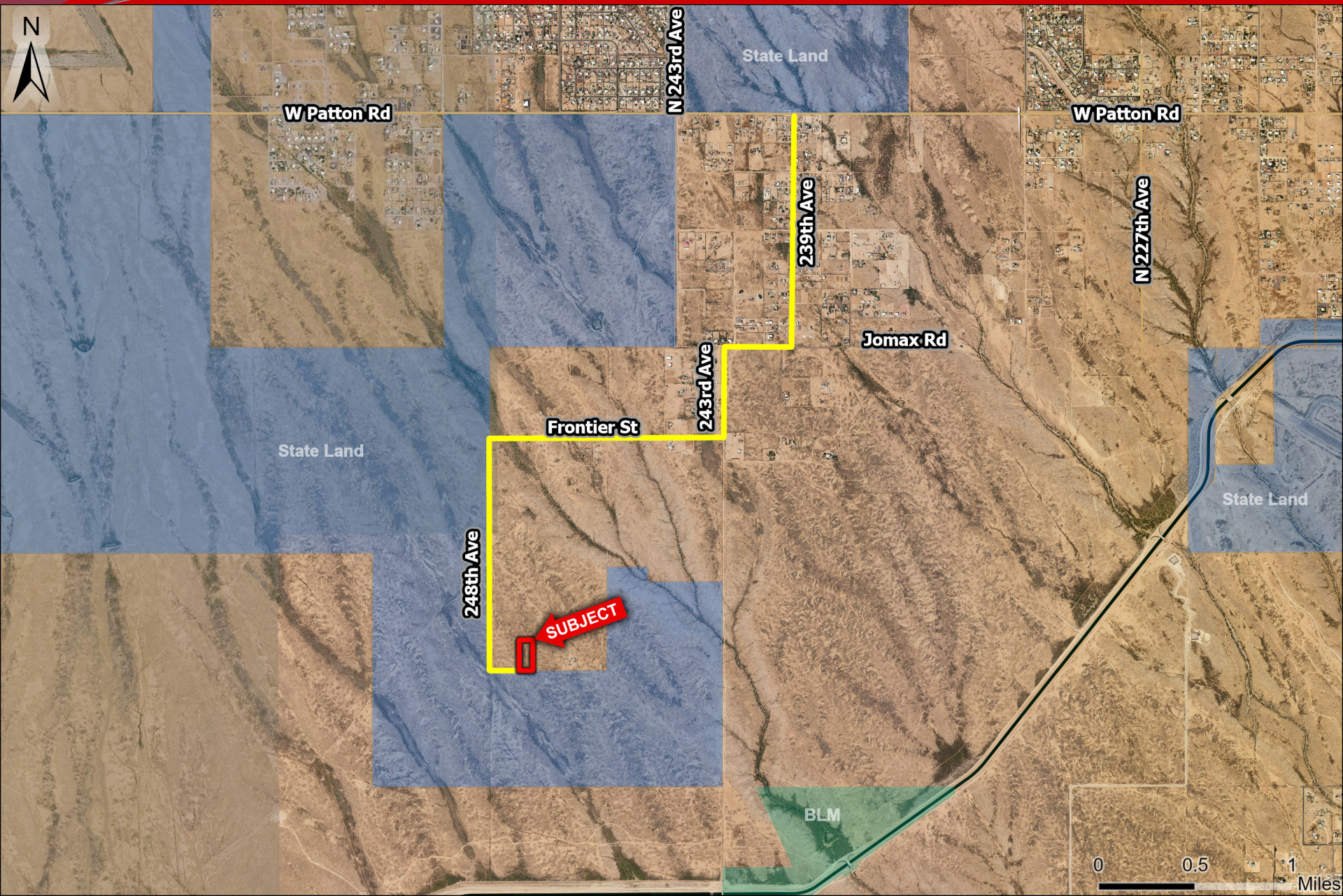
