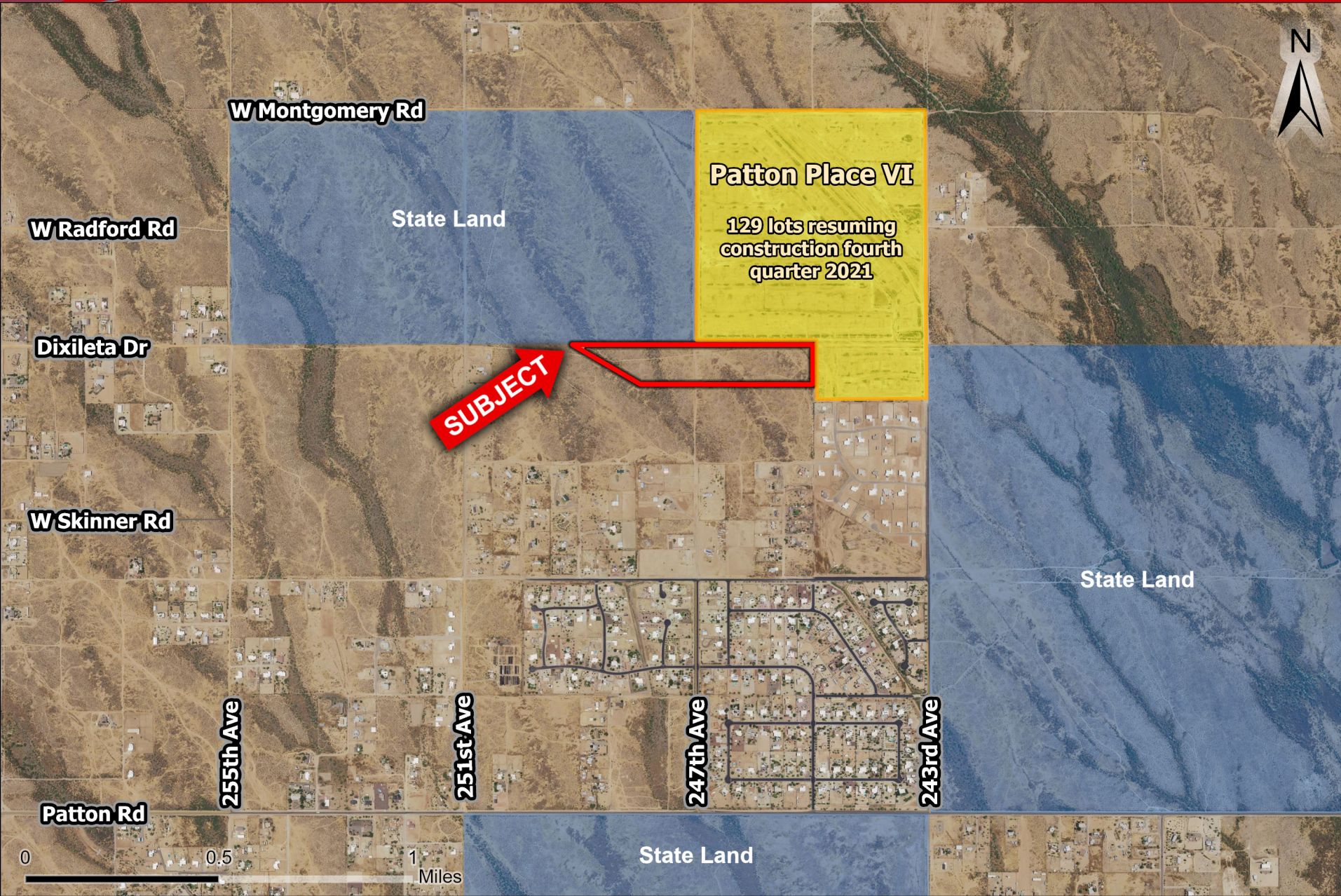
