

- ❑ **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:** \$5.50/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.

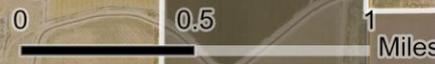
EXCLUSIVELY LISTED



KOHL'S

SUBJECT







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ARCHITECT

ARCHITECTURE: PARKING LOT/DRIVE

CLIENT: CASA GRANDE, ARIZONA

PROJECT TITLE: RV BOAT STORAGE

PINAL COUNTY

86 N HACIENDA ROAD, CASA GRANDE, ARIZONA

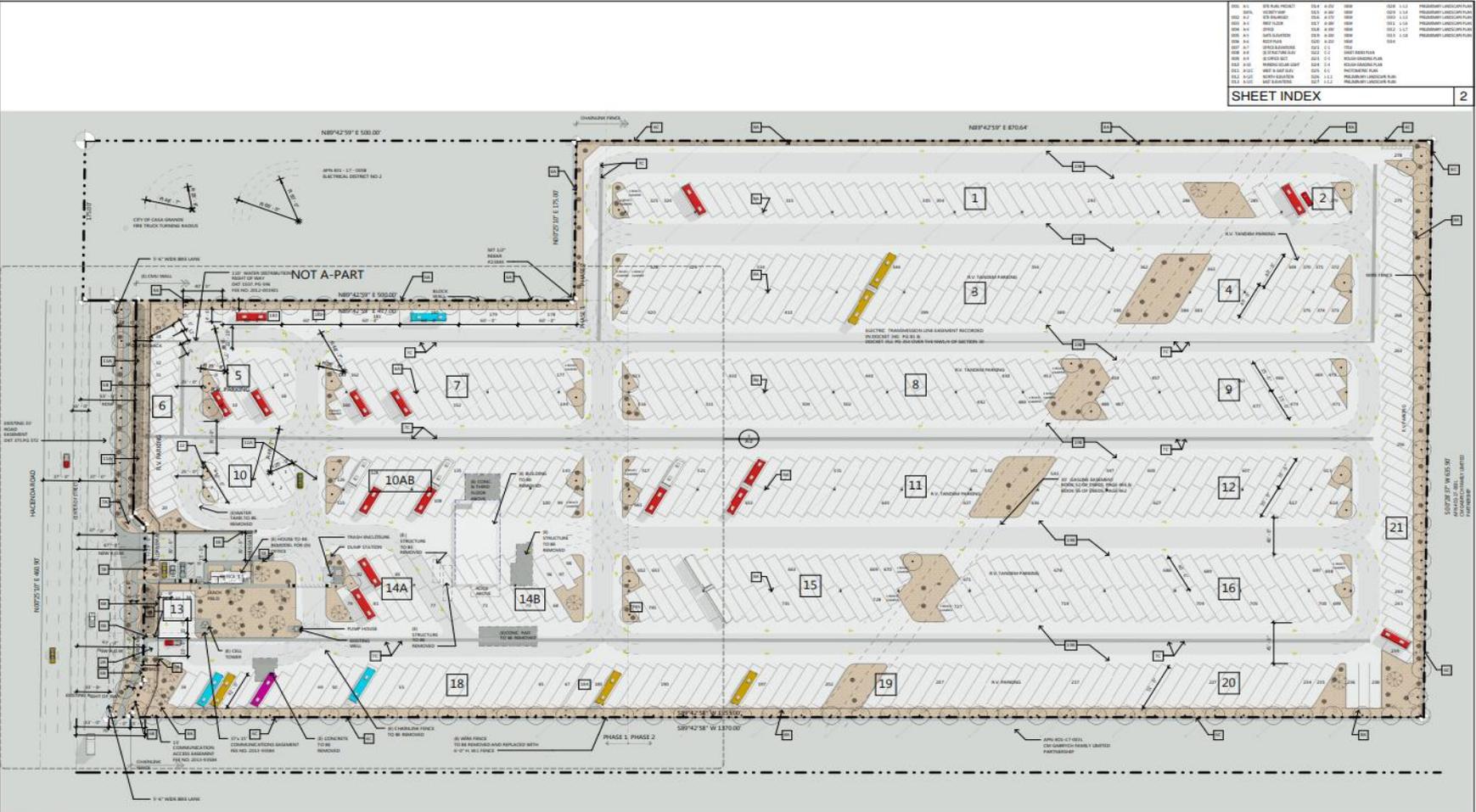
SHEET TITLE: SITE PLAN

DESIGN BY: 

DATE	REVISION	BY	DATE
01/15/2024	PLANS SUBMITTED	GM	01/15/2024
01/15/2024	PERMITS REPORT COMPLETE	GM	01/15/2024
01/15/2024	PERMITS REPORT COMPLETE	GM	01/15/2024
01/15/2024	OWNER REVIEW	GM	01/15/2024
01/15/2024	LANDSCAPE	GM	01/15/2024
01/15/2024	PHOTOMETRIC	GM	01/15/2024
01/15/2024	PLANNING SUBMITTAL	GM	01/15/2024
01/15/2024	PERMITS REPORT COMPLETE	GM	01/15/2024
01/15/2024	PERMITS REPORT COMPLETE	GM	01/15/2024
01/15/2024	PERMITS REPORT COMPLETE	GM	01/15/2024
01/15/2024	PERMITS REPORT COMPLETE	GM	01/15/2024

