



FOR LEASE

35TH AVENUE AND BROADWAY ROAD



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

FOR LEASE

35TH AVENUE AND BROADWAY ROAD

LOCATION

The property is located between 35th Avenue and 27th Avenue south of Broadway Road in the City of Phoenix, Arizona.

SIZE

±29.29 Acres

ZONING

Parcel Number	Parcel Size	Zoning
105-68-001A	815,292 SF	A-2/Phoenix
105-67-002B	106,539 SF	A-2/Phoenix
105-67-006B	137,327 SF	A-2/Phoenix
105-67-009B	79,953 SF	A-2/Phoenix
105-68-017H	136,969 SF	IND-3/Maricopa County

PRICE

Submit

TERMS

Cash

PROPERTY TAXES

2020 Assessment: \$105,893.76

UTILITIES

- Water and Sewer: City of Phoenix
- Telecom: Cox/CenturyLink
- Electric: APS/SRP
- Gas: Southwest Gas

DUE DILIGENCE

[Please click to view](#)

ALTA Survey

Demographics



PHOENIX QUICK FACTS



POPULATION

2020 population: **1,628,812**
Population growth annually: **1.31%**
Median age of **33.7**



GROWTH

Population estimate 2025: **1,738,046**
Number of households: **620,603**



RANKING

10th most populated metro area in U.S.
#17 best city in the U.S. for jobs
The **11th** in best big cities to live in the U.S.



ECONOMICS

Phoenix is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



PHOENIX'S LARGE EMPLOYERS

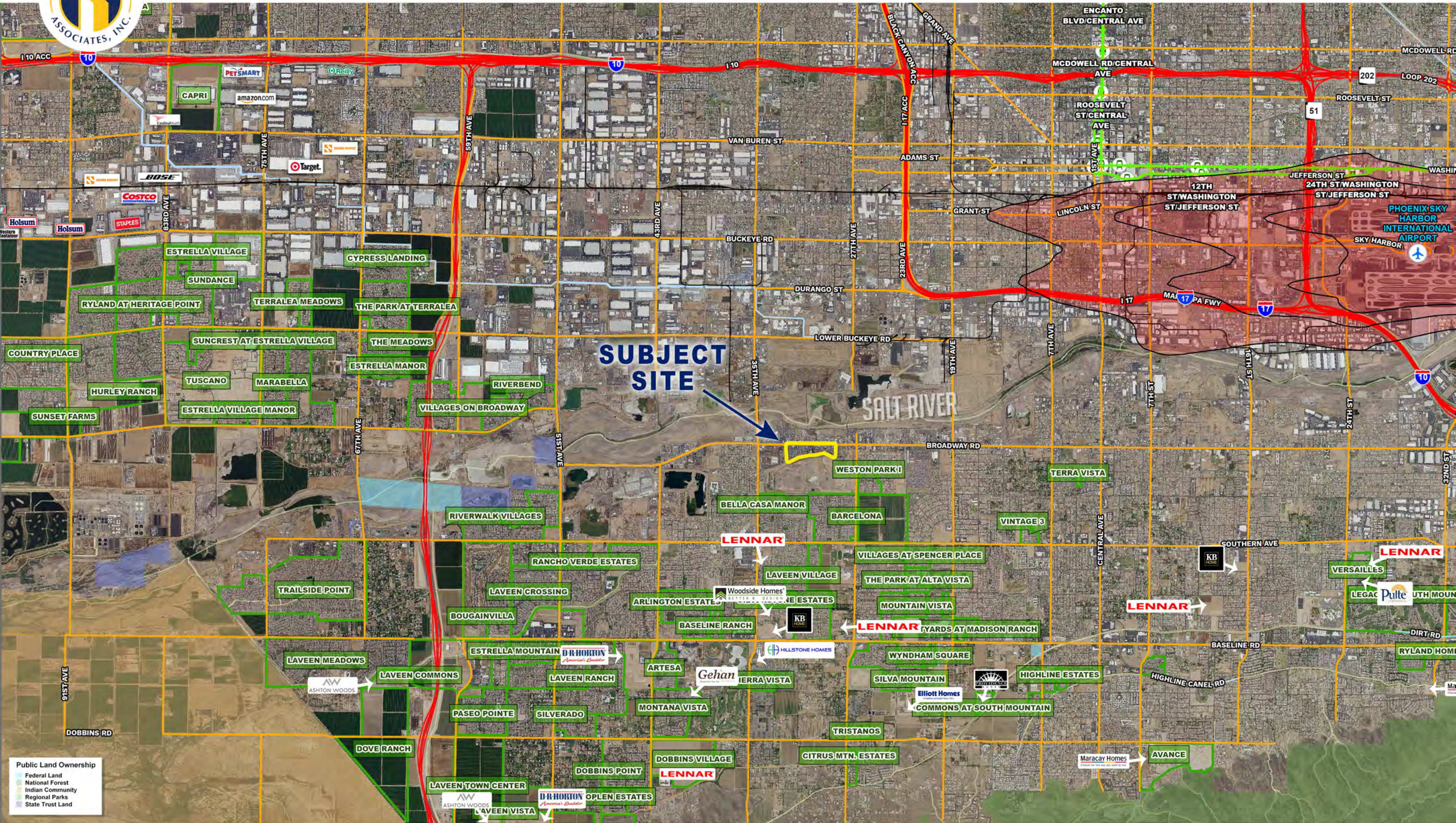
Banner Health **10,754**
American Express. **6,602**
Honeywell. **6,067**
Amazon **5,607**
Fry's Food Store **5,358**
Dignity Health **5,284**
Chase **5,274**
Bank of America **5,274**
U Haul **4,954**
Phoenix Children's Hospital **4,826**



