

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS: THAT ARIZONA RANCH SALES, LLC AS OWNER/DEVELOPER OF THE PROPERTY SHOWN AND DESCRIBED HEREON (THE "PROPERTY"), HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, ROADWAYS, RECREATIONAL EASEMENT AND OTHER EASEMENTS CONSTITUTING SAME. EACH LOT AND ROADWAY SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. ARIZONA RANCH SALES, LLC (HEREINAFTER, "DEVELOPER") DOES HEREBY DEDICATE AND GRANT THE ROADWAYS AND EASEMENTS DESCRIBED IN NOTES "A", "B", "C", & "D" TO THE PARTIES FOR THE PURPOSES REFERRED TO AND IDENTIFIED BELOW:

NOTE "A" (ROADWAY EASEMENTS)
30' (THIRTY FOOT), 50' (FIFTY FOOT), 55' (FIFTY-FIVE FOOT) & 60' (SIXTY FOOT) WIDE PERPETUAL ROADWAY EASEMENTS FOR INGRESS AND EGRESS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR VALLEY RANCH PROPERTY OWNERS ASSOCIATION FOR INGRESS, EGRESS, UTILITIES, MAINTENANCE AND REPAIRS.

NOTE "B" (UTILITY AND EQUESTRIAN EASEMENTS)
10' (TEN FOOT) WIDE UTILITY AND EQUESTRIAN EASEMENTS ALONG AND ADJACENT TO EACH SIDE OF ALL ROADWAYS AND 15' (FIFTEEN FOOT) WIDE UTILITY AND EQUESTRIAN EASEMENTS ALONG EACH LOT'S SIDE AND REAR BOUNDARY LINES ARE HEREBY DEDICATED AND GRANTED TO ALL APPLICABLE UTILITY PROVIDERS* FOR PURPOSES OF UTILITY LINE CONSTRUCTION, MAINTENANCE, AND REPAIR; AND TO THE WINDSOR VALLEY RANCH PROPERTY OWNERS ASSOCIATION FOR THE USE OF ITS MEMBERS.

NOTE "C" (RECREATIONAL EASEMENT):
THE EASEMENT LOCATED ON LOTS 220, 223, AND 225 (THE "AFFECTED LOTS") SHOWN HEREON AND DEFINED UNDER THIS NOTE "C" IS HEREBY DESIGNATED AS A "RECREATIONAL EASEMENT" AND IS GRANTED TO THE WINDSOR VALLEY PROPERTY OWNERS ASSOCIATION ("ASSOCIATION") FOR THE RECREATIONAL USE, ENJOYMENT AND BENEFIT OF ITS MEMBERS, AND FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ANY "COMMON FACILITIES" DESIGNATED BY THE DEVELOPER LOCATED THEREON. THE AFFECTED LOTS ARE SUBJECT TO SAID RECREATIONAL EASEMENT AND ANY RULES OR REGULATIONS FOR THE USE OF SAID EASEMENT AS MAY BE SET FORTH BY DEVELOPER OR THE ASSOCIATION, AND AS STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THE PROPERTY (THE "DECLARATION"). NEITHER THE DEVELOPER, THE OWNERS OF THE AFFECTED LOTS, NOR THE ASSOCIATION, ITS DIRECTORS, OFFICERS OR AGENTS, SHALL BE LIABLE TO ANY PERSON OR ENTITY USING THE RECREATIONAL EASEMENT, FOR ANY CLAIMS OR DAMAGES RESULTING DIRECTLY OR INDIRECTLY FROM ANY PERMITTED USE, OR OTHERWISE, OF SAID EASEMENT AS STATED HEREON AND IN THE DECLARATION. OWNERS OF THE AFFECTED PARCELS MAY FENCE ALONG AND ADJACENT TO THAT PORTION OF SAID EASEMENT LOCATED ON THEIR LOT IN ORDER TO RESTRICT ACCESS TO THE REST OF THEIR LOT, IN ACCORDANCE WITH PROVISIONS SET FORTH IN THE DECLARATION.

