

Location: SWC corner of 403rd Avenue & Buckeye Road, Tonopah, Arizona

APN/ 506-44-074 Parcel 5
(Five, 2 +/- acre parcels)

Lot 5A 2.013 acres
Lot 5B 2.004 acres
Lot 5C 2.004 acres
Lot 5D 2.001 acres
Lot 5E 2.001 acres

Zoning: RU-43

Price:

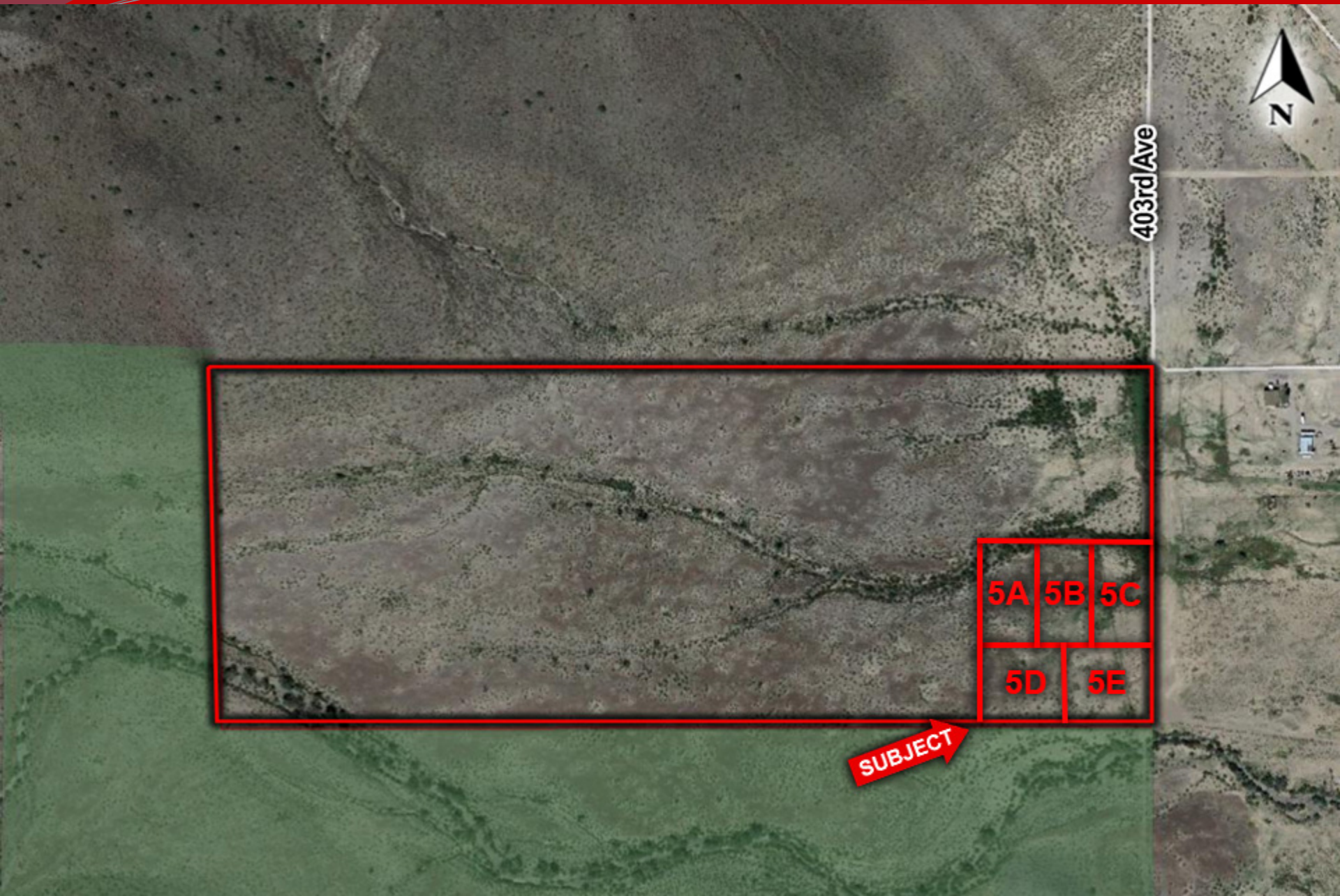
5A \$50,900
5B \$51,900
5C \$52,900
5D \$49,900
5E \$50,900

