



**Legal Description
RIGHT-OF-WAY ABANDONMENT**

Job No. 23-0500

October 11, 2023

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION, FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF BEARS AS A BASIS OF BEARING, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 2632.55 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 533.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID LINE AND ALONG THE NORTH LINE OF ROOSEVELT AVENUE AS DEDICATED ON THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, RECORDED IN FEE NO. 2019-073078, RECORDS OF PINAL COUNTY, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 16.00 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 381.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 184.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 67.83 FEET TO A TANGENT LINE;

THENCE SOUTH 20 DEGREES 36 MINUTES 43 SECONDS WEST, 74.55 FEET;

THENCE SOUTH 73 DEGREES 06 MINUTES 56 SECONDS WEST, 17.80 FEET TO THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 34,433.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 38 MINUTES 36 SECONDS WEST;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 01 SECONDS, AND AN ARC LENGTH OF 30.25 FEET TO A NON-TANGENT LINE;



THENCE ALONG THE WEST LINE OF SAID ROOSEVELT AVENUE, NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 24.38 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 20 DEGREES 36 MINUTES 43 SECONDS EAST, 62.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET;

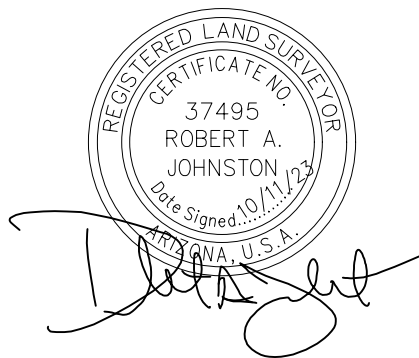
THENCE CONTINUING ALONG SAID WEST LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 58.99 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 381.30 FEET TO SAID NORTH LINE OF ROOSEVELT AVENUE;

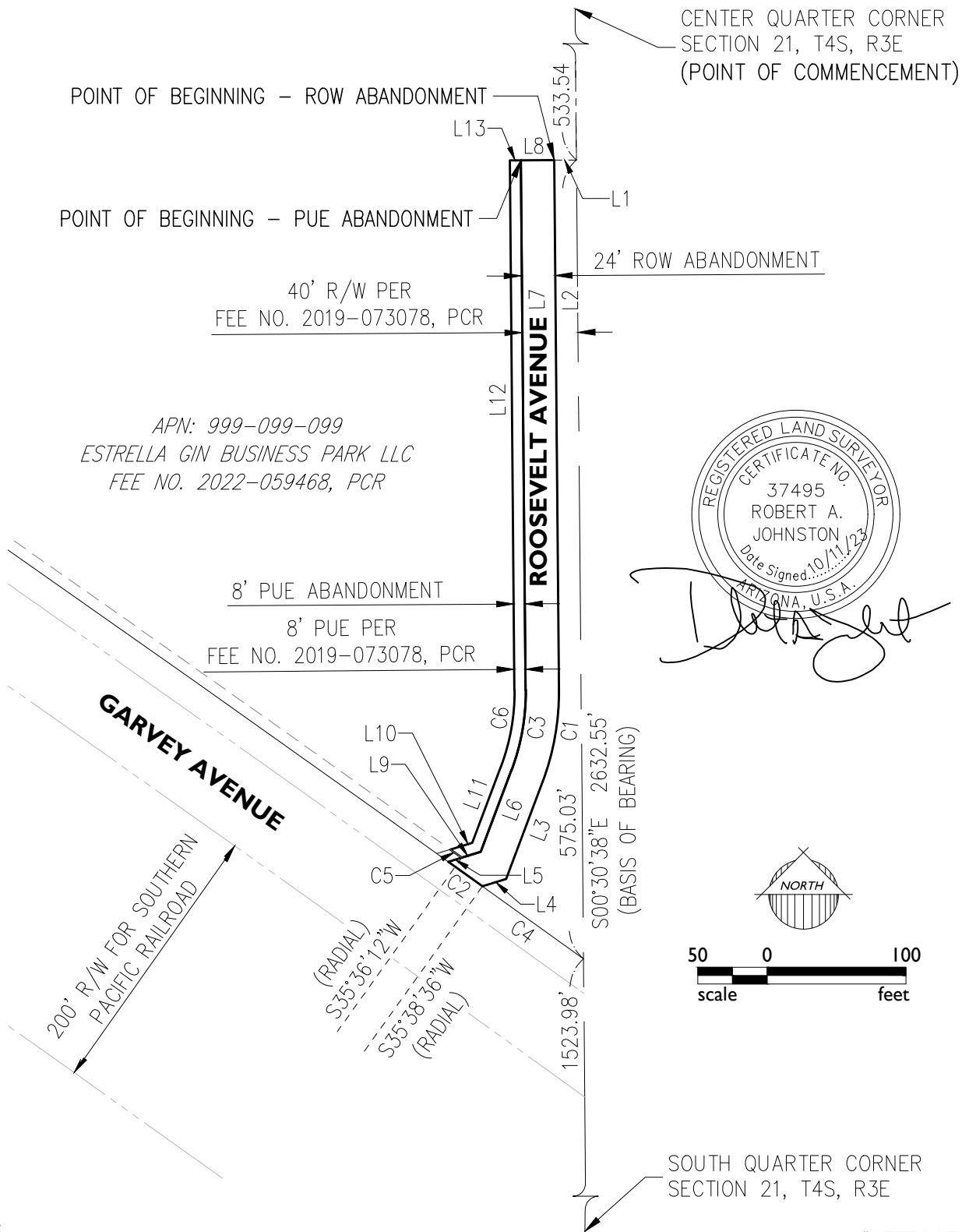
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 24.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 12,825 SQUARE FEET, OR 0.2944 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



