

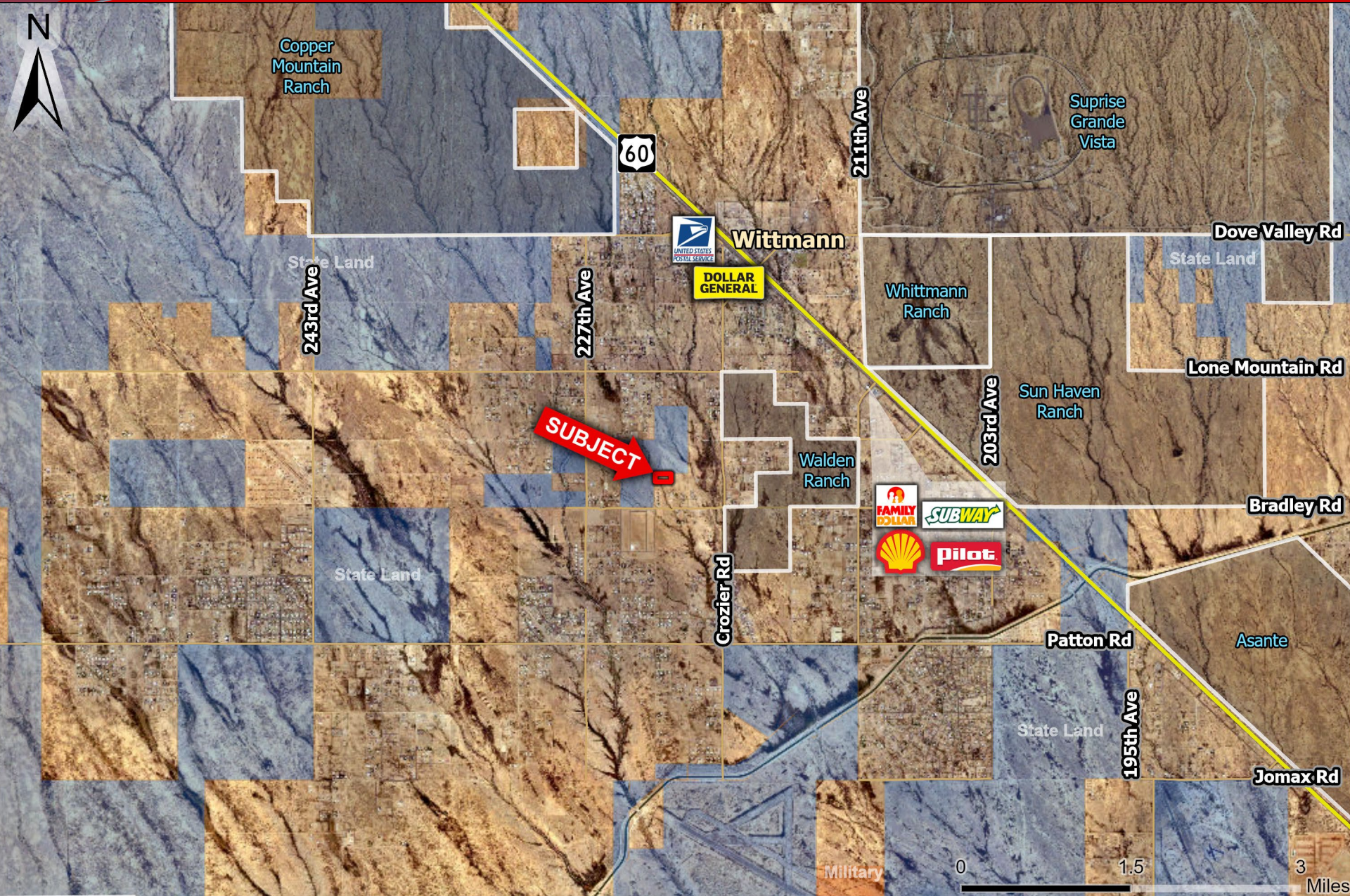
- **Location:** 222nd Ave & Barwick Dr.
- **Size:** 5 Acres
- **Zoning:** RU-43
- **Price:** \$247,900 ~ \$49,580/acre
- **Comments:**
 - ✓ Great Location within Wittmann benefiting from permanently unobstructed views in two directions, due to State Land bordering the property.
 - ✓ Perfect for small custom home subdivision, equestrian estates, large acreage single home lot, and much more.
 - ✓ Near multiple custom home communities with home sales near \$900,000.
 - ✓ Paved access just south of property.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com