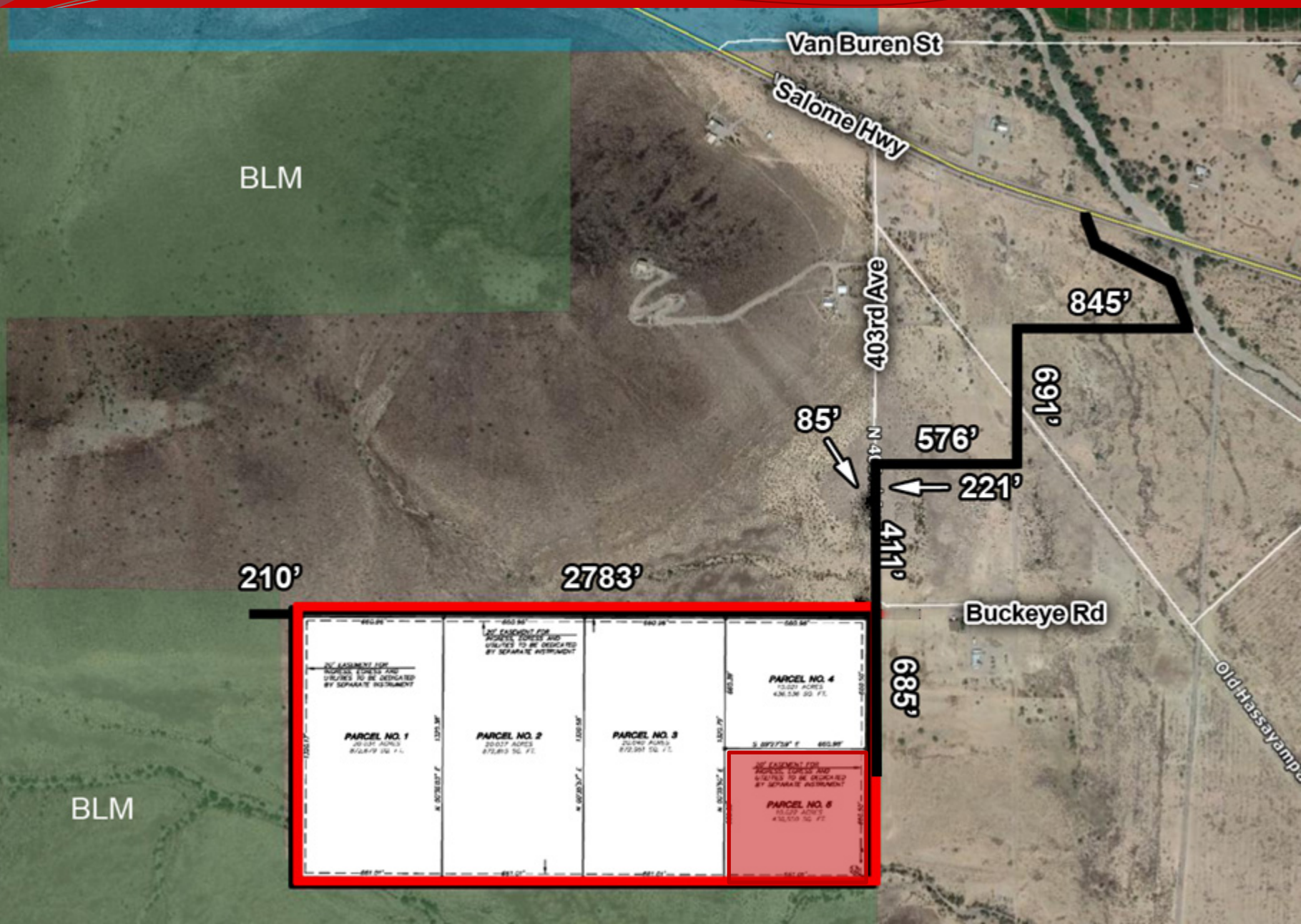
Terms: Cash or submit terms.

