8141 E Indian Bend Rd, Suite 103 Scottsdale AZ 85250 Tel: (480) 443-8570 Fax: (480) 443-3736 www.westland-properties.com



VILLAS AT SOUTH MOUNTAIN CENTRAL AVE & DOBBINS RD AREA PHOENIX, ARIZONA

LOCATION

Site is located South and West of the Southwest corner of Central Ave & Dobbins Rd, at 2nd Ave alignment & McNeil St, Phoenix, Arizona

NUMBER OF ACRES

±5.22

NUMBER OF LOTS

25 Lots | 45' x 110' - 132' | 4.78 DUA

SETBACKS

5' & 5' Side Yard

APPROVED ZONING

R1-6 / City of Phoenix

PURCHASE PRICE

\$2,600,000 | \$104,000/Platted & Engineered Lot

SUGGESTED TERMS

Cash. 60-day Feasibility Period with a close of escrow 15 days later.

UTILITIES

Water City of Phoenix Sewer City of Phoenix

Electric Salt River Project

CONTACT

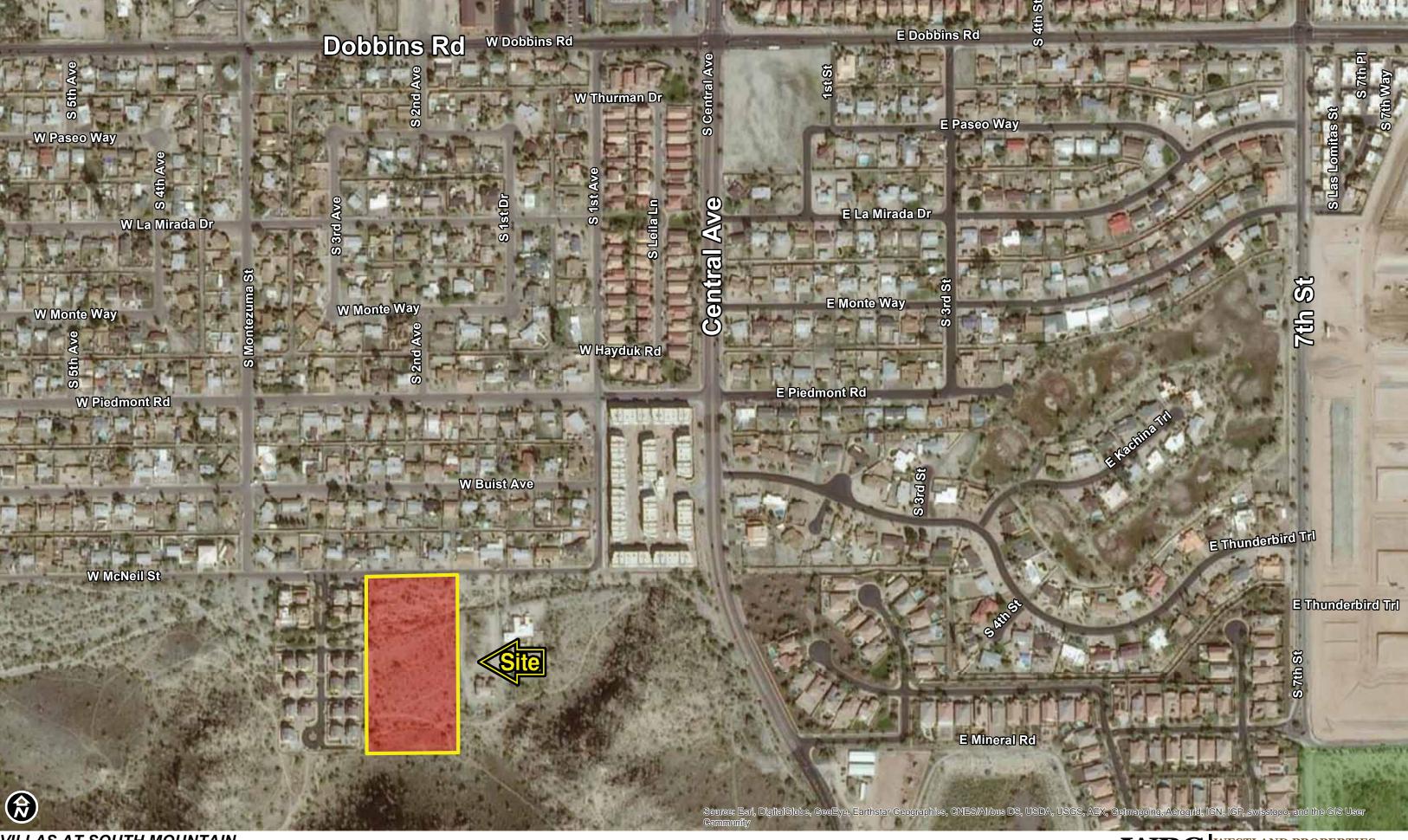
Grant D. Helgeson, Don McCaul

Westland Properties Group

COMMENTS

This is a well-located site adjacent to the Phoenix South Mountain Preserve with outstanding mountain and city light views, within 10 minutes of Downtown Phoenix and Sky Harbor Airport. Site has fully approved Final Engineered Subdivision Plat and Subdivision Improvement Plans.

