

For Sale | 2.39 Acres | Glendale, AZ

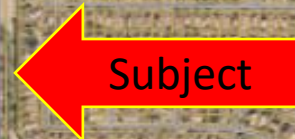
- Asking Price: \$1,150,000
- +/- 2.39 Gross Acres
- Zoned M-1 Industrial
- Close Proximity to Northern Parkway & Loop 303/101 Freeways
- APN: 508-05-873

Litchfield Rd

N 135TH

W GLENDALE AVE

W MARYLAND AVE



Bethany Home Rd

LUKE LAND

Realty & Investments
Since 1959

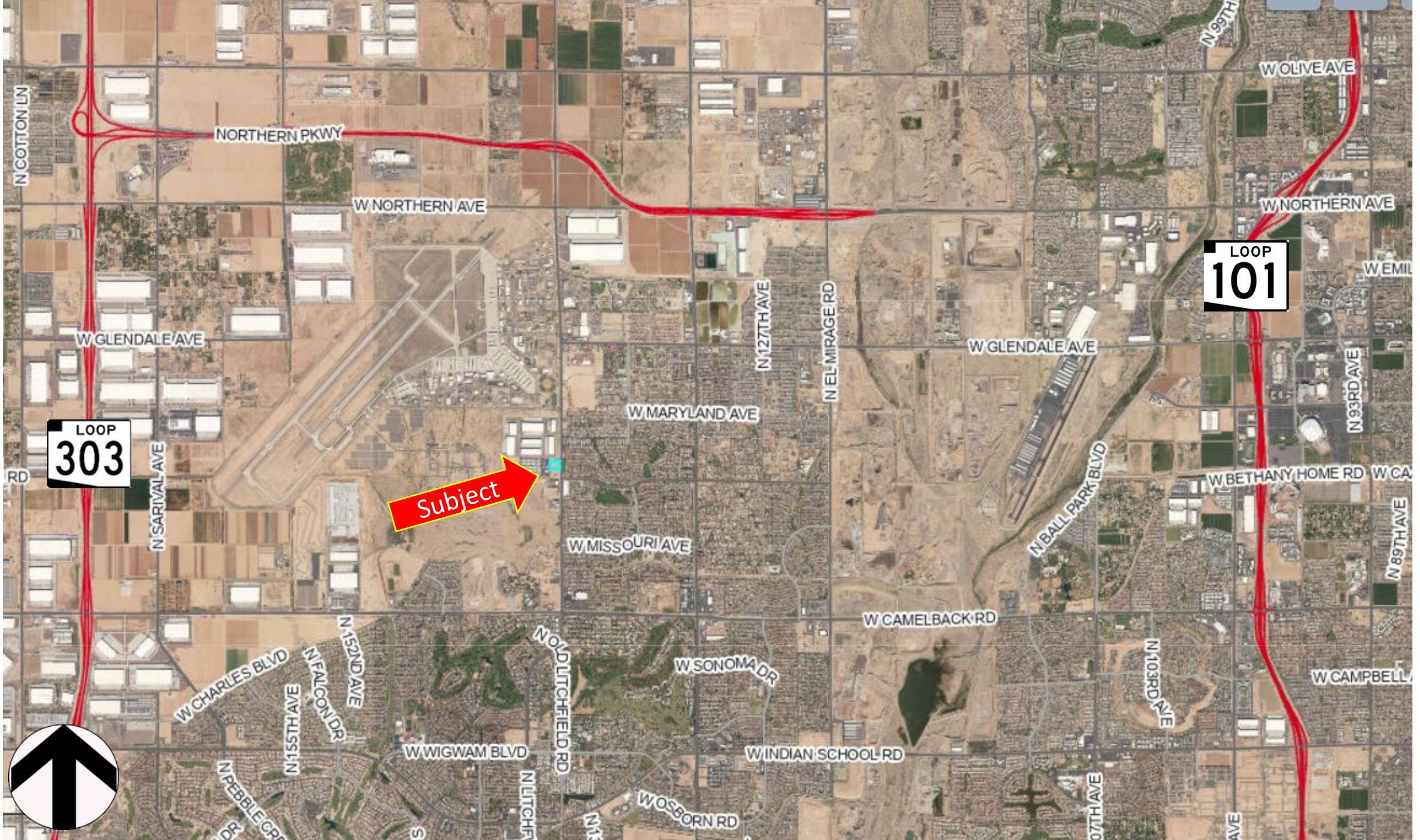
602.995.7575

Although this information has been gathered from sources which we deem reliable, Luke Land Realty does not assume any liability regarding the accuracy of said information.