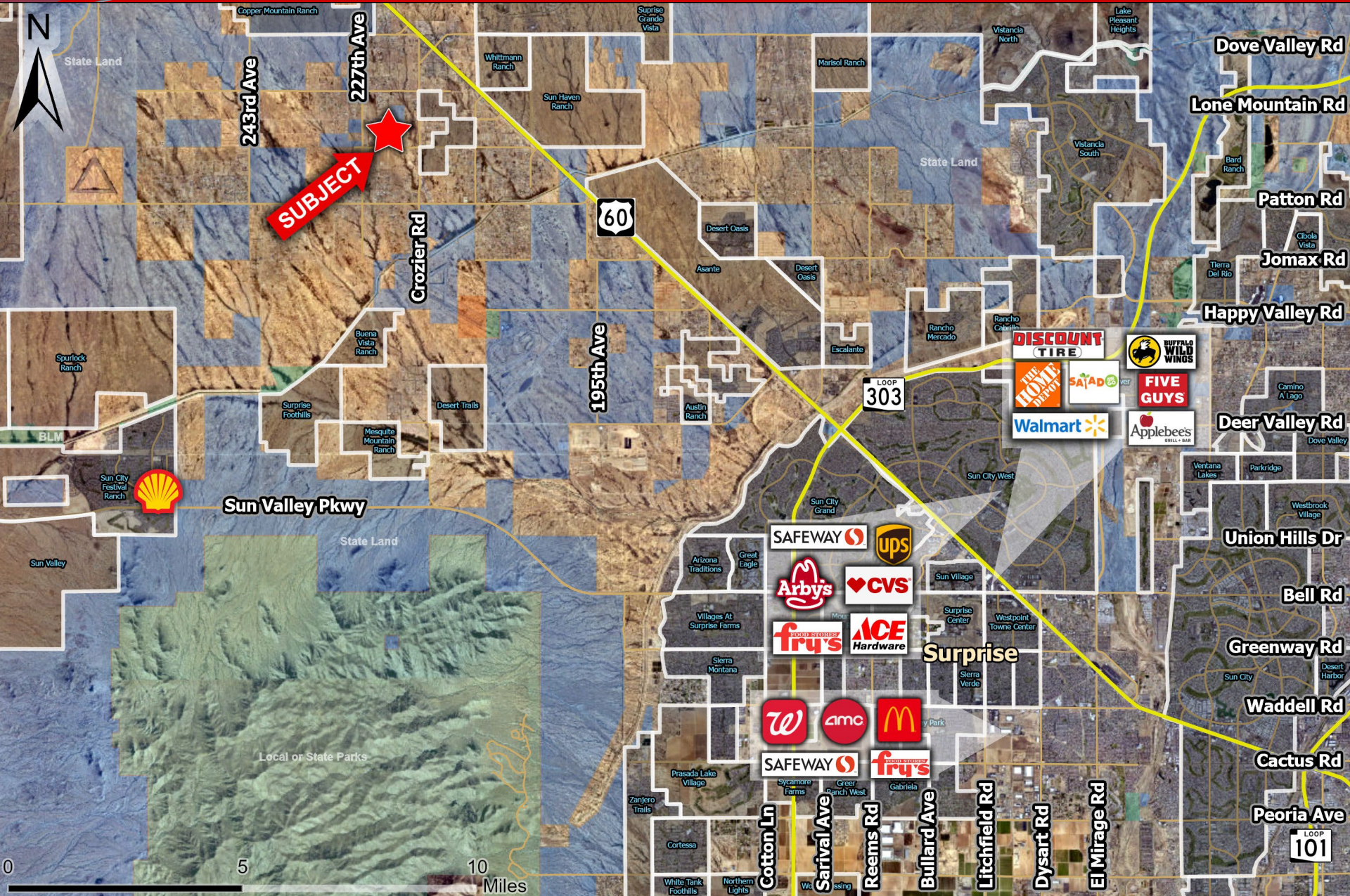


SUBJECT

DOLLAR GENERAL

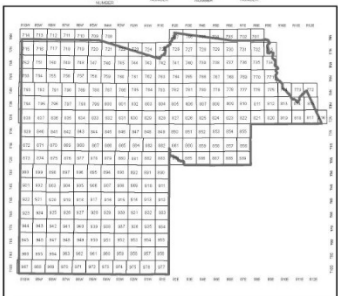
FAMILY DOLLAR
SUBWAY
SHELL
PILOT

0 1.5 3 Miles




