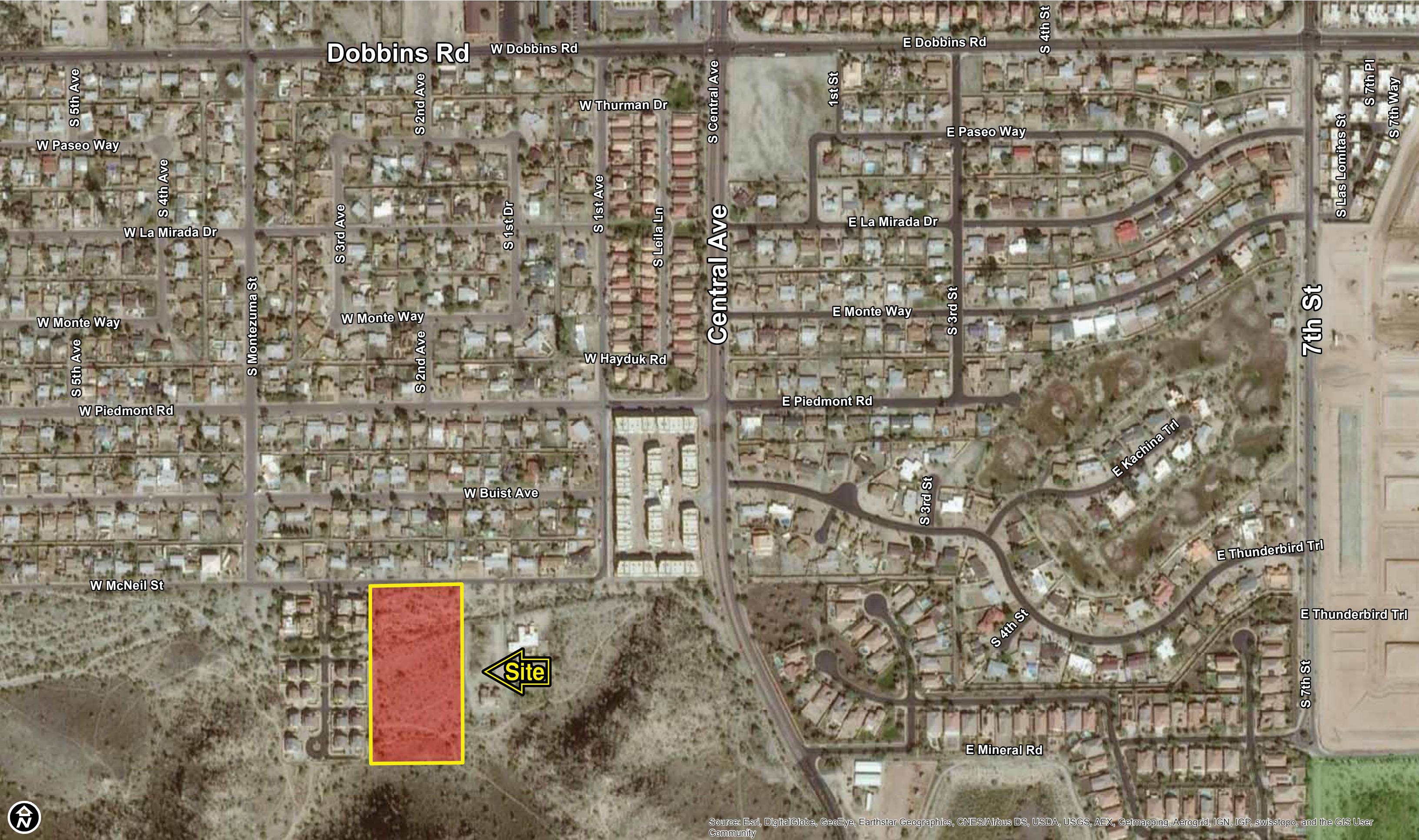


**VILLAS AT SOUTH MOUNTAIN
CENTRAL AVE & DOBBINS RD AREA
PHOENIX, ARIZONA**

LOCATION	Site is located South and West of the Southwest corner of Central Ave & Dobbins Rd, at 2 nd 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	<p>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.</p> <p>Site is not subject to City of Phoenix Impact Fees and does not fall within the Baseline Area Overlay District.</p>



