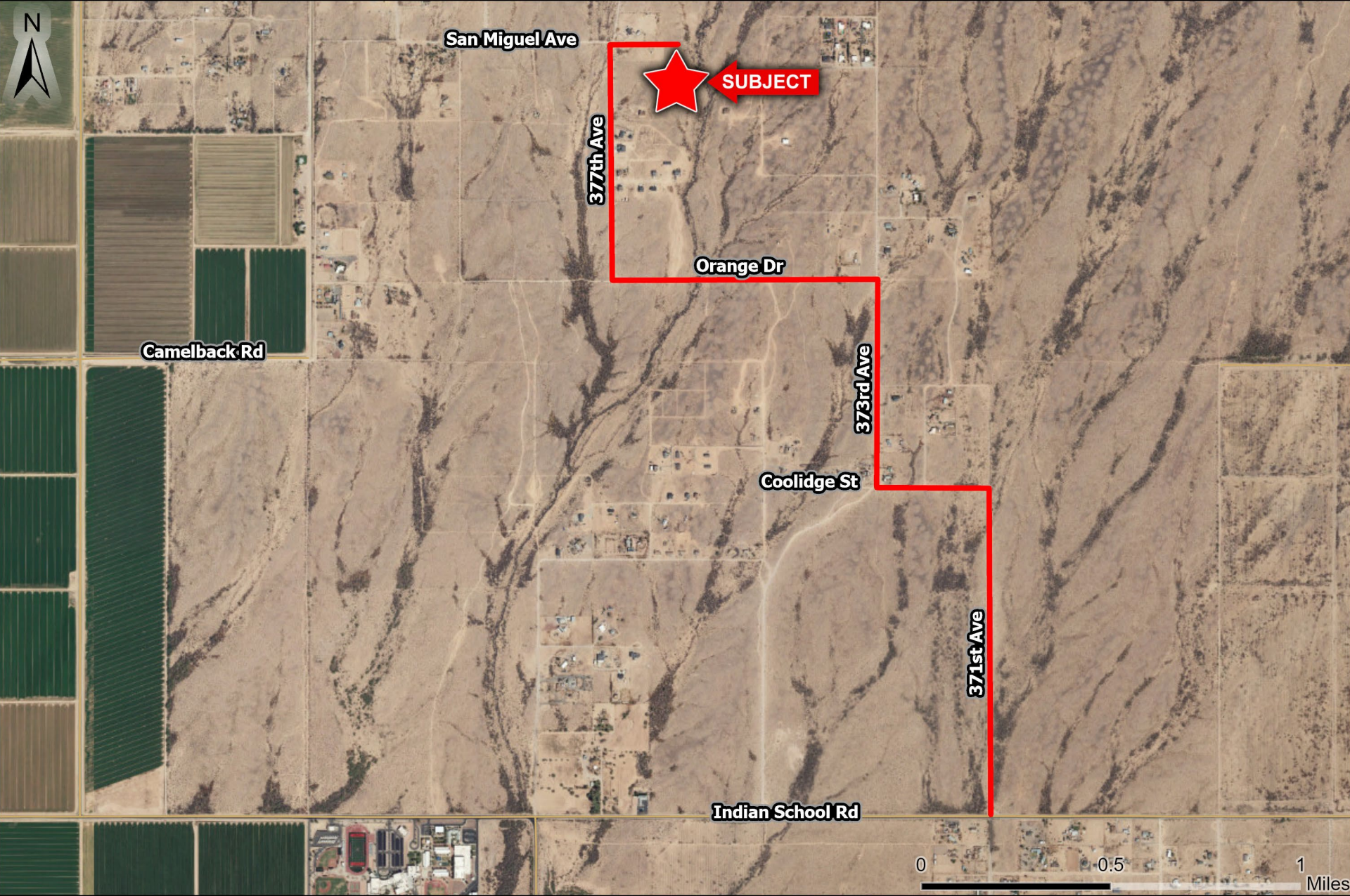


- **Location:** 377th Ave & San Miguel Ave
- **Size:** 2 Acres
- **Zoning:** RU-43 (Residential, minimum 1 acre lots)
- **Price:** \$56,700 (\$28,350/acre)
- **Comments:**
 - ✓ Great location within highly sought after Coyote Ridge Subdivision.
 - ✓ Ability to split into two lots.
 - ✓ Easy access, just minutes from I-10 freeway.
 - ✓ Neighboring lots also available for limited time.

