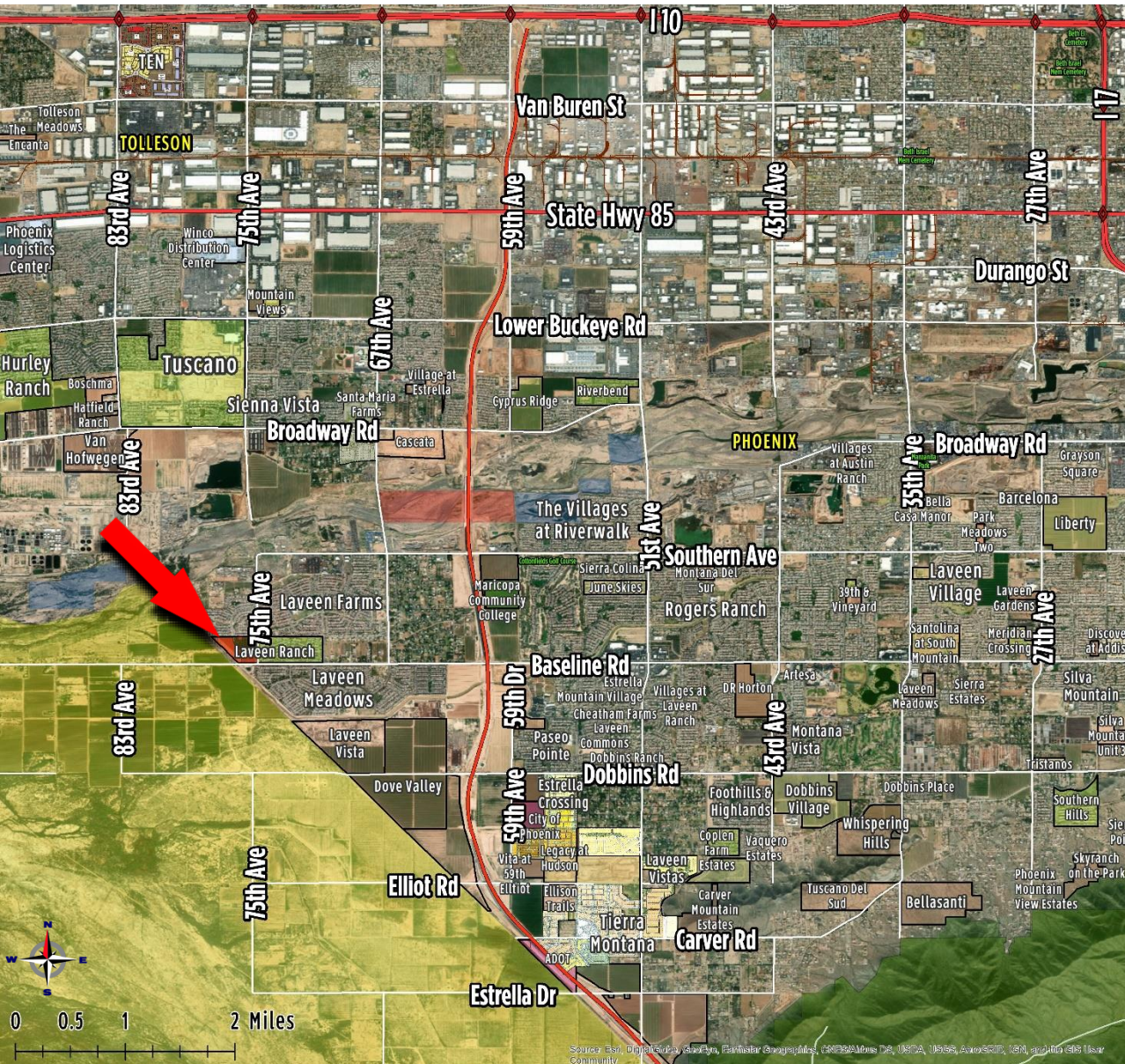


Laveen Ranch | Phoenix, AZ

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



Location:

NWC of Baseline Rd & 75th Ave,
Phoenix, AZ

Purchase Price:

Submit Offers

Description:

+/-35.53 Total Acres
45 Lots - 55'x115' on +/-11.5 Acres
Zoned R1-8
15.86 Acres - Zoned R-3A
8.17 Acres -Zoned C-1
APN 104-84-019 thru 064, 327, 328,
329, 340, & 341

Utilities:

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

Comments:

Property is currently platted for 45 lots with an additional 24 acres zoned R-3A & C-1. Buyer could potentially plat all 35 acres for traditional residential lots.



