

LAND FOR SALE

# SOUTHERN AVE - NORTH SIDE ACREAGE

3504 EAST SOUTHERN AVENUE, PHOENIX, AZ 85040



FOR SALE

**DBSI REAL ESTATE, LLC**  
6950 W. Morelos Place  
Chandler, AZ 85226



**PRESENTED BY:**

**GEORGE HOWELL, CCIM**  
Sales/Leasing Associate Broker  
office: (602) 448-0840  
cell: (602) 448-0840  
ghowell@dbsi-inc.com  
BR011488000, 389965, 01295092, AZ TX CA NM

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



## Property Summary

Lot Size (survey):	164,879± SF
Price:	\$ 2,000,000 @ \$12/SF
Phoenix Dwelling SFR	R1-6
Two Parcels: 122-70-003, 122-70-005	1.89213 ac & 1.89298 AC
Frontage and Rear	230.90' & 319.31'

## Property Overview

In-fill lot In residential and agricultural developed area.

## Location Overview

Central Phoenix prior agricultural, partially developed single family and apartment area.

# REGIONAL MAP

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



Phoenix

Tempe

Guadalupe

AHWATUKEE

# 36TH ST & SOUTHERN AERIAL

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



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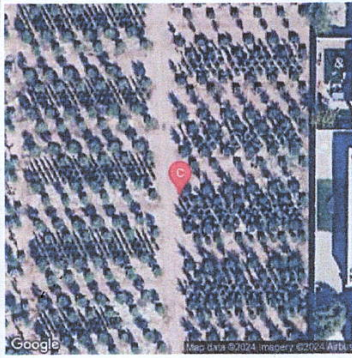


# ASSESSOR DATA 3448 E SOUTHERN

Southern Ave SFR Acreage  
3504 East Southern Avenue | Phoenix, AZ 85040

3504 E SOUTHERN AVE, PHOENIX, AZ, 85040

APN: 122-70-003



Last Sold 6/26/2008  
Last Sale Price \$0  
Owner RUTH-WILBUR LLC  
Mailing 650 S DREW ST  
MESA, Arizona 85210-2422  
Lot 1.89 Acres / 82416 Sqft  
Year Built  
SqFt  
Class  
Added Attached 0  
Added Detached 0

Construction  
Roof  
A/C  
Heat No  
Stories S  
Property Type  
Parking NONE  
Parking Spaces 0  
Patio  
Pool No

Subdivision - BARTLETT HEARD LANDS LOT 39 PART				County Zone - Maricopa		City Zone - PHOENIX		
Improved Lots	10	Single Story	Avg Sqft	7036	[R-6] RESIDENTIAL WITH	100%	[R1-6] Single Family	100%
With Pool	0	Multiple Story	Avg Lot	69705	6,000 SF MINIMUM		Residence (Density Range	
Year Built	1945-1993						Of 5 To 5.5 Or 6.5	W/Bonus)

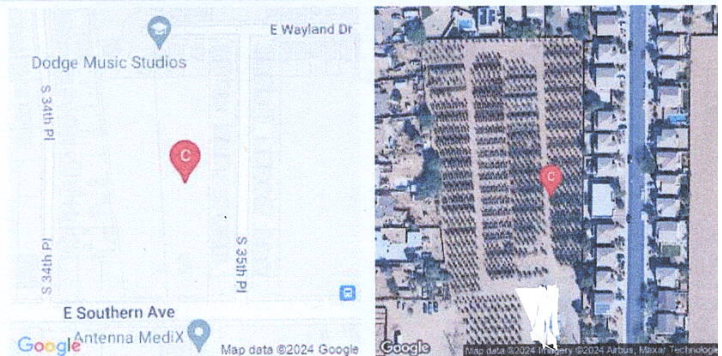
Tax Assessment								
	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim	2025 Prelim
FCV Improved								
FCV Land	\$25,700	\$34,900	\$39,900	\$43,100	\$40,400	\$55,000	\$66,000	\$67,700
FCV Total								
YoY Change %	20%	36%	14%	8%	-6%	36%	20%	3%
Assessed FCV	\$12,850	\$17,470	\$19,980	\$21,550	\$20,220	\$27,500	\$33,000	\$33,870
LPV Total							5	
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,903	\$1,955	\$2,020	\$2,046	\$2,005	\$2,046	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
6/26/2008	Ruth-Wilbur Llc	Albion D & Judith A Berry	\$0	\$0	\$0	Warranty	-	-	20080565451
10/22/1997	Berry Trust	Albion D & Judith A Berry	\$0	\$0	\$0	Special Warranty	-	-	19970737061
10/1/1993	Albion D & Judith A Berry	Gibson			\$0	Joint Tenancy	-	-	19930673871
7/22/1986	C Pierce				\$0	Deed	Seller Carryback	-	19860378871