Subject

LOOP
303

LOOP
101



MINOR LAND DIVISION-LOT SPLIT FOR ULTIMATE RV & BOAT STORAGE II, LLC

PART OF THE SE1/4, SEC. 9, T.2N., R.1W, G&SR B&M

MARICOPA COUNTY, ARIZONA

APN: 501-58-001H (UNSUBDIVIDED)
LITCHFIELD & BETHANY HOME, LLC
ZONED M-1
DEED # 111-12323
VACANT LAND

EMERGENCY ACCESS EASEMENT
PER BK 1359 PG 17

5/8" REBAR W/CAP
LS#10846

5/8" REBAR W/CAP
LS#24532 (TYP)

Rural Metro Fire

LOT 1
53,914 S.F.
1.238 AC.

Subject Property

LOT 2
108,684 S.F.
2.495 AC.

PARCEL 2
PER BK 1359, PG 17

APN: 508-05-870
MTT PROPERTIES LLC
ZONED M-1
DEED # 180272811



LOT 3
108,715 S.F.
2.496 AC.

POB LOT 2

N88°47'11"W 2628.06' (BASIS OF BEARINGS)

E 1/4 CORNER
SECTION 9
T.2N., R.1W
FOUND BRASS CAP
IN HANDHOLE

PARENT PARCEL: APN 508-05-871

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL;
THENCE NORTH 88°47'11" WEST PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 359.42 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 755.00 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 755.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 6.228 ACRES MORE OR LESS.

LOT 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 604.97 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°47'11" WEST, A DISTANCE OF 359.43 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 150.03 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 150.03 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.238 ACRES, MORE OR LESS.

LOT 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

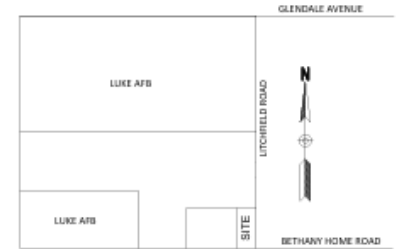
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 302.53 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°47'11" WEST, A DISTANCE OF 359.43 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 302.44 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 302.44 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.495 ACRES, MORE OR LESS.

LOT 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°47'11" WEST, A DISTANCE OF 359.43 FEET;
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 302.53 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 302.53 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.496 ACRES, MORE OR LESS.

SE COR. SEC. 9
T.2N., R.1W
FOUND BRASS CAP
IN HANDHOLE



VICINITY MAP

SEC. 9, T.2N., R.1W.
(NOT TO SCALE)

LOT AREA SUMMARY:

PARENT PARCEL	6.065 AC.
LOT 1	3.032 AC.
LOT 2	3.032 AC.

OWNER:

ULTIMATE RV & BOAT II, LLC
15853 W. BOCA RATON RD.
SURPRISE, ARIZONA 85374
KENT PRUETT
PH: [602]317-0420

ACKNOWLEDGEMENT:

I, MICHAEL K. PRUETT, AS MANAGING MEMBER OF ULTIMATE RV & BOAT II, LLC AN ARIZONA LIMITED LIABILITY CORPORATION ON BEHALF OF THE CORPORATION, OWNER OF THE PROPERTY MAPPED HEREON, HAVE AUTHORIZED THIS MINOR LAND DIVISION AS SHOWN HEREON AND THE SAME TO BE ATTESTED, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____

BY: MICHAEL K. PRUETT, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA |
COUNTY OF MARICOPA | SS

BEFORE ME, THIS _____ DAY OF _____, 20____, MICHAEL K. PRUETT, MANAGING MEMBER OF ULTIMATE RV & BOAT II, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION ON BEHALF OF THE CORPORATION, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY MAPPED HEREON.

NOTARY PUBLIC | MY COMMISSION EXPIRES: _____

CITY OF GLENDALE APPROVALS:

LAND DEVELOPMENT ENGINEER | DATE

PLANNING DIRECTOR | DATE

SURVEYOR'S CERTIFICATE:

I PHILLIP W. ROSENDAHL DO HEREBY CERTIFY THAT THIS MINOR LAND DIVISION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM INFORMATION GATHERED AS DEPICTED HEREON AND IS AN ACCURATE AND CORRECT SURVEY WITH MONUMENTS SET AS DESCRIBED.

PHILLIP W. ROSENDAHL AZ RLS424532

5/27/20
DATE

SCALE: 1"= 50'
0 25 50 100 150



MINOR LAND DIVISION
ULTIMATE RV & BOAT II, LLC

APN 508-05-871
6030 N. LITCHFIELD RD.
LITCHFIELD PARK, ARIZONA 85340

DESIGN: PWR
DRAWN: PWR



LEGEND: