



- **Location:** Miller Road, Just north of Interstate - 10
- **Size:** 4.4 Acres
- **Zoning:** RU-43
- **Utilities:** Power to Property
- **Price:** \$600,000
- **Comments:**
 - ✓ *Paved access with ZERO floodplain or floodway.*
 - ✓ *Quick, easy access to I-10 allowing just a few minute drive to shopping & entertainment.*
 - ✓ *Buckeye is one of the fastest growing cities in the Nation, and this site provides the perfect mix of easy access and seclusion.*

Great Investment Opportunity | Exclusively Available

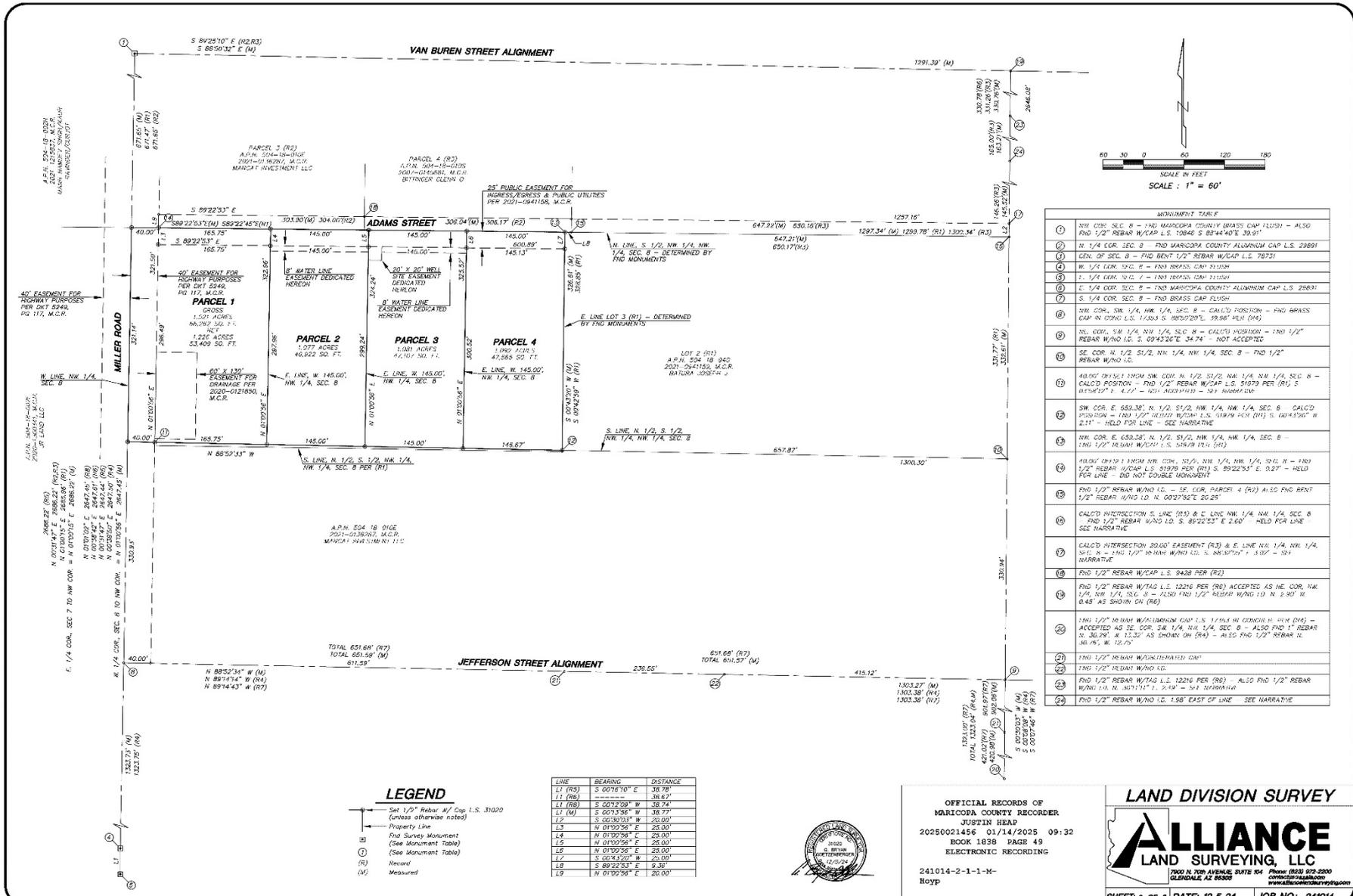
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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JOE WERNER
Direct: 602-385-0567
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MONUMENT TABLE

