

SF RESIDENTIAL PROPERTY FOR SALE

BROADWAY STREET AND PARK ROAD | CLARKDALE, ARIZONA



LOCATION	Property is located east of east of S. Broadway Street at Park Road Clarkdale, Arizona
PARCEL	400-06-014
SIZE	±19.87 Acres
PRICE	\$1,199,000 (\$1.38/sf)
ZONING	R-1
PROPERTY TAXES	\$4,251.46 (2023)
UTILITIES	Electric: Arizona Public Service Telephone: CenturyLink Natural Gas: Unisource Energy Service Water: Town of Clarkdale Sewer: Town of Clarkdale <i>*Buyer to verify location of utilities in relation to the Property.</i>
COMMENTS	Prime residential acreage near the Historic Downtown area of Clarkdale. Current zoning will allow for single family development with a minimum lot size of 10,000 sf. Any higher density will require town approval of rezoning and development plan.

CONTACT FOR MORE INFORMATION

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cbarney@landadvisors.com
928.445.4457

 Land Advisors[®]
ORGANIZATION

928.445.4457 | LandAdvisors.com

CLARKDALE COMMUNITY

Clarkdale was established in 1912 and is renowned as the first master planned community in the State of Arizona. It is situated in the heart of the Verde Valley, at the base of Mingus Mountain, and only 10 minutes from the historic mining town of Jerome and 30 minutes from the exquisite red rocks of Sedona.

Clarkdale offers the small-town experience along with plenty of reasons to stay and play among the local attractions. Attend family-friendly events and concerts throughout the year at its Town Park with its iconic gazebo. Enjoy a day trip on the scenic Verde Canyon Railroad or kayak down the Verde River. Experience the Arizona Copper Art Museum or explore the Sinagua Indian pueblo in Tuzigoot National Monument. At the end of the day, relax at one of Clarkdale's wineries or tasting rooms. Enjoy life and embrace history in the quaint, historic town of Clarkdale.

