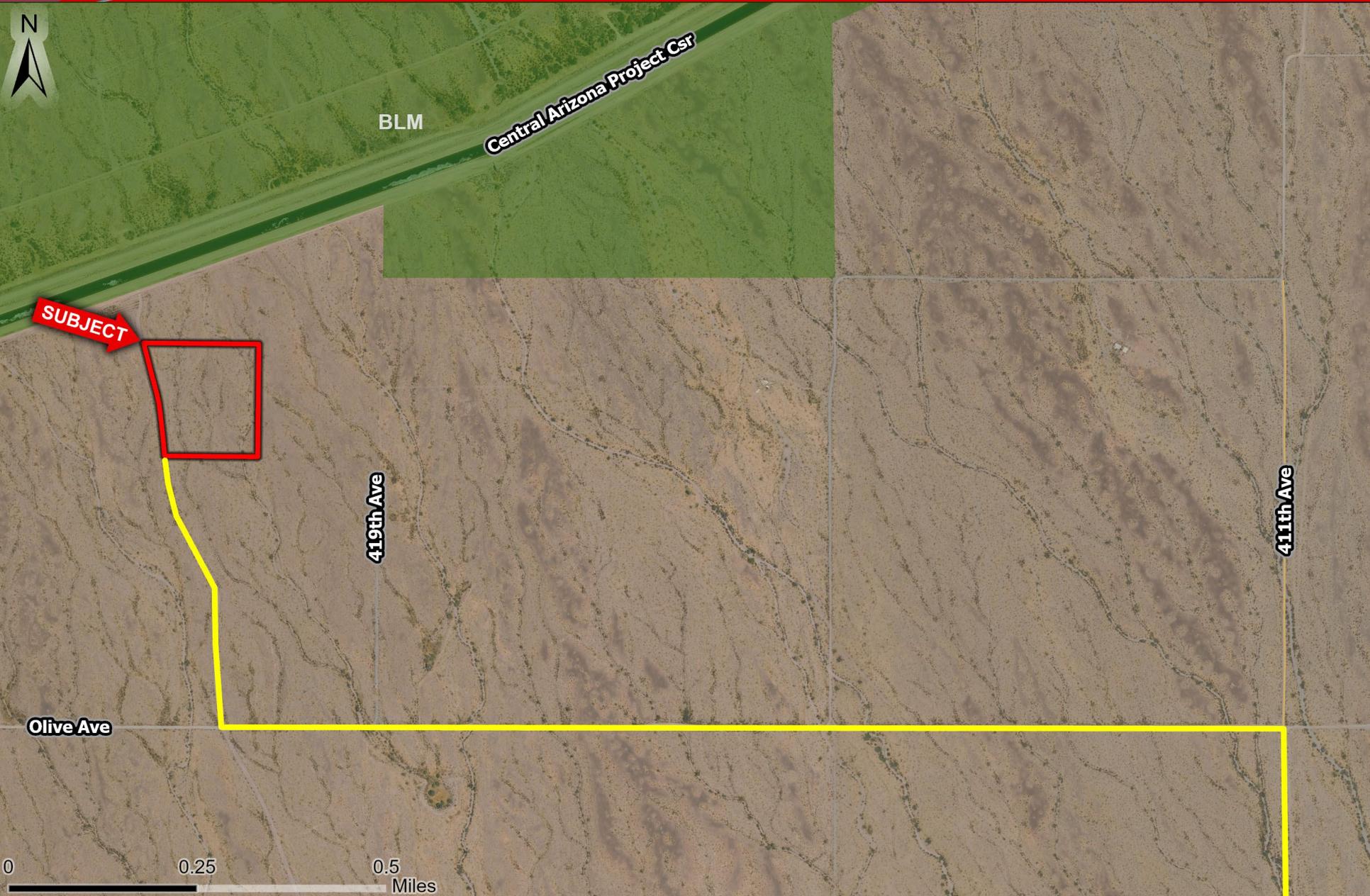