NOTE "D"
EASEMENTS (SHOWN HEREON) ARE APPROXIMATE LOCATIONS OF CERTAIN PRE-EXISTING REGISTERED WATER RIGHTS AND WATER SOURCES RESERVED OR EXCEPTED BY ARIZONA RANCH SALES, LLC, ITS SUCCESSORS AND ASSIGNS ("DEVELOPER"). SUCH EASEMENTS ARE FOR PURPOSES OF INGRESS/EGRESS, MAINTENANCE, AND USE OF WATER RIGHTS AND WATER SOURCES RETAINED BY THE DEVELOPER. SUCH EASEMENTS, AS NOW EXIST OR MAY BE DESIGNATED IN THE FUTURE BY THE DEVELOPER (OR ITS SUCCESSORS AND ASSIGNS), PERTAIN TO THE EXERCISE OF RESERVED/EXCEPTED PRE-EXISTING, REGISTERED SURFACE WATER AND GROUND WATER RIGHTS AND WATER SOURCES OF THE DEVELOPER (OR ITS SUCCESSORS OR ASSIGNS) AND FOR WATERING AND GRAZING OF LIVESTOCK BY OWNER OF THE GRAZING RIGHTS.

*IN ADDITION TO THE PARTIES STATED ABOVE, AND IN CONJUNCTION WITH THE RESERVED GRAZING RIGHTS STATED BELOW, ANY CURRENT OWNER/LESSEE OF THE GRAZING RIGHTS AND ITS LIVESTOCK, HAVE THE RIGHT TO USE THE UTILITY AND EQUESTRIAN EASEMENTS SHOWN HEREON FOR INGRESS AND EGRESS IN ACCESSING PERMITTED GRAZING AREAS.

RESERVATIONS

ARIZONA RANCH SALES, LLC (DEVELOPER), ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE GRAZING RIGHTS TO THE PROPERTY SHOWN HEREON UNDER THE TERMS AND CONDITIONS STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS (DECLARATION) AND ANY GRAZING LEASE DEVELOPER RECORDS AGAINST THE PROPERTY (LEASE). SAID RIGHTS SHALL TERMINATE AT SUCH TIME AS LIVESTOCK IS FENCED OUT IN ACCORDANCE WITH THE TERMS OF THE DECLARATION AND ANY CURRENT GRAZING LEASE. DEVELOPER RESERVES THE RIGHT TO SELL OR LEASE SAID GRAZING RIGHTS TO OTHER PERSONS OR ENTITIES (OWNER/LESSEE) AT ITS ABSOLUTE AND SOLE DISCRETION.

DEVELOPER RESERVES THE RIGHT THE FENCE THE PERIMETER OF THE PROPERTY OR ANY PORTION THEREOF.

DEVELOPER HEREBY RESERVES THE PERPETUAL RIGHT TO USE AND TO GRANT USE TO FURTHER PERSONS OR ENTITIES, ALL EASEMENTS SHOWN OR DESCRIBED HEREON FOR ANY PURPOSE IT DEEMS NECESSARY OR REASONABLE, AT ITS ABSOLUTE AND SOLE DISCRETION.

DEVELOPER FURTHER RESERVES, AT ITS SOLE AND UNFETTERED DISCRETION, THE PERPETUAL RIGHT TO UNILATERALLY REVOKE ANY EASEMENT (OTHER THAN PUBLIC ROADWAY EASEMENTS) CREATED HEREON WHICH DOES NOT PROVIDE PHYSICAL OR NECESSARY UTILITY ACCESS TO ANY PARCEL, PROVIDING ALL PARCELS ARE PROVIDED REASONABLE ALTERNATIVE LEGAL AND UTILITY ACCESS THROUGH OTHER EXISTING OR NEW EASEMENTS THAT DEVELOPER OR OTHER THIRD PARTY MAY LAWFULLY CREATE AND PROVIDING UTILITIES HAVE NOT BEEN CONSTRUCTED WITHIN THE SUBJECT EASEMENT. SAID REVOCATION SHALL BE CARRIED OUT BY DEVELOPER RECORDING A UNILATERAL "DECLARATION OF EASEMENT REVOCATION" EXECUTED BY DEVELOPER AND SHALL BE BINDING ON PARCEL OWNERS, LENDERS, UTILITY PROVIDERS AND GRAZING LEASE HOLDER WITHOUT NOTICE TO SUCH.

ADDITIONAL RESTRICTIONS AND RESERVATIONS ARE SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED AGAINST THE PROPERTY SHOWN HEREON AND LISTED IN THE TITLE COMMITMENT.

