

±80 ACRES FOR SALE

NEC 199TH AVENUE & UNION HILLS DRIVE | SURPRISE, ARIZONA

LOCATION The Property is located at the northeast corner of 199th Avenue & Union Hills Drive in Surprise, Arizona

SIZE ±80 Acres

PARCELS 503-77-006E, 503-77-006F

ZONING PAD, City of Surprise

PRICE \$50,000 Per Acre (Cash or Submit Terms for Seller Carryback)

UTILITIES

Power: Arizona Public Service

Water: City of Surprise (Development of the Property will require the construction of wells, storage and transmission lines)

Sewer: City of Surprise (Development of the Property will require the construction of transmission lines to the SPA 3 WWTP)

SCHOOLS

Dysart Unified School District
Kingswood Elementary School (KG-8)
Willow Canyon High School (9-12)

TAXES \$54.52 (2021) - There is an active Grazing Lease that allows an Agricultural / Ranch Property classification for the Property and significantly reduced property taxes. The annual Ranch Management fee is \$1,440.

COMMENTS Property is within territory in the vicinity of a military airport.

Mike Schwab
mschwab@landadvisors.com
480.874.4330

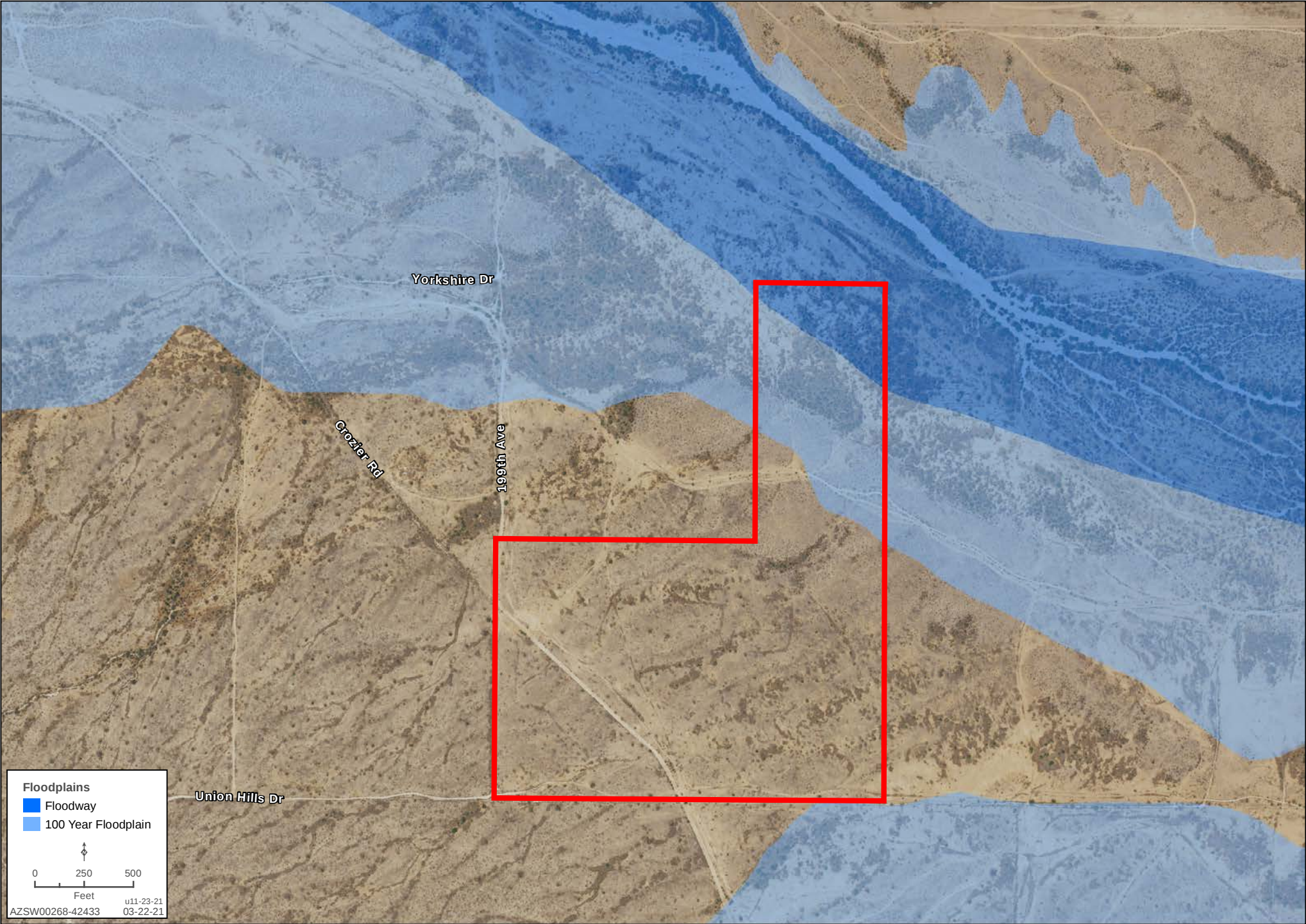
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZSW00268

