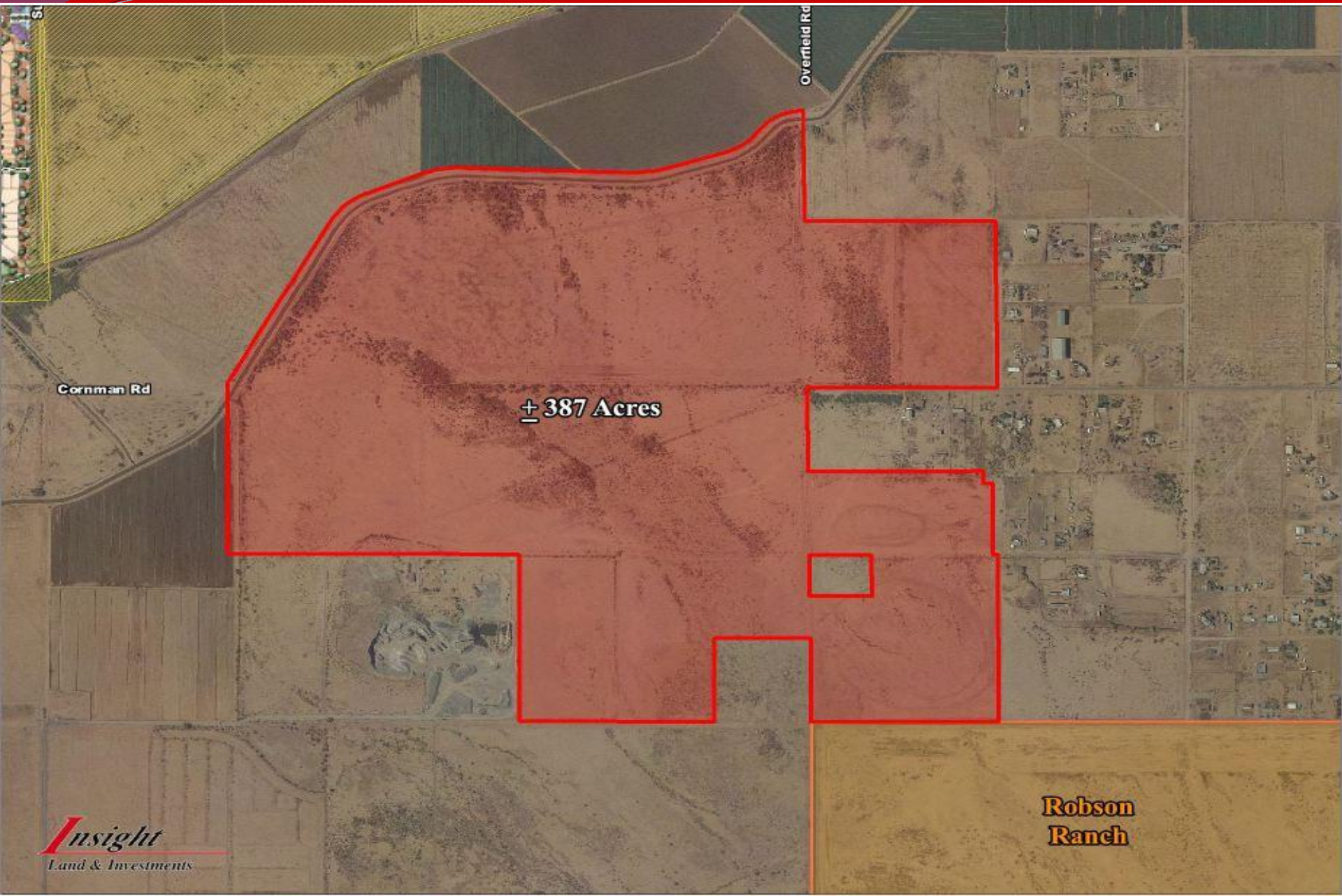