ARIZONA RANCH SALES, LLC, HEREUNTO HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF:

Renée Howes
RENEE HOWES, AUTHORIZED AGENT

10.15.09
DATE

ACKNOWLEDGMENT:
STATE OF ARIZONA

YAVAPAI COUNTY

ON THIS THE 15 DAY OF October, 2009 PERSONALLY APPEARED BEFORE ME RENEE HOWES, WHO ACKNOWLEDGED TO ME THAT SHE IS AN AUTHORIZED AGENT OF ARIZONA RANCH SALES, LLC, 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.



NOTARY PUBLIC

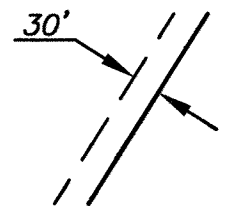
MY COMMISSION EXPIRES

"WINDSOR VALLEY RANCH PHASE II"
UNIT 2

LOCATED IN SECTIONS 27 & 28, TOWNSHIP 12 NORTH,
RANGE 25 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA.

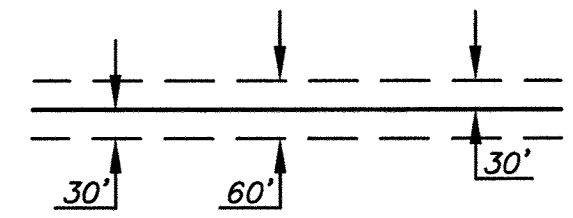
30' ROADWAY EASEMENT DETAIL

* SEE NOTE "A" *



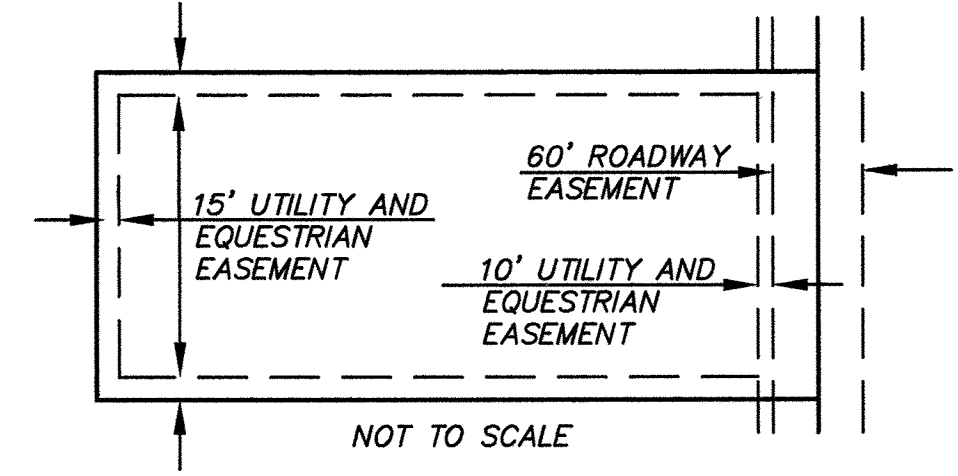
60' ROADWAY EASEMENT DETAIL

* SEE NOTE "A" *



