

MILLER PARK

Buckeye, Arizona | EXCLUSIVELY LISTED



7114 E. Stetson Rd, Suite 400
Scottsdale, Arizona 85251
www.hogangroupaz.com



Southern Ave

Miller Park

Bales
Elementary

Maricopa Rd

Miller Rd

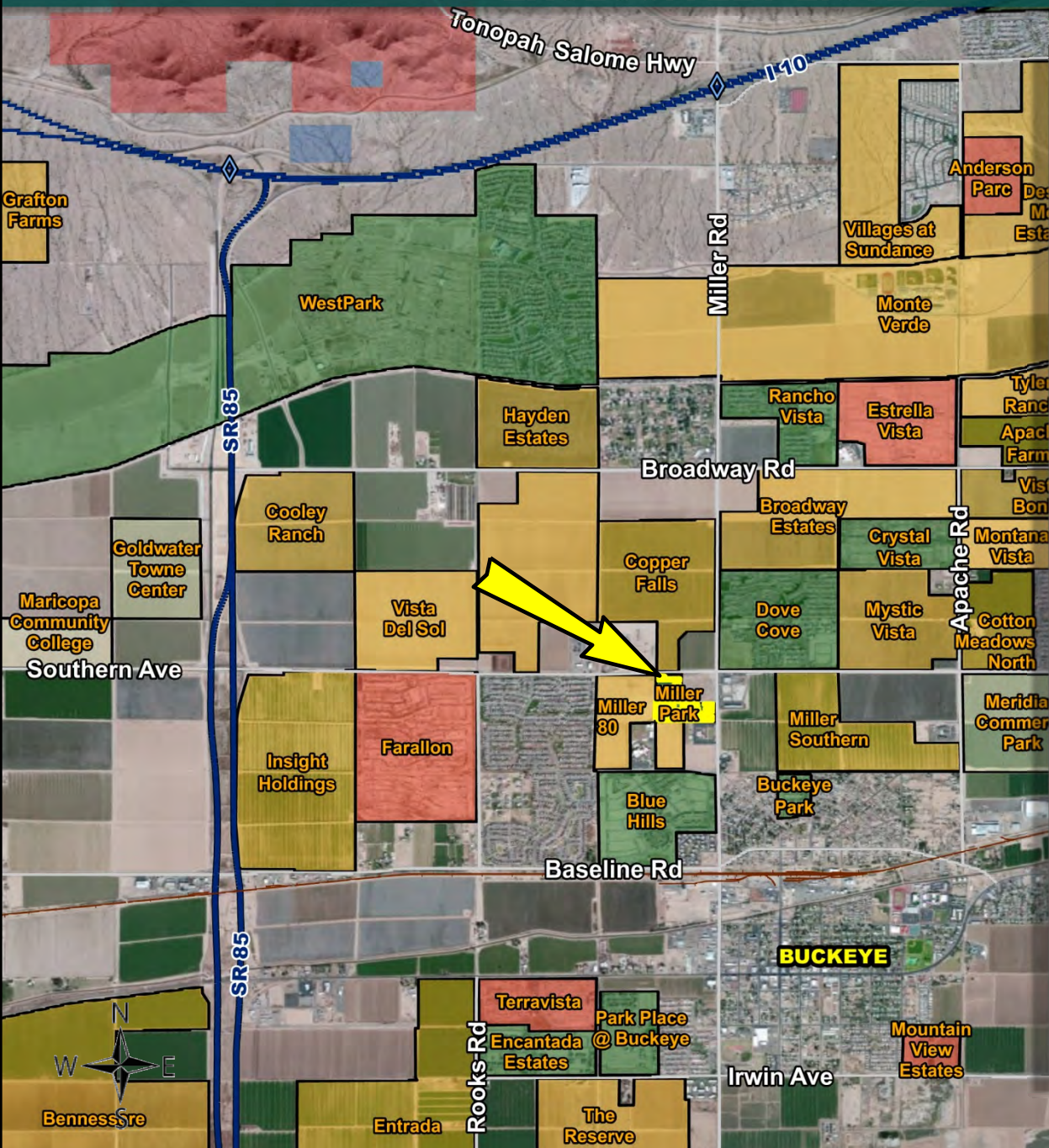


DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

MILLER PARK

Buckeye, Arizona | EXCLUSIVELY LISTED

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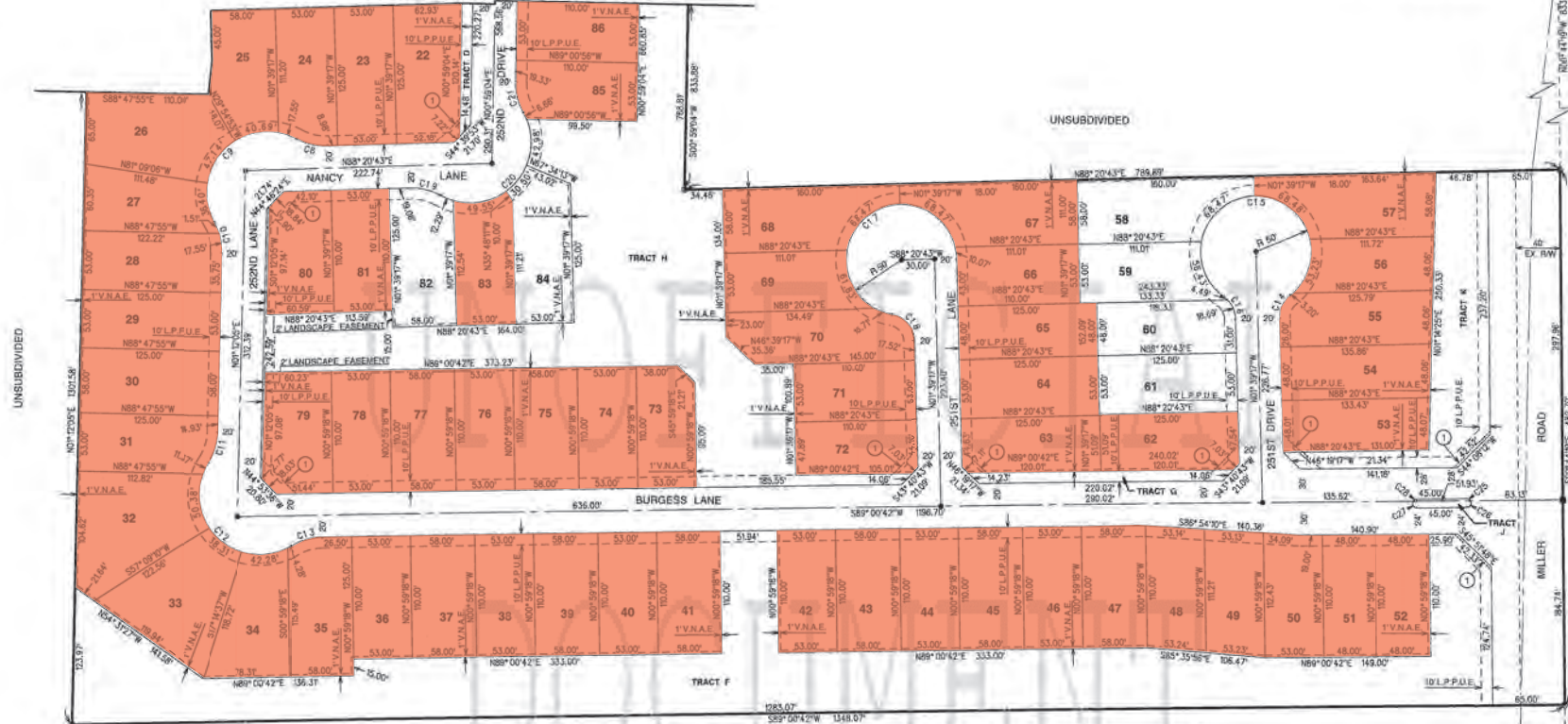


LOCATION ♦	S/SWC of Southern Ave & Miller Rd Buckeye, Arizona
PRICE ♦	\$2,485,000 (\$35,000 per lot)
DESCRIPTION ♦	71 Finished Lots Average Lot Size: 53-58' x 110'
SETBACKS ♦	<u>Front:</u> 20' <u>Sides:</u> 5' & 5' <u>Back:</u> 20'
UTILITIES ♦	<u>Water:</u> Valencia Water Company <u>Sewer:</u> Town of Buckeye <u>Electric:</u> APS <u>Gas:</u> Southwest Gas <u>Police/Fire:</u> Town of Buckeye
HOA FEES ♦	\$68.00/month/lot
IMPACT FEES ♦	\$16,011/lot Buckeye: Central-East
COMMENTS ♦	- Seller would consider one-time use of approved housing floor plans. Copies available upon request. - Seller looking for Quick Close.