MARICOPA COUNTY
STATE OF ARIZONA


PT. SECTION 23 T05N R03W
760 - 23 - 04 - 00



Parcels updated within this map

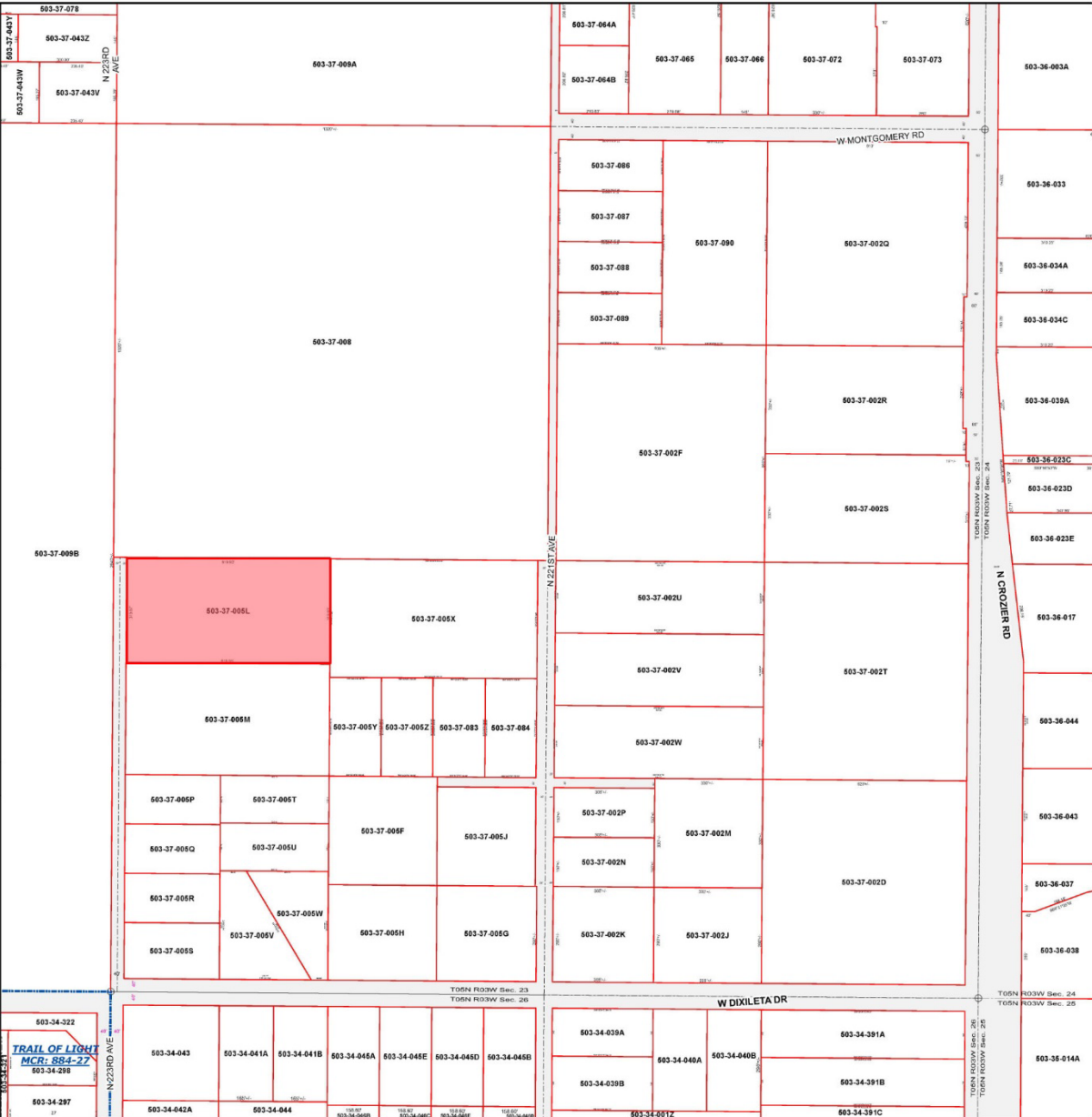


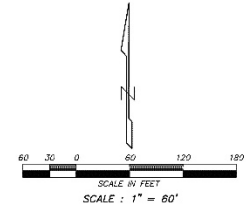
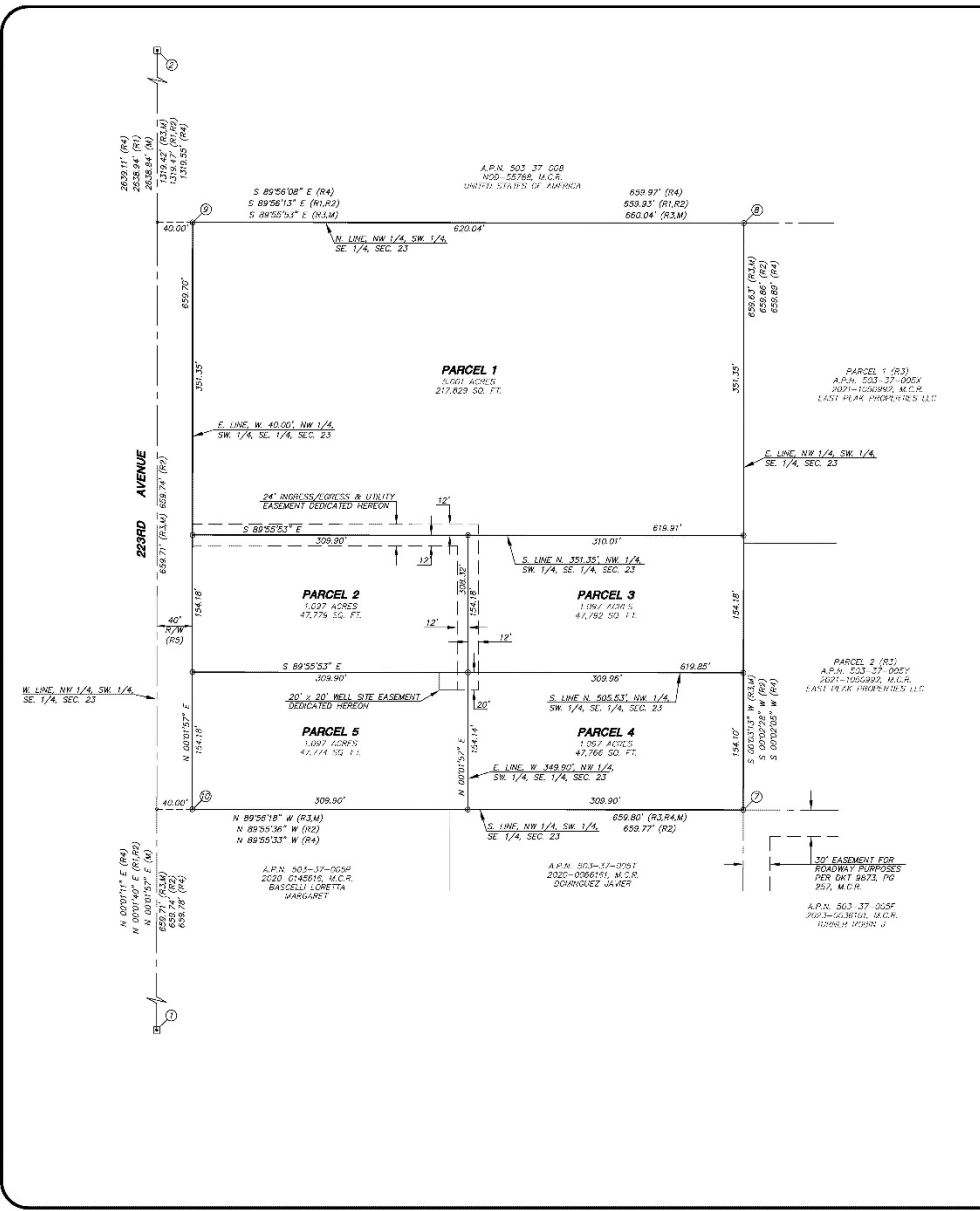
MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 10/23/2023
<https://mcaassessor.maricopa.gov>



