

"WINDSOR VALLEY RANCH PHASE II"

UNIT 3, LOTS 226 THRU 256 INCLUSIVE

LOCATED IN SECTIONS 27, 28, 33, & 34, TOWNSHIP 12 NORTH,
RANGE 25 EAST & LOCATED IN SECTION 3, TOWNSHIP 11 NORTH,
RANGE 25 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA.

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)
15' (FIFTEEN 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 LOCATED OUTSIDE OF THE RECREATIONAL EASEMENT 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 226, 227, 228, 229, 231, 232, 239, 241, 242, 243, 246, 247, 248, 249, 250, 252, 254, AND 255 (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 WELLS, THE RIGHTS TO WHICH ARE TO BE TRANSFERRED TO THE WINDSOR VALLEY RANCH PROPERTY ASSOCIATION. SAID EASEMENTS ARE DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF INGRESS/EGRESS, MAINTENANCE, AND USE OF THE WATER RIGHTS TO THE WELLS LOCATED THEREON. ALL COSTS AND ARRANGEMENTS ASSOCIATED WITH THE INSTALLATION OR REPAIRS OF ANY EQUIPMENT NEEDED TO MAKE THE WELLS OPERATIONAL, ALONG WITH ANY ONGOING MAINTENANCE, SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION. DEVELOPER MAKES NO REPRESENTATION OR WARRANTIES AS TO THE WATER QUANTITY OR QUALITY OF SAID WELLS, NOR THE CONDITION OF ANY EQUIPMENT SERVICING THE WELLS. DEVELOPER HAS NO OBLIGATION TO DELIVER OR PROVIDE WATER TO THE ASSOCIATION, ITS MEMBERS, THEIR SUCCESSORS OR ASSIGNS, OR TO THE PROPERTY.

*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:

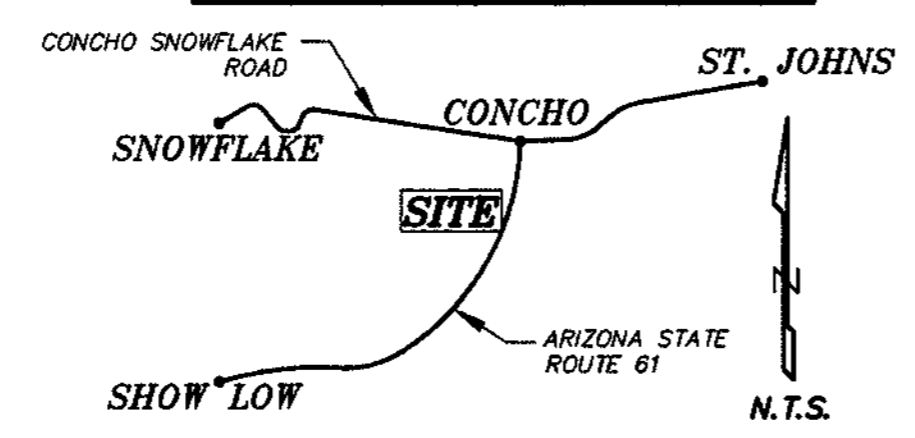
Renee Howes 5-29-10
RENEE HOWES, AUTHORIZED AGENT DATE

ACKNOWLEDGMENT:
STATE OF ARIZONA
YAVAPAI COUNTY

ON THIS THE 29th DAY OF May 2010 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.

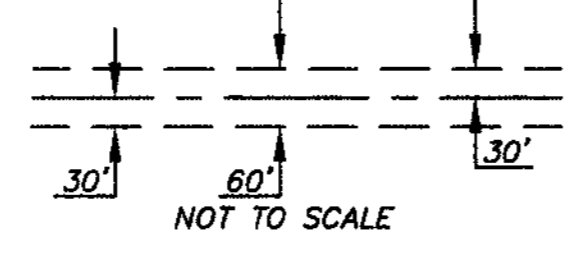
Deborah Onstott 5-16-13
NOTARY PUBLIC MY COMMISSION EXPIRES

