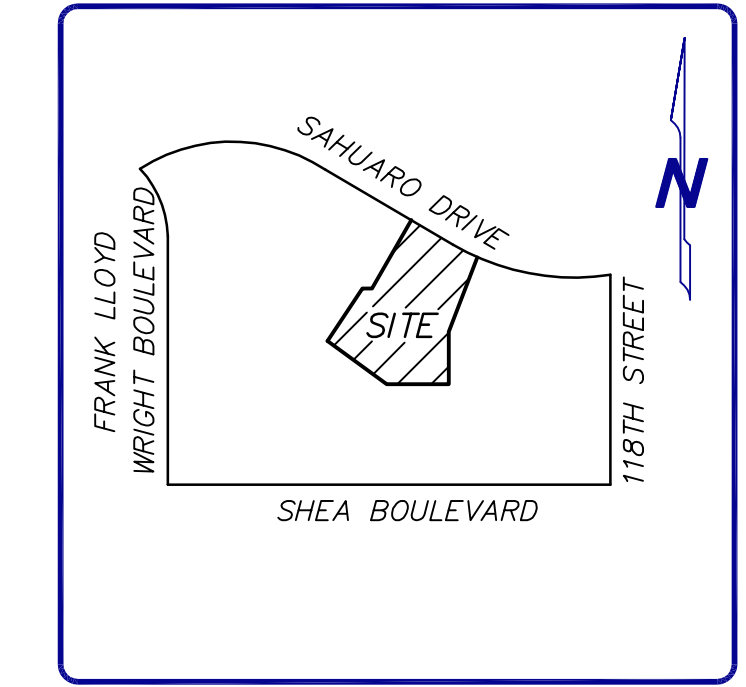
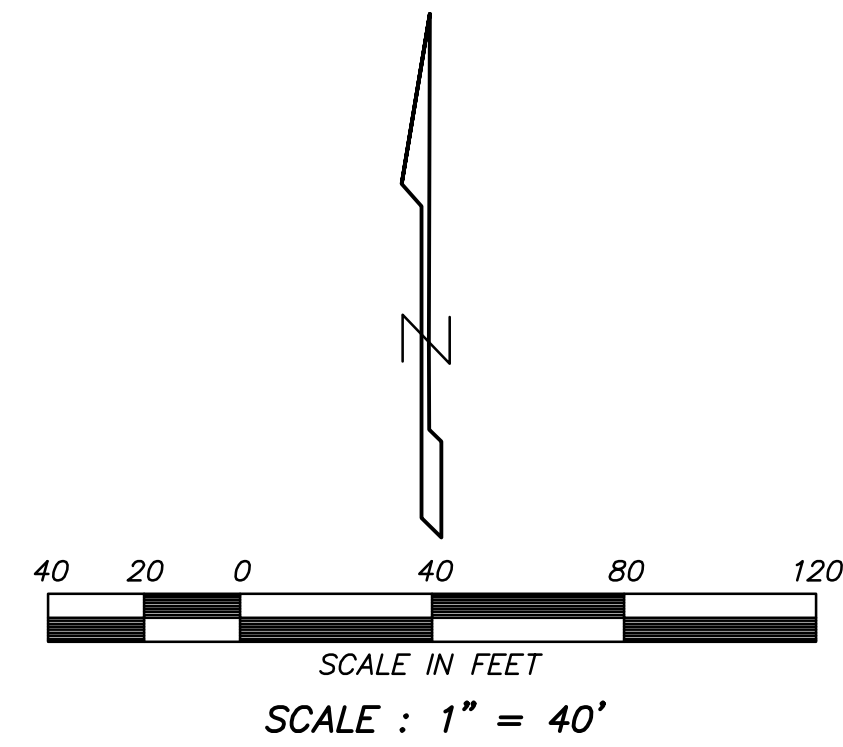


# TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
NOT TO SCALE



## LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- ④ Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Concrete Surface
- x- Fence
- Wall
- ⊞ Electric Box
- ⊞ Electric Transformer
- Pipe (unknown use)
- Fire Hydrant
- ⊙ Guard Post or Gate Post
- ⊙ Light Pole
- ⊙ Manhole
- ⊙ Metal Grate
- ⊙ Storm Drain Manhole
- ⊙ Water Valve
- ⊙ Utility Vault
- AP Physical Access To & From Adjoining Property
- W Underground Water Line
- S Underground Sewer Line
- G Underground Gas Line
- C Underground Cox Line
- SS Underground Storm Sewer Line

## REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 632, PAGE 30, M.C.R.
- (R1) PLAT PER BOOK 306, PAGE 45, M.C.R.
- (R2) PLAT PER BOOK 800, PAGE 37, M.C.R.
- (R3) DEED 2005-1910072, M.C.R.
- (R4) PLAT PER BOOK 298, PAGE 38, M.C.R.

