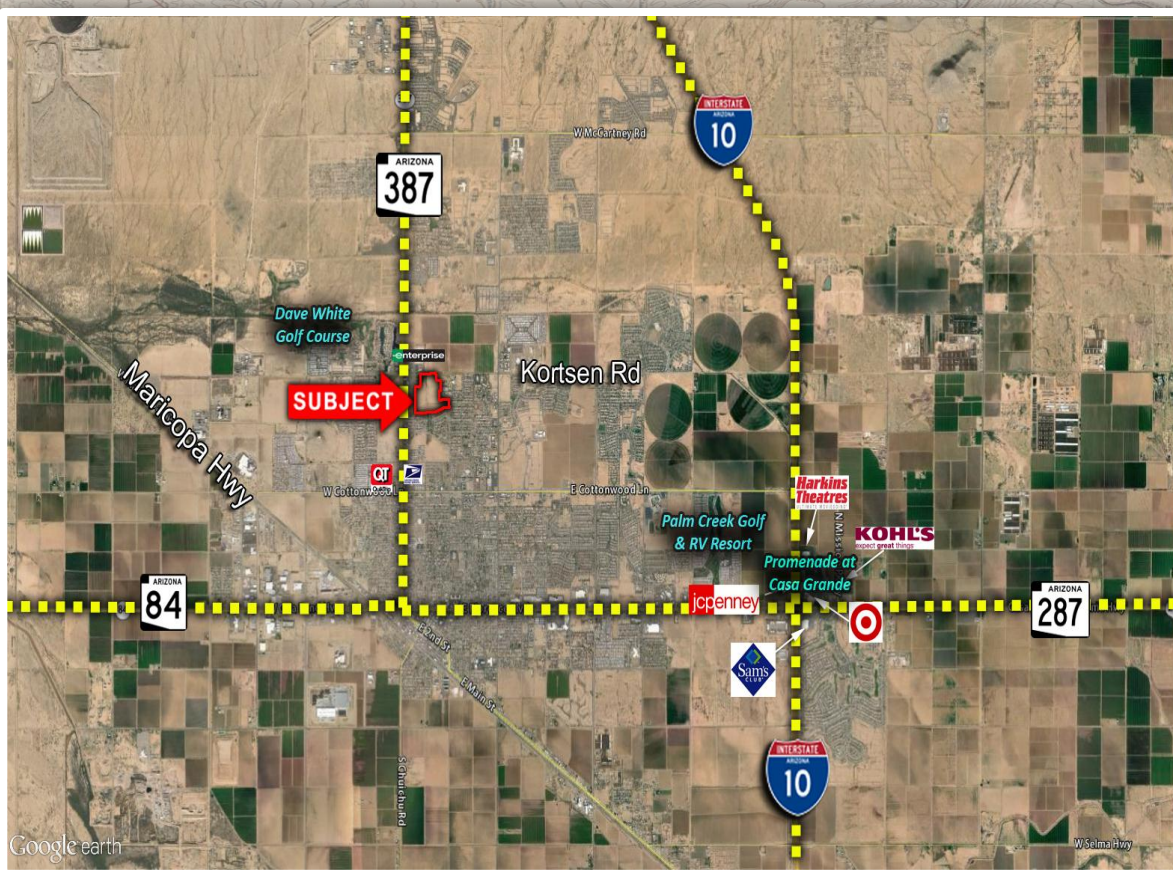


# VERDE CREEK - PRIME RESIDENTIAL LAND CASA GRANDE, ARIZONA

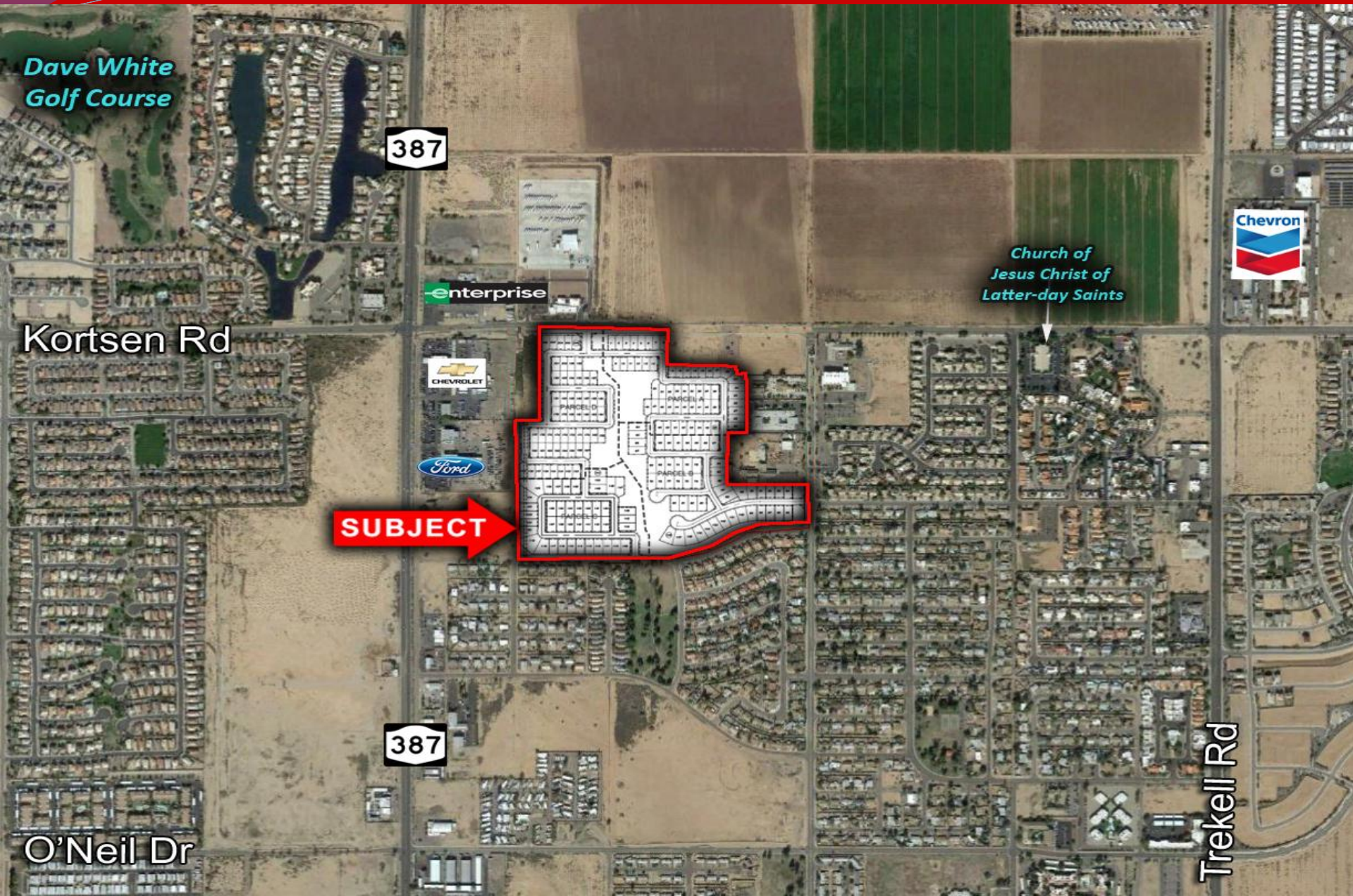


## **\*\* Exclusively Listed \*\***

- ☐ **Location:** Southeast of the intersection of Hwy 387 and Kortsen Road Casa Grande, AZ
- ☐ **Size:** 57.18 Acres
- ☐ **Price:** \$1,500,000
- ☐ **Zoning:** R-1A (City of Casa Grande)
- ☐ **Comments:** Vacant unimproved land. New Preliminary Plat approved.
- ☐ 206 single family lots
  - ☐ 111 – 50'x110'
  - ☐ 95 – 60'x120'
- ☐ 850 FT of frontage on Kortsen Road
- ☐ 300 FT of frontage on Casa Grande Ave
- ☐ 1,800 FT of frontage on Silver Reef Rd

## VERDE CREEK PRIME RESIDENTIAL LAND | CASA GRANDE, AZ



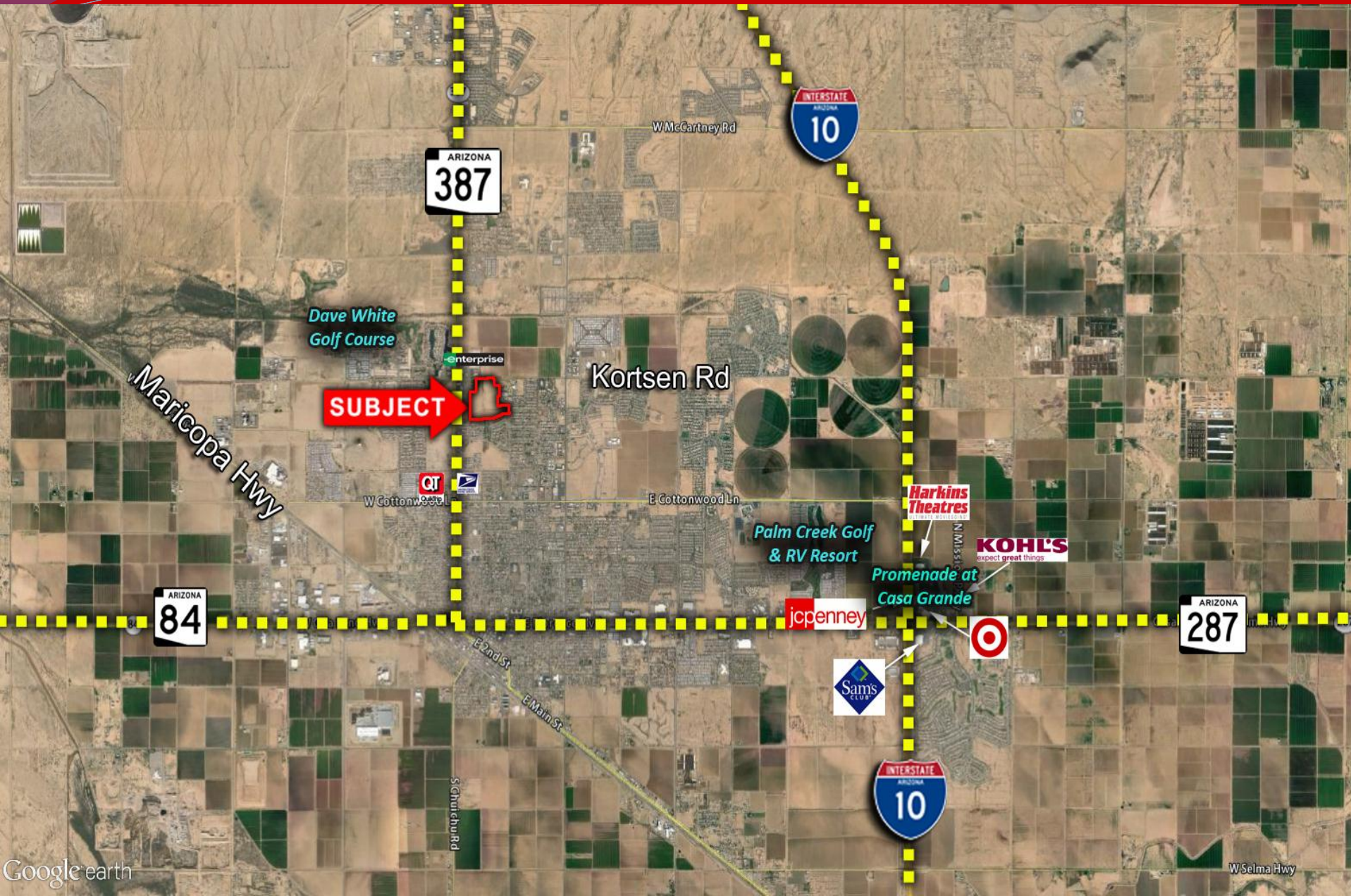








# VERDE CREEK - PRIME RESIDENTIAL LAND CASA GRANDE, ARIZONA





# VERDE CREEK - PRIME RESIDENTIAL LAND CASA GRANDE, ARIZONA

## LEGAL DESCRIPTION (SURVEYOR'S)

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND CITY OF CASA GRANDE BRASS CAP FLUSH ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 17, FROM WHICH A FOUND ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 89°48'29" WEST, 2656.68 FEET;

THENCE SOUTH 00°01'43" WEST, 1539.52 FEET, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE CENTERLINE OF SILVER REEF ROAD AS SHOWN ON THE FINAL PLAT OF COLLEGE PARK 9 UNIT 3 PER CABINET 8, SLIDE 11, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE, NORTH 89°56'18" WEST, 65.00 FEET TO THE NORTH LINE OF SAID FINAL PLAT, AND TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°56'18" WEST, 145.57 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°55'12", AN ARC LENGTH OF 261.10 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 60°08'30" WEST, 176.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 550.00 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°46'17", AN ARC LENGTH OF 295.38 FEET TO THE NORTHWEST CORNER OF SAID FINAL PLAT AND TO A NON-TANGENT LINE;

