

# THE PALISADES

Estrella Mountain Ranch – San Miguel Ave. South of Elliot Rd.

The Palisades is a gated custom community in Estrella Mountain Ranch. The Palisades features 14 large custom homesites averaging over a half acre in size with some over 3/4 acre. Individually priced from \$150K - \$180K. Lots have graded pads and are ready to build. Many of the lots have breathtaking mountain views and a variety of recreational amenities are right across the street at the South Lake Recreation Area.

## Utilities

**Electric** – APS | **Water** – City of Goodyear | **Sewer** – City of Goodyear | **Gas** – Southwest Gas | **Cable** – Cox

## Schools

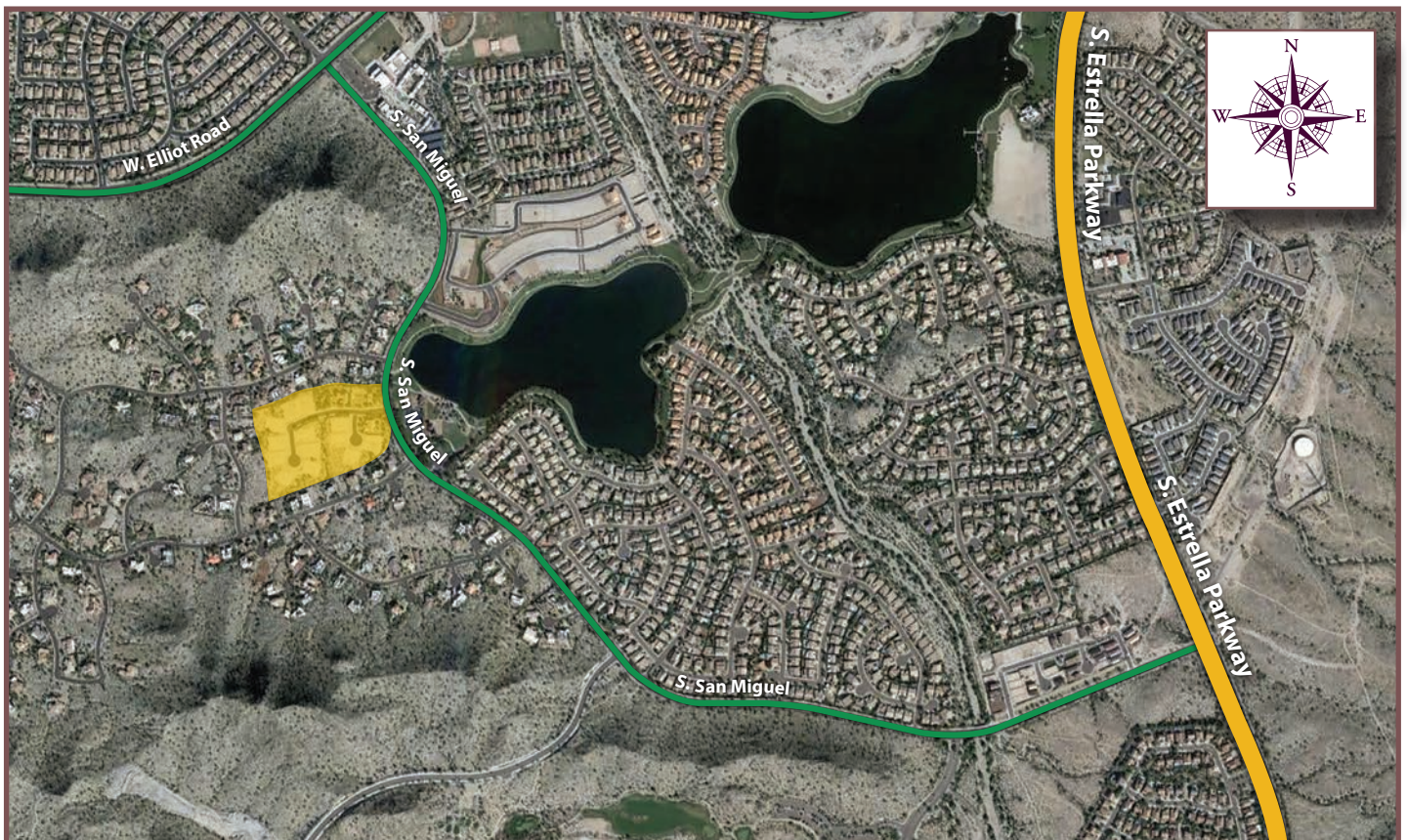
**Elementary School:** Estrella Mountain Elementary School

**Elementary School District:** 025 - Liberty Elementary District

**Middle School:** Estrella Mountain Elementary School

**High School:** Estrella Foothills High School

**High School District:** 201 - Buckeye Union High School District



**ACACIA**  
PROPERTIES INC

**Scott Liem**

Cell: 602-469-5257

Scott@AcaciaProperties.com

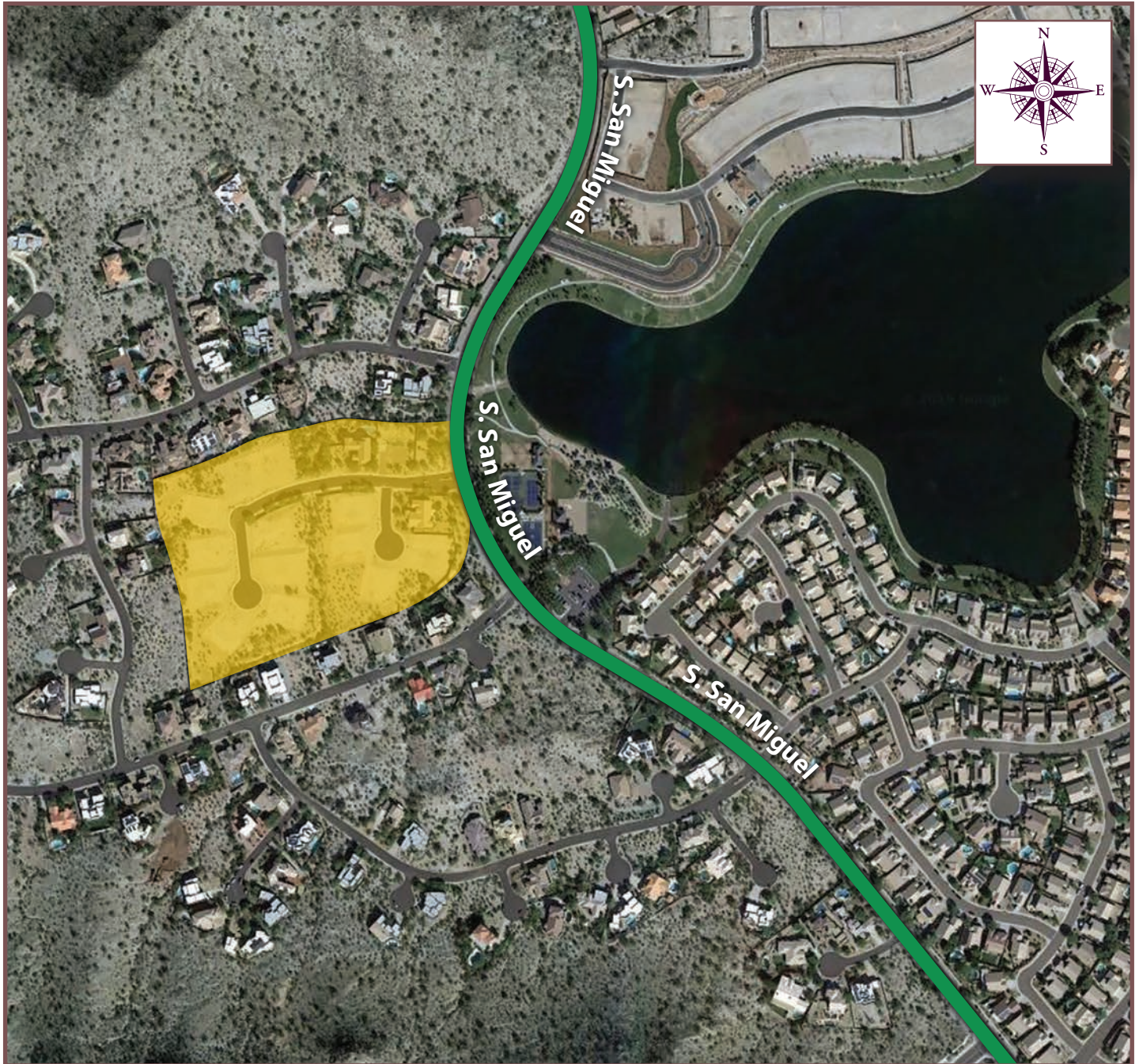
12623 S. 7th St. • Tempe, Arizona 85284 • 480-838-7898

