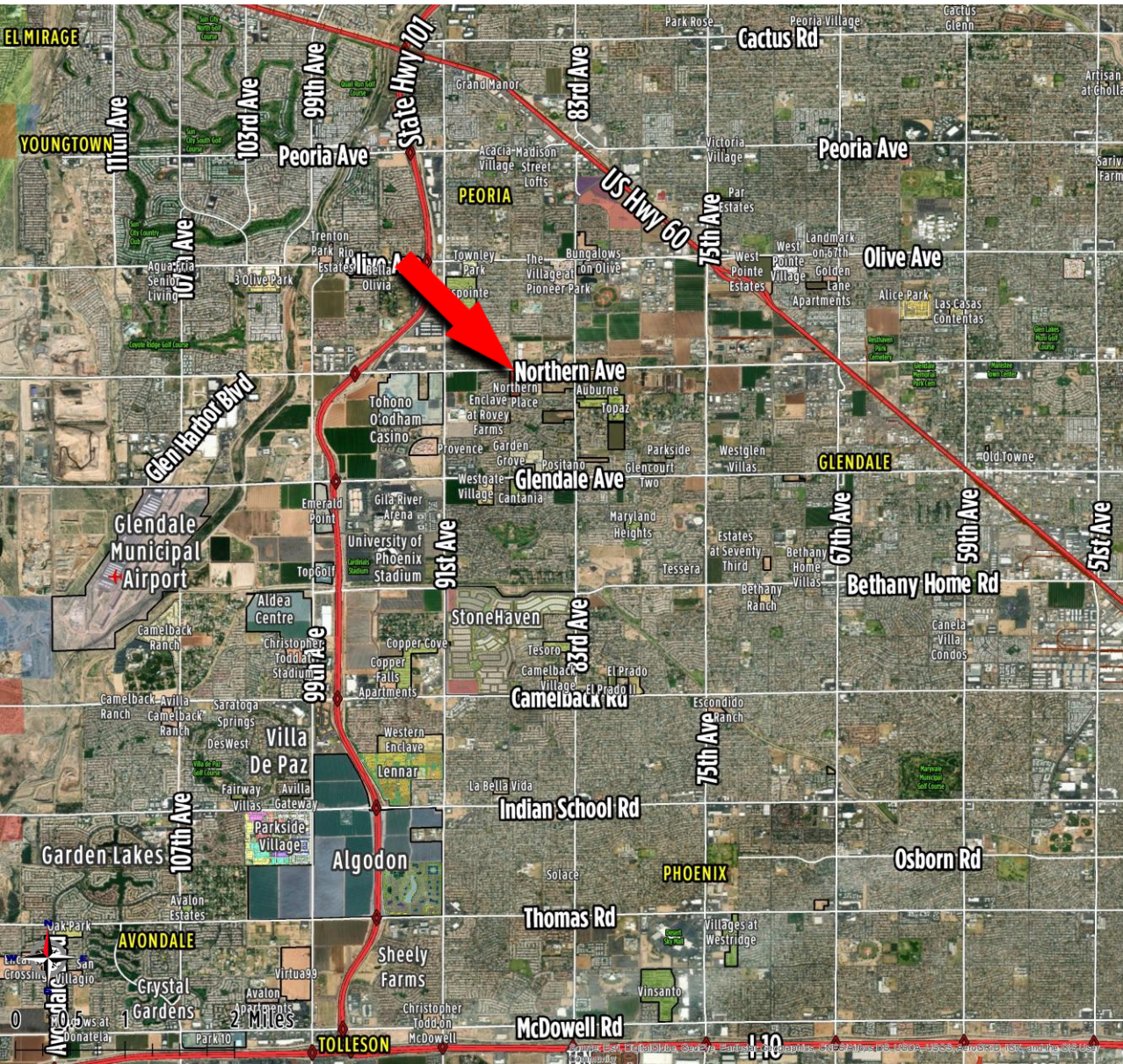


Northern Place | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Location:

E/SEC of Northern Ave & 91st Ave
Glendale, AZ

Purchase

Price: Submit Offers

Description:

11.63 Acres
27 Lots - 80'x125'
Zoned R1-10

Utilities:

Water - City of Glendale
Sewer - City of Glendale
Electricity - SRP
Gas - Southwest Gas

Comments:

Seller looking for a quick deal. Site is currently final platted and recorded for 27 lots - 80'x125' however the city has expressed support to rezone to a higher density. Possibly similar to neighborhood to the west at R1-7.