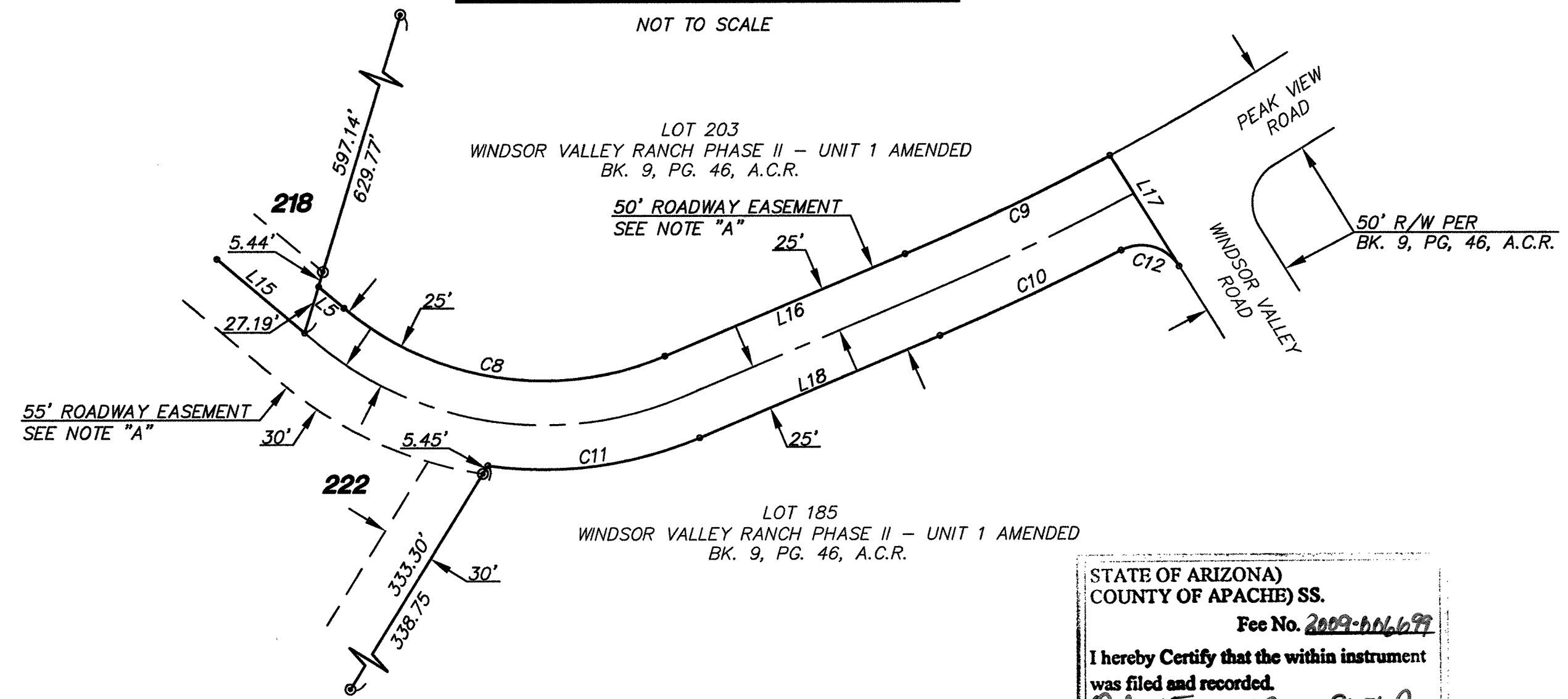
TYPICAL LOT DETAIL

* SEE NOTE "B" *

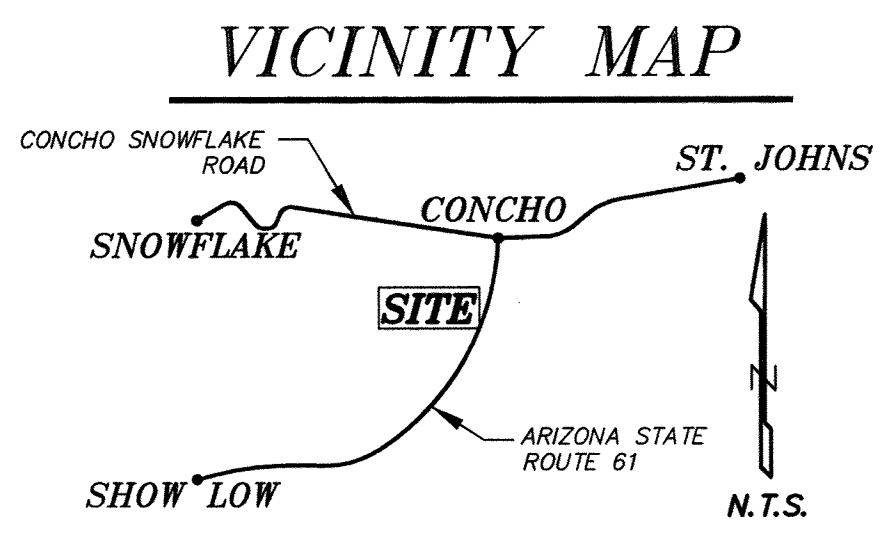


DETAIL

NOT TO SCALE



STATE OF ARIZONA)
COUNTY OF APACHE) SS.
Fee No. 2009-006699
I hereby Certify that the within instrument
was filed and recorded.
Oct. 15, 2009 at 2:56 PM
in Book No. 19LS, Page 147 (1 of 2)
Lelona Johnson, Recorder
By Daniel Castillo, Deputy



SURVEY NOTES

- The basis of bearing is the West line of Section 28, using a bearing of North 01 degrees 10 minutes 38 seconds West, per The Plat of WINDSOR VALLEY RANCH SUBDIVISION PHASE I - AMENDED, recorded in Book 9, Page 38, records of Apache County, Arizona.
- The limits of the Conservation Easement has been plotted per contour line, elevation 6320.00, per aerial topography prepared by Kenney Aerial Mapping Job No. 070406.