Downtown Clarkdale



Source: Marine 69-71 / Wikimedia

Verde Canyon Railroad

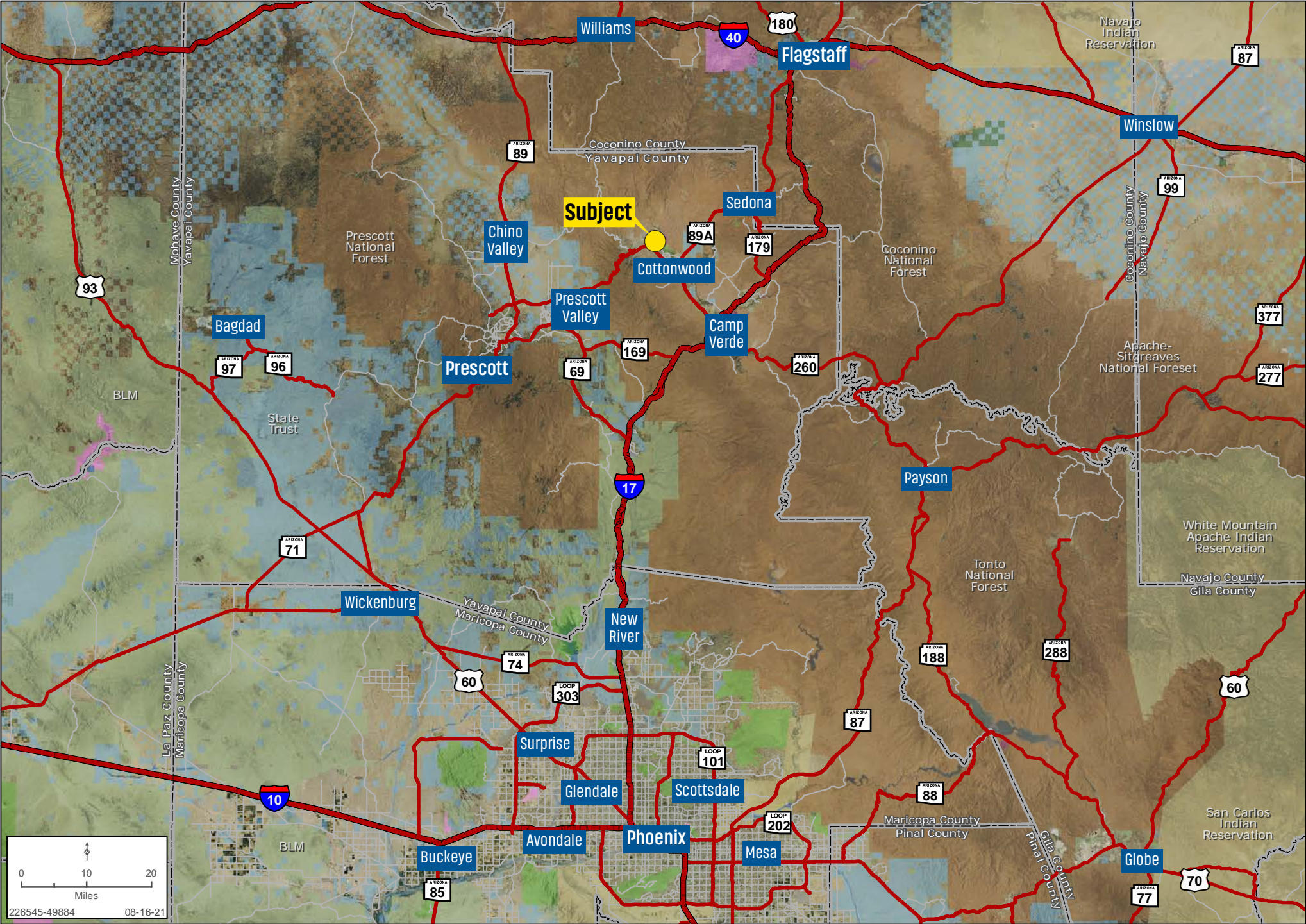


Source: Pamela Au / shutterstock



LOCALITY MAP

Capri Barney | 928.445.4457 | www.landadvisors.com



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REGIONAL MAP

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AREA MAP

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DETAIL MAP

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CONTOUR MAP

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RESULTS OF SURVEY

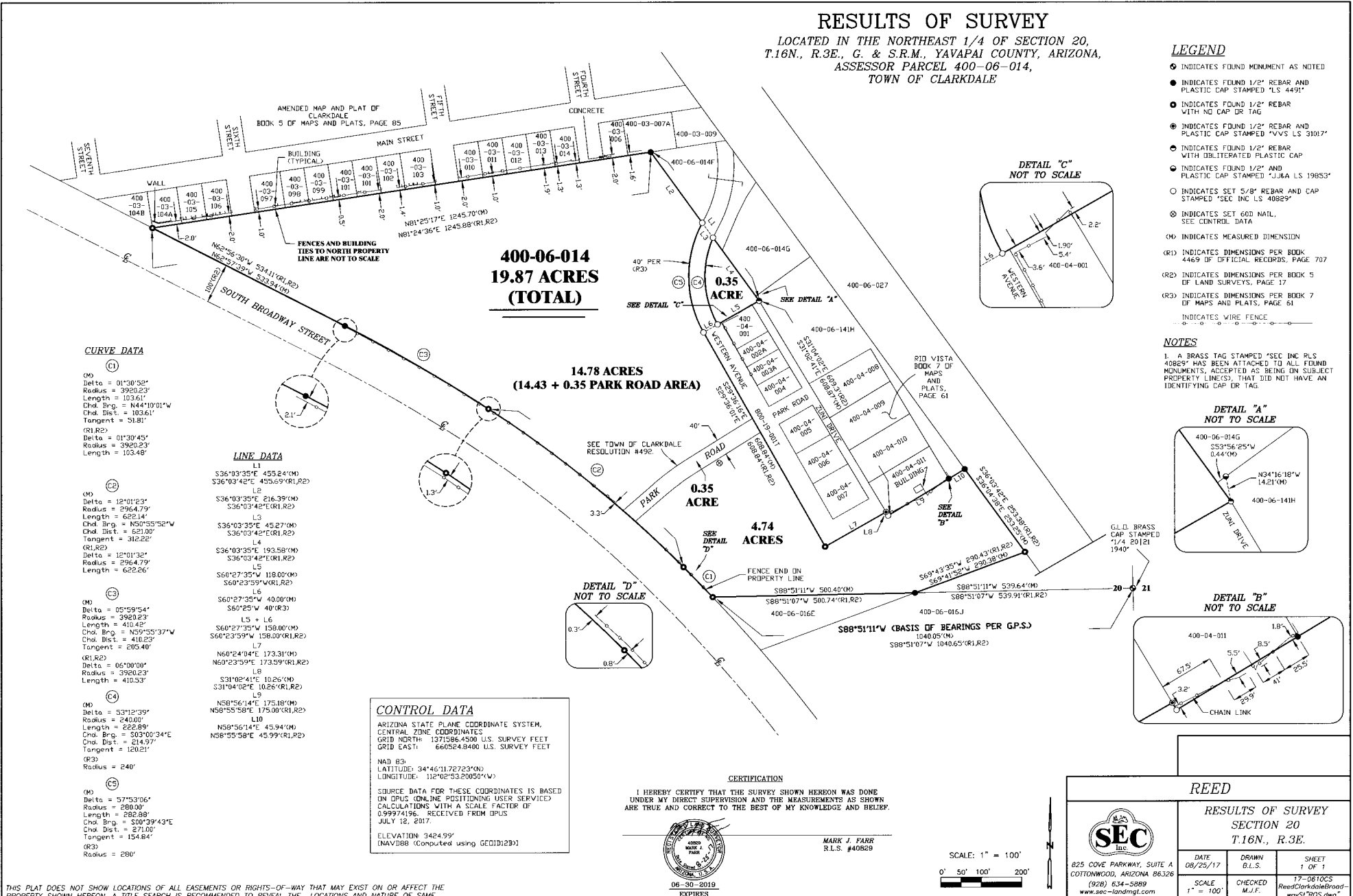
LOCATED IN THE NORTHEAST 1/4 OF SECTION 20,
T.16N., R.3E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA,
ASSESSOR PARCEL 400-06-014,
TOWN OF CLARKDALE