Jeff Beach
Jim Tipton
James Hotis

(602) 553-4120
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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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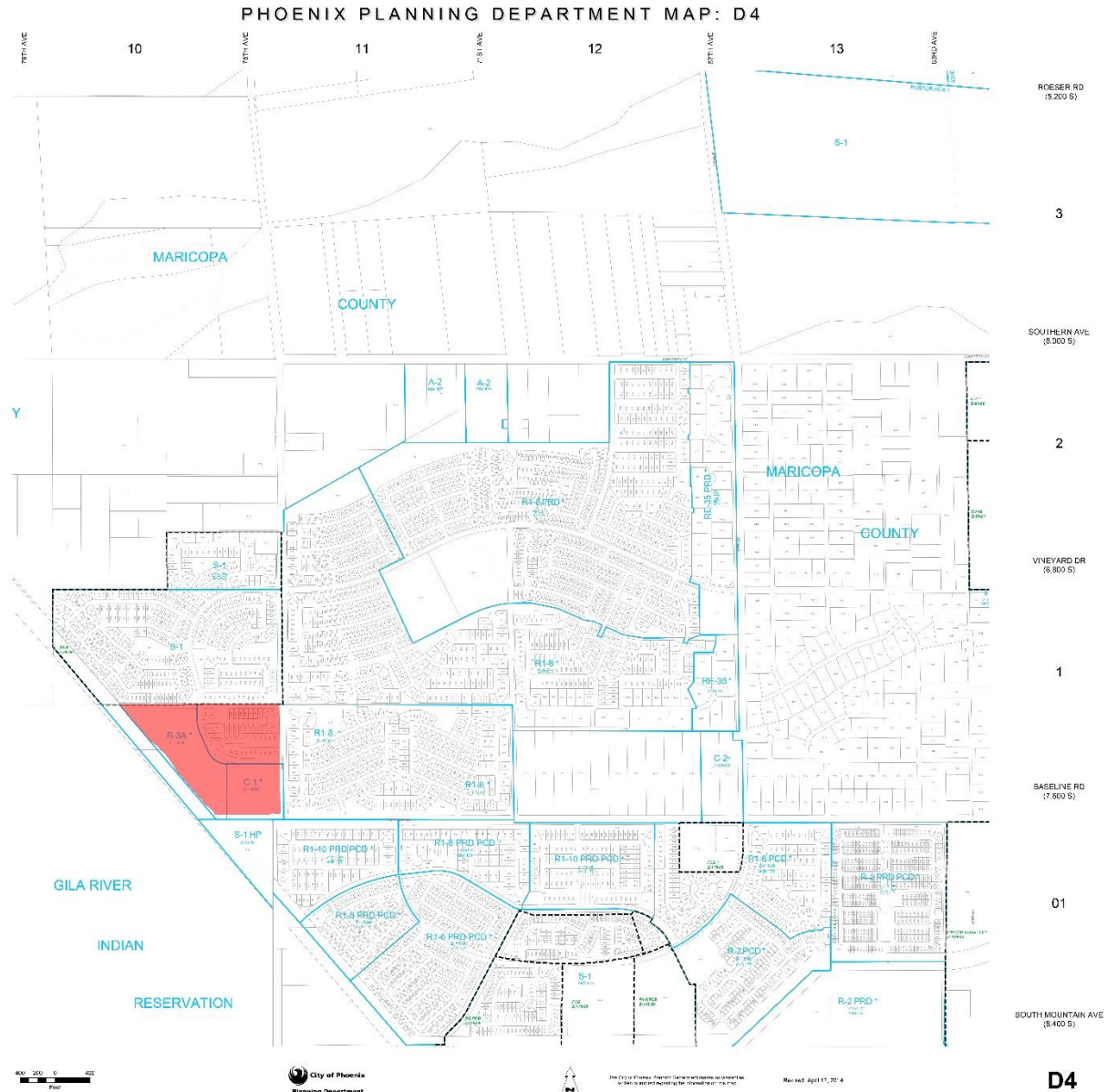
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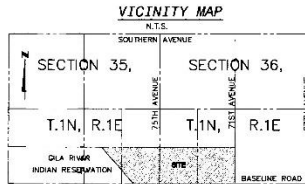
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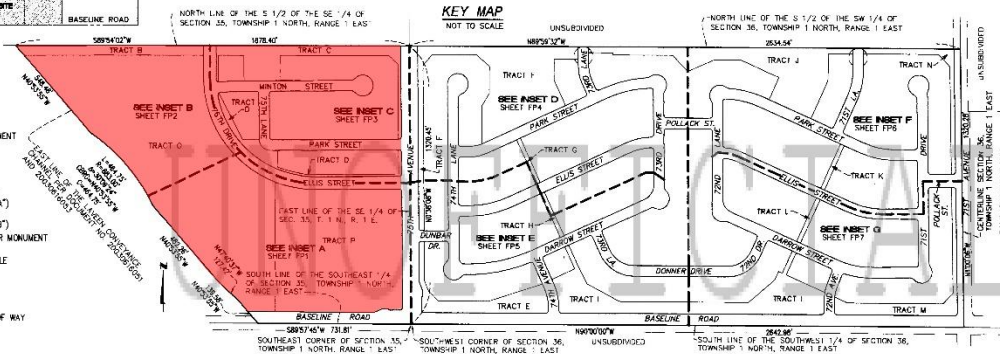
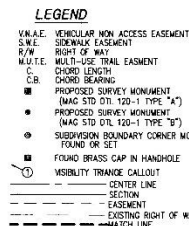
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FINAL PLAT FOR "LAVEEN RANCH AMENDED"