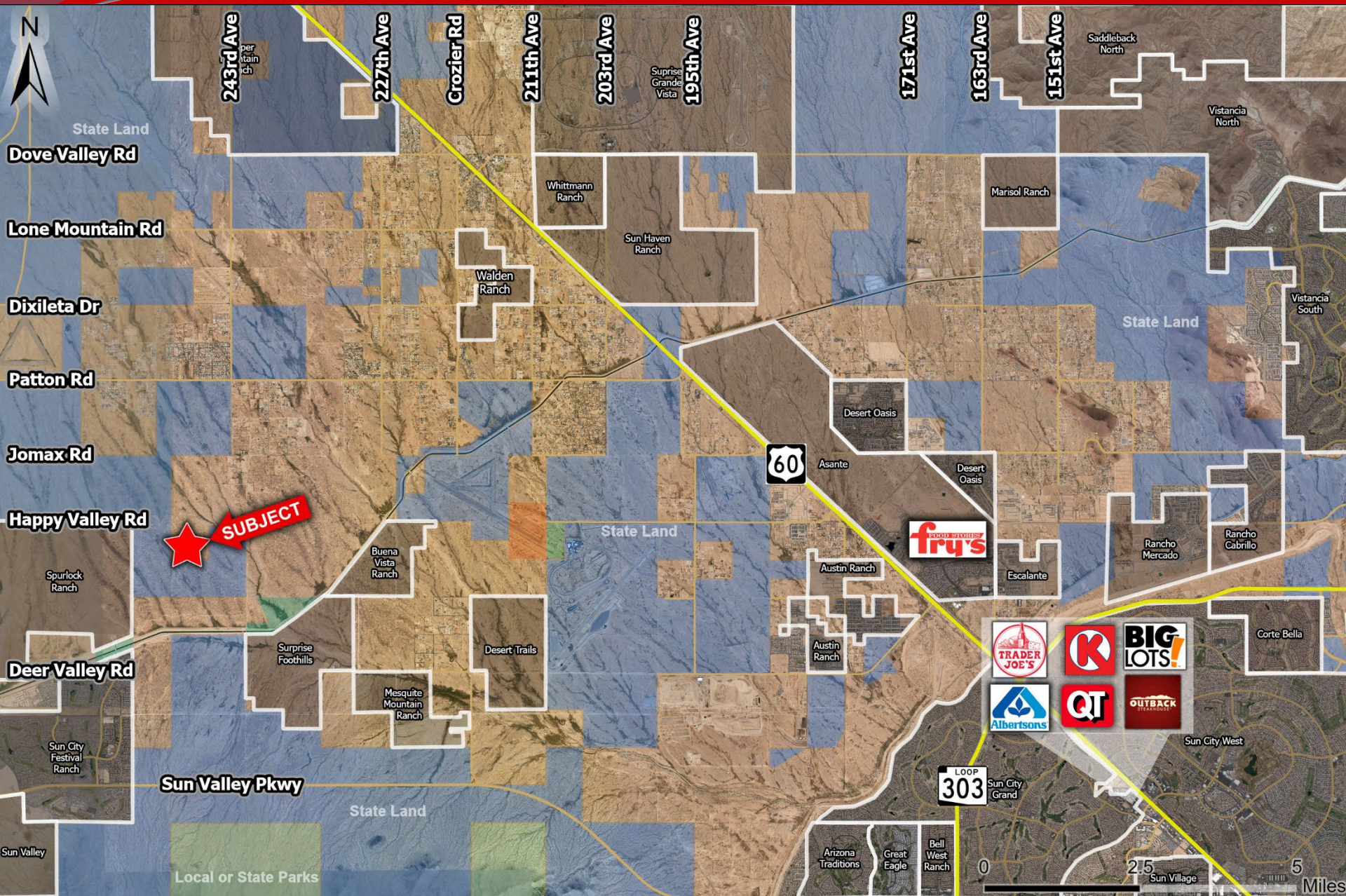