EDUCATION

Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**

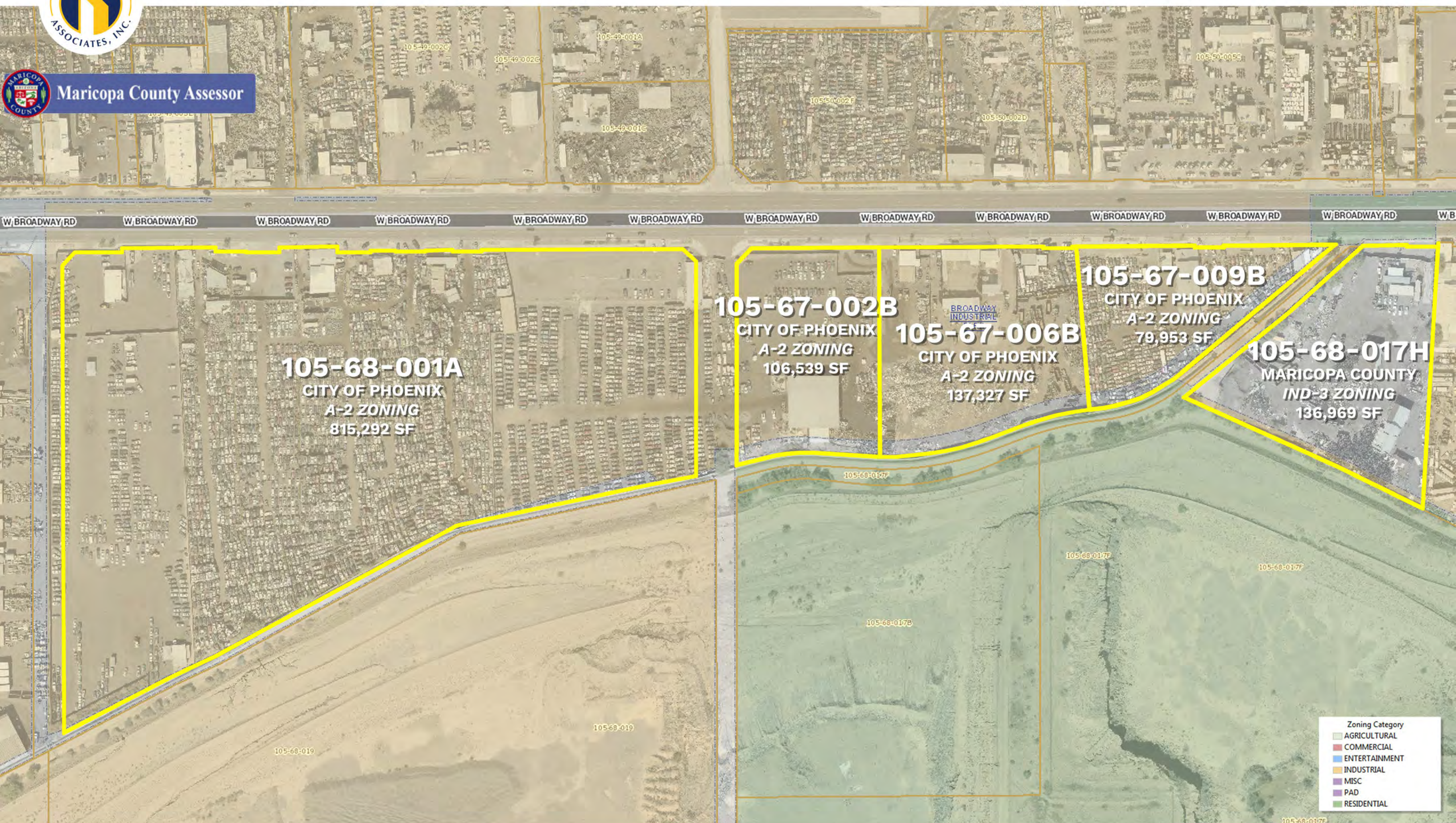






Maricopa County Assessor

35TH AVENUE AND BROADWAY ROAD / PHOENIX, ARIZONA



© Copyright, 2021, HILGARTWILSON, LLC – This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 06190303–128–V60, DATED NOVEMBER 5, 2020.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY STEWART TITLE GUARANTY COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 6, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT RECORDED IN BOOK 11 OF MAPS PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART DESCRIBED IN DOCUMENT RECORDED IN DOCKET 1449, PAGE 201, OFFICIAL RECORDS OF MARICOPA COUNTY;

AND ALSO EXCEPT THE NORTH 55 FEET, THE EAST 40 FEET, AND THE WEST 30 FEET FOR ROADS.

AND ALSO EXCEPT 35 FEET BY 35 FEET TRIANGLES IN THE NORTHWEST AND NORTHEAST CORNERS AS DESCRIBED IN DEED TO MARICOPA COUNTY RECORDED AT DOCUMENT NO. 1997–0597030.

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED AT DOCUMENT NO. 2015–364490.

PARCEL 2:

LOTS 1 THROUGH 9, INCLUSIVE, OF BROADWAY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 94 OF MAPS, PAGE 32.

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED AT DOCUMENT NO. 2015–364490.

PARCEL 3:

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26;

THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 1213.78 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 33.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 03 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 534.77 FEET TO A POINT;

THENCE NORTH 62 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 196.99 FEET;

THENCE NORTH 66 DEGREES 25 MINUTES 45 SECONDS WEST, A DISTANCE OF 310.80 FEET TO A POINT;

