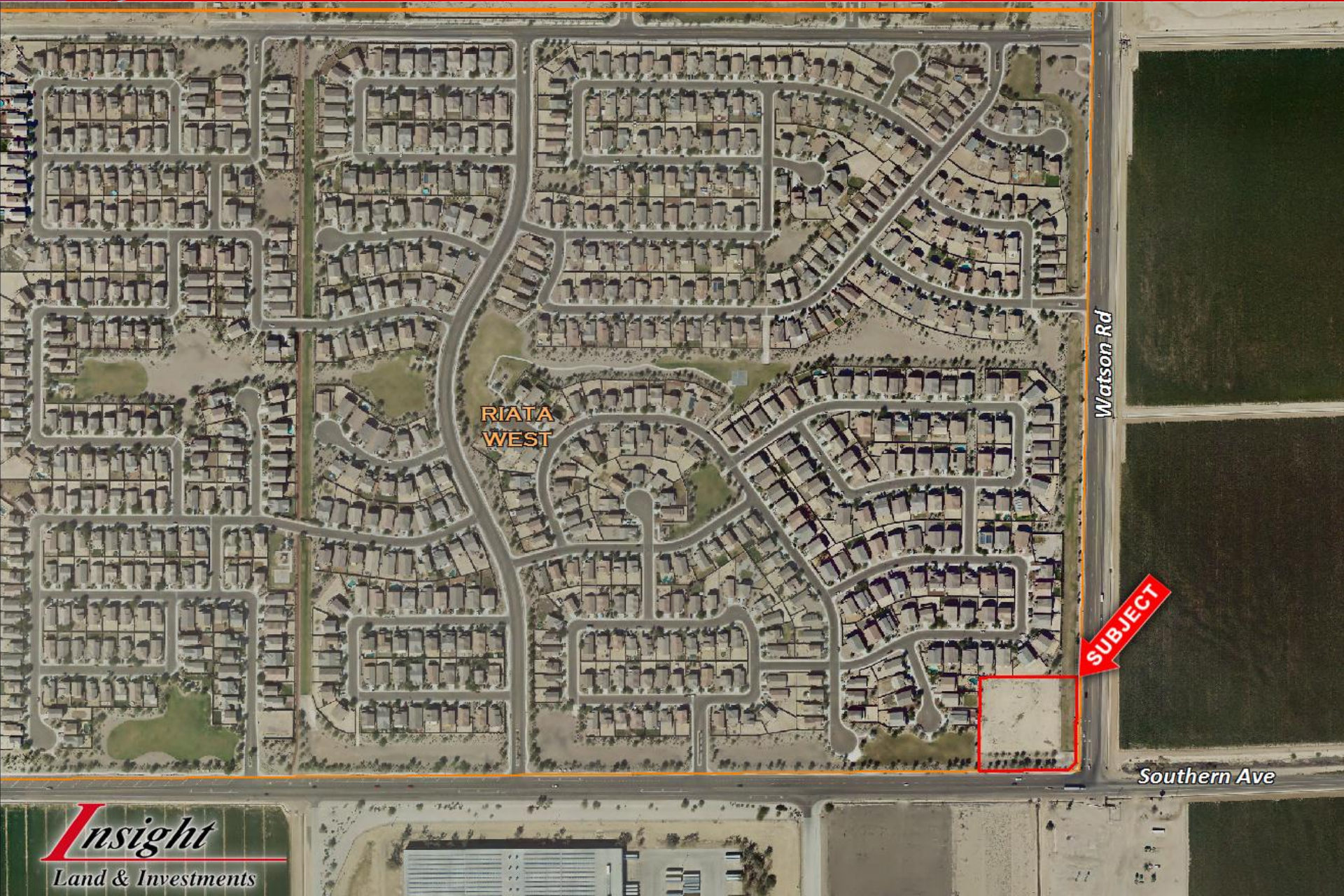
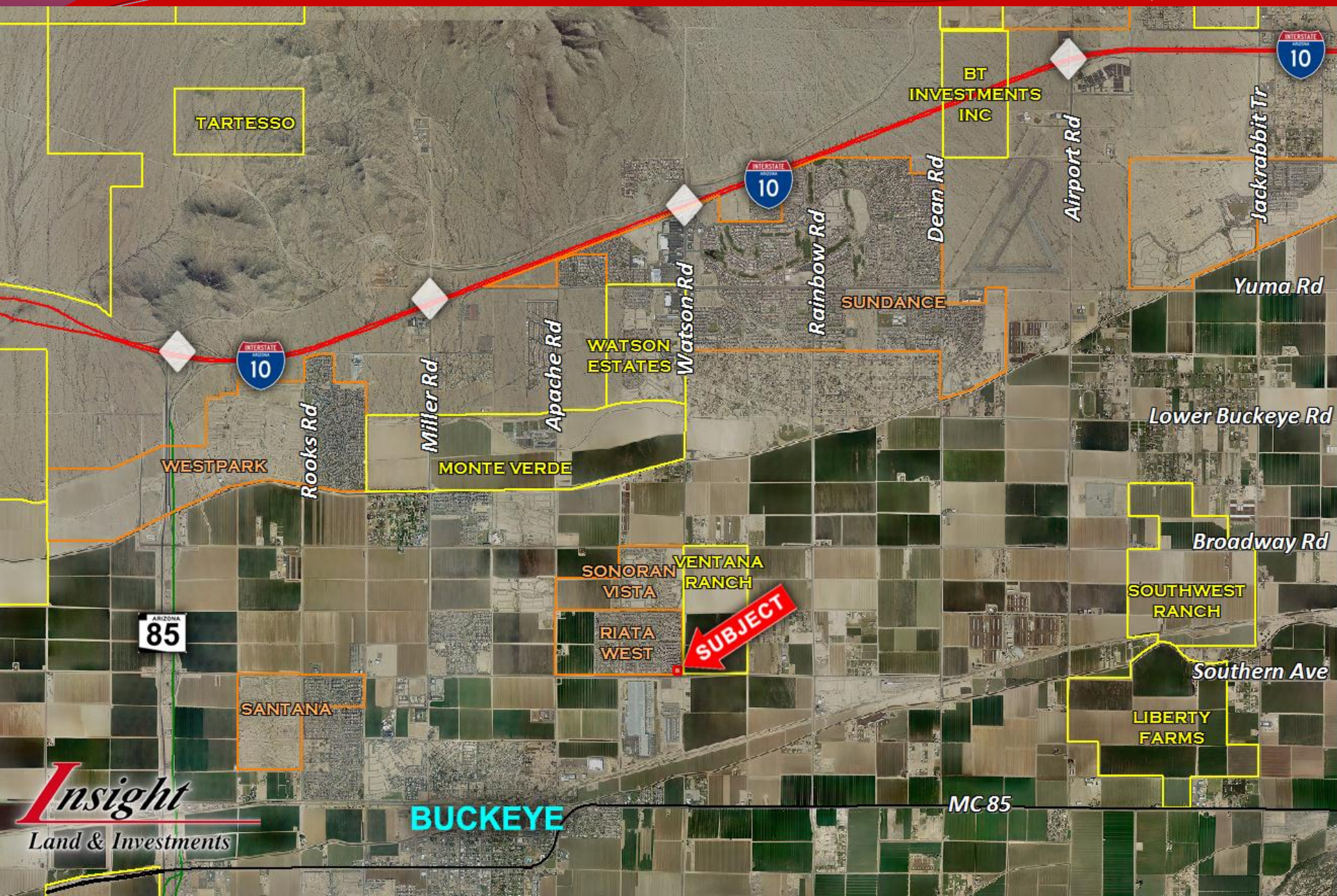
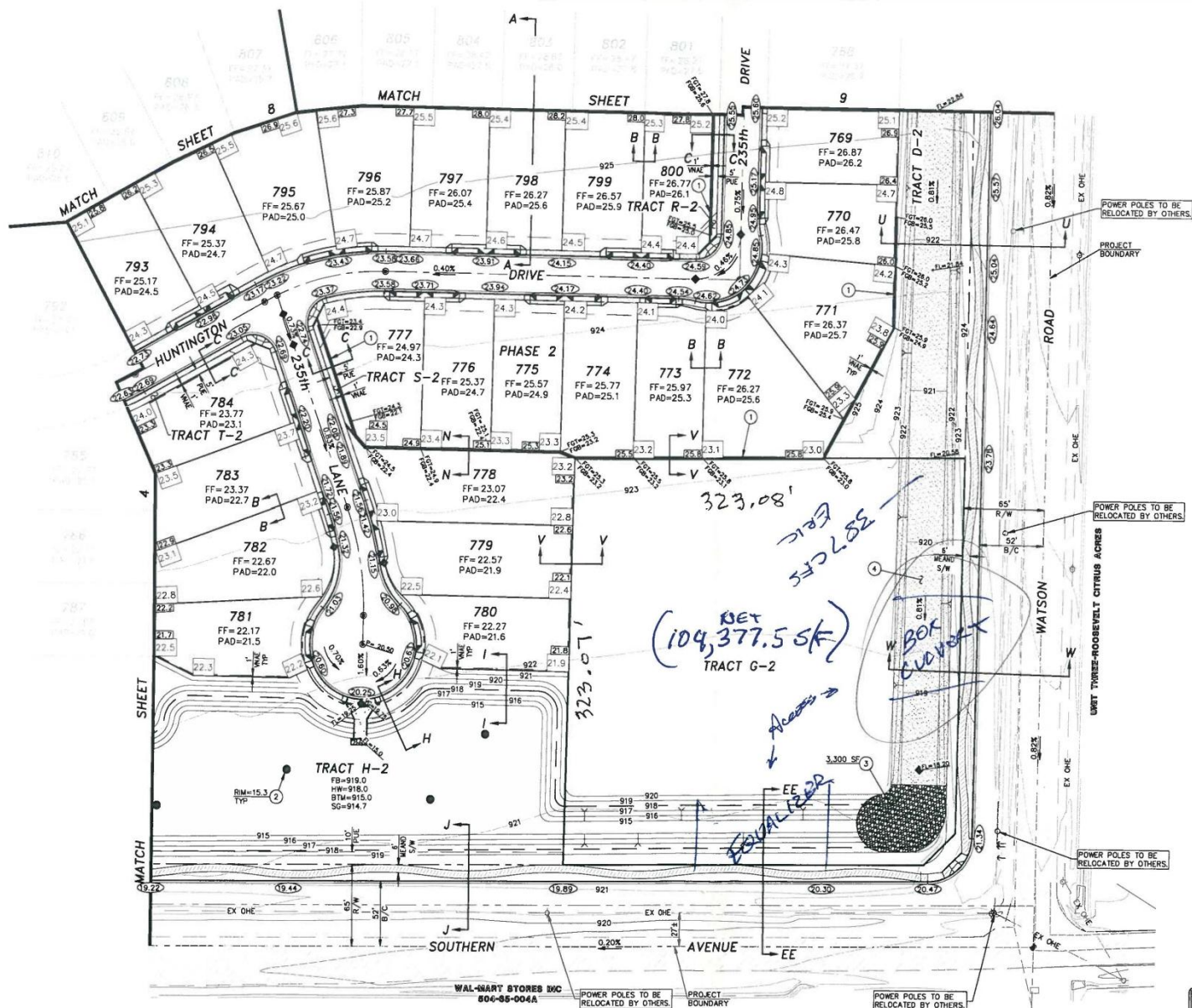