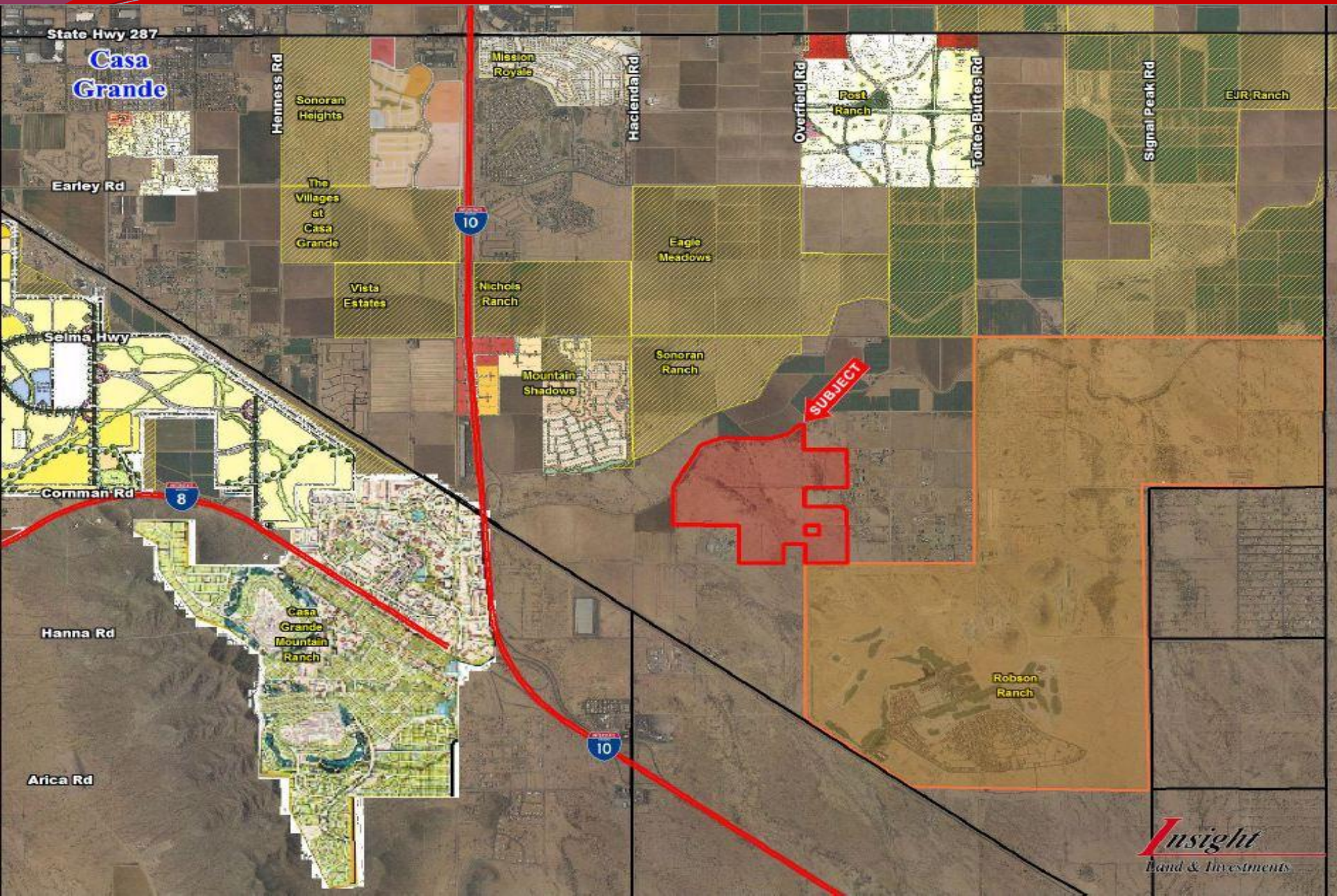