A PLANNED RESIDENTIAL DEVELOPMENT
SUBJECT TO SINGLE-FAMILY DESIGN REVIEW
A REPLAT OF "LAVEEN RANCH" ACCORDING TO
BOOK 698 OF MAPS, PAGE 30, MCR

LOCATED IN A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GENERAL NOTES

- No structure of any kind be constructed or any vegetation be planted nor be allowed to grow within the drainage easement or tract which would impede the flow of water over, under, or through the easement or tract. The City of Phoenix may, if it so desires, construct and/or maintain drainage facilities on or under the land in the easements or tracts.
- All new or relocated utilities will be placed underground.
- Structures and landscaping at intersection within a triangle measuring 33'x33' and 15'x33' will be maintained at a maximum height of 3'.
- Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.
- A minimum 20' setback (18' if vertically opening garage door openers are provided) will be provided from the back of the sidewalk to face of garage door.
- Each lot in this subdivision is permitted one dwelling unit for a total of 308 dwellings within the entire subdivision.
- An association, including all property owners in the development, will be formed and have the responsibility for maintaining all common areas as to be noted as "tracts" or easements (including landscaped areas and drainage facilities) in accordance with approved plans.
- This subdivision is located within the City of Phoenix water service area and has been designated as having an assured water supply.
- Tracts B, C, D, E, F, G, H, I, J, K, L, M, and N are to be owned and maintained by the LAVEEN RANCH Homeowners Association as more fully set forth in the C.C.R.s.
- No structure of any kind be constructed on, over, or placed within the public utility easement except paving, wooden, wire or removable section type fencing. No vegetation shall be planted within the easement except grass and/or ground cover approved by the Development Services Landscaping Architect. It shall be further understood that the City of Phoenix shall not be required to replace any excavations, paving or vegetation that becomes damaged or must be removed during the course of maintenance, construction, reconstruction or repair.
- This project has additional Conditions of Approval (described in a Development Agreement and/or Design Review Diversity Exhibit on file with the City of Phoenix Development Services Department) which must be satisfied prior to individual building permit release.

TRACT TABLE

TRACT B	Area: 42,905 sq. ft. 0.97 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT C	Area: 71,477 sq. ft. 1.64 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE, RETENTION
TRACT D	Area: 23,304 sq. ft. 0.54 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE, RETENTION
TRACT E	Area: 53,711 sq. ft. 1.23 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE, RETENTION
TRACT F	Area: 172,173 sq. ft. 3.95 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE, RETENTION
TRACT G	Area: 4,600 sq. ft. 0.11 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT H	Area: 4,600 sq. ft. 0.11 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT I	Area: 13,589 sq. ft. 0.32 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT J	Area: 130,570 sq. ft. 3.00 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE, RETENTION
TRACT K	Area: 4,600 sq. ft. 0.11 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT L	Area: 4,600 sq. ft. 0.11 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT M	Area: 45,384 sq. ft. 1.04 acres	Use: DRAINAGE, OPEN SPACE, LANDSCAPE
TRACT N	Area: 24,443 sq. ft. 0.56 acres	Use: FUTURE DEVELOPMENT
TRACT O	Area: 648,081 sq. ft. 14.90 acres	Use: FUTURE DEVELOPMENT
TRACT P	Area: 336,050 sq. ft. 8.17 acres	Use: FUTURE DEVELOPMENT

LINE OF SIGHT RESTRICTION (TYPICAL)

NO STRUCTURE HIGHER THAN THIRTY-SIX (36) INCHES SHALL BE PLACED WITHIN THE DASHED CORNER AREA AS SHOWN ON THE PLAT. LANDSCAPING OR GROUND COVER SHOULD BE LIMITED TO THIRTY-SIX (36) INCHES MAXIMUM MATURE HEIGHT. SOME WIDELY SPACED TREES WITH SIX (6) FEET MINIMUM CANOPIES MAY BE USED BUT MUST NOT CREATE A "TRUNK FENCE" EFFECT. ALL TREES SHOULD BE LOCATED A MINIMUM OF FIVE (5) FEET BACK OF CURB. IN AREAS WITHOUT SIDEWALKS, A FOUR (4) FOOT WIDE WALKWAY SURFACE, FREE OF OBSTRUCTIONS, SHOULD BE PROVIDED ADJACENT TO THE CURB.

LOT DATA

GROSS AREA	5,207,281 SQ. FT.
DEDICATED R.O.W.	1,102,284 SQ. FT.
DEDICATED TRACTS	1,720,047 SQ. FT.
NET SUBDIVISION	2,384,920 SQ. FT.
LOT COUNT	308

3' HIGH VISIBILITY RESTRICTION (TYP.)

NOT TO SCALE
① 33'x33' TRIANGLE
② 33'x15' TRIANGLE

SHEET INDEX

FP0	COVER SHEET
FP1	INSET A
FP2	INSET B
FP3	INSET C
FP4	INSET D
FP5	INSET E
FP6	INSET F
FP7	INSET G

OWNERS/DEVELOPERS

75 BASELINE L.L.C.	K. HOYMANIAN
2415 RURAL ROAD	GREAT WESTERN HOMES, L.L.C.
TEMPE, AZ 85282	3950 E. BASELINE ROAD
(602) 277-9780	SUITE 107
	MESA, AZ 85206
	(480) 366-3605
CORPEN 614 L.L.C.	
2415 RURAL ROAD	
TEMPE, AZ 85282	
(602) 277-9780	