Flood Zone		
Map Number	04013C2220M	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance
Map Date	9/18/2020	
Panel	2220M	

FEMA Zone X flood by levees. No Base Flood Elevations depths are shown within this zone. Insurance purchase is not required in these zones.

Additional Information	
Parcel	122-70-003
County	Maricopa
MCR Number	1434
Municipality	Phoenix
Section / Township / Range	25 / 1N / 3E
Lot / Block / Tract	- / - / -
Census Tract / Block	116203 / 1018
Tax Area	661300
Latitude, Longitude	33.3935620961784, -112.006094356197
Property Type	
Legal Class	(04-02) I

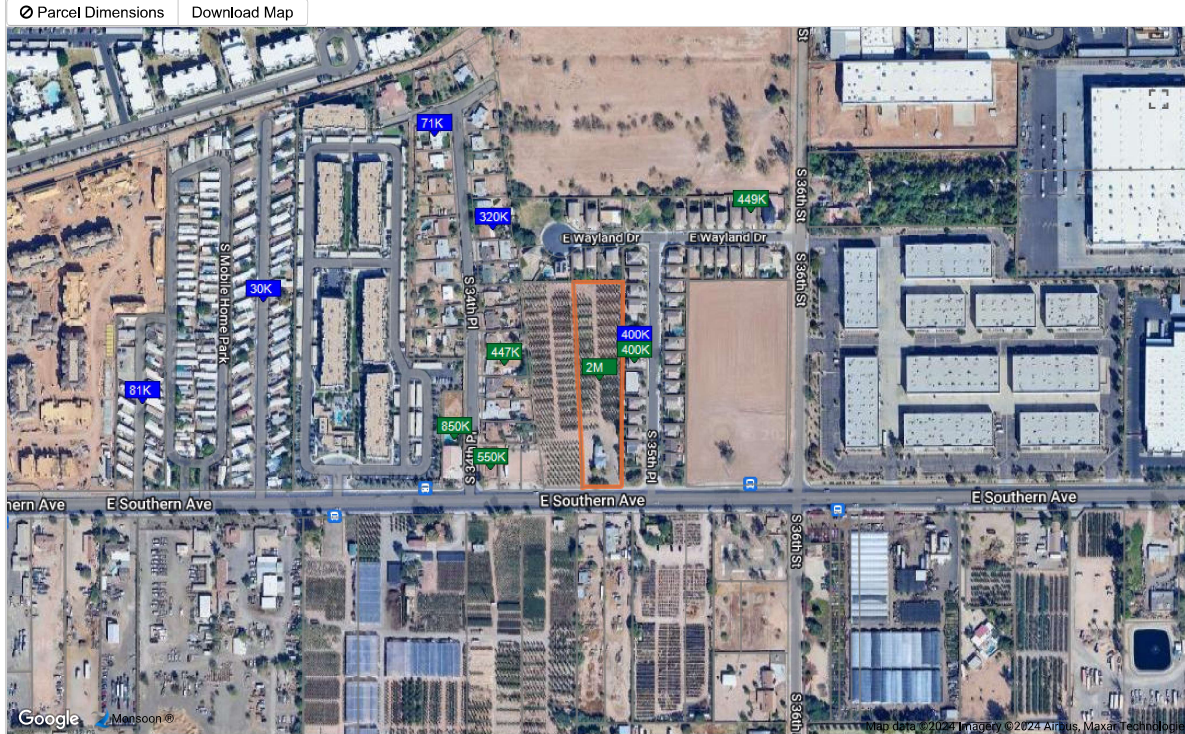


# ASSESSOR DATA 3504 E SOUTHERN

Southern Ave SFR Acreage  
3504 East Southern Avenue | Phoenix, AZ 85040

**2M** 3504 E Southern Ave, Phoenix, AZ 85040-3849 (Active)

## Maricopa Assessor Parcel # 122-70-003



Property Information		Area Information	
Property Owner	RUTH-WILBUR LLC	Subdivision	BARTLETT HEARD LANDS LOT 39 PART
Property Address	3504 E Southern Ave Phoenix, AZ 85040-3849 Maricopa County	Section/Town/Range	25/1N/3E
Tax Mailing Address	Ruth-Wilbur LLC 650 S Drew St Mesa, AZ 85210-2422	Census Tract	116203
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Census Block	1018
Legal Class	(04-02) RENTAL RESIDENTIAL	Latitude	33.3935620961784
Lot/Block/Tract	-/-/-	Longitude	-112.006094356197
MCR Number	001434	Tax Area	661300
		Tax Municipality	Phoenix
		School Districts	Roosevelt Elementary District#66 Phoenix Union High School District#210

Legal Description	
