



Londen Land Company, LLC

COMMERCIAL LAND AVAILABLE
Dove Valley Ranch Parcels C & D
12.4 +/- Acres
City of Phoenix, AZ

LOCATION: West of the Southwest Corner of the intersection at Carefree Highway and Black Mountain Parkway, adjacent to Dove Valley Ranch Golf Course.

SIZE: 12.4 acres

**CURRENT
LAND USE:** C-2 (Commercial)

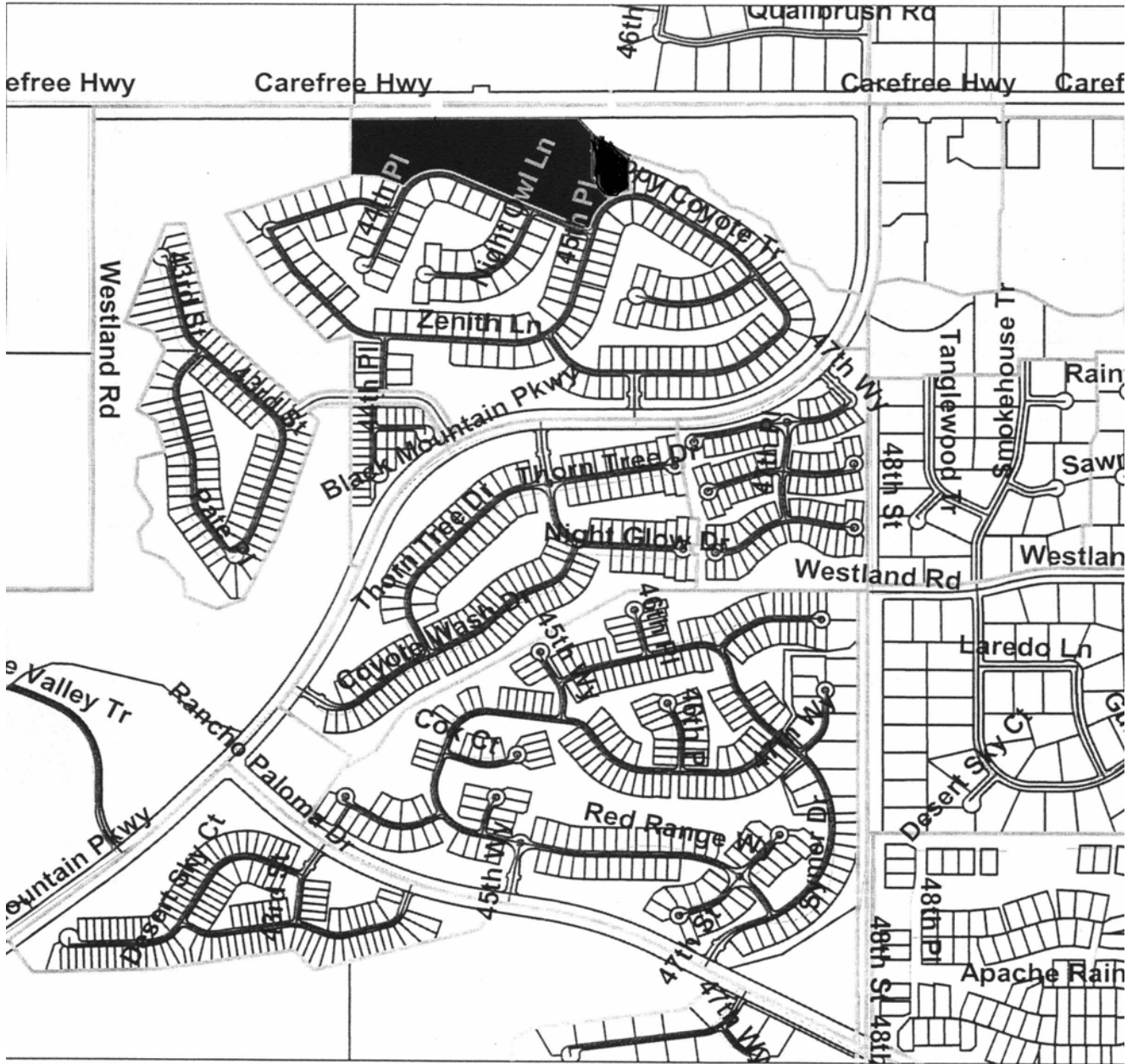
APN: 211-60-591 A, B

FOR INFORMATION CALL:

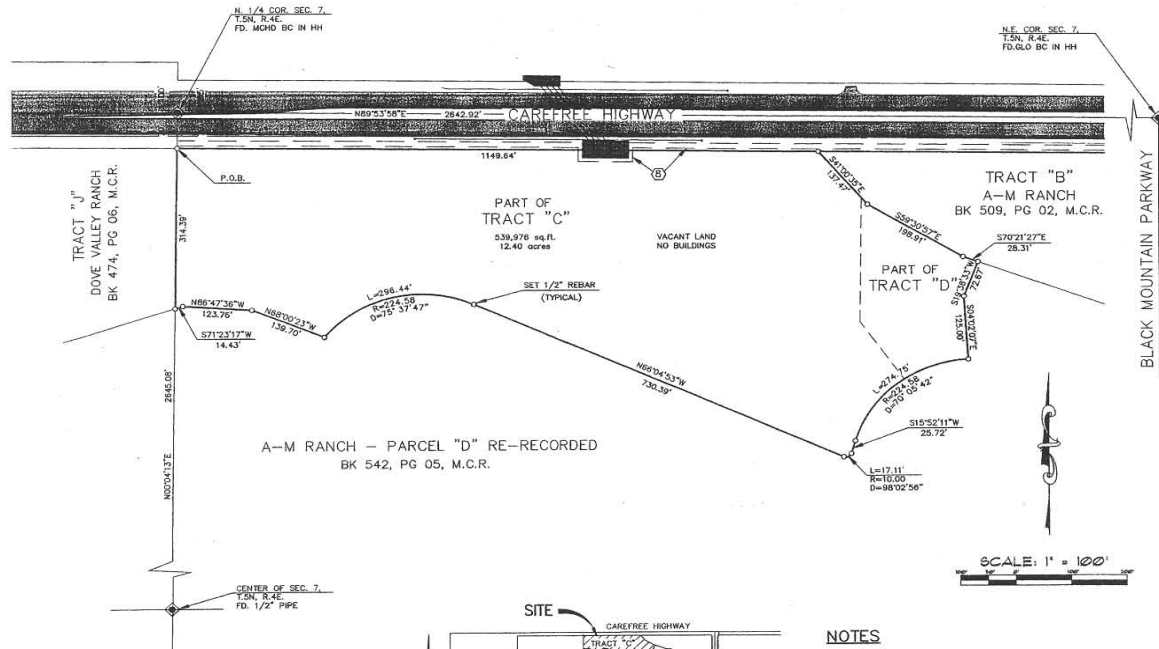
THE LONDEN COMPANIES
Jack Londen and Lynn Londen
602-957-1650

4343 East Camelback Road, Suite 400 ♦ Phoenix, Arizona 85018 ♦ Phone: 602-957-1650 ♦ Fax: 602-840-9765

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



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A-M RANCH - PARCEL "D" RE-RECORDED
BK 542, PG 05, M.C.R.