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS: CORPEN 614 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 75 BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, K. HOYMANIAN GREAT WESTERN HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAS SUBMITTED UNDER THE NAME OF "LAVEEN RANCH AMENDED" A REPLAT OF "LAVEEN RANCH" ACCORDING TO BOOK 698 OF MAPS, PAGE 30, MCR LOCATED IN A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS ANY FOUR-TIME PLAT OF "LAVEEN RANCH AMENDED" A PLANNED RESIDENTIAL DEVELOPMENT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GUES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, STREET AND TRACT, SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT CORPEN 614 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 75 BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, K. HOYMANIAN GREAT WESTERN HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.
TRACTS B THROUGH N ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE PROPERTY OWNERS, AS MORE FULLY SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAVEEN RANCH.
TRACTS B THROUGH N ARE TO BE MAINTAINED BY THE LAVEEN RANCH HOMEOWNERS ASSOCIATION. A DRAINAGE EASEMENT IS HEREBY DEDICATED OVER ALL OF TRACTS B, C, D, E, F, G, H, I, J, K, L, M AND N.
A MULTI-USE TRAIL EASEMENT IS HEREBY DEDICATED OVER ALL OF TRACT B.
TRACTS O AND P ARE RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF:
CORPEN 614 L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HERETO DULY AUTHORIZED.
THIS 8th DAY OF October 2004
BY: *David W. Smith*
ITS: *Manager*
75 BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HERETO DULY AUTHORIZED.
THIS 8th DAY OF October 2004
BY: *David W. Smith*
ITS: *Manager*

K. HOYMANIAN GREAT WESTERN HOMES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HERETO DULY AUTHORIZED.
THIS 1ST DAY OF OCTOBER 2004
BY: *David W. Smith*
ITS: *President*

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } SS
BEFORE ME THIS 8th DAY OF October, 2004, *David W. Smith*, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE *Manager* OF *Corpen 614 L.L.C.*, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT *David W. Smith* AS *Manager* EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL
David W. Smith
NOTARY PUBLIC
BEFORE ME THIS 8th DAY OF October, 2004, *David W. Smith*, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE *Manager* OF *Corpen 614 L.L.C.*, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT *David W. Smith* AS *Manager* EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL
David W. Smith
NOTARY PUBLIC
BEFORE ME THIS 1st DAY OF October, 2004, *David W. Smith*, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE *President* OF *K. Hoymanian Great Western Homes, L.L.C.*, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT *David W. Smith* AS *President* EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL
David W. Smith
NOTARY PUBLIC

APPROVALS

APPROVED BY: *David W. Smith*
DEVELOPMENT SERVICES DEPARTMENT
DATE: 10/1/04

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, ON THIS 1st DAY OF 2004 *November*

ATTEST: *Lucy Hail*
CITY CLERK
DATE: 10/1/04

ENGINEER/SURVEYOR

HT Engineers - Surveyors
HTO INC.
13229 N. Verde River Drive #300
Fountain Hills, AZ 85268
(380) 836-0335 FAX(380) 836-0575

Sheet No.

