

# ±51.52 ACRES FOR SALE

EXCLUSIVE LISTING | NEC HAZEN ROAD & STATE ROUTE 85 | BUCKEYE, ARIZONA

**LOCATION** The property is located at the northeast corner of Hazen Road and State Route 85 in Buckeye, Arizona.

**SIZE** ±51.25 acres

**PRICE** Submit

**PARCEL** 401-02-010C

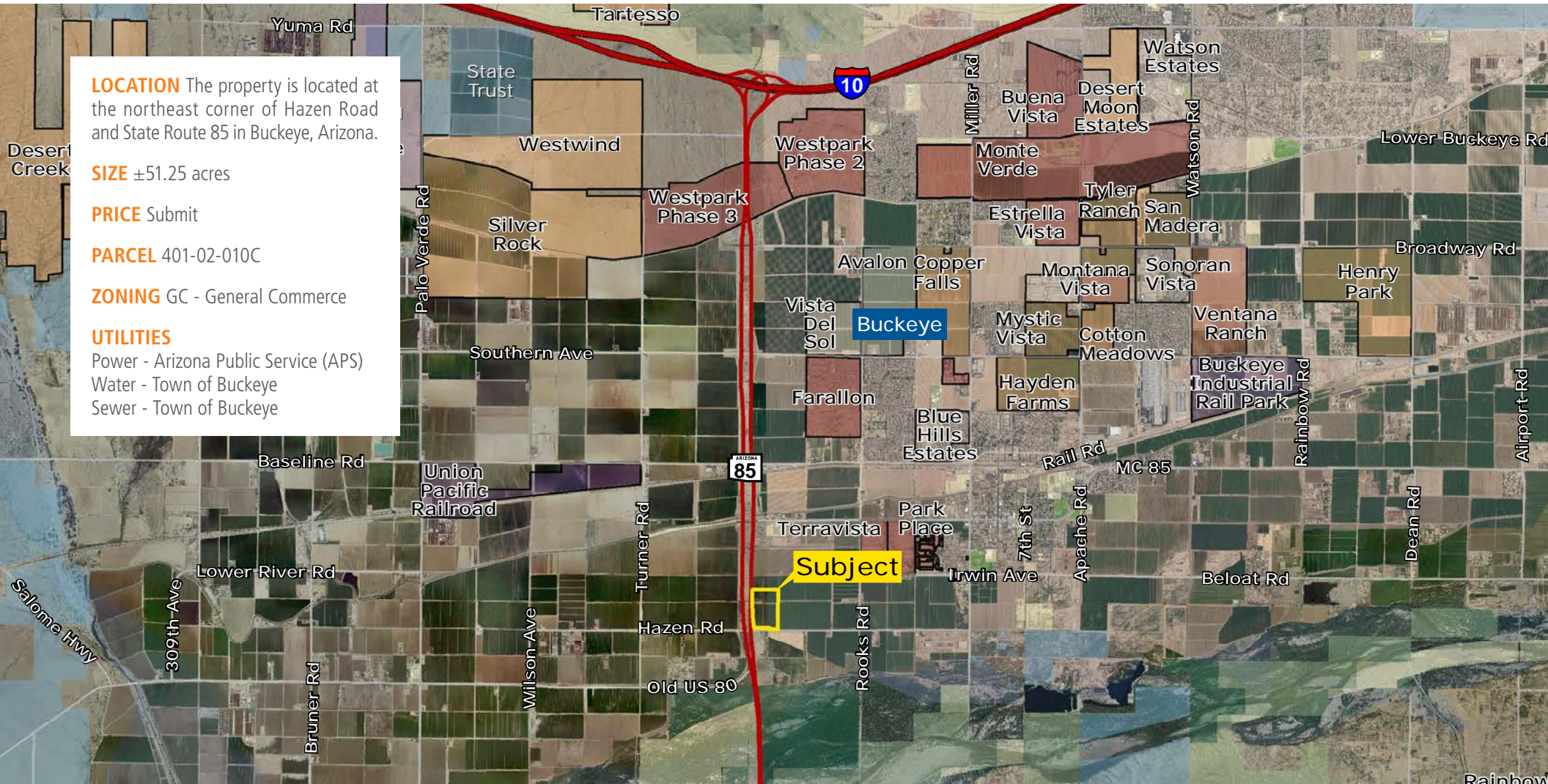
**ZONING** GC - General Commerce

**UTILITIES**

Power - Arizona Public Service (APS)

