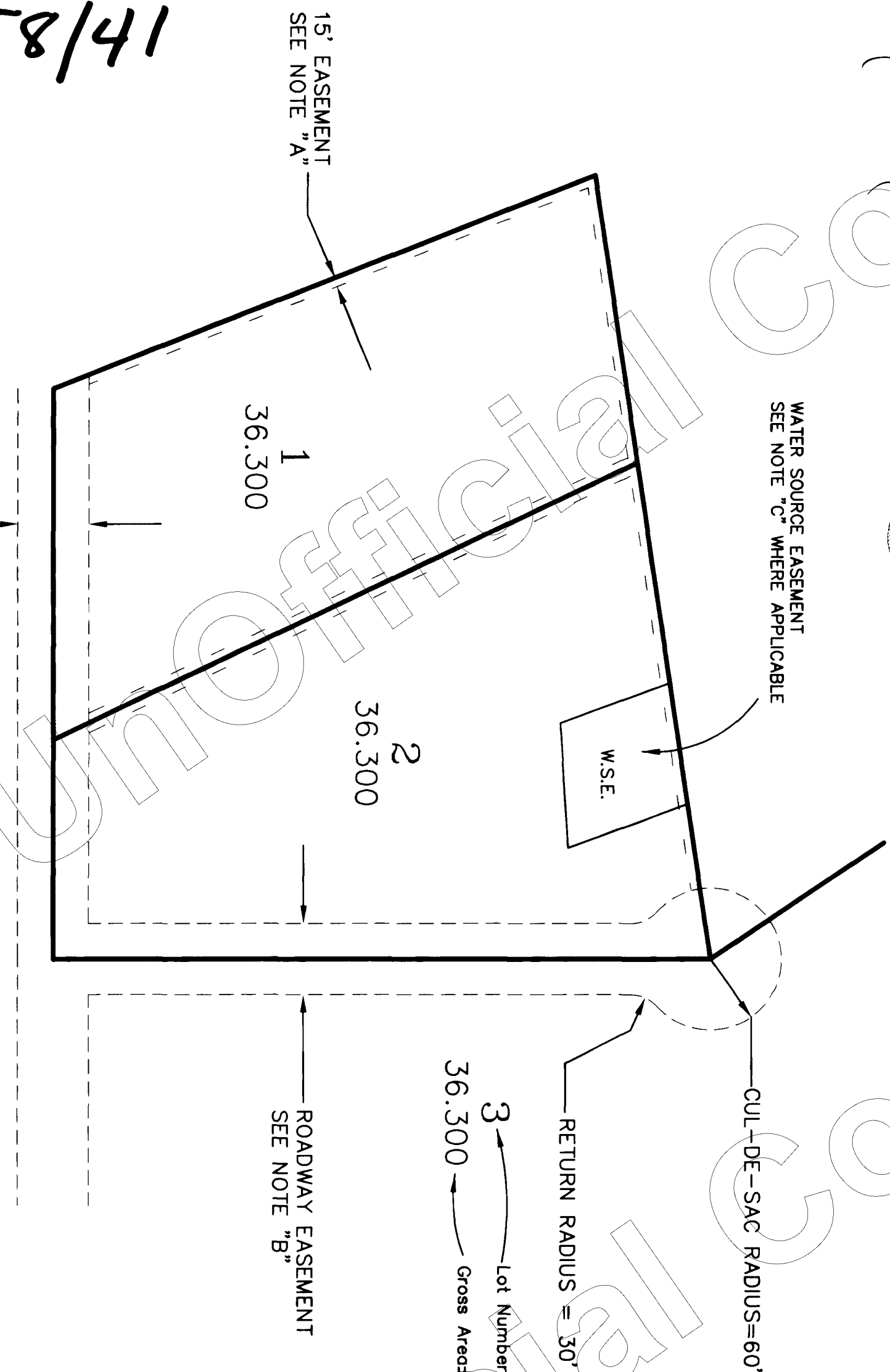