Comments: Gorgeous views at the base of Saddle Mountain. Good access, minutes from I-10. Electric approx. 1000 ft. Great investment property to divide for site-built or manufactured homes, or mini ranchettes. Perfect horse property (BLM to the south and west).



Tonopah, Arizona





LAND DIVISION SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 7 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)



SCALE IN FEET
SCALE: 1" = 100'

ACCESS TO AND FROM THE SALOME HIGHWAY THROUGH EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES PER: 2018-0928722, M.C.R.; 2018-0928723, M.C.R.; 2018-0928724, M.C.R.; 2021-0705227, M.C.R.

A.P.N. 506-44-0330
1989-0430533, M.C.R.
THOMAS ALLEN
R/BARBARA SANDFIELD

A.P.N. 506-44-0330
2020-0828461, M.C.R.
AZ VALUE HOMES LLC

20' PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS, EGRESS, PUBLIC ROADWAY AND UTILITY PURPOSES PER 2018-0928722, M.C.R.

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R10)

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R11)

A.P.N. PENDING
2021-0930134, M.C.R.
NELLTON FARMS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
NOT A PART OF THIS SURVEY

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R11)

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R10)

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R11)

20' EASEMENT FOR INGRESS, EGRESS & UTILITIES DEDICATED HEREON

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R10)

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R10)

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC ROADWAYS AND UTILITY PURPOSES PER (R10)

UNASSSESSED

DEDICATION

NARESH MAGO AND RUCHIRA MAGO, HUSBAND AND WIFE, AS OWNER, OF THE PROPERTY SHOWN HEREON AS DESCRIBED IN DOCUMENT NO. 2021-0851715, RECORDS OF MARICOPA COUNTY, ARIZONA, HAS SUBDIVIDED 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.

NARESH MAGO AND RUCHIRA MAGO, HUSBAND AND WIFE, 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 5A, 5B, 5C, 5D, AND 5E AS SHOWN HEREON;

AN EASEMENT FOR UTILITIES, PUBLIC OR PRIVATE, FOR THE USE AND BENEFIT OF PARCELS 5A, 5B, 5C, 5D, AND 5E AS SHOWN HEREON.

BY: NARESH MAGO DATE: 9/15/21
BY: RUCHIRA MAGO DATE: 9/15/21

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 15 DAY OF September, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, NARESH MAGO AND RUCHIRA MAGO, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: Seema March 14, 2024
NOTARY PUBLIC MY COMMISSION EXPIRES



PARCEL DESCRIPTION

PARCEL NO. 5A:
The South half of the East half of the Northeast quarter of the Southeast quarter of Section 12, Township 1 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT THE East 442.00 feet thereof, and EXCEPT THE South 263.70 feet thereof.

PARCEL NO. 5B:
The West 220.00 feet of the East 440.00 feet of the South half of the East half of the Northeast quarter of the Southeast quarter of Section 12, Township 1 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT THE South 263.70 feet thereof.

PARCEL NO. 5C:
The East 220.00 feet of the South half of the East half of the Northeast quarter of the Southeast quarter of Section 12, Township 1 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT THE South 263.70 feet thereof.

PARCEL NO. 5D:
The South 263.70 feet of the West half of South half of the East half of the Northeast quarter of the Southeast quarter of Section 12, Township 1 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

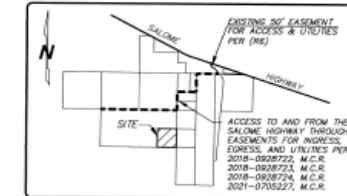
PARCEL NO. 5E:
The South 263.70 feet of the East half of South half of the East half of the Northeast quarter of the Southeast quarter of Section 12, Township 1 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SE. 1/4, SEC. 12, T1N, R7W

