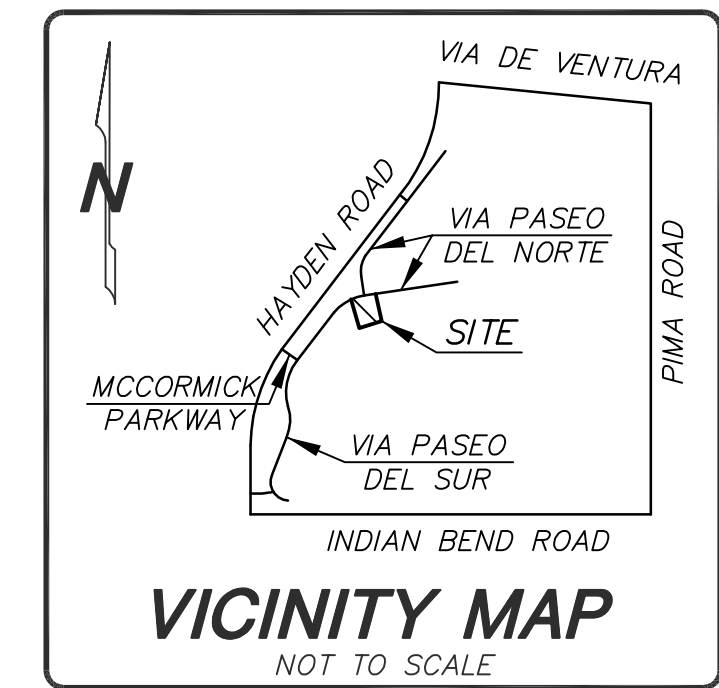


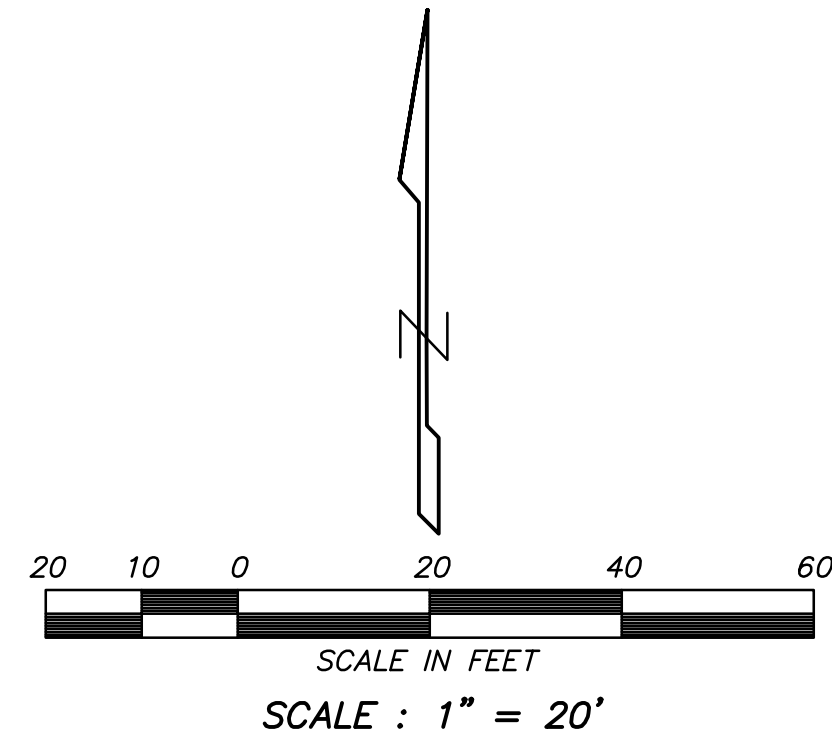
# TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



## SURVEY NOTES

- This survey and the description used are based on the deed recorded in recording number 2022-0821336, M.C.R. This survey has been prepared without the benefit of a title report, and is subject to all easements of record.
- BASIS OF BEARING:** The monument line of Via Paseo Del Norte using a bearing of South 79 degrees 22 minutes 45 seconds West, per the Plat of AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona.
- 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.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. 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 benchmark used for this survey is the NGS monument "1E11", having an elevation of 1,315.817, NAVD88 datum per the MCDOT Survey Primary Control Datasheet available online.