## SCHEDULE "B" ITEMS

- 15 EASEMENTS, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 632 of Maps, Page 30. (PLOTTABLE MATTERS SHOWN HEREON)
- 16 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument: Recorded in Document No. 03-518720, Second Declaration of Covenants, Conditions and Restriction, recorded in Document No. 04-251028, Third Declaration of Establishment of Covenants, Conditions and Restrictions, recorded in Document No. 06-81182, Amendment, recorded in Document No. 06-872205, Second Amendment, recorded in Document No. 20-722885 (PLOTTABLE MATTERS SHOWN HEREON)
- 17 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 04-267442 Purpose: electrical lines, and appurtenant facilities (PLOTTABLE MATTERS SHOWN HEREON)
- 18 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 05-1134686 Purpose: electrical lines and appurtenant facilities (PLOTTABLE MATTERS SHOWN HEREON)

## SURVEY NOTES

- This survey and the description used are based on a third amended Commitment for Title Insurance issued by Pioneer Title Agency, Inc., issuing agent for Old Republic National Title Insurance Company, Order No. 76106990-061-T32, dated March 3, 2022.
- BASIS OF BEARING: The monument line of Sahuaru Drive, using a bearing of South 65 degrees 25 minutes 02 seconds West, per the Plat of MOUNTAINSIDE PLAZA, recorded in Book 632, Page 30, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- No buildings were observed on the surveyed property.
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. At the time of completion of this survey, an underground power utility map had not been provided to the surveyor. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- The subject property has direct physical access to Sahuaru Drive, a public right-of-way.
- The benchmark used for this survey is the Southeast corner of Section 22, being GDACS Point # 26573-1, monumented with a "FD 3" SCOTTSDALE BC IN HH 0.5" DN NO STAMPING", having an elevation of 1516.965, NAVD88 datum per the MCDOT Survey Datasheet available online.

## PARCEL DESCRIPTION

PARCEL NO. 1:  
LOT 3, MOUNTAINSIDE PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 632 OF MAPS, PAGE 30.

PARCEL NO. 2:  
RECIPROCAL EASEMENTS FOR DRIVEWAY PURPOSES AND REASONABLE PASSAGE OF MOTOR VEHICLES, ACCESS, INGRESS AND EGRESS, REASONABLE PARKING OF MOTOR VEHICLES, AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF RECIPROCAL EASEMENTS RECORDED AS 03-518720.

## SITE INFORMATION

ADDRESS: 11653 E. SAHUARO DRIVE SCOTTSDALE, ARIZONA 85259

A.P.N.: 217-28-986

LAND AREA: 2.519 ACRES - 109,740 SQ. FT.

STRIPED PARKING SPACE TABULATION:  
There are no striped parking spaces on the subject property.

FLOOD ZONE:  
According to FEMA Flood Insurance Rate Map, Map Number 04013C1780L, dated October 16, 2013, the subject property is located in Zone X. Zone X is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile."

LINE	BEARING	DISTANCE
L1(R)	S 17°29'18" W	189.77'
L1(M)	S 17°29'45" W	189.92'
L2(R)	S 00°10'55" W	167.88'
L2(M)	S 00°10'51" W	167.78'
L3(R)	N 89°49'05" W	175.57'
L3(M)	N 89°47'58" W	175.54'
L4(R)	N 65°24'55" W	178.77'
L4(M)	N 65°25'07" W	178.79'
L5(R)	N 24°34'54" E	177.96'
L5(M)	N 24°35'17" E	177.97'
L6(R)	N 69°34'51" E	25.01'
L6(M)	N 69°35'15" E	24.97'
L7(R)	N 24°34'54" E	218.08'
L7(M)	N 24°36'09" E	218.11'
L8(R)	S 65°25'02" E	228.19'
L8(M)	S 65°25'02" E	228.18'
L9(R)	N 65°24'55" W	10.06'
L9(M)	N 65°25'07" W	10.09'
L10(R)	N 65°24'55" W	168.71'
L10(M)	N 65°25'07" W	168.70'
L11	N 24°34'58" E	30.00'
L12	N 25°07'15" E	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	600.00'	255.97'	24°26'37"	S 77°39'38" E	254.04'

MONUMENT TABLE	
①	FND BRASS CAP FLUSH
②	FND 1/2" REBAR WITH NO I.D. - SET CAP L.S. 31020
③	FND PK NAIL & WASHER L.S. 37258
④	FND PK NAIL & WASHER L.S. 37258 ON WALL
⑤	FND PK NAIL & WASHER L.S. 45761
⑥	FND 1/2" REBAR W/CAP L.S. 45761

## 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 June, 2021, and is correct to the best of my knowledge and the monuments shown actually exist.

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



## TOPOGRAPHIC SURVEY

**ALLIANCE**  
LAND SURVEYING LLC

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GLENDALE, AZ 85303

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contact@allianceaz.com  
www.allianceaz.com

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