

FOR SALE: +3.51 ACRE COMMERCIAL CORNER (C-1)

SEC Ocotillo Rd & Schnepf Rd | San Tan Valley, Arizona



PETERSEN
PROPERTIES & MANAGEMENT INC.
est. 1991



For more information, please contact:

Kevin Petersen
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602.540.8151
Kevin@PPMLand.com

Adam Petersen
Agent
480.586.0946
Adam@PPMLand.com

Petersen Properties & Management Inc.
3369 E Queen Creek Rd, Ste 101
Gilbert, AZ 85297

www.PPMLand.com

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SIZE	±3.51 ACRES
ZONING	C-1 (Neighborhood Commercial Zoning District)
PARCEL #	109-30-475
PROPERTY TAX	\$277 (2020)
UTILITIES	SPR (electric) – Johnson Utilities (Sewer) – Town of QC (Water)
POPULATION	40,000 (3 Mile), 54,000 (5 Mile), 103,000 (7 Mile)
PRICE	Call for Pricing
OTHER INFORMATION	- Moderate to Low Density (General Plan) 30,000 daily car count on Schnepf - There is a 1,600 Sq Ft cell tower easement on the SWC of the property. The lease has been sold and does not convey in the sale.

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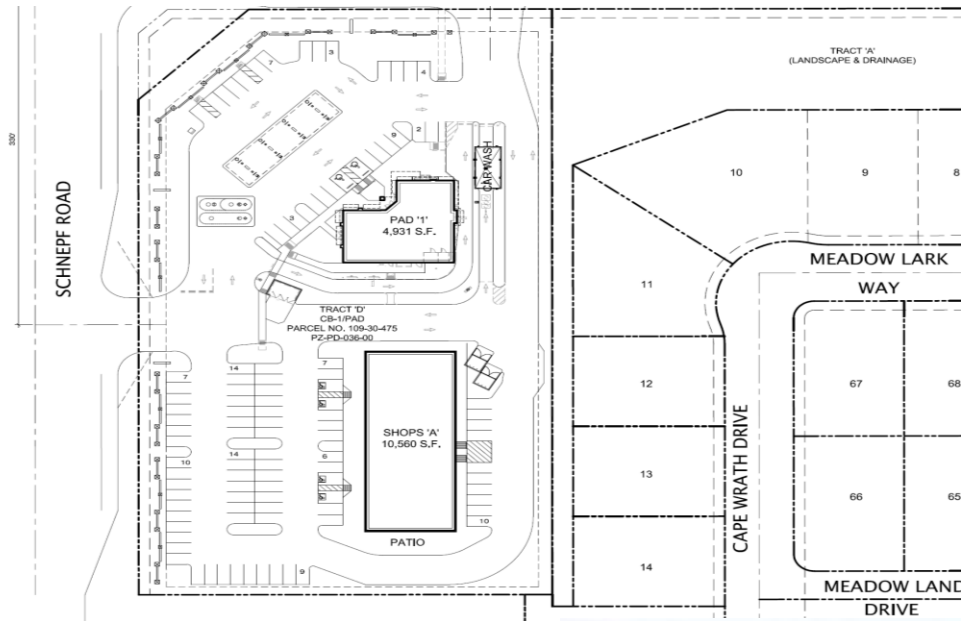
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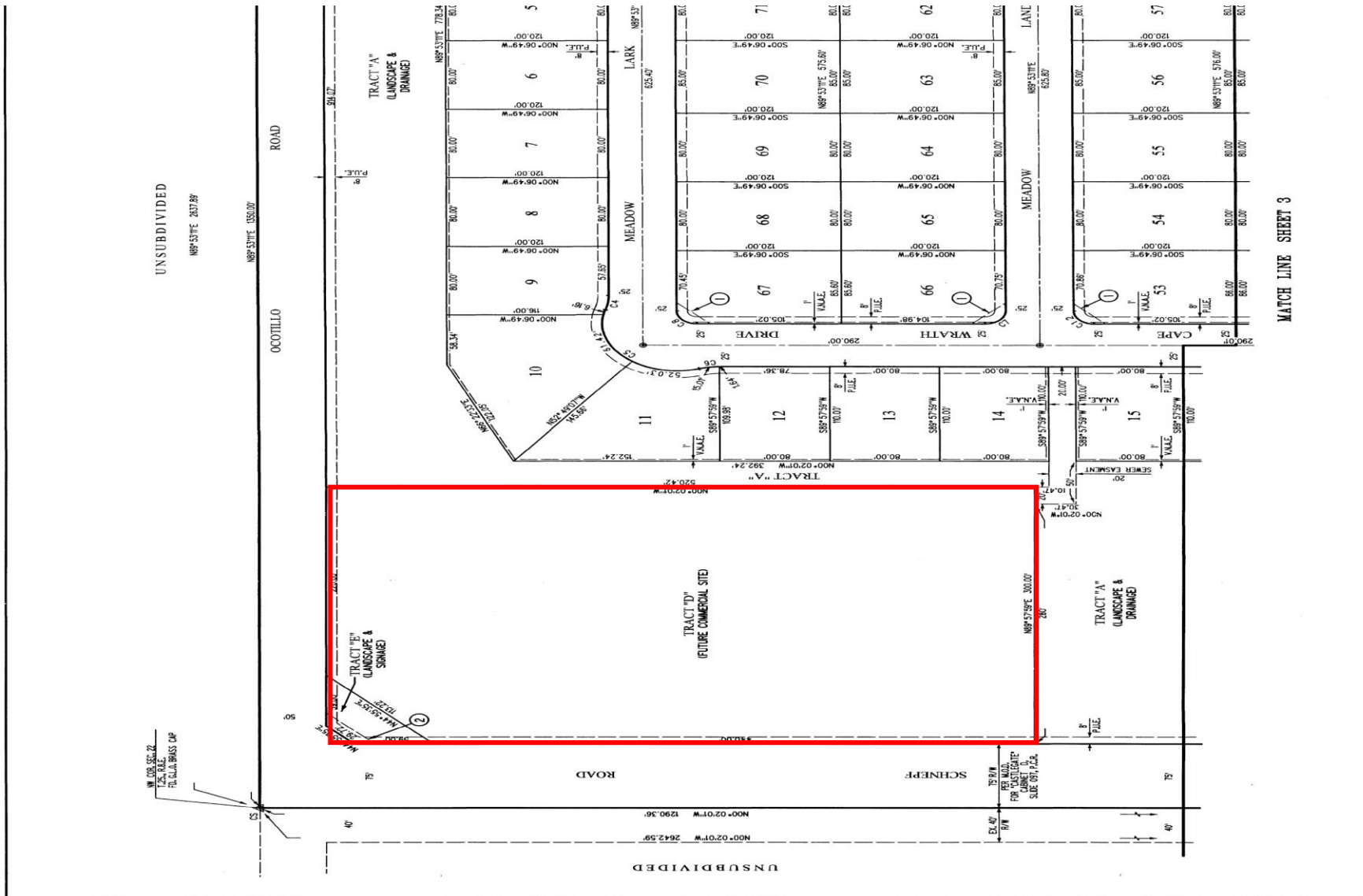
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FLOOD ZONE DESIGNATION
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 48023CML DATED 10/16/13.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE AGENCY, ORDER NO.: 576121 EFFECTIVE DATE: 02/08/16 AND FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 583334 EFFECTIVE DATE: 01/01/2017
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NA83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/02/17.

LESSEE ACCESS EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT D, CASTLEGATE, PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 181, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT D, THENCE NORTH 00°15'52" WEST ALONG THE WEST LINE OF SAID TRACT D, 86.18 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, 14.91 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF TRACT D, CASTLEGATE, PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 181, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT D, THENCE NORTH 00°15'52" WEST ALONG THE WEST LINE OF SAID TRACT D, 86.18 FEET, THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, 14.91 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" EAST, 15.00 FEET, THENCE NORTH 00°00'00" EAST, 5.00 FEET, THENCE NORTH 90°00'00" EAST, 40.00 FEET, THENCE SOUTH 00°00'00" EAST, 40.00 FEET, THENCE NORTH 90°00'00" WEST, 40.00 FEET, THENCE NORTH 00°00'00" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT D, CASTLEGATE, PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 181, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT D, THENCE NORTH 00°15'52" WEST ALONG THE WEST LINE OF SAID TRACT D, 86.18 FEET, THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, 14.91 FEET, THENCE NORTH 00°00'00" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, 14.98 FEET TO THE WEST LINE OF SAID TRACT D ALSO BEING THE POINT OF TERMINUS.