Abbr. Legal Description	N/A
Full Legal Description	BARTLETT HEARD LANDS PT TR A E 1/2 THAT POR LY W OF E 198F EX S 33F & EX RD P/D 90-215827

### Land Areas

Lot	County Zone	City Zone
Size: 1.892 acres / 82,416 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 100% To 5.5 Or 6.5 W/Bonus):

Structure:	Class:
(0121) SFR GRADE 010-2 URBAN SUBDIV	CLASS R2, MINIMUM

Structure Information	Construction	Additional Features
Rooms: 5	Roof Material: METAL	A/C: EVAPORATIVE COOLING
Bathroom Fixtures: 3	Heat: NO	Patio: SLAB & COVERED
Living Area: 926 sqft	Construction: FRAME WOOD	Covered Parking: NONE - 0
Year Built: 1945	Added Attached: None	Added Detached: None
Stories: S		

# ASSESSOR DATA 3504 E SOUTHERN

Southern Ave SFR Acreage  
3504 East Southern Avenue | Phoenix, AZ 85040

Sale Date	Buyer	Seller	Sale		Mortgage	Deed	Financing	Transaction	Doc #
			Price	Down					
06/26/2008	RUTH-WILBUR LLC	ALBION D & JUDITH A BERRY	\$0	\$0	\$0	Warranty			20080565456
10/22/1997	BERRY TRUST	ALBION D & JUDITH A BERRY	\$0	\$0	\$0	Special Warranty			1997 0737063
10/01/1993	ALBION D & JUDITH A BERRY	GIBSON	\$50,000	\$50,000	\$0	Joint Tenancy			1993 0673874
07/22/1986	C PIERCE		\$167,949	\$10,329	\$0	Deed	Seller Carryback		1986 0378873

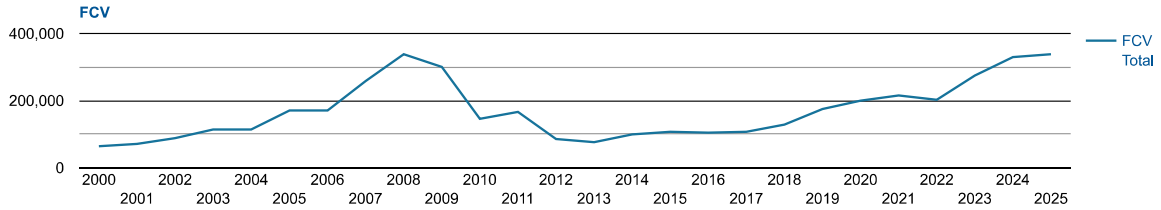
No Loan History: \$

## Subdivision - BARTLETT HEARD LANDS LOT 39 PART

Subdivision Details	Stories	Average House
Improved Lots: 10	Single Story: 9	Sqft: 7,036
Year Built Range: 1945 - 1993	Multiple Story: 1	Lot Sqft: 83,705
With Pool: 0 (0%)		Fixtures: 1