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LS 4491"
- INDICATES FOUND 1/2" REBAR WITH NO CAP OR TAG
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "VVS LS 31017"
- INDICATES FOUND 1/2" REBAR WITH OBLITERATED PLASTIC CAP
- INDICATES FOUND 1/2" AND PLASTIC CAP STAMPED "JJA LS 19853"
- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- ⊗ INDICATES SET 60D NAIL, SEE CONTROL DATA
- Ⓜ INDICATES MEASURED DIMENSION
- (R1) INDICATES DIMENSIONS PER BOOK 4469 OF OFFICIAL RECORDS, PAGE 707
- (R2) INDICATES DIMENSIONS PER BOOK 5 OF LAND SURVEYS, PAGE 17
- (R3) INDICATES DIMENSIONS PER BOOK 7 OF MAPS AND PLATS, PAGE 61
- INDICATES WIRE FENCE

NOTES

1. A BRASS TAG STAMPED "SEC INC RLS 40829" HAS BEEN ATTACHED TO ALL FOUND MONUMENTS, ACCEPTED AS BEING ON SUBJECT PROPERTY LINE(S), THAT DID NOT HAVE AN IDENTIFYING CAP OR TAG



CURVE DATA

(C1)
Delta = 01°30'52"
Radius = 3920.23'
Length = 103.61'
Chd. Bng. = N44°10'01"W
Chd. Dist. = 103.61'
Tangent = 51.81'
(R1,R2)
Delta = 01°39'45"
Radius = 3920.23'
Length = 103.48'

LINE DATA

L1
S36°03'35"E 455.24'(M)
S36°03'42"E 455.69'(R1,R2)
L2
S36°03'35"E 216.39'(M)
S36°03'42"E (R1,R2)
L3
S36°03'35"E 45.27'(M)
S36°03'42"E (R1,R2)
L4
S36°03'35"E 193.58'(M)
S36°03'42"E (R1,R2)
L5
S60°27'35"W 118.00'(M)
S60°23'59"W (R1,R2)
L6
S60°27'35"W 40.00'(M)
S60°25'W 40'(R3)
L5 + L6
S60°27'35"W 158.00'(M)
S60°23'59"W 158.00'(R1,R2)
L7
N60°24'04"E 173.31'(M)
N60°23'59"E 173.59'(R1,R2)
L8
S31°09'41"E 102.55'(M)
S31°04'02"E 102.55'(R1,R2)
L9
N58°56'14"E 175.18'(M)
N59°55'58"E 175.00'(R1,R2)
L10
N58°56'14"E 45.94'(M)
N58°55'58"E 45.99'(R1,R2)