FP0

SHEET 1 OF 8 SHEETS



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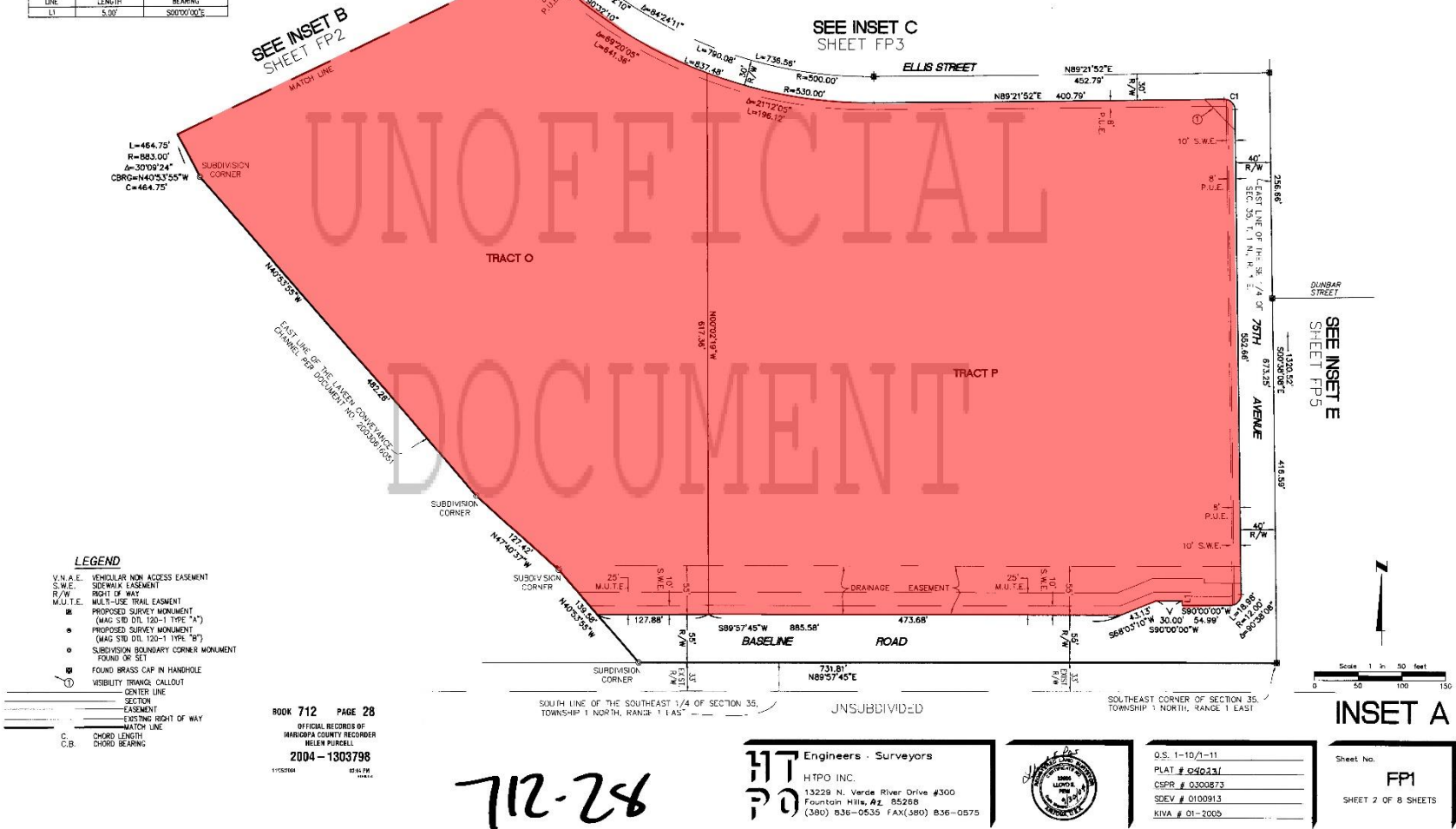
CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	90°00'00"	18.85'	12.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S00°00'00"E

FINAL PLAT FOR "LAVEEN RANCH AMENDED"

A PLANNED RESIDENTIAL DEVELOPMENT
SUBJECT TO SINGLE-FAMILY DESIGN REVIEW
A REPLAT OF "LAVEEN RANCH" ACCORDING TO
BOOK 698 OF MAPS, PAGE 30, MCR

LOCATED IN A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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Q.S. 1-10/1-11
PLAT # 040231/
CSPR # 0300873
SDEV # 0100913
KVA # 01-2005