## Tax Assessment History

	Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)				
	2021 Final	2022 Final	2023 Final	2024 Prelim	2025 Prelim
FCV Improvement	\$172,400	\$161,800	\$220,000	\$264,000	\$271,000
FCV Land	\$43,100	\$40,400	\$55,000	\$66,000	\$67,700
FCV Total	\$215,500	\$202,200	\$275,000	\$330,000	\$338,700
FCV YoY Change	8%	-6%	36%	20%	3%
Assessed FCV	\$21,550	\$20,220	\$27,500	\$33,000	\$33,870
LPV Total	\$117,944	\$123,841	\$130,033	\$136,535	\$143,361
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$2,046	\$2,005	\$2,046	\$0	\$0



## Flood Information

Map Number: 04013C2220M	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date: 2020-09-18	
Panel: 2220M	
FEMA Zone: X	

# SOUTHERN FRONTAGE PICTURE

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



# PIC WEST VIEW TOWARDS HOMES

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



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# PIC NORTH HOMES AND TREE FARM

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



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ghowell@dbsi-inc.com



# PICTURE NORTH, EAST NEIBORHOOD

Southern Ave SFR Agerage

3504 East Southern Avenue | Phoenix, AZ 85040



**GEORGE HOWELL, CCIM**  
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ghowell@dbsi-inc.com



# SURVEY OF 6/11/2024

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040

## OWNER OF RECORD:

THE OWNER(S) OF RECORD THE SUBJECT PARCELS:

RUTH-WILBUR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
AS SHOWN IN DOCUMENT NO. 2024-065465 & 2024-065456,  
RECORDS OF MARICOPA COUNTY, ARIZONA

## TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH  
FIRST AMERICAN TITLE INSURANCE COMPANY,

COMMITMENT NO. 25-241200103  
EFFECTIVE DATE: JUNE 11, 2024 AT 7:00AM

## SITE INFORMATION

APN: 122-70-003  
3634 E. SOUTHERN AVENUE, PHOENIX, AZ 85040

LAND AREA: 62,458 SQFT OR 1.28 ACRES

APN: 122-70-005  
3448 E. SOUTHERN AVENUE, PHOENIX, AZ 85040

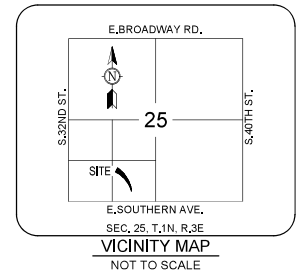
LAND AREA: 62,461 SQFT OR 1.28 ACRES,

SUBJECT PROPERTY IS A VACANT (BEING USED FOR TREE STORAGE)  
WITH AND HAS ACCESS TO EAST SOUTHERN AVENUE.

## SCHEDULE "B" EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART REQUIREMENTS ARE MET.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
2. (A) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING; (B) TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (C) PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
4. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD OBSCURE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
6. (A) UNPAID MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL, NOT SHOWN BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
8. WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
9. RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
10. TAXES FOR THE YEAR 2024, A LIEN NOT YET DUE AND PAYABLE.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
11. THE LIABILITIES AND OBLIGATIONS INCURRED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENTS AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION; AND (C) THE TERMS OF ANY WATER RIGHTS APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
12. EASEMENTS, RESTRICTIONS AND SET-BACK LINES AS SHOWN ON PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 35.  
-THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
13. EASEMENTS, RESTRICTIONS AND SET-BACK LINES AS SHOWN ON PLAT RECORDED IN BOOK 14 OF MAPS, PAGE 34.  
-THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
14. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT RECORDED AT: BOOK 202 OF DEEDS, PAGE 530  
PURPOSE: TRANSMISSION LINE  
-THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
15. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT RECORDED AT: DOCKET 2045, PAGE 27  
PURPOSE: COMMUNICATION AND OTHER FACILITIES  
-THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
16. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT RECORDED AT: DOCKET 2045, PAGE 28  
PURPOSE: COMMUNICATION AND OTHER FACILITIES  
-THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
17. THE FOLLOWING MATTERS DISCLOSED BY SURVEY:  
DATED:  
MADE BY:  
JOB NO.:
- NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT SET FORTH HEREIN.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE
18. ANY RIGHTS, INTEREST, OR CLAIMS OF PARTIES IN POSSESSION OF SAID LAND NOT SHOWN BY THE PUBLIC RECORDS.  
-THIS EXCEPTION IS BLANKET IN NATURE AND NOT FOOTABLE

