

HOWARD MESA RANCH
INGRESS, EGRESS & UTILITY EASEMENTS

An easement for ingress, egress and utilities over the following described parcels, situate in Sections 27, 33 and 34, Township 25 North, Range 2 East, Gila and Salt River Meridian, Coconino County, Arizona, being more particularly described as follows:

Parcel 1:

The West 60' of the South 4230' of aforementioned Section 27.

Parcel 2:

The West 60' of the North 3130' of aforementioned Section 34.

Parcel 3:

Beginning for reference at the west quarter corner of aforementioned Section 34, which is a BLM brass capped pipe;

thence S 00d 09m 37s W, along the west line of Section 34, a distance of 439.53', to the True Point of Beginning;

thence S 44d 42m 36s E, a distance of 472.77';

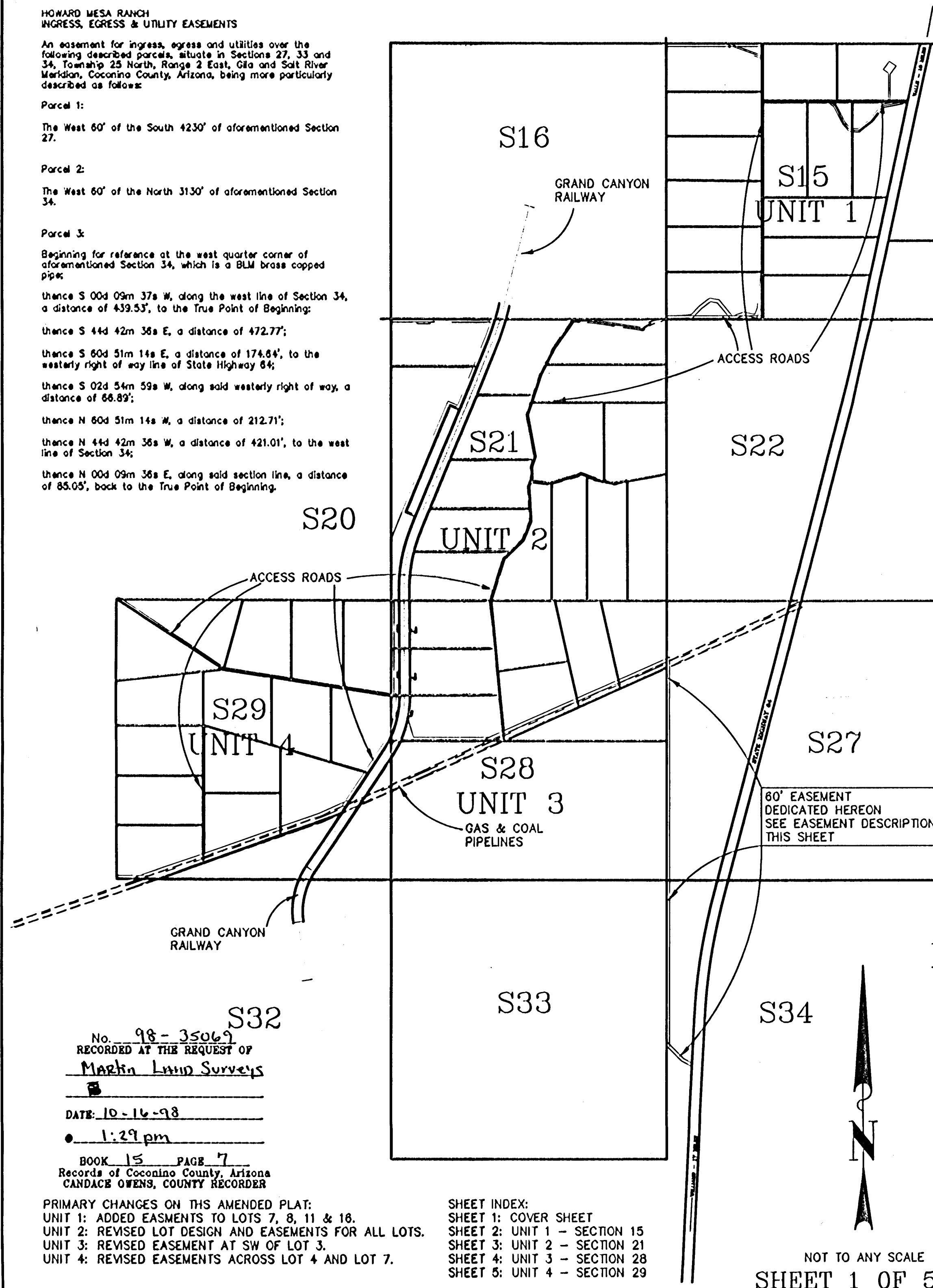
thence S 60d 51m 14s E, a distance of 174.84', to the westerly right of way line of State Highway 64;

thence S 02d 54m 59s W, along said westerly right of way, a distance of 66.89';

thence N 60d 51m 14s W, a distance of 212.71';

thence N 44d 42m 36s W, a distance of 421.01', to the west line of Section 34;

thence N 00d 09m 36s E, along said section line, a distance of 85.03', back to the True Point of Beginning.