Dobbins Rd

W Dobbins Rd

E Dobbins Rd

S 4th St

S 5th Ave

W Paseo Way

S 4th Ave

W La Mirada Dr

S 3rd Ave

W Monte Way

S 2nd Ave

W Thurman Dr

S 1st Ave

S Leila Ln

Central Ave

1st St

E Paseo Way

E La Mirada Dr

E Monte Way

S 3rd St

7th St

S Las Lomas St

S 7th Pl

S 7th Way

W Monte Way

S 5th Ave

W Piedmont Rd

S Montezuma St

W Hayduk Rd

E Piedmont Rd

W Buist Ave

S 3rd St

E Kachina Trl

E Thunderbird Trl

W McNeil St

E Thunderbird Trl

S 7th St

E Mineral Rd



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



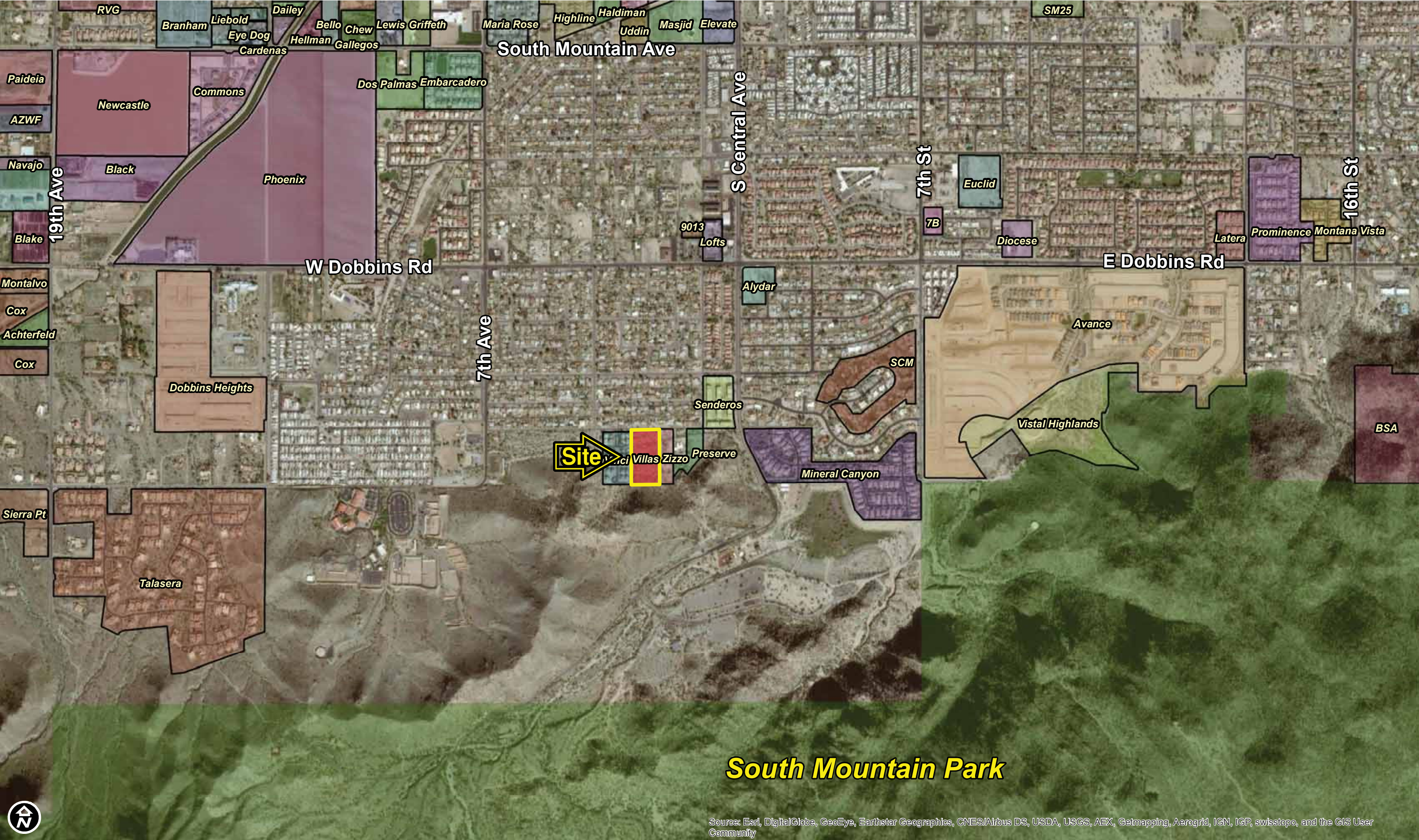
VILLAS AT SOUTH MOUNTAIN
25 PLATTED & ENGINEERED LOTS | 45' x 110'
CENTRAL AVE & DOBBINS RD AREA
PHOENIX, ARIZONA