Oct 11, 2023 1:43pm S:\Projects\2023\23-0500\Land Survey\Legals\23-0500 ABANDONMENTS.dwg
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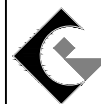


SHEET 1 OF 2

23-0500

ABANDONMENTS

EXHIBIT A



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Ste. 120 Mesa, AZ 85201
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www.epsgroupinc.com

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'52"W	16.00'
L2	S00°30'38"E	381.23'
L3	S20°36'43"W	74.55'
L4	S73°06'56"W	17.80'
L5	N73°06'56"E	24.38'
L6	N20°36'43"E	62.71'
L7	N00°30'38"W	381.30'
L8	N89°38'52"E	24.00'
L9	S73°06'56"W	14.30'
L10	N73°06'56"E	16.49'
L11	N20°36'43"E	58.76'
L12	N00°30'38"W	381.32'
L13	N89°38'52"E	8.00'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	67.83'	184.00'	21°07'21"	34.31'	67.45'	S10°03'02"W
C2	30.25'	34433.74'	0°03'01"	15.13'	30.25'	N54°22'54"W
C3	58.99'	160.00'	21°07'21"	29.83'	58.65'	N10°03'02"E
C4	89.64'	34433.74'	0°08'57"	44.82'	89.64'	N54°16'55"W
C5	10.09'	34441.74'	0°01'00"	5.04'	10.09'	N54°24'18"W
C6	56.04'	152.00'	21°07'21"	28.34'	55.72'	N10°03'02"E

SHEET 2 OF 2

23-0500

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Legal Description
PUBLIC UTILITY EASEMENT ABANDONMENT

Job No. 23-0500

October 11, 2023

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION, FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF BEARS AS A BASIS OF BEARING, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 2632.55 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 533.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID LINE AND ALONG THE NORTH LINE OF ROOSEVELT AVENUE AS DEDICATED ON THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, RECORDED IN FEE NO. 2019-073078, RECORDS OF PINAL COUNTY, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 40.00 FEET TO THE WEST LINE OF SAID ROOSEVELT AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 381.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 58.99 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 20 DEGREES 36 MINUTES 43 SECONDS WEST, 62.71 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 73 DEGREES 06 MINUTES 56 SECONDS WEST, 14.30 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING PUBLIC UTILITY EASEMENT AS SHOWN ON SAID AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK AND A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 34,441.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 36 MINUTES 12 SECONDS WEST;



THENCE NORTHWESTERLY ALONG SAID PUBLIC UTILITY EASEMENT AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTES 00 SECONDS, AND AN ARC LENGTH OF 10.09 FEET TO A NON-TANGENT LINE;

THENCE NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 16.49 FEET;

THENCE NORTH 20 DEGREES 36 MINUTES 43 SECONDS EAST, 58.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 152.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 56.04 FEET TO A TANGENT LINE;