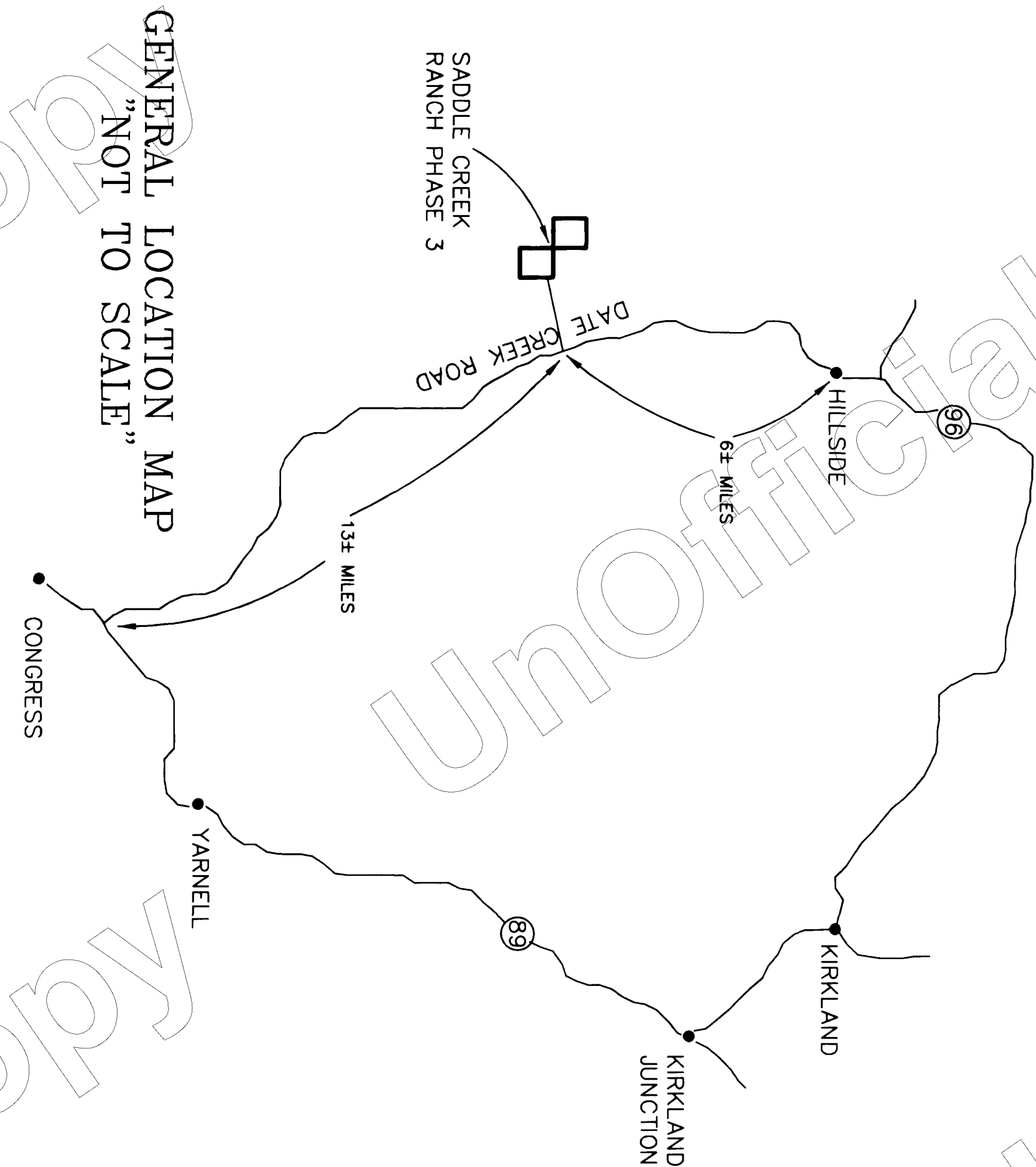