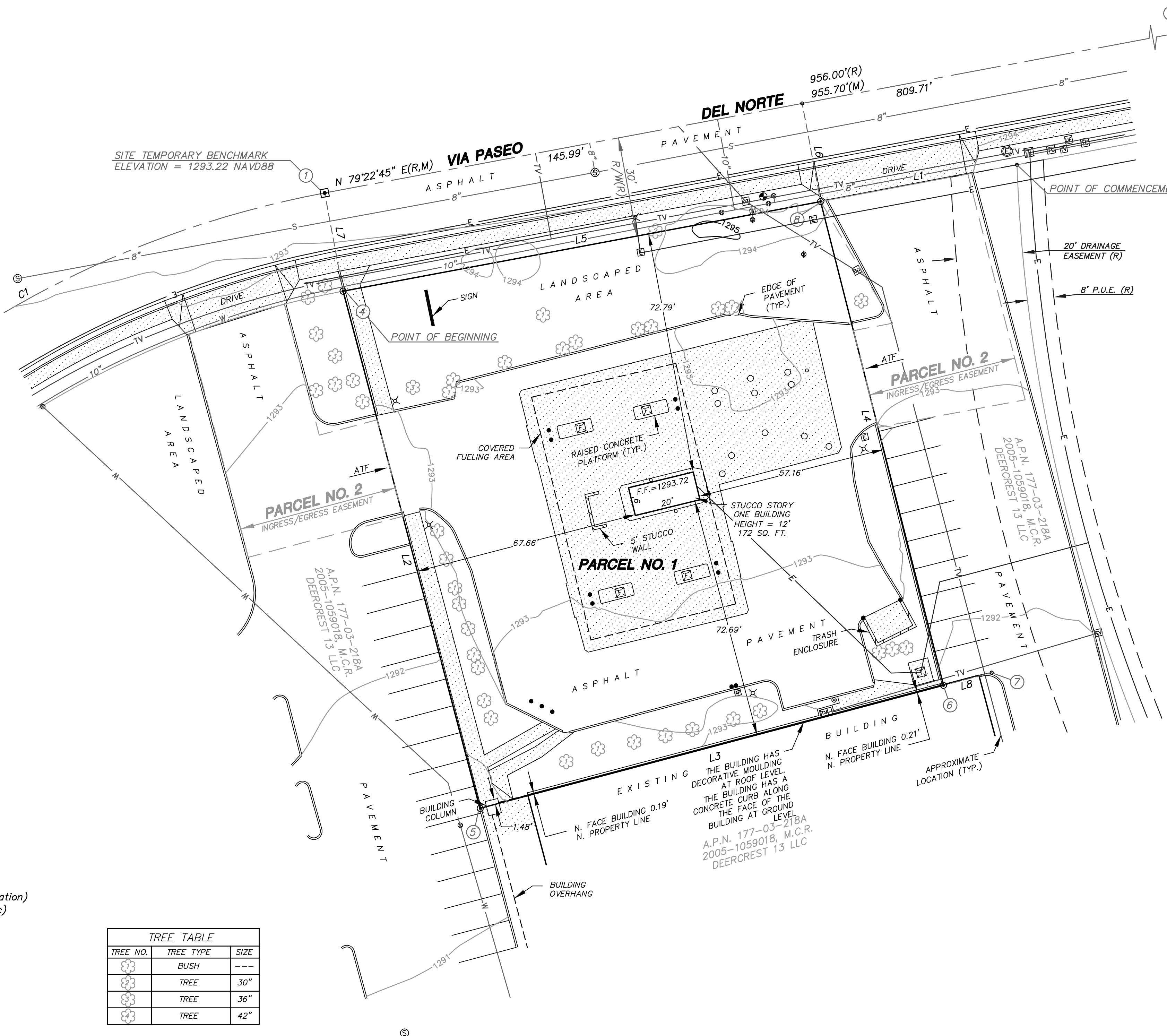
MONUMENT TABLE	
①	FND BRASS CAP IN POT HOLE
②	FND BRASS CAP FLUSH
③	NO MONUMENT FND OR SET - CALCULATED POSITION PER (R)
④	FND 1/2" IRON PIPE WITH NO I.D. - SET TAG L.S. 31020
⑤	SET PK NAIL & WASHER L.S. 31020 ON CURB
⑥	PROPERTY CORNER NOT SET - LANDS IN BUILDING FOOTPRINT
⑦	WITNESS CORNER - SET PK NAIL & WASHER L.S. 31020 STAMPED "WC"
⑧	SET 1/2" REBAR W/CAP L.S. 31020

LINE	BEARING	DISTANCE
L1	S 79°22'45" W	60.01'
L2	S 14°51'10" E	160.75'
L3	N 75°08'50" E	144.00'
L4	N 14°14'46" W	149.99'
L5	S 79°22'45" W	145.99'
L6	S 10°37'15" E	30.00'
L7	S 10°37'15" E	30.00'
L8	N 75°08'50" E	15.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	191.64'	36°36'01"	N 61°06'01" E	188.40'

## REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 154, PAGE 13, M.C.R.
- (R1) DEED 2022-0821336, M.C.R.
- (R2) R.O.S. PER BOOK 933, PAGE 19, M.C.R.
- (R3) R.O.S. PER BOOK 951, PAGE 47, M.C.R.
- (R4) UNRECORDED ALTA SURVEY PER DIN # 57420
- (R5) R.O.S. PER BOOK 1091, PAGE 6, M.C.R.