THENCE PARALLEL WITH SAID WEST LINE OF ROOSEVELT AVENUE, NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 381.32 FEET TO SAID NORTH LINE OF ROOSEVELT AVENUE;

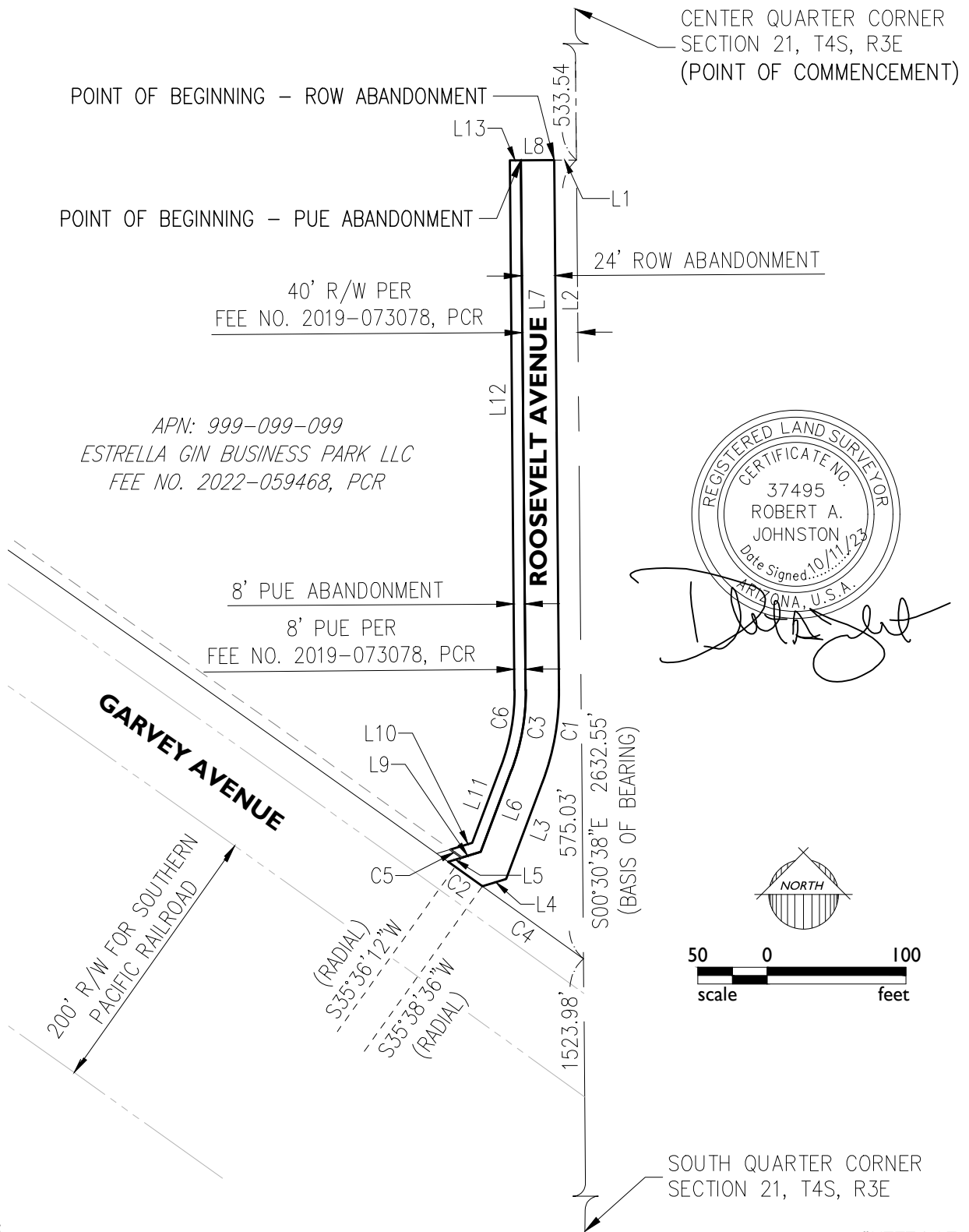
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 8.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 4,120 SQUARE FEET, OR 0.0946 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

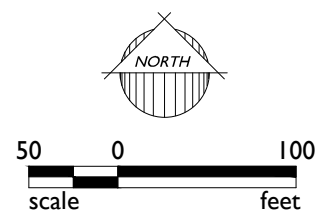


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dhunt



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Date Signed 10/11/23
ARIZONA, U.S.A.

