



- ❑ **Location:** South of SEC of Florence Boulevard and Hacienda Road
- ❑ **APN:** 401-17-005A
- ❑ **Zoning:** B-2
- ❑ **General Plan:** Neighborhood
- ❑ **Water:** Arizona Water Company
- ❑ **Sewer:** City of Casa Grande
- ❑ **Size:** +/- 18.00 Acres
- ❑ **Unit Count:** 700 Spaces
- ❑ **Price:** \$5.00/sf
- ❑ **Comments:** Property is well located just south of the southeast corner of Florence Blvd. and Hacienda Road. Property is planned for 700 RV Storage spaces, approved in City of Casa Grande. Submit all offers.

EXCLUSIVELY LISTED

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Haydn Reycraft
Direct: 602-810-2071
hreycraft@insightland.com

Kyle Root
Direct: 480-800-9456
kroot@insightland.com



NO.	REV.	DESCRIPTION	DATE	BY	CHKD.
001	01	ISSUED FOR PERMIT	08/14/2024	MMB	MMB
002	01	REVISED	08/14/2024	MMB	MMB
003	01	REVISED	08/14/2024	MMB	MMB
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SHEET INDEX 2

ARCHITECT
J. Craig Mann
ARCHITECT

ARCHITECTURE: PARKING LOT/DECK
RUSTIC, USA WOOD
COURT A WOOD, USA WOOD
1716 86th Ave
JONASBORO, NC 27025
JMM@JMMARCHITECT.COM

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTAL OF SERVICE AND ARE THE PROPERTY OF J. CRAIG MANN ARCHITECT. THE USER OF THIS DRAWING AGREES TO HOLD J. CRAIG MANN ARCHITECT HARMLESS FROM AND WAIVER BE RELEASED ON REPRODUCTION IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF J. CRAIG MANN.