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*This information was obtained from sources deemed to be reliable, but is not guaranteed by the broker. Prospective buyers should examine all the facts to their satisfaction. The property is subject to prior sale, price change or withdrawal from the market without notice.*

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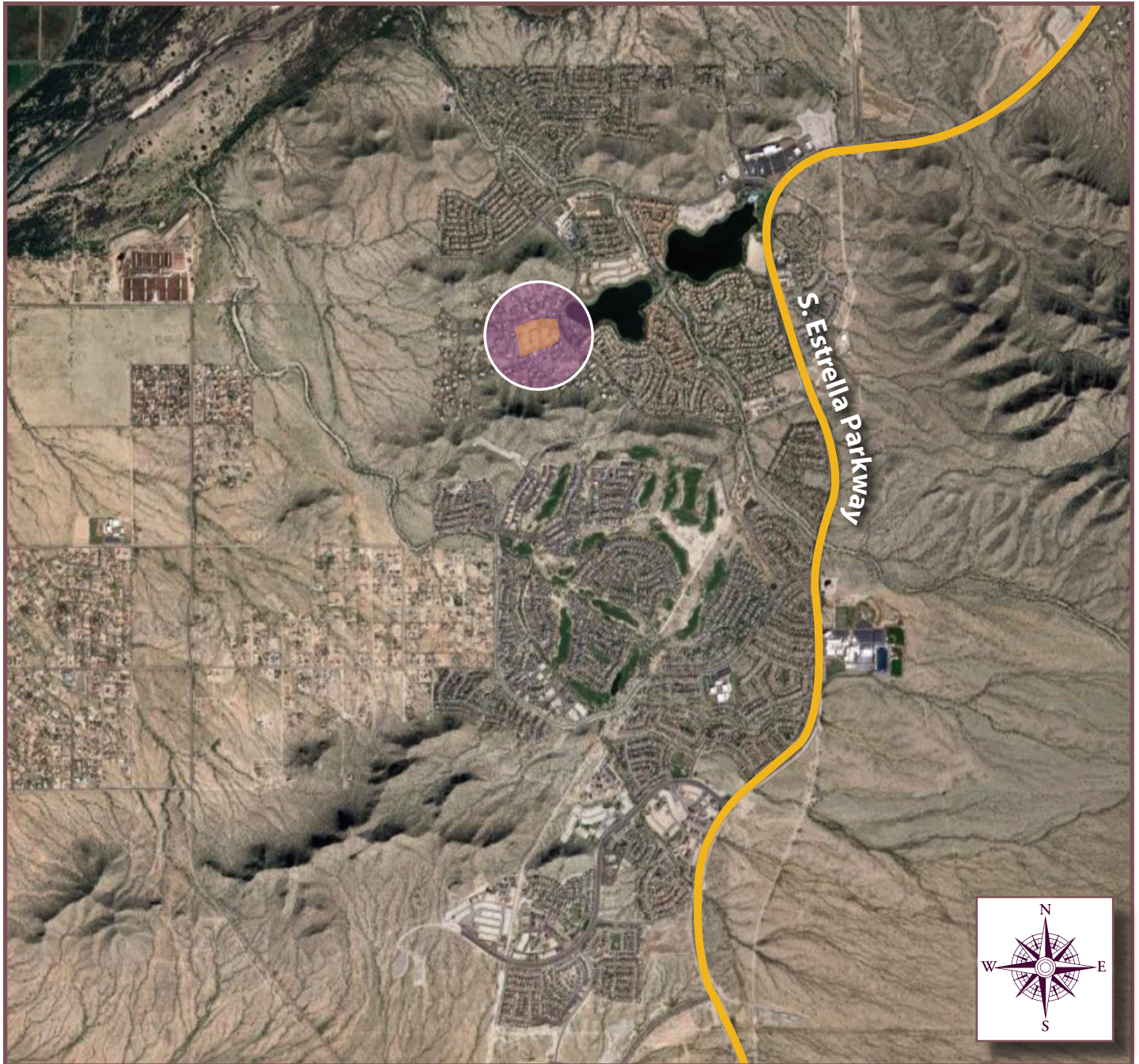
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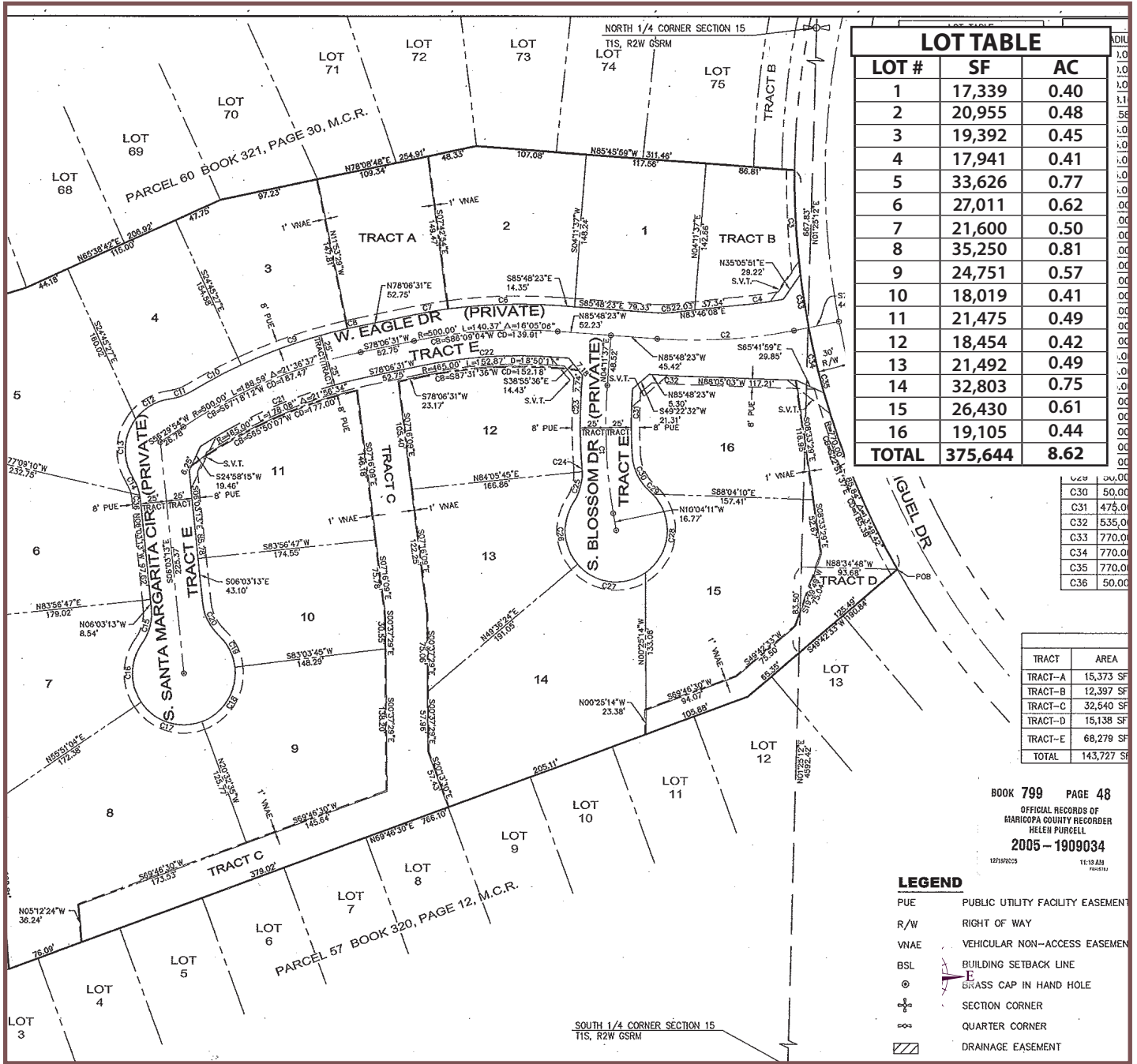
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# THE PALISADES

