

August 25, 2025

LEGAL DESCRIPTION FOR
DESERT CEDARS
MARICOPA ROAD TRANSFER 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 46.35 feet;

Thence South 89°50'23" West, departing said East line, a distance of 267.92 feet to the Point of Beginning;

Thence South 78°13'05" West, a distance of 11.46 feet;

Thence North 11°47'41" West, a distance of 8.71 feet to a point on a 1394.39 foot radius non-tangent curve, whose center bears North 82°06'22" East;

Thence Northerly, along said curve, through a central angle of 08°09'17", a distance of 198.46 feet;

Thence North 00°15'40" East, a distance of 61.03 feet;

Thence North 00°20'15" East, a distance of 44.43 feet to a point on a 225.50 foot radius non-tangent curve, whose center bears North 89°43'39" West;

Thence Northerly, along said curve, through a central angle of 39°24'13", a distance of 155.08 feet;

Thence North 39°07'52" West, a distance of 27.16 feet to the beginning of a tangent curve of 174.50 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 38°00'41", a distance of 115.77 feet;

Thence North 00°15'40" East, a distance of 8.41 feet to a point on a 174.50 foot radius non-tangent curve, whose center bears South 88°21'31" East;

Thence Northerly, along said curve, through a central angle of $02^{\circ}10'57''$, a distance of 6.65 feet; to the beginning of a tangent compound curve of 20.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of $122^{\circ}27'32''$, a distance of 42.75 feet;

Thence South $53^{\circ}43'02''$ East, a distance of 108.79 feet;

Thence South $00^{\circ}15'40''$ West, a distance of 342.14 feet to the beginning of a tangent curve of 1382.39 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of $08^{\circ}28'58''$, a distance of 204.67 feet to the Point of Beginning.

Containing 21,470 Square Feet or 0.493 Acres, more or less.



DESERT CEDARS
MARICOPA ROAD TRANSFER PARCEL

N00°09'37.27" W 46.35

S89°50'22.73" W 267.92

BOUNDARY

S78°13'04.52" W 11.46

N11°47'41.27" W 8.71

RB = N82°06'22.32" E

R = 1394.39

A = 198.46

C = 198.29

CB = N03°48'58.98" W

D = 08°09'17.41"

T = 99.40

RB = N89°44'20.27" W

N00°15'39.73" E 61.03

N00°20'14.97" E 44.43

RB = N89°43'39.49" W

R = 225.50

A = 155.08

C = 152.04

CB = N19°25'45.93" W

D = 39°24'12.86"

T = 80.75

RB = N50°52'07.64" E

N39°07'52.36" W 27.16

RB = N50°52'06.51" E

R = 174.50

A = 115.77

C = 113.66

CB = N20°07'32.83" W

D = 38°00'41.33"

T = 60.10

RB = S88°52'47.84" W

N00°15'39.73" E 8.41

RB = S88°21'31.41" E

R = 174.50

A = 6.65

C = 6.65

CB = N02°43'57.00" E

D = 02°10'56.82"

T = 3.32

RB = N86°10'34.59" W

RB = S86°10'34.59" E

R = 20.00

A = 42.75

C = 35.06

CB = N65°03'11.57" E

D = 122°27'32.32"

T = 36.42

RB = N36°16'57.73" E

S53°43'02.27" E 108.79

S00°15'39.73" W 342.14

RB = S89°44'20.27" E

R = 1382.39

A = 204.67

C = 204.48

CB = S03°58'49.48" E

D = 08°28'58.42"

T = 102.52

RB = S81°46'41.31" W

to

Area = 21470 0.493 AC

Closing course: 108°53'06.24" 0.007119

Misclosure: 1/185,757

North Error: 0.002304

East Error: 0.006735



Richard G. Alcocer

HONEYCUTT
AVENUE

PREVIOUS
CENTERLINE

NORTHEAST CORNER
SECTION 28
TOWNSHIP 4 SOUTH
RANGE 3 EAST

APN 510-29-001A
ARIZONA DEPARTMENT
OF TRANSPORTATION
PER ORDER OF CONDEMNATION
FEE NO. 2019-032025 P.C.R.

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

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

APN 510-29-047D
DESERT CEDARS
EQUITIES LLC
2001-040284 P.C.R.

MARICOPA ROAD

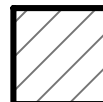
POINT OF
BEGINNING

46.35'

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

2141.63'

2628.85'
N00°09'37"W



= TRANSFER PARCEL
AREA

SCALE 1" = 150'

EXHIBIT

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

DESERT CEDARS

MARICOPA ROAD
TRANSFER PARCEL



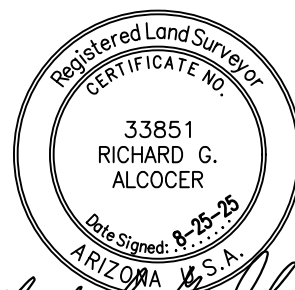
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CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	198.46'	1394.39'	008°09'17"	99.40'	198.29'	N03°48'59"W
C2	155.08'	225.50'	039°24'13"	80.75'	152.04'	N19°25'46"W
C3	115.77'	174.50'	038°00'41"	60.10'	113.66'	N20°07'33"W
C4	6.65'	174.50'	002°10'57"	3.32'	6.65'	N02°43'57"E
C5	42.75'	20.00'	122°27'32"	36.42'	35.06'	N65°03'12"E
C6	204.67'	1382.39'	008°28'58"	102.52'	204.48'	S03°58'49"E

LINE TABLE

NO.	BEARING	LENGTH
L1	S89°50'23"W	267.92'
L2	S78°13'05"W	11.46'
L3	N11°47'41"W	8.71'
L4	N00°15'40"E	61.03'
L5	N00°20'15"E	44.43'
L6	N39°07'52"W	27.16'
L7	N00°15'40"E	8.41'
L8	S53°43'02"E	108.79'
L9	S00°15'40"W	342.14'



Richard G. Alcocer

NO SCALE

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DESERT CEDARS EQUITIES

**MARICOPA ROAD
TRANSFER PARCEL**



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