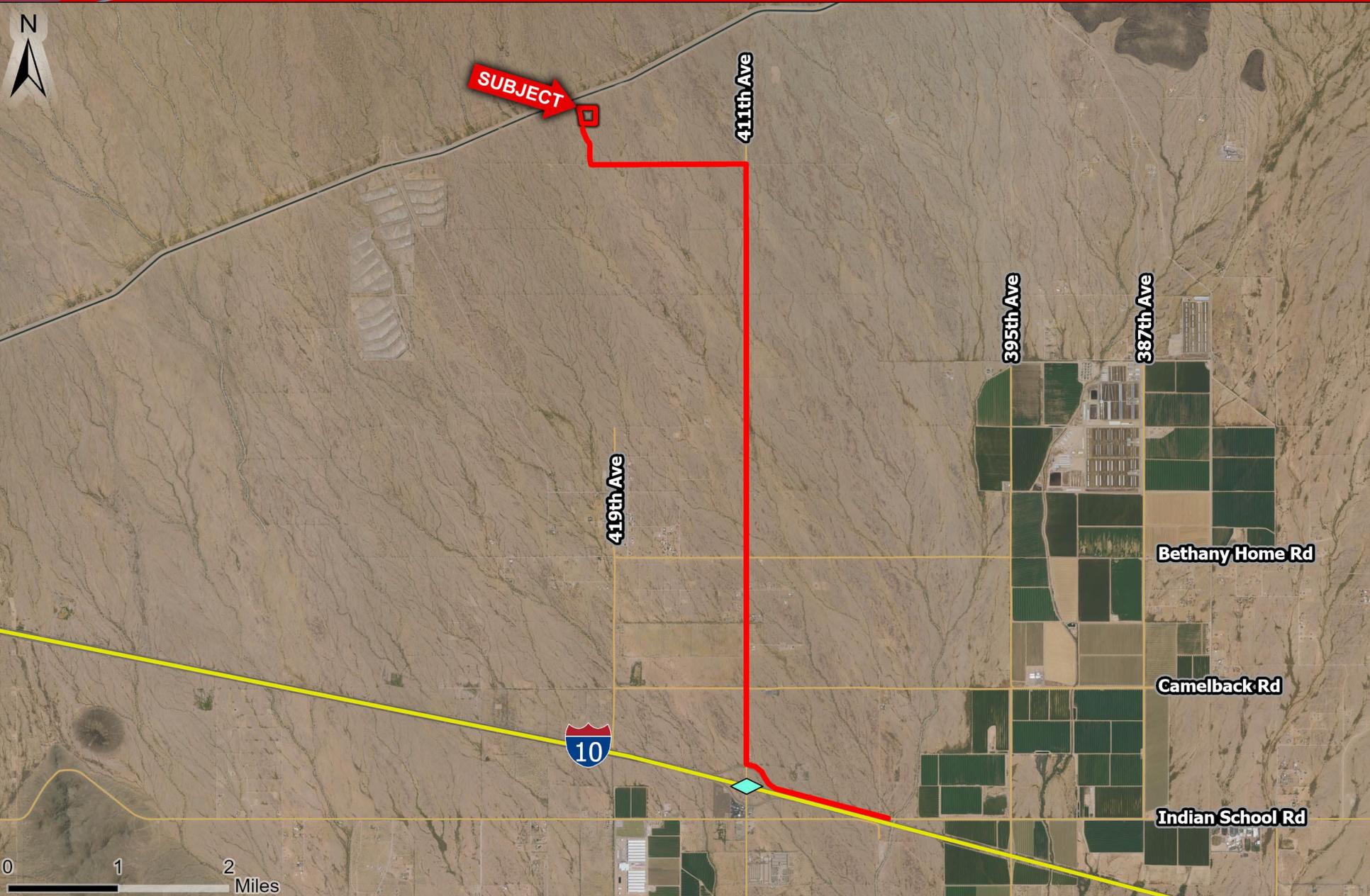