LINE TABLE

LINE	LENGTH	BEARING
L1	75.00	N89°44'08"E
L2	720.47	S0°15'52"E
L3	330.00	N89°44'08"E
L4	90.00	N0°15'52"W
L5	110.00	N89°44'08"E
L6	40.00	N0°15'52"W
L7	110.00	S89°44'08"W
L8	560.00	S0°15'52"E
L9	110.00	S89°44'08"W
L10	20.00	N0°15'52"W
L11	110.00	S89°44'08"W
L12	362.24	S0°15'52"E
L13	122.05	N60°08'42"E
L14	779.34	N89°39'20"E
L15	120.00	S0°20'40"E
L16	10.00	N89°39'20"E
L17	25.00	S0°20'40"E
L18	50.99	S11°39'16"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD LENGTH
C1	23.57	15.00	90°02'15"	N44°39'20"E	21.22

LINE TABLE

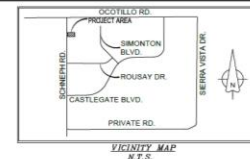
LINE	LENGTH	BEARING
L19	99.00	S0°20'40"E
L20	29.70	S45°20'40"E
L21	914.07	N89°39'20"E
L22	520.42	S0°15'52"E
L23	300.00	S89°44'08"W
L24	440.00	S0°15'52"E
L25	113.22	N44°41'44"E
L26	220.00	N89°39'20"E
L27	80.16	N0°15'52"W
L28	14.91	N90°00'00"E
L29	15.00	N0°00'00"E
L30	5.00	N0°00'00"E
L31	40.00	N0°00'00"E
L32	40.00	S0°00'00"E
L33	40.00	N90°00'00"W
L34	20.00	N0°00'00"E
L35	14.98	N90°00'00"W

LESSOR'S LEGAL DESCRIPTION (APN: 109-30-4750)

TRACT D, CASTLEGATE, PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 181.

LESSOR'S LEGAL DESCRIPTION (APN: 109-22-155A)

TRACT A, CASTLEGATE, PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 181.

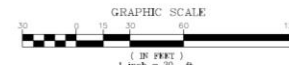
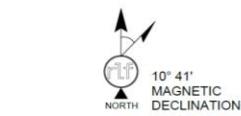


LEGEND

- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- PROWASHER
- CMU CONCRETE MASONRY UNIT
- NG NATURAL GRADE
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- EP EDGE OF PAVEMENT
- SPOT ELEVATION
- ELECTRICAL TRANSFORMER
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- SHRUB
- BREAKLINE
- SCHEDULE B TRIANGLE
- SCHEDULE B HEX
- POSITION OF GEODEIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- WOOD FENCE
- U/O ELECTRIC LINE

POSITION OF GEODEIC COORDINATES

LATITUDE 33° 14' 52.02" NORTH (NA83)
LONGITUDE 111° 31' 42.19" WEST (NA83)
ELEVATION @ GROUND= 1031.9' (NA88)



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e-mail: corp@ydcoffice.com

FIELD BY:	JMM
DRAWN BY:	CAS
CHECKED BY:	RLF

REVISIONS		
3	02/15/17	TITLE UPDATE
2	02/10/17	FINAL
1	02/08/17	PRELIMINARY
NO.	DATE	DESCRIPTION

RLF CONSULTING
REGISTERED SURVEYOR - ARIZONA
10410 N. STAGGS DR. • TEMPE, AZ 85288
WWW.RFLCONSULTING.COM • 480-850-0880

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PROJECT NO:
09006885

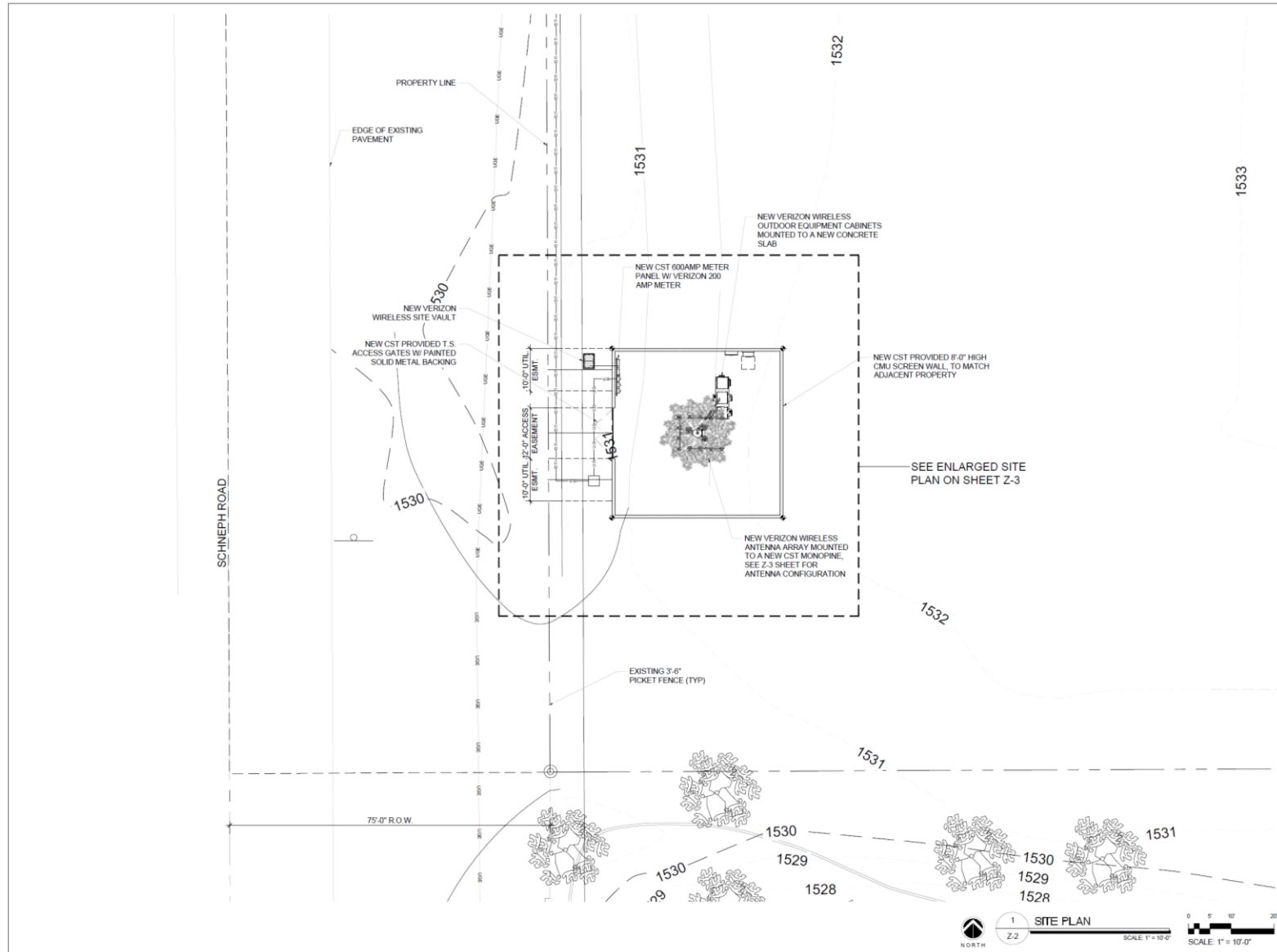
SITE NAME:
AZE MEADOW LARK

SITE ADDRESS:
40681 N. SCHNEPP RD.
SAN TAN VALLEY AZ, 85140

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2

REVISION:



PLANS PREPARED BY
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 W.C. YOUNG
 12/31/18
 REG. ENGINEER (LICENSE NUMBER)

NO.	DATE	DESCRIPTION
1	05/14/2018	PRELIMINARY REVIEW
2	05/15/2018	FINAL REVIEW
3	05/24/2018	REVIEW

ARCHITECTS JOB NO.
YDC-6637

PROJECT INFORMATION
SITE #:
CST#: AZ-00-7215
AZ5_MEADOW LARK
 40721 N. SCHNEPP ROAD
 SAN TAN VALLEY, AZ, 85140

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-2

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