LEGEND: Parcels, Sections, Centerlines, Lots, Section Corners, Subdivisions

Disclaimer - Indemnification
CAUTION: USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.
The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.
The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.





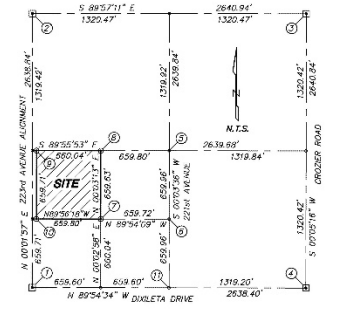
SITE INFORMATION

SUBDIVISION:
 A.P.N.: 503-37-005 & 503-37-005M
 DIVISOR: ROBT VERMA & MCHT VERMA
 DEED: 2004-017808, M.C.R.

REFERENCE DOCUMENTS

(R) DEED 2024-0176881, M.C.R.
 (R1) ALTA/ALSM LAND TITLE SURVEY PER BOOK 621, PAGE 24, M.C.R.
 (R2) R.O.S. PER BOOK 656, PAGE 5, M.C.R.
 (R3) LAND DIVISION SURVEY PER BOOK 1812, PAGE 50, M.C.R.
 (R4) R.O.S. PER BOOK 1534, PAGE 48, M.C.R.
 (R5) DUTY-CLAIM DEED BOOK 1882, PAGE 552, M.C.R.

SE 1/4, SEC. 23, T5N, R3W



MONUMENT TABLE	
①	S. 1/4 COR. SEC. 23 - END 61.5' PIPE WITH NO CAP
②	COR. OF SEC. 23 - END 1.25\" BRON PIPE W/TAG L.S. 3068 AS SHOWN ON (R), (R3, & (R6)
③	E. 1/4 COR. SEC. 23 - END BRASS CAP STEW
④	SE COR. SEC. 23 - END BRASS CAP IN HANDHOLE
⑤	NE COR. NW 1/4, SW 1/4, SEC. 23 - CALC'D POSITION PER (R3)
⑥	SE COR. NE 1/4, SW 1/4, SEC. 23 - CALC'D POSITION PER (R3)
⑦	FIND 3/4\" IRON PIPE W/TAG L.S. 31020 PER (R3) - ACCEPTED AS THE NW COR. NE 1/4, SW 1/4, SEC. 23
⑧	FIND 3/4\" IRON PIPE W/TAG L.S. 31020 PER (R3) - ACCEPTED AS THE NW COR. NE 1/4, SW 1/4, SEC. 23
⑨	FIND 1\" IRON PIPE W/TAG L.S. 31020 PER (R1) - SET TAG L.S. 31050
⑩	FIND 1/2\" REBAR W/CAP L.S. 32279 AS SHOWN ON (R4)
⑪	SE COR. SW 1/4, SEC. 23 - CALC'D POSITION

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 STEPHEN RICHER
 20240213119 04/24/2024 10:25
 BOOK 1796 PAGE 6
 ELECTRONIC RECORDING

AMENDED LAND DIVISION SURVEY



231215A-2-1-1-M-Boyp