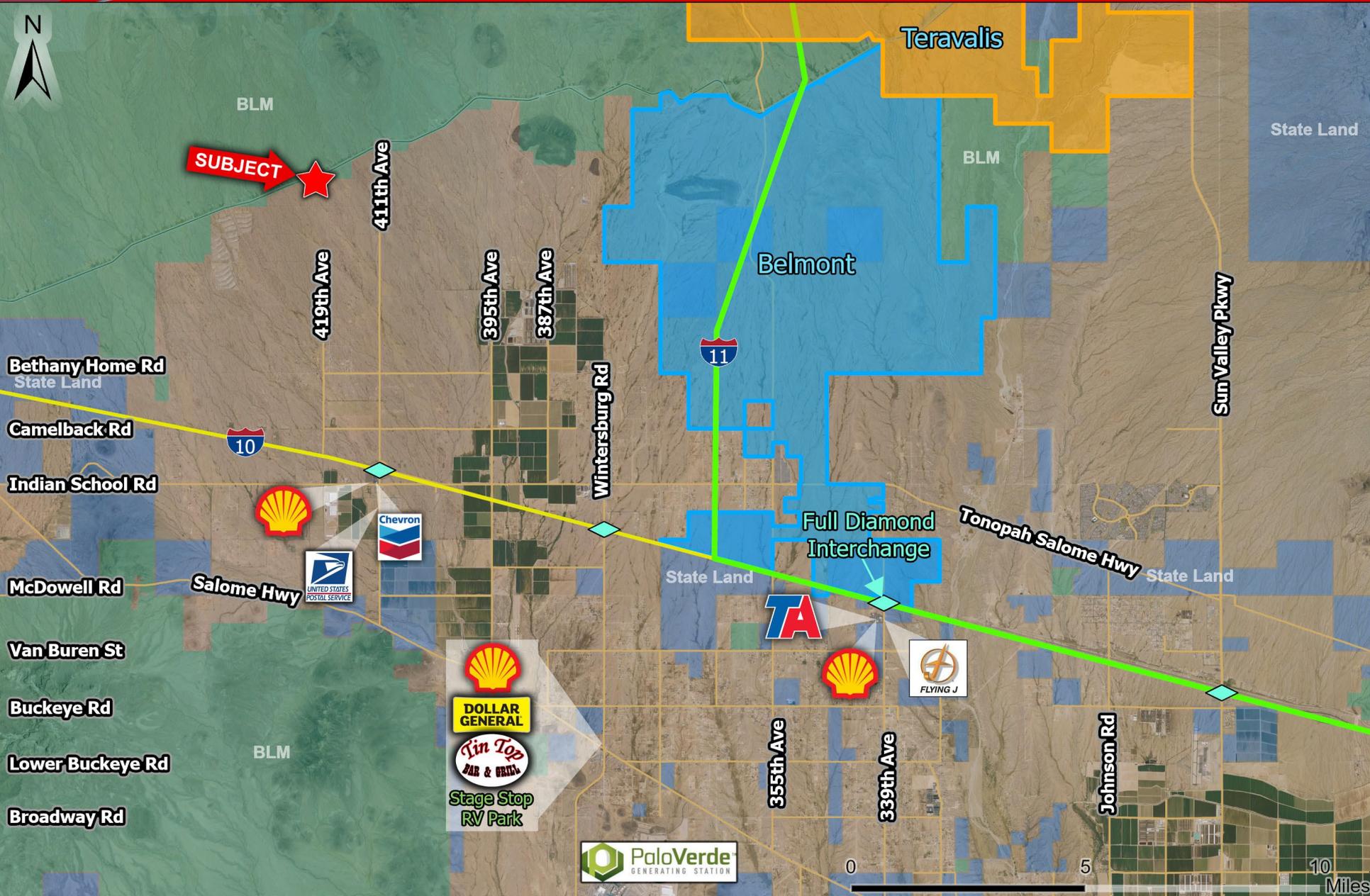


- **Size:** 9.58 Acres
- **Zoning:** RU-190 (Minimum 4.36 acre lots)
- **Price:** \$60,900 (\$6,357 per acre)
- **Comments:**
  - ✓ Excellent location within Tonopah highlighting beautiful scenery and mountain views in multiple directions.
  - ✓ ZERO floodplain or floodway impact.
  - ✓ Extremely cheap price per acre.
  - ✓ Ability to split into two lots.
  - ✓ Seller willing to finance with 20% down, 9% interest, 1-5 year balloon. Buyer may amortize over a longer period if desired.