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

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

WPG WESTLAND PROPERTIES
GROUP

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



South Mountain Park

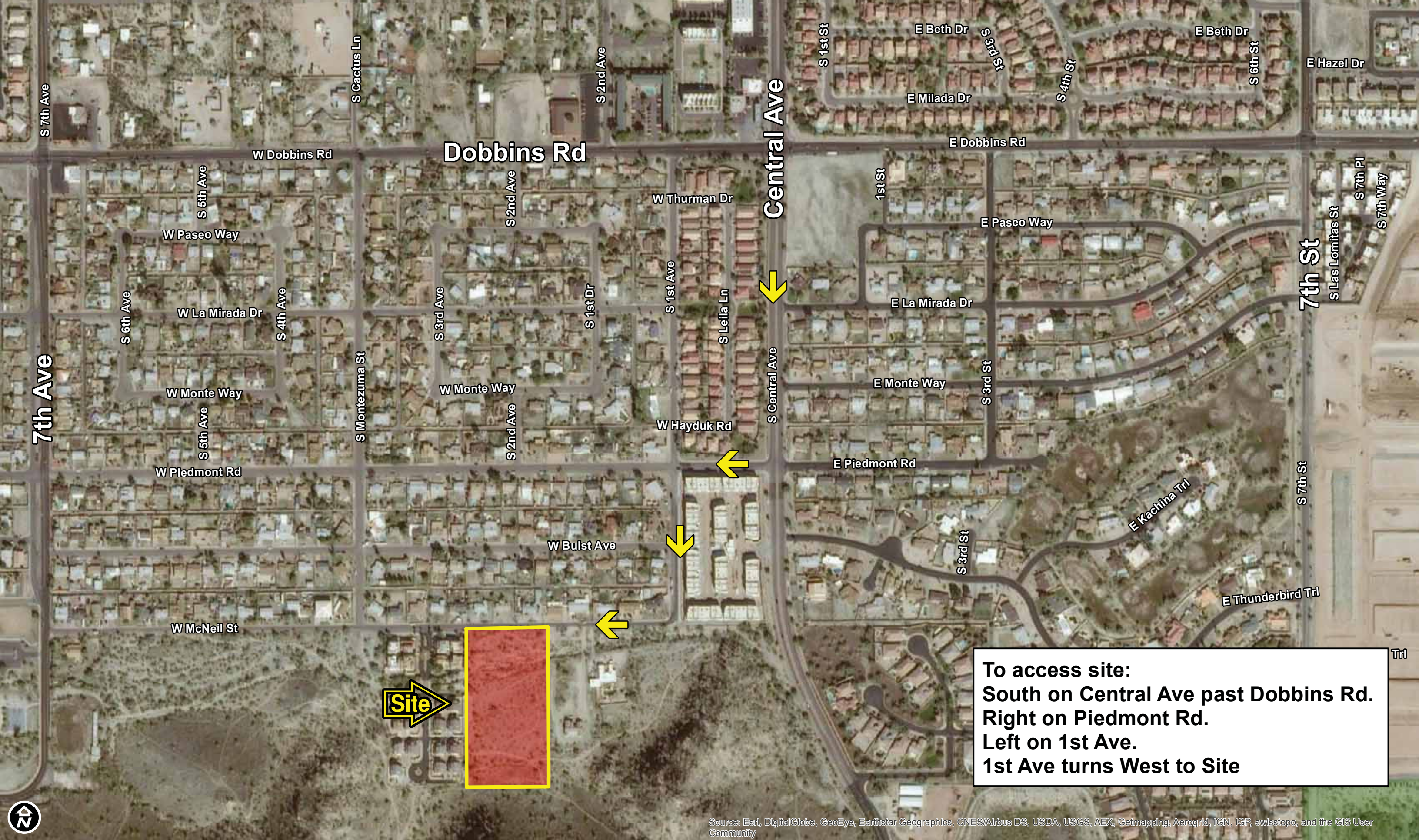
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**To access site:
South on Central Ave past Dobbins Rd.
Right on Piedmont Rd.
Left on 1st Ave.
1st Ave turns West to Site**