 Land Advisors[®]
ORGANIZATION

480.483.8100 | LandAdvisors.com

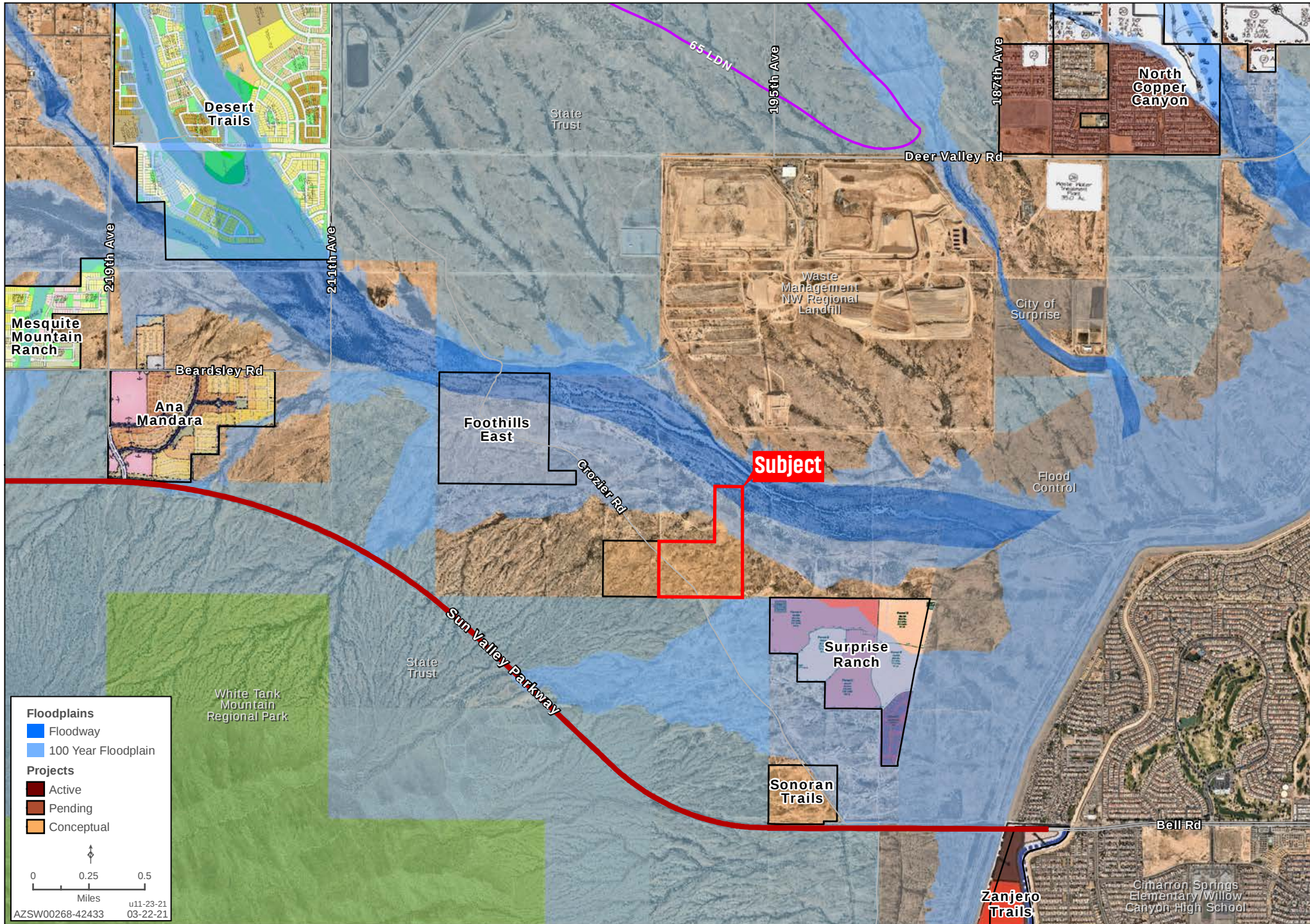
DETAIL MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com