THENCE SOUTH 89°59'28" WEST, 1055.73 FEET ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE AND ALONG THE NORTH LINE OF THE FINAL PLAT OF COLLEGE PARK 8 AS RECORDED IN CABINET A, SLIDE 188, RECORDS OF PINAL COUNTY, ARIZONA, AND THE CENTERLINE OF SILVER REEF ROAD AS SHOWN ON THE FINAL PLAT OF CASPIA Y GRANDE UNIT II AS RECORDED IN BOOK 16, PAGE 40, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE LEAVING SAID NORTH LINE AND SAID CENTERLINE, NORTH 00°32'29" EAST, 1069.54 FEET ALONG A LINE WHICH IS 706.02 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A PORTION OF WHICH IS ALSO THE EAST LINE OF THE WARRANTY DEED AS RECORDED IN DOCKET 2080, PAGE 497, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE LEAVING SAID EAST LINE, SOUTH 89°56'31" EAST, 145.63 FEET ALONG THE SOUTH LINE AND THE PROLONGATION THEREOF, OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED AS RECORDED IN DOCKET 1349, PAGE 433, RECORDS OF PINAL COUNTY, ARIZONA, TO THE SOUTHEAST CORNER OF SAID DEED;

THENCE NORTH 00°03'29" EAST, 703.44 FEET ALONG THE EAST LINE OF SAID WARRANTY DEED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°48'29" EAST, 849.87 FEET ALONG SAID NORTH LINE, TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED AS RECORDED IN DOCUMENT NO. 1999-046392, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°14'24" EAST, 290.34 FEET ALONG THE WEST LINE OF LAST SAID WARRANTY DEED TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°48'18" EAST, 450.00 FEET ALONG THE SOUTH LINE OF LAST SAID WARRANTY DEED TO THE WEST LINE OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2000-004043, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 00°14'24" EAST, 65.97 FEET ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°57'36" EAST, 68.05 FEET ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED TO THE NORTHWEST CORNER OF THE PROPERTY AS DESCRIBED IN THE WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2008-153479, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 00°02'52" WEST, 436.99 FEET ALONG THE WEST LINE OF LAST SAID WARRANTY DEED AND ALONG THE WEST LINE OF THE WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2002-033857, RECORDS OF PINAL COUNTY, ARIZONA, TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED AS RECORDED IN DOCUMENT NO. 1999-030160, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 89°58'17" WEST, 108.90 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID QUIT CLAIM DEED;

THENCE SOUTH 00°01'43" WEST, 400.00 FEET ALONG THE WEST LINE OF SAID QUIT CLAIM DEED TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°56'17" EAST, 504.50 FEET ALONG THE SOUTH LINE OF SAID QUIT CLAIM DEED TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID NORTHWEST QUARTER;

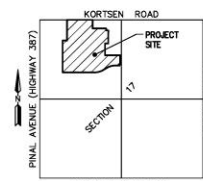
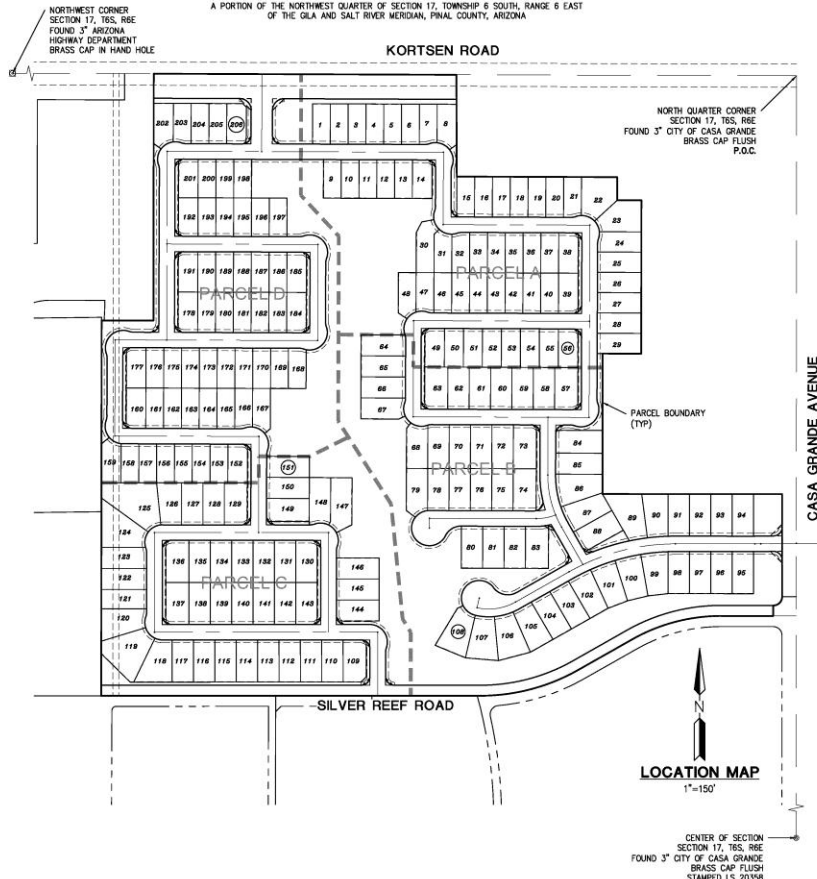
THENCE SOUTH 00°01'43" WEST, 292.59 FEET ALONG SAID WEST LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND ALONG THE NORTHERLY LINE OF SAID FINAL PLAT OF COLLEGE PARK 9 UNIT 3, THROUGH A CENTRAL ANGLE OF 90°07'00", AN ARC LENGTH OF 39.27 FEET TO A NON-TANGENT LINE;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 00°01'43" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