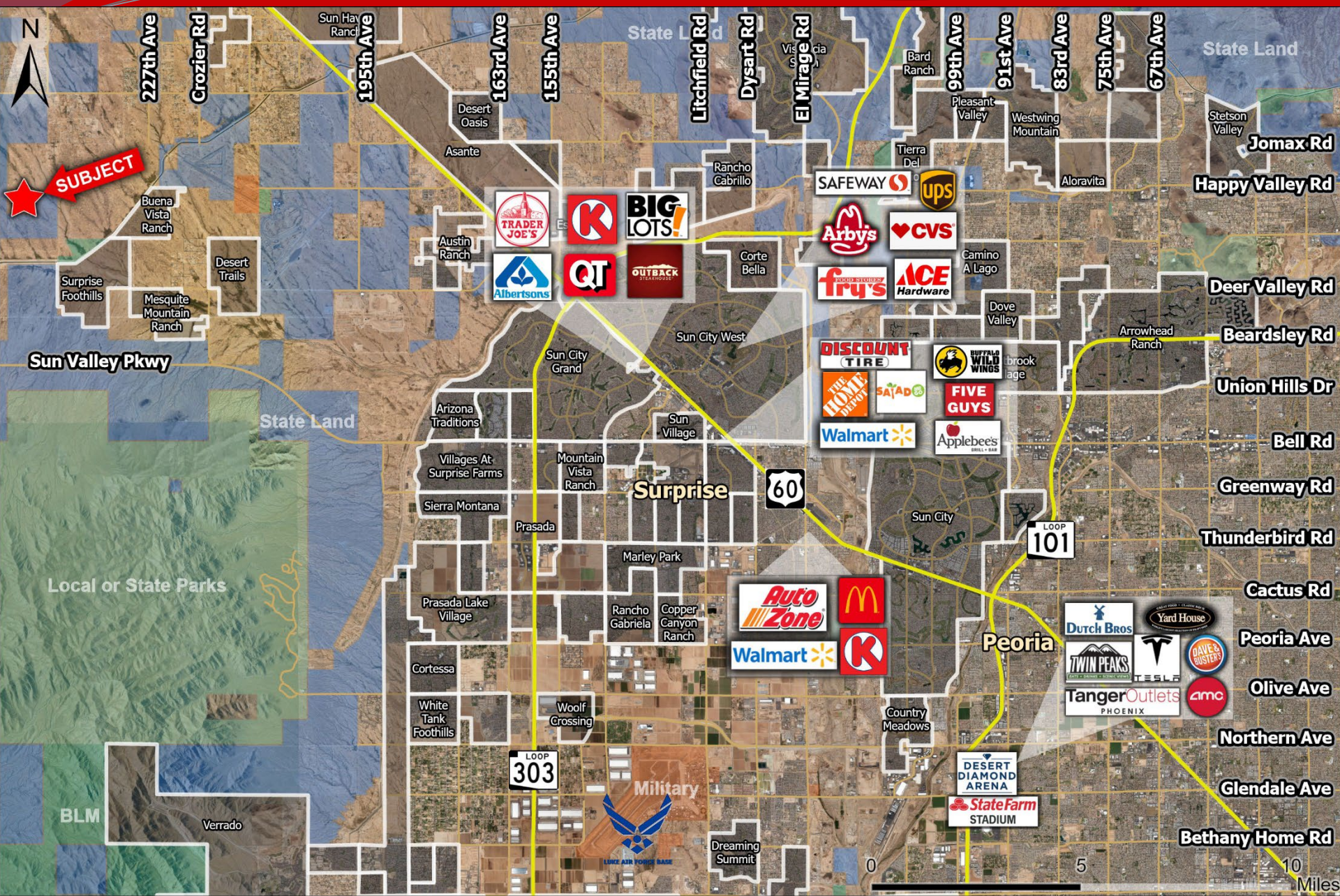


- **Location:** Approx. 247th Ave & Happy Valley Rd
- **Size:** 5 Acres
- **Taxes:** \$481.86 (2024)
- **Zoning:** RU-190
- **Price:** \$99,900 ~ \$19,980/acre
- **Comments:**
 - ✓ Cheap price per acre with huge upside potential.
 - ✓ Extremely flat, buildable lot.
 - ✓ Minimal holding cost, perfect for future home site or speculative investment.