TYPICAL LOT LAYOUT,
EASEMENT LAYOUT AND
CUL-DE-SAC GEOMETRY
"NOT TO SCALE"



NO WATER SYSTEM IS PROVIDED FOR THIS SUBDIVISION.
ALL ROADS ARE PRIVATELY OWNED AND ARE TO BE
MAINTAINED BY SADDLE CREEK RANCH PROPERTY
OWNERS ASSOCIATION.

KNOW ALL MEN BY THESE PRESENTS:

THAT ARIZONA LAND & RANCHES, INC., ITS SUCCESSORS OR ASSIGNS, THE OWNER OF RECORD OF THE PROPERTY SHOWN HEREON (DEVELOPER/DECLARANT), DOES HEREBY GRANT THE EASEMENTS DESCRIBED IN NOTES "A", "B", AND "C" TO THE PARTIES REFERRED TO AND IDENTIFIED HEREON AND HEREBY DECARES THAT THIS PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF THE PARCELS, EASEMENTS AND ROADWAYS CONSTITUTING SAME. EACH PARCEL SHALL BE KNOWN BY THE DESIGNATION GIVEN TO EACH RESPECTIVELY ON THIS PLAT.

NOTE "A"
A 15' FIFTEEN FOOT) WIDE PERPETUAL EASEMENT FOR PURPOSES OF INGRESS / EGRESS, LIVESTOCK ACCESS, WATER LINES AND UTILITY LINE CONSTRUCTION, MAINTENANCE AND REPAIR, SHALL BE LOCATED ALONG AND IMMEDIATELY ADJACENT TO ALL PARCEL LINES SHOWN HEREON, ENTIRELY WITHIN THE APPLICABLE PARCELS (EXCEPT AS NOTED AND SHOWN HEREON).

NOTE "B"
A 60' (SIXTY FOOT) WIDE PERPETUAL ROADWAY EASEMENT FOR PURPOSES OF INGRESS, EGRESS, LIVESTOCK ACCESS, AND UTILITY LINE CONSTRUCTION, MAINTENANCE AND REPAIRS, SHALL BE LOCATED ALONG AND CENTERED ON ALL ROADWAYS SHOWN HEREON.

NOTE "C"
EASEMENTS (SHOWN HEREON) ARE APPROXIMATE LOCATIONS TO "PRE-EXISTING" REGISTERED WATER RIGHTS AND WATER SOURCES RESERVED OR EXCEPTED BY ARIZONA LAND & RANCHES, INC. (DEVELOPER). SUCH EASEMENTS ARE FOR PURPOSES OF INGRESS/EGRESS, MAINTENANCE, USE AND DEVELOPMENT OF WATER RIGHTS AND WATER SOURCES RETAINED BY THE DEVELOPER, AND FOR WATERING AND GRAZING OF LIVESTOCK BY OWNER/LESSOR OF THE GRAZING RIGHTS. SUCH EASEMENTS, AS NOW EXIST OR MAY BE DESIGNATED IN THE FUTURE BY THE DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, PERTAIN TO THE EXERCISE OF RESERVED/EXCEPTED SURFACE WATER AND GROUND WATER RIGHTS AND WATER SOURCES OF THE DEVELOPER (OR ITS SUCCESSORS OR ASSIGNS) OR ANY OTHER PURPOSE ON OR OUTSIDE THE PROPERTY.

BLANKET EASEMENT FOR EXISTING WATER LINES:
A BLANKET EASEMENT IS HEREBY RESERVED OVER THIS SUBDIVISION FOR "EXISTING WATER LINES" (IN THEIR CURRENT LOCATION), SAID EASEMENT IS GRANTED TO THE OWNER/LESSOR OF THE GRAZING RIGHTS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES OF REPAIRING, REPLACING AND MAINTAINING THE EXISTING LINES FOR USE IN WATERING AND LIVESTOCK AND IN CONJUNCTION WITH THE GRAZING RIGHTS. IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO DETERMINE IF THIS BLANKET EASEMENT AFFECTS THEIR LOT.