**Great Investment Opportunity | Exclusively Available**





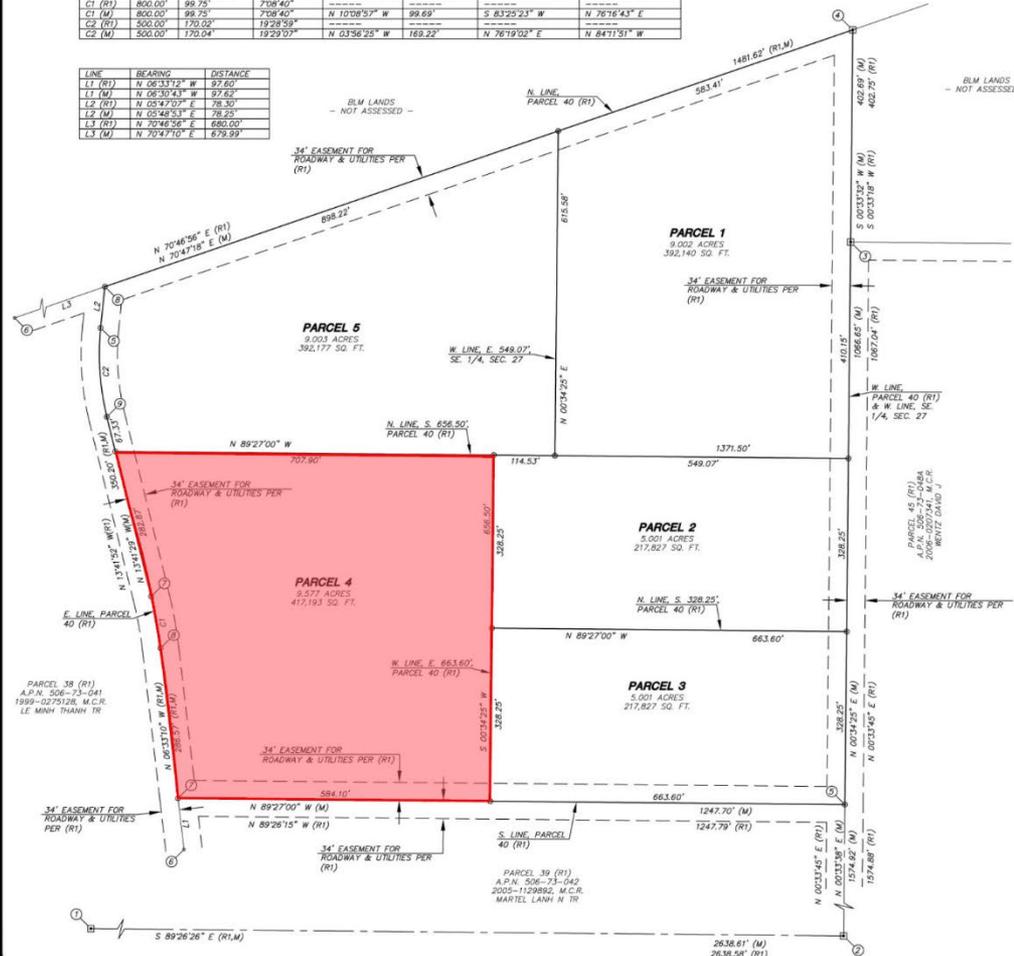
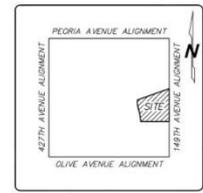
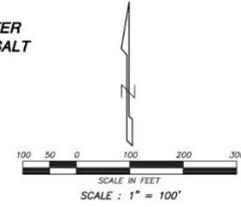


### LAND DIVISION SURVEY

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1 (RT)	800.00'	99.75'	7.08°40"				
C1 (M)	800.00'	99.75'	7.08°40"	W 10°08'57" W	99.89'	S 83°32'23" W	N 76°16'43" E
C2 (RT)	500.00'	170.02'	19°28'59"				
C2 (M)	500.00'	170.04'	19°29'07"	N 03°56'25" W	169.22'	N 76°19'09" E	N 84°17'51" W