Jeff Beach
Jim Tipton

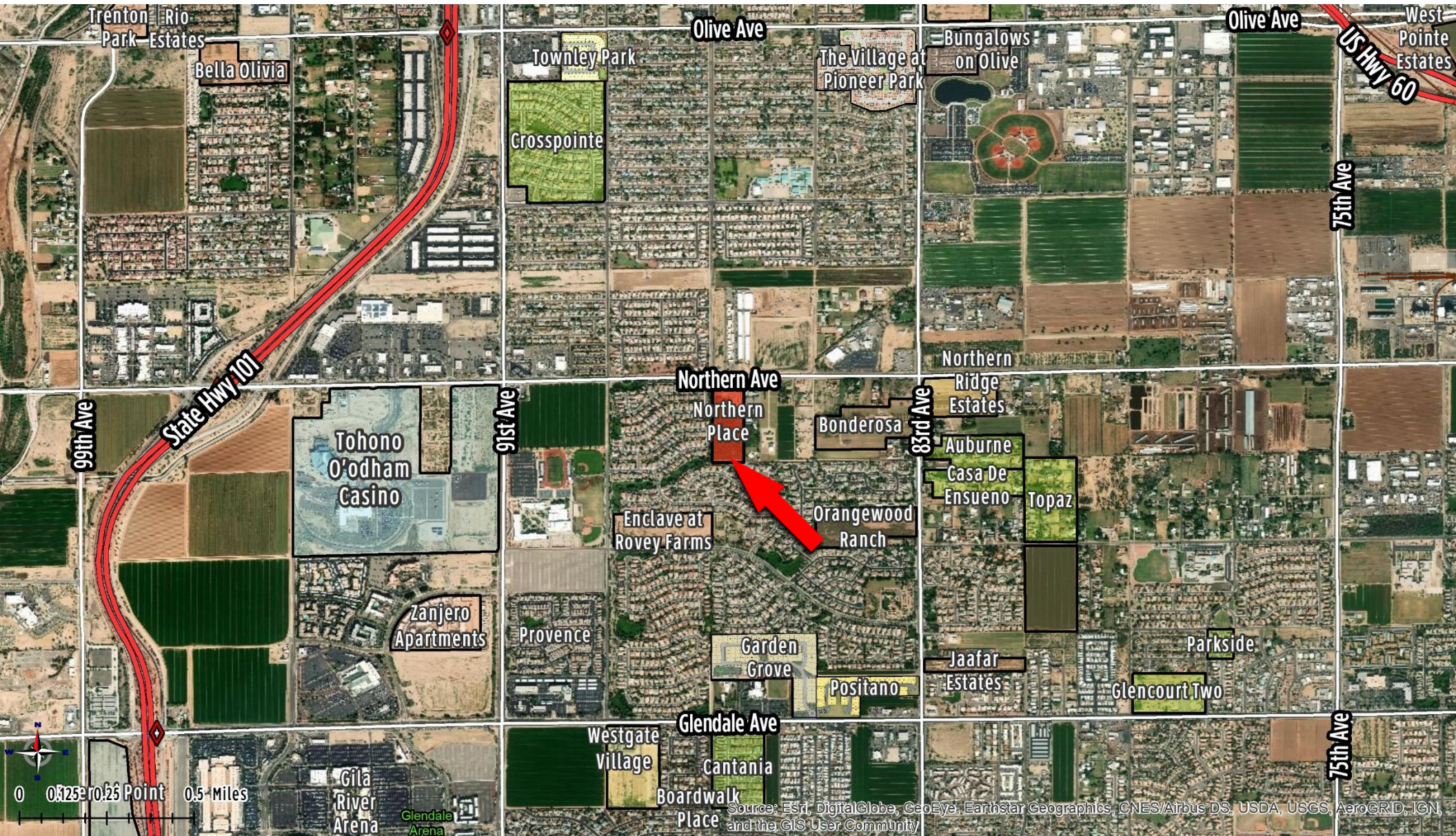
(602) 553-4120
(602) 553-4110

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com

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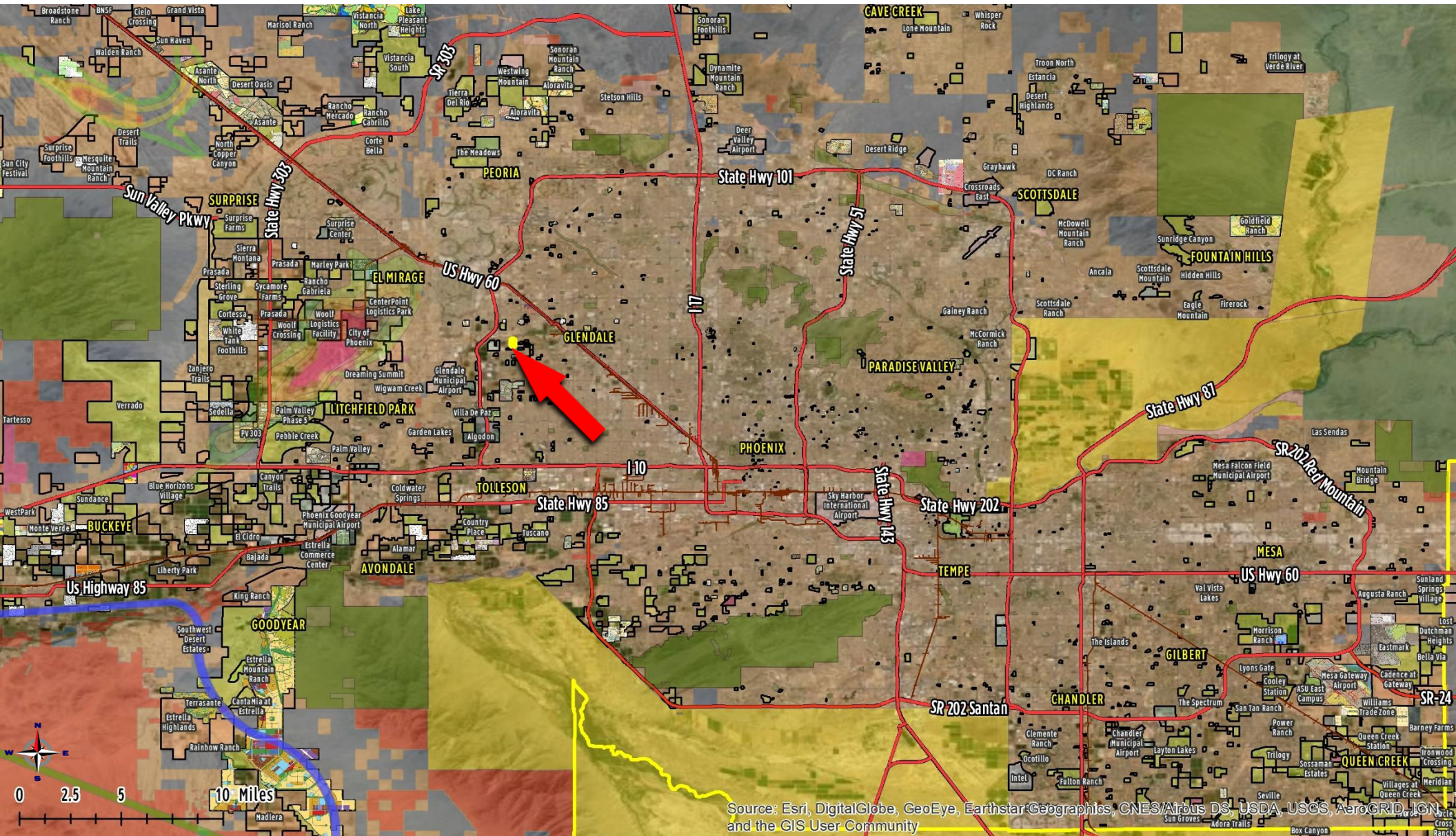
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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FINAL PLAT NORTHERN PLACE

A PORTION OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8666 AND NOT PERSONALLY, AS OWNER DOES HEREBY PUBLISH THIS PLAT AS NORTHERN PLACE, A PORTION OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNERS DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVEN DIMENSIONS OF EACH LOT, STREET, TRACT AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THAT NUMBER, NAME, AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE CITY OF GLENDALE, FOR USE, AS SUCH, THE STREETS AS SHOWN ON THE PLAT. OWNER HEREBY DEDICATES TO THE CITY OF GLENDALE THE WATER SEWER AND SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON. OWNER HEREBY DEDICATES TO NORTHERN PLACE HOME OWNERS ASSOCIATION ALL TRACTS AS SHOWN ON THIS PLAT.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF GLENDALE THAT THEY ARE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND, ADVISE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

IN WITNESS WHEREOF

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8666 AND NOT PERSONALLY AS OWNER HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 15th DAY OF February, 2013.