RESERVATIONS

ARIZONA LAND & RANCHES, INC., ITS SUCCESSORS OR ASSIGNS (DEVELOPER/DECLARANT) RESERVES THE FOLLOWING PERPETUAL RIGHTS FOR THE BENEFIT AND FUTURE USE OF DEVELOPER/DECLARANT, ITS SUCCESSORS OR ASSIGNS AND GRANTEES:

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.

THE PERPETUAL RIGHT, AT ITS ABSOLUTE AND SOLE DISCRETION, TO UNILATERALLY REVOKE ANY EASEMENT 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 ARIZONA LAND & RANCHES, INC., ITS SUCCESSORS OR ASSIGNS, AND SHALL BE BINDING ON PARCEL OWNERS, LENDERS, AND UTILITY PROVIDERS 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 STATED IN THE DEEDS TO THE INDIVIDUAL PARCELS AND IN THE TITLE COMMITMENT.

THE RIGHTS TO ALL SURFACE WATER AND GROUNDWATER RIGHTS AND WATER SOURCES OF THE DECLARANT, ITS SUCCESSORS OR ASSIGNS, ON BEHALF OF DECLARANT, ITS SUCCESSORS OR ASSIGNS, FOR GRAZING OR ANY OTHER PURPOSES ON OR OUTSIDE THE PROPERTY, EXCEPT THAT GROUNDWATER MAY BE WITHDRAWN BY PARCEL OWNER AS SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND IN THE DEED."

NO WATER SYSTEM IS PROVIDED FOR THIS SUBDIVISION

NOTES:

BASIS OF BEARINGS IS GEODETIC AZIMUTH DERIVED FROM GPS OBSERVATIONS. ANY MONUMENTED LINE SHOWN HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.

THIS PROPERTY IS NOT A SUBDIVISION UNDER ARIZONA LAW.

ALL PRIMARY PROPERTY CORNERS WILL BE MONUMENTED WITH A 1/2" REBAR AND CAP STAMPED "LS18548".

FLOOD PLAIN NOTE - FLOOD PLAIN BOUNDARY SHOWN HEREON WAS DIGITIZED (SCANNED) FROM FLOOD INSURANCE RATE MAP NUMBER 0402502750 F WITH AN EFFECTIVE DATE OF JUNE 6, 2001. A DETAILED FLOOD STUDY WAS NOT PERFORMED AND BASE FLOOD ELEVATIONS WERE NOT DETERMINED. NO CERTIFICATION IS MADE OR IMPLIED THAT THE FLOOD PLAIN LIMITS SHOWN HEREON ACTUALLY REPRESENT THE TRUE FLOOD PLAIN IF A COMPLETE DRAINAGE REPORT WAS PREPARED. THIS AREA HAS NUMEROUS SMALL WASHES THAT MAY CARRY A SUBSTANTIAL AMOUNT OF WATER UNDER CERTAIN CONDITIONS.

BUREAU OF LAND MANAGEMENT NOTES USED IN THIS SURVEY WERE FROM BOOKS 3169, 3223, 3744 AND 3236 ON FILE WITH THE BUREAU IN THEIR PHOENIX OFFICE. THIS AREA ORIGINALLY SURVEYED IN 1915 AND 1916.

ARIZONA LAND AND RANCHES, INC., AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND THE SAME ATTESTED BY THE SIGNATURE OF:

NAME: Michael J. Brown DATE: 10-23-06

STATE OF ARIZONA)
JSS

COUNTY OF YAVAPAI)

ON THIS THE 23 DAY OF October, 2006, PERSONALLY APPEARED BEFORE ME, Steve B. Jones, WHO ACKNOWLEDGED TO ME THAT HE (SHE) IS AN OFFICER OF ARIZONA LAND & RANCHES, INC., AN ARIZONA CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DATE FIRST WRITTEN ABOVE.

