

Location: 387th and Roeser Road,
between Roeser Rd & Southern Ave.

APN(s): 506-43-017, 018, 019, 020
and 021.

Zoning: R-43

Size: 40 Acres
(Four, additional 40
acre parcels available
506-43-017,018,019
and 021)

Utilities: Electric under 2,000 ft. from
the NEC parcel 505-45-019

Price/Terms: \$440,000 (\$11,000/acre)
Cash, Seller
financing available

Comments: Approximately 8 miles south
of Interstate 10 and the Wintersburg Road
exit. Half mile west on Roeser Rd. and
387th Ave. Great investment property or,
divide your 40/acre parcel into four, 10
acre "mini ranches". Gorgeous views of
Saddle Mountain to the west.

Maricopa County, Arizona

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

All information furnished regarding property for sale,
rental or financing is from sources deemed reliable, but no
warranty or representation is made to the accuracy
thereof and same is subject to errors, omissions, change
of price, rental or other conditions prior to sale, lease or
financing or withdrawal without notice. No liability of any
kind is to be imposed on the broker herein.

SHARON CONTORNO

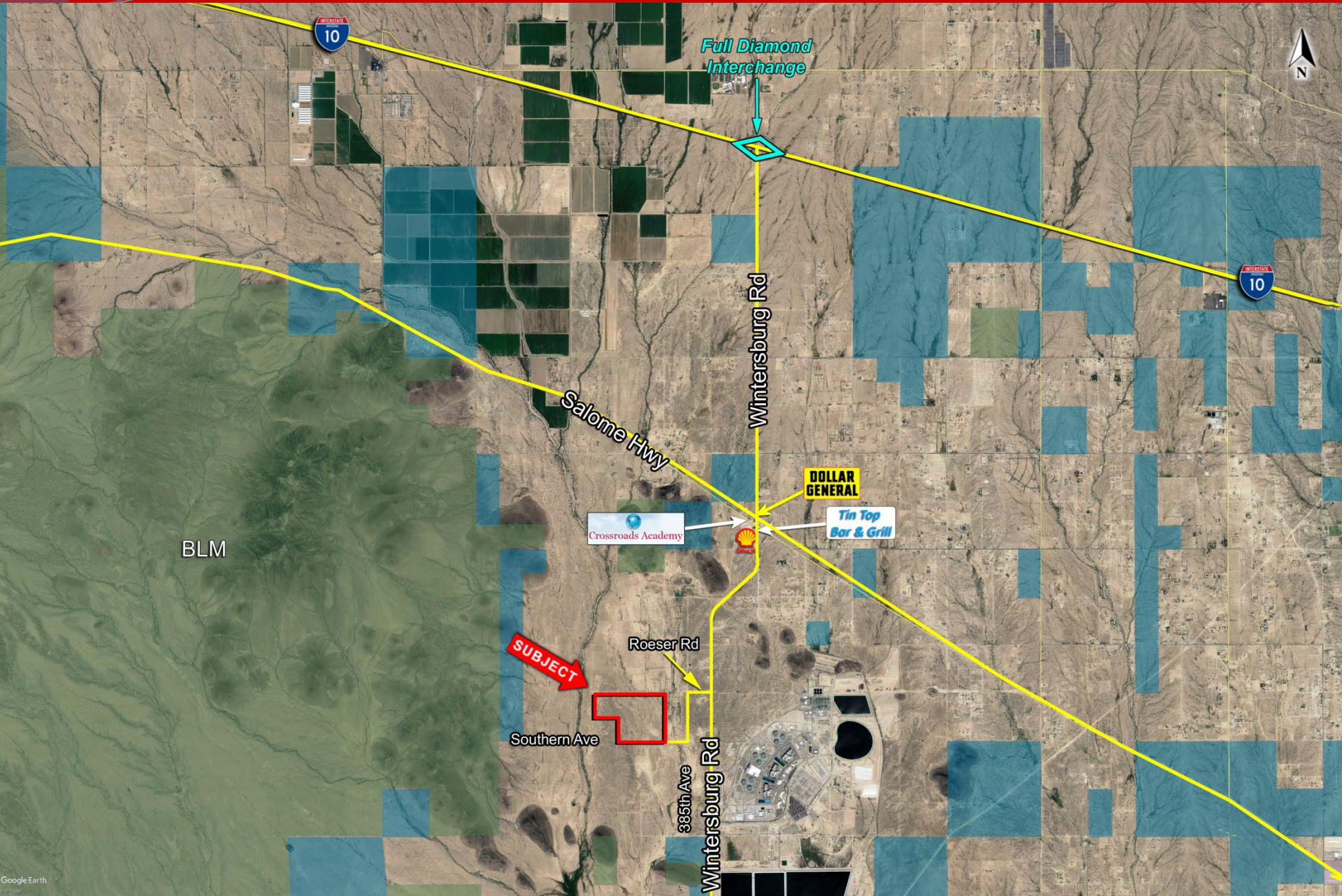
Cell: (602) 620-6626

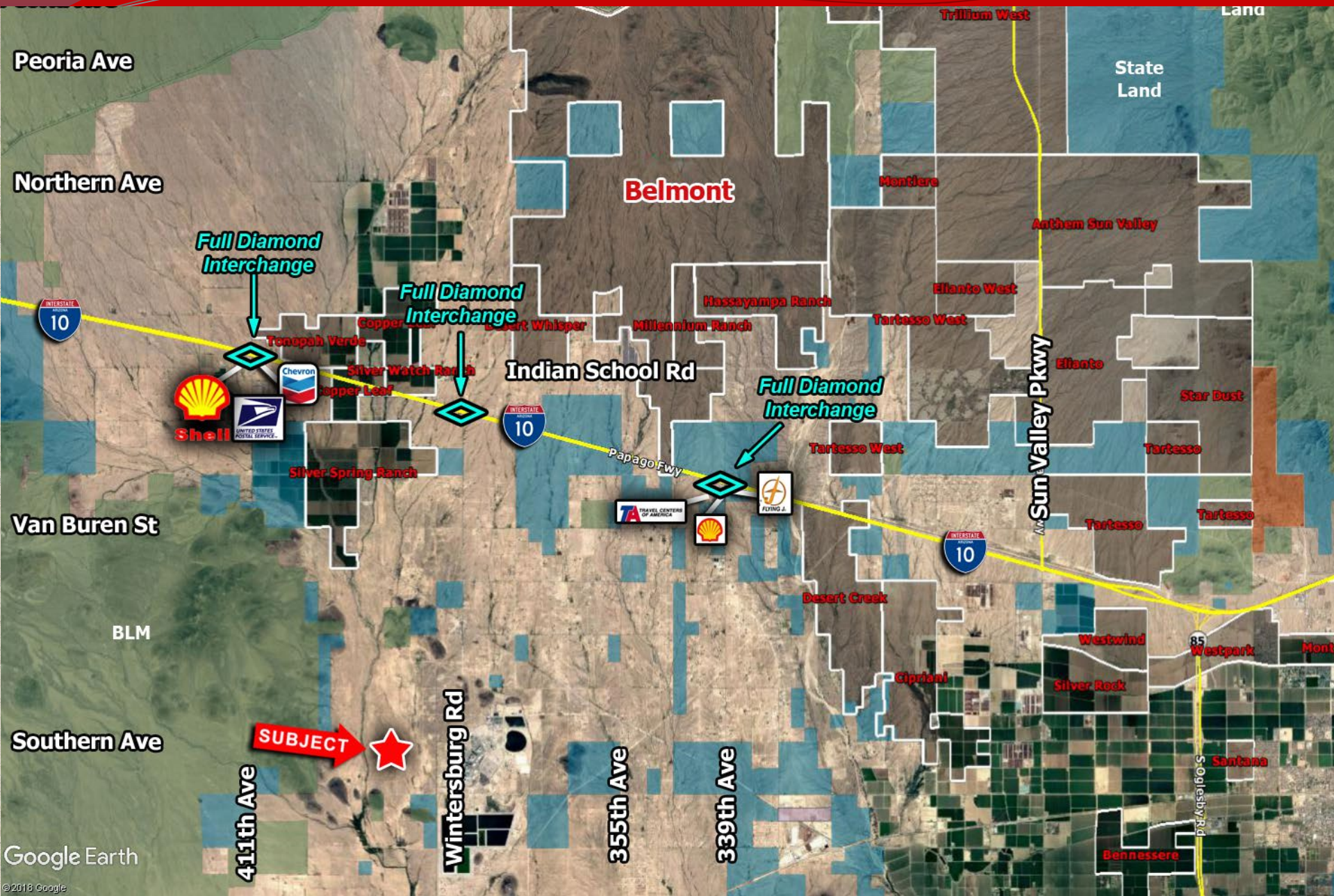
scontorno@insightland.com

JOE WERNER

Cell: (602) 385-0567

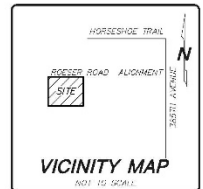
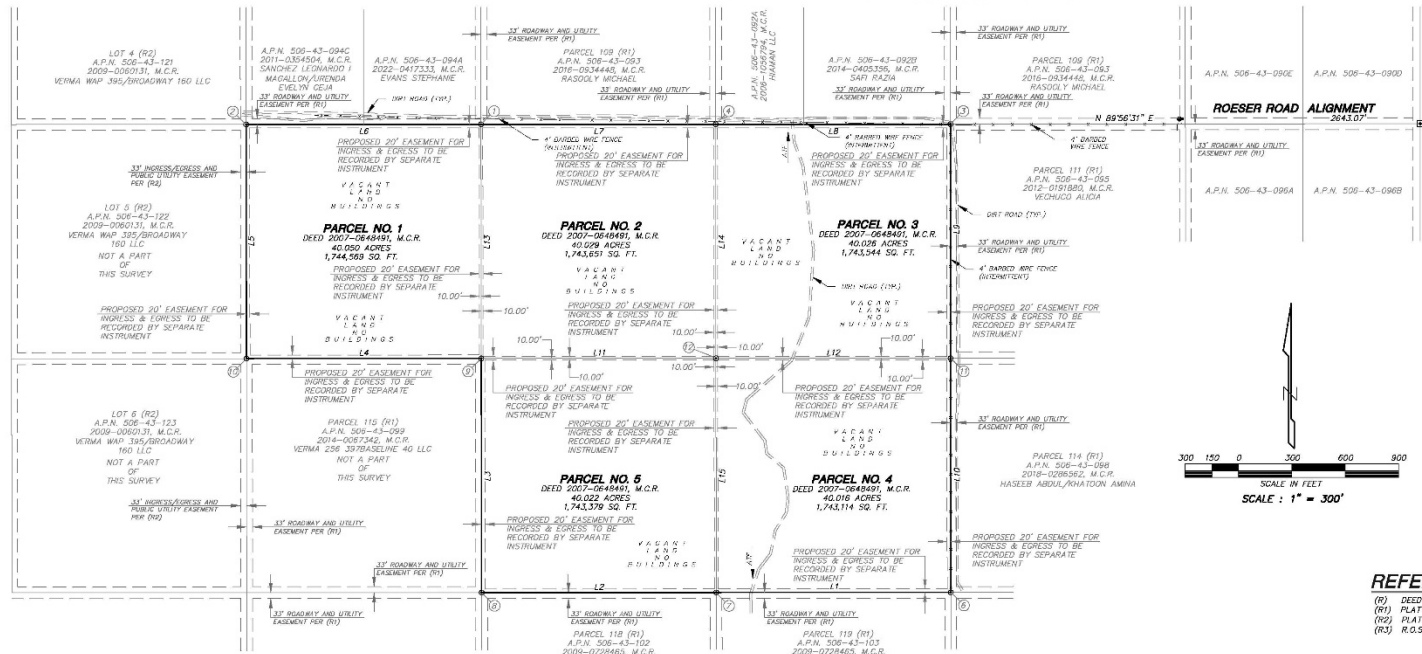
jwerner@insightland.com





ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

- Property Line (See Monument Table)
- Property Line (See Monument Table)
- Find Survey Monument (See Monument Table)
- See Reference Documents
- Measured