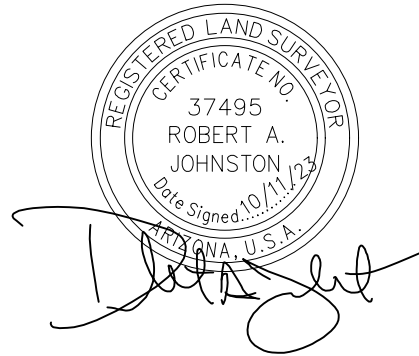
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SHEET 1 OF 2

Oct 11, 2023 1:43pm S:\Projects\2023\23-0500\Land Survey\Legals\23-0500 ABANDONMENTS.dwg
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
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C2	30.25'	34433.74'	0°03'01"	15.13'	30.25'	N54°22'54"W
C3	58.99'	160.00'	21°07'21"	29.83'	58.65'	N10°03'02"E
C4	89.64'	34433.74'	0°08'57"	44.82'	89.64'	N54°16'55"W
C5	10.09'	34441.74'	0°01'00"	5.04'	10.09'	N54°24'18"W
C6	56.04'	152.00'	21°07'21"	28.34'	55.72'	N10°03'02"E

SHEET 2 OF 2

23-0500

ABANDONMENTS

EXHIBIT A



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**Legal Description
PUBLIC UTILITY EASEMENT**

Job No. 23-0500

October 6, 2023

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION, FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF BEARS AS A BASIS OF BEARING, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 2632.55 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 533.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID LINE AND ALONG THE NORTH LINE OF ROOSEVELT AVENUE AS DEDICATED ON THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, RECORDED IN FEE NO. 2019-073078, RECORDS OF PINAL COUNTY, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 16.00 FEET TO THE **POINT OF BEGINNING**;

THENCE PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, 381.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 184.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 67.83 FEET TO A TANGENT LINE;

THENCE SOUTH 20 DEGREES 36 MINUTES 43 SECONDS WEST, 74.55 FEET;

THENCE SOUTH 73 DEGREES 06 MINUTES 56 SECONDS WEST, 17.80 FEET TO THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 34,433.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 38 MINUTES 36 SECONDS WEST;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID ROOSEVELT AVENUE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 01 SECONDS, AND AN ARC LENGTH OF 30.25 FEET TO A NON-TANGENT LINE;



THENCE NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 10.09 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 34441.74 FEET, THE CENTER OF WHICH BEARS SOUTH 35 DEGREES 36 MINUTES 12 SECONDS WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 02 MINUTES 01 SECONDS, AND AN ARC LENGTH OF 20.17 FEET TO A NON-TANGENT LINE;

THENCE NORTH 73 DEGREES 06 MINUTES 56 SECONDS EAST, 9.91 FEET;

THENCE NORTH 20 DEGREES 36 MINUTES 43 SECONDS EAST, 70.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 176.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 07 MINUTES 21 SECONDS, AND AN ARC LENGTH OF 64.88 FEET TO A TANGENT LINE;

THENCE NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, 381.26 FEET TO SAID NORTH LINE OF ROOSEVELT AVENUE;

