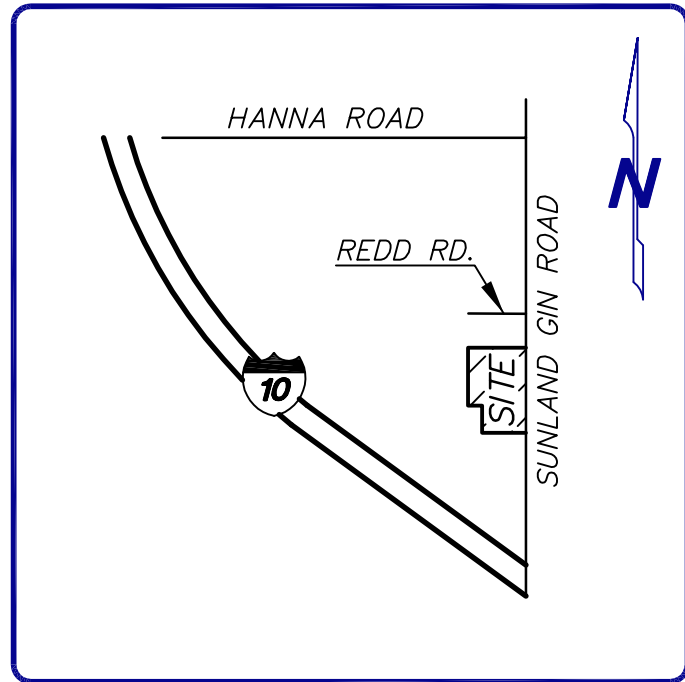


TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

- This survey and the description used are based on a Special Report issued by First American Title Insurance Company, File Number 6301648, dated January 10, 2024.
- BASIS OF BEARING:** The monumented South line of the subject property, using a bearing of North 89 degrees 43 minutes 00 seconds West, per the Record of Survey, recorded in Fee No. 2007–101161, P.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.
- 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 designated as AJ 48, being a Corps of Engineers, U.S. Army disk in concrete post, having an elevation of 1470.01, NAVD 88 datum per the NGS Data Sheet.

SITE INFORMATION

ADDRESS: 5540 N. SUNLAND GIN ROAD ELOY, ARIZONA 85131

A.P.N.: 511–33–008E & 511–33–008F

LAND AREA:
GROSS AREA = 3.918 ACRES – 170,683 SQ. FT.
NET AREA = 3.459 ACRES – 150,683 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENTS (7) FOR PUBLIC HIGHWAY.

SCHEDULE "B" ITEMS

- An easement for Public highway and incidental purposes in the document recorded as Docket 292, Page 475. (PLOTTABLE MATTERS SHOWN HEREON)
- Certification by the Board of Supervisors of Pinal County, Arizona, recorded as Docket 375, Page 572, purporting to establish a county roadway. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for Electric lines and appurtenances and incidental purposes in the document recorded as Docket 688, Page 775. (PORTIONS OF THE DOCUMENT ARE ILLEGIBLE – NOT PLOTTABLE – AFFECT UNKNOWN)
- An easement for Ingress and egress and incidental purposes in the document recorded as Docket 751, Page 910 and 912. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – NO DEFINED EASEMENT LOCATION)
- An easement for Communication lines and appurtenances and incidental purposes in the document recorded as Docket 814, Page 979. (DOES NOT AFFECT SUBJECT PROPERTY)
- An easement for Ingress and egress and incidental purposes in the document recorded as Docket 898, Page 526. Thereafter Addendum to said easement recorded in Docket 1241, page 682 (PLOTTABLE MATTERS SHOWN HEREON)
- All matters as set forth in Water agreement, recorded as Docket 931, page 101 (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
- An easement for Ingress and egress and incidental purposes in the document recorded as Docket 1241, Page 672. (PLOTTABLE MATTERS SHOWN HEREON)
- All matters as set forth in Contract for Electrical Service and Lien Security, recorded as Docket 1243, page 1 (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
- An easement for Electric lines and appurtenances and incidental purposes in the document recorded as Docket 1243, Page 3. (PORTIONS OF THE DOCUMENT ARE ILLEGIBLE – NOT PLOTTABLE – AFFECT UNKNOWN)
- An easement for Water lines and incidental purposes in the document recorded as Docket 1500, Page 172. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for Ingress and egress and incidental purposes in the document recorded as Docket 1525, Page 152. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – EASEMENT IS DEFINED AS RUNNING GENERALLY ALONG THE WEST AND NORTH AREAS OF THE DESCRIBED PROPERTY AND BEING AT LEAST 10 FEET WIDE)
- All matters as set forth in Ordinance No. 20–901, recorded January 22, 2021 as 2021–008015 of Official Records and re-recorded as 2022–029411 of Official Records. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
- An easement for pipe lines and incidental purposes in the document recorded as Docket 743, Page 271. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for ingress and egress and incidental purposes in the document recorded as Docket 930, Page 997. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for transmission lines and incidental purposes in the document recorded as Docket 973, Page 119. (PLOTTABLE MATTERS SHOWN HEREON)
- The terms and provisions contained in the document entitled "Memorandum Agreement" recorded February 14, 1984 as Docket 1208, Page 36 and in Docket 1208, Page 630 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- All matters as set forth in Record of Survey, recorded as Book 21 of Maps, Page 233. (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- All matters as set forth in Affidavit Regarding Annexation A2020–014, recorded October 06, 2020 as 2020–101554, and Amended as 2020–109516, and as 2020–129045 of Official Records. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
- An easement for communication and other facilities and incidental purposes in the document recorded as Docket 817, Page 503. (PORTIONS OF THE DOCUMENT ARE ILLEGIBLE – NOT PLOTTABLE – AFFECT UNKNOWN)
- The terms, provisions and easement(s) contained in the document entitled "Easement and Agreement" recorded May 28, 1981 as Docket 1064, Page 781 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for electric transmission line and incidental purposes in the document recorded as Docket 1232, Page 20. (PLOTTABLE MATTERS SHOWN HEREON)
- The terms and provisions contained in the document entitled "City of Elroy Water and Sewer Agreement" recorded as Docket 1599, Page 871 of Official Records. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