- Schedule "B" Item
- Dirt Road
- Fence
- Down Guy Wire
- Power Pole W/ Underground Electric

MONUMENT TABLE	
①	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
②	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
③	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
④	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
⑤	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
⑥	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
⑦	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
⑧	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
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⑪	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29
⑫	END 1/2" REBAR W/CAP L.S. 26424 PER (R) - ACCEPTED AS THE S.W. COR. PARCEL 115, (R) & Q.N. 15' SQ. 29

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by American Title Service Agency, LLC, issuing agent for First American Title Insurance Company, Order Number 233234-006, dated June 8, 2022.
- BASED ON BEARING: The North Line of the Southwest quarter of Section 29, using a bearing of North 88 degrees 58 minutes 45 seconds East, per the LAND DIVISION SURVEY, recorded in Book 1650, Page 50, 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.
- No buildings were observed on the surveyed property.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "811" STAKES at (602)859-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the survey referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is prohibited without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee. (A.R.S. 32-101).

PARCEL DESCRIPTION

- PARCEL NO. 1:**
The Northeast quarter of the Southwest quarter of Section 29, Township 1 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- PARCEL NO. 2:**
The Northwest quarter of the Southwest quarter of Section 29, Township 1 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- PARCEL NO. 3:**
The Northeast quarter of the Southwest quarter of Section 29, Township 1 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- PARCEL NO. 4:**
The Southwest quarter of the Southwest quarter of Section 29, Township 1 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
- PARCEL NO. 5:**
The Southwest quarter of the Southwest quarter of Section 29, Township 1 North, Range 6 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SCHEDULE "B" ITEMS

- All matters as set forth in Emergency Notice Planning Zone, Commercial Nuclear Generating Station, recorded October 06, 2008 in Document No. 2008-1328023. (AFFECTS SUBJECT PROPERTY - NOT PLATTABLE)

SITE INFORMATION

ADDRESS: UNAVAILABLE
A.P.N.: 506-43-017; 506-43-018; 506-43-019
506-43-020; 506-43-021

STRIPPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

REFERENCE DOCUMENTS

- (R) DEED 2007-0648491, M.C.R.
- (R1) PLAT PER BOOK 423, PAGE 2, M.C.R.
- (R2) PLAT PER BOOK 548, PAGE 11, M.C.R.
- (R3) R.O.S. PER BOOK 1650, PAGE 50, M.C.R.

CERTIFICATION

I, [Name], of the County of Maricopa, Arizona, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6, 8, 13, and 14 of Table A thereof. The network was completed on June 8, 2022.

June 20, 2022
G. Bryan Gonsky
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY



SHEET: 1 OF 1 DATE: 6-20-22 JOB NO: 220532