THENCE NORTH 51 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 247.39 FEET TO A POINT;

THENCE NORTH 48 DEGREES 21 MINUTES 16 SECONDS EAST, A DISTANCE OF 247.18 FEET TO A POINT;

THENCE EAST ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 26, A DISTANCE OF 115.27 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED AT DOCUMENT NO. 2015–364490.

SCHEDULE 'B' - EXCEPTIONS

1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
3. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS.
4. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR:
SECOND HALF OF 2020
5. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS AS SHOWN ON THE PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 38.

(SHOWN)

6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 6139, PAGE 462
PURPOSE HIGHWAY
(PARCEL 1)

(SHOWN) (NEED NORTH LINE OF CANAL TO FINISH)

7. THE RIGHTS OF THE UNITED STATES OF AMERICA THE STATE OF ARIZONA AND/OR OTHER PARTIES TO ANY PORTION OF THE WITHIN PROPERTY LYING WITHIN THE BED, OR FORMER BED, OF ANY WATER COURSE, AS THAT TERM IS DEFINED UNDER ARIZONA LAW.
(PARCEL 1)

8. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS AS SHOWN ON THE PLAT RECORDED IN BOOK 94 OF MAPS, PAGE 32.
(PARCEL 2)

(SHOWN)

9. TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED 'NOTICE–REFERENCED REAL PROPERTY' RECORDED MAY 12, 19995 IN DOCUMENT NO. 1995–0269455.
(PARCEL 2)

(NOT SHOWN – NOTHING PLOTTABLE)

10. THE EFFECT OF THAT DOCUMENT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, RESOLUTION FCD 97–04, RECORDED AUGUST 3, 1998 AT DOCUMENT NO. 1998–0672177.
(PARCEL 2)

(NOT SHOWN – NOTHING PLOTTABLE)

11. COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL RECORDED APRIL 2, 1980 AT DOCKET 14327, PAGE 115.
(PARCEL 2)

(POSSIBLY INCORRECT DOCUMENT?)

12. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 15162, PAGE 428
PURPOSE LINE OF POLES AND WIRES AND APPURTENANCES
(PARCEL 2)

(SHOWN)

A.L.T.A./N.S.P.S. LAND TITLE SURVEY OF

A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE 'B' - EXCEPTIONS

13. THE EFFECT OF THE FAILURE OF THE COUNTY ASSESSOR TO PROPERLY ASSESS THE LAND AND/OR IMPROVEMENTS REFERRED TO HEREIN, EVIDENCED BY DISCREPANCIES IN THE MEASUREMENTS OF THE NORTH AND NORTHWEST PROPERTY LINES.
(PARCEL 3)

14. MAP PURPORTING TO SHOW A COUNTY ROADWAY RECORDED IN BOOK 25 OF ROAD MAPS AT PAGE 17. (PARCEL 3)

(SHOWN)

15. THE EFFECT OF ROAD DECLARATION RECORDED JUNE 8, 1978, IN DOCKET 12955, PAGE 287.
(PARCEL 3)

(CENTERLINE SHOWN – NO WIDTH GIVEN – DECLARED ROAD)

16. THE EFFECT OF THAT DOCUMENT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, RESOLUTION FCD 97–04, RECORDED AUGUST 3, 1998 AT DOCUMENT NO. 1998–0672177.
(PARCEL 3)

(NOT SHOWN – NOTHING PLOTTABLE)

17. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 10909, PAGE 467
PURPOSE LINE OF POLES WITH APPURTENANCES
(PARCEL 3)

(SHOWN)

18. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 11149, PAGE 36
PURPOSE HIGHWAY
(PARCEL 3)

(SHOWN)

19. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1997–0868958
PURPOSE IRRIGATION PIPELINE, TURNOUT AND APPURTENANCES
(PARCEL 3)

(SHOWN)

20. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 1998–0253037
PURPOSE IRRIGATION PIPELINE, TURNOUT AND APPURTENANCES
(PARCEL 3)

(SHOWN)

21. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2006–0470370
PURPOSE IRRIGATION PIPELINE, TURNOUT AND APPURTENANCES
(PARCEL 3)

(SHOWN)

22. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2015–364491
PURPOSE SLOPE PURPOSES
(ALL PARCELS)

(SHOWN)

23. WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY RECORDED DECEMBER 20, 2012 AT DOCUMENT NO. 2012–1161515.
(PARCEL 3)

(NOT SHOWN – NOTHING PLOTTABLE)

24. DECLARATION OF WIDTH OF RIGHT OF WAY FOR THAT CERTAIN IRRIGATION DITCH KNOWN AS LATERAL NO. 12 OF THE WESTERN CANAL RECORDED AT DOCUMENT NO. 2015–856755, SAID CANAL HAVING BEEN RESERVED IN PATENTS RECORDED IN BOOK 67 OF DEEDS AT PAGE 172 AND IN BOOK 325 OF DEEDS AT PAGE 444.
(ALL PARCELS)

(TAG DITCH/CANAL?)

25. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2015–875206
PURPOSE FACILITIES FOR ELECTRIC TRANSMISSION AND DISTRIBUTION
(ALL PARCELS)

(SHOWN)

26. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2015–882021
PURPOSE OVERHEAD AND UNDERGROUND POWER DISTRIBUTION AND APPURTENANCES
(ALL PARCELS)

(SHOWN)

27. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2015–882025
PURPOSE OVERHEAD AND UNDERGROUND POWER DISTRIBUTION AND APPURTENANCES
(PARCEL 3)

(SHOWN)

28. TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR RELOCATION OF SRP DISTRIBUTION FACILITIES IN CONNECTION WITH PUBLIC INFRASTRUCTURE PROJECT FOR AVENIDA RIO SALADO PHASE TWO RECORDED APRIL 10, 2018 AT DOCUMENT NO. 2018–0269235.
(ALL PARCELS)

(42 PAGES OF LEGAL/EXHIBIT FOR ELECTRIC EASEMENT WITHIN BROADWAY ROAD R.O.W. – BUILD IT??)