- LEGEND**
- SCHEDULE "B" ITEM
 - SECTION OR 1/4 SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - FOUND PROPERTY CORNER AS NOTED
 - SET PROPERTY CORNER AS NOTED
 - SET PROPERTY CORNER AS NOTED
 - 5' 5/8" 5' CONCRETE SIDEWALK
 - 2' VC&G 2' VERTICAL CURB & GUTTER
 - FIRE HYDRANT
 - WATER VALVE
 - SEWER MANHOLE

NOTES

Reference for legal description, easements and other matters of record is a title report by First American Title Insurance Company Commitment No. 229-053-1333090 dated February 8, 2001 at 7:30 AM

Basis of bearings is the North line of Section 7, T 5 N, R 4 E, G. & S. R. B. & M. as N89°53'58"E

ZONING

Zoning is R1-10 PRD
Setbacks: Front 10'; Rear, None (Established by Building Code)
Street Side 10'; Sides, None (Established by Building Code)
Height 30'; Lot Coverage, Primary Structure not including attached Shade Structures: 40%, Total 50%.

SCHEDULE "B" ITEMS

- ⑤ The effect of inclusion within the Flood Control District of Maricopa County as disclosed by instrument recorded February 1, 1999 in 99-0094716 of official Records.
- ⑥ Easements, restrictions, reservations, conditions and set-back lines as set forth on the plot recorded in book 509 of Maps, Page 2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- ⑧ An Easement for drainage and incidental purposes, recorded as 97-0484762 of official Records.

LEGAL DESCRIPTION

PART OF TRACT "C" & "D," "A-M RANCH", A SUBDIVISION AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 509 OF MAPS AT PAGE 02 THEREOF, SAID SUBDIVISION BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "C", SAID POINT BEING S 00° 04' 13" W A DISTANCE OF 70.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE N 89° 53' 58" E, ALONG A LINE 70.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 1,149.64 FEET;

THENCE S 41° 00' 35" E A DISTANCE OF 137.47 FEET;

THENCE S 59° 30' 57" E A DISTANCE OF 198.91 FEET;

THENCE S 70° 21' 27" E A DISTANCE OF 28.31 FEET;

THENCE S 19° 38' 33" W A DISTANCE OF 72.67 FEET;

THENCE S 04° 02' 07" E A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 70° 05' 42" AND WHOSE RADIUS POINT BEARS S 04° 02' 07" E A DISTANCE OF 224.58 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE A DISTANCE OF 274.75 FEET;

THENCE S 15° 52' 11" W A DISTANCE OF 25.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 98° 02' 56" AND WHOSE RADIUS POINT BEARS S 74° 07' 49" W A DISTANCE OF 10.00 FEET;

THENCE SOUTHWESTERLY, ALONG LAST CURVE, A DISTANCE OF 17.11 FEET;

THENCE N 68° 04' 53" W A DISTANCE OF 730.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 75° 37' 47" AND WHOSE RADIUS POINT BEARS S 21° 55' 07" W A DISTANCE OF 224.58 FEET;

THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE A DISTANCE OF 296.44 FEET TO A NON-TANGENT POINT;

THENCE N 68° 00' 23" W A DISTANCE OF 139.70 FEET;

THENCE N 86° 47' 36" W A DISTANCE OF 123.76 FEET;

THENCE S 71° 23' 17" W A DISTANCE OF 14.43 FEET;

THENCE N 00° 04' 13" E A DISTANCE OF 314.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 539,976 SQ. FT. OR 12.40 ACRES

CERTIFICATION

TO LINCOLN HERITAGE LIFE INSURANCE COMPANY
AND FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 6, 8, 10, 11(b), 14, 15 and 16 from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

James J. Spurgina
JAMES J. SPURGINA, NS 34399
3/19/01
DATE

A-M RANCH PART OF TRACTS 'C' & 'D'

FLEET • FISHER • ENGINEERING INC.

4780 EAST CATELBACK RD., SUITE 400 • PHOENIX, ARIZONA 85018 • PH. (602) 264-3335

ALTA/ACSM LAND TITLE SURVEY

NO.	DATE	REVISIONS

DESIGNED: []
CHECKED: []
DATE: []
BY: []

REGISTERED LAND TITLE SURVEYOR
JAMES J. SPURGINA
NS 34399

SHEET
1 OF 1
JOB NO. 168-12