VICINITY MAP



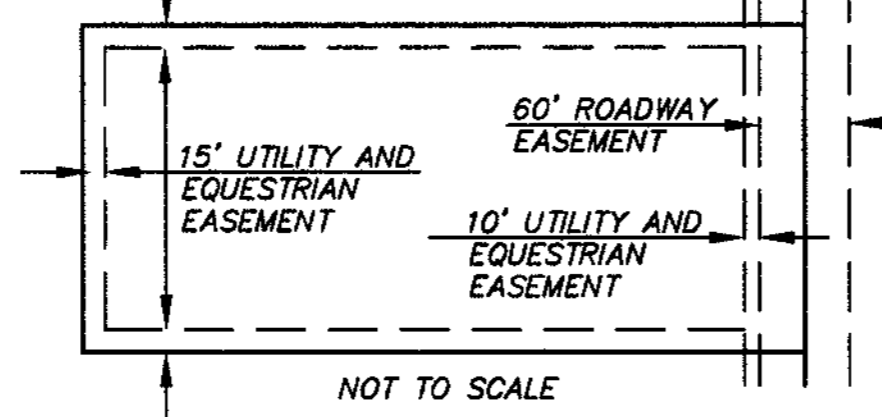
60' ROADWAY EASEMENT DETAIL

* SEE NOTE "A" *

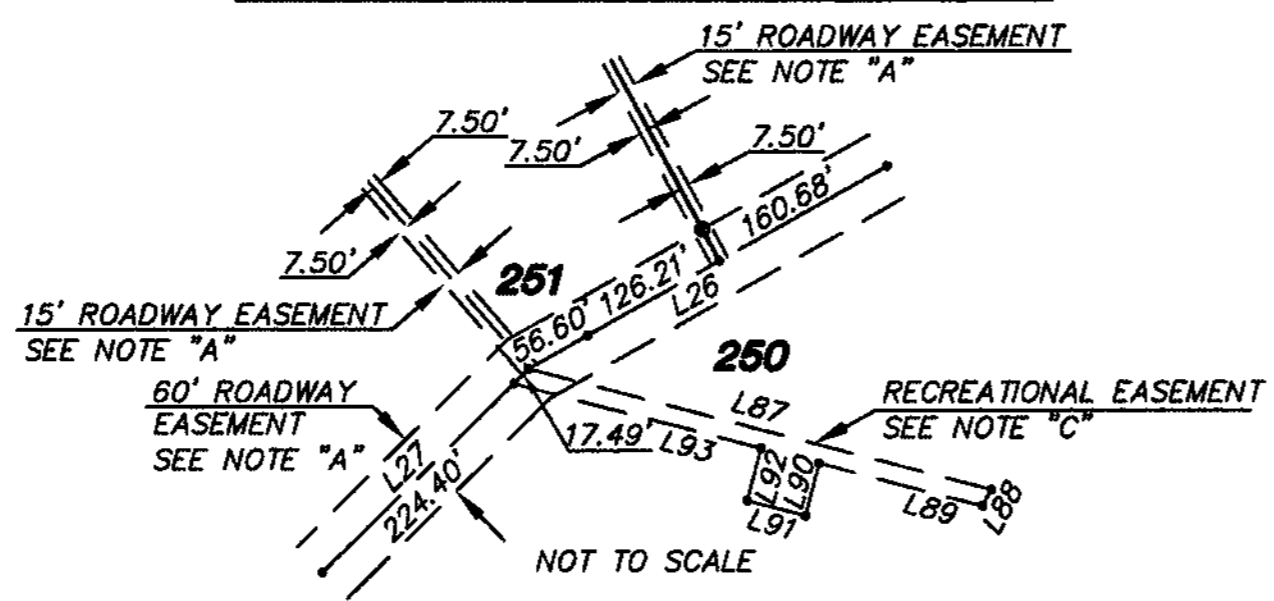


TYPICAL LOT DETAIL

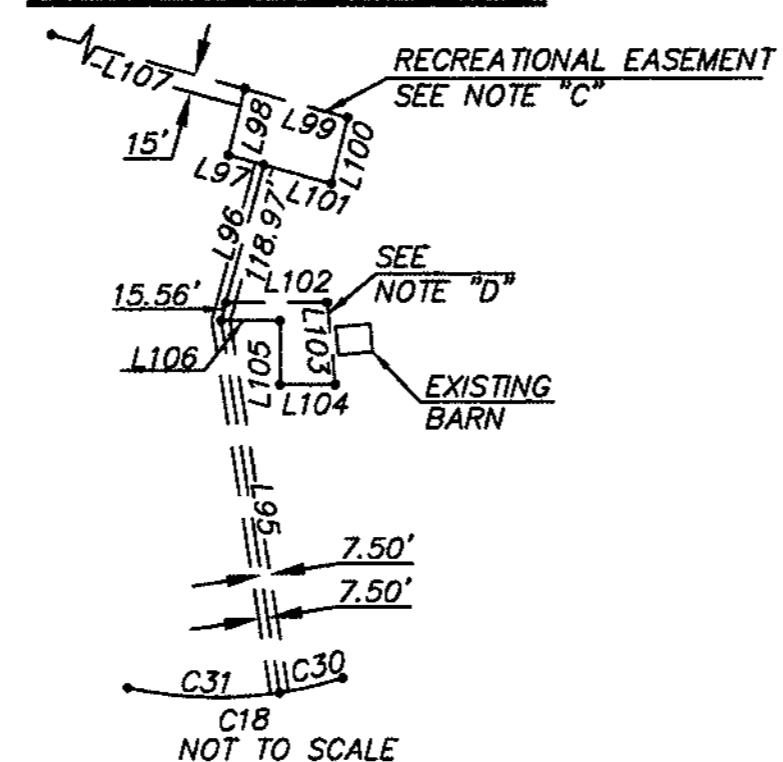
* SEE NOTE "B" *



DETAIL 1



DETAIL 2

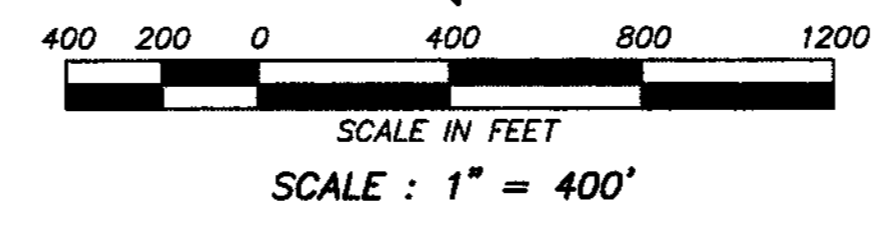
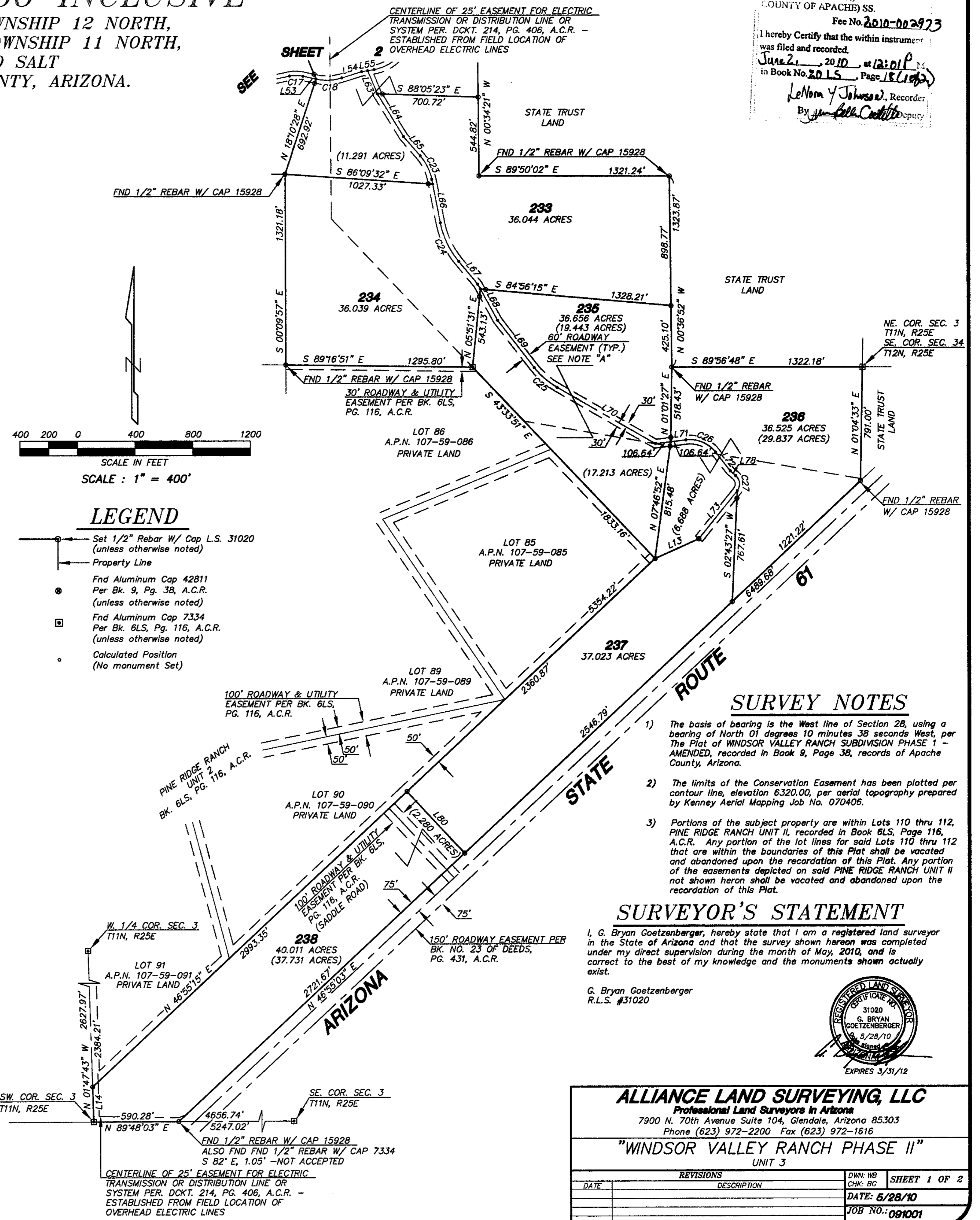


REFERENCE MATERIALS

- SUBDIVISION PER BOOK 9, PAGE 46, A.C.R.
- SUBDIVISION PER BOOK 9, PAGE 38, A.C.R.
- SUBDIVISION PER BOOK 6LS, PAGE 116, A.C.R.
- SUBDIVISION PER BOOK 19LS, PAGE 147, 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



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 Per Bk. 6LS, Pg. 116, A.C.R. (unless otherwise noted)
- Calculated Position (No monument Set)

STATE OF ARIZONA
COUNTY OF APACHE) SS.
File No. 2010-002923
I hereby Certify that the within instrument was filed and recorded.
June 21, 2010, at 10:01 P.M.
in Book No. 2015, Page 18 (1 of 2)
L. Nom Y. Johnson, Recorder
By: [Signature] 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 1 - 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.
- Portions of the subject property are within Lots 110 thru 112, PINE RIDGE RANCH UNIT II, recorded in Book 6LS, Page 116, A.C.R. Any portion of the lot lines for said Lots 110 thru 112 that are within the boundaries of this Plat shall be vacated and abandoned upon the recordation of this Plat. Any portion of the easements depicted on said PINE RIDGE RANCH UNIT II not shown hereon shall be vacated and abandoned upon the recordation of this Plat.

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 May, 2010, 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

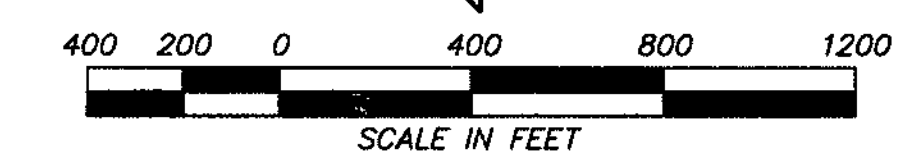
"WINDSOR VALLEY RANCH PHASE II" UNIT 3

DATE	REVISIONS	DESCRIPTION	DWN: HB	CHK: BG	SHEET 1 OF 2

DATE: 5/28/10
JOB NO.: 091001

LEGEND

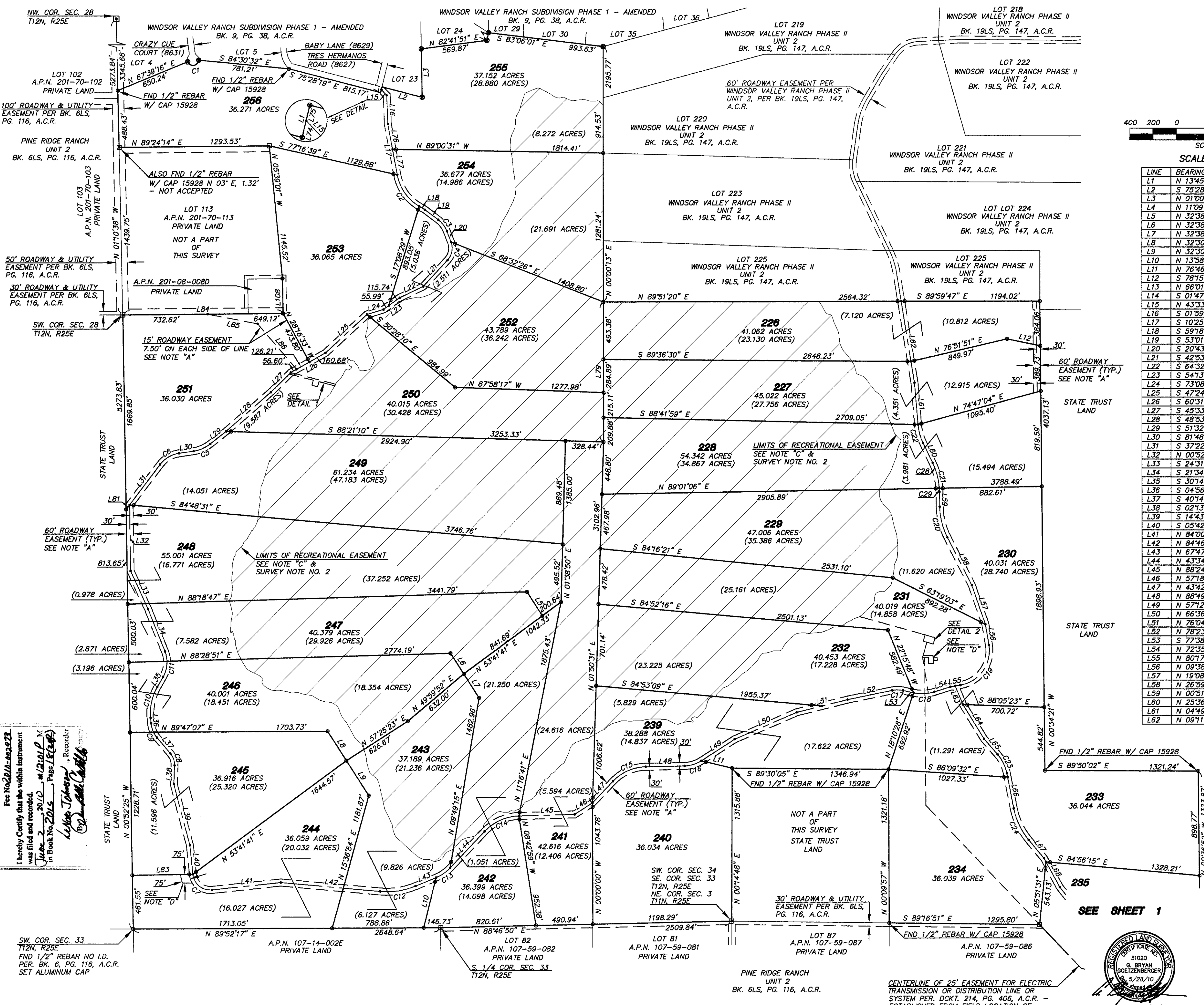
- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- Find Aluminum Cap 42811 Per Bk. 9, Pg. 38, A.C.R. (unless otherwise noted)
- Find Aluminum Cap 7334 Per Bk. 6LS, Pg. 116, A.C.R. (unless otherwise noted)
- Calculated Position (No monument Set)



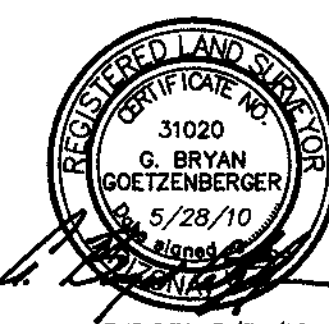
LINE	BEARING	DISTANCE
L1	N 13°45'32" E	50.00'
L2	S 75°28'19" E	357.65'
L3	N 01°00'06" W	416.53'
L4	N 11°09'58" E	67.72'
L5	N 32°38'51" W	244.79'
L6	N 32°38'51" W	209.89'
L7	N 32°38'51" W	244.70'
L8	N 32°30'18" W	300.32'
L9	N 32°30'18" W	357.01'
L10	N 13°58'57" E	444.33'
L11	N 76°46'14" W	273.48'
L12	S 78°15'32" E	291.63'
L13	N 66°01'22" E	333.35'
L14	S 01°47'43" E	243.76'
L15	N 43°33'01" W	67.70'
L16	S 01°59'54" E	246.82'
L17	S 10°25'44" E	442.46'
L18	S 59°18'41" E	56.85'
L19	S 53°01'06" E	143.44'
L20	S 20°43'50" E	99.11'
L21	S 42°53'43" W	308.53'
L22	S 64°32'32" W	224.31'
L23	S 54°13'58" W	171.74'
L24	S 73°08'40" W	149.92'
L25	S 47°24'42" W	485.07'
L26	S 60°31'36" W	343.49'
L27	S 45°33'59" W	241.88'
L28	S 48°53'21" W	512.60'
L29	S 51°32'41" W	173.49'
L30	S 81°48'00" W	126.96'
L31	S 37°22'25" W	436.30'
L32	N 00°52'25" W	566.57'
L33	S 24°31'54" E	360.55'
L34	S 21°34'48" E	392.60'
L35	S 30°14'07" W	99.52'
L36	S 04°56'08" E	45.35'
L37	S 40°14'05" E	177.53'
L38	S 02°13'05" W	161.27'
L39	S 14°43'39" E	543.02'
L40	S 05°42'17" E	249.44'
L41	N 84°00'10" E	596.16'
L42	N 84°46'01" W	859.19'
L43	N 67°47'54" E	191.09'
L44	N 43°34'21" E	432.43'
L45	N 88°24'13" E	480.38'
L46	N 57°18'19" E	184.13'
L47	N 43°42'29" E	257.32'
L48	N 88°49'21" E	335.49'
L49	N 57°12'50" E	342.58'
L50	N 66°36'04" E	583.87'
L51	N 76°04'37" E	450.51'
L52	N 78°23'38" E	391.62'
L53	S 77°38'56" E	93.28'
L54	N 72°35'57" E	143.42'
L55	N 80°17'33" E	88.90'
L56	N 09°38'52" W	178.30'
L57	N 19°08'02" W	354.96'
L58	N 26°59'03" W	463.68'
L59	N 00°51'22" W	126.97'
L60	N 25°36'57" W	190.85'
L61	N 04°49'54" W	360.82'
L62	N 09°11'46" W	710.92'