- ❑ **Location:** Northwest corner of Watson Rd and Southern Ave in Buckeye, Arizona
- ❑ **APN:** 504 - 41 - 002J
- ❑ **Size:** +/- 2.5 acres
- ❑ **Utilities:** To site
- ❑ **Price:** \$163,000 total; \$1.50/ ft.
- ❑ **Comments:** Major section line corner as out-parcel for the Riata West master plan in Buckeye. Watson has a full diamond interchange at Interstate 10. This property's size and location makes it an ideal site for PAD or neighborhood development.

+/- 2.5 ACRES RESIDENTIAL LAND | BUCKEYE, ARIZONA

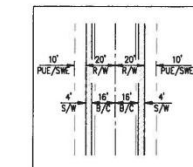






GRADING CONSTRUCTION NOTES

1. INSTALL RETAINING WALL.
NOTE: STRUCTURAL CALCULATIONS & FINAL RETAINING WALL DESIGN TO BE PROVIDED BY THE BUILDER OR HIS REPRESENTATIVE.
2. INSTALL MAXWELL IV DRYWELL.
3. INSTALL GROUTED RIP RAP D₅₀=6", (BED THICKNESS 12"). 5' PER PLAN.
4. INSTALL SI GEOSOLUTIONS LANDLOK TRM 450 FILTER FABRIC (OR APPROVED EQUAL) PER MANUFACTURERS SPECIFICATIONS.