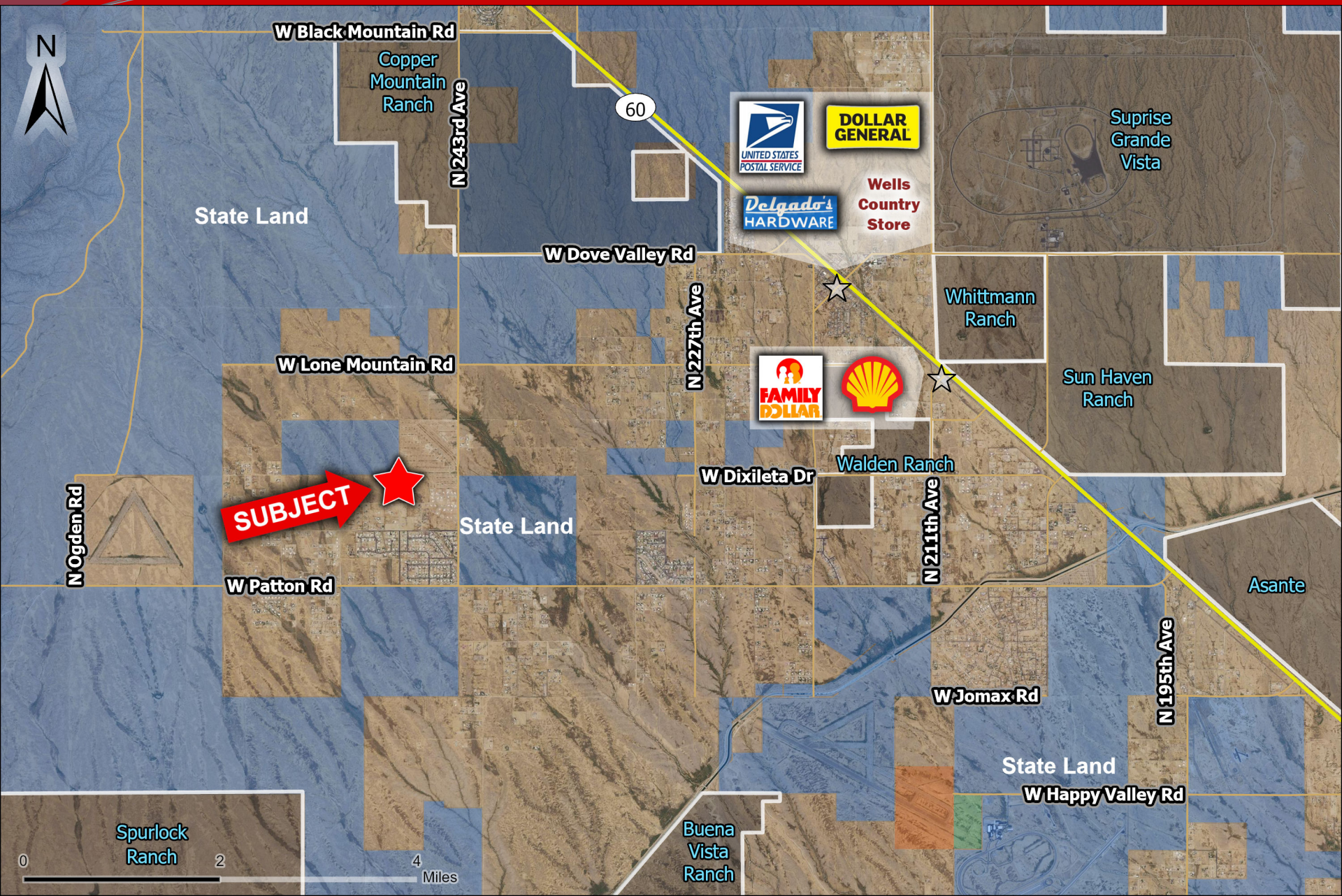