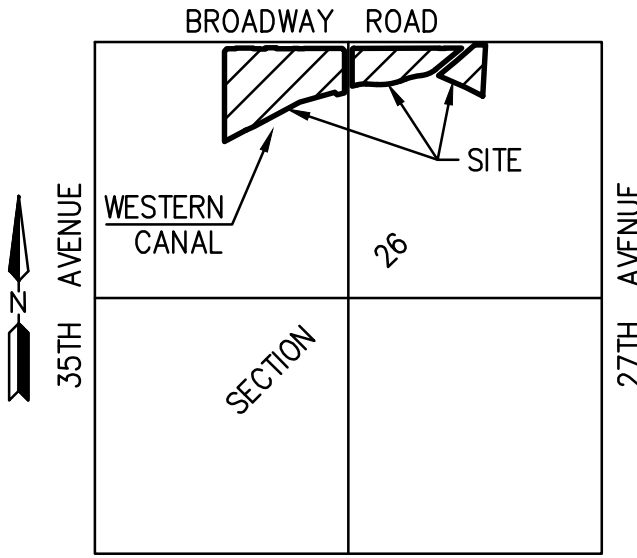
29. THE EFFECT OF THAT CERTAIN WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY (SIGNED BY RUSH INVESTMENTS, LLC, RECORDED JANUARY 25, 2011 AT DOCUMENT NO. 2011–67885 (NO DESCRIPTION ATTACHED).
(NOT SHOWN – NOTHING PLOTTABLE)

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF:
0.2–PERCENT–ANNUAL–CHANCE FLOODPLAIN, AREAS OF 1–PERCENT–ANNUAL–CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAPS 04013C2195L & 04013C2215L, PANEL NUMBERS 2195 & 2215 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

REFERENCE DOCUMENTS

1. FINAL PLAT OF MARICOPA GARDEN FARMS PER BOOK 11, PAGE 38, M.C.R.
2. FINAL PLAT OF BROADWAY INDUSTRIAL PARK PER BOOK 94, PAGE 32, M.C.R.
3. LOT COMBINATION OF MANZANITA REDEVELOPMENT PER BOOK 1060, PAGE 35, M.C.R.
4. LAND DIVISION PER BOOK 1061, PAGE 03, M.C.R.
5. RECORD OF SURVEY PER BOOK 1219, PAGE 11, M.C.R.



VICINITY MAP NOT TO SCALE

OWNER/CLIENT

RUSH INVESTMENTS LLC
2240 S. 35TH AVENUE
PHOENIX, ARIZONA 85009–6704

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
CONTACT: KIRK J. PANGUS, RLS

BASIS OF BEARING

BASIS OF BEARING IS N89°47'44"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

NOTES

1. AREA IS 1,298,628 SQ. FT. OR 29.8124 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. (TABLE A, ITEM #11 & 21 IN REFERENCE TO VISIBLE SURFACE UTILITIES)
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN JANUARY, 2020. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. KNOWN SITE ADDRESSES ARE 2903, 2935, 3011, 3035 & 3227 W. BROADWAY ROAD, PHOENIX ARIZONA, 85041. (TABLE A, ITEM #2)
9. THIS SURVEY IS LIMITED TO SURFACE AND ABOVE SURFACE OBSERVATIONS OF EXISTING UTILITIES. NO UNDERGROUND UTILITY INFORMATION IS SHOWN HEREON. (TABLE A, ITEM #11)

SURVEYOR'S CERTIFICATION:

TO:

1. RHODIUM & GRACE HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2. RUSH INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
3. STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11, 15, 19, AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JANUARY, 2020.