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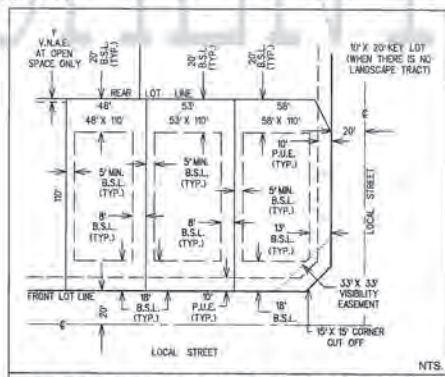
NE COR. SEC. 31, T. 1 N., R. 3 W.
FOUND MCHD B.C. IN H.H.

MATCH LINE SEE SHEET 3



DOCKET 13265, PAGE 275 &
DOCKET 13393, PAGE 836,
MARICOPA COUNTY RECORDS

BOOK 948 PAGE 14
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007 - 1026454
08/17/2007 09:18:00



TYPICAL SETBACKS DETAIL
NTS.
12' FRONT YARD SETBACK TO LIVABLE AREA NO MORE THAN 2 HOMES IN A ROW SHALL HAVE THE SAME FRONT YARD SETBACK

E 1/4 COR. SEC. 31, T. 1 N., R. 3 W.
CALCULATED POSITION

FOUND MCHD B.C. IN H.H. 5.33' S, 79.22' E
OF QUARTER CORNER, FOUND TOWN
OF BUCKEYE B.C. IN H.H. 0.81', 79.09' E
OF QUARTER CORNER, MONUMENT LINE
OF MARICOPA ROAD



SCALE: 1" = 50'



SHEET 2 OF 3

COE & VAN LOO
CONSULTANTS, INC.
4650 N. 12TH STREET
PHOENIX, AZ 85014
(602) 264-6911

SEE SHEET 3 OF 3 FOR
LEGAL DESCRIPTION,
LOT DATA & CURVE TABLE

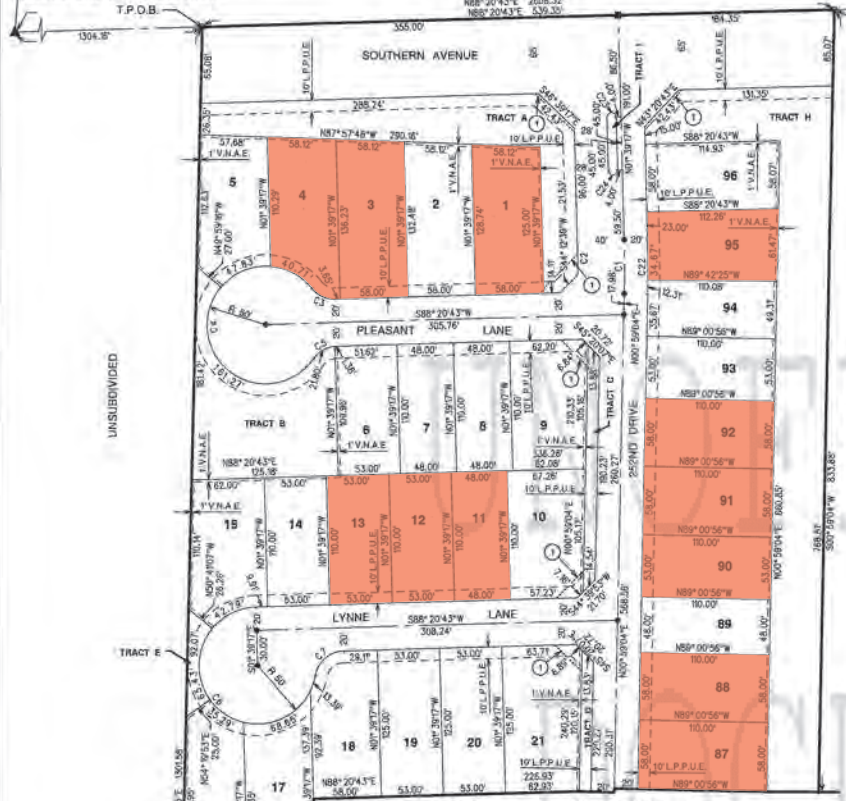
MILLER PARK-FINAL PLAT

C.V.L. JOB# 040056

DATE: 08/15/2007
DRAWN: H.A.L.S. III
PROJECT: C:\10000\millerpark\millerpark.dwg

N 1/4 COR SEC 31, T.1N, R.3W
 FOUND MC BC IN POT HOLE
 MARKED S-30 S-31 (2002) # 29891*
 T.P.O.B.

