

- **Location:** 377<sup>th</sup> Ave & San Miguel Ave
- **Size:** +/- 1.6 Acres
- **Zoning:** RU-43 (Residential, minimum 1 acre lots)
- **Price:** \$59,000 (\$36,875/acre)

➤ **Comments:**

- ✓ Great location within highly sought after Coyote Ridge Subdivision.
- ✓ Easy access, just minutes from I-10 freeway.
- ✓ Neighboring lots also available for limited time.

**Great Investment Opportunity | Exclusively Available**

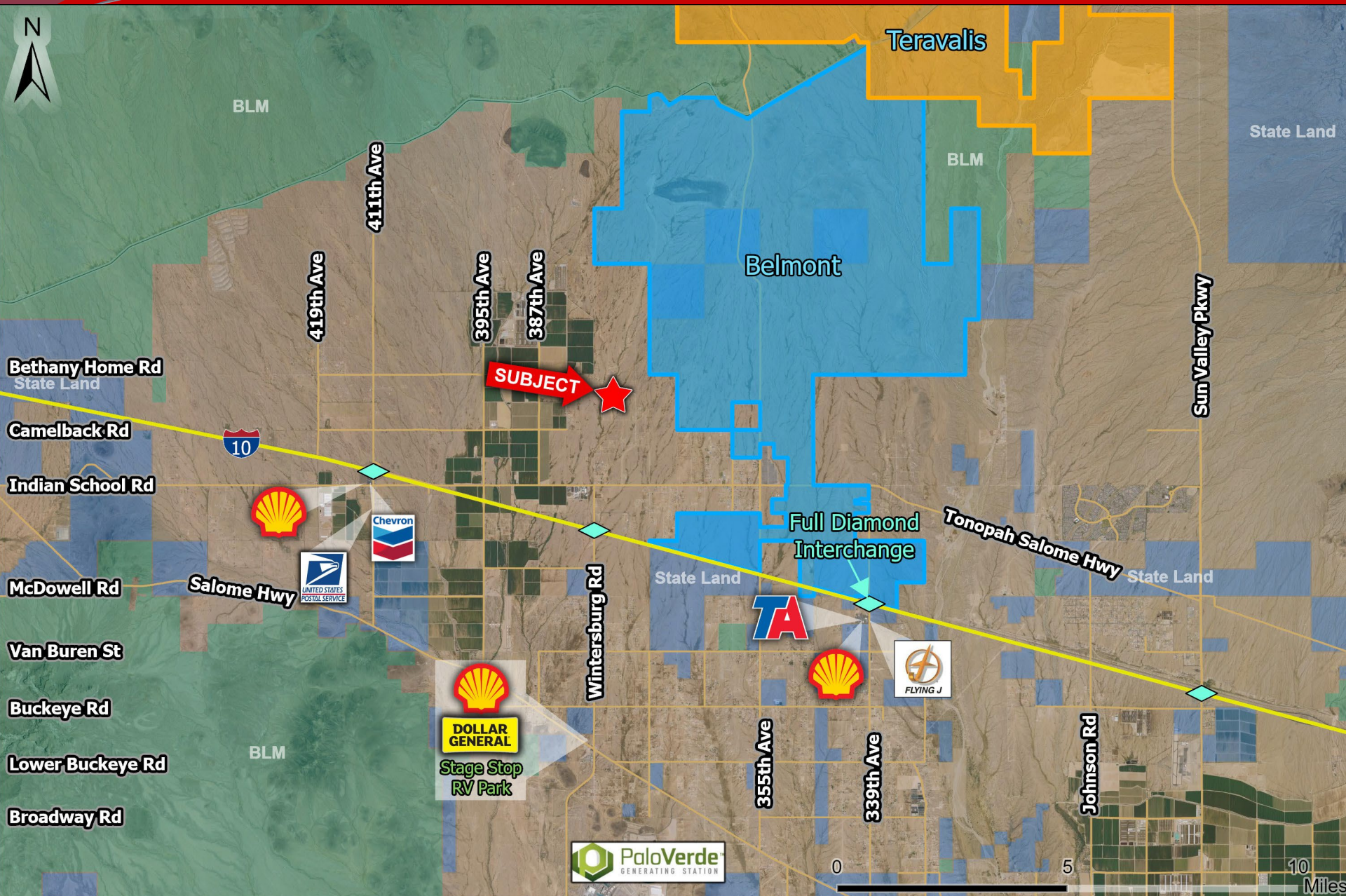








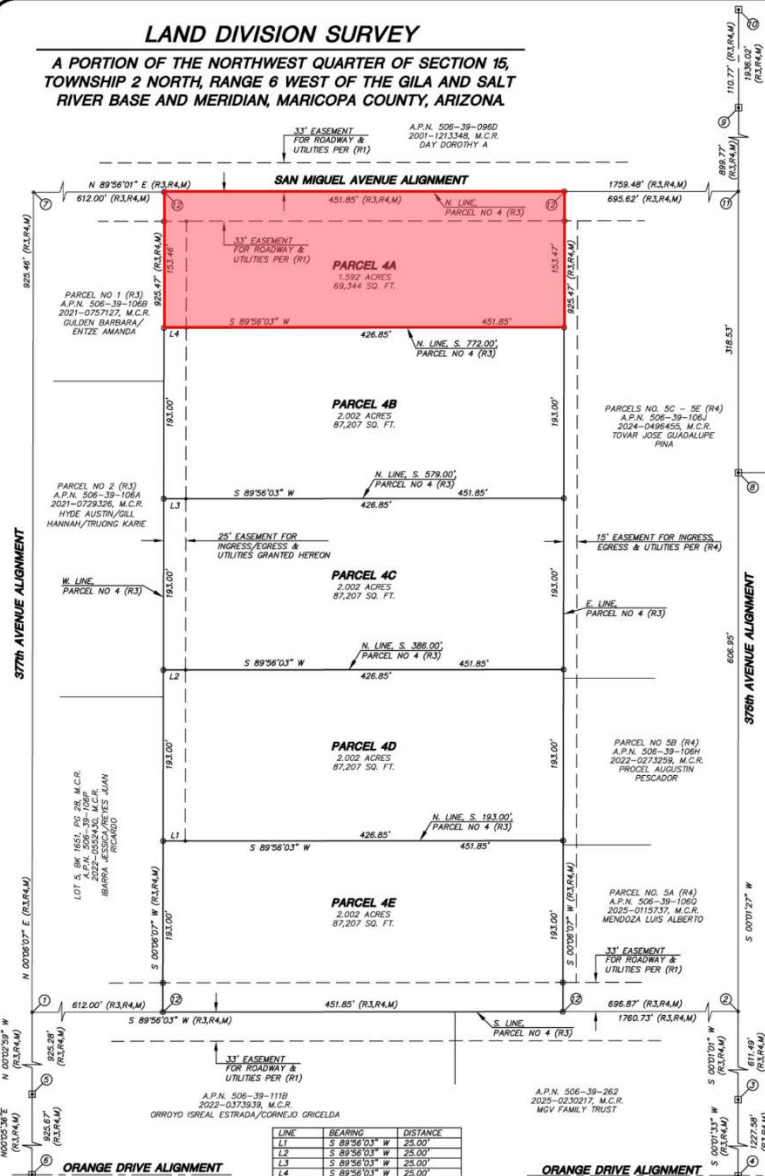






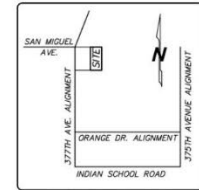
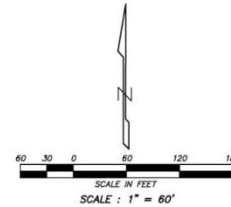
### LAND DIVISION SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 NORTH, RANGE 6 WEST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