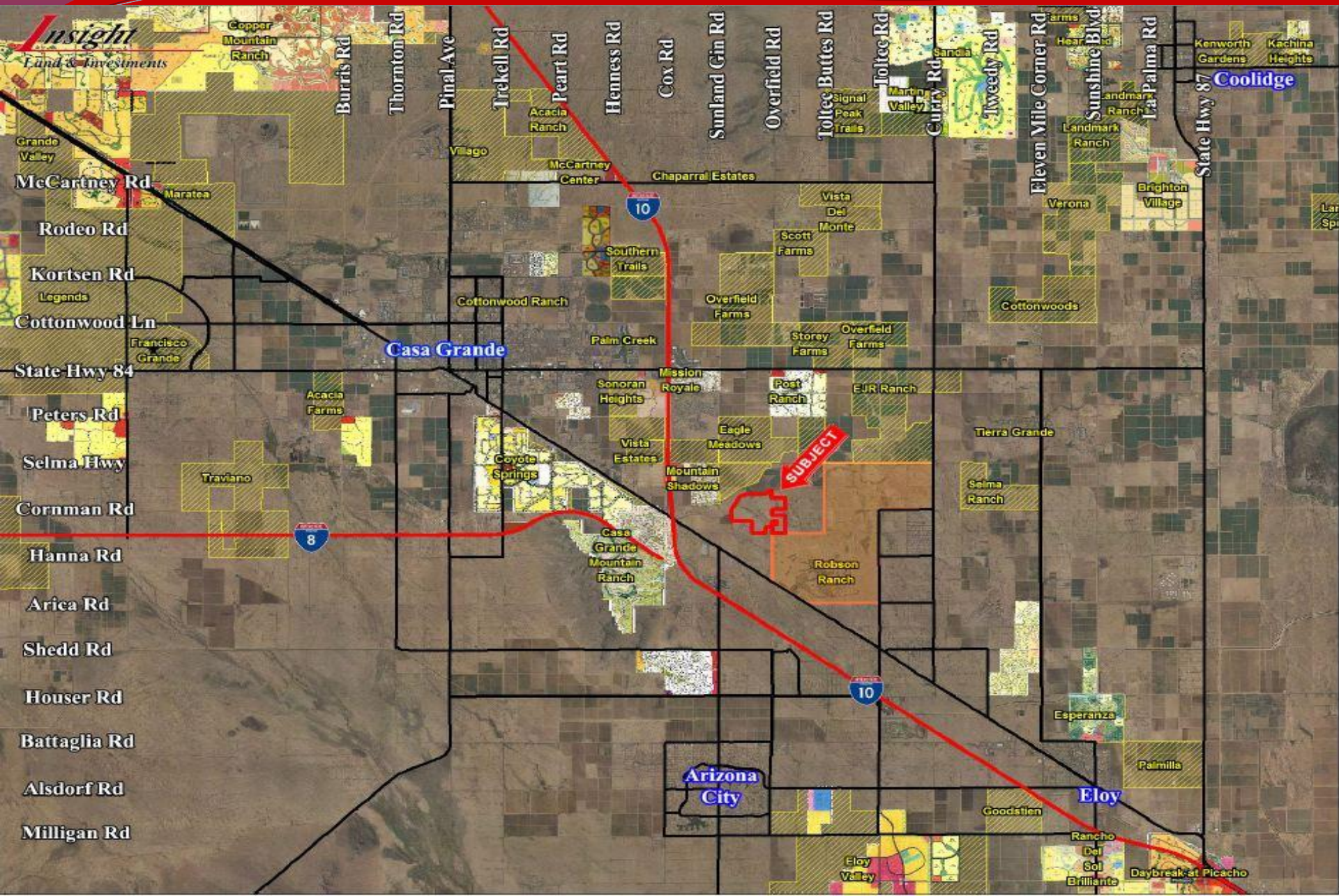