No. 98-35067
RECORDED AT THE REQUEST OF
Martin Land Surveys

DATE: 10-16-98

• 1:29 pm

BOOK 15 PAGE 7
Records of Coconino County, Arizona
CANDACE OWENS, COUNTY RECORDER

PRIMARY CHANGES ON THIS AMENDED PLAT:

- UNIT 1: ADDED EASEMENTS TO LOTS 7, 8, 11 & 18.
- UNIT 2: REVISED LOT DESIGN AND EASEMENTS FOR ALL LOTS.
- UNIT 3: REVISED EASEMENT AT SW OF LOT 3.
- UNIT 4: REVISED EASEMENTS ACROSS LOT 4 AND LOT 7.

SHEET INDEX:

- SHEET 1: COVER SHEET
- SHEET 2: UNIT 1 - SECTION 15
- SHEET 3: UNIT 2 - SECTION 21
- SHEET 4: UNIT 3 - SECTION 28
- SHEET 5: UNIT 4 - SECTION 29

NOT TO ANY SCALE
SHEET 1 OF 5

GRANTING OF ROADWAY AND UTILITY EASEMENTS:

KNOW ALL MEN BY THESE PRESENTS:

THAT TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, THE OWNERS OF RECORD INCLUDED IN THE EASEMENTS AS SHOWN HEREON UNDER TRUST NUMBER 7325, DOES HEREBY GRANT THESE INGRESS AND EGRESS EASEMENTS, THE UTILITY EASEMENTS AND THE GRAZING EASEMENTS FOR USE AS SUCH EXCLUSIVELY AS PERPETUAL EASEMENTS TO THE LOT OWNERS OF "HOWARD MESA RANCH PROPERTY OWNERS ASSOCIATION, INC." AND TO "ARIZONA LAND AND RANCHES, INC." AS NON-EXCLUSIVE EASEMENTS FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE PARCELS AND ROADWAYS CONSTITUTING SAME AND EACH PARCEL SHALL BE KNOWN BY THE DESIGNATION GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

K. Andrew Fox, As Assistant Sec. of

TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NUMBER 7326, HEREUNTO HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF:

K. Andrew Fox

, AS ASSISTANT SECRETARY

10/16/98

DATE

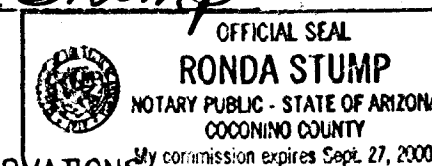
STATE OF ARIZONA)

)SS

COUNTY OF COCONINO)

ON THIS THE 16th DAY OF October, 1998, PERSONALLY APPEARED BEFORE ME Ronda Stump, WHO ACKNOWLEDGED TO ME THAT HE (SHE) IS AN ASSISTANT SECRETARY FOR TRANSNATION TITLE INSURANCE COMPANY, AN ARIZONA CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DATE FIRST WRITTEN ABOVE.

My commission expires: 9-27-2000 Notary Public: Ronda Stump



NOTES:

BASIS OF BEARINGS WAS GEODETIC AZIMUTH DERIVED FROM GPS OBSERVATIONS.

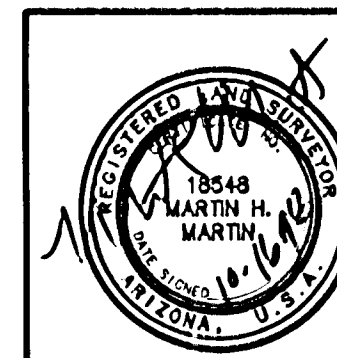
THIS PROPERTY IS NOT A SUBDIVISION UNDER ARIZONA LAW.

ALL SECTION LINES HAVE A 30' (THIRTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT LOCATED ADJACENT TO THE SECTION LINES AND ENTIRELY WITHIN EACH SECTION (EXCEPT AS NOTED AND SHOWN HEREON). ALL OTHER PARCEL LINES SHALL HAVE A 60' (SIXTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT CENTERED ON THE PARCEL LINES, GRANTED EXCLUSIVELY TO THE LOT OWNERS OF "HOWARD MESA RANCH PROPERTY OWNERS ASSOCIATION, INC." AND TO "ARIZONA LAND AND RANCHES, INC." AS A NON-EXCLUSIVE EASEMENT FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH.