LINE	BEARING	DISTANCE
L63	S 22°30'38" E	173.27'
L64	S 31°29'29" E	347.08'
L65	S 41°04'02" E	177.08'
L66	S 11°03'37" E	307.12'
L67	S 39°47'32" E	205.53'
L68	S 28°42'41" E	284.43'
L69	S 37°51'28" E	412.55'
L70	S 60°02'41" E	786.13'
L71	N 82°57'23" E	213.28'
L72	S 37°36'37" E	165.48'
L73	N 38°51'26" E	425.50'
L74	N 13°45'32" E	25.74'
L75	N 13°45'32" E	24.26'
L76	S 10°25'44" E	221.23'
L77	S 10°25'44" E	221.23'
L78	S 49°32'20" E	50.91'
L79	N 00°00'00" E	1203.26'
L80	S 43°04'57" E	584.67'
L81	N 37°22'25" E	48.46'
L82	S 89°07'35" W	521.11'
L83	S 89°07'35" W	521.11'
L84	S 89°27'58" W	1381.74'
L85	N 79°01'47" W	437.56'
L86	N 40°34'55" W	513.57'
L87	N 75°22'38" W	398.28'
L88	S 28°30'02" W	15.45'
L89	N 75°22'38" W	140.63'
L90	S 14°44'11" W	45.00'
L91	N 75°22'38" W	50.00'
L92	S 14°44'11" W	45.00'
L93	N 75°22'38" W	212.94'
L94	N 08°50'39" W	313.15'
L95	N 15°32'23" E	134.53'
L96	S 74°29'15" E	30.68'
L97	S 13°56'39" W	56.89'
L98	N 74°22'41" W	89.05'
L99	N 13°59'03" E	56.72'
L100	S 74°29'15" E	58.32'
L101	N 90°00'00" E	84.39'
L102	S 05°31'46" E	68.84'
L103	N 90°00'00" E	46.07'
L104	S 00°00'00" E	53.52'
L105	N 90°00'00" E	49.12'
L106	N 74°22'41" W	583.71'
L107	S 00°57'30" E	300.12'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	132.79'	152°09'58"
C2	400.00'	341.26'	48°52'57"
C3	225.00'	126.79'	32°17'16"
C4	150.00'	166.57'	63°37'33"
C5	300.00'	158.42'	30°15'19"
C6	250.00'	193.85'	44°25'35"
C7	150.00'	236.39'	90°17'33"
C8	150.00'	111.14'	42°27'10"
C9	225.00'	138.62'	35°17'58"
C10	450.00'	276.23'	35°10'14"
C11	250.00'	226.09'	51°48'54"
C12	650.00'	311.24'	27°26'05"
C13	350.00'	147.99'	24°13'34"
C14	425.00'	332.54'	44°49'52"
C15	400.00'	332.54'	45°06'58"
C16	275.00'	151.75'	31°36'57"
C17	225.00'	94.08'	23°57'26"
C18	350.00'	181.74'	29°45'07"
C19	300.00'	470.93'	89°56'26"
C20	600.00'	273.61'	26°07'41"
C21	600.00'	259.28'	24°45'35"
C22	450.00'	163.24'	20°47'04"
C23	350.00'	183.30'	30°00'25"
C24	600.00'	300.88'	28°43'55"
C25	550.00'	212.98'	22°11'13"
C26	225.00'	233.39'	59°25'59"
C27	75.00'	115.71'	88°23'46"
C28	600.00'	227.25'	21°42'03"
C29	600.00'	32.03'	03°03'32"
C30	350.00'	54.03'	08°50'40"
C31	350.00'	127.72'	20°54'27"



See No. 2015-02923
I hereby certify that the within instrument was filed and recorded in Book No. 2015, Page 18 (2 of 2) in the County of Maricopa, Arizona. *Walter Johnson, Recorder*



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 3

REVISIONS	DATE	DESCRIPTION	DWN: WB	CHK: BC	SHEET 2 OF 2

DATE: 5/28/10
JOB NO.: 091001