Insight Land & Investments

2 Acres Residential Land

Tonopah, AZ

- ***Location:*** 377th Ave & San Miguel Ave
- ***Size:*** 2 Acres
- ***Zoning:*** RU-43 (Residential, minimum 1 acre lots)
- ***Price:*** $56,700 ($28,350/acre)
- ***Comments:***

✓ *Great location within highly sought after Coyote Ridge Subdivision.*

✓ *Ability to split into two lots.*

✓ *Easy access, just minutes from I-10 freeway.*

✓ *Neighboring lots also available for limited time.*

Great Investment Opportunity | Exclusively Available

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

JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com

Insight Land & Investments

2 Acres Residential Land

Tonopah, AZ

Insight Land & Investments

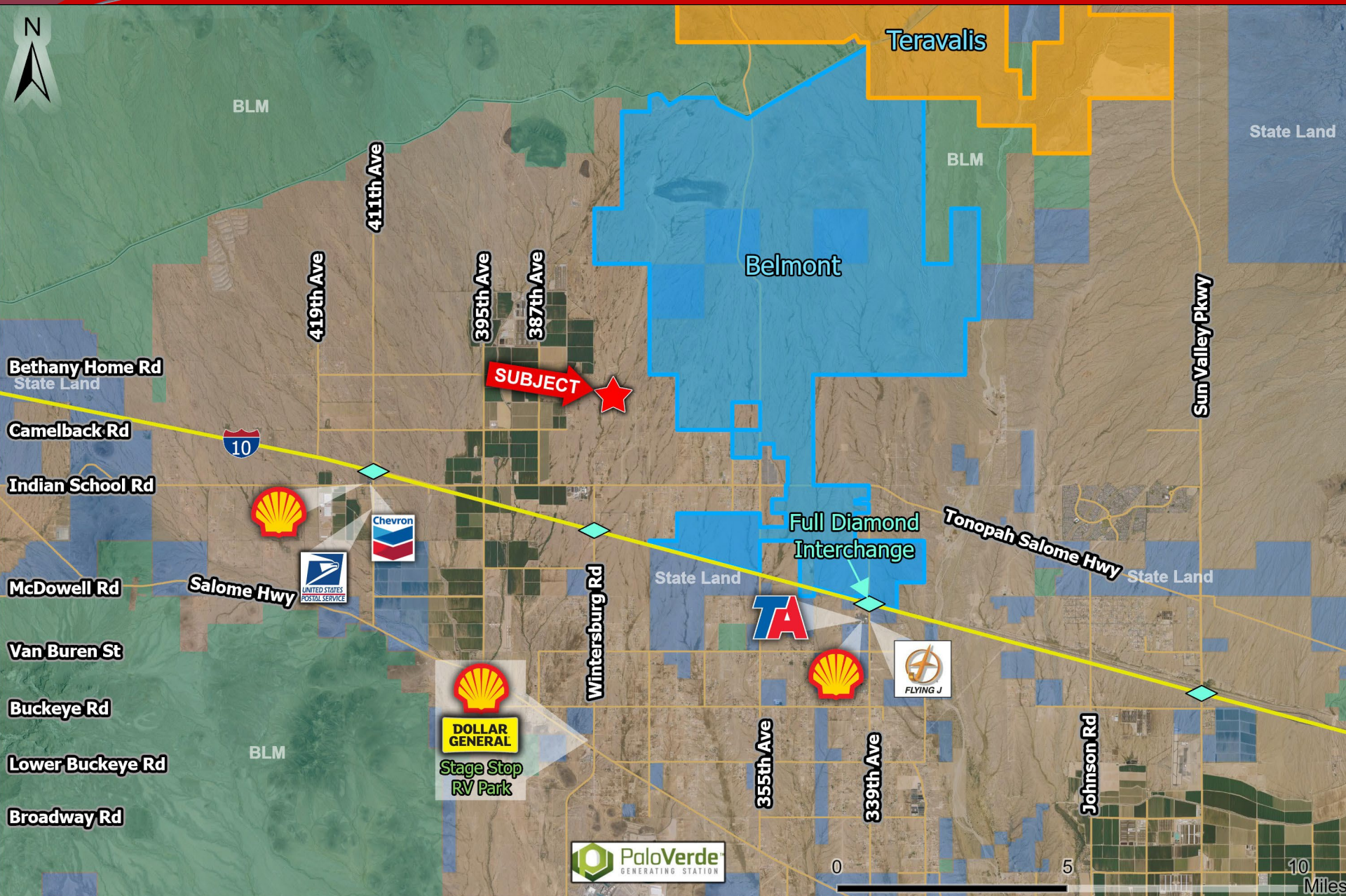
2 Acres Residential Land

Directions Map

Insight Land & Investments

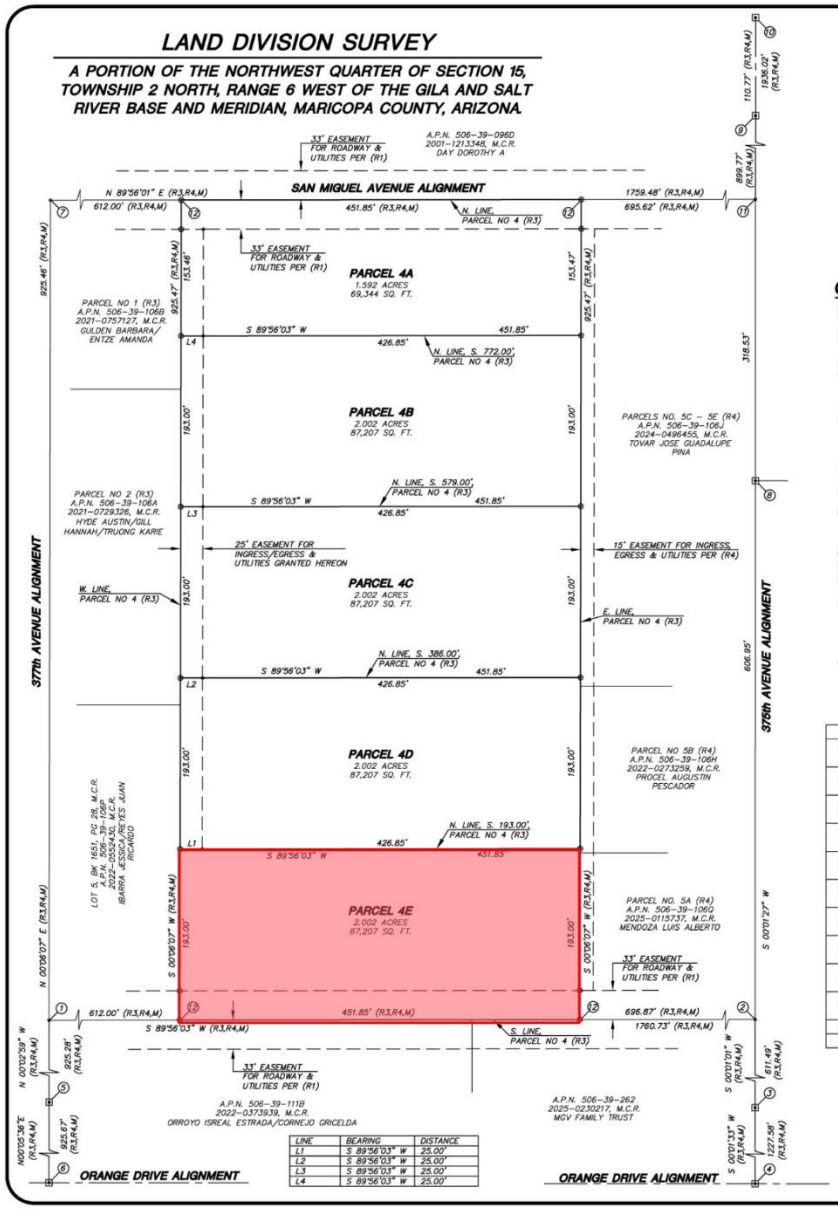
2 Acres Residential Land

Tonopah, AZ



LAND DIVISION SURVEY

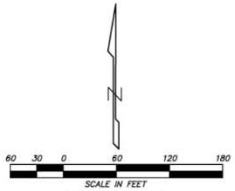
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 6 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