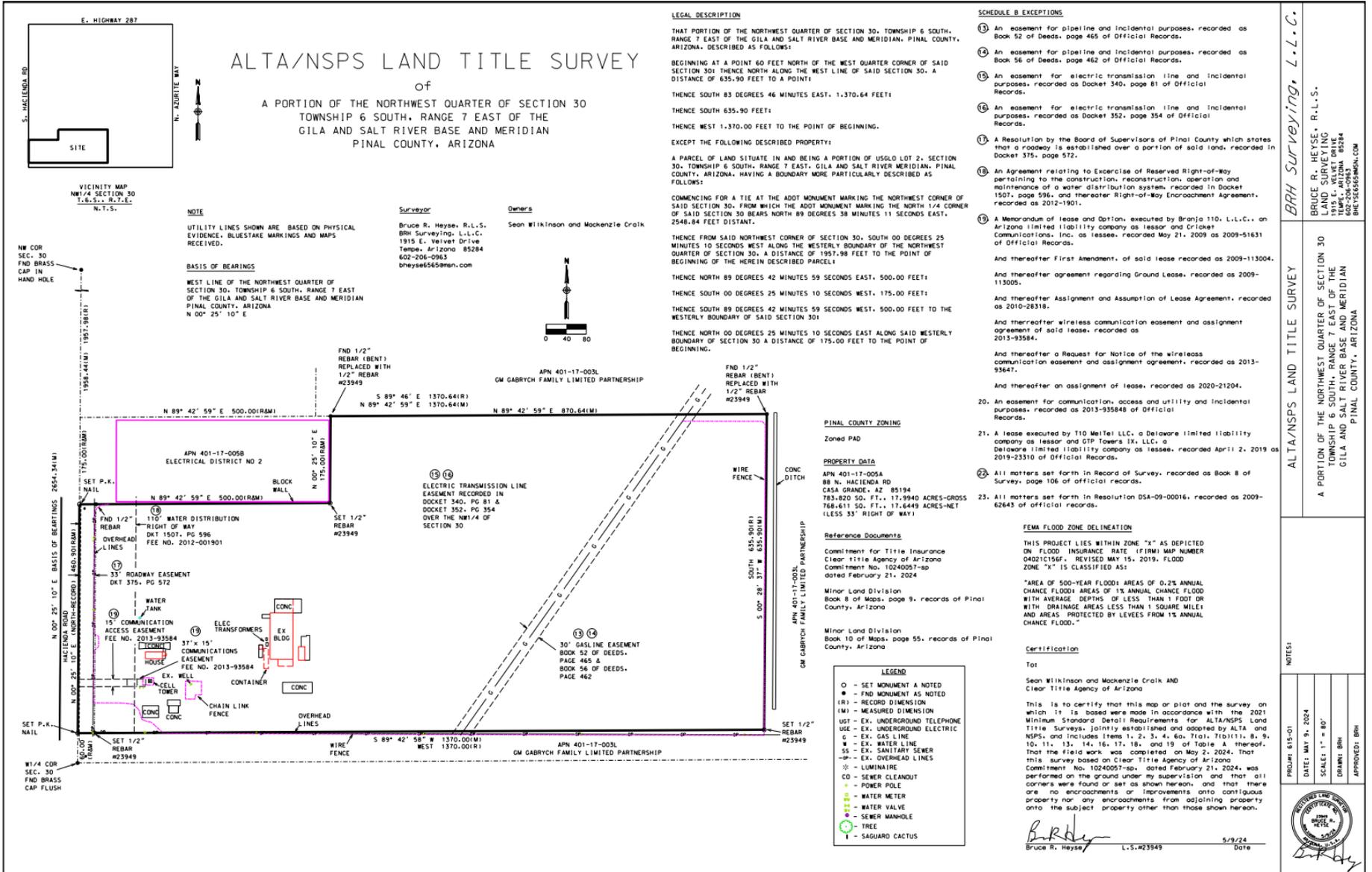
DATE: 02/04/2024
JOB NUMBER: 24000

A-1



<p>SITE PLAN</p> <p>CONSULTANTS 7</p>	<p>SITE PLAN KEY NOTES</p> <p>5</p>	<p>APPLICANT/OWNERS</p> <p>5</p>	<p>PROJECT DATA</p> <p>4</p>
<p>LEGAL DESCRIPTION</p> <p>4A</p>		<p>APPLICABLE CODES</p> <p>4B</p>	
<p>ESTIMATED S.F. OF LANDSCAPE</p> <p>3</p>		<p>VICINITY MAP</p> <p>1</p>	





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 1957.98 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
UE	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: BRH
 APPROVED BY: BRH