THE "60' EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES" SHOWN HEREON IS GRANTED EXCLUSIVELY TO THE LOT OWNERS OF "HOWARD MESA RANCH HOMEOWNERS ASSOCIATION, INC." AND TO "ARIZONA LAND AND RANCHES, INC." AS NON-EXCLUSIVE EASEMENTS FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH.

AMENDED PLAT
HOWARD MESA RANCH - PHASE ONE
A SUBDIVISION OF
SECTIONS 15, 21, 28 & 29
T25N R02E - G&SRM
COCONINO COUNTY - AZ

DWG: P1COVER



MARTIN LAND SURVEYS

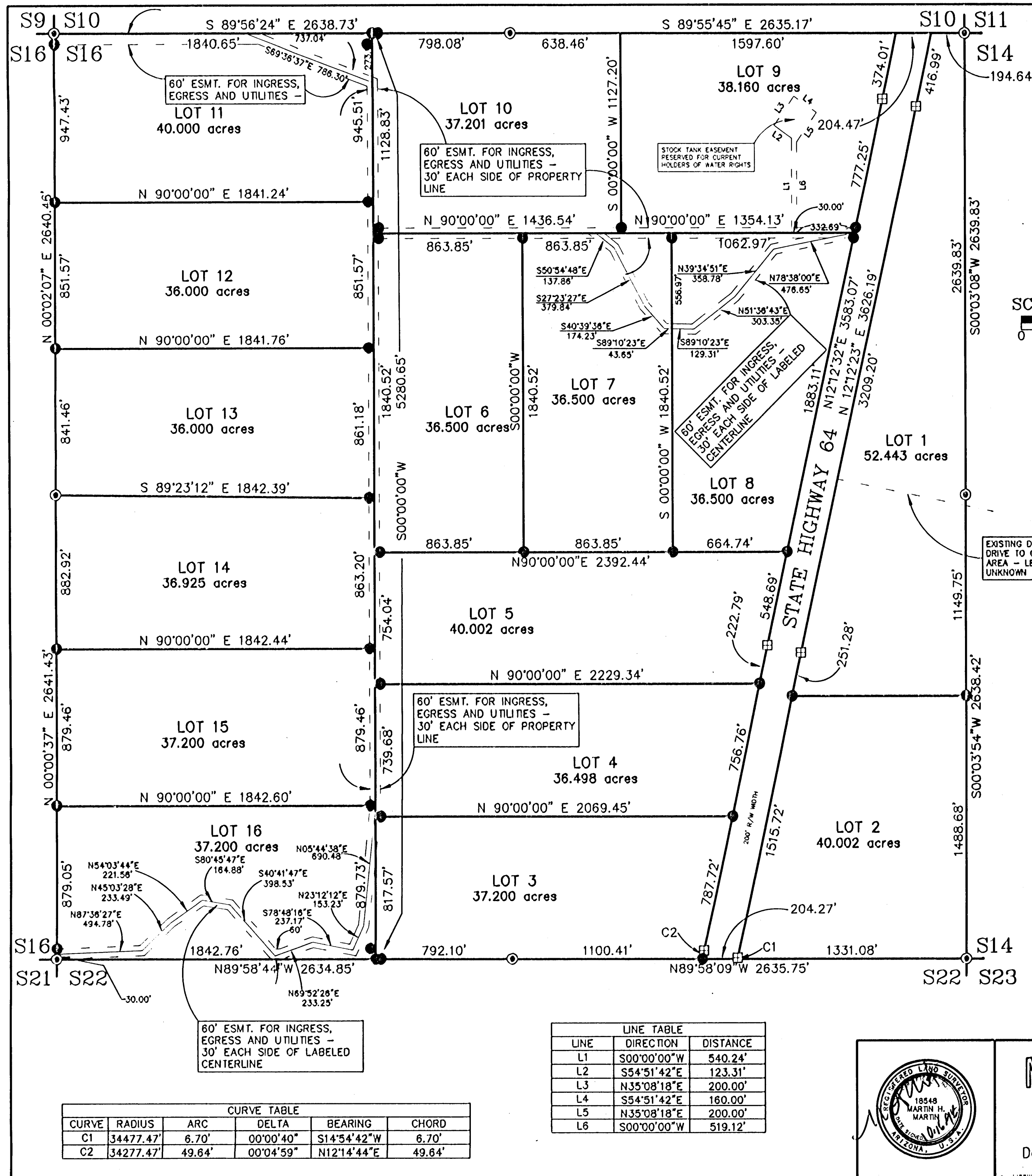
3528 N. Walker - Flagstaff, AZ - 86004

520-526-0270 Main

520-526-0277 Fax

Date: Oct. 16, 1998

Job No. 98706



NOTE: ALL DIMENSIONS ARE TO PROPERTY CORNERS, BUT MONUMENTS ARE SET AT THE EASEMENT LINE!