Site is not subject to City of Phoenix Impact Fees and does not fall within the Baseline Area Overlay District.



VILLAS AT SOUTH MOUNTAIN
25 PLATTED & ENGINEERED LOTS | 45' x 110'
CENTRAL AVE & DOBBINS RD AREA
PHOENIX, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG WESTLAND PROPERTIES GROUP

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FINAL PLAT

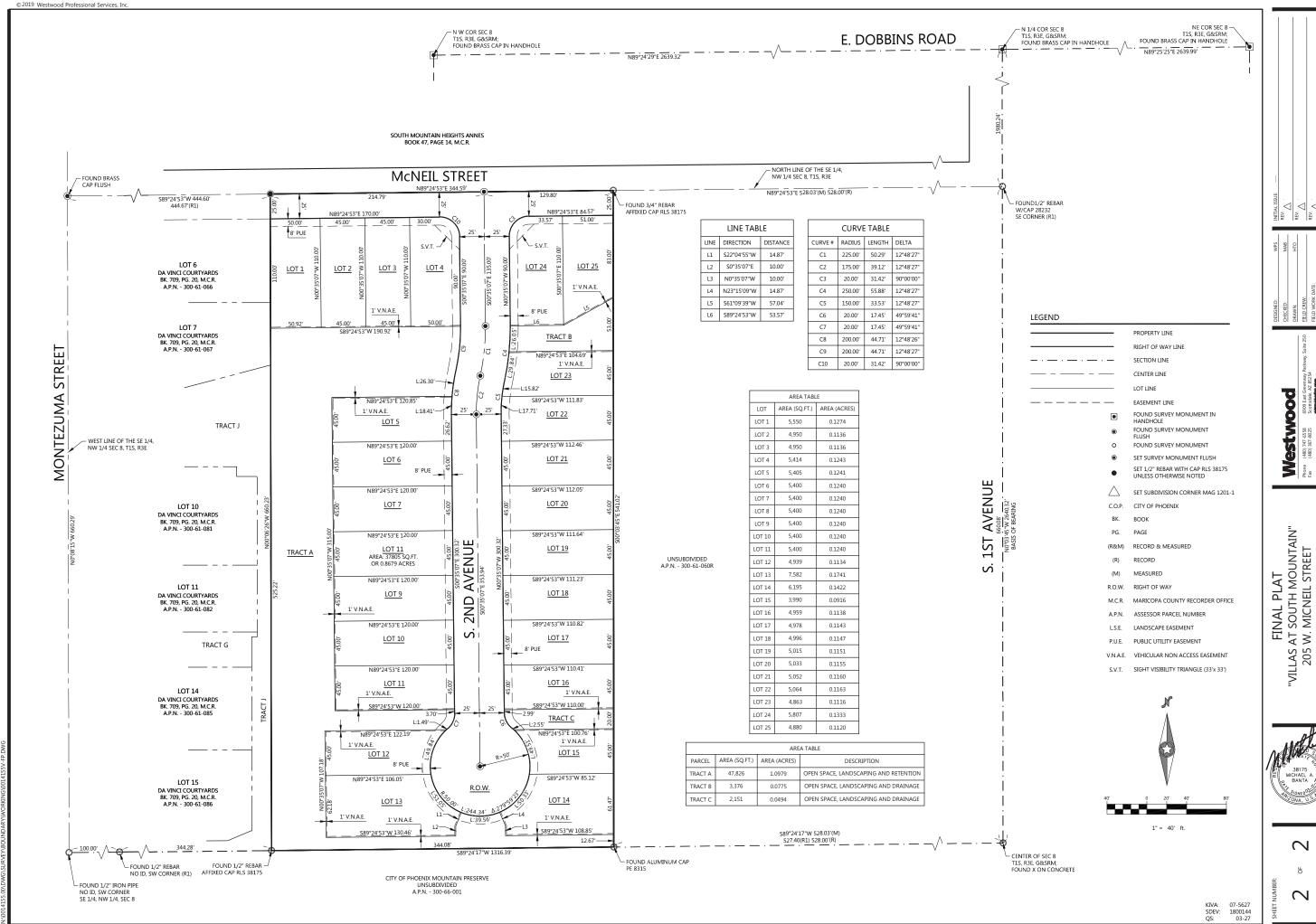
"VILLAS AT SOUTH MOUNTAIN"

A PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE-FAMILY DESIGN REVIEW BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION	LEGAL DESCRIPTION	NOTES	OWNER(S)
STATE OF ARIZONA 1SS COUNTY OF MARICOPA (NOW ALL MEN BY THESE PRESENTS: THAT INNOVATION COMMUNITIES AT VILLAS AT SOUTH MOUNTAIN, LLC, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "VILLAS OF SOUTH MOUNTAIN", A PLANNED SESIDENTIAL SUBDIVISION BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "VILLAS OF SOUTH MOUNTAIN", AN PLANNED RESIDENTIAL SEVELOPMENT AND HEREBY DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND SIVES THE DIMENSIONS OF THE LOTS, TRACTES, STREETS AND EASEMENTS CONSTITUTING THE SAME EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, ETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON SAID PLAT. INNOVATION COMMUNITIES AT VILLAS AT SOUTH MOUNTAIN, LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA; EXCEPT THE WEST 100.00 FEET; AND EXCEPT THE EAST 528.00 FEET.	1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT, EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT, NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT ANY PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT, WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT, WATER MAINS SHALL BE PLACED BY WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTLIE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTIONS MAIN", IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR REPAIR THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY, OR REPAIR, THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY OR REPAIR. THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY OR REPAIR. THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY OR REPAIR. THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY OR REPAIR. THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY OR REPAIR. THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO, CONSTRUCT ONLY OR REPAIR. THE CITY OF PHOENIX, BUT IS NOT REQUIRED TO NOT THE PORT OF THE LAND ONLY THE PROPERTY.	INNOVATION COMMUNITIES AT VILLAS AT SOUTH MOUNTAIN, LLC 10446 NORTH 74TH STREET, #200 SCOTTSDALE, AZ 85258 ATTN: LARRYL MILLER, PRESIDENT PHONE: 480-850-5252 SURVEYOR WESTWOOD PROFESSIONAL SERVICES 6909 EAST GREENWAY PARKWAY, SUITE 250 SCOTTSDALE, AZ 85254
AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. FRACTS A THROUGH C, INCLUSIVE ARE HEREBY DECLARED AS COMMON AREAS TO BE DWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.	APPROVALS	DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. THE CONFORM OF THE PROPERTY	TELE: 480-747-6558 CONTACT: MICHAEL A. BANTA, R.L.S. EMAIL: MICHAELBANTA@WESTWOODPS.COM
NNOVATION COMMUNITIES AT VILLAS AT SOUTH MOUNTAIN, AS OWNER, HAVE HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE JIGNATURE OF	APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT DATE APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS DAY OF	THIS SUBDIVISION IS LOCATED IN THE CITY OF PHOEMIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. 4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.	
THIS, THEREUNTO DULY AUTHORIZED, THEREUNTO DULY AUTHORIZED, 2020 .	APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ANIZONA ON THISDAY OF	5. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS. 6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ORDER OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE. 7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.	SHEET INDEX FP01 COVER SHEET FP02 SURVEY MAP
ARRY L. MILLER, PRESIDENT AATRIX EQUITIES, INC., ITS MANAGER		 STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE STREETS, RIGHTS-OF-WAY LINES, AND INTERSECTING PROPERTY LINES WILL BE 	BASIS OF BEARING
	OWNER(S) APPROVAL STATEMENT THE FOLLOWING IS AN EXAMPLE OF AN OWNER APPROVAL LINE: IN WITNESS WHEREOF, AN ARIZONA AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE	MAINTAINED AT A MAXIMUM HEIGHT OF 3'. 9. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS. 10. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 32	THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 8, T. 1 S., R. 3 E., G.&S.R.M., MARICOPA COUNTY, WHICH BEARS N 00°03'45" E, PER RECORD OF SURVEY, RECORDED IN BOOK 983, PAGE 37, MARICOPA COUNTY RECORDS.
ACKNOWLEDGMENT STATE OF ARIZONA	AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THEREUNTO DULY AUTHORIZED THIS DAY OF, 2020.	DWELLINGS WITHIN THE SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 32 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.	SITE AREA
SS COUNTY OF MARICOPA SEFORE ME THISDAY OF, 2020,	OWNER/AUTHORIZED SIGNER		GROSS AREA= 227,322 SQ. FT. OR 5.2186 ACRES MORE OR LESS
, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND			CERTIFICATION
CKNOWLEDGE THAT, EXECUTED, EXECUTED			THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE MOSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
NOTARY PUBLIC EXPIRES			REGISTERED LAND SURVEYOR DATE

SITE ____ VICINITY MAP

Westwood
Phore (480) 747-658 609 East Green
Fax (480) 367-8025



FINAL PLAT S AT SOUTH MOUNTAIN" S W. MICNEIL STREET "VILLAS /

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