REFERENCE MATERIALS

SUBDIVISION PER BOOK 9, PAGE 46, A.C.R.
SUBDIVISION PER BOOK 9, PAGE 38, A.C.R.
SUBDIVISION PER BOOK 6, PAGE 116, A.C.R.
R.O.S. PER BOOK 4, PAGE 164, A.C.R.

OWNER INFORMATION

OWNER: ARIZONA RANCH SALES, LLC
CONTACT: RENEE HOWES - AUTHORIZED AGENT
1570 PLAZA WEST DRIVE
PRESCOTT, AZ 86303
PHONE: 928-771-1003

SURVEYOR'S STATEMENT

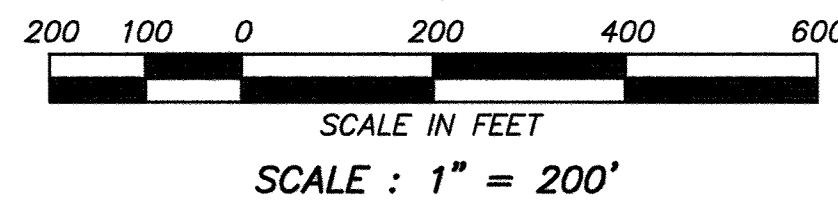
I, G. Bryan Goetzenberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of October, 2009, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzenberger
R.L.S. #31020



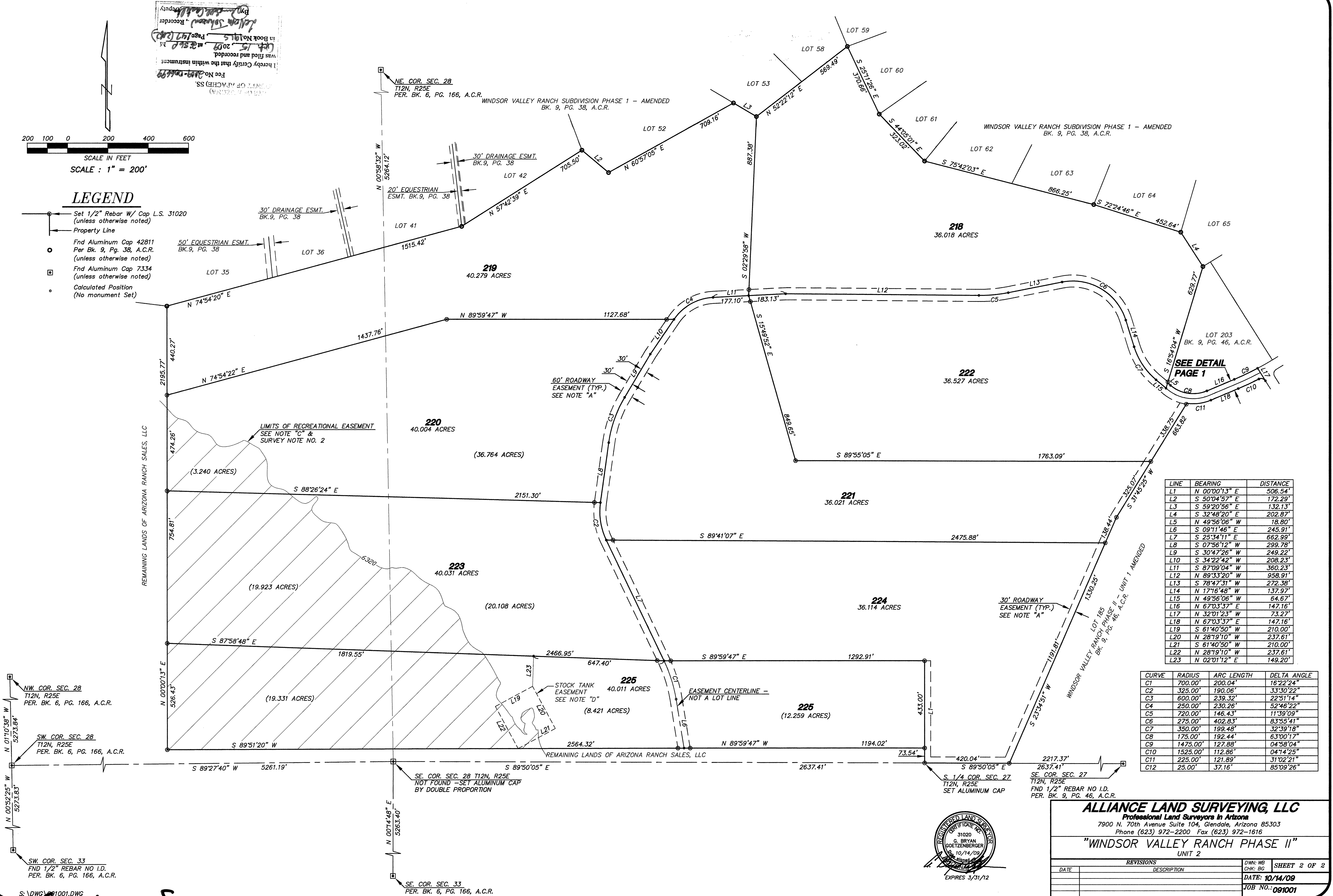
ALLIANCE LAND SURVEYING, LLC			
Professional Land Surveyors in Arizona			
7900 N. 70th Avenue Suite 104, Glendale, Arizona 85303 Phone (623) 972-2200 Fax (623) 972-1616			
"WINDSOR VALLEY RANCH PHASE II"			
UNIT 2			
REVISIONS		DWN: WB	SHEET 1 OF 2
DATE	DESCRIPTION	CHK: BG	
		DATE: 10/14/09	
		JOB NO.: 091001	

By *[Signature]*
 I hereby certify that the within instrument
 was filed and recorded
 in Book No. 1915, at 2:56 P.M.
 Page 197 (2009)
 J. R. Schumacher, Recorder
 COUNTY OF ARIZONA
 Fee No. 2009-006699



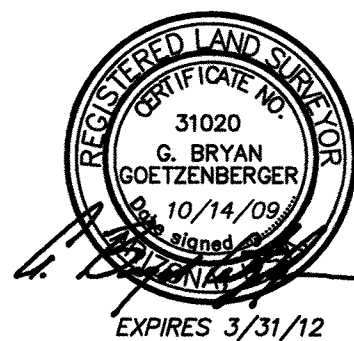
LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- Fnd Aluminum Cap 42811 Per Bk. 9, Pg. 38, A.C.R. (unless otherwise noted)
- Fnd Aluminum Cap 7334 (unless otherwise noted)
- Calculated Position (No monument Set)



LINE	BEARING	DISTANCE
L1	N 00°00'13" E	506.54'
L2	S 50°04'57" E	172.29'
L3	S 59°20'56" E	132.13'
L4	S 32°48'20" E	202.87'
L5	N 49°56'06" W	18.80'
L6	S 09°11'46" E	245.91'
L7	S 25°34'11" E	662.99'
L8	S 07°56'12" W	299.78'
L9	S 30°47'26" W	249.22'
L10	S 34°22'42" W	208.23'
L11	S 87°09'04" W	360.23'
L12	N 89°33'20" W	958.91'
L13	S 78°47'31" W	272.38'
L14	N 17°16'48" W	137.97'
L15	N 49°56'06" W	64.67'
L16	N 67°03'37" E	147.16'
L17	N 32°01'23" W	73.27'
L18	N 67°03'37" E	147.16'
L19	S 61°40'50" W	210.00'
L20	N 28°19'10" W	237.61'
L21	S 61°40'50" W	210.00'
L22	N 28°19'10" W	237.61'
L23	N 02°01'12" E	149.20'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	700.00'	200.04'	16°22'24"
C2	325.00'	190.06'	33°30'22"
C3	600.00'	239.32'	22°51'14"
C4	250.00'	230.26'	52°46'22"
C5	720.00'	146.43'	11°39'09"
C6	275.00'	402.83'	83°55'41"
C7	350.00'	199.48'	32°39'18"
C8	175.00'	192.44'	63°00'17"
C9	1475.00'	127.88'	04°58'04"
C10	1525.00'	112.86'	04°14'25"
C11	225.00'	121.89'	31°02'21"
C12	25.00'	37.16'	85°09'26"



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 Phone (623) 972-2200 Fax (623) 972-1616

"WINDSOR VALLEY RANCH PHASE II"
 UNIT 2

REVISIONS		DATE	DESCRIPTION

DATE: 10/14/09
 JOB NO.: 091001

DWN: WB
 CHK: BG
 SHEET 2 OF 2

S: DWG 201001.DWG
 (2009) 1915 8 141 5 161