- **Location:** NWC of 245th Ave and Morning Vista Ln
- **APN:** 503-32-001C
- **Size:** +/- 23.7 Acres
- **Zoning:** RU-43
- **Price:** \$710,000 (\$29,500/acre)
- **Comments:**
 - Excellent infill opportunity located in the direct path of growth.
 - Situated just off Patton Road, this site benefits from easy accessibility as well as privacy with state land neighboring directly to the North.
 - Located just East of 255th Ave, this property will also be a main beneficiary of the proposed Wild Rose Parkway- A major North/South arterial that will connect the Sun Valley Parkway to the US-60.
 - With zero floodplain impact and minimal holding costs, this site is poised for success.

Great Investment Opportunity | Exclusively Available





REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 737, PAGE 25, M.C.R.
- (R1) PLAT PER BOOK 841, PAGE 27, M.C.R.
- (R2) R.O.S. PER BOOK 626, PAGE 12, M.C.R.
- (R3) R.O.S. PER BOOK 1325, PAGE 35, M.C.R.

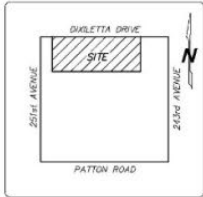
SITE INFORMATION

OWNER:
A.P.N.: 503-32-001C
OWNER: MADONA FAMILY # LLC
DEED: 2007-0210633, M.C.R.

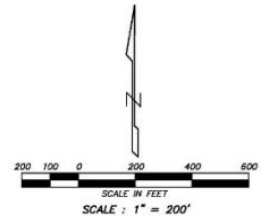
LAND AREA:
109.923 ACRES – 4,786,238 SQ. FT.

RECORD OF SURVEY

A PORTION OF THE NORTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE



MONUMENT TABLE	
1	NW COR. SEC. 29 – FND BENT G.L.G. BRASS CAP
2	N 1/4 COR. SEC. 29 – FND BENT G.L.G. BRASS CAP
3	NE COR. SEC. 29 – NO MONUMENT FND OR SET – CALC'D POSITION PER (R2)
4	E 1/4 COR. SEC. 29 – FND 1/2" IRON PIPE NO. 10 1.50' BELOW THE SURFACE AS SHOWN ON (R2 & R3)
5	S 1/4 COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
6	SW COR. SEC. 29 – FND BRASS CAP IN HANDHOLE
7	W 1/4 COR. SEC. 29 – NO MONUMENT FND OR SET – CALC'D POSITION PER (R2)
8	CEN. OF SEC. 29 – CALC'D POSITION PER CROSSING QUARTER CORNERS – ALSO FND BRASS CAP FLUSH, N. 75°25'36" W., 0.77'
9	FND BENT 1/2" REBAR NO. 10 – REPLACED WITH 1/2" REBAR W/CAP L.S. 31020 – ALSO FND BENT 1/2" REBAR NO. 10, S. 41°26'30" E., 0.64' AS SHOWN ON (R2)
10	FND 1/2" REBAR W/CAP L.S. 21081 PER (R2)
11	FND 1/2" REBAR W/ALLEGRE CAP – SET TAG L.S. 31020 – ALSO FND 1/2" REBAR W/ALLEGRE CAP, S. 77°48'54" W., 0.49' AS SHOWN ON (R2)
12	SET 1/2" REBAR W/CAP L.S. 31020

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- Dirt Road
- Fence
- Well
- Overhead Electric Line
- Down Guy Wire
- Guard Post or Gate Post
- Power Pole
- Power Pole W/ Underground Electric
- Water Valve
- See Reference Documents

PARCEL DESCRIPTION

PARCEL NO. 1
The Northwest quarter of the Northwest quarter of Section 29, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in patent from United States of America.

PARCEL NO. 2
An easement for ingress and egress over the West 33 feet of the Northwest quarter of Section 29, and over the North 33 feet of the West half of the West half of the Northwest quarter of the Northwest quarter of Section 29, all in Township 5 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 the deed recorded in recording number 2007-0210633, M.C.R. This survey has been prepared without the benefit of a title report, and is subject to all easements of record.
- BASIS OF BEARING:** The North line of the Northwest quarter of Section 29, using a bearing of North 89 degrees 59 minutes 00 seconds East, per the Record of Survey, recorded in Book 626, Page 12, 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 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 October, 2020, and is correct to the best of my knowledge and the monuments shown actually exist.