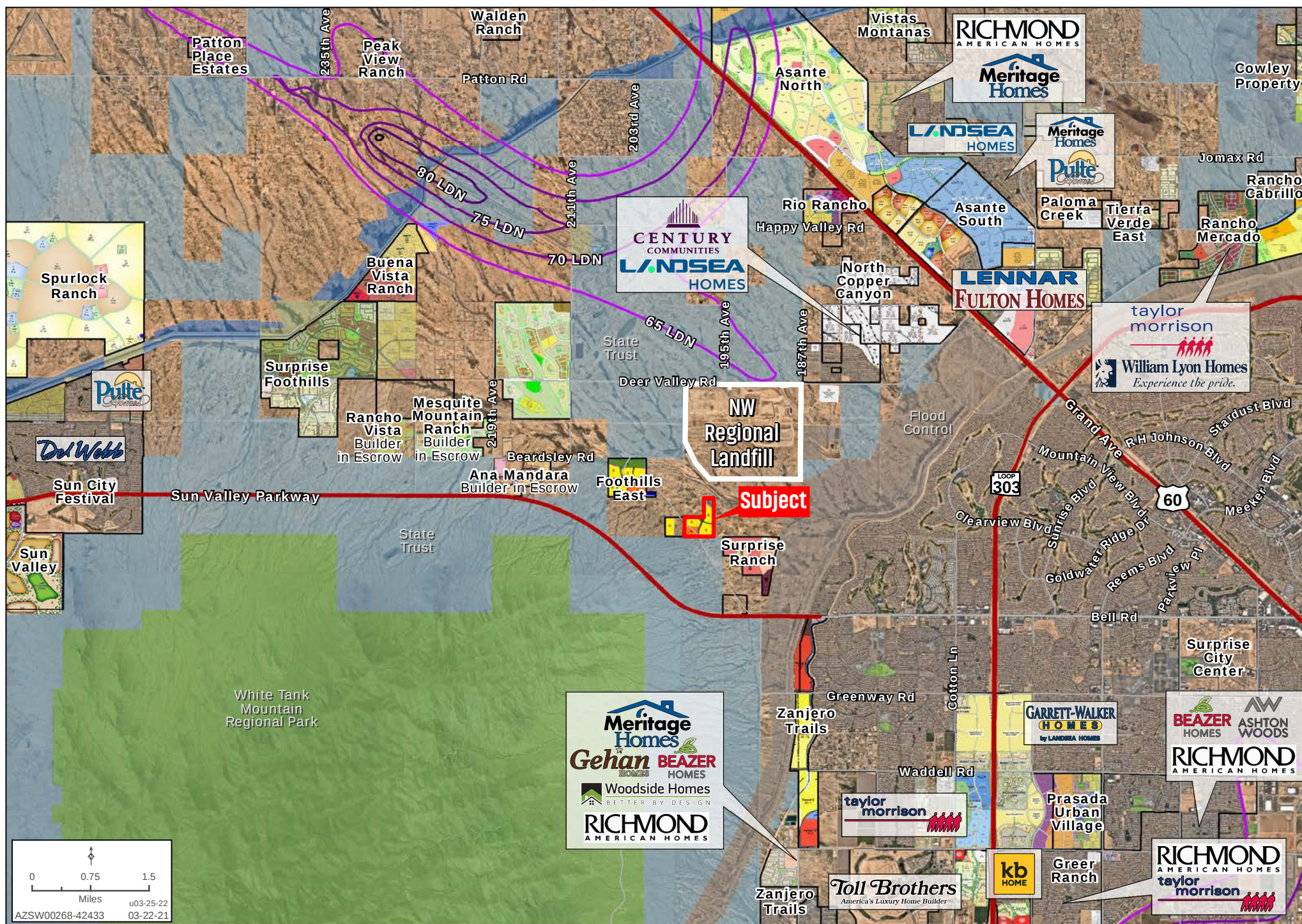


AREA MAP

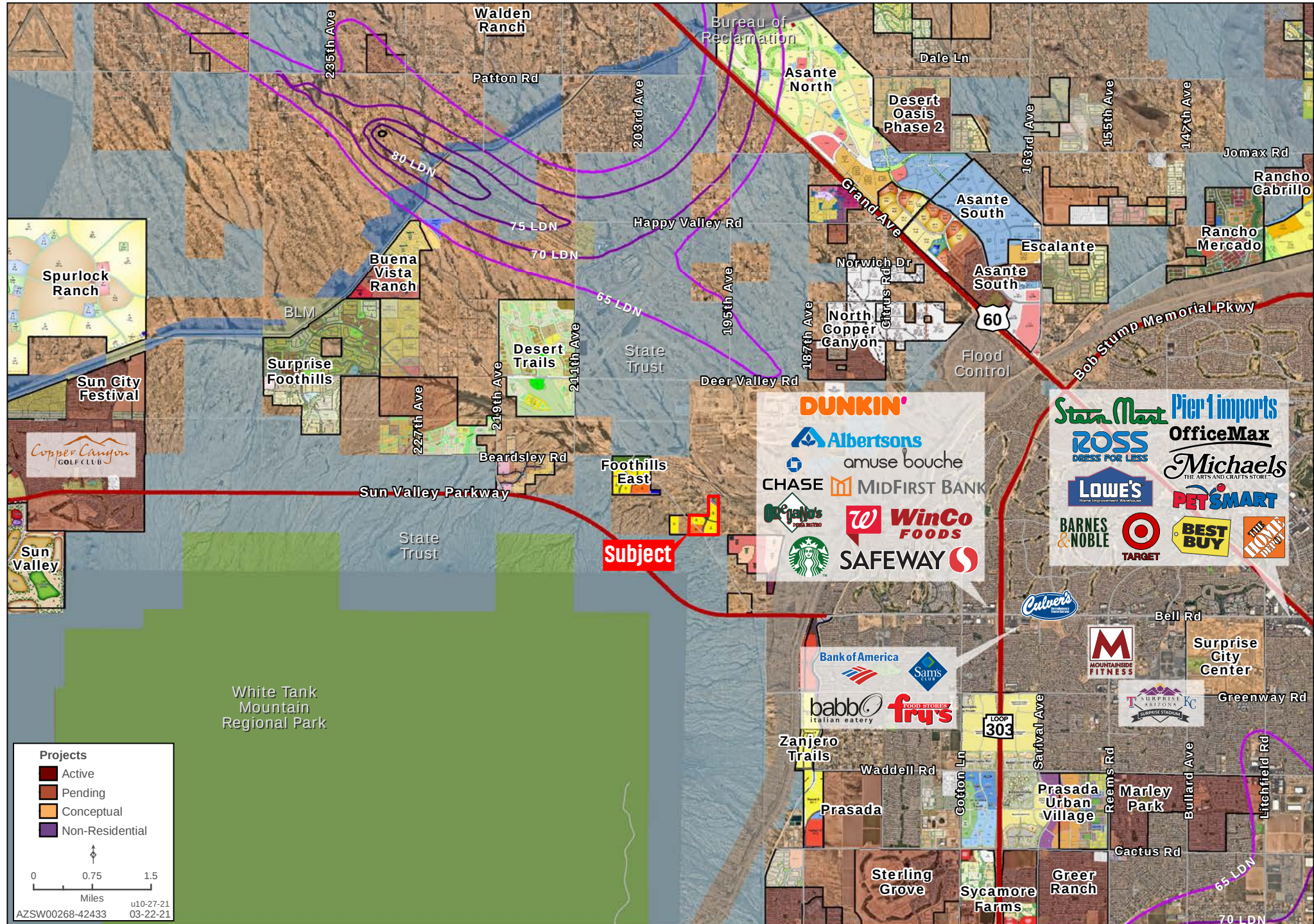
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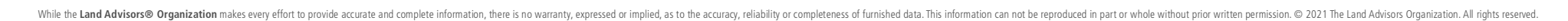
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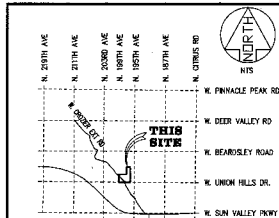
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FINAL PLAT