PARCEL DESCRIPTION

PARCEL NO. 1:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;
THENCE NORTH 89 DEGREES 43 MINUTES WEST, A DISTANCE OF 375 FEET ALONG THE MID-SECTION LINE OF SAID SECTION 13;
THENCE NORTH 00 DEGREES 35 MINUTES EAST, A DISTANCE OF 400 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES EAST, A DISTANCE OF 375 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 35 MINUTES WEST, A DISTANCE OF 400 FEET ALONG THE SAID SECTION LINE TO THE POINT OF BEGINNING;

EXCEPT ALL THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MEASURE IN A WESTERLY DIRECTION ALONG THE MID-SECTION LINE BEARING A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID BEARING, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY;
THENCE MEASURE IN A NORTHERLY DIRECTION ALONG A LINE BEARING NORTH 00 DEGREES 35 MINUTES EAST, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY;
THENCE MEASURE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89 DEGREES 43 MINUTES EAST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY;
THENCE MEASURE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 00 DEGREES 35 MINUTES WEST, TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13, MEASURE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 400.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE EAST LINE OF SECTION 13, A DISTANCE OF 100.00 FEET;
THENCE IN A WESTERLY DIRECTION ALONG A LINE BEARING NORTH 89 DEGREES 43 MINUTES WEST, A DISTANCE OF 375.00 FEET;
THENCE MEASURE SOUTHERLY ALONG A LINE BEARING SOUTH 00 DEGREES 35 MINUTES WEST, A DISTANCE OF 100.00 FEET;
THENCE IN A EASTERLY DIRECTION IN A LINE BEARING SOUTH 89 DEGREES 43 MINUTES EAST, A DISTANCE OF 375.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 50 FEET THEREOF.