TYPICAL LOCAL STREET DIMENSION
(10' PUE UNLESS OTHERWISE NOTED)

RIATA WEST GRADING PLANS

RBF CONSULTING PLANNING • DESIGN • CONSTRUCTION
18005 NORTH 28th AVENUE, SUITE 500
PHOENIX, ARIZONA 85028-7000
902.487.2800 • FAX 902.487.2801 • WWW.RBF-CDM.COM

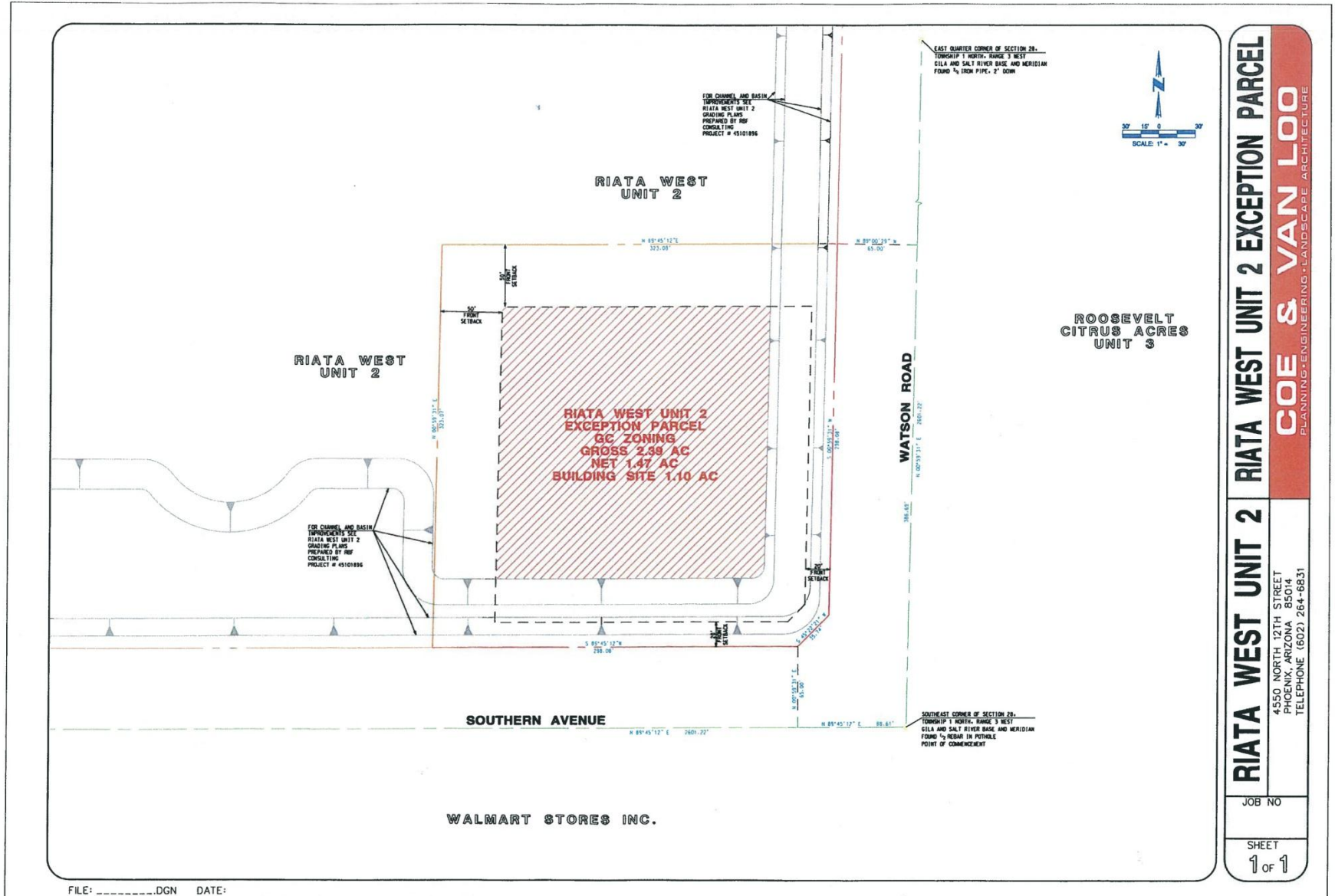
LAYOUT ALM DRAFTED CMM CHECKED EJP

GRAPHIC SCALE(S) 1" = 40'

