17 Minutes 50 Seconds West, a distance of 405.44 feet to the POINT OF BEGINNING.

Comprising an area of 0.093 Acres; 4,054 Square Feet, more or less.



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
- Fence line
- Top of concrete ditch
- Overhead utility line
- Utility pole
- Water meter
- Telephone pedestal
- Electric transformer
- M.C.R. = Maricopa County Recorders
- T.1.S. = Township 1 South
- R.6.E. = Range 6 East
- M.C.D.O.T. = Maricopa County Department of Transportation
- S.R.P. = Salt River Project
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- SEC = Section
- COR = Corner
- R.L.S. = Registered Land Surveyor
- APN = Assessor Parcel Number
- (R) = Research document distance

RESEARCH INFORMATION

M.C.R., Book 1209 of Surveys, Page 9.....R1
(Joshua J. Dalmacio, R.L.S. #54335)

M.C.R., Trust Transfer Deed, Fee No: 2010-0306574

SITE INFORMATION

County Zone Area: "RU-43" (General Rural)

OWNER OF RECORD

Miller Family Trust

(Mailing Address)
6798 E. Old Camp Rd.
Gold Canyon, AZ 85118

(Property Address)
16429 E. Frye Rd.
Gilbert, AZ 85295

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 Maricopa 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.
- It is believed Grant of Easement Deed, Fee No: 2005-1314533 was created with a scrivener's error. This document describes an easement over land the grantor did not own. A new 10' Ingress/Egress Easement is being created to represent intention of Grant of Easement Deed, Fee No: 2005-1314533.
- The record legal description (Fee No: 2010-0306574) calls out the west 179.47' except the east 15'. Because of this, the east boundary was calculated parallel to the west boundary and not aliquot.

LINE #	DIRECTION	LENGTH
L1	N89°26'13"E	10.00'
L2	S00°17'50"E	405.44'
L3	S89°26'13"W	10.00'
L4	N00°17'50"W	405.44'

1/2" REBAR
YELLOW PLASTIC CAP
ILLEGIBLE
20" S.
ON RIGHT OF WAY

PK NAIL
WITH TAG
R.L.S. #54335

SET PK NAIL
WITH TAG
R.L.S. #49864

20' IRRIGATION EASEMENT
PER DOCKET 6941, PAGE 884

PARCEL "A" P.O.B.
SET PK NAIL
WITH TAG
R.L.S. #49864

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing dedication statement was acknowledged

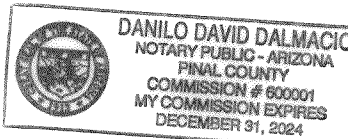
before me this 17th day of April

2023 by ROBERT MILLER

DANILLO D. DALMACIO

Printed Name of Notary

My Commission Expires: 12/31/2024



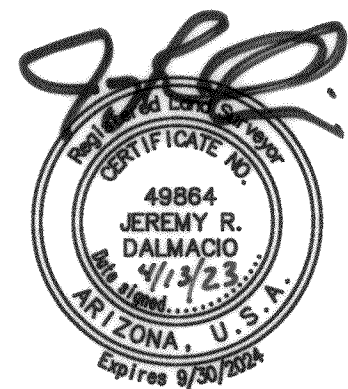
Signature of Notary

EASEMENT INFORMATION

10' Ingress/Egress: 0.093 Acres
4,054± Sq. ft.

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 FEBRUARY OF 2023. 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.



DEDICATION STATEMENT

I, Robert Miller, the owner(s) of the land shown platted hereon, hereby consents to the dedication of the 10' Ingress/Egress easement shown on this map. Said easements shall be for the use of and the benefit to the owner(s) of parcel(s) "A" & "B", their guests, invitees and successors of interest.

Robert Miller
Owner of Property
(Signature)

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



MINOR LAND DIVISION

Date: March 2023 County: Maricopa Area: Gilbert
Field work: CSR JTS Cvs: Grnd AZ Cntrl Project: 23-B034
Drafter: CWV Review: JRD Sheet: 1 of 1