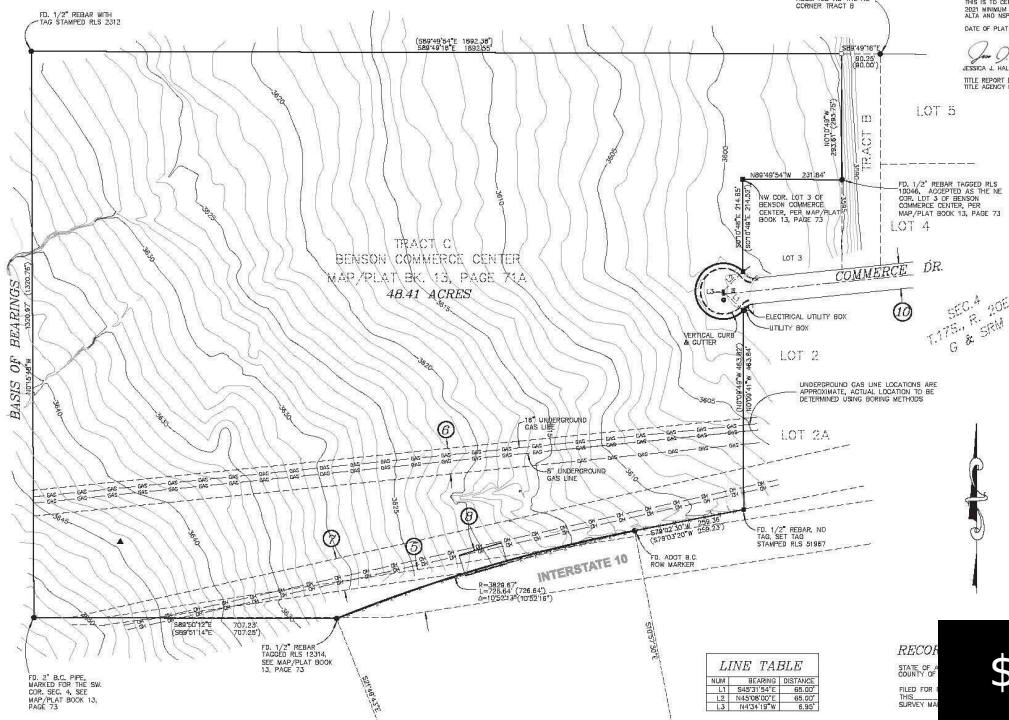


CERTIFICATION

TO STAMP INC. AN ARIZONA CORPORATION, AND ITS SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE AGENCY INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2005 MINIMUM STANDARD ACTUAL REQUIREMENTS FOR ALIENABLE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALEA AND NSPS. THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2022.

DATE OF PLAT OR MAP: OCTOBER 06, 2022

JESSICA A. HALE REGISTERED LAND SURVEYOR NO. 51987
TITLE REPORT DATED JULY 16, 2022, PROVIDED BY FIDELITY NATIONAL
TITLE AGENCY INC. DOCUMENT #23-50038A2-5003-BA3-100



LEGEND

- INDICATES FOUND SURVEY MONUMENT AS NOTED HEREON
- INDICATES SET 1/2" X 16" REBAR TAGGED RLS 51987
- () INDICATES RECORDED DATA PER MAP/PLAT BK 13, PG. 71A
- [] INDICATES RECORDED DATA PER RECORDED MAPS AS NOTED HEREON
- INDICATES FOUND 1/2" REBAR, NO TAG, SEE MAP/PLAT BK 13, PG. 10A, SET BRASS TAG STAMPED RLS 51987
- INDICATES FOUND 2" BRASS CAP STREET SURVEY MONUMENT STAMPED RLS 10046
- EXISTING SENIOR MANHOLE
- EXISTING WATER VALVE
- EXISTING TELEPHONE RISER
- ▲ EXISTING 1' X 1' SOLAR PANEL ON TOP POST
- GAS — EXISTING UNDERGROUND GAS LINE
- FENCE — EXISTING FENCE LINE
- DR — EXISTING OR ELECTRIC TRANSMISSION LINES

RECORDED

STATE OF ARIZONA
COUNTY OF COCHISE
FILED FOR
THIS SURVEY

\$754,000

- Lots / Land
- Active



XMJQ+22 BENSON, AZ, USA

<https://rehomes.us>

32.7 acres of I-1 zoning adjacent to Interstate 10, just off of Ocotillo Road. This property offers great opportunities for businesses and development in the growing City of Benson. Terrific location for a business tied to the farm and ranching industry. Opportunity for many uses including manufacturing, or industrial complex. Don't miss this deal at [...]

Basics



Category: Lots / Land

Lot size: 1424412.00 sq ft

County: Cochise

Entry Timestamp: 2023-09-14T16:16:55.408

Municipality/Zoning: Benson - I1

Township: 17

Area: Benson/St. David

Status: Active

Days On Market: 5

List Number Main: 22319838

Lot Acres: 32.70 acres

Lot Dimensions: Irregular

View: Mountain(s),Sunrise,Sunset

Property Use Type: Industrial

Description

Legal Description: Long Legal See Documents

Building Details

Lot Features: Cul-De-Sac

Fence: None

Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Subdivision Name: Benson

Direction: W

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Section: 4

Fire Protection: Included in Taxes

Range: 20.00

Road Type: Paved

Terms: Cash,Submit

Distance to Utilities: Sewer: Commerce Drive

Distance to Utilities: Water: Commerce Drive

Phone: Location: Available

Special Listing Conditions: None

Co-op Fee: \$4

Horse Property: No

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Community: None

Tax Code: 123-08-124

Property Disclosures: Plat Map,Surveyed Plat,Topographic Map

Road Maintenance: City

Distance to Utilities: Phone: Commerce Drive

Distance to Utilities: Gas: Commerce Drive

Distance to Utilities: Electric: Commerce Drive

Listing Office

Listing Office ShortId: 5380

Listing Office Address: 11115 N. La Canada Drive, Suit, Oro Valley, AZ 85737

Office ID: 20140620211601012460000000

ListingOfficeName: Cantera Real Estate, LLC

Listing Member Phone: (520) 904-5055

Amenities & Features



Neighborhood Feature: None
Assoc Amenities: None
Gas: Natural
Gas: Location: Available
Sewer: Location: Available

Electric: Electric Company
Water: City
Water: Location: Available
Electric: Location: Available

Nearby Schools

High School: Benson
Middle School: Benson

School District: Benson
Elementary School: Benson

Fees and Taxes

Tax Year: 2022
Taxes: \$3,405.70