- ❑ **Location:** Cornman Road and Overfield Road, Casa Grande, Arizona
- ❑ **Size:** +/-387 Net Acres
- ❑ **2012 Property Tax:** \$17,744.94
- ❑ **Zoning:** Mixed Use: Commercial, Single density, medium density and high density residential. Potential density transfer to standard Casa Grande low density residential.
- ❑ **Price:** \$4,644,000 Total (\$12,000 / Acre)
- ❑ **Utilities:**
 - Water: Arizona Water Company
 - Power: Electrical District #2 (ED2)
- ❑ **Comments:** Located contiguous to Robson Ranch Master Planned Community and just down the street from the Interstate 10 and Jimmie Kerr interchange, this property is primed for development. Unique opportunity - this is one of the few properties east of Interstate 10 with access to water. Overfield Road is paved north of Jimmie Kerr Boulevard, allowing for easy access and a development window.

CORNMAN & OVERFIELD – 387 ACRES | CASA GRANDE, AZ







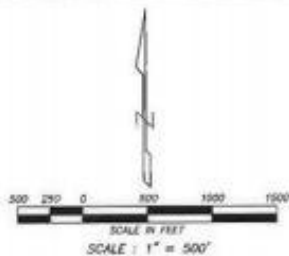
A PORTION OF SECTIONS 5, 6, 7 & 8, TOWNSHIP 7 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY			
COPPIN ROAD & CHURCH ROAD, CASH GRANDE, ARIZONA			
APPROXIMATE		DATE	DEPT
DATE	DESCRIPTION	DATE	DEPT
		DATE	DEPT
		DATE	DEPT

R.O.S. BOOK 3, PAGE 235, P.C.R.
R.O.S. BOOK 3, PAGE 144, P.C.R.
R.O.S. BOOK 11, PAGE 152, P.C.R.
R.O.S. BOOK 14, PAGE 215, P.C.R.
R.O.S. BOOK 21, PAGE 46, P.C.R.
R.O.S. BOOK 28, PAGE 208, P.C.R.
E.L.D. PLAT OFFICIALLY FILED 4-15-1981

		DATE: 2/1/2011
		TIME: 10:00





MONUMENT TABLE	
1	NW COR. SEC. 8 - FND 1/2" REBAR IN HANDHOLE
2	N 1/4 COR. SEC. 8 - FND 1/2" REBAR IN HANDHOLE
3	NE COR. SEC. 8 - FND 1/2" REBAR IN HANDHOLE
4	N 1/4 COR. SEC. 5 - FND 1/2" REBAR W/ ALUMINUM CAP
5	NE COR. SEC. 5 - FND 1/2" REBAR W/ CAP 27744 IN HANDHOLE
6	N 1/4 COR. SEC. 5 - FND 3/4" IRON PIPE W/ TAG 33118
7	CEN. OF SEC. 5 - FND 1/2" REBAR W/ CAP 42131
8	E 1/4 COR. SEC. 8 - CALC'D POSITION USING FND MONUMENTS ALONG E. LINE SE 1/4, SEC. 8 & G.L.O. PLAT
9	CEN. SEC. 5 - FND 1/2" REBAR IN HANDHOLE
10	E 1/4 COR. SEC. 5 - FND 3/4" IRON PIPE W/ TAG 27744
11	SW COR. SEC. 8 - FND G.L.O. BRASS CAP
12	S 1/4 SEC. 8 - FND G.L.O. MONUMENT (BENT)
13	SE COR. SEC. 8 - FND 2" IRON PIPE (BENT)
14	S 1/4 COR. SEC. 3 - FND G.L.O. SIGN 0.8" DOWN
15	SE COR. SEC. 5 - FND 1 1/2" IRON PIPE IN POT-HOLE
16	N 1/4 COR. SEC. 7 - CALC'D POSITION PER G.O.S. BY 25, PG. 818
17	CEN. SEC. 7 - FND 1/2" REBAR W/ TAG 5713
18	E 1/4 COR. SEC. 7 - FND FINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH
19	CEN. SEC. 8 - FND FINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH
20	E 1/4 COR. SEC. 8 - FND 1/2" REBAR IN POT-HOLE
21	SW COR. SEC. 7 - FND FND 3/4" IRON PIPE (1" DOWN)
22	S 1/4 COR. SEC. 7 - FND G.L.O. BRASS CAP
23	SE COR. SEC. 7 - FND FINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH
24	FND 1/2" IRON PIPE W/ TAG 3042
25	SET 1/2" REBAR W/ CAP 31020 - ALSO FND 1/2" REBAR W/ CAP 3080, S 30' W 4.87' - NOT ACCEPTED
26	FND 1/2" REBAR W/ CAP 13540
27	SET 1/2" REBAR W/ CAP 31020
28	FND 1/2" REBAR W/ CAP 31020
29	FND 3/4" IRON PIPE W/ TAG 3042
30	FND 1/2" REBAR W/ CAP 30711
31	FND 1/2" REBAR W/ CAP 18024
32	FND 1/2" REBAR W/ CAP ALUMINUM - SET TAG 31020
33	SET 1/2" REBAR W/ CAP 31020 ALSO FND 2 1/4" IRON PIPE W/ TAG 3042, N 2' E 1.06' - NOT ACCEPTED
34	FND 3/4" IRON PIPE (BENT)
35	SET 1/2" REBAR W/ CAP 31020 ALSO FND 1/2" REBAR W/ CAP 18024, N 88' W 21.24' - NOT ACCEPTED
36	FND 3/4" IRON PIPE W/ TAG 18024
37	FND 1/2" REBAR W/ CAP (BENT)
38	FND 1/2" REBAR NO 1.5 SET CAP 31020
39	CALC'D POSITION ALSO FND 1/2" REBAR W/ TAG 18020 S 43' E 0.87' - NOT ACCEPTED
40	FND 1/2" REBAR W/ CAP 11716 ALSO FND FND 1/2" REBAR W/ TAG 18020, E 2.50' - NOT ACCEPTED
41	CALC'D POSITION ALSO FND 2 1/4" IRON PIPE W/ TAG 3042 N 72' E 0.87' - NOT ACCEPTED