Great Investment Opportunity | Exclusively Available





San Miguel Ave

377th Ave

SUBJECT

Orange Dr

Camelback Rd

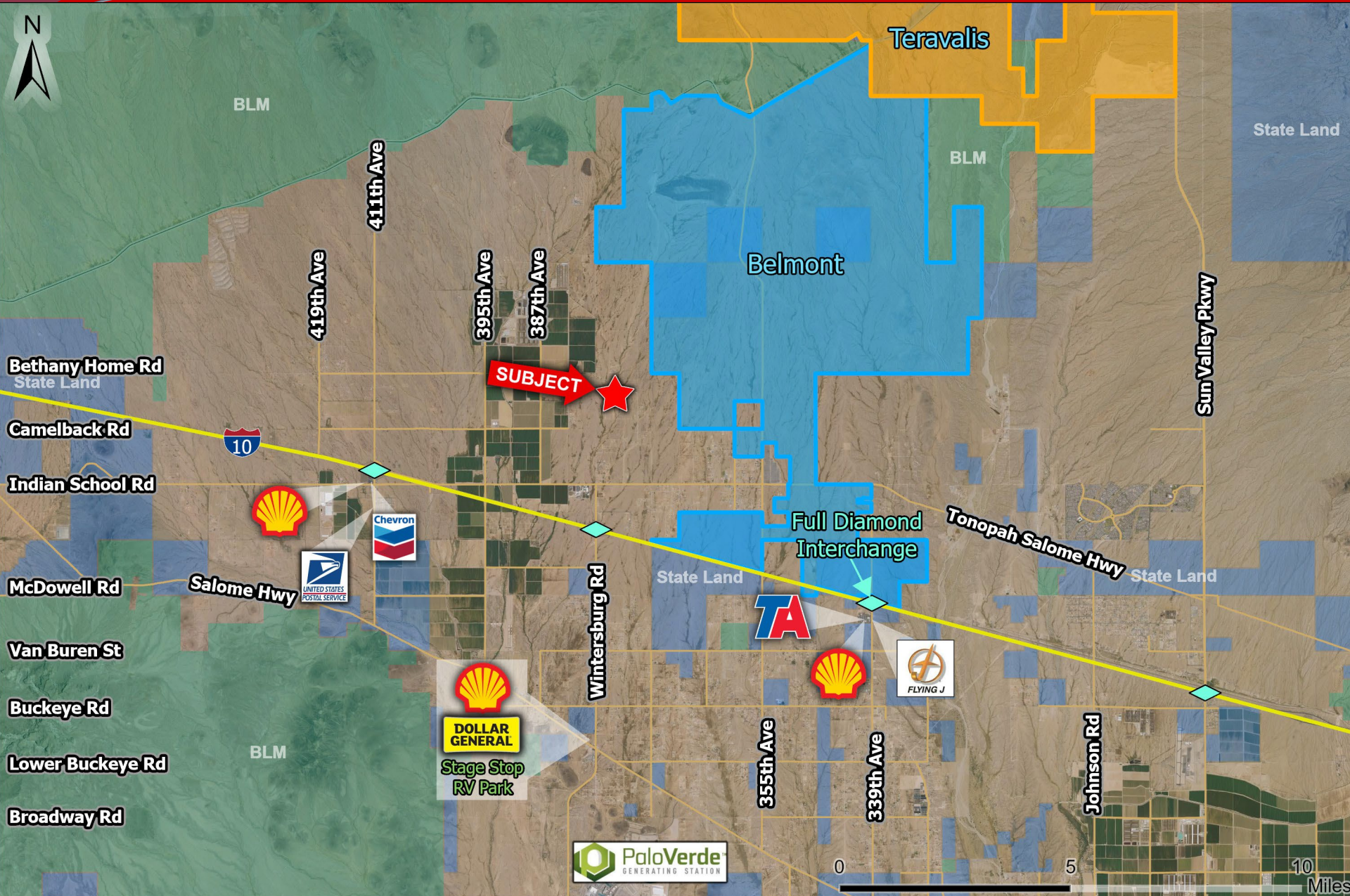
373rd Ave

Coolidge St

371st Ave

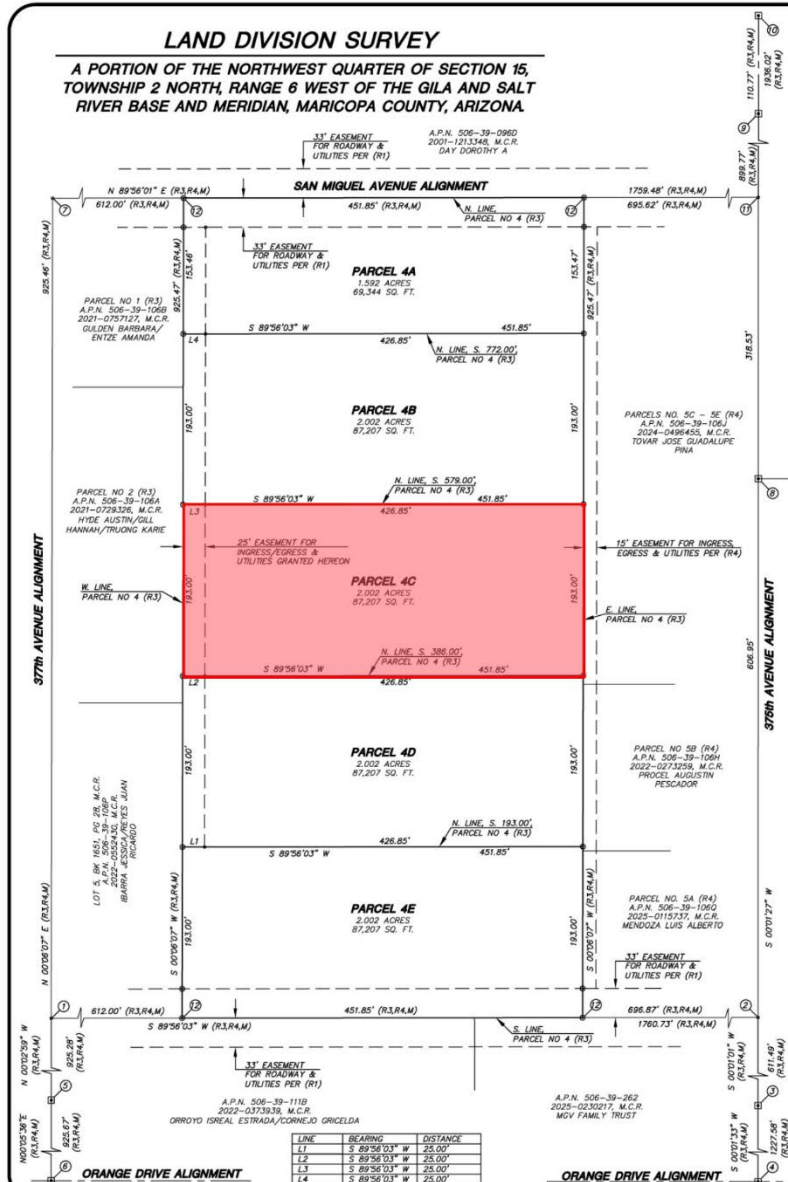
Indian School Rd

0 0.5 1 Miles



LAND DIVISION SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 6 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



GRANT OF EASEMENTS

I, SUHERMAN MDJAJA, AS OWNER OF THE HEREIN SURVEYED PROPERTY DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE FOLLOWING PURPOSES:
A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCELS 4A THROUGH 4E AS SHOWN HEREON;

EASEMENT FOR UTILITIES, PUBLIC OR PRIVATE, FOR THE USE AND BENEFIT OF PARCELS 4A THROUGH 4E AS SHOWN HEREON.