My commission expires: 8-25-09 Notary Public: Steve Clark

Saddle Creek Ranch Phase 3
a subdivision of
a portion of
Section 35 - T12N R7W and
Section 1 - T11N R7W
Gila and Salt River Meridian
Yavapai County - AZ

27

Arizona State Trust Land

35
2
T11N

Arizona State Trust Land

CURVE	RADIUS	ARC_LENGTH	DELTA	CHORD_BRG	CHORD_DIST
C1	1128.00'	884.60'	44°55'57"	S67°29'58"E	862.10'
C2	315.00'	354.04'	64°23'49"	S12°50'05"E	335.70'
C3	188.00'	225.92'	68°51'06"	N11°56'01"W	212.57'
C4	400.00'	361.13'	51°43'41"	S20°29'44"E	348.99'
C5	460.00'	325.95'	40°35'55"	N14°55'51"W	319.17'
C6	880.00'	303.50'	19°45'38"	S25°20'59"E	302.00'
C7	933.00'	365.71'	22°27'30"	N26°41'55"W	363.37'
C8	450.00'	447.61'	56°59'28"	N66°25'24"W	429.38'
C9	1220.00'	585.88'	27°30'54"	S81°09'42"E	580.27'
C10	1700.00'	142.34'	04°47'50"	N69°48'10"W	142.30'
C11	1700.00'	239.08'	08°03'28"	N76°13'49"W	238.88'
C12	540.00'	228.29'	24°13'22"	S68°08'51"E	226.60'
C13	500.00'	79.65'	09°07'39"	N60°36'00"W	79.57'
C14	500.00'	63.87'	07°19'08"	N68°49'23"W	63.83'
C15	440.00'	655.35'	85°20'16"	S29°48'49"E	596.43'
C16	345.00'	239.37'	39°45'14"	S32°43'56"W	234.60'
C17	500.00'	385.59'	44°11'06"	N30°31'00"E	376.10'
C22	100.00'	71.72'	41°05'32"	N69°24'02"W	70.19'
C23	1200.00'	463.75'	22°08'33"	S59°55'32"E	460.87'
C24	1100.00'	168.45'	08°46'26"	S76°22'08"E	168.28'
C25	2200.00'	321.73'	08°22'45"	N76°33'59"W	321.45'
C26	1120.00'	446.43'	22°50'16"	S04°22'43"E	443.48'
C27	300.00'	67.58'	12°54'22"	N09°20'40"W	67.43'
C28	6489.64'	183.95'	01°37'26"	S03°42'12"E	183.94'
C29	6489.64'	385.02'	03°23'57"	S06°12'54"E	384.96'
C30	5000.00'	557.01'	06°22'58"	N04°43'24"W	556.72'
C31	5000.00'	615.83'	07°03'25"	N01°59'48"E	615.44'
C32	2350.00'	491.61'	11°59'10"	S00°28'05"E	490.71'
C33	210.00'	210.75'	57°29'57"	N28°38'11"W	202.01'
C34	315.00'	222.42'	40°27'24"	S37°09'27"E	217.83'
C35	1030.00'	561.45'	31°13'53"	N32°32'42"W	554.52'
C36	210.00'	212.33'	57°55'51"	S19°11'43"E	203.40'
C37	450.00'	296.91'	37°48'14"	S28°40'19"W	291.55'

Arizona State Trust Land

11 12

26

Arizona State Trust Land

35
2
T12N

Arizona State Trust Land

CURVE	RADIUS	ARC_LENGTH	DELTA	CHORD_BRG	CHORD_DIST
C1	1128.00'	884.60'	44°55'57"	S67°29'58"E	862.10'
C2	315.00'	354.04'	64°23'49"	S12°50'05"E	335.70'
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T12N

Arizona State Trust Land

LENGTH
60'
04'
92'
13'
95'
50'
71'
61'
88'
34'
08'
29'
65'
87'
35'
37'
59'
72'
75'
45'
73'
43'
58'
95'
02'
01'
83'
61'
75'
42'
45'
33'
91'