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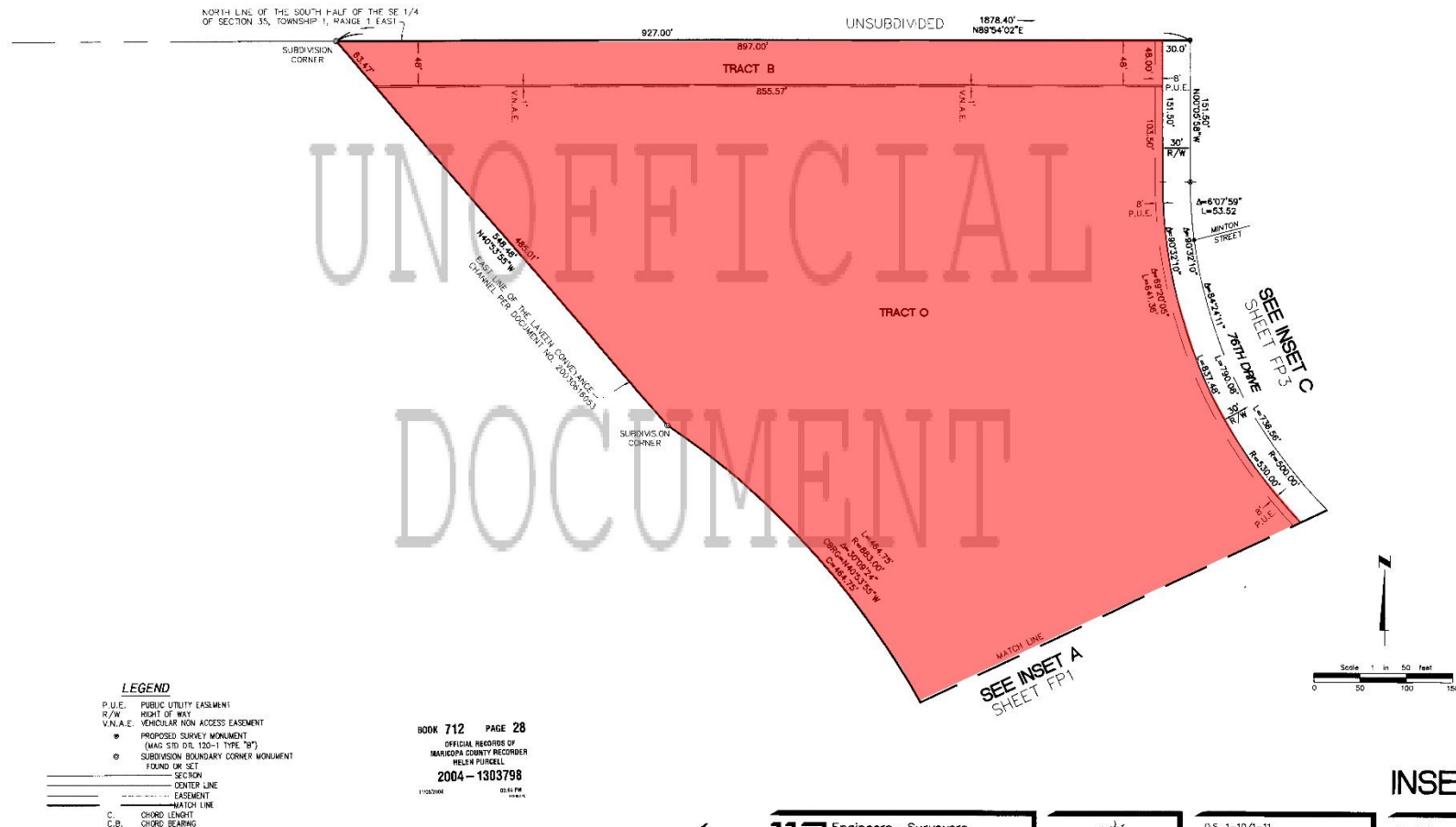
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A REPLAT OF "LAVEEN RANCH" ACCORDING TO
BOOK 69B OF MAPS, PAGE 30, MCR