- FOUND BLM BRASS CAPPED PIPE
- ⊞ FOUND ADOT CONCRETE RIGHT OF WAY MONUMENT
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "LS18548"

SCALE: 1" = 400'

No. 98-35069
RECORDED AT THE REQUEST OF
Martin Land Surveys

DATE: 10-16-98

1:22:12 PM

BOOK 15 PAGE 7A
Records of Coconino County, Arizona
CANDACE OWENS, COUNTY RECORDER

NOTE:

ALL SECTION LINES SHALL HAVE A 30' (THIRTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT LOCATED ADJACENT TO THE SECTION LINES AND ENTIRELY WITHIN EACH SECTION (EXCEPT AS NOTED AND SHOWN HEREON). ALL OTHER PARCEL LINES SHALL HAVE A 60' (SIXTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT CENTERED ON THE PARCEL LINES, GRANTED EXCLUSIVELY TO THE LOT OWNERS OF "HOWARD MESA RANCH PROPERTY OWNERS ASSOCIATION, INC.", AND TO "ARIZONA LAND AND RANCHES, INC.", AS A NON-EXCLUSIVE EASEMENT FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH.

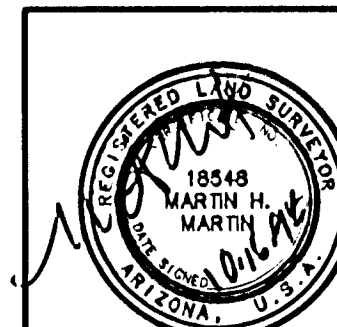
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AMENDED PLAT HOWARD MESA RANCH PHASE ONE - UNIT ONE A SUBDIVISION OF SECTION 15 T25N R02E - G&SRM COCONINO COUNTY - AZ

DWG: SEC15

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	34477.47'	6.70'	00°00'40"	S14°54'42"W	6.70'
C2	34277.47'	49.64'	00°04'59"	N12°14'44"E	49.64'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S00°00'00"W	540.24'
L2	S54°51'42"E	123.31'
L3	N35°08'18"E	200.00'
L4	S54°51'42"E	160.00'
L5	N35°08'18"E	200.00'
L6	S00°00'00"W	519.12'



MARTIN LAND SURVEYS

3528 N. Walker - Flagstaff, AZ - 86004

520-526-0270 Main

520-526-0277 Fax

Date: Oct. 16, 1998

Job No. 98706

1513263
Page 2 of 5

NOTE: ALL DIMENSIONS ARE TO PROPERTY CORNERS, BUT MONUMENTS ARE SET AT THE EASEMENT LINE!

- FOUND BLM BRASS CAPPED PIPE
- FOUND RAILROAD RAIL RIGHT OF WAY MONUMENT
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "LS18548"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S66°58'31"E	200.00'
L2	S66°58'31"E	200.00'
L3	S17°34'17"W	836.77'
L4	S45°40'19"W	188.74'
L5	S45°40'19"W	322.17'
L6	S24°06'09"W	373.82'
L7	S03°10'34"E	238.57'
L8	S03°10'34"E	417.84'
L9	S22°27'21"W	94.79'
L10	S22°27'21"W	55.74'
L11	S00°32'20"E	227.31'
L12	S19°23'50"W	137.50'
L13	S19°23'50"W	59.71'
L14	S10°26'25"E	812.78'
L15	S18°53'15"W	244.09'
L16	S18°53'15"W	145.38'
L17	S18°53'15"W	405.94'
L18	S28°02'17"W	207.55'
L19	S28°02'17"W	342.80'
L20	S35°37'59"W	664.41'
L21	S83°27'12"E	341.73'
L22	N74°14'02"E	66.78'
L23	N74°14'02"E	574.89'
L24	S70°56'18"E	134.01'
L25	S70°56'18"E	169.04'
L26	S79°04'12"E	173.21'
L27	S79°04'12"E	198.52'
L28	N80°02'30"E	253.95'
L29	N80°02'30"E	765.85'
L30	S86°31'03"E	392.65'
L31	S81°41'15"E	949.73'
L32	N55°38'31"E	193.21'
L33	N73°14'58"E	270.64'

No. 98-35069
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DATE: 10-16-98
1:29 pm

BOOK 15 PAGE 78
Records of Coconino County, Arizona
CANDACE OWENS, COUNTY RECORDER

NOTE:

ALL SECTION LINES SHALL HAVE A 30' (THIRTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT LOCATED ADJACENT TO THE SECTION LINES AND ENTIRELY WITHIN EACH SECTION (EXCEPT AS NOTED AND SHOWN HEREON). ALL OTHER PARCEL LINES SHALL HAVE A 60' (SIXTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT CENTERED ON THE PARCEL LINES, GRANTED EXCLUSIVELY TO THE LOT OWNERS OF "HOWARD MESA RANCH PROPERTY OWNERS ASSOCIATION, INC.", AND TO "ARIZONA LAND AND RANCHES, INC.", AS A NON-EXCLUSIVE EASEMENT FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH.