Water - Town of Buckeye

Sewer - Town of Buckeye



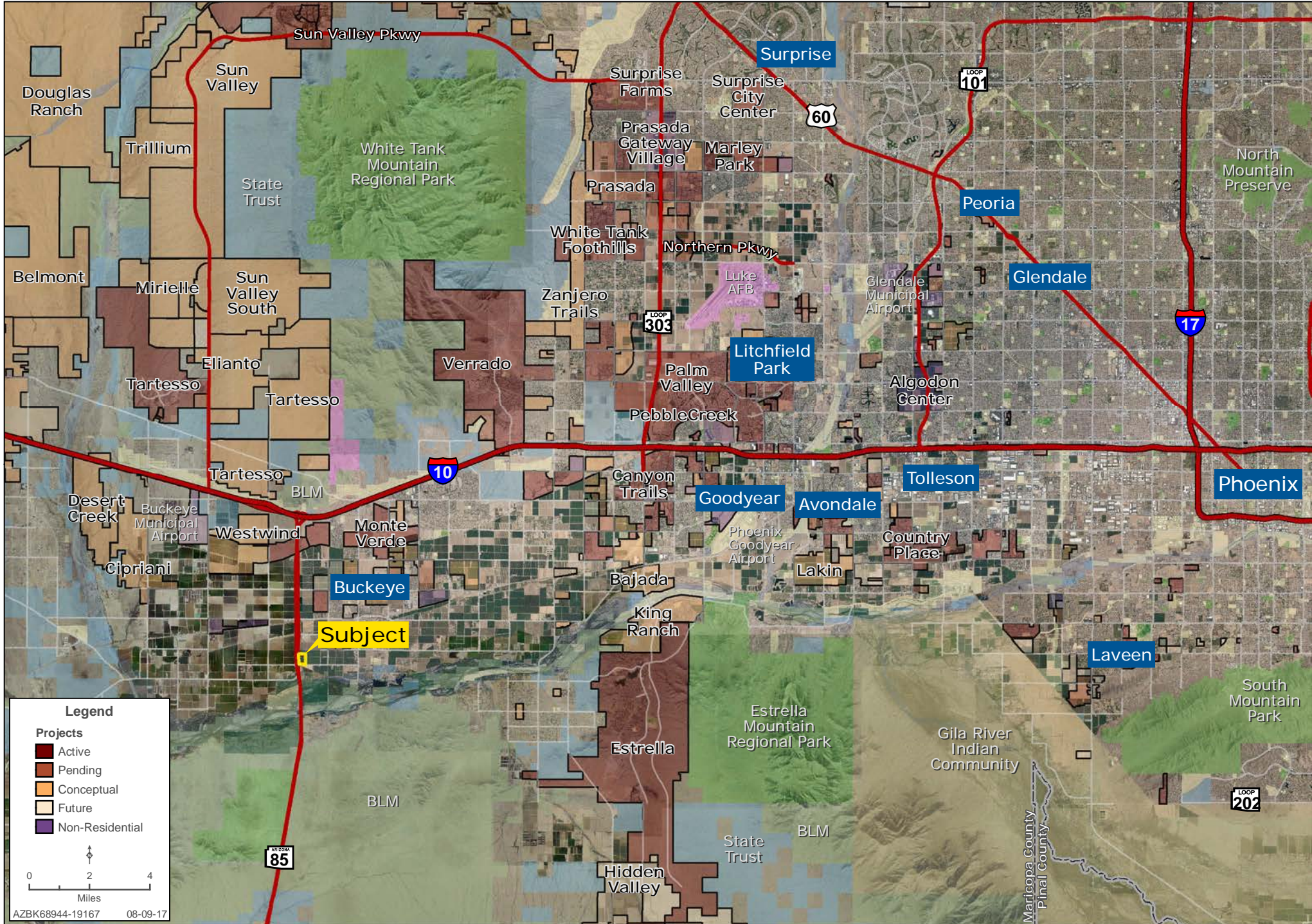
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZBK68944-9.6.17



# REGIONAL MAP

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**Legend**

**Projects**

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 2 4  
Miles

AZBK68944-19167 08-09-17

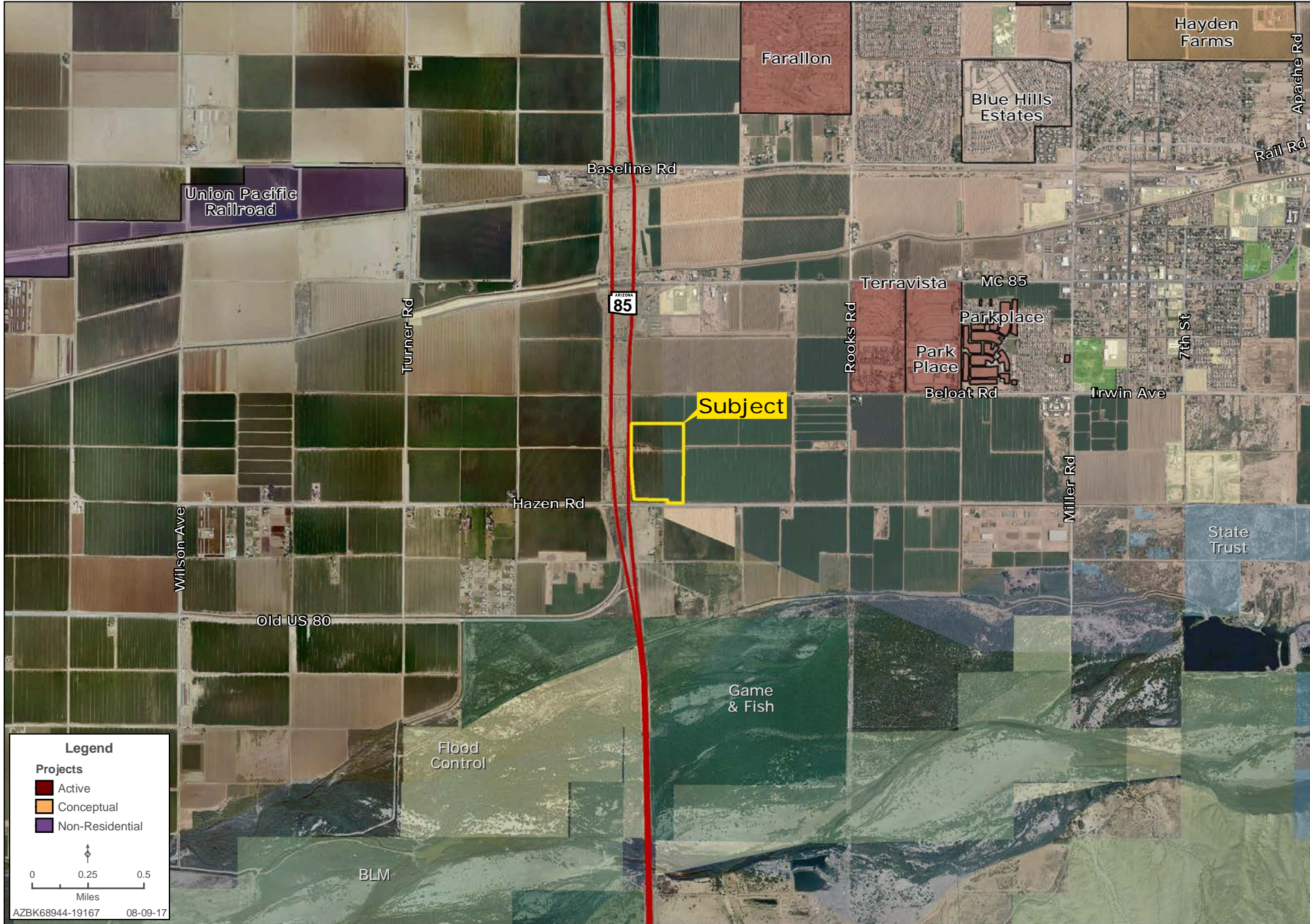
# SURROUNDING DEVELOPMENT MAP

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# SURROUNDING AREA MAP

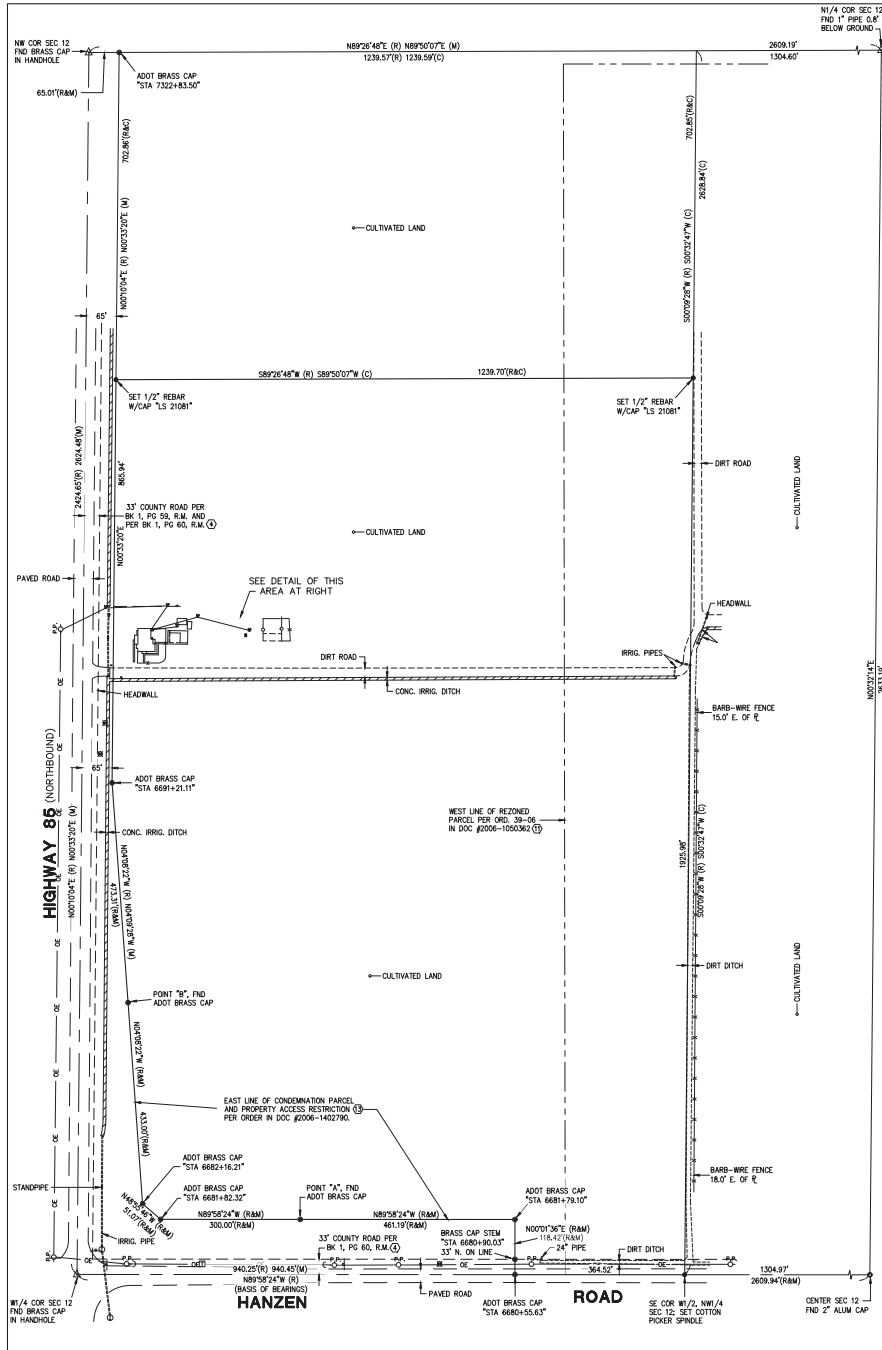
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# PROPERTY DETAIL MAP

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### LEGAL DESCRIPTION

**LEGEND**

- ▲ SECTION CORNER
- ADOT BRASS CAP
- MONUMENT AS NOTED
- SEWER CLEANOUT
- ⊕ ELECTRIC METER
- ⊖ TELEPHONE BOX
- ⊖ POWER POLE
- ⊖ GUY WIRE
- ⊖ SIGN
- ⊖ IRRIGATION VALVE
- ⊖ FIBER OPTIC MARKER
- ⊖ IRRIGATION MANHOLE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- (S) SCHEDULE B ITEM NO.