LINE	BEARING	DISTANCE
L1 (RT)	N 06°33'12" W	97.60'
L1 (M)	N 06°30'43" W	97.62'
L2 (RT)	N 05°47'07" E	78.30'
L2 (M)	N 05°44'53" E	78.25'
L3 (RT)	N 70°46'56" E	680.00'
L3 (M)	N 70°47'10" E	679.99'



#### LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- ⊕ Find Survey Monument (See Monument Table)
- ⊙ (See Monument Table)
- (R) Record
- (M) Measured

MONUMENT TABLE	
①	S. 1/4 COR. SEC. 27 - FND BENT G.L.O. BRASS CAP - LOCATED CENTER OF CAP
②	SE COR. SEC. 27 - FND G.L.O. BRASS CAP
③	E. 1/4 COR. SEC. 27 - FND G.L.O. BRASS CAP
④	FND B.L.M. BRASS CAP - C.A.P. R/W
⑤	FND 1/2" REBAR W/CAP L.S. 31754 PER (R)
⑥	FND 1/2" REBAR W/LEGIBLE CAP
⑦	FND 1/2" REBAR W/OBLITERATED CAP - SET CAP L.S. 31020
⑧	FND 1/2" REBAR W/LEGIBLE CAP - SET TAG L.S. 31020
⑨	FND 1/2" REBAR W/OBLITERATED CAP - SET TAG L.S. 31020

#### SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by American Title Service Agency; Commitment Number 302153-56, dated July 24, 2025.
- BASIS OF BEARING: The South line of the Southeast quarter of Section 27, using a bearing of North 89 degrees 26 minutes 26 seconds East, per the RECORD OF SURVEY, recorded in Book 349, Page 1, 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 the survey.

#### REFERENCE DOCUMENTS

- (R) DEED 2025-0498880, M.C.R.
- (R) R.O.S. PER BOOK 349, PAGE 1, M.C.R.

#### SITE INFORMATION

OWNER: THE ENTRUST GROUP INC, FBO JOSEPH C. WERNER  
A.P.N.: 506-73-043  
DEED: 2025-0498880, M.C.R.

#### PARENT PARCEL DESCRIPTION

Parcel 40, WEST VALLEY RANCHES, as shown on record of Survey and Map of Dedication of easements recorded in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 349 of Maps, Page 1, portions of Section 27 of Township 3 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

#### PARCEL DESCRIPTION

Parcel 1: That portion of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1, lying East of the line 549.07 feet West of, and parallel with, the East line of the Southwest quarter of Section 27, Township 3 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

- EXCEPT the South 656.50 feet thereot.
- Parcel 2: The North 328.25 feet of the South 656.50 feet of the East 663.60 feet of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1.
- Parcel 3: The South 328.25 feet of the East 663.60 feet of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1.
- Parcel 4: The South 656.50 feet of Parcel 40, WEST VALLEY RANCHES, according to the RECORD OF SURVEY, MAP OF DEDICATION OF EASEMENTS, recorded in the Office of the Recorder of Maricopa County, Arizona in Book 349 of Maps, Page 1.
- EXCEPT the East 663.60 feet thereot.

#### EXCEPT the South 656.50 feet thereot; AND

EXCEPT that portion East of a line 549.07 feet West of, and parallel with, the East line of the Southwest quarter of Section 27, Township 3 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

#### SURVEYOR'S STATEMENT

I, G. Bryan Goetzberger, 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 September, 2025, and is correct to the best of my knowledge and the monuments shown actually exist.

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



OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER  
JUSTIN HEAP  
20250508035 09/03/2025 01:12  
BOOK 1876 PAGE 5  
ELECTRONIC RECORDING  
250802-1-1-1-M-  
RoyP

**LAND DIVISION SURVEY**

**ALLIANCE**  
LAND SURVEYING, LLC  
7900 N. DEW AVE. SUITE 104  
DUNDAS, AZ 85003  
Phone: 602.837.8720  
info@allianceaz.com  
www.allianceaz.com

SHEET: 1 of 1 DATE: 9-3-25 JOB NO: 250802