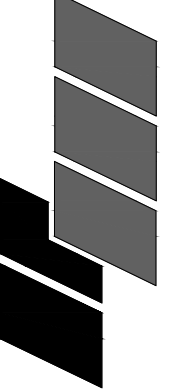
KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com



NOTE:

A.R.S. 32–151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV.:



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

31ST & BROADWAY (JRUSH)

31ST AVENUE & BROADWAY ROAD
PHOENIX, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 2310	DATE: JAN. 2021	SCALE: AS SHOWN	DRAWN: JDL	DESIGNED: HW	APPROVED: KJP
DWG. NO. SV-1						
SHT. 1 OF 3						

35TH AVENUE
N00°09'44"W 2641.39'

32ND AVENUE-PROPERTY LLC
APN #105-68-0020
(NOT A PART)

N00°04'17"W 2641.58'
N00°04'17"W 940.65'

30'
HIGHWAY
EASEMENT

FENCE
CROSSES
THE P.L.

CONCRETE DITCH
CROSSES THE
PROPERTY LINE

E.B.

WEST QUARTER CORNER
SECTION 26, T1N, R2E
FOUND 3" BRASS CAP FLUSH
STAMPED AZTEC ENGINEERING
T1N, R2E, S26, 1/4, S27,
RLS 25396, DATED 2010

1318.03'
S89°47'03"W 2636.06'
ROESER ROAD

(CENTERLINE SHOWN
- NO WIDTH GIVEN -
ROAD DECLARATION)

DR. M.L.K. JR. BLVD. (BROADWAY ROAD)
N89°46'34"E 2644.42'

FENCE IS
ON THE P.L.

ATTACHED
SIDEWALK

VERTICAL
CURB & GUTTER

FENCE IS
ON THE P.L.

FENCE IS
ON THE P.L.

DETACHED
SIDEWALK

VERTICAL
CURB & GUTTER

NORTH QUARTER CORNER
SECTION 26, T1N, R2E
FOUND 3" CITY OF PHOENIX
BRASS CAP IN HAND HOLE
DOWN 0.5'

SEE SHEET 3

WESTERN CANAL
S61°48'03"W 557.58'

APPROX LOCATION OF 40' USA
CANAL FEE TITLE EXCEPTION

FOUND REBAR
W/ CAP #15861

FOUND REBAR
W/ CAP #15861

WOODLAND VENTURES LLC
APN #105-68-019
(NOT A PART)

WOODLAND VENTURES LLC
APN #105-68-019
(NOT A PART)

31ST AVENUE
ALIGNMENT
S00°01'09"W 2641.77'

FENCE
CROSSES
THE P.L.

FOUND REBAR
W/ CAP #21081
"TROPE"

FENCE
CROSSES
THE P.L.

CONCRETE DITCH
CROSSES THE
PROPERTY LINE

FOUND REBAR
W/ CAP #15861

CONCRETE
CHANNEL

CONCRETE DITCH
CROSSES THE
PROPERTY LINE

APPROX LOCATION OF 40' USA
CANAL FEE TITLE EXCEPTION

FOUND RUST
REMAINS 1" W/
CAP #15861,
DOWN 1.0'

60 30 0 60 120
SCALE:
1" = 60'

NOTE: SEE SHEET 3
FOR LEGEND

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N89°46'34"E	92.79'	L13	N89°46'34"E	49.52'
L2	N00°13'26"W	8.00'	L14	S00°13'26"E	2.58'
L3	N89°46'34"E	185.00'	L15	N89°46'34"E	57.48'
L4	S00°13'26"E	8.00'	L16	N00°13'26"W	2.58'
L5	N89°46'34"E	61.26'	L17	N89°46'34"E	54.52'
L6	S00°13'26"E	2.58'	L18	S00°13'26"E	2.58'
L7	N89°46'34"E	65.74'	L19	N89°46'34"E	57.48'
L8	N00°13'26"W	10.58'	L20	N00°13'26"W	2.58'
L9	N89°46'34"E	114.00'	L21	S45°06'08"E	35.28'
L10	S00°13'26"E	10.58'	L22	S75°22'30"W	78.38'
L11	N89°46'34"E	65.74'	L23	N44°51'09"E	35.41'
L12	N00°13'26"W	2.58'			