BY: _____ DATE _____
SUHERMAN MDJAJA

ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, SUHERMAN MDJAJA, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

MONUMENT TABLE	
①	FND 1/2" REBAR W/CAP L.S. 31020 PER (R3)
②	SE. COR. PARCEL 6A, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R)
③	NW. COR. PARCEL 6B, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
④	FND 1/2" REBAR W/ALLEGBLE CAP - ACCEPTED AS THE SW. COR. PARCEL 6B, (R1)
⑤	SW. COR. PARCEL 69, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
⑥	FND 1/2" REBAR W/ALLEGBLE CAP - ACCEPTED AS THE SW. COR. PARCEL 75, (R1)
⑦	FND 1/2" REBAR W/ CAP L.S. 31020 PER (R3) - ACCEPTED AS THE NW. COR. PARCEL 64, (R1)
⑧	NW. COR. PARCEL 65, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
⑨	NW. COR. PARCEL 53, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
⑩	FND 1/2" REBAR W/ALLEGBLE CAP - ACCEPTED AS THE NE. COR. PARCEL 54, (R1)
⑪	NE. COR. PARCEL 64, (R1) - FND 1/2" REBAR W/ CAP L.S. 31020
⑫	FND 1/2" REBAR W/CAP L.S. 31020 PER (R3)

SITE INFORMATION

OWNERSHIP:
A.P.N. 506-39-106E
OWNER: SUHERMAN MDJAJA
DEED: 2021-1304496, M.C.R.

PARENT PARCEL DESCRIPTION

The East 451.85 feet of the West 1063.85 feet of Parcel 64, RECORD OF LAND SURVEY OF COVOTE ROAD, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 444 of Maps, Page 4.

PARCEL DESCRIPTION

PARCEL 4A:
Parcel NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9; EXCEPT the South 772.00 feet hereof.

PARCEL 4B:
The North 193.00 feet of the South 772.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

PARCEL 4C:
The North 193.00 feet of the South 579.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

PARCEL 4D:
The North 193.00 feet of the South 386.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

PARCEL 4E:
The South 193.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

SURVEY NOTES

- This survey and the description used are based on the deed recorded in recorder's number 2021-1304496, records of Maricopa County, Arizona. This survey was performed without the benefit of a title report and is subject to all easements of record.
- BASES OF BEARING: The East line of Parcel 64, per the RECORD OF SURVEY OF COVOTE ROAD, recorded in Book 444, Page 4, M.C.R., using a bearing of South 00 degrees 01 minutes 27 seconds West per the LAND DIVISION SURVEY recorded in Book 1585 of Maps, Page 4B, 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 this survey.

SURVEYOR'S STATEMENT

I, G. Bryan Goetszberger, 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, 2023, and is correct to the best of my knowledge and the monuments shown actually exist.

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



REFERENCE DOCUMENTS

- (R1) DEED 2021-1304496, M.C.R.
- (R2) R.O.S. PER BOOK 444, PAGE 4, M.C.R.
- (R3) LAND DIVISION SURVEY PER BOOK 1585, PAGE 4B, M.C.R.
- (R4) LAND DIVISION PER BOOK 1619, PAGE 24, M.C.R.

LAND DIVISION SURVEY

ALLIANCE
LAND SURVEYING, LLC

3008
CORONA AVENUE
1900 N. 73RD AVENUE, SUITE 04A Phone: (602) 972-2000
GLENDALE, AZ 85303
www.alliancesurveying.com