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

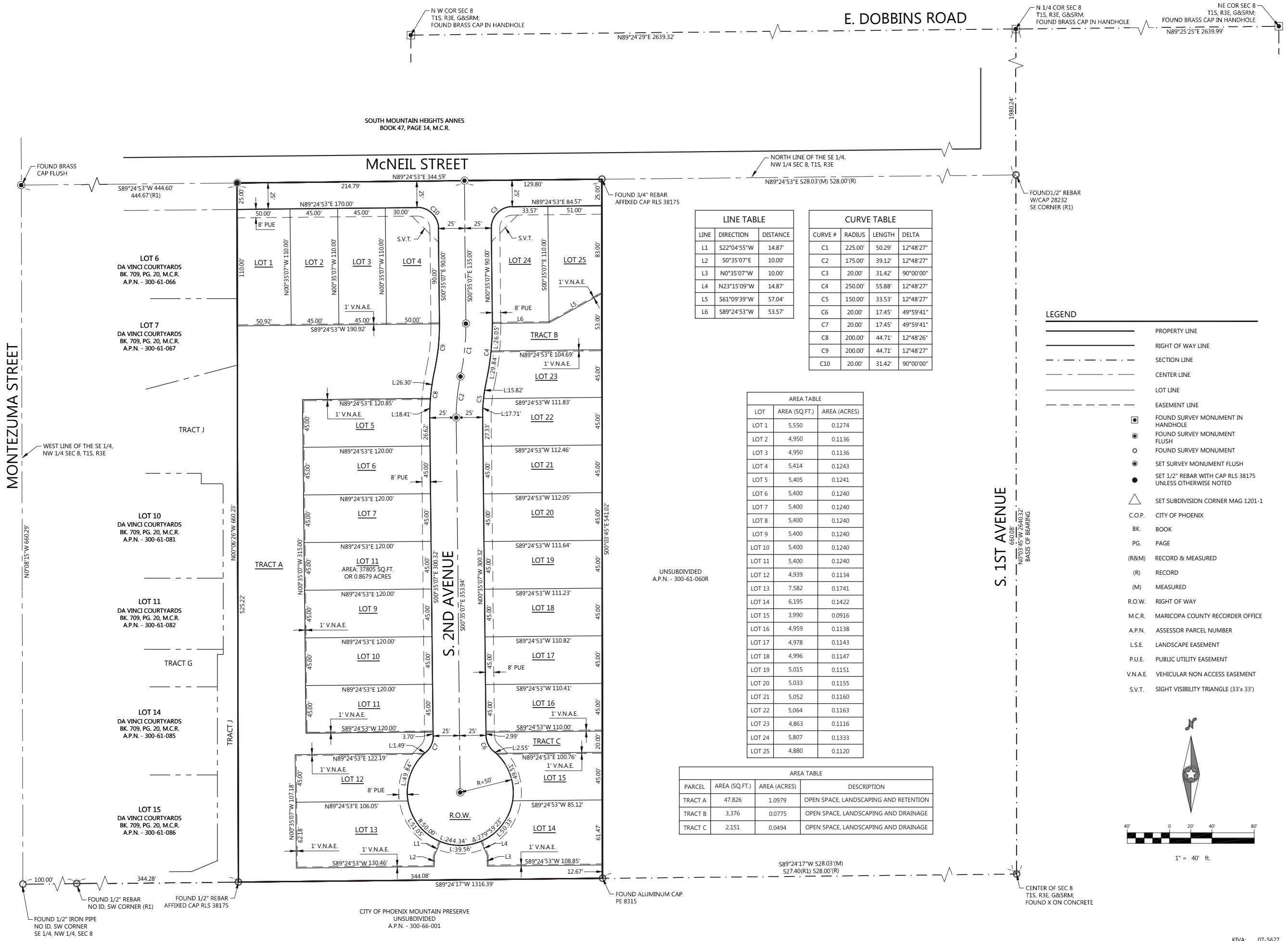
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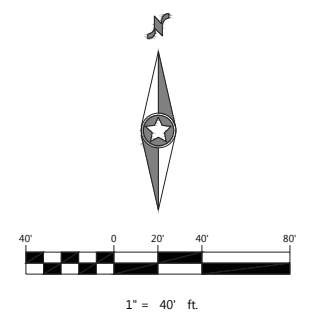
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S22°04'55"W	14.87'
L2	S0°35'07"E	10.00'
L3	N0°35'07"W	10.00'
L4	N23°15'09"W	14.87'
L5	S61°09'39"W	57.04'
L6	S89°24'53"W	53.57'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	225.00'	50.29'	12°48'27"
C2	175.00'	39.12'	12°48'27"
C3	20.00'	31.42'	90°00'00"
C4	250.00'	55.88'	12°48'27"
C5	150.00'	33.53'	12°48'27"
C6	20.00'	17.45'	49°59'41"
C7	20.00'	17.45'	49°59'41"
C8	200.00'	44.71'	12°48'26"
C9	200.00'	44.71'	12°48'27"
C10	20.00'	31.42'	90°00'00"

AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	5,550	0.1274
LOT 2	4,950	0.1136
LOT 3	4,950	0.1136
LOT 4	5,414	0.1243
LOT 5	5,405	0.1241
LOT 6	5,400	0.1240
LOT 7	5,400	0.1240
LOT 8	5,400	0.1240
LOT 9	5,400	0.1240
LOT 10	5,400	0.1240
LOT 11	5,400	0.1240
LOT 12	4,939	0.1134
LOT 13	7,582	0.1741
LOT 14	6,195	0.1422
LOT 15	3,990	0.0916
LOT 16	4,959	0.1138
LOT 17	4,978	0.1143
LOT 18	4,996	0.1147
LOT 19	5,015	0.1151
LOT 20	5,033	0.1155
LOT 21	5,052	0.1160
LOT 22	5,064	0.1163
LOT 23	4,863	0.1116
LOT 24	5,807	0.1333
LOT 25	4,880	0.1120

AREA TABLE			
PARCEL	AREA (SQ. FT.)	AREA (ACRES)	DESCRIPTION
TRACT A	47,826	1.0979	OPEN SPACE, LANDSCAPING AND RETENTION
TRACT B	3,376	0.0775	OPEN SPACE, LANDSCAPING AND DRAINAGE
TRACT C	2,151	0.0494	OPEN SPACE, LANDSCAPING AND DRAINAGE

- LEGEND**
- PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - FOUND SURVEY MONUMENT IN HANDHOLE
 - FOUND SURVEY MONUMENT FLUSH
 - FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT FLUSH
 - SET 1/2" REBAR WITH CAP RLS 38175 UNLESS OTHERWISE NOTED
 - △ SET SUBDIVISION CORNER MAG 1201-1
 - C.O.P. CITY OF PHOENIX
 - BK. BOOK
 - PG. PAGE
 - (R&M) RECORD & MEASURED
 - (R) RECORD
 - (M) MEASURED
 - R.O.W. RIGHT OF WAY
 - M.C.R. MARICOPA COUNTY RECORDER OFFICE
 - A.P.N. ASSESSOR PARCEL NUMBER
 - L.S.E. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICULAR NON ACCESS EASEMENT
 - S.V.T. SIGHT VISIBILITY TRIANGLE (33'x 33')



INITIAL ISSUE: _____

DESIGNED: WPS _____

CHECKED: MAB _____

DRAWN: HTO _____

FIELD CREW: _____

FIELD WORK DATE: _____

SCALE: 1" = #' _____

HORIZONTAL: _____

VERTICAL: _____

Westwood
 6909 East Greenway Parkway, Suite 250
 Scottsdale, AZ 85254
 Phone (480) 747-6588
 Fax (480) 367-8025
 westwoodprofservices.com

