

**LEGAL DESCRIPTION
RIGHT-OF-WAY RELEASE AREA 1
HONEYCUTT AVENUE
FEE 2020-046653, PCR
MARICOPA, ARIZONA**

MARCH 28, 2024
Job No. 6872
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A PORTION OF HONEYCUTT AVENUE, A RIGHT-OF-WAY SHOWN ON RIGHT-OF-WAY PLANS OF THE MARICOPA ROAD, MARICOPA UNION PACIFIC RAILROAD CROSSING, 347 PN 172 H7007, 347-A(204)A, PREPARED BY RITTOCH-POWELL & ASSOCIATES, DATED 04-10-2018, ABANDONED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION TO THE CITY OF MARICOPA PER RESOLUTION OF ABANDONMENT RECORDED AS FEE NUMBER 2020-046653, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27, BEING AN IRON PIPE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 09 MINUTES 32 SECONDS WEST, A DISTANCE OF 2628.85 FEET (BASIS OF BEARINGS);

THENCE NORTH 00 DEGREES 09 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 540.70 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 50 MINUTES 28 SECONDS EAST, A DISTANCE OF 420.83 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 347;

THENCE SOUTH 44 DEGREES 59 MINUTES 49 SECONDS EAST, ALONG THE RIGHT-OF-WAY LINE OF HIGHWAY 347, A DISTANCE OF 21.27 FEET TO THE RIGHT OF WAY LINE OF HONEYCUTT AVENUE,

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF HONEYCUTT AVENUE, SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 340.43 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE RIGHT OF WAY LINE OF SAID HONEYCUTT AVENUE THE FOLLOWING 9 COURSES AND DISTANCES;

THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 29.62 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS WEST, A DISTANCE OF 33.15 FEET TO A POINT OF CURVE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHERLY 179.18 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES 06 MINUTES 35 SECONDS, TO A NON-TANGENT LINE;

THENCE, SOUTH 52 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 60.53 FEET TO THE POINT OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT BEARS SOUTH 60 DEGREES 32 MINUTES 07 SECONDS EAST, A RADIAL DISTANCE OF 270.00 FEET;

THENCE SOUTHERLY 139.35 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 34 MINUTES 16 SECONDS TO A TANGENT LINE;

THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS EAST, A DISTANCE OF 33.30 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 37.98 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 110.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS WEST, A DISTANCE OF 22.03 FEET;

THENCE LEAVING THE SOUTHERN RIGHT OF WAY OF SAID HONEYCUTT AVENUE, THROUGH THE RIGHT OF WAY OF SAID HONEYCUTT AVENUE, THE FOLLOWING 6 COURSES AND DISTANCES, NORTH 53 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 71.83 FEET;

THENCE SOUTH 68 DEGREES 27 MINUTES 17 SECONDS WEST, A DISTANCE OF 24.82 FEET, TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT BEARS NORTH 63 DEGREES 05 MINUTES 26 SECONDS EAST, A RADIAL DISTANCE OF 80.00 FEET;

THENCE NORTHERLY 37.61 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 56 MINUTES 13 SECONDS, FEET TO A TANGENT LINE;