- 1 NW COR. SEC. 8 - FND MARICOPA COUNTY BRASS CAP FLUSH - ALSO FND 1/2" REBAR W/CAP L.S. 50845 S 824446 30.91'
- 2 N 1/4 COR. SEC. 8 - FND MARICOPA COUNTY ALUMINUM CAP L.S. 28691
- 3 EEN. OF SEC. 8 - FND BENT 1/2" REBAR W/CAP L.S. 78751
- 4 W 1/4 COR. SEC. 8 - FND BRASS CAP FLUSH
- 5 1/4 COR. SEC. 8 - FND BRASS CAP FLUSH
- 6 E 1/4 COR. SEC. 8 - FND MARICOPA COUNTY ALUMINUM CAP L.S. 28681
- 7 S 1/4 COR. SEC. 8 - FND BRASS CAP FLUSH
- 8 NW COR. SW 1/4, NW 1/4, SEC. 8 - CALCD POSITION - FND BRASS CAP NO COR. L.S. 15353 S 1882320'S. 19.84' BEY. (N)
- 9 NW COR. SW 1/4, NW 1/4, SEC. 8 - CALCD POSITION - FND BRASS CAP NO COR. L.S. 094526'E 34.74' - NOT ACCEPTED
- 10 SE COR. N 1/2 SW 1/4, NW 1/4, SEC. 8 - FND 1/2" REBAR W/NO I.D.
- 11 S 1/2 COR. SW 1/4, NW 1/4, SEC. 8 - CALCD POSITION - FND 1/2" REBAR W/CAP L.S. 51979 PER (R) S 187827' N 4.77' - NOT ACCEPTED - SEE NARRATIVE
- 12 SW COR. E 550.52' N 1/2 SW 1/4, NW 1/4, SEC. 8 - CALCD POSITION - FND 1/2" REBAR W/CAP L.S. 51979 PER (R) S 187827' N 4.77' - NOT ACCEPTED - SEE NARRATIVE
- 13 NW COR. E 650.52' N 1/2 SW 1/4, NW 1/4, SEC. 8 - FND 1/2" REBAR W/NO I.D. S 187827' N 4.77'
- 14 S 1/2 COR. SW 1/4, NW 1/4, SEC. 8 - CALCD POSITION - FND 1/2" REBAR W/CAP L.S. 51979 PER (R) S 187827' N 4.77' - NOT ACCEPTED - SEE NARRATIVE
- 15 NW COR. E 650.52' N 1/2 SW 1/4, NW 1/4, SEC. 8 - FND 1/2" REBAR W/NO I.D. S 187827' N 4.77'
- 16 S 1/2 COR. SW 1/4, NW 1/4, SEC. 8 - CALCD POSITION - FND 1/2" REBAR W/CAP L.S. 51979 PER (R) S 187827' N 4.77' - NOT ACCEPTED - SEE NARRATIVE
- 17 NW COR. E 650.52' N 1/2 SW 1/4, NW 1/4, SEC. 8 - FND 1/2" REBAR W/NO I.D. S 187827' N 4.77'
- 18 FND 1/2" REBAR W/NO I.D. SE COR. PARCEL 4 (R) ALSO FND BENT 1/2" REBAR W/NO I.D. N 092756'E 20.8'
- 19 CALCD INTERSECTION S. LINE (R) & E. LINE NW 1/4, NW 1/4, SEC. 8 FND 1/2" REBAR W/NO I.D. S 492253' E 2.60' - HELD FOR LINE SEE NARRATIVE
- 20 CALCD INTERSECTION 20.00' EASEMENT (R) & E. LINE NW 1/4, NW 1/4, SEC. 8 - FND 1/2" REBAR W/NO I.D. S 492253' E 2.60' - HELD FOR LINE SEE NARRATIVE
- 21 FND 1/2" REBAR W/NO I.D. SE COR. PARCEL 4 (R) ALSO FND BENT 1/2" REBAR W/NO I.D. N 092756'E 20.8'
- 22 FND 1/2" REBAR W/NO I.D. SE COR. PARCEL 4 (R) ALSO FND BENT 1/2" REBAR W/NO I.D. N 092756'E 20.8'
- 23 FND 1/2" REBAR W/NO I.D. SE COR. PARCEL 4 (R) ALSO FND BENT 1/2" REBAR W/NO I.D. N 092756'E 20.8'
- 24 FND 1/2" REBAR W/NO I.D. SE COR. PARCEL 4 (R) ALSO FND BENT 1/2" REBAR W/NO I.D. N 092756'E 20.8'

LINE	BEARING	DISTANCE
L1 (R)	S 007810° E	38.76'
L1 (R)	S 007810° E	38.67'
L1 (R)	S 007109° W	38.74'
L2 (M)	S 007138° W	38.77'
L2 (M)	S 007023° W	20.00'
L3	N 010058° E	25.00'
L4	N 010058° E	25.00'
L5	N 010058° E	25.00'
L6	N 010058° E	25.00'
L7	S 004320° W	20.00'
L8	S 892253° E	9.36'
L9	N 010058° E	20.00'

LEGEND

- Set 1/2" Rebar w/ Cap L.S. 31020 (Unless otherwise noted)
- Property Line
- Find Survey Monument (See Monument Table)
- (See Monument Table)
- (R) Record
- (M) Measured

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 JUSTIN BEAD
 20250021456 01/14/2025 09:32
 BOOK 1838 PAGE 49
 ELECTRONIC RECORDING

LAND DIVISION SURVEY

ALLIANCE
 LAND SURVEYING, LLC

PHOENIX OFFICE: 480-950-2000
 GLENDALE OFFICE: 624-850-0000
 WWW.ALLIANCELANDSURVEYING.COM

SHEET: 2 of 2 DATE: 12-5-24 JOB NO.: 24104



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 Boyp