NE COR, SEC. 31, T.1N, R.3W
 FOUND MCHD E.C. IN H.H.



MATCH LINE SEE SHEET 2
 CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	1900.00	48.06	0.023381	23.03	48.06	S00°20'08.5"E
2	280.00	29.01	0.014353	14.51	29.01	S00°47'20.5"E
3	25.00	23.78	0.010107	11.89	23.78	N85°05'13.0"E
4	50.00	249.81	2.861153	60.00	250.19	S19°17'0.0"E
5	25.00	23.18	0.010107	11.89	23.18	N61°48'49.0"E
6	50.00	225.55	2.581273	57.78	226.33	S10°33'10.5"E
7	25.00	24.24	0.010107	12.12	24.41	N64°08'49.5"E
8	50.00	29.16	0.010107	14.88	29.72	N78°31'06.5"E
9	55.00	141.78	1.474412	189.86	105.88	S44°46'23.5"W
10	55.00	29.06	0.010107	14.88	29.72	S13°38'06.0"E
11	55.00	29.06	0.010107	14.88	29.72	S18°20'16.0"E
12	55.00	146.82	1.527440	228.78	108.90	S44°53'16.0"E
13	55.00	29.06	0.010107	14.88	29.72	N73°52'31.0"E
14	25.00	24.24	0.010107	12.12	24.41	N64°08'49.5"E
15	50.00	249.81	2.861153	60.00	250.19	S19°17'0.0"E
16	25.00	23.18	0.010107	11.89	23.18	S28°11'06.5"E
17	50.00	295.55	2.581273	57.78	226.33	N85°05'13.0"E
18	25.00	24.24	0.010107	12.12	24.41	S48°53'10.5"E
19	55.00	29.06	0.010107	14.88	29.72	S78°31'06.5"E
20	55.00	141.78	1.474412	189.86	105.77	N44°38'55.0"E
21	55.00	29.06	0.010107	14.88	29.72	N14°09'07.0"E
22	1020.00	48.06	0.023381	23.50	48.98	N06°20'09.5"E
23	4.00	12.57	1.800000	---	8.00	N88°20'43.0"E
24	4.00	12.57	1.800000	---	8.00	N88°20'43.0"E
25	4.00	4.10	0.600000	2.31	4.00	S80°59'18.0"E
26	4.00	6.38	1.200000	6.93	6.93	S29°00'42.0"E
27	4.00	6.38	1.200000	6.93	6.93	N89°09'18.0"E
28	4.00	4.10	0.600000	2.31	4.00	N89°09'18.0"E

LOT DATA

LOT	SQUARE FEET	ACRES	LOT SIZE
1	7,356	0.89	303X130
2	7,676	0.88	303X130
3	7,793	0.89	303X130
4	7,509	0.88	303X130
5	7,106	0.83	292X130
6	5,830	0.67	243X130
7	5,280	0.61	228X130
8	5,280	0.61	228X130
9	7,676	0.88	303X130
10	7,797	0.89	303X130
11	5,280	0.61	228X130
12	5,830	0.67	243X130
13	5,830	0.67	243X130
14	5,830	0.67	243X130
15	7,492	0.87	288X130
16	7,492	0.87	288X130
17	8,106	0.92	298X130
18	7,007	0.81	282X130
19	6,825	0.80	278X130
20	6,825	0.80	278X130
21	8,214	0.95	292X130
22	7,494	0.87	288X130
23	7,494	0.87	288X130
24	6,825	0.80	278X130
25	6,376	0.74	252X130
26	6,376	0.74	252X130
27	6,001	0.69	242X130
28	5,809	0.68	238X130
29	5,809	0.68	238X130
30	6,825	0.80	278X130
31	6,454	0.75	258X130
32	7,002	0.82	272X130
33	6,841	0.81	268X130
34	6,681	0.78	262X130
35	7,150	0.84	278X130
36	5,830	0.67	243X130

