

November 13, 2025

LEGAL DESCRIPTION FOR  
DESERT CEDARS  
EXCHANGE PARCEL

That part of the Northeast Quarter of Section 28, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the 1 - 1/2" Iron Pipe marking the East Quarter Corner of said Section 28, from which the Brass Cap in hand hole marking the Northeast Corner of said Section 28 bears North 00°09'37" West, a distance of 2,628.85 feet;

Thence North 00°09'37" West, along the East line of said Northeast Quarter, a distance of 467.63 feet;

Thence South 89°50'23" West, departing said East line, a distance of 399.95 to a point on a 164.00 foot radius non-tangent curve, whose center bears South 60°37'44" West, being the Point of Beginning;

Thence Southerly, along said curve, through a central angle of 29°37'22", a distance of 84.79 feet;

Thence South 00°02'58" West, a distance of 2.90 feet to the beginning of a tangent curve of 30.00 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of 20°13'39", a distance of 10.59 feet;

Thence South 20°10'42" East, a distance of 9.01 feet to a point on a 29.00 foot radius non-tangent curve, whose center bears South 71°13'57" West;

Thence Southerly, along said curve, through a central angle of 14°49'40", a distance of 7.50 feet;

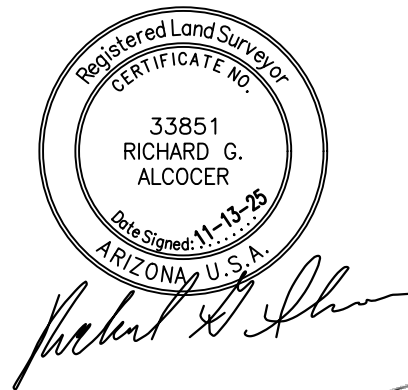
Thence South 00°15'40" West, a distance of 106.28 feet to the beginning of a tangent curve of 1,474.39 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of 04°04'39", a distance of 104.92 feet;

Thence North 89°44'20" West, a distance of 31.73 feet to a point on the East line of Lot 1 of the Amended Plat of Estrella Park as recorded in Book 9 of Maps, Page 7, Records of Pinal County, Arizona;

Thence North 00°15'40" East, along said East line, a distance of 321.21 feet to the Point of Beginning.

Containing 7,919 Square Feet or 0.182 Acres, more or less.



DESERT CEDARS  
EXCHANGE PARCEL

N00°09'37.2724" W 467.63

S89°50'22.7276" W 399.95

BOUNDARY

RB = S60°37'43.6489" W

R = 164.00

A = 84.79

C = 83.85

CB = S14°33'35.5809" E

D = 29°37'21.5404"

T = 43.37

RB = S89°44'54.8108" E

S00°02'57.5493" W 2.90

RB = S89°57'02.4507" E

R = 30.00

A = 10.59

C = 10.54

CB = S10°03'52.1007" E

D = 20°13'39.3002"

T = 5.35

RB = S69°49'18.2492" W

S20°10'41.7508" E 9.01

RB = S71°13'57.4406" W

R = 29.00

A = 7.50

C = 7.48

CB = S11°21'12.4187" E

D = 14°49'40.2812"

T = 3.77

RB = N86°03'37.7219" E

S00°15'39.7276" W 106.28

RB = S89°44'20.2723" E

R = 1,474.39

A = 104.92

C = 104.90

CB = S01°46'39.5430" E

D = 04°04'38.5412"

T = 52.48

RB = S86°11'01.1864" W

N89°44'20.2724" W 31.73

N00°15'39.7276" E 321.21

to

Area = 7,919 0.182 AC

Closing course: 308°58'49.5361" 0.004331

Misclosure: 1/156,509

North Error: 0.002725

East Error: 0.003367



20' R/W  
PER BK 9 OF MAPS  
PG. 7, P.C.R.

NORTHEAST CORNER  
SECTION 28  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST

2161.22'  
N00°09'37"W 2628.85'

POINT OF  
BEGINNING

S89°50'23"W  
399.95'

APN 510-29-001B  
CITY OF MARICOPA  
2024-018100 P.C.R.

L5  
L3  
L4  
C1  
L1  
C2  
L2  
C3  
C4  
MARICOPA ROAD

467.63'



= EXCHANGE PARCEL AREA



POINT OF COMMENCEMENT  
EAST 1/4 CORNER  
SECTION 28  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST

SCALE 1" = 80'

EXHIBIT

4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

DESERT CEDARS

MARICOPA ROAD

EXCHANGE PARCEL



1 OF 2

### CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	84.79'	164.00'	029°37'22"	43.37'	83.85'	S14°33'36"E
C2	10.59'	30.00'	020°13'39"	5.35'	10.54'	S10°03'52"E
C3	7.50'	29.00'	014°49'40"	3.77'	7.48'	S11°21'12"E
C4	104.92'	1474.39'	004°04'39"	52.48'	104.90'	S01°46'40"E

### LINE TABLE

NO.	BEARING	LENGTH
L1	S00°02'58"W	2.90'
L2	S20°10'42"E	9.01'
L3	S00°15'40"W	106.28'
L4	N89°44'20"W	31.73'
L5	N00°15'40"E	321.21'



NO SCALE

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**DESERT CEDARS EQUITIES**

**MARICOPA ROAD**

**EXCHANGE PARCEL**



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