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

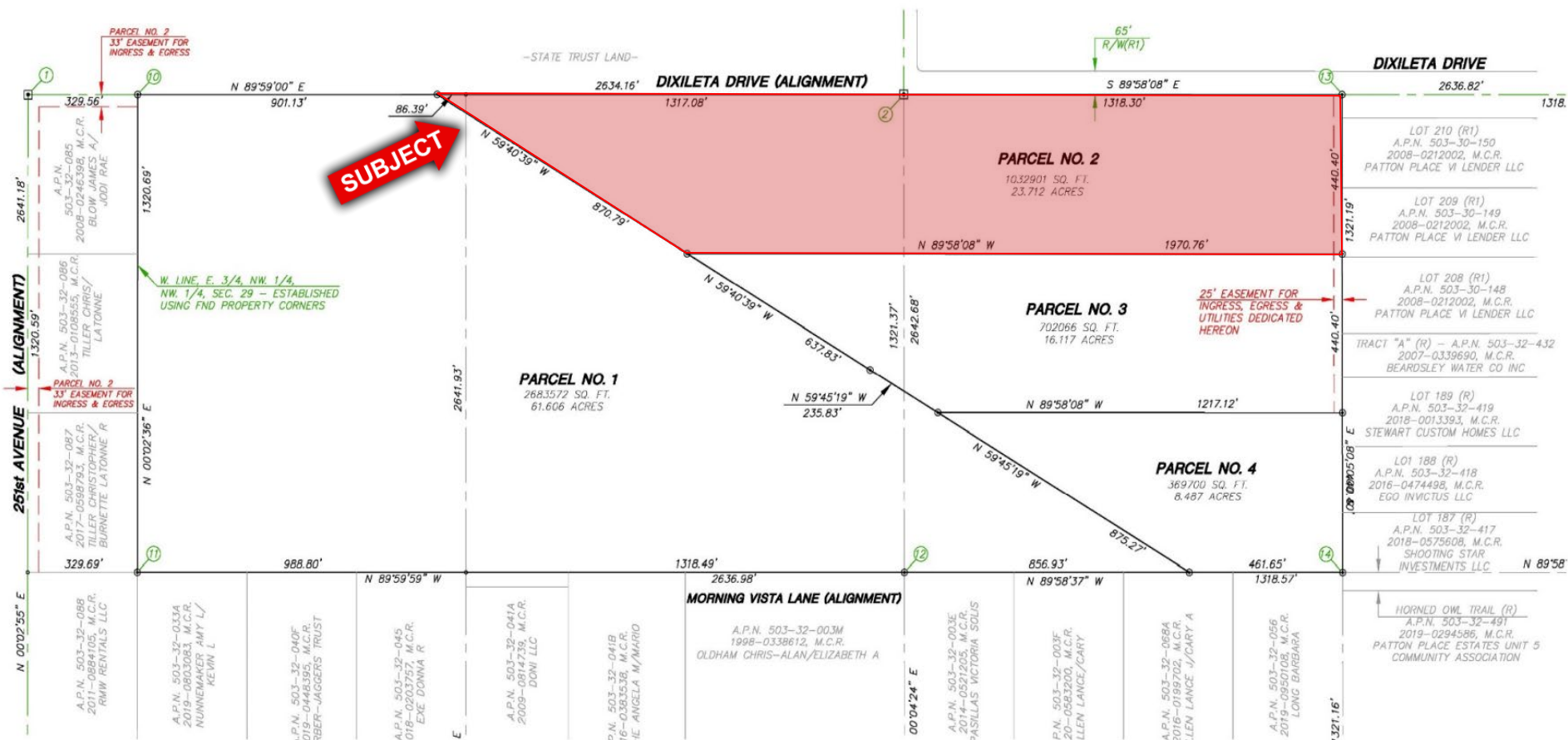


RECORD OF SURVEY
24th AVENUE & DIXIE DRIVE, WITTMAN, ARIZONA

ALLIANCE
LAND SURVEYING, LLC

1700 N. 7th AVENUE, SUITE 204 PHOENIX, AZ 85006 PHONE (602) 872-2200
info@alliancesurveying.com www.alliancesurveying.com

SHEET: 1 OF 1 DATE: 10-13-20 JOB NO.: 200970



Maricopa County Department of Transportation

PLANNING DIVISION



Maricopa County Department of Transportation
Parkway Studies