ALLIANCE LAND SURVEYING, LLC			
Professional Land Surveyors in Arizona			
1700 E. 10th Avenue Suite 104, Gilbert, Arizona 85233			
Phone: (480) 870-1000 Fax: (480) 870-1008			
ALTA / A.C.S.M. LAND TITLE SURVEY			
CORNMAN ROAD & OVERFIELD ROAD, CASA GRANDE, ARIZONA			
DATE	REVISION	DATE	REVISION
2/22/19		2/22/19	
2/22/19		2/22/19	

SEC. 6 TN.7S RG.7E

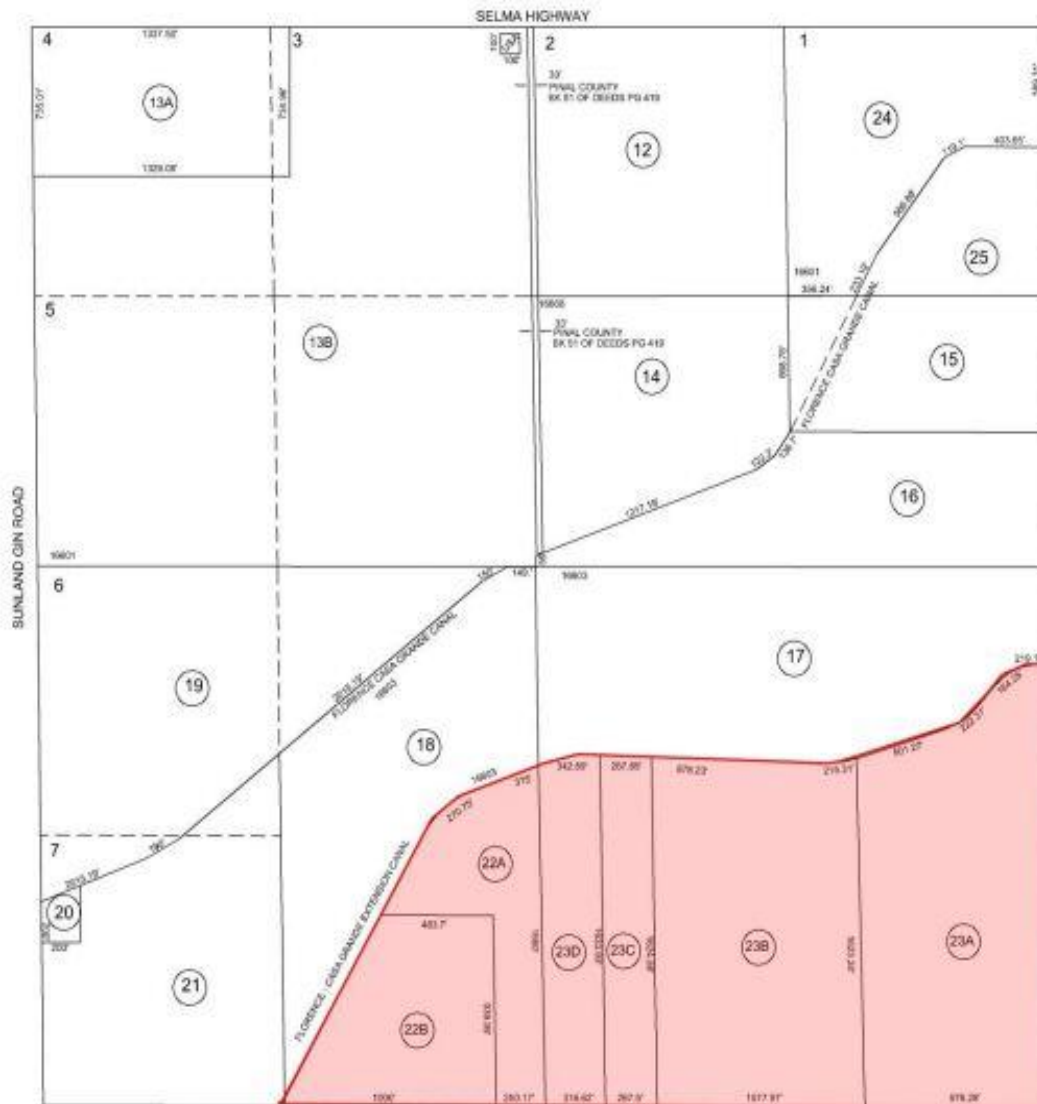
SEE BOOK 401

402-06

AREA CODE
0407
0428
0474

SPECIAL DISTRICTS
16608
12662