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SCALE: 1" = 400'
0 200 400 800

AMENDED PLAT
HOWARD MESA RANCH
PHASE ONE - UNIT TWO
A SUBDIVISION OF
SECTION 21
T25N R02E - G&SRM
COCONINO COUNTY - AZ

DWG: SEC21

MARTIN LAND SURVEYS

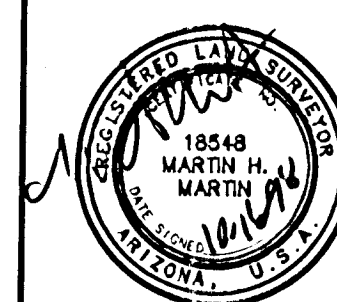
3528 N. Walker - Flagstaff, AZ - 86004

520-526-0270 Main

520-526-0277 Fax

Date: Oct. 16, 1998

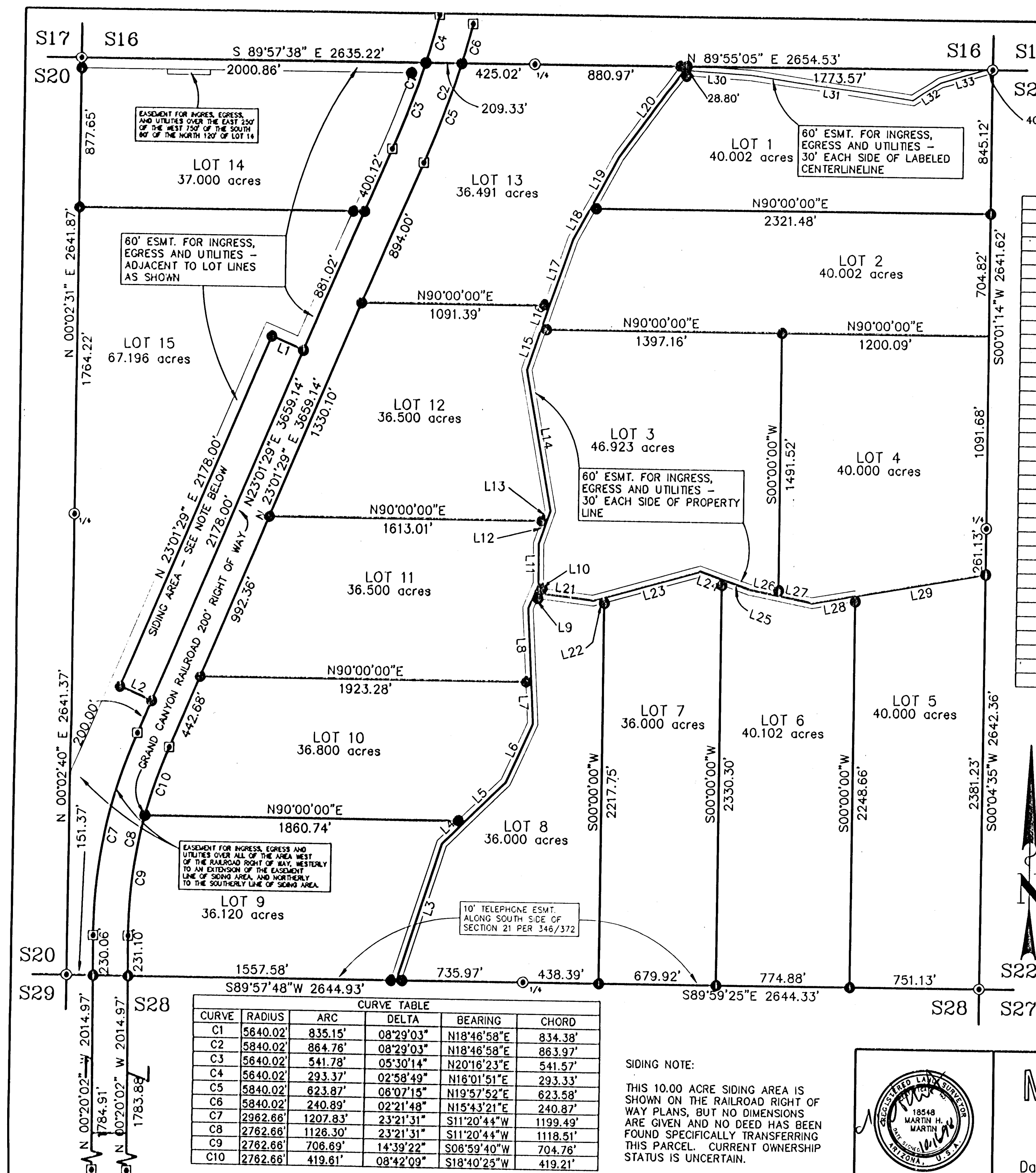
Job No. 98706



SIDING NOTE:

THIS 10.00 ACRE SIDING AREA IS SHOWN ON THE RAILROAD RIGHT OF WAY PLANS, BUT NO DIMENSIONS ARE GIVEN AND NO DEED HAS BEEN FOUND SPECIFICALLY TRANSFERRING THIS PARCEL. CURRENT OWNERSHIP STATUS IS UNCERTAIN.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	5640.02'	835.15'	08°29'03"	N18°46'58"E	834.38'
C2	5840.02'	864.76'	08°29'03"	N18°46'58"E	863.97'
C3	5640.02'	541.78'	05°30'14"	N20°16'23"E	541.57'
C4	5640.02'	293.37'	02°58'49"	N16°01'51"E	293.33'
C5	5840.02'	623.87'	06°07'15"	N19°57'52"E	623.58'
C6	5840.02'	240.89'	02°21'48"	N15°43'21"E	240.87'
C7	2962.66'	1207.83'	23°21'31"	S11°20'44"W	1199.49'
C8	2762.66'	1126.30'	23°21'31"	S11°20'44"W	1118.51'
C9	2762.66'	706.69'	14°39'22"	S06°59'40"W	704.76'
C10	2762.66'	419.61'	08°42'09"	S18°40'25"W	419.21'



CURVE TABLE					
CURVE	RADIUS	ARC_LENGTH	DELTA	CHORD_BRG	CHORD_DIST
C1	2009.86'	1202.61'	34°16'59"	N16°48'28"E	1184.75'
C2	1809.86'	1082.94'	34°16'59"	N16°48'28"E	1066.85'
C3	2009.86'	884.52'	25°12'55"	N12°16'26"E	877.40'
C4	2009.86'	318.09'	09°04'04"	N29°24'56"E	317.76'
C5	1809.86'	295.22'	09°20'45"	N29°16'35"E	294.89'
C6	1809.86'	787.72'	24°56'14"	N12°08'05"E	781.52'

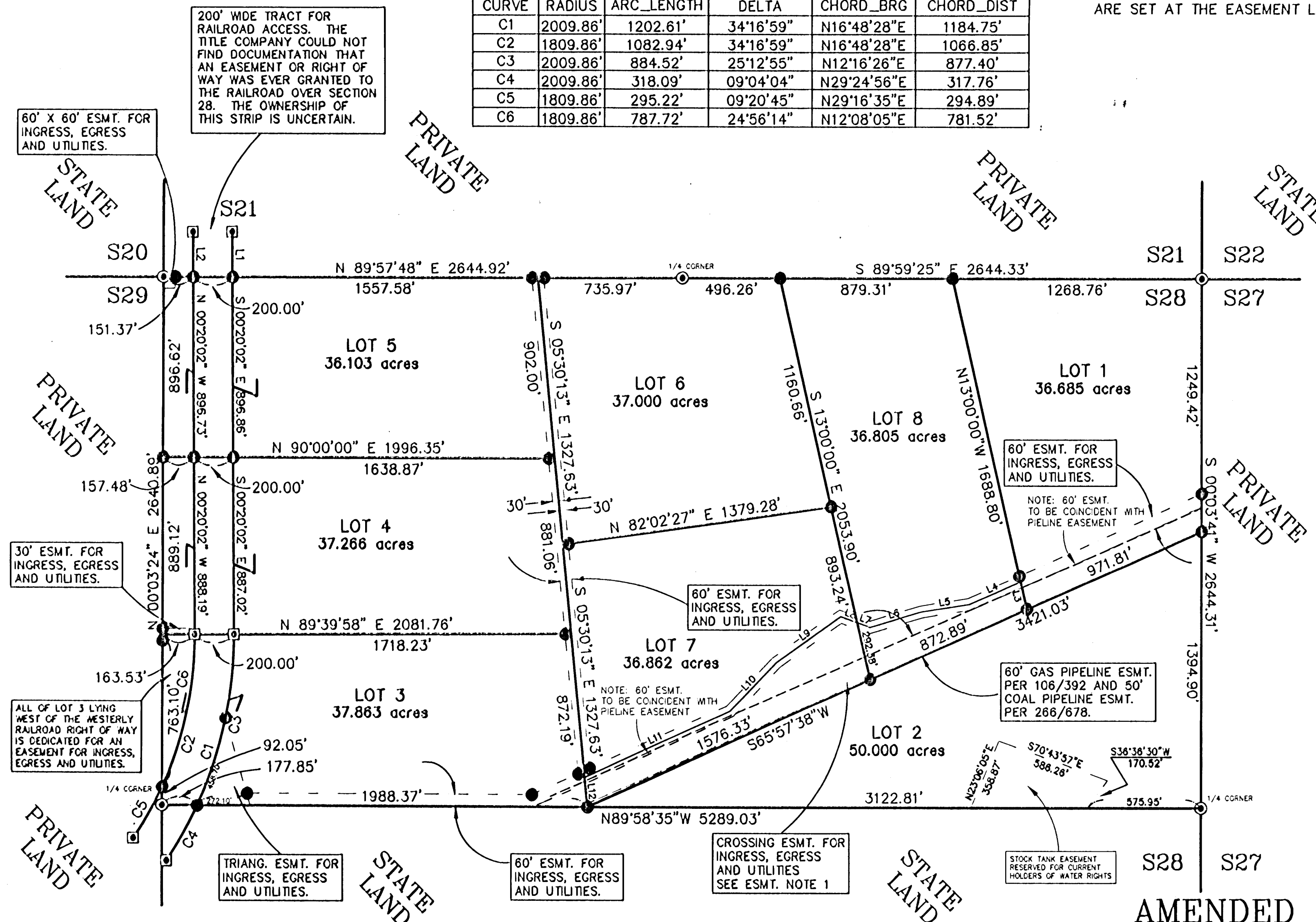
NOTE: ALL DIMENSIONS ARE TO PROPERTY CORNERS, BUT MONUMENTS ARE SET AT THE EASEMENT LINE!

- FOUND BLM BRASS CAPPED PIPE
- FOUND RAILROAD RAIL RIGHT OF WAY MONUMENT
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "LS18548"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N00°20'02"W	231.10'
L2	N00°20'02"W	230.06'
L3	S13°00'00"E	142.64'
L4	N65°57'38"E	284.32'
L5	N81°08'29"E	244.33'
L6	N73°20'23"E	276.45'
L7	S70°28'26"E	68.90'
L8	S70°28'26"E	90.95'
L9	N54°39'26"E	400.08'
L10	N43°25'37"E	342.47'
L11	N65°57'38"E	810.83'
L12	N05°30'13"W	147.66'

NOTE:
ALL SECTION LINES SHALL HAVE A 30' (THIRTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT LOCATED ADJACENT TO THE SECTION LINES AND ENTIRELY WITHIN EACH SECTION (EXCEPT AS NOTED AND SHOWN HEREON). ALL OTHER PARCEL LINES SHALL HAVE A 60' (SIXTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT CENTERED ON THE PARCEL LINES, GRANTED EXCLUSIVELY TO THE LOT OWNERS OF "HOWARD MESA RANCH PROPERTY OWNERS ASSOCIATION, INC.", AND TO "ARIZONA LAND AND RANCHES, INC.", AS A NON-EXCLUSIVE EASEMENT FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH.

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AREA OF RAILROAD PARCEL ACROSS:

LOT 3: 4.027 ACRES

LOT 4: 4.075 ACRES

LOT 5: 4.118 ACRES

THE AREA OF THE RAILROAD IS NOT INCLUDED IN THE INDIVIDUAL LOT AREAS.

EASEMENT NOTE 1: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS CREATED HEREON, CROSSING THE EXISTING COAL AND GAS LINE EASEMENTS DIRECTLY NORTH OF THE NORTH LINE OF LOT 2. SAID EASEMENT SHALL BE FOR THE SOLE BENEFIT OF THE OWNERS AND ASSIGNS OF LOT 2 AND SHALL BE LIMITED TO 3 CROSSING POINTS, EACH CROSSING NOT TO EXCEED 30' IN WIDTH AND SAID CROSSING LOCATIONS TO BE LAID OUT TO SERVE EACH OF THE THREE POSSIBLE SPLITS OF LOT 2 (PER C.C.R.'S).