HILGARTWILSON

PROJ NO.: 2310

DATE: JAN. 2021

SCALE: AS SHOWN

DRAWN: JDL

DESIGNED: HW

APPROVED: KJP

DWG. NO.
SV-2

SHT. 2 OF 3

31ST & BROADWAY (JRUSH)

31ST AVENUE & BROADWAY ROAD
PHOENIX, ARIZONA

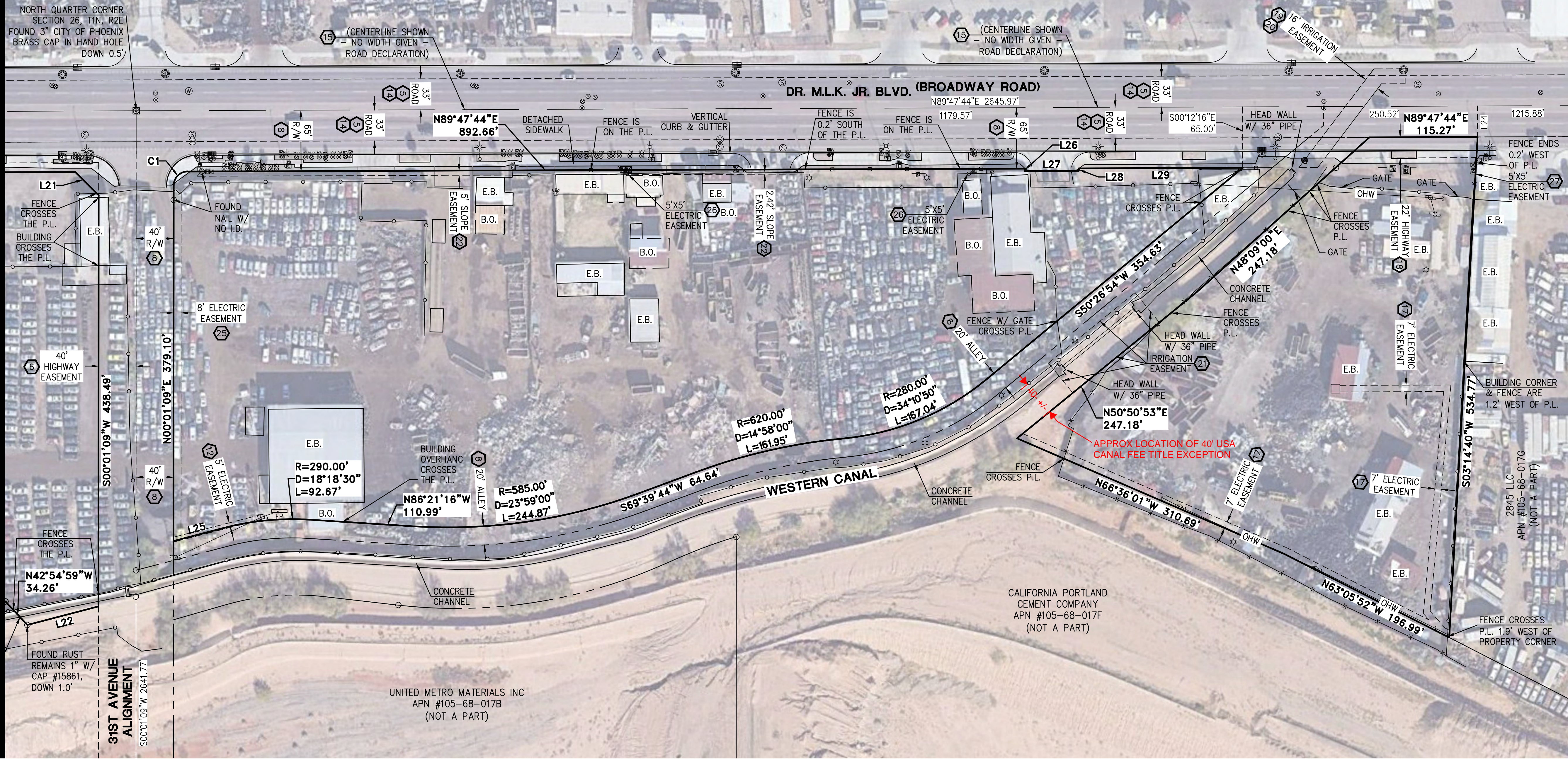
A.L.T.A./N.S.P.S. LAND TITLE SURVEY



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com

REV:

SEE SHEET 2



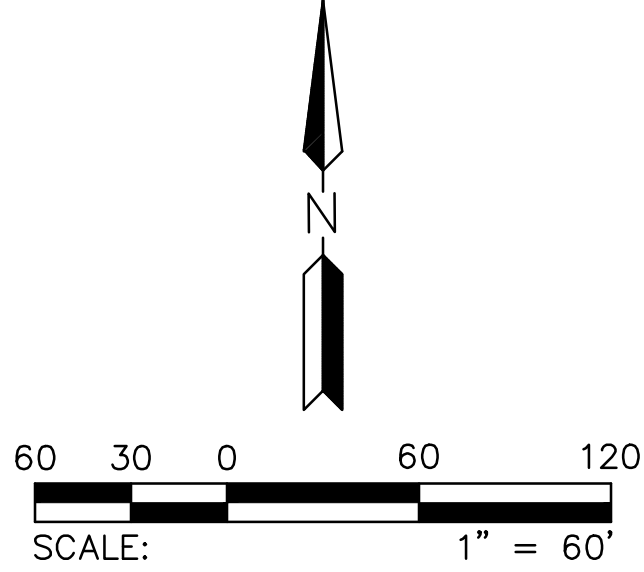
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	S00°12'16\"E	33.00'
L25	S75°20'14\"W	55.03'
L26	S00°12'16\"E	2.58'
L27	N89°47'44\"E	57.48'
L28	N00°12'16\"W	2.58'
L29	N89°47'44\"E	174.74'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	15.00'	89°46'35\"	23.50'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2\" REBAR W/ CAP, RLS 19344 OR AS NOTED
- UTILITY POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊞ ELECTRIC TRANSFORMER
- ⊟ ELECTRIC PULL BOX
- ⊠ LIGHT POLE W/ARM
- ⊡ ELECTRIC STUB OUT
- ⊢ ELECTRIC PANEL
- ⊣ LIGHT POLE
- ⊤ TRAFFIC SIGNAL PULL BOX
- ⊥ SIGN
- ⊦ BOLLARD
- ⊧ MANHOLE (UNKNOWN TYPE)
- ⊨ TELEPHONE PEDESTAL
- ⊩ CURB INLET
- ⊪ GRATE
- ⊫ STORM DRAIN MANHOLE
- ⊬ IRRIGATION MANHOLE

- ⊞ IRRIGATION CONTROL VALVE
- ⊟ WATER VALVE
- ⊠ WATER MANHOLE
- ⊡ WATER METER
- ⊢ SANITARY SEWER MANHOLE
- ⊣ BOUNDARY LINE
- ⊤ EASEMENT LINE
- ⊥ SECTION LINE
- ⊦ RIGHT OF WAY LINE
- ⊧ PARCEL LINE
- ⊨ CHAIN LINK FENCE OR
- ⊩ SHEET METAL FENCE
- ⊪ WROUGHT IRON FENCE
- ⊫ BLOCK WALL
- ⊬ RIGHT-OF-WAY
- ⊦ MARICOPA COUNTY RECORDS
- ⊧ REGISTERED LAND SURVEYOR
- ⊨ ASSESSOR PARCEL NUMBER
- ⊩ OVERHEAD WIRE
- ⊪ EXISTING BUILDING
- ⊫ BUILDING OVERHANG
- ⊬ PROPERTY LINE



CENTER OF SECTION 26, T1N, R2E
FOUND 2\" ALUMINUM
CAP FLUSH, STAMPED
RLS 27239, DATED 2010

EAST QUARTER CORNER
SECTION 26, T1N, R2E
FOUND 3\" CITY OF PHOENIX
BRASS CAP FLUSH

S89°47'03\"W 2640.51'
ROESER ROAD

S00°08'16\"W 2641.27'
27TH AVENUE

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com



31ST & BROADWAY (JRUSH)
31ST AVENUE & BROADWAY ROAD
PHOENIX, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 2310	DWG. NO. SV-3
DATE: JAN. 2021	SCALE: AS SHOWN	SHT. 3 OF 3
DRAWN: JDL	DESIGNED: HW	APPROVED: KJP