16601
16603

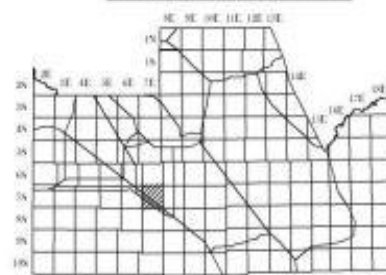
SEE BOOK 511



CORNMAN ROAD
SEE MAP 402-07

OVERFIELD ROAD
SEE MAP 402-05

LOCATION MAP



SCALE: 1" = 600'
UPDATED BY: MLB
05-21-2008



THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

VICINITY MAP



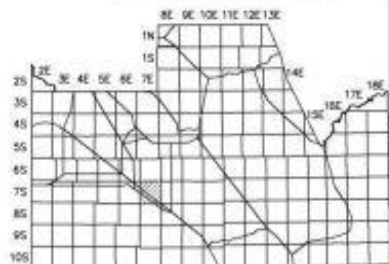
PINAL COUNTY ASSESSORS MAP

SEC. 5 TN.7S RG.7E

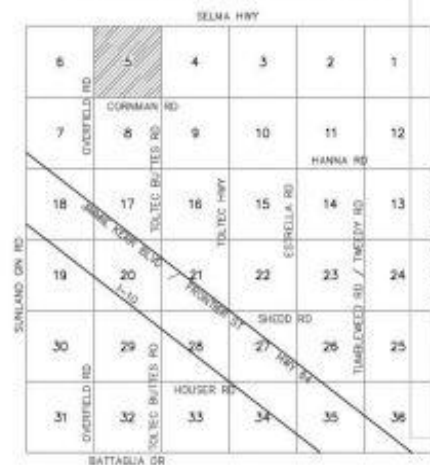
SEE BOOK 401

402-05

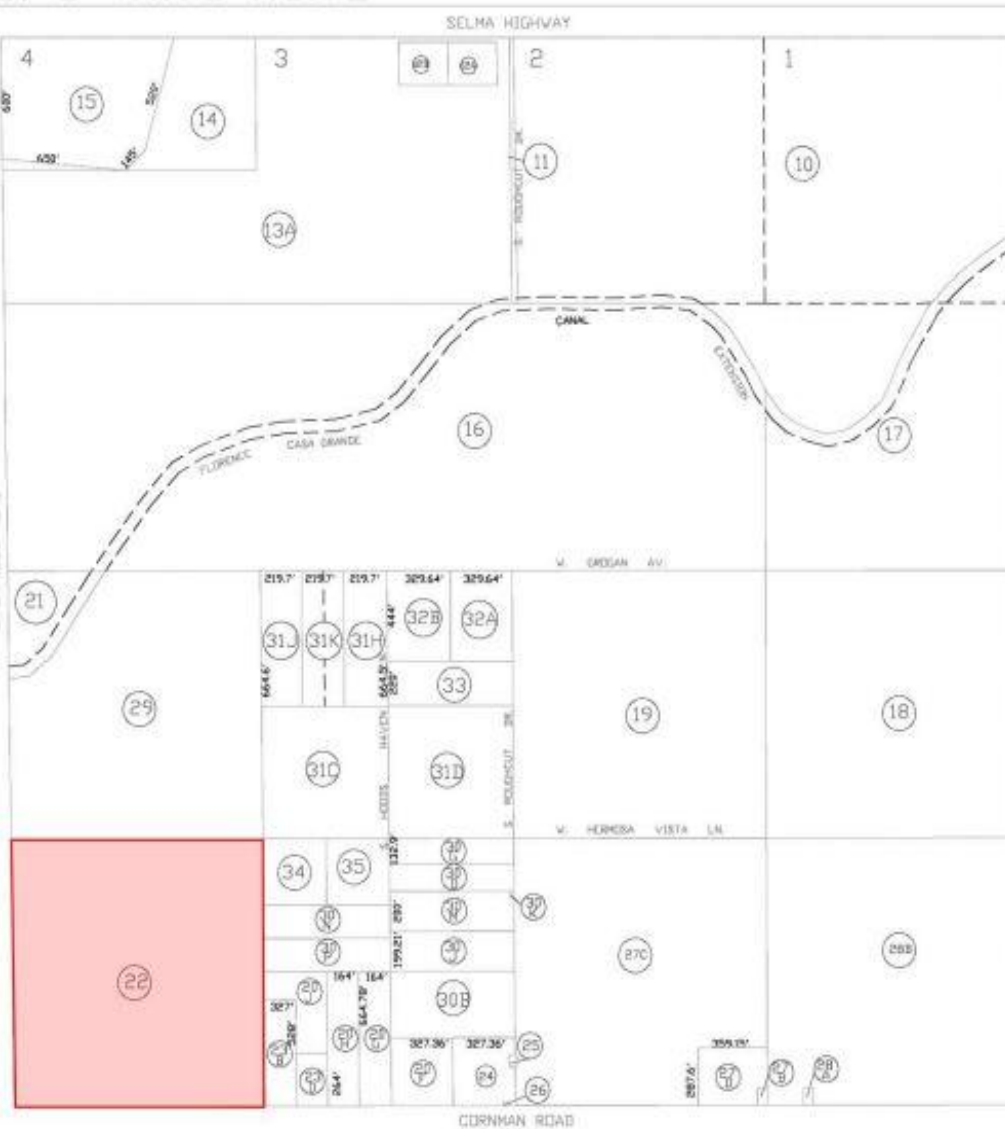
LOCATION MAP



VICINITY MAP



SEE MAP 402-06
OVERFIELD ROAD



SEE MAP 402-08

AREA CODE
0407
0408

SPECIAL DISTRICTS
10250
12662
16601
16603

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR REPRESENTATION, MEASUREMENTS OR ACREAGE.
THE ORIGINAL PLAT OF THIS SUBDIVISION IS ON FILE WITH THE PINAL COUNTY RECORDER'S OFFICE. FOR COMPLETE INFORMATION OF PLAT AND CORNMAN CALL (520) 866-7100.

TOLTEC BUTTES ROAD
SEE MAP 402-24



SCALE: 1" = 600'

8-23-2005

PINAL COUNTY ASSESSOR'S MAP