LOT DATA

LOT	SQUARE FEET	ACRES	LOT SIZE
37	6,380	0.74	243X130
38	5,830	0.67	243X130
39	5,830	0.67	243X130
40	5,830	0.67	243X130
41	6,380	0.74	243X130
42	5,830	0.67	243X130
43	6,380	0.74	243X130
44	5,830	0.67	243X130
45	5,830	0.67	243X130
46	5,830	0.67	243X130
47	5,830	0.67	243X130
48	5,830	0.67	243X130
49	5,830	0.67	243X130
50	5,830	0.67	243X130
51	5,280	0.61	228X130
52	5,280	0.61	228X130
53	5,280	0.61	228X130
54	6,465	0.74	252X130
55	6,491	0.74	252X130
56	5,463	0.63	218X130
57	7,939	0.90	288X130
58	6,825	0.80	278X130
59	6,464	0.74	252X130
60	5,964	0.68	238X130
61	6,825	0.80	278X130
62	6,464	0.74	252X130
63	6,287	0.72	248X130
64	6,287	0.72	248X130
65	6,287	0.72	248X130
66	6,287	0.72	248X130
67	6,287	0.72	248X130
68	6,287	0.72	248X130
69	6,287	0.72	248X130
70	6,287	0.72	248X130
71	5,830	0.67	243X130
72	5,830	0.67	243X130

LOT DATA

LOT	SQUARE FEET	ACRES	LOT SIZE
73	5,78	0.63	232X130
74	5,830	0.67	243X130
75	5,830	0.67	243X130
76	5,830	0.67	243X130
77	5,830	0.67	243X130
78	5,830	0.67	243X130
79	5,773	0.65	232X130
80	5,773	0.64	232X130
81	5,830	0.67	243X130
82	7,088	0.82	268X130
83	5,980	0.69	232X130
84	7,088	0.82	268X130
85	5,709	0.63	232X130
86	5,980	0.69	232X130
87	6,380	0.74	243X130
88	5,980	0.69	232X130
89	5,980	0.69	232X130
90	5,980	0.69	232X130
91	6,380	0.74	243X130
92	6,380	0.74	243X130
93	6,380	0.74	243X130
94	5,261	0.61	218X130
95	6,003	0.69	232X130
96	6,003	0.69	232X130
TOTAL	623,617	14.36	

BOOK 948 PAGE 14
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2007-1026454
 09/17/07 09:14 AM

LEGAL DESCRIPTION FOR
 MILLER PARK
 PROPERTY BOUNDARY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY BRASS CAP IN POT HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 31 BEARS NORTH 88°20'43" EAST, A DISTANCE OF 2,608.32 FEET;

THENCE NORTH 88°20'43" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,354.18 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°20'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 509.35 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 764.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 00°59'04" WEST, DEPARTING SAID NORTH LINE ALONG SAID PARALLEL LINE, A DISTANCE OF 833.88 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 833.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE NORTH 88°20'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 788.89 FEET TO A POINT ON THE MONUMENT LINE OF MILLER ROAD AS RECORDED IN DOCKET 13265, PAGE 275 AND DOCKET 13393, PAGE 838, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00°44'19" EAST, DEPARTING SAID PARALLEL LINE ALONG SAID MONUMENT LINE, A DISTANCE OF 482.70 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89°00'42" WEST, DEPARTING SAID MONUMENT LINE ALONG SAID EASTERLY PROLONGATION AND SAID SOUTH LINE, A DISTANCE OF 1,345.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE NORTH 01°12'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,801.58 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 24,956 ACRES, MORE OR LESS.