A.L.T.A / N.S.P.S LAND TITLE SURVEY  
A PORTION OF TRACT "A" OF LOTS 48, 60, AND 61 OF BARTLETT HEARD LANDS SUBDIVISION AS RECORDED IN BOOK 14 OF MAPS, PAGE 34,  
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA  
APN:122-70-003 & 122-70-005



## PARCEL LEGAL DESCRIPTIONS:

APN: 122-70-003

THE WEST ONE-HALF OF THAT PORTION OF TRACT "A" OF THE SUBDIVISION OF LOTS 48, 60 AND 61, BARTLETT HEARD LANDS A SUBDIVISION RECORDED IN BOOK 14 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WEST OF THE EAST 198 FEET OF SAID TRACT "A";

EXCEPT THE SOUTH 33 FEET.

APN: 122-70-005

THAT PART OF TRACT "A" OF THE SUBDIVISION OF LOTS 48, 60 AND 61, BARTLETT HEARD LANDS, ACCORDING TO BOOK 14 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT "A", 112.3 FEET RECORD (112.28 FEET MEASURED) EAST OF THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 02 DEGREES, 28 MINUTES, 50 SECONDS WEST RECORD (NORTH 03 DEGREES, 38 MINUTES, 28 SECONDS WEST MEASURED) 699.79 FEET TO THE NORTH LINE OF SAID TRACT "A";

THENCE EAST ALONG SAID NORTH LINE 153.9 FEET RECORD (153.86 FEET MEASURED) TO A POINT 198 FEET RECORD (198.04 FEET MEASURED) WEST OF THE NORTHEAST CORNER OF TRACT "A";

THENCE SOUTH 01 DEGREE, 08 MINUTES WEST RECORD (SOUTH DEGREE 05 MINUTES, 15 SECONDS WEST 659.28 FEET MEASURED) TO A POINT IN THE SOUTH LINE OF SAID TRACT "A", 198 FEET RECORD (198.04 FEET MEASURED) V. EAST OF THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG SAID SOUTH LINE 112.30 FEET RECORD (112.28 FEET MEASURED) TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 14 FEET THEREOF.

## DEVELOPMENT STANDARDS: CONVENTIONAL

MINIMUM LOT WIDTH (FT.)	35
MINIMUM LOT DEPTH (FT.)	NONE, EXCEPT 110' ADJACENT TO FREEWAY OR ARTERIAL
MAXIMUM HEIGHT (FT.)	30 AND 2 STORES
FRONT SETBACK (FT.)	15
SIDE SETBACK (FT.)	15(LASTORY) 15(2STORY)
REAR SETBACK (FT.)	15(LASTORY) 20(2STORY)
GARAGES (FT.)	18 FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES. 10 FROM PROPERTY LINE FOR SIDE-LOADED GARAGES