CLIENT

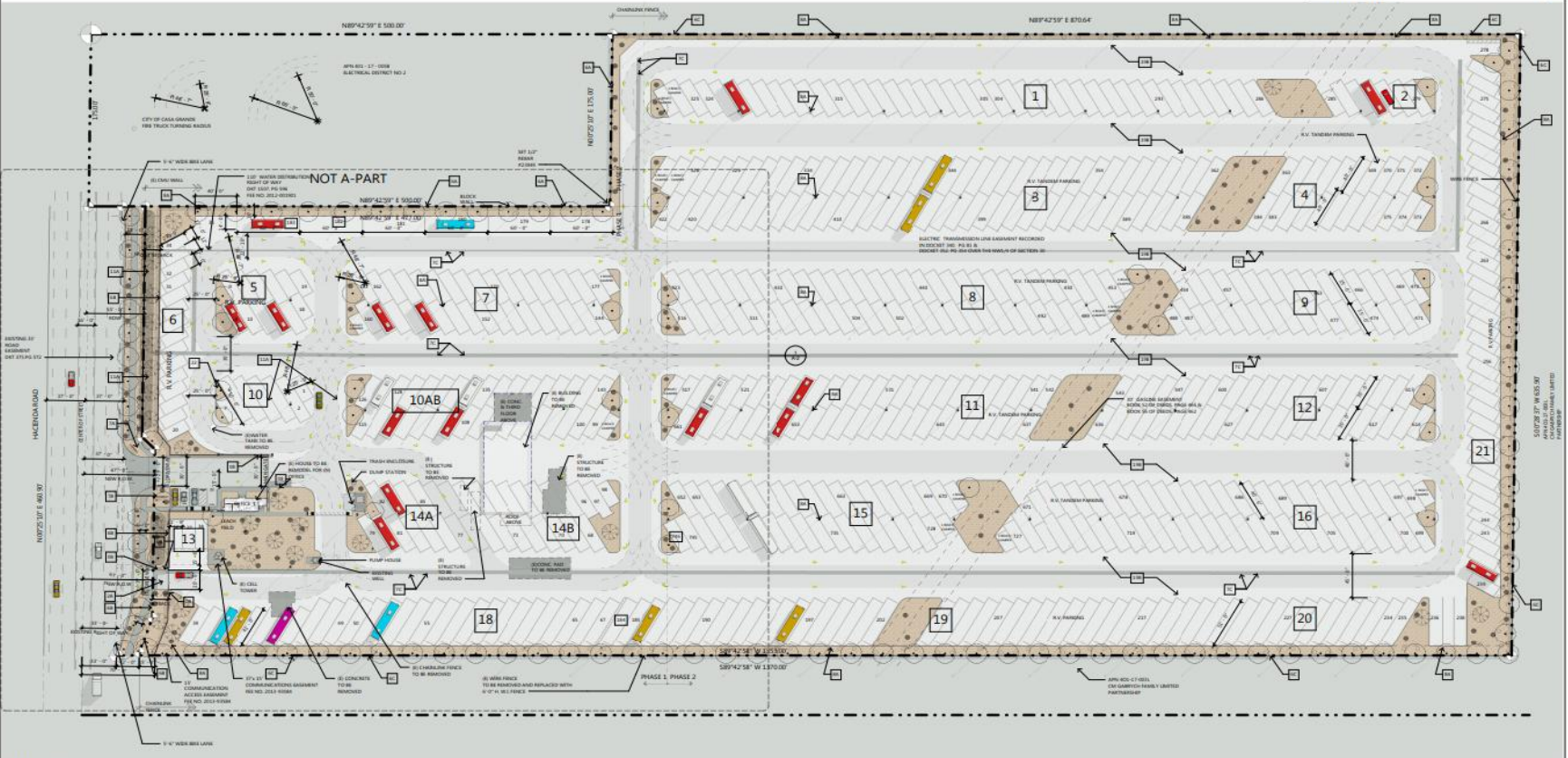
CASA GRANDE, ARIZONA

PROJECT TITLE
RV BOAT STORAGE

PINAL COUNTY
86 N HACIENDA ROAD
CASA GRANDE, ARIZONA

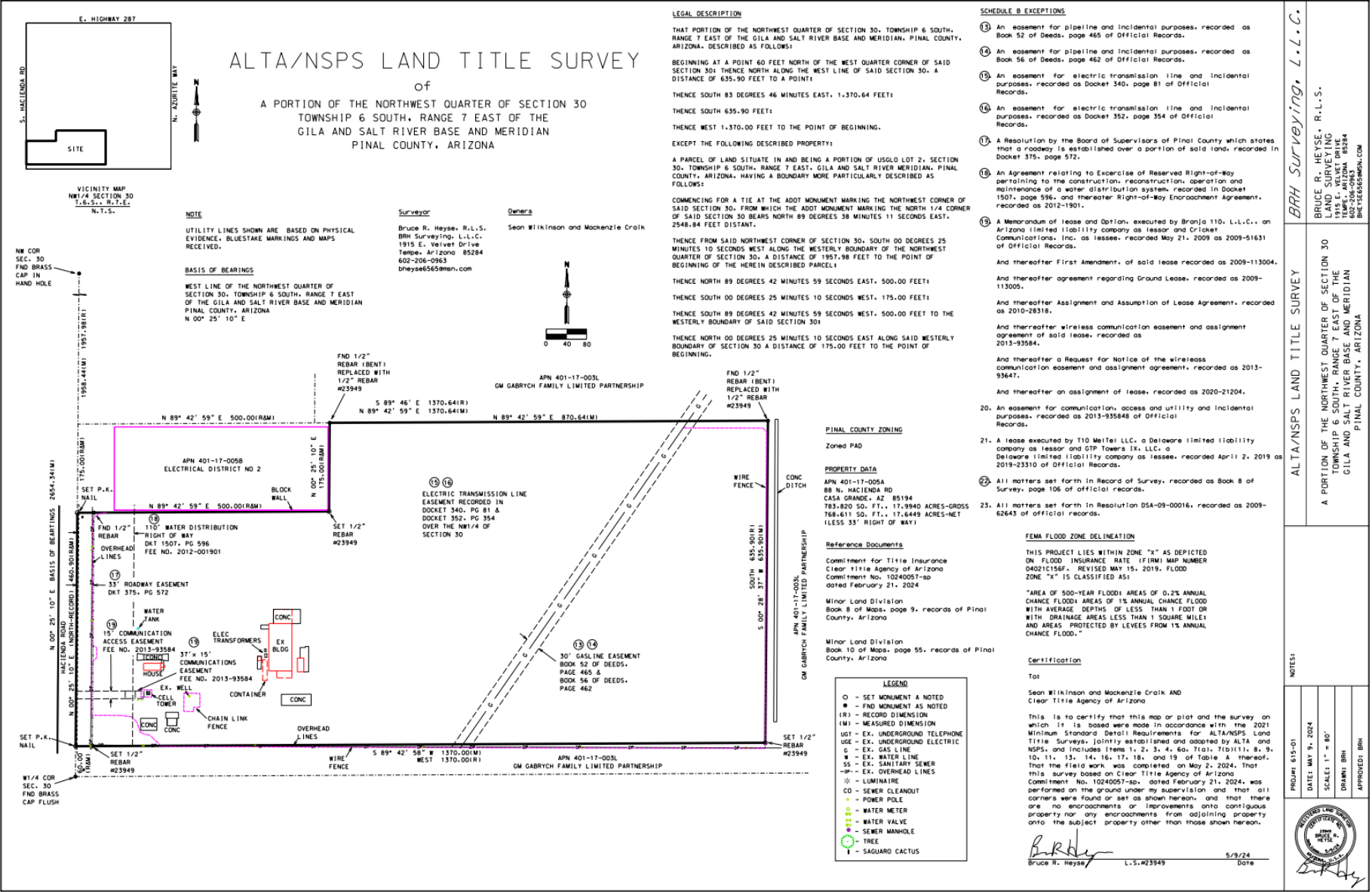
SHEET TITLE
SITE PLAN

DESIGN BY
J. CRAIG MANN ARCHITECT



NO.	REVISION	DATE
1	PLANNING	08/14/2024
2	PERMIT	08/14/2024
3	CONTRACT	08/14/2024
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ALTA/NSPS LAND TITLE SURVEY

of
A PORTION OF THE NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 60 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 635.90 FEET TO A POINT;

THENCE SOUTH 83 DEGREES 46 MINUTES EAST, 1,370.64 FEET;
THENCE SOUTH 635.90 FEET;
THENCE WEST 1,370.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATE IN AND BEING A PORTION OF USGLD LOT 2, SECTION 30, TOWNSHIP 6 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, HAVING A BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE ADJUT MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 30, FROM WHICH THE ADJUT MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 30 BEARS NORTH 89 DEGREES 38 MINUTES 11 SECONDS EAST, 2548.84 FEET DISTANT.