## PRELIMINARY PLAT VERDE CREEK CITY OR COUNTY, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



### ENGINEER/PLANNER

HILGART WILSON, LLC  
214 E. HIGHLAND AVENUE SUITE 250  
PHOENIX, AZ 85016  
PHONE: (602)490-0935  
FAX: (602)368-2436  
CONTACT: DAVID GEORGE

### OWNER/DEVELOPER

IMH SPECIAL ASSET NT 102, LLC  
7001 NORTH SCOTTSDALE ROAD, SUITE 2050  
SCOTTSDALE, AZ 85253  
PHONE: (480)840-8329  
CONTACT: TIM KEENAN

### LANDSCAPE ARCH.

HADLEY DESIGN GROUP  
7400 E. McDONALD DRIVE  
SUITE 122  
SCOTTSDALE, AZ 85250  
PHONE: (480)478-0096  
CONTACT: JASON HADLEY

### BENCHMARK

BENCHMARK IS A FOUND 3" CITY OF CASA GRANDE BRASS CAP FLUSH LOCATED AT THE INTERSECTION OF KORTSEN ROAD & THORNTON ROAD BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. PINAL COUNTY CONTROL NETWORK POINT NUMBER 626153 NAVD-88 DATUM ELEV.=1387.28

### BASIS OF BEARING

BASIS OF BEARING IS ~~N89°48'29" W~~ ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

### PROJECT DESCRIPTION

### SHEET INDEX

CV01	COVER SHEET
CV02-CV03	SECTIONS AND DETAILS
CV04	DEVELOPMENT DATA
PP01-PP03	PRELIMINARY PLAT
PP04	LOT & TRACT TABLES
GD01-GD03	CONCEPT GRADING
GD04	GRADING DETAILS & CHANNEL SECTIONS

### LEGEND

	EXISTING CONTOURS		PUE PUBLIC UTILITY EASEMENT
	8" W WATERLINE AND VALVE		R/W RIGHTS-OF-WAY
	FIRE HYDRANT		VNAE VEHICULAR NON-ACCESS EASEMENT
	8" S SEWER LINE & MANHOLE		APN ASSESSOR PARCEL NUMBER
	EX 8" W EXISTING WATER LINE & VALVE		MAG MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS
	EX 8" S EXISTING SEWER LINE & MANHOLE		

### UTILITY COMPANIES

WATER	ARIZONA WATER COMPANY
SEWER, REFUSE, FIRE	CITY OF CASA GRANDE
GAS	SOUTHWEST GAS COMPANY
ELECTRIC SERVICE	ARIZONA PUBLIC SERVICE
POLICE	CASA GRANDE POLICE DEPARTMENT
TELEPHONE	QWEST COMMUNICATIONS

THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT  
NOTICE OF EXTENDED PAYMENT PROVISION  
THE CONSTRUCTION CONTRACT WILL ALLOW THE OWNER TO  
MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER  
CERTIFICATION AND APPROVAL OF BILLINGS.



**HILGART WILSON**  
ENGINEER | PLANNER | SURVEY | MANAGER  
214 E. HIGHLAND AVE. STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0935 / F: 602.368.2436  
www.hilgartwilson.com

**DRAFT**  
DEC 14, 2015

**VERDE CREEK**  
S.E.C. OF PINAL AVENUE & KORTSEN ROAD  
CASA GRANDE, AZ  
**COVER SHEET**

**HILGART WILSON**  
PROJ. NO.: 1468  
DATE: DEC 2015  
SCALE: AS SHOWN  
DRAWN: JAF  
DESIGNED: JAF/DJ  
APPROVED: DWG. NO.  
**CV01**