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LOT TABLE		
LOT #	SF	AC
1	17,339	0.40
2	20,955	0.48
3	19,392	0.45
4	17,941	0.41
5	33,626	0.77
6	27,011	0.62
7	21,600	0.50
8	35,250	0.81
9	24,751	0.57
10	18,019	0.41
11	21,475	0.49
12	18,454	0.42
13	21,492	0.49
14	32,803	0.75
15	26,430	0.61
16	19,105	0.44
<b>TOTAL</b>	<b>375,644</b>	<b>8.62</b>

C29	50.00
C30	50.00
C31	475.00
C32	535.00
C33	770.00
C34	770.00
C35	770.00
C36	50.00

TRACT	AREA
TRACT-A	15,373 SF
TRACT-B	12,397 SF
TRACT-C	32,540 SF
TRACT-D	15,138 SF
TRACT-E	68,279 SF
<b>TOTAL</b>	<b>143,727 SF</b>

BOOK 799 PAGE 48  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2005-1909034  
12/29/2005 11:19 AM P06113

- LEGEND**
- PUE PUBLIC UTILITY FACILITY EASEMENT
  - R/W RIGHT OF WAY
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - BSL BUILDING SETBACK LINE
  - ⊙ GRASS CAP IN HAND HOLE
  - ⊕ SECTION CORNER
  - ⊙ QUARTER CORNER
  - ▨ DRAINAGE EASEMENT



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LOT TABLE		CURVE TABLE	
LOT NO	AC	CURVE RADIUS	CHORD BEARING
1	17.339	500.00	124.47
2	20.955	500.00	141.84
3	19.392	500.00	152.21
4	17.841	500.00	166.66
5	33.626	500.00	181.11
6	21.011	500.00	195.56
7	21.600	500.00	210.01
8	35.250	500.00	224.46
9	24.751	500.00	238.91
10	18.019	500.00	253.36
11	21.475	500.00	267.81
12	18.454	500.00	282.26
13	21.492	500.00	296.71
14	32.803	500.00	311.16
15	26.430	500.00	325.61
16	18.106	500.00	340.06
TOTAL	375.644		

TRACT TABLE		CURVE TABLE	
TRACT	AREA	CURVE RADIUS	CHORD BEARING
TRACT-A	15,373 SF	500.00	124.47
TRACT-B	12,397 SF	500.00	141.84
TRACT-C	32,540 SF	500.00	152.21
TRACT-D	15,138 SF	500.00	166.66
TRACT-E	68,279 SF	500.00	181.11
TOTAL	143,727 SF		