VICINITY MAP

OWNER / DEVELOPER

CPH FOOTHILLS EAST, LLC
10002 W. McDOWELL RD., STE. G-7024
AVONDALE, AZ 85333
PHONE: (480) 777-2400
FAX: (602) 643-4427
ATTN: CHARLIE POTTER, P.E.

BENCHMARKS

UTILITIES

WATER - CITY OF SURPRISE
SEWER - CITY OF SURPRISE
ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - QWEST
GAS - SOUTHWEST GAS
SOLID WASTE - CITY OF SURPRISE
FIRE - CITY OF SURPRISE
POLICE - CITY OF SURPRISE
CABLE TV - COX CABLE

BASIS OF BEARING

SOUTH LINE OF THE S.E. 1/4 OF SECTION 28,
N. 100° 52' 40" W. (ASSUMED)

LEGEND

- P.U.E. PUBLIC UTILITY EASEMENT
- V.A.N.E. VEHICULAR NON-ACCESS EASEMENT
- L.L. LANDSCAPE EASEMENT
- F.E. FENCE EASEMENT
- D.E. DRAINAGE EASEMENT
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY POINT
- BRASS CAP AT STREET INTERSECTION
- 18 SHEET NUMBER

SITE DATA

Gross Area	3,459,690 sf	(79.42 Ac)
Offsite R/W	242,195 sf	(5.56 Ac)
Net Area	3,217,495 sf	(73.86 Ac)
Offsite R/W	508,714 sf	(12.16 Ac)
Average Lot	9,243 sf	(0.21 Ac)
Existing Zoning		PAD
Proposed Zoning		PAD
Total Open Space	(21.60 Ac)	(27.19% of Gross)
No. Lots	189	
Gross Density	2.38 Lots per Acre	

LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

THE LOTS AND PARCELS CREATED, DEFINED, OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE CITY OF SURPRISE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL, CREATED, DEFINED, OR DEPICTED ON THE PLAT UNTIL THE CITY OF SURPRISE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL STREET, UTILITY, DRAINAGE, AND OTHER IMPROVEMENTS RELATING TO THIS PLAT AS REQUIRED BY THE CITY SUBDIVISION ORDINANCE ARE COMPLETED TO CITY OF SURPRISE STANDARDS. THIS LIMITATION MAY BE RELEASED IN PHASES. A PROSPECTIVE BUYER OF A LOT OR PARCEL, CREATED, DEFINED, OR DEPICTED ON THIS PLAT SHOULD REQUIRE THE SELLER TO PROVIDE A RELEASED RELEASE OF THIS LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, SIGNED BY THE CITY OF SURPRISE, BEFORE PURCHASING AND/OR CLOSING ESCROW ON THAT LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPANCY OF ANY OTHER STRUCTURE BUILT ON THE LOT OR PARCEL.