## DEVELOPMENT STANDARDS: PLANNED RESIDENTIAL DEVELOPMENT

MINIMUM LOT WIDTH (FT.)	45 MINIMUM UNLESS APPROVED BY EITHER THE DESIGN ADVISOR OR THE DESIGN REVIEW COMMITTEE FOR DEMONSTRATING ENHANCED ARCHITECTURE THAT MINIMIZES THE IMPACT OF THE GARAGE.
MINIMUM LOT DEPTH (FT.)	NONE, EXCEPT 110' ADJACENT TO FREEWAY OR ARTERIAL
MAXIMUM HEIGHT (FT.)	30 AND 2 STORES 2 (EXCEPT THAT 3 STORES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE)
STREET: FRONT/REAR/SIDE SETBACK (FT.)	15
PROPERTY LINE: SIDE SETBACK (FT.)	10(1-STORY) 15(2-STORY)
PROPERTY LINE: REAR SETBACK (FT.)	15(1-STORY) 20(2-STORY)
GARAGES (FT.)	18 FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES. 10 FROM PROPERTY LINE FOR SIDE-LOADED GARAGES

## FLOOD ZONE:

THIS PARCEL IS LOCATED IN FLOOD ZONE "X" AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

FEMA MAP PANEL NUMBER 44013C2202M DATED SEPTEMBER 18TH, 2020

## TABLE "A" NOTES

TABLE "A" ITEM NO. 6(A) & 6(B) ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT, SEE ZONING NOTE FOR FURTHER INFORMATION.

TABLE "A" ITEM NO. 11(A) UTILITY PLANS OR REPORTS WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

## ZONING:

(SOURCE REFERENCE (R-14)), TO PROVIDE A BASIC PURPOSE OF THESE REGULATIONS IS TO FOSTER THE CREATION OF LIVING AREAS WHICH CAN ASSESS THE ESTABLISHMENT OF STABLE, FUNCTIONAL, NEIGHBORHOODS, AN ESTABLISHED PATTERN OF LIVING IN THIS METROPOLITAN AREA REFLECTS A TRADITION OF SINGLE-FAMILY OCCUPIED DWELLINGS WHICH ALSO EMPHASIZE OUTDOOR LIVING. MANY OF THESE DWELLINGS ARE THEREBY LOCATED ON RELATIVELY LARGE URBAN OR SUBURBAN LOTS.

ZONING INFORMATION IS PROVIDED AS INFORMATION ONLY AND AS PER PUBLIC RECORD, CLIENT TO CONFIRM ALL ZONING RELATED ISSUES WITH THE APPROPRIATE AGENCY.

## SURVEYOR'S CERTIFICATION:

TO WHOM THESE RECORDS ARE REFERENCED: I, JOHN H. ROSS JR., A FIRST AMERICAN TITLE INSURANCE COMPANY, 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 ATTAINERS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 8, 9, 10, 13, 14, 16, 17, 18 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 07/25/24.



JOHN H. ROSS, JR. PLS. 34465 MERIDIAN GEOMATICS LLC J.ROSS@MERIDIANGEOMATICS.LLC.COM

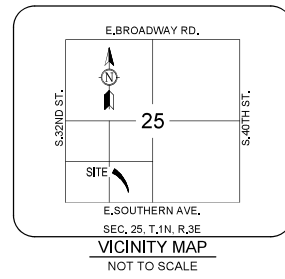
<table border="1"> <tr> <td>6</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>5</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>4</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>3</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>2</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>1</td> <td>XX</td> <td>XX</td> <td>XX</td> </tr> <tr> <td>NO.</td> <td>DESCRIPTION</td> <td>DATE</td> <td>BY</td> </tr> </table>				6	--	--	--	5	--	--	--	4	--	--	--	3	--	--	--	2	--	--	--	1	XX	XX	XX	NO.	DESCRIPTION	DATE	BY			<p style="text-align: center;"><b>A.L.T.A / N.S.P.S LAND TITLE SURVEY</b></p> <p style="text-align: center;"><b>FOR: RUTH-WILBUR, LLC</b></p>		<p>PROJECT NO: ---</p> <p>SCALE: 1" = 50'</p>
6	--	--	--																																	
5	--	--	--																																	
4	--	--	--																																	
3	--	--	--																																	
2	--	--	--																																	
1	XX	XX	XX																																	
NO.	DESCRIPTION	DATE	BY																																	
<p>DRAWN BY: IG</p> <p>CHECKED BY: JHR</p>				<p>DATE: 08/06/24</p>		<p>DATE: 08/06/24</p>																														
<p>DESCRIPTION: TRACT "A", LOTS 48, 60, AND 61, BARTLETT HEARD LANDS, BK. 14 OF MAPS, PG. 34</p> <p>DESCRIPTION: A PORTION OF THE S.W. 1/4 OF SEC. 25, T. 1N., R. 3E., G.A.S., R.B. 8M</p> <p>DESCRIPTION: MARICOPA COUNTY, ARIZONA</p>				<p>APN: 122-70-003 &amp; 122-70-005</p>		<p>SHEET NO. 1 OF 2</p>																														