By: Charlotte A. Knoll
CHARLOTTE A. KNOLL

ITS: SENIOR TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 15th DAY OF February, 2013, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHARLOTTE A. KNOLL, WHO ACKNOWLEDGED HERSELF TO BE THE SENIOR TRUST OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 8666 AND NOT PERSONALLY AND ACKNOWLEDGED THAT SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL.

By: Margaret Garcia 2-1-2013 11/29/2013
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

LOT MATRIX

LOT	SQ. FEET	LOT WIDTH	LOT DEPTH
LOT 1	10001	125.01'	80.01'
LOT 2	10002	125.01'	80.01'
LOT 3	10003	125.01'	80.01'
LOT 4	10004	125.01'	80.01'
LOT 5	10005	125.01'	80.01'
LOT 6	10006	125.01'	80.01'
LOT 7	10007	125.01'	80.01'
LOT 8	10008	125.01'	80.01'
LOT 9	10009	125.01'	80.01'
LOT 10	10010	125.01'	80.01'
LOT 11	10011	125.01'	80.01'
LOT 12	10012	125.01'	80.01'
LOT 13	10013	125.01'	80.01'
LOT 14	10014	125.01'	80.01'
LOT 15	10015	125.01'	80.01'
LOT 16	10016	125.01'	80.01'
LOT 17	10017	125.01'	80.01'
LOT 18	10018	125.01'	80.01'
LOT 19	10019	125.01'	80.01'
LOT 20	10020	125.01'	80.01'
LOT 21	10021	125.01'	80.01'
LOT 22	10022	125.01'	80.01'
LOT 23	10023	125.01'	80.01'
LOT 24	10024	125.01'	80.01'
LOT 25	10025	125.01'	80.01'
LOT 26	10026	125.01'	80.01'
LOT 27	10027	125.01'	80.01'

TOTAL AREA: 273429

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST HALF OF THE WEST 396 FEET OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 16.00 FEET OF THE NORTH 56.00 FEET OF THE WEST 22.00 FEET OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE NORTH 40 FEET FOR ROADWAY PURPOSES.

PARCEL NO. 2:

THE EAST HALF OF THE WEST 396 FEET OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 40 FEET FOR ROADWAY PURPOSES.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, S30°15'10"E 100.00' TO WEST 1/4 CORNER OF THE AMENDED LAND DIVISION SURVEY RECORDED IN BOOK 583, PAGE 16 N.M.C.

NOTES

1. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 89 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.

2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.

3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

4. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:

A. WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
B. CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.

5. COMMON ON-SITE AND ADJACENT RIGHT-OF-WAY LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER OR ASSOCIATION.

6. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.

7. THE LANDSCAPING AND IRRIGATION BETWEEN THE SIDEWALK AND THE CURB WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

CERTIFICATION

I, JASON SECHER, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2011; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THE POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: J. Secher 3-13-13
JASON SECHER REGISTRATION NO.

OWNER

FIRST AMERICAN TITLE INSURANCE COMPANY,
A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER TRUST NO. 8666
P.O. BOX 50023
PHOENIX, AZ 85072
602-685-7038

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC.
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE: 480-972-0780
FAX: 480-972-0781
CONTACT: JASON SECHER, PLS#35833

ENGINEER

KLAND CIVIL ENGINEERS
7227 NORTH 16TH STREET, SUITE 217
PHOENIX, ARIZONA 85020
480-324-0480
CONTACT: LESLIE KLAND

IMPROVEMENT ASSURANCES

I HEREBY ACKNOWLEDGE THAT ENGINEERING PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECORDED IN A FORM ACCEPTABLE TO THE CITY.

By: Mark Secher 1-17-13
CITY ENGINEER (OR DESIGNATE) DATE
CITY OF GLENDALE, ARIZONA

PRELIMINARY PLAT CONFORMANCE

I HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING COMMISSION.

By: Ann M. Secher 2-17-13
PLANNING DIRECTOR DATE
CITY OF GLENDALE, ARIZONA

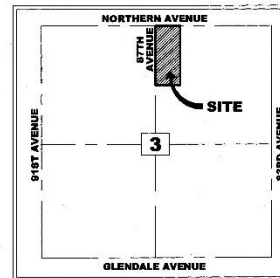
BOOK 1137 PAGE 41
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURNESS
2013-0109373
02/04/2013 11:49 AM

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA THIS 17th DAY OF January, 2013.