(C2)
Delta = 12°01'23"
Radius = 2964.79'
Length = 622.14'
Chd. Bng. = N50°55'52"W
Chd. Dist. = 621.00'
Tangent = 312.22'
(R1,R2)
Delta = 12°01'32"
Radius = 2964.79'
Length = 622.26'

(C3)
Delta = 05°59'54"
Radius = 3920.23'
Length = 410.42'
Chd. Bng. = N09°55'37"W
Chd. Dist. = 410.23'
Tangent = 205.40'
(R1,R2)
Delta = 06°00'00"
Radius = 3920.23'
Length = 410.53'

(C4)
Delta = 53°15'39"
Radius = 2400'
Length = 222.89'
Chd. Bng. = S03°00'34"E
Chd. Dist. = 214.97'
Tangent = 120.21'
(R3)
Radius = 240'

(C5)
Delta = 57°53'06"
Radius = 2800'
Length = 282.88'
Chd. Bng. = S00°39'43"E
Chd. Dist. = 271.00'
Tangent = 154.84'
(R3)
Radius = 280'

CONTROL DATA

ARIZONA STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE COORDINATES
GRID NORTH: 1371586.4500 U.S. SURVEY FEET
GRID EAST: 660524.8400 U.S. SURVEY FEET

NAD 83:
LATITUDE: 34°46'11.72723"(M)
LONGITUDE: 112°02'53.29050"(W)

SOURCE DATA FOR THESE COORDINATES IS BASED ON OPUS (ONLINE POSITIONING USER SERVICE) CALCULATIONS WITH A SCALE FACTOR OF 0.99974196, RECEIVED FROM OPUS JULY 12, 2017.

ELEVATION: 3424.99'
(NAVD88 (Computed using GEDD12B))

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARK J. FARR
R.L.S. #40829

06-30-2019
EXPIRES

SCALE: 1" = 100'
0' 50' 100' 200'

REED



825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

RESULTS OF SURVEY SECTION 20 T.16N., R.3E.

DATE	DRAWN	SHEET
08/25/17	B.L.S.	1 OF 1
SCALE	CHECKED	17-0810CS
1" = 100'	M.J.F.	Reed/Clarkdale/Reed-woy517ROS.dwg

THIS PLAN DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

DISCLAIMER: These Survey Documents have been prepared using technical knowledge and skills that would be applied by other qualified professionals who practice in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/drawings prepared in practice.

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TOPOGRAPHY
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 20,
 T.16N., R.3E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA,
 ASSESSOR PARCEL 400-06-014,
 TOWN OF CLARKDALE



CONTROL DATA
 ARIZONA STATE PLANE COORDINATE SYSTEM,
 CENTRAL ZONE COORDINATES
 GRID NORTH: 1371596.4500 U.S. SURVEY FEET
 GRID EAST: 660524.8400 U.S. SURVEY FEET

 NAD 83
 LATITUDE: 34°46'11.72723"ND
 LONGITUDE: 112°02'53.20050"W

 SOURCE DATA FOR THESE COORDINATES IS BASED
 ON OPUS (ONLINE POSITIONING USER SERVICE)
 CALCULATIONS WITH A SCALE FACTOR OF
 0.99974196. RECEIVED FROM OPUS
 JULY 12, 2017.

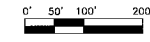
 ELEVATION: 3424.99'
 (NAVD88 (Computed using GEOID12B))


CERTIFICATION
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE
 UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN
 ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARK J. FARR
 R.L.S. #40829

PHOTO DATE JULY 2017
 CONTOUR INTERVAL = 1'
 SCALE: 1" = 100'



REED		
 825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgt.com		
TOPOGRAPHY		
SECTION 20		
T.16N., R.3E.		
DATE 08/04/17	DRAWN B.L.S.	SHEET 1 OF 1
SCALE 1" = 100'	CHECKED M.J.F.	17-0610CS-REED ClarkdaleBrookway01 AerialTopoPhoto.dwg

THIS PLAT DOES NOT SHOW LOCATIONS OF ALL EASEMENTS OR RIGHTS-OF-WAY THAT MAY EXIST ON OR AFFECT THE PROPERTY SHOWN HEREON. A TITLE SEARCH IS RECOMMENDED TO REVEAL THE LOCATIONS AND NATURE OF SAME.

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