# SURVEY OF 6/11/2024

Southern Ave SFR Acreage

3504 East Southern Avenue | Phoenix, AZ 85040



### BASIS OF BEARINGS:

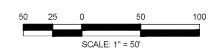
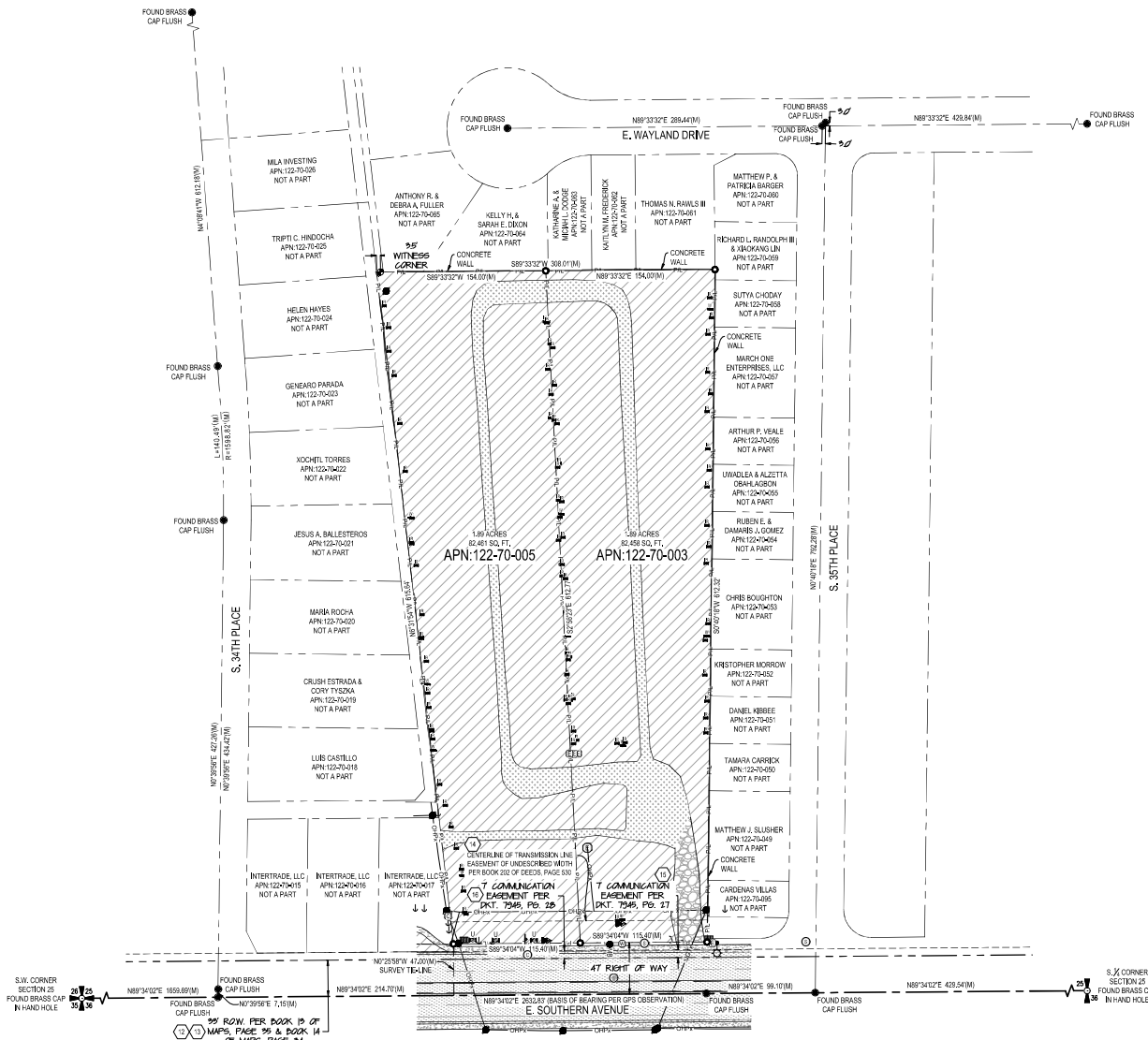
THE BASIS OF BEARING FOR THE A.L.T.A./N.S.P.S LAND TITLE SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTIONS, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE G.L.A. AND SALT RIVER BASE AND MERIDIAN BEING NORTH 89°34'02" EAST AS MEASURED BETWEEN THE MONUMENTS FOUND AND DESCRIBED HEREON.