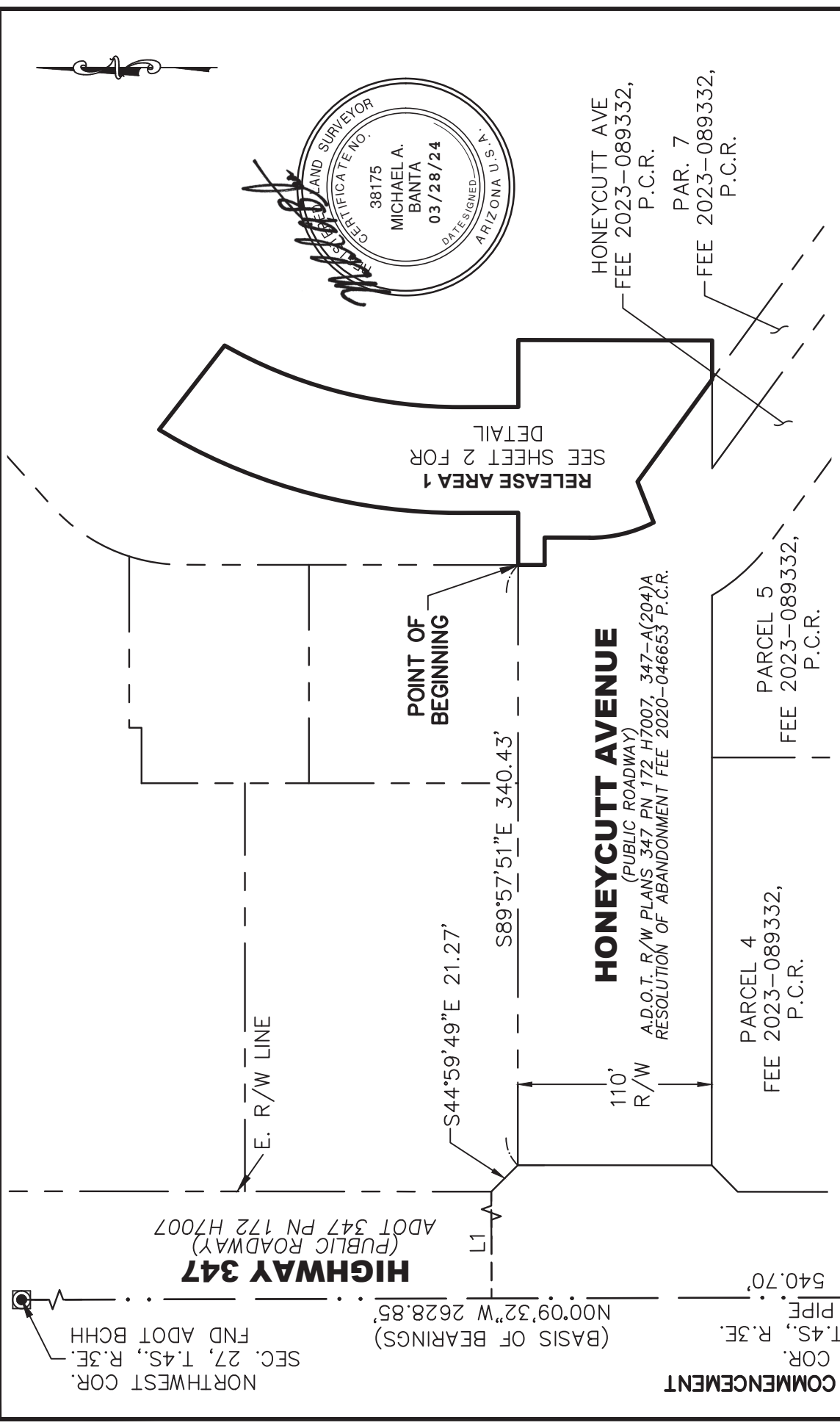
THENCE NORTH 00 DEGREES 01 MINUTE 39 SECONDS EAST, A DISTANCE OF 25.59 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 15.50 FEET;

THENCE NORTH 0 DEGREES 01 MINUTE 43 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**;

SAID PORTION OF RIGHT-OF-WAY TO BE RELEASED
CONTAINS 21609 SQUARE FEET OR 0.496 ACRES,
MORE OR LESS.





LEGAL DESCRIPTION

RELEASE AREA 1

MARICOPA, ARIZONA

POINT OF COMMENCEMENT

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350

RICK
ENGINEERING COMPANY

rickengineering.com

DRAWING:	6872_HONEYCUTT_AVE_RELEASE_A1				
JOB #	P6872	SCALE:	NTS	SHT:	1 OF 2
DRAFTER:	DCG	CHK:	MAB	DATE:	3/28/24