No. 98-35069
RECORDED AT THE REQUEST OF
Martin Land Surveys

DATE: 10-16-98

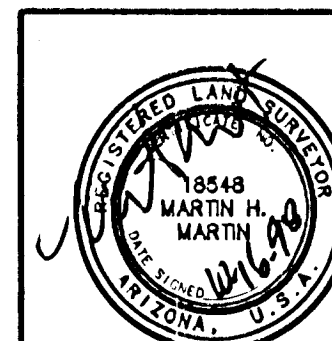
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BOOK 15 PAGE 7C
Records of Coconino County, Arizona
CANDACE OWENS, COUNTY RECORDER

SCALE: 1" = 400'
0 200 400 800

AMENDED PLAT
HOWARD MESA RANCH
PHASE ONE - UNIT THREE
A SUBDIVISION OF THE
NORTH 1/2 OF SECTION 28
T25N R02E - G&SRM
COCONINO COUNTY - AZ

DWG: SEC28



MARTIN LAND SURVEYS

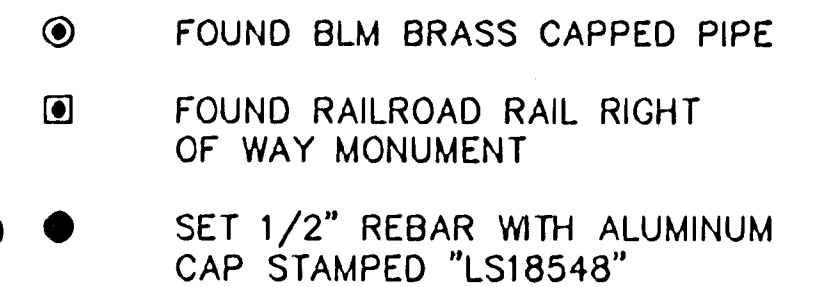
3528 N. Walker - Flagstaff, AZ - 86004

520-526-0270 Main

520-526-0277 Fax

Date: Oct. 16, 1998

Job No. 98706



EASEMENT NOTE 1: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS CREATED HEREON, CROSSING THE EXISTING COAL AND GAS LINE EASEMENTS DIRECTLY NORTH OF THE NORTH LINE OF LOT 16. SAID EASEMENT SHALL BE FOR THE SOLE BENEFIT OF THE OWNERS AND ASSIGNS OF LOT 16 AND SHALL BE LIMITED TO 3 CROSSING POINTS, EACH CROSSING NOT TO EXCEED 30' IN WIDTH AND SAID CROSSING LOCATIONS TO BE LAID OUT TO SERVE EACH OF THE THREE POSSIBLE SPLITS OF LOT 16 (PER C.C.R.'S).

No. 98-35069
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DATE: 10-16-48

• 1:29 pm

BOOK 15 PAGE 70
Records of Coconino County, Arizona
CANDACE OWENS, COUNTY RECORDER

NOTE:

ALL SECTION LINES SHALL HAVE A 30' (THIRTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT LOCATED ADJACENT TO THE SECTION LINES AND ENTIRELY WITHIN EACH SECTION (EXCEPT AS NOTED AND SHOWN HEREON). ALL OTHER PARCEL LINES SHALL HAVE A 60' (SIXTY FOOT) INGRESS, EGRESS, GRAZING AND UTILITY EASEMENT CENTERED ON THE PARCEL LINES, GRANTED EXCLUSIVELY TO THE LOT OWNERS OF "HOWARD MESA RANCH PROPERTY OWNERS ASSOCIATION, INC.", AND TO "ARIZONA LAND AND RANCHES, INC.", AS A NON-EXCLUSIVE EASEMENT FOR FUTURE EXPANSION BY "ARIZONA LAND AND RANCHES, INC." FOR THEIR USE AS SUCH.

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AMENDED PLAT
HOWARD MESA RANCH
PHASE ONE – UNIT FOUR
A SUBDIVISION OF
SECTION 29
T25N R02E – G&SRM
COCONINO COUNTY – AZ
DWG: SEC29

MARTIN LAND SURVEYS

3528 N. Walker - Flagstaff, AZ - 86004

520-526-0270 Main

520-526-0277 Fax

Date: Oct. 16, 1998

Job No. 98706

CURVE TABLE					
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C3	1521.09'	1130.11'	42°34'07"	S12°39'54"W	1104.30'
C4	1809.86'	295.22'	09°20'45"	N29°16'35"E	294.89'
C5	1809.86'	787.72'	24°56'14"	N12°08'05"E	781.52'
C6	1521.09'	281.58'	10°38'24"	S28°38'46"W	281.18'
C7	1521.09'	848.53'	31°57'43"	S07°21'42"W	837.57'
C8	1321.09'	157.32'	06°49'23"	S09°32'16"W	157.23'
C9	1321.09'	824.20'	35°44'44"	S09°15'13"W	810.90'