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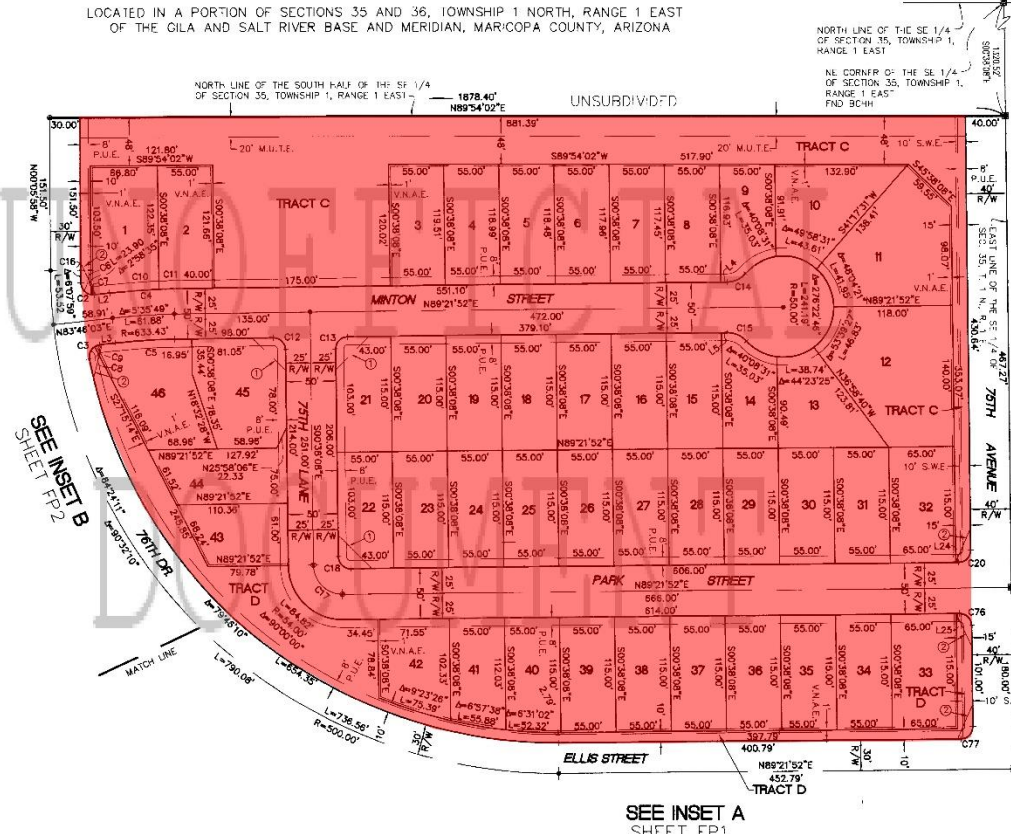
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OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CURVE	DELTA	LENGTH	RADIUS
C2	94°36'00"	19.82'	12.00'
C3	94°36'00"	19.82'	12.00'
C4	5°35'48"	54.32'	658.43'
C5	5°35'48"	59.43'	608.43'
C6	81°08'43"	17.00'	12.00'
C7	1°28'19"	2.83'	12.00'
C8	81°51'58"	14.71'	12.00'
C9	28°47'05"	5.81'	12.00'
C10	47°7'30"	49.32'	658.43'
C11	71°8'19"	15.00'	658.43'
C12	90°00'00"	18.85'	12.00'
C13	90°00'00"	18.85'	12.00'
C14	48°17'23"	21.03'	25.00'
C15	48°17'23"	21.03'	25.00'
C16	1°29'37"	17.30'	470.00'
C17	90°00'00"	45.50'	78.00'
C18	90°00'00"	18.85'	12.00'
C19	48°17'23"	21.03'	25.00'
C20	90°00'00"	18.85'	12.00'
C21	90°00'00"	18.85'	12.00'
C22	90°00'00"	18.85'	12.00'

LINE	LENGTH	BEARING
L2	15.41'	S83°46'03"W
L3	15.41'	S83°46'03"W
L4	6.10'	N89°21'52"E
L5	6.10'	N89°21'52"E
L24	3.00'	N89°21'52"E
L25	3.00'	N89°21'52"E

LEGEND

- P.U.L. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R/W RIGHT OF WAY
- M.U.T.E. MULTI-USE TRAIL EASEMENT
- PROPOSED SURVEY MONUMENT (MAG STD DTL 120-1 TYPE "A")
- PROPOSED SURVEY MONUMENT (MAG STD DTL 120-1 TYPE "B")
- SUBDIVISION BOUNDARY CORNER MONUMENT FOUND OR SET
- FOUND BRASS CAP IN HANDHOLE
- VISIBILITY TRIANGLE CALLOUT
- CENTER LINE
- SECTION LINE
- EASEMENT
- EXISTING RIGHT OF WAY
- MATCH LINE



BOOK 712 PAGE 28
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 1303798

712-28

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Q.S. 1-10/1-11
PLAT # 040281
CSPR # 0330873
SEBY # 0100913
MVA # 01-2005

INSET C

Sheet No.
FP3
SHEET 4 OF 8 SHEETS



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