### LEGEND

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



VICINITY MAP  
NOT TO SCALE

### GRANT OF EASEMENTS

I, SUHERMAN MUJAJA, AS OWNER OF THE HEREIN SURVEYED PROPERTY DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE FOLLOWING PURPOSES:  
A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCELS 4A THROUGH 4E AS SHOWN HEREON;

EASEMENT FOR UTILITIES, PUBLIC OR PRIVATE, FOR THE USE AND BENEFIT OF PARCELS 4A THROUGH 4E AS SHOWN HEREON.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SUHERMAN MUJAJA

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, SUHERMAN MUJAJA, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

### MONUMENT TABLE

①	FND 1/2" REBAR W/CAP L.S. 31020. PER (R3)
②	SE. COR. PARCEL 6A, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R)
③	NW. COR. PARCEL 6B, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
④	FND 1/2" REBAR W/ALLEGIBLE CAP - ACCEPTED AS THE SW. COR. PARCEL 6B, (R1)
⑤	SW. COR. PARCEL 6B, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
⑥	FND 1/2" REBAR W/ALLEGIBLE CAP - ACCEPTED AS THE SW. COR. PARCEL 7B, (R1)
⑦	FND 1/2" REBAR W/ CAP L.S. 31020 PER (R3) - ACCEPTED AS THE NW. COR. PARCEL 6A, (R1)
⑧	NW. COR. PARCEL 6S, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
⑨	NW. COR. PARCEL 5S, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
⑩	FND 1/2" REBAR W/ALLEGIBLE CAP - ACCEPTED AS THE NE. COR. PARCEL 5A, (R1)
⑪	NE. COR. PARCEL 6A, (R1) - FND 1/2" REBAR W/ CAP L.S. 31020
⑫	FND 1/2" REBAR W/CAP L.S. 31020 PER (R3)

### SITE INFORMATION

OWNER: SUHERMAN MUJAJA  
DEED: 2021-1304496, M.C.R.

### PARENT PARCEL DESCRIPTION

The East 451.85 feet of the West 1063.85 feet of Parcel 64, RECORD OF LAND SURVEY OF COYOTE RIDGE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 444 of Maps, Page 4.

### PARCEL DESCRIPTION

**PARCEL 4A:**  
PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.  
EXCEPT the South 772.00 feet thereof.

**PARCEL 4B:**  
The North 193.00 feet of the South 772.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

**PARCEL 4C:**  
The North 193.00 feet of the South 579.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

**PARCEL 4D:**  
The North 193.00 feet of the South 386.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

**PARCEL 4E:**  
The South 193.00 feet of PARCEL NO. 4 of that certain LAND DIVISION SURVEY recorded in the Office of the Recorder of Maricopa County, Arizona in Book 1585 of Maps, Page 9.

### SURVEY NOTES

- This survey and the description used are based on the deed recorded in recorder's number 2021-1304496, records of Maricopa County, Arizona. This survey was performed without the benefit of a title report and is subject to all easements of record.
- BASES OF BEARINGS:** The East line of Parcel 64, per the RECORD OF SURVEY OF COYOTE RIDGE, recorded in Book 444, Page 4, M.C.R., using a bearing of South 00 degrees 01 minutes 27 seconds West per the LAND DIVISION SURVEY recorded in Book 1585 of Maps, Page 48, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.

### SURVEYOR'S STATEMENT

I, G. Bryan Goetzberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of September, 2023, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryan Goetzberger  
R.L.S. #31020



### REFERENCE DOCUMENTS

- (R) DEED 2021-1304496, M.C.R.
- (R) R.O.S. PER BOOK 444, PAGE 4, M.C.R.
- (R) LAND DIVISION SURVEY PER BOOK 1508, PAGE 49, M.C.R.
- (R) LAND DIVISION PER BOOK 1585, PAGE 9, M.C.R.
- (R) LAND DIVISION PER BOOK 1619, PAGE 24, M.C.R.

### LAND DIVISION SURVEY