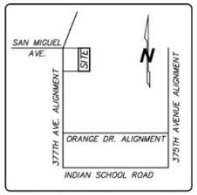


LINE	BEARING	DISTANCE
L1	S 89°56'03" W	25.00'
L2	S 89°56'03" W	25.00'
L3	S 89°56'03" W	25.00'
L4	S 89°56'03" W	25.00'

LEGEND

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





VICINITY MAP

NOT TO SCALE

GRANT OF EASEMENTS

I, SUHERMAN WIDJAJA, 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:_____
SUHERMAN WIDJAJA DATE

ACKNOWLEDGEMENT

STATE OF _____)
)S.S.
COUNTY OF _____)

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

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY:_____
NOTARY PUBLIC MY COMMISSION EXPIRES

MONUMENT TABLE	
1	FND 1/2" REBAR W/CAP L.S. 31020. PER (R3)
2	SE. COR. PARCEL 64, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R)
3	NW. COR. PARCEL 68, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
4	FND 1/2" REBAR W/ILLEGIBLE CAP - ACCEPTED AS THE SW. COR. PARCEL 68, (R1)
5	SW. COR. PARCEL 69, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
6	FND 1/2" REBAR W/ILLEGIBLE CAP - ACCEPTED AS THE SW. COR. PARCEL 76, (R1)
7	FND 1/2" REBAR W/ CAP L.S. 31020 PER (R3) - ACCEPTED AS THE NW. COR. PARCEL 64, (R1)
8	NW. COR. PARCEL 65, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
9	NW. COR. PARCEL 53, (R1) - FND 1/2" REBAR W/CAP L.S. 26404 PER (R1)
10	FND 1/2" REBAR W/ILLEGIBLE CAP - ACCEPTED AS THE NE. COR. PARCEL 54, (R1)
11	NE. COR. PARCEL 64, (R1) - FND 1/2" REBAR W/ CAP L.S. 31020
12	FND 1/2" REBAR W/CAP L.S. 31020 PER (R3)

REFERENCE DOCUMENTS

(R) DEED 2021-1304496, M.C.R.
(R1) R.O.S. PER BOOK 444, PAGE 4, M.C.R.
(R2) LAND DIVISION SURVEY PER BOOK 1509, PAGE 49, M.C.R.
(R3) LAND DIVISION PER BOOK 1585, PAGE 9, M.C.R.
(R4) LAND DIVISION PER BOOK 1619, PAGE 24, 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

1. This survey and the description used are based on the deed recorded in recorders 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.
2. BASIS OF BEARING: 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 49, M.C.R.
3. 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 Goetzenberger, 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, 2025, and is correct to the best of my knowledge and the monuments shown actually exist.

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

REGISTERED LAND SURVEYOR
STATE OF ARIZONA
31020
G. BRYAN GOETZENBERGER
9/19/25

SITE INFORMATION

OWNERSHIP:
A.P.N.: 506-39-106E
OWNER: SUHERMAN WIDJAJA
DEED: 2021-1304496, M.C.R.

LAND DIVISION SURVEY

ALLIANCE LAND SURVEYING, LLC
7900 N. 75th AVENUE, SUITE 104
GLENDALE, AZ 85303
Phone: (623) 972-2200
contact@alsals.com
www.alliancelandsurveying.com

SHEET: 1 OF 1	DATE: 9-19-25	JOB NO.: 250757