FINAL PLAT STIPULATIONS

- ALL DEVELOPMENT MUST BE IN ACCORDANCE WITH THE TOWN OF BUCKEYE DEVELOPMENT CODE AS AMENDED.
- AN EFFORT SHALL BE MADE TO PRESERVE ALL MATURE DESERT LANDSCAPING THROUGH TRANSPLANTING TO NURSERY DURING CONSTRUCTION AND TRANSPLANTING BACK TO SIGHT WHEN LANDSCAPING PLAN IS IMPLEMENTED.
- ALL PRELIMINARY PLAT STIPULATIONS (APPLICATION #PP04-381) NOT PREVIOUSLY ADDRESSED OR NOT MODIFIED BY THESE FINAL PLAT STIPULATIONS REMAIN IN FULL FORCE AND EFFECT.
- PRIOR TO FINAL PLAT RECORDED, FINAL LANDSCAPING AND IRRIGATION PLANS, INCLUDING ALL LIGHTING IMPROVEMENTS, SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND TOWN ENGINEER. PRIOR TO FINAL PLAT RECORDED, THE TOWN ENGINEER SHALL APPROVE ALL ENGINEERING AND CONSTRUCTION PLANS AND REPORTS FOR THE REQUIRED INFRASTRUCTURE FOR THE PROJECT.
- PRIOR TO FINAL PLAT RECORDED, THE TOWN ENGINEER SHALL APPROVE ALL ENGINEERING AND CONSTRUCTION PLANS AND REPORTS FOR THE REQUIRED INFRASTRUCTURE FOR THE PROJECT.
- MAJOR CHANGES TO THIS FINAL PLAT WITH REGARDS TO USE AND INTENSITY MUST BE PROCESSED AS A REVISED APPLICATION WITH APPROVAL BY THE TOWN COUNCIL UPON RECOMMENDATION OF THE DEVELOPMENT BOARD, THE TOWN MANAGER AND THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY APPROVE MINOR CHANGES TO THE FINAL PLAT.
- SUBMIT AN ELECTRONIC AUTOCAD FILE ON DISK OF THE FINAL PLAT REVISED AS NECESSARY TO COMPLY WITH THESE APPROVED STIPULATIONS PRIOR TO APPROVAL OF ANY FURTHER APPLICATIONS OR PERMITS.
- ANY EXISTING ABOVE GROUND UTILITY LINES, SHALL BE PLACED UNDERGROUND BY THE DEVELOPER WITHIN THE PROJECT, WITH THE EXCEPTION OF ANY EXISTING POWER LINES OVER 12KV IN SIZE.
- ALL STREETS (LOCAL, COLLECTOR AND ARTERIAL), SIDEWALKS AND OTHER COMMON AREAS, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUFFICIENTLY ILLUMINATED TO ENSURE THE SAFETY AND SECURITY OF PERSONS AND PROPERTY. THE TOWN ENGINEER SHALL APPROVE ALL LIGHTING IMPROVEMENTS.
- ALL STREET NAMES SHALL BE SUBJECT TO FINAL APPROVAL BY THE TOWN OF BUCKEYE.
- THE DEVELOPER SHALL PAY A PRO RATA SHARE, BASED ON ACREAGE, OF THE COST OF FUTURE TRAFFIC SIGNALS TO BE INSTALLED WITHIN THIS SECTION OF LAND BASED ON AN ANTICIPATED SIGNAL COST OF \$200,000 EACH AND BASED ON AN ANALYSIS AS COMPLETED BY THE TOWN TOWN ENGINEER.
- IF THIS PROPERTY IS WITHIN THE VICINITY OF AGRICULTURAL OR FARM LAND USE, EACH HOMEBUYER IN THIS DEVELOPMENT SHALL RECEIVE NOTICE OF THEIR PROXIMITY TO SUCH USES WITH A DISCLOSURE NOTICE TO BE INCLUDED IN THE CCARS OF THE DEVELOPMENT. THE LANGUAGE FOR THIS NOTICE IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT.
- IF THIS PROPERTY IS WITHIN THE VICINITY OF AN EQUESTRIAN FACILITY, EACH HOMEBUYER IN THIS DEVELOPMENT SHALL RECEIVE NOTICE OF THEIR PROXIMITY TO SUCH LAND USE WITH A DISCLOSURE NOTICE TO BE INCLUDED IN THE CCARS OF THE DEVELOPMENT. THE LANGUAGE FOR THIS NOTICE IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT.

PLAT CLOSURE FOR
 MILLER PARK
 BOUNDARY

- N88°20'43" E 539.351'
- S00°59'04" W 833.884'
- N88°20'43" E 789.885'
- S00°44'19" E 482.703'
- S89°00'42" W 1348.065'
- N01°12'05" E 1301.579'

CLOSING COURSE: N48°10'18" E 0.000'

MISCLOSED ONE PART IN 10000000

NORTH ERROR= 0.000'

EAST ERROR= 0.000'

AREA= 1,097.041 24,956 AC



SCALE: 1" = 50'



SHEET 3 OF 3
 COE & VAN LOO
 CONSULTANTS INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 (602) 294-6531