--- CONCRETE IRRIG. DITCH  
 - - - - - EDGE OF DIRT ROAD  
 - - - - - EDGE OF PAVEMENT  
 - - - - - OVERHEAD ELECTRIC  
 - - - - - RAIL FENCE  
 - - - - - WIRE FENCE

### LEGEND

- CERTIFICATION**
- To Chicago Title Insurance Company and Thomas G. Russell:
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7, 8, 9, 11, 14, 16, 19 and 20 from Table A thereof. The field work was completed on December 12, 2012.
- Thomas L. Rose, R.L.S., No. 21081

### CERTIFICATION

**AREA**

2,244,810 S.F. OR 51.5338 ACRES

### AREA

- SCHEDULE B EXCEPTIONS**
- Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2012 Taxes.
  - Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.
  - Water rights, claims or title to water, whether or not disclosed by the Public Records.
  - Rights of the public in and to that portion of the herein described land as shown on the Map/Plat: Book 1 of Road Maps, page 29 and Book 1 of Road Maps, page 41. (Plotted hereon).
  - Any rights, items, claims or equities, if any, in favor of Buckeye Water Conservation District.
  - Consent for electric line and poles per Docket 3134, page 246. (Plotted hereon).
  - Matters contained in Water Service Agreement per Document No. 99-976746. (Not plotted).
  - Any action that may be taken by the Department of Transportation to acquire property or rights of way for State Highway as disclosed by Document No. 2001-704176. (Not plotted).
  - Any action that may be taken by the Department of Transportation to acquire property or rights of way for State Highway as disclosed by Document No. 2006-034300. (Not plotted).
  - Matters contained in Ordinance No. 61-06 per Document No. 2005-191468. (Not plotted).
  - Matters contained in Ordinance No. 39-06 per Document No. 2006-1000562. (Plotted hereon).
  - Matters contained in Ordinance No. 23-00 per Document No. 00-0660202 and re-recorded in 2007-0324981. (Not plotted).
  - Matters contained in Order per Document No. 2006-1402730. (Plotted hereon).
  - Any action that may be taken by the Flood Control District of Maricopa County to acquire property or rights of way for flood control as disclosed by document recorded in Recording No. 2011-0801462. (Not plotted).
  - Any rights of the parties in possession of a portion of, or all of, said land, which rights are not disclosed by the public records. The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, lease and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
  - Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to the Company and/or by equity of the parties in possession thereof.

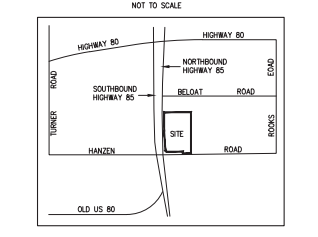
### SCHEDULE B EXCEPTIONS

- NOTES**
- This survey is based upon a title commitment prepared by Chicago Title Insurance Company, Title No. C1A212141, dated November 29, 2012.
  - The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
  - This property lies in Flood Zone X-Dotted according to FIRM No. 04013C2505 H as published by FEMA on September 30, 2005.
  - This property is zoned OC by the Town of Buckeye.
  - The Basis of Bearings shown herein is South line of the Northwest quarter of Section 12, being North 89° 58' 24" West, taken from the legal description.
  - © Copyright 2012. These drawings are an instrument of service and are the property of Land Survey Services, P.L.C. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

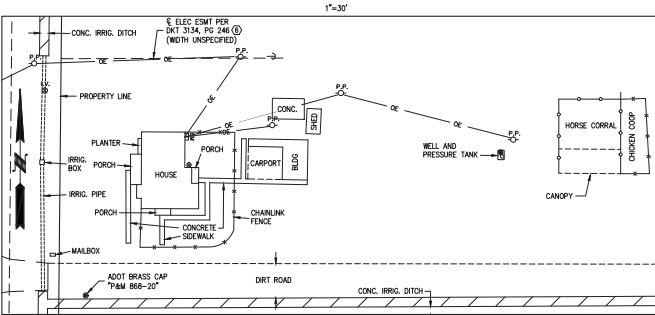
### NOTES

- VICINITY MAP**
- NOT TO SCALE
- 

### VICINITY MAP



### DETAIL



**Land Survey Services P.L.C.**

Thomas L. Rose, R.L.S.  
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 85th Street, Suite 108  
 Phoenix, AZ 85028  
 Ph: 602.953.2740 Fax: 602.243.4117

**ALTA/ACSM LAND TITLE SURVEY**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T1S, R4W, G&S-R.B.M., MARICOPA COUNTY, ARIZONA

**NORTHEAST CORNER OF HANZEN RD/HIGHWAY 85**

Drawn By: Thomas Rose  
 Date: DEC 2012  
 Job No.: 12088  
 Sheet No.: 1 of 1