THENCE FROM SAID NORTHWEST CORNER OF SECTION 30, SOUTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 197.98 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 42 MINUTES 59 SECONDS EAST, 500.00 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS WEST, 175.00 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 59 SECONDS WEST, 500.00 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 30;

THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS EAST ALONG SAID WESTERLY BOUNDARY OF SECTION 30 A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

13. An easement for pipeline and incidental purposes, recorded as Book 52 of Deeds, page 465 of Official Records.
14. An easement for pipeline and incidental purposes, recorded as Book 56 of Deeds, page 462 of Official Records.
15. An easement for electric transmission line and incidental purposes, recorded as Docket 340, page 81 of Official Records.
16. An easement for electric transmission line and incidental purposes, recorded as Docket 352, page 354 of Official Records.
17. A Resolution by the Board of Supervisors of Pinal County which states that a roadway is established over a portion of said land, recorded in Docket 375, page 572.
18. An Agreement relating to Exercise of Reserved Right-of-Way pertaining to the construction, reconstruction, operation and maintenance of a water distribution system, recorded in Docket 1507, page 596, and thereafter Right-of-Way Encroachment Agreement, recorded as 2012-1901.
19. A Memorandum of Lease and Option, executed by Bronja 110, L.L.C., an Arizona limited liability company as lessor and Crispal Communications, Inc. as lessee, recorded May 21, 2009 as 2009-51631 of Official Records.
And thereafter First Amendment, of said lease recorded as 2009-113004.
And thereafter agreement regarding Ground Lease, recorded as 2009-113005.
And thereafter Assignment and Assumption of Lease Agreement, recorded as 2010-28318.
And thereafter wireless communication easement and assignment agreement of said lease, recorded as 2013-93584.
And thereafter a Request for Notice of the wireless communication easement and assignment agreement, recorded as 2013-93647.
And thereafter an assignment of lease, recorded as 2020-21204.
20. An easement for communication, access and utility and incidental purposes, recorded as 2013-935848 of Official Records.
21. A lease executed by TIO MelTel LLC, a Delaware limited liability company as lessor and DTP Towers IX, LLC, a Delaware limited liability company as lessee, recorded April 2, 2019 as 2019-23310 of Official Records.
22. All matters set forth in Record of Survey, recorded as Book 8 of Survey, page 106 of official records.
23. All matters set forth in Resolution 05A-09-00016, recorded as 2009-62643 of official records.

FEMA FLOOD ZONE DELINEATION

THIS PROJECT LIES WITHIN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE (FIRM) MAP NUMBER 0402156F, REVISED MAY 15, 2019. FLOOD ZONE "X" IS CLASSIFIED AS:
"AREA OF 500-YEAR FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

Certification

To:
Sean Wilkinson and Mackenzie Craik and Clear Title Agency of Arizona
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. That the field work was completed on May 2, 2024, that this survey was based on Clear Title Agency of Arizona Commitment No. 10240057-SP, dated February 21, 2024, was performed on the ground under my supervision and that all corners were found or set as shown hereon, and that there are no encroachments or improvements onto contiguous property nor any encroachments from adjoining property onto the subject property other than those shown hereon.
Bruce R. Heysse
Bruce R. Heysse L.S.#23949
5/9/24 Date

LEGEND	
○	SET MONUMENT A NOTED
●	FND MONUMENT AS NOTED
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
UT	EX- UNDERGROUND TELEPHONE
UG	EX- UNDERGROUND ELECTRIC
G	EX- GAS LINE
W	EX- WATER LINE
SS	EX- SANITARY SEWER
OP	EX- OVERHEAD LINES
*	LUMINAIRE
CO	SEWER CLEANOUT
P	POWER POLE
M	WATER METER
V	WATER VALVE
W	SEWER MANHOLE
T	TREE
C	SAGUARO CACTUS

BRH Surveying, L.L.C.
 BRUCE R. HEYSSE, R.L.S.
 LAND SURVEYING
 1100 N. CENTRAL AVENUE
 SUITE 100
 TULSA, ARIZONA 74104
 405-206-0963
 BRH@BRHSURV.COM

ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 30
 TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE
 GILA AND SALT RIVER BASE AND MERIDIAN
 PINAL COUNTY, ARIZONA

PROJECT: 615-01
 DATE: MAY 9, 2024
 SCALE: 1" = 80'
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]