NOT TO SCALE



MONUMENT TABLE	
1	SE. COR. SEC. 12 - FND G.L.G. BRASS CAP
2	S. 1/4 COR. SEC. 12 - FND G.L.G. BRASS CAP
3	CEN. OF SEC. 12 CALCULATED BY MATHEMATICAL INTERSECTION - FND 1/2" REBAR W/CAP L.S. 31020 PER (R12) - ALSO FND 1/2" REBAR W/CAP L.S. 30954 WHICH WAS SET PER R.O.S. N 65°44'20" E 4.18'
4	E. 1/4 COR. SEC. 12 - FND G.L.G. BRASS CAP
5	SW. COR. N. 1/2, SE. 1/4, SEC. 12 - FND 1/2" REBAR W/CAP L.S. 31020 PER (R12) - ALSO FND 1/2" REBAR W/CAP L.S. 30954 WHICH WAS SET PER R.O.S. (R1) - THE FOUND REBAR WAS N 63°24'03" E 2.08' OF THE PROPERTY CORNER SET PER (R12)
6	SE. COR. N. 1/2, SE. 1/4, SEC. 12 - FND 1/2" REBAR W/CAP L.S. 31020 PER (R12) - ALSO FND 1/2" REBAR W/CAP L.S. 28723 S 83°04'56" E 1.68'
7	FND 1/2" REBAR W/CAP L.S. 31020 PER (R12)
8	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR W/CAP L.S. 28723 S 63°22'57" E 0.82'



VICINITY MAP

NOT TO SCALE

PARENT PARCEL DESCRIPTION

2021-0851715, M.C.R.
The South half of the East half of the Northeast quarter of the Southeast quarter of Section 12, Township 1 North, Range 7 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SURVEY NOTES

- This survey and the description used are based on the deed recorded in recording number 2021-0851715, 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 East line of the Southeast quarter of Section 12, using a bearing of South 35 minutes 43 seconds West, per the MAJOR LAND DIVISION, recorded in Book 891, Page 43, 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.

REFERENCE DOCUMENTS

- (R1) DEED 2010-019705, M.C.R.
- (R2) R.O.S. PER BOOK 808, PAGE 11, M.C.R.
- (R3) M.L.D. PER BOOK 891, PAGE 43, M.C.R.
- (R4) R.O.S. PER BOOK 1071, PAGE 33, M.C.R.
- (R5) R.O.S. PER BOOK 546, PAGE 8, M.C.R.
- (R6) R.O.S. PER BOOK 451, PAGE 8, M.C.R.
- (R7) G.L.O. MAP FOR TOWNSHIP 1 NORTH, RANGE 7 WEST (OFFICIALLY FILED 7-17-1916)
- (R8) R.O.S. PER BOOK 732, PAGE 14, M.C.R.
- (R9) R.O.S. PER BOOK 732, PAGE 15, M.C.R.
- (R10) INSTRUMENT NUMBER 2018-0928722, M.C.R.
- (R11) INSTRUMENT NUMBER 2021-0712533, M.C.R.
- (R12) R.O.S. PER BOOK 1406, PAGE 22, M.C.R.
- (R13) INSTRUMENT NUMBER 2021-0850154, M.C.R.
- (R14) INSTRUMENT NUMBER 2021-0851715, M.C.R.

SITE INFORMATION

A.P.N.: A portion of 506-44-074
OWNER: NARESH MAGO AND RUCHIRA MAGO, HUSBAND AND WIFE
GEOID: 2021-0851715, 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 September, 2021, 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
STEPHEN RICHER
20211023972 09/22/2021 01:18
BOOK 1619 PAGE 25
ELECTRONIC RECORDING
2107378-1-1-1-M-
croffers

LAND DIVISION SURVEY

ALLIANCE
LAND SURVEYING, LLC

1800 N. 70th AVENUE, SUITE 104 Phone (602) 870-2000
GLENDALE, AZ 85305 Email: info@alliancesurveying.com

SHEET: 1 OF 1 DATE: 9-13-21 JOB NO: 210737