## PARCEL DESCRIPTION

**Parcel No. 1:**  
Beginning at the Northeastly corner of Tract "D", AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, said point being also the intersection of the most Easterly line of said Tract "D" with the most Southerly line Via Paseo Del Norte;  
Thence South 79 degrees 22 minutes 45 seconds West along said Southerly line of Via Paseo Del Norte 206.00 feet to the true point of beginning;  
Thence South 14 degrees 51 minutes 10 seconds East 160.75 feet,  
Thence North 75 degrees 08 minutes 50 seconds East 144.00 feet  
Thence North 14 degrees 14 minutes 46 seconds West 149.99 feet  
Thence South 79 degrees 22 minutes 45 seconds West 145.99 feet along the most Southerly line of Via Paseo Del Norte to the true point of beginning.

**Parcel No. 2:**  
A non-exclusive easement for ingress and egress, over, on and across the following described portions of Tract "D", AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, as follows:  
Beginning at the Northeastly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D" with the most Southerly line of Via Paseo Del Norte, Thence South 79 degrees 22 minutes 45 seconds West 15.01 feet to the true point of beginning;  
Thence South 14 degrees 14 minutes 46 seconds East 70 feet;  
Thence South 79 degrees 22 minutes 45 seconds West 45 feet;  
Thence North 14 degrees 14 minutes 46 seconds West 30 feet;  
Thence North 79 degrees 22 minutes 45 seconds East 12 feet;  
Thence North 27 degrees 19 minutes 12 seconds West 41.76 feet;  
Thence North 79 degrees 22 minutes 45 seconds East 45 feet to the true point of beginning.  
Beginning at the most Northeastly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D" with the most Southerly line of Via Paseo Del Norte, Thence South 79 degrees 22 minutes 45 seconds West 206.00 feet;  
Thence South 14 degrees 51 minutes 10 seconds East 40 feet to the true point of beginning;  
Thence South 14 degrees 51 minutes 10 seconds East 30 feet;  
Thence South 75 degrees 08 minutes 50 seconds West 48 feet;  
Thence North 14 degrees 51 minutes 10 seconds West to the Southerly line of Paseo Del Norte,  
Thence Northeastly along the curve concave to the South a distance of 30 feet;  
Thence South 14 degrees 51 minutes 10 seconds East 40 feet;  
Unofficial Document Thence North 75 degrees 08 minutes 50 seconds East 18 feet to the true point of beginning, as created by instrument recorded in Docket 10767, Page 1261.

## SITE INFORMATION

ADDRESS: 8233 N. VIA PASEO DEL NORTE SCOTTSDALE, ARIZONA 85258

A.P.N.: 177-03-2188

LAND AREA: 0.517 ACRES - 22,500 SQ. FT.

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

STRIPED PARKING SPACE TABULATION FOR REMAINDER OF TRACT "D":  
Regular: 391  
Disabled: 13  
Total: 404

## 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 herein was completed under my direct supervision during the month of March, 2023, and is correct to the best of my knowledge and the monuments shown actually exist.

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



## LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Concrete Surface
- Wall
- W— Underground Water Line
- S— Underground Sewer Line
- E— Underground Electric Line
- TV— Underground COX Line
- ⊕ Air Pump
- ⊖ Back Flow Preventer
- ⊗ Electric Box
- ⊕ Electric Meter
- ⊖ Electric Transformer
- ⊕ Fire Hydrant
- ⊖ Fuel Pump
- ⊕ Guard Post or Gate Post
- ⊖ Light Pole
- ⊕ Metal Cover
- ⊖ Sewer Manhole
- ⊕ Telephone Cabinet
- ⊖ TV Junction Box
- ⊕ Underground Vault (Communication)
- ⊖ Underground Vault (Fiber Optic)
- ⊕ Underground Vault (TV)
- ⊖ Vent Pipe(s)
- ⊕ Water Meter
- ⊖ Water Valve
- ⊕ Vegetation - See Tree Table
- ATF— Physical Access To & From Adjoining Property
- F.F. Finished Floor

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	BUSH	---
2	TREE	30"
3	TREE	36"
4	TREE	42"

REV  
REV

**TOPOGRAPHIC SURVEY**

**ALLIANCE**  
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