Great Investment Opportunity | Exclusively Available

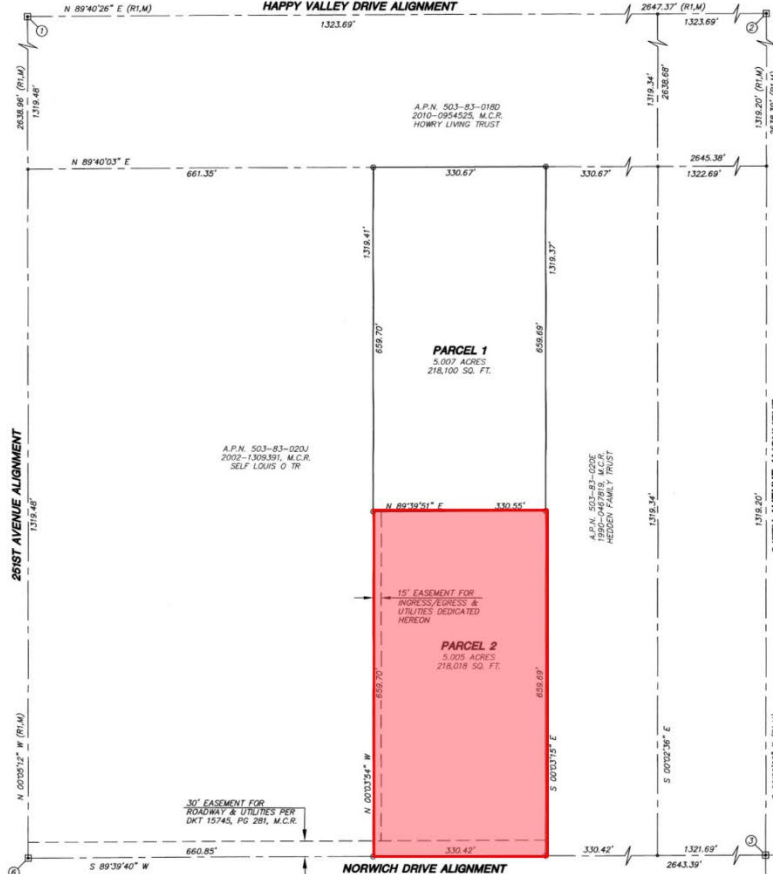






LAND DIVISION SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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) See Reference Documents
- (M) Measured

DEDICATION

BOW LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF THE PROPERTY SHOWN HEREON AS DESCRIBED IN DOCUMENT NO. 2024-092273, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS SUBMITTED AND HEREBY DECLARES THAT THIS LAND DIVISION SURVEY SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH PARCEL SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID LAND DIVISION SURVEY.

BOW LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES THE EASEMENTS SHOWN ON SAID LAND DIVISION SURVEY FOR THE FOLLOWING PURPOSES:

A PRIVATE INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SHOWN HEREON.

EASEMENTS FOR UTILITIES, PUBLIC OR PRIVATE, FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SHOWN HEREON.

BY: DAV WERNER, MANAGER 2/18/25
BOW LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS 18th DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DAV WERNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: John Jewell April 16, 2025
NOTARY PUBLIC MY COMMISSION EXPIRES

MONUMENT TABLE	
(1)	NW COR. SEC. 8 - FND G.L.O. BRASS CAP
(2)	N 1/4 COR. SEC. 8 - FND G.L.O. BRASS CAP
(3)	CEN. OF SEC. 8 - FND 5/8" REBAR W/ TAD L.S. 38863
(4)	E 1/4 COR. SEC. 8 - FND MARICOPA COUNTY BRASS CAP
(5)	S 1/4 COR. SEC. 8 - FND G.L.O. BRASS CAP
(6)	W 1/4 COR. SEC. 8 - FND MARICOPA COUNTY BRASS CAP L.S. 21782 AS SHOWN ON (R1)

PARENT PARCEL DESCRIPTION

The West half of the East half of the Southwest quarter of the Northwest quarter of Section 8, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL DESCRIPTION

PARCEL 1:
The North half of the West half of the East half of the Southwest quarter of the Northwest quarter of Section 8, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL 2:
The South half of the West half of the East half of the Southwest quarter of the Northwest quarter of Section 8, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by American Title Service Agency, LLC, as agent for First American Title Insurance Company, Commitment Number 248894, dated December 3, 2024.
- BASIS OF BEARING: The monument line of the East line of the Northwest quarter of Section 8, using an assumed bearing of South 00 degrees 00 minutes 00 seconds East.
- 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.

REFERENCE DOCUMENTS

- (R) DEED 2024-092273, M.C.R.
- (R1) R.O.S. PER BOOK 686, PAGE 42, M.C.R.
- (R2) LAND DIVISION SURVEY PER BOOK 1788, PAGE 36, M.C.R.

SITE INFORMATION

OWNER: BOW LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
DEED: 2024-092273, M.C.R.

SURVEYOR'S STATEMENT

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

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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN BEAP
20250089598 02/19/2025 02:58
BOOK 1845 PAGE 7
ELECTRONIC RECORDING
250144-1-1-M-
AmInE

LAND DIVISION SURVEY

ALLIANCE
LAND SURVEYING, LLC
7800 N 73RD AVENUE, SUITE 104 Phone: (602) 879-2200
GLANDALE, AZ 85305 website: alliancelandsurveying.com

SHEET: 1 OF 1 DATE: 2-12-25 JOB NO.: 250144