



**Legal Description
Anderson Farms
PAD**

Job No. 21-0141

8/18/2021

ALL OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THOSE PORTIONS DESCRIBED IN EXCLUSION FOR THE MARICOPA-STANFIELD IRRIGATION AND DRAINAGE DISTRICT AS SET FORTH IN QUIT CLAIM DEED RECORDED DOCKET 2037, PAGE 70; AND

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED IN FEE NO. 2008-111730 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89°08'55" EAST, 2638.58 FEET;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH THE NORTH LINE OF SAID SECTION 33, 1299.97 FEET;

THENCE SOUTH 00°51'05" EAST, 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BOWLIN ROAD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH SAID RIGHT OF WAY LINE, 300.00 FEET;

THENCE SOUTH 00°51'05" EAST, DEPARTING SAID RIGHT OF WAY LINE, 357.00 FEET;

THENCE SOUTH 89°08'55" WEST, 300.00 FEET;

THENCE NORTH 00°51'05" WEST, 357.00 FEET TO THE TRUE POINT OF BEGINNING;
AND

EXCEPT A PROPOSED EXCEPTION FOR FARMSTEAD DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, BEING MARKED BY A REBAR WITHOUT ID, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION



33, BEING MARKED BY A REBAR WITHOUT ID, BEARS NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 2639.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 56.12 FEET TO THE SOUTHEAST CORNER OF THAT MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT RIGHT-OF-WAY AS CONVEYED IN DOCKET 1538, PAGE 561 AND DOCKET 1479, PAGE 740 OF PINAL COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID RIGHT-OF-WAY AND THE NORTHERLY PROLONGATION THEREOF, NORTH 0 DEGREES 31 MINUTES 24 SECONDS EAST, 829.98 FEET;

THENCE ALONG A LINE 830.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, 1307.00 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 06 SECONDS WEST, 830.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, 1258.20 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR PHASE 1A PLAT DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 33, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARS NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,639.89 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 735.10 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 195.01 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 1046.31 FEET;



THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 685.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, 561.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 605.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 03 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST, 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 71.55 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR PHASE 1B PLAT DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 33, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 2639.89 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, 735.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, 982.46 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 22 SECONDS EAST, 1225.32 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 1006.38 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 1046.31 FEET;

THENCE NORTH 0 DEGREES 24 MINUTES 10 SECONDS WEST, 50.00 FEET;

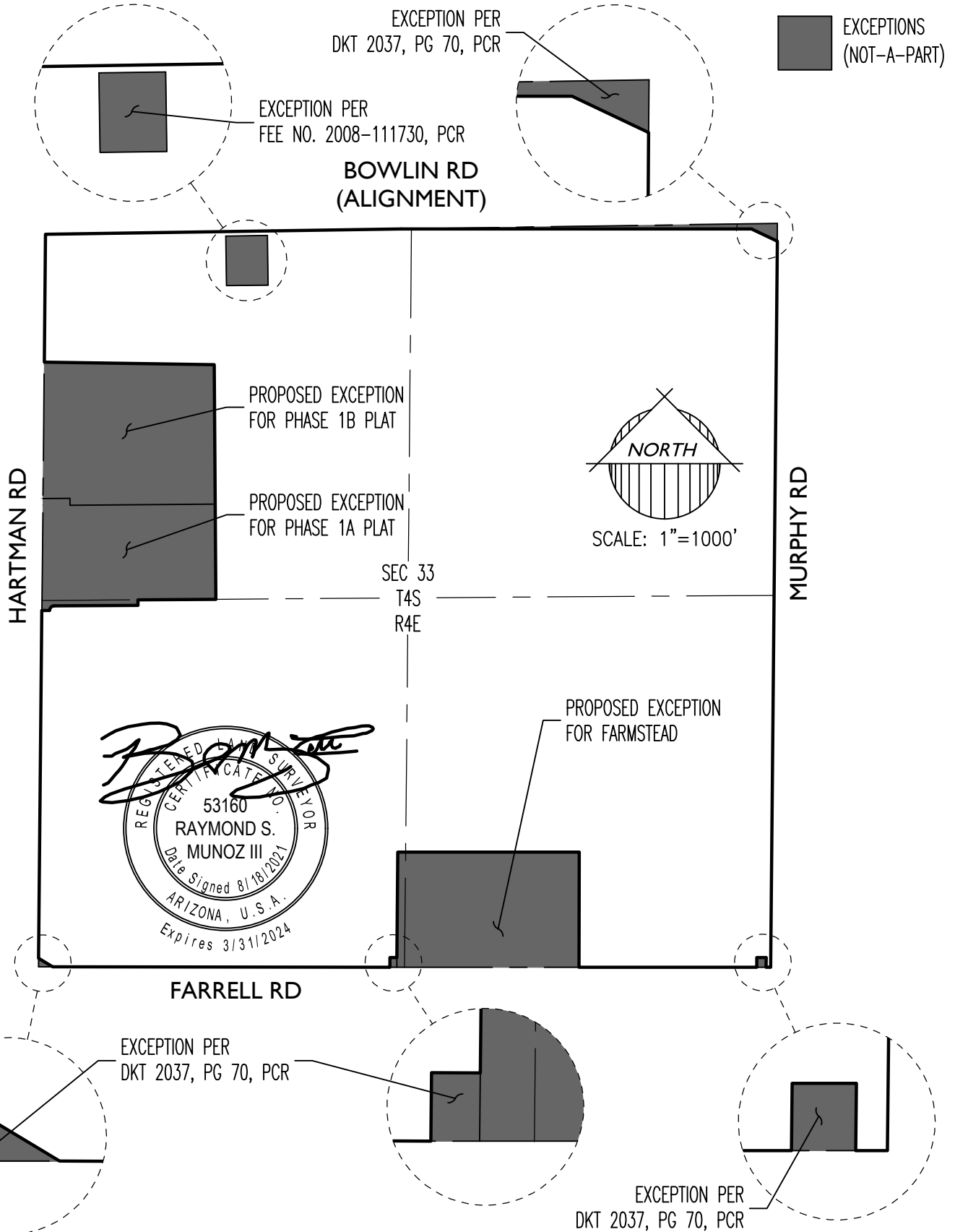


THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 195.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 24,670,657 SQUARE FEET OR 566.3604 ACRES, MORE OR LESS.



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SEE SHEET 2 OF 2 FOR AREA BREAKDOWN

21-0141

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Exhibit

SHEET 1 OF 2



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AREA BREAKDOWN

(NOT-A-PART)	SECTION 33, T4S, R4E	28,081,222 SF±	644.6562 AC±
	EXCEPTION (DKT 2037, PG 70, PCR)	73,595 SF±	1.6895 AC±
	EXCEPTION (FEE NO. 2008-111730, PCR)	107,100 SF±	2.4587 AC±
	EXCEPTION (FARMSTEAD)	1,087,845 SF±	24.9735 AC±
	EXCEPTION (PHASE 1A PLAT)	894,215 SF±	20.5284 AC±
	EXCEPTION (PHASE 1B PLAT)	1,247,810 SF±	28.6458 AC±
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	PAD AREA	24,670,657 SF±	566.3604 AC±



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Exhibit

SHEET 2 OF 2



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