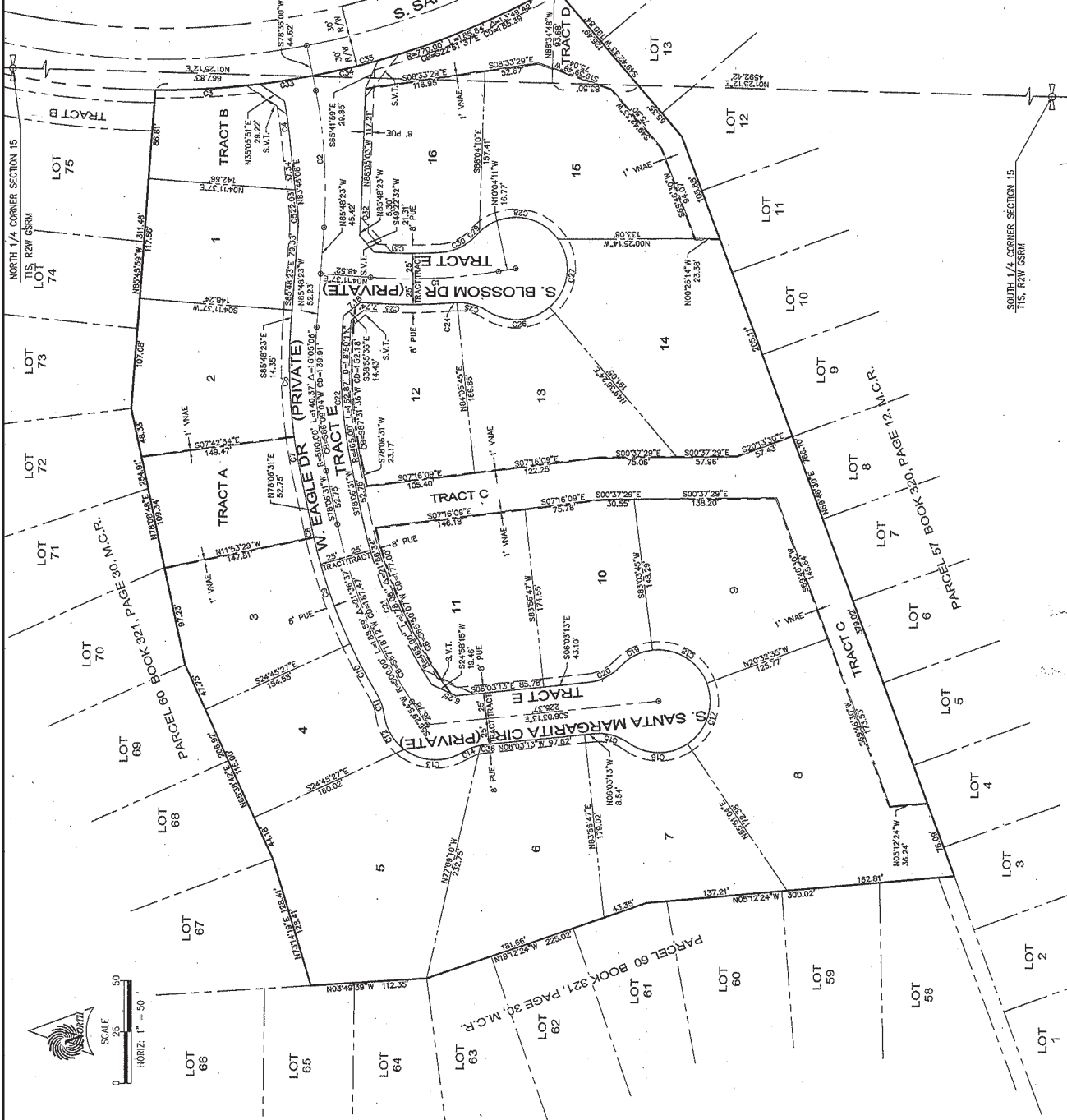
TRACT	AREA	ACREAGE	USAGE	MAINTENANCE & OWNERSHIP
TRACT-A	15,373 SF	0.35 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-B	12,397 SF	0.28 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-C	32,540 SF	0.75 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-D	15,138 SF	0.35 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-E	68,279 SF	1.57 AC	ROADWAY & PUBLIC UTILITY	HOA
TOTAL	143,727 SF	3.28 AC		

**BOOK 799 PAGE 48**  
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 HELENE PARRILL  
 2005-1909034  
 11-13-05

**SUNRISE ENGINEERING**  
 7225 W. PALMS BLVD. SUITE 113  
 MESA, ARIZONA 85205  
 TEL: 480-768-8600 FAX: 480-768-8609

**US DEVELOPMENT LAND, LLC**  
 THE PALMSADES AT  
 ESTRELLA MOUNTAIN RANCH PARCEL-59  
 FINAL PLAN

SP. NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 REVISION NO. \_\_\_\_\_



TRACT	AREA	ACREAGE	USAGE	MAINTENANCE & OWNERSHIP
TRACT-A	15,373 SF	0.35 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-B	12,397 SF	0.28 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-C	32,540 SF	0.75 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-D	15,138 SF	0.35 AC	DRAINAGE/LANDSCAPE	HOA
TRACT-E	68,279 SF	1.57 AC	ROADWAY & PUBLIC UTILITY	HOA
TOTAL	143,727 SF	3.28 AC		