FLOOD NOTE

THIS TRACT IS LOCATED WITHIN ZONE X DELINEATED ON THE CITY OF SURPRISE FLOOD INSURANCE RATE MAP (FLOOD HAZARD BOUNDARY MAP PANEL, INC. DATED 2010) AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTINUING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE FLOOD.

NOTES

- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30'X30' ALONG THE PROPERTY LINES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30'.
- THIS SUBDIVISION IS WITHIN THE WATER SERVICE AREA OF THE CITY OF SURPRISE. THE CITY OF SURPRISE HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- SET 1/2" REBAR AT RIGHT-OF-WAY CORNERS UNLESS OTHERWISE NOTED.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS, THROUGH EITHER THE HOME OWNERS ASSOCIATION (H.O.A.) OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENTS DISTRICT (S.L.I.D.)

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION, I, _____, DULY ELECTED PRESIDENT OF SURPRISE FOOTHILLS, PARCEL 3 HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DELEGATED HEREIN.

NAME _____ DATE _____
STATE OF ARIZONA
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF SURPRISE FOOTHILLS, PARCEL 3 HOMEOWNERS ASSOCIATION, AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS PRESIDENT.

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

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

FINAL PLAT

FOR

SURPRISE FOOTHILLS, PARCEL 3

A PROPOSED SUBDIVISION LOCATED IN A PORTION OF SECTION 28, T-4-N, R-2-W, OF THE GLA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
THAT CAPITAL PACIFIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "SURPRISE FOOTHILLS, PARCEL 3" A SUBDIVISION OF A PART OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 WEST, GLA AND SALT RIVER BASE, AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF SAID "SURPRISE FOOTHILLS, PARCEL 3", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE OWNERSHIP OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT CAPITAL PACIFIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNERS, HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE AS SUCH, THE STREETS AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACTS ARE DEDICATED FOR THE PURPOSES LISTED IN THE TRACT TABLE SHOWN HEREON.

TRACTS A-D ARE HEREBY DECLARED AS COMMON AREA TRACTS FOR THE PURPOSES SHOWN HEREON, AND ARE NOT TO BE CONSTRUED AS DEDICATED TO THE PUBLIC BUT ARE DEDICATED TO SURPRISE FOOTHILLS, PARCEL 3 COMMUNITY HOMEOWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, TO BE HERE AFTER RECORDED, AND SUCH TRACTS SHALL BE MAINTAINED BY THE SURPRISE FOOTHILLS, PARCEL 3 COMMUNITY HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

CAPITAL PACIFIC HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREunto DULY AUTHORIZED THIS _____ DAY OF _____, 2007.

CAPITAL PACIFIC HOMES OF ARIZONA, INC.,
AN ARIZONA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED OFFICER APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF CAPITAL PACIFIC HOMES OF ARIZONA, INC., AND ACKNOWLEDGED THAT HE, AS PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING THE NAME OF THE COMPANY, AS OWNER, BY HIMSELF AS PRESIDENT.

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

BY: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS

DEPUTY OF THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA,
THIS _____ DAY OF _____, 2007.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

CERTIFICATE OF THE CITY ENGINEER

DATA ON THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF SURPRISE, ARIZONA,
THIS _____ DAY OF _____, 2007.

BY: _____ CITY ENGINEER

CERTIFICATE OF THE PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SURPRISE, ARIZONA,
THIS _____ DAY OF _____, 2007.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATION

I, DENNIS F. KEOGH, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 8 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2007 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO DEDUCE THE SURVEY TO BE RELIABLE.

By: _____
Registered Land Surveyor

PRELIMINARY

SHEET 1 OF 8
NO. LOTS-189
GROSS AREA- 79.42 AC

FINAL PLAT OF SURPRISE FOOTHILLS PARCEL 3

Keogh Engineering, Inc.
14150 WEST McDOWELL ROAD • GOODYEAR AZ 85338
PHONE (602) 535-7885 • FAX (602) 535-7892 • EMAIL: AED@KEOGHENGINEERING.COM
JOB NO. 19928 MAP NO. E-19928

Please click Here to view full Final Plat