By: [Signature]
MAYOR

Attest: [Signature]
CITY CLERK



VICINITY MAP
NOT TO SCALE

7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 972-0780
FAX: (480) 972-0781
WWW.SURVEYINNOVATION.COM



SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

FINAL PLAT
NORTHERN PLACE
GLENDALE, ARIZONA



REVISIONS:
A
B
C

DRAWING NAME: 6028 FP
JOB NO. 6028
DRAWN: RMH
CHECKED: JAS
DATE: 10/16/12
SCALE: N.T.S.
SHEET: 1 OF 2



Jeff Beach
Jim Tipton

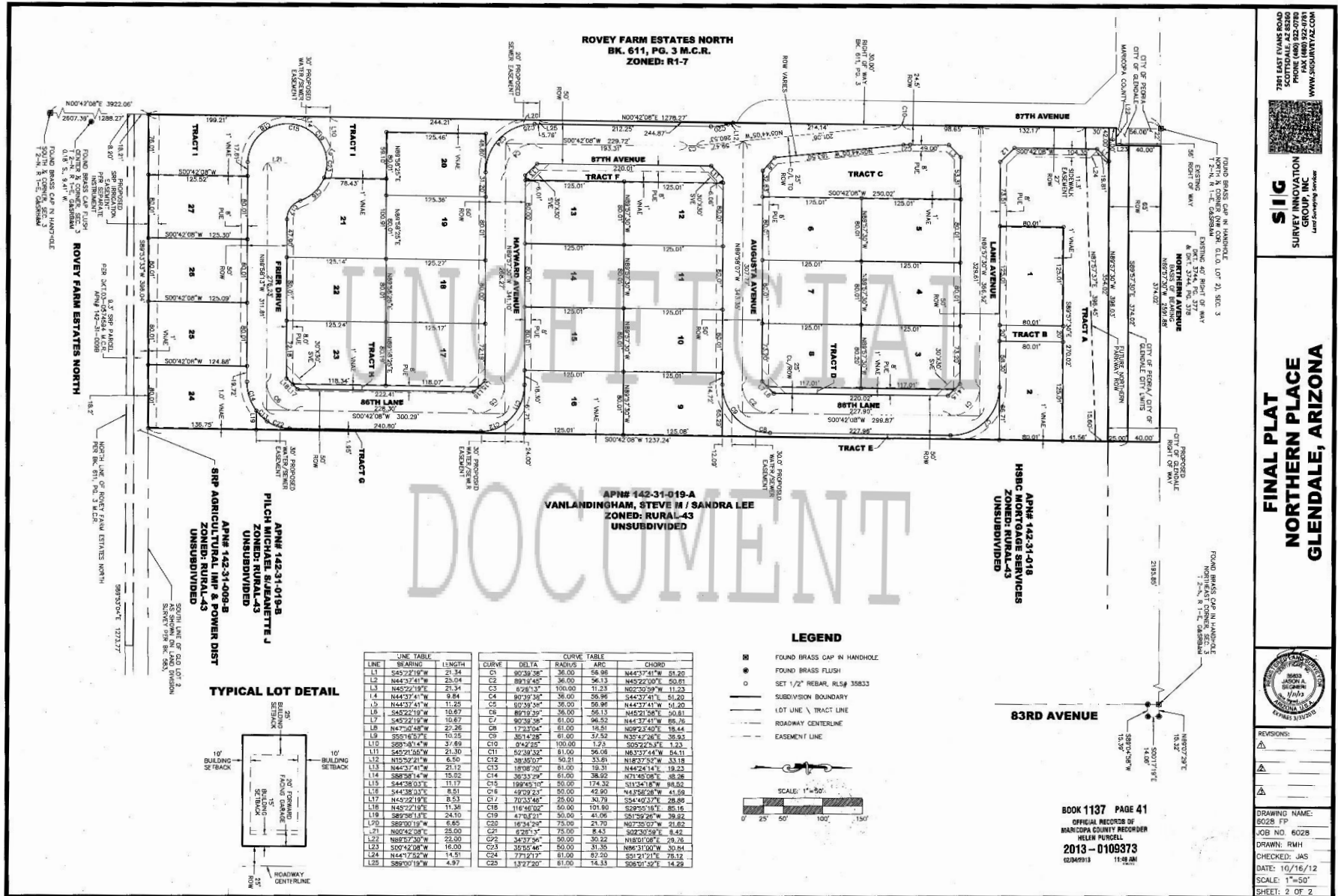
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