### PLOTTABLE SCHEDULE "B" EXCEPTIONS

- (V) EASEMENTS, RESTRICTIONS AND SET-BACK LINES AS SHOWN ON PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 36. THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
- (V) EASEMENTS, RESTRICTIONS AND SET-BACK LINES AS SHOWN ON PLAT RECORDED IN BOOK 14 OF MAPS, PAGE 34. THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
- (V) EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT RECORDED AT: BOOK 202 OF DEEDS, PAGE 530. PURPOSE: TRANSMISSION LINE. THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
- (V) EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT RECORDED AT: BOOKET THIS PAGE 27. PURPOSE: COMMUNICATION AND OTHER FACILITIES. THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.
- (V) EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT RECORDED AT: BOOKET THIS PAGE 26. PURPOSE: COMMUNICATION AND OTHER FACILITIES. THIS EXCEPTION IS PLOTTED AS SHOWN HEREON.

### LEGEND

- FOUND CITY MONUMENT AS NOTED
- ⊕ FOUND SECTION CORNER MONUMENT AS NOTED
- ⊕ SET 1/2" REBAR WITH PLASTIC CAP 1/8" DIA 3/8"
- ⊕ SET 1/2" REBAR W/ WITNESS CORNER WITH PLASTIC CAP 1/8" DIA 3/8" NOTED (BURIED)
- ⊕ COMMUNICATION MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ DROP INLET
- ⊕ GUY WIRE
- ⊕ IRRIGATION VALVE
- ⊕ LIGHT POLE
- P.E. POTENTIAL ENCROACHMENT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- ⊕ SEWER MANHOLE
- ⊕ WATER BACKFLOW PREVENTOR
- ⊕ WATER METER
- ⊕ WATER SPOUT
- ⊕ UNKNOWN VALVE
- CHAIN LINK FENCE
- METAL FENCE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- PROPERTY LINE
- SECTION LINE
- WIRE FENCE
- WOOD FENCE
- CONCRETE
- DIRT PATHWAY
- GRAVEL PATHWAY
- NATURAL GROUND
- PAVEMENT



NO.	DESCRIPTION	DATE	BY
6			
5			
4			
3			
2			
1	XX	XX	XX



A.L.T.A./N.S.P.S LAND TITLE SURVEY			
PROJECT NO:	FOR: RUTH-WILBUR, LLC		SCALE: 1" = 50'
DRAWN BY: IG	APN: 122-70-003 & 122-70-005		DATE: 08/08/24
CHECKED BY: JHR	TRACT "A", LOTS 48, 80, AND 81, BARLETT HEARD LANDS, BK. 14 OF MAPS, PG. 34 A PORTION OF THE S.W. 1/4 OF SEC. 25, T. 1N, R. 3E., G.A.S., R.B.S.M MARICOPA COUNTY, ARIZONA		SHT. NO.: 2 OF 2

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