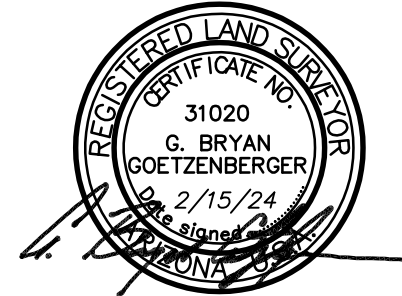
REFERENCE DOCUMENTS

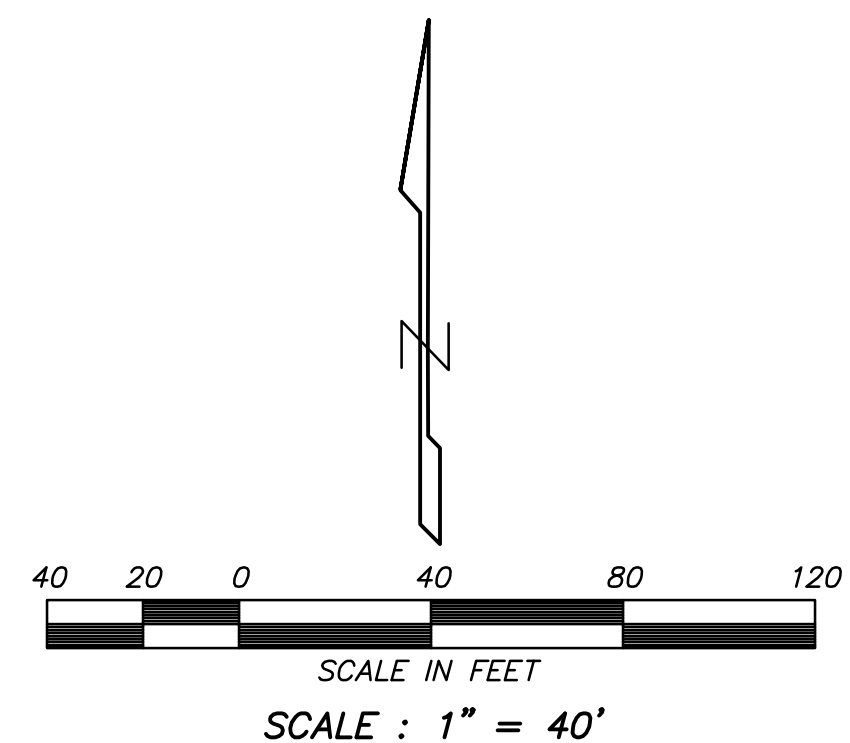
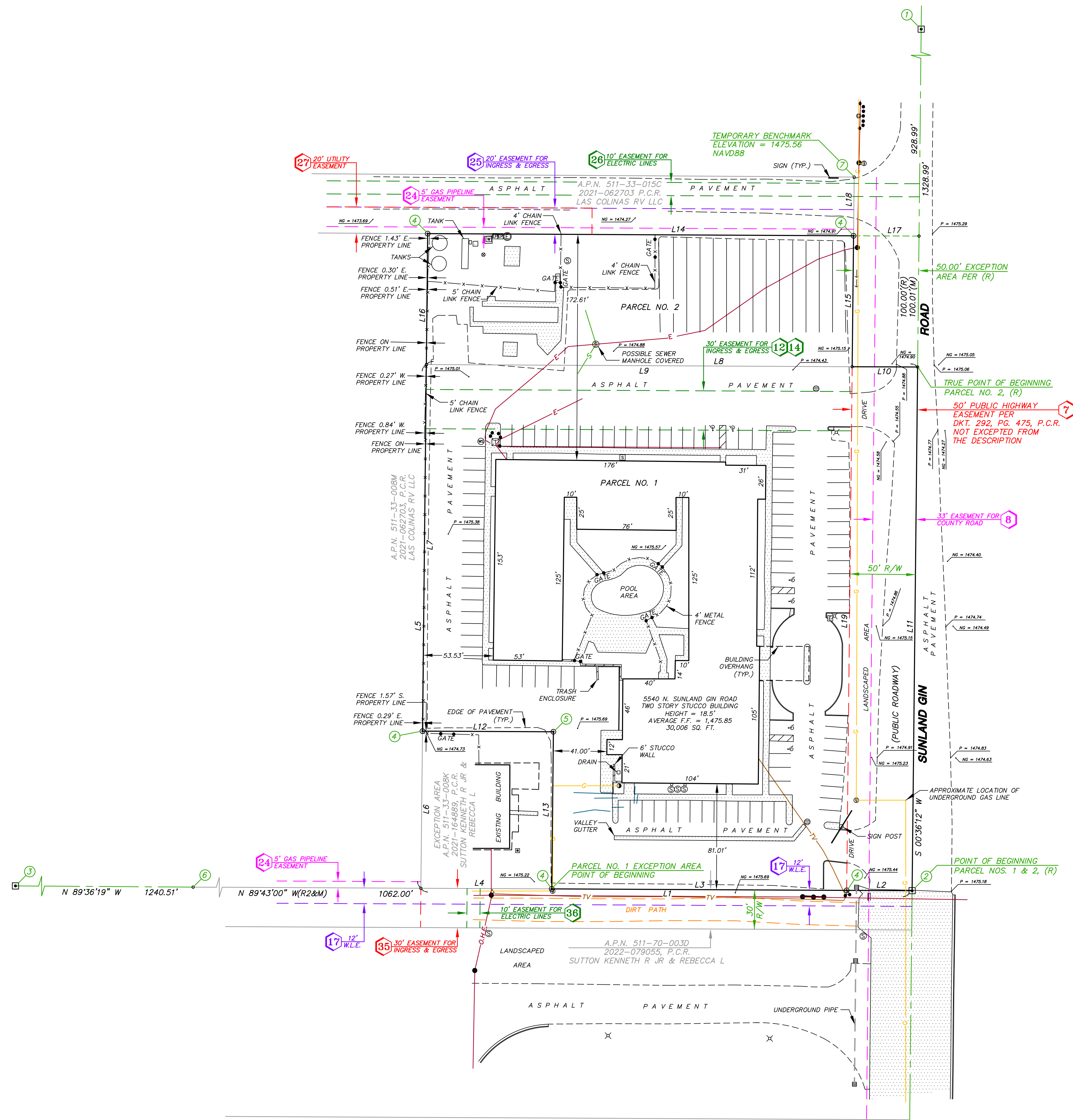
- (R) DEED 2021–093428, P.C.R.
(RT) R.O.S. PER FEE NO. 2007–101161, P.C.R.