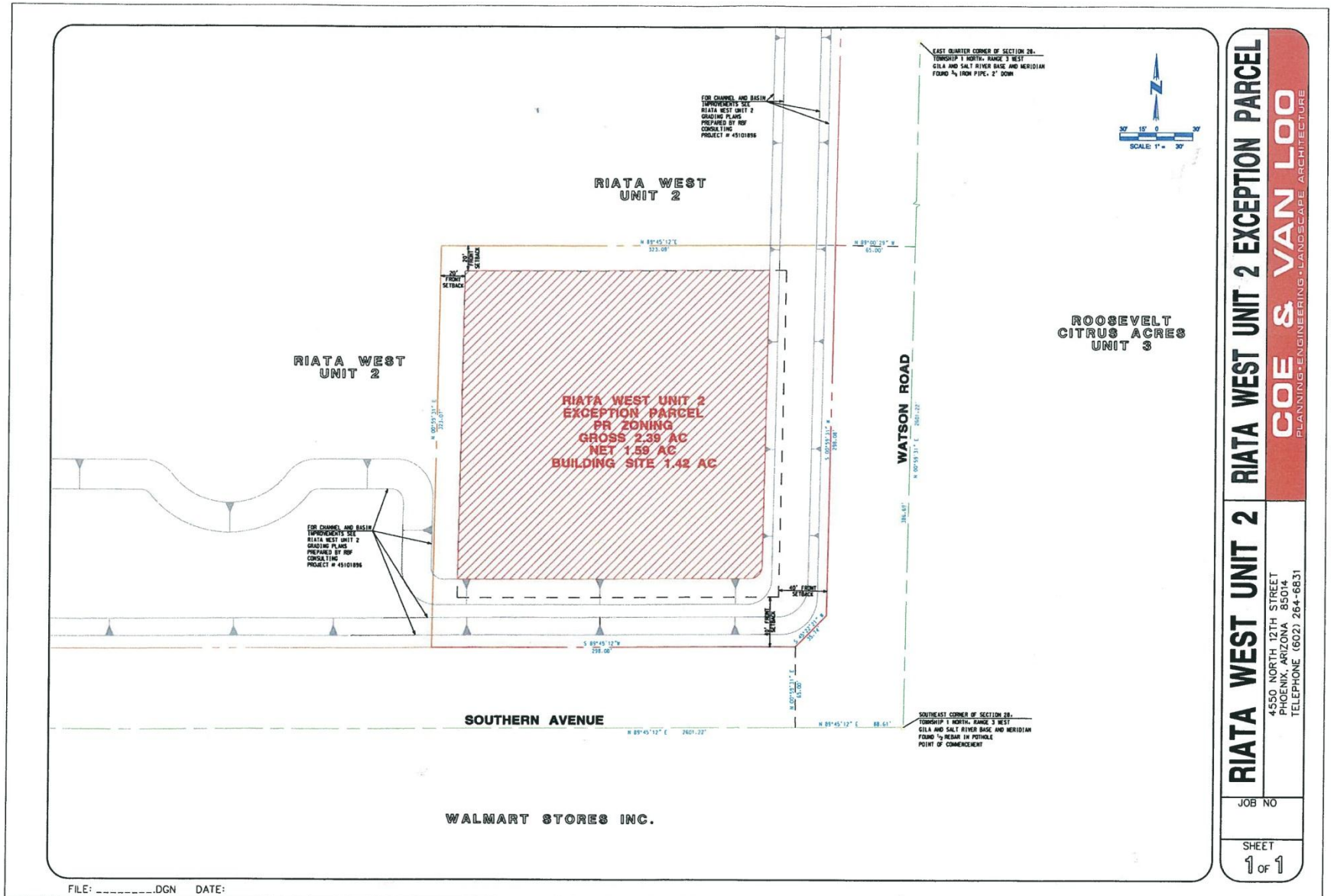
ORIGINAL PLAN DATE FEB/2006 SHEET NO. 5

LATEST REVISION PROJECT NUMBER 45101896 OF 23 SHEETS





RIATA WEST UNIT 2	RIATA WEST UNIT 2 EXCEPTION PARCEL
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE
JOB NO	
SHEET 1 OF 1	



RIATA WEST UNIT 2 EXCEPTION PARCEL	
RIATA WEST UNIT 2	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE
4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	
JOB NO	
SHEET 1 of 1	

MAP ID • 846 - 28 - 04 - 04



1/4 1/4 SECTION

N

02	01
03	04

W E

S

BOOK: 504 MAP: 41
BOOK: 504 MAP: 42
BOOK: 504 MAP: 45

RIATA WEST UNIT 2
MCR 882-35, 2008 SUB



Maricopa County

01-08-2009

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

* Indicates change in original lot boundary

Division Boundary Corner ————— PorcelBoundary Line
 Jet Centerline — — — — — PorcelSoft Line

123-45-678A PorcelNumber

Disclaimer - Indemnification

Requester/Purchaser understands and agrees that Moricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, invalidity, accuracy, inaccuracy of any sold data and information. The porcelains on maps are for illustration purposes only and are not intended to be used as a survey product.



504-41-002J

275.87

SUBJECT

SE	COR	SEC	28
NF	COR	SEC	33

SW $\frac{1}{4}$ COR S
NW $\frac{1}{4}$ COR S