FINAL PLAT
 "VILLAS AT SOUTH MOUNTAIN"
 205 W. MCNEIL STREET
 PHOENIX, ARIZONA



SHEET NUMBER: 2 OF 2
 DATE: 03-17-2020
 PROJ: 0014155

KVA: 07-5627
 SDEV: 1800144
 QS: 03-27



McNeil St





McNeil St





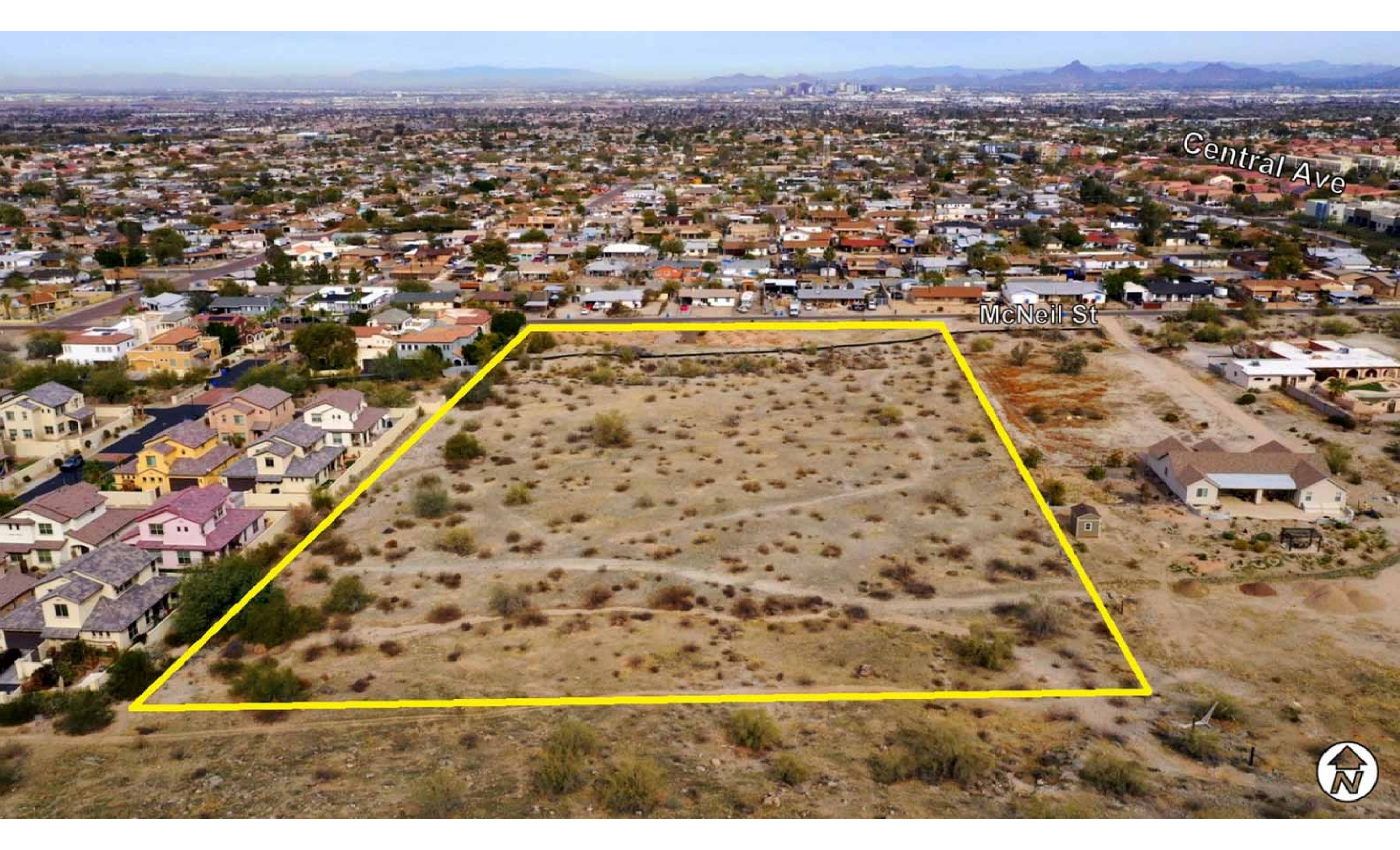
McNeil St





McNeil St

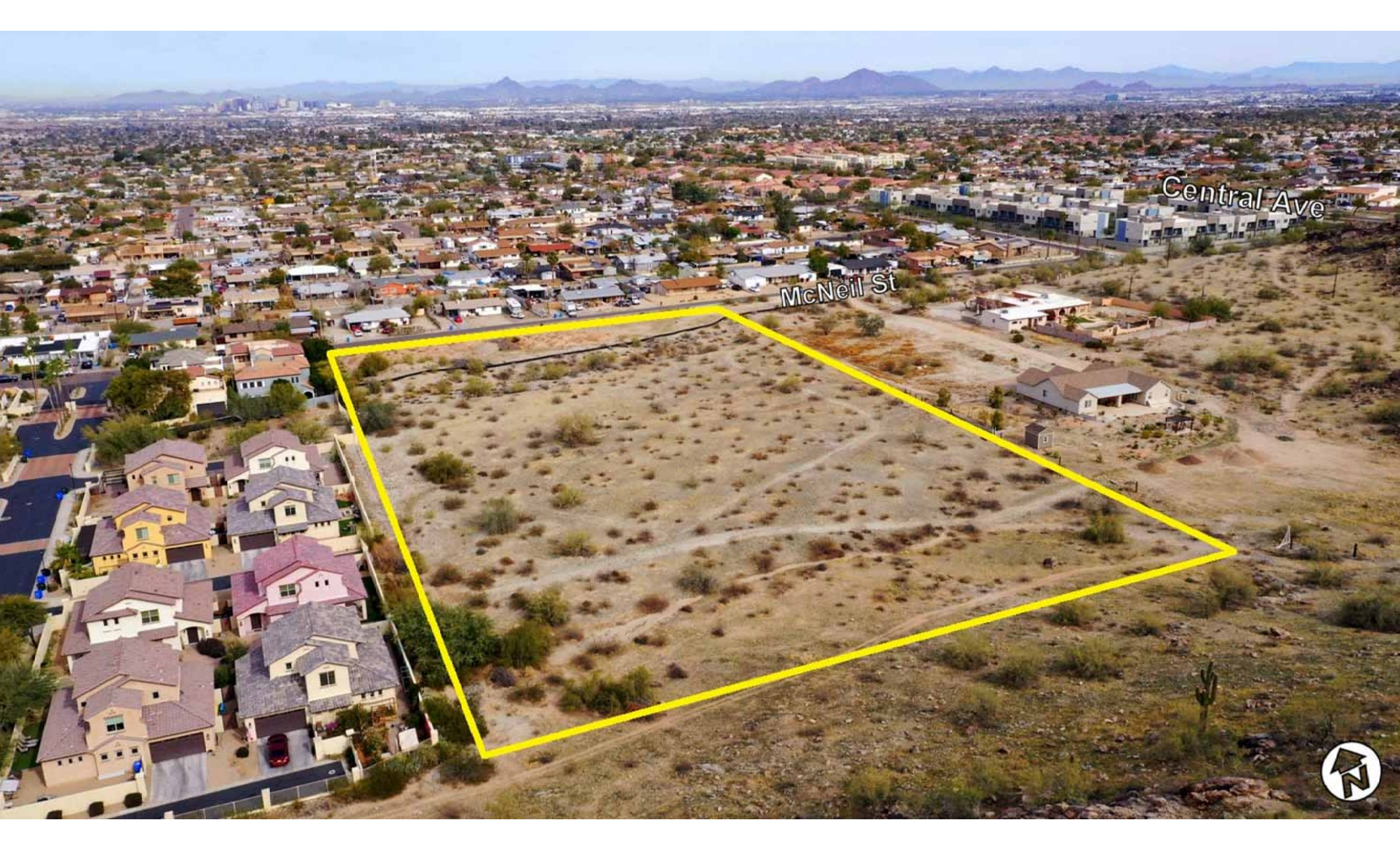




Central Ave

McNeil St





Central Ave

McNeil St

