

# RECORD OF SURVEY

2022-0025457

LOT 4, PLAT A, HIGHLAND PINE PROPERTIES, RECORDED AS BOOK 5 OF MAPS AND PLATS,  
PAGE 108, RECORDS OF YAVAPAI COUNTY, ARIZONA, BEING A PORTION OF SECTION 33,  
TOWNSHIP 14 NORTH, RANGE 3 WEST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.

### SURVEY NOTES

- THIS IS NOT AN ALTA/PLATS LAND TITLE SURVEY. NO INDEPENDENT SEARCH WAS CONDUCTED BY THIS SURVEYOR FOR ANY EASEMENTS, AGREEMENTS, ENCUMBRANCES OR OTHER ITEMS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY. THIS SURVEY WAS PREPARED FOR A SPECIFIC CLIENT. THIS SURVEY IS NOT TRANSFERABLE WITHOUT WRITTEN PERMISSION FROM HUITT-ZOLLARS, INC.
- REGARDING THE 20' WIDE EASEMENT AS SHOWN HEREON, THE ORIGINAL DOCUMENT WHICH CREATED THIS EASEMENT IS RECORDED AS BOOK 105 OF OFFICIAL RECORDS, PAGE 618, RECORDS OF YAVAPAI COUNTY. THIS DOCUMENT RECORDES A 20' WIDE EASEMENT FOR PUBLIC USE AS A BOULEVARD OVER THE NORTHERLY TWENTY (20) FEET OF LOTS 4 AND 5. THIS EASEMENT WAS SUBSEQUENTLY AMENDED BY YAVAPAI COUNTY IN THAT CERTAIN BOARD OF SUPERVISORS RESOLUTION OF AMENDMENT NO. 683, RECORDED AS BOOK 188 OF OFFICIAL RECORDS, PAGE 985, RECORDS OF YAVAPAI COUNTY. THIS DOCUMENT SPECIFICALLY REVERSED (2) THAT "POINTS OF WAY OR EASEMENTS OF EXISTING SEWER, GAS, WATER OR SIMILAR UTILITIES AND APPURTENANCES AND FOR CANALS, LATERALS OR DITCHES AND APPURTENANCES, SHALL CONTINUE AS THEY EXISTED PRIOR TO THE DISPOSAL OR ABANDONMENT THEREOF; (3) THAT ROADS AND EASEMENTS FOR ADJACENT PROPERTY OWNERS, THEIR HEIREES, AND PUBLIC AND EMERGENCY VEHICLES IS RESERVED". NOTE: THIS SURVEYOR MAKES NO WARRANTY, GUARANTEE OR LEGAL OPINION AS TO THE VALIDITY OF THIS EASEMENT. LEGAL COUNSEL SHOULD BE CONSULTED AND A CURRENT TITLE REPORT SHOULD BE OBTAINED.
- NUMEROUS RECORDS OF SURVEYS IN "PLAT A, HIGHLAND PINE PROPERTIES" DEPICT BOAT SPIRES (A.K.A. LARGE IRON NAILS) WHICH WERE RECORDED AS ORIGINAL MONUMENTS. IT IS THIS SURVEYOR'S OPINION THAT THESE BOAT SPIRES, AS SHOWN HEREON, WERE ESTABLISHED BY THE ORIGINAL SURVEYORS AND ARE THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL MONUMENTS. SUBSEQUENT SURVEYORS HAVE SET IRON BARS NEAR OR ALONGSIDE THESE BOAT SPIRES. THIS SURVEYOR KEEPS THESE BOAT SPIRES AND REJECTED THE IRON BARS IN SUCH CASES.

### REFERENCE DOCUMENTS

- RECORD DIMENSION PER "PLAT A HIGHLAND PINE PROPERTIES" SUBDIVISION PLAT, RECORDED AS BOOK 5 OF MAPS AND PLATS, PAGE 108, RECORDS OF YAVAPAI COUNTY, AZ.
- RECORD DIMENSION PER RECORD OF SURVEY PLAT, RECORDED AS BOOK 88 OF LAND SURVEYS, PAGE 62, RECORDS OF YAVAPAI COUNTY, AZ.
- RECORD DIMENSION PER RECORD OF SURVEY PLAT, RECORDED AS RECEPTION NO. 2014-000626, RECORDS OF YAVAPAI COUNTY, AZ.
- RECORD DIMENSION PER RECORD OF SURVEY PLAT, RECORDED AS BOOK 110 OF LAND SURVEYS, PAGE 15, RECORDS OF YAVAPAI COUNTY, AZ.
- RECORD DIMENSION PER AN UNRECORDED RECORD OF SURVEY PLAT, PREPARED BY HEUER SOUTHWEST, DATED 04/09/2022, FURNISHED TO THIS SURVEYOR AS A COURTESY.

### PROJECT COORDINATE SYSTEM DETAILS

**HORIZONTAL DATUM:**  
NAD\_83 (2011) (EPOCH: 2010.0000) / NIP2014 (EPOCH: 2021.8542)

**VERTICAL DATUM:**  
NAVD83 USNG 800018

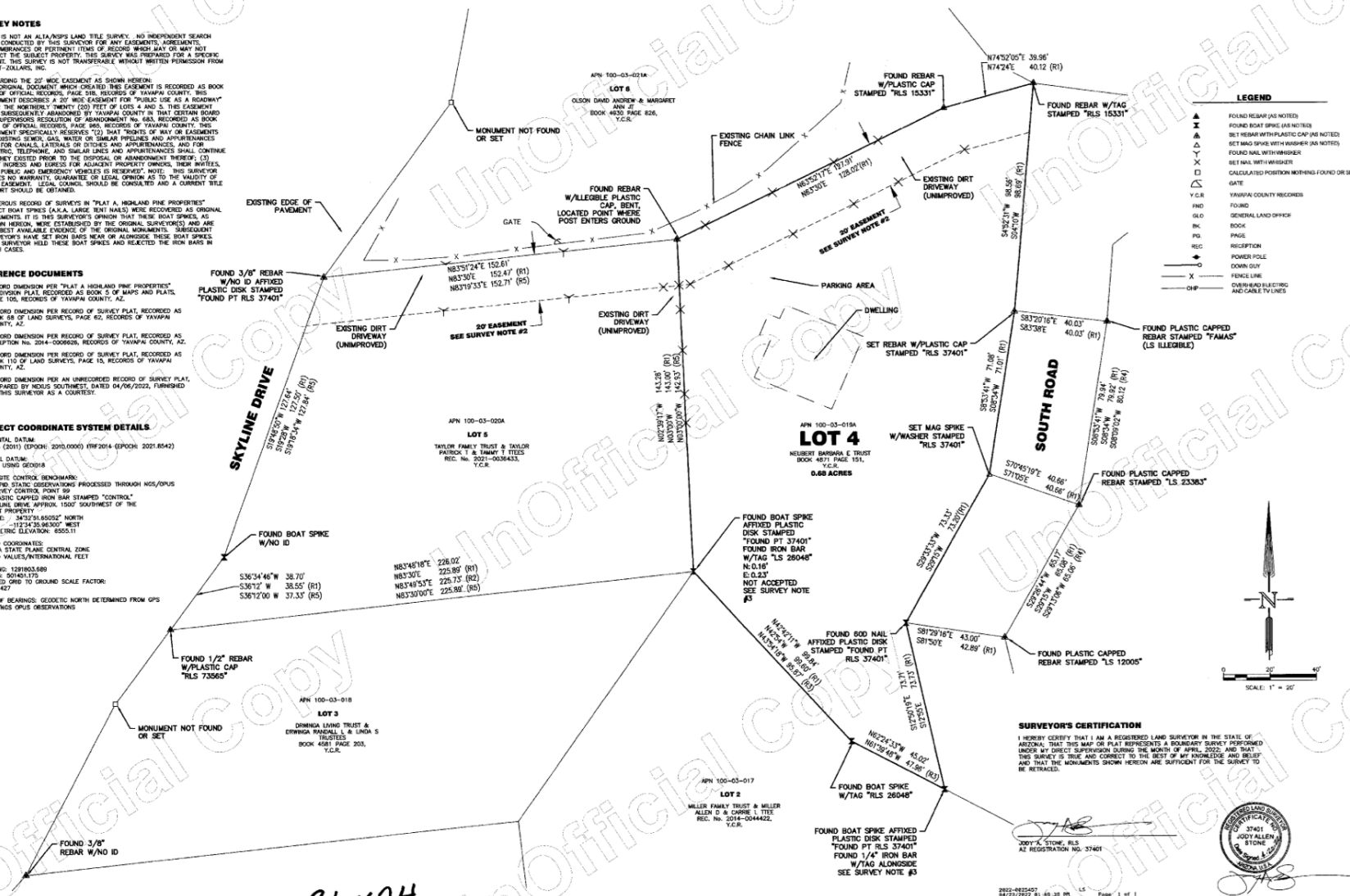
**LOCAL SITE CONTROL BENCHMARK:**  
GPS MARK STATIC OBSERVATIONS PROCESSED THROUGH NGS/OPUS  
#03 SURVEY CONTROL POINT 99 SET PLASTIC CAPPED IRON BAR STAMPED "CONTROL"  
ON DRUMS (BENCH APPROX. 1500' SOUTHWEST OF THE SUBJECT PROPERTY)

**LATITUDE:** 34°23'51.65022" NORTH  
ORTHOMETRIC ELEVATION: 6505.11'

**GROUND COORDINATES:**  
ARIZONA STATE PLANE CENTRAL ZONE  
GROUND VALUES/INTERNATIONAL FEET

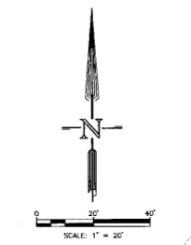
**NORTHING:** 1281803.580  
**EASTING:** 20461.175  
COMBINED 096 TO GROUND SCALE FACTOR:  
1.00036427

**BASES OF BEARINGS:** GEODETIC NORTH DETERMINED FROM GPS STATO/ACCUS OPUS OBSERVATIONS



### LEGEND

▲	FOUND REBAR (AS NOTED)
▲	FOUND BOAT SPIRE (AS NOTED)
▲	SET REBAR WITH PLASTIC CAP (AS NOTED)
▲	SET MAG SPIRE WITH WASHER (AS NOTED)
▲	FOUND NAIL WITH WASHER
▲	SET NAIL WITH WASHER
▲	CALCULATED POSITION NOTHING FOUND OR SET
▲	GATE
▲	Y.C.R. YAVAPAI COUNTY RECORDS
▲	FND FOUND
▲	GLD GENERAL LAND OFFICER
▲	BK BOOK
▲	PG PAGE
▲	REC RECEPTION
▲	POW POWER POLE
▲	DNW DOWN GUY
▲	X FENCE LINE
▲	CHW CHAIN AND WIRE ELECTRIC AND CABLE TV LINES



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2022, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS SHOWN HEREON ARE SUFFICIENT FOR THE SURVEY TO BE RETRACED.

JOEY K. STONE, RLS  
AZ REGISTRATION NO. 37401



2022-0025457  
1:48:38 PM  
OFFICE, METHODS OF YAVAPAI COUNTY \$24.00  
PER HOUR

NO.	REVISION	DATE
1.		
2.		
3.		

**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Prescott  
6737 Corsair Avenue, Suite B  
Prescott, AZ 86301  
(928) 445-5595  
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**PREPARED FOR:**  
BARBARA E HUEBERT TRUST

**RECORD OF SURVEY**  
LOT 4, PLAT A,  
HIGHLAND PINE PROPERTIES,  
A PORTION OF SECTION 33,  
T14N-R3W,  
YAVAPAI COUNTY, ARIZONA

DATE: 04-20-2022  
DRAWN BY: JAC  
CHECKED BY: JAS  
PROJ. No. R315273.01

SHEET 1 of 1

36x24