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 February, 2024, and is correct to the best of my knowledge and the monuments shown actually exist.

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





LINE	BEARING	DISTANCE
L1(R)	N 89°43'00" W	375.00'
L1(M)	N 89°43'00" W	375.31'
L2	N 89°43'00" W	50.00'
L3	N 89°43'00" W	225.31'
L4	N 89°43'00" W	100.00'
L5(R)	N 00°35'00" E	400.00'
L5(M)	N 00°35'45" E	400.00'
L6(R)	N 00°35'00" E	120.00'
L6(M)	N 00°35'45" E	120.00'
L7	N 00°35'45" E	280.00'
L8(R)	S 89°43'00" E	375.00'
L8(M)	S 89°43'00" E	375.37'
L9	S 89°43'00" E	325.36'
L10	S 89°43'00" E	50.00'
L11(R)	S 00°35'00" W	400.00'
L11(M)	S 00°36'12" W	400.00'
L12(R&M)	S 89°43'00" E	100.00'
L13(R)	S 00°35'00" W	120.00'
L13(M)	S 00°35'45" W	120.00'
L14	S 89°42'28" E	325.38'
L15(R)	S 00°33'00" W	100.00'
L15(M)	S 00°36'12" W	100.02'
L16(R)	N 00°35'00" E	100.00'
L16(M)	N 00°35'45" E	100.06'
L17	S 89°42'28" E	50.00'
L18	N 00°36'12" E	44.82'
L19	S 00°36'12" W	400.00'

MONUMENT TABLE	
①	FND ALUMINUM CAP FLUSH
②	E. 1/4 COR. SEC. 13 - CALCULATED POSITION PER (R1) - ALSO FND IRON BAR N. 07°21'33" E. 0.65'
③	CEN. OF SEC. 13 - FND 1/2" REBAR NO I.D. AS SHOWN ON (R1)
④	SET 1/2" REBAR W/CAP L.S. 31020
⑤	SET PK NAIL & WASHER L.S. 31020
⑥	FND 3/4" IRON PIPE W/TAG L.S. 3042 AS SHOWN ON (R1)
⑦	FND 1/2" REBAR W/TAG L.S. 20358 AS SHOWN ON (R1)

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Dirt Path
- Fence
- Wall
- O.H.E. Overhead Electric Line
- Blue Stake Water Line
- Blue Stake Sewer Line
- Underground Gas Line
- Blue Stake Electric Line
- Blue Stake Fiber Optics Line
- Down Guy Wire
- Drywell Or Catch Basin
- Electric Meter
- Electric Panel
- Electric Transformer
- Gas Marker
- Gas Meter
- Gas Valve(s)
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Metal Grate
- Power Pole
- Sewer Clean Out
- Sewer Manhole
- Telephone Riser
- Spigot
- Well Head
- Water Meter
- Water Stub
- Water Valve
- W.L.E. Waterline Easement
- F.F. Finished Floor
- NG Natural Ground
- P Pavement



TOPOGRAPHIC SURVEY



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REV. 2-27-24 Revised Easement 17
REV.
REV.

SHEET: 2 OF 2 DATE: 2-15-24 JOB NO: 231132