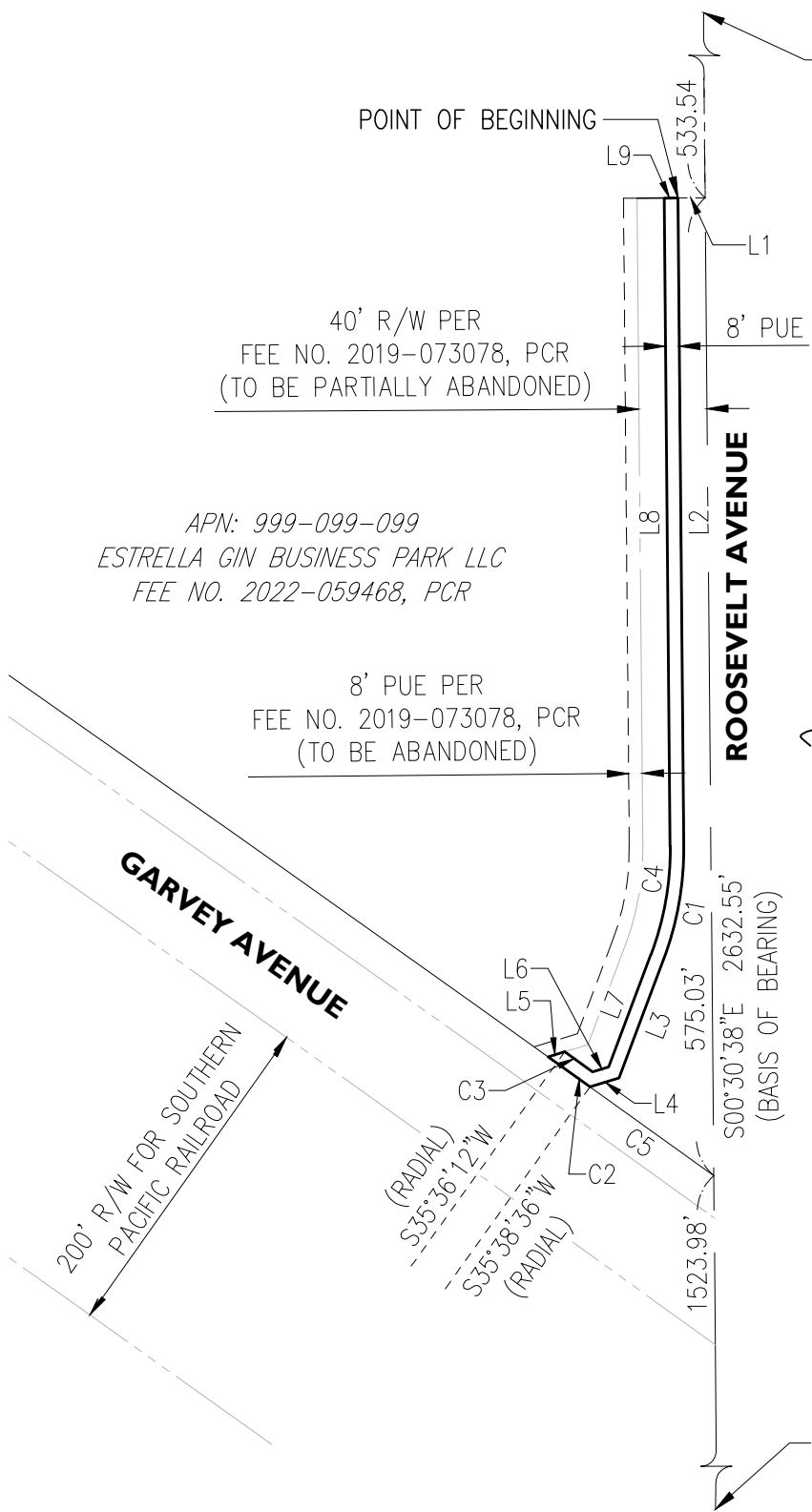
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 8.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 4,474 SQUARE FEET, OR 0.1027 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

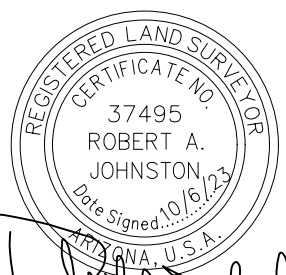
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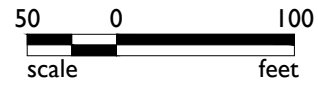
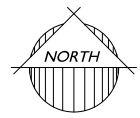
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CENTER QUARTER CORNER
SECTION 21, T4S, R3E
(POINT OF COMMENCEMENT)



[Signature]



SOUTH QUARTER CORNER
SECTION 21, T4S, R3E

SHEET 1 OF 2

Oct 06, 2023 12:51pm S:\Projects\2023\23-0500\Land Survey\Legals\23-0500 PUE.dwg
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LINE TABLE		
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L5	N73°06'56"E	10.09'
L6	N73°06'56"E	9.91'
L7	N20°36'43"E	70.60'
L8	N00°30'38"W	381.26'
L9	N89°38'52"E	8.00'



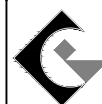
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	67.83'	184.00'	21°07'21"	34.31'	67.45'	N10°03'02"E
C2	30.25'	34433.74'	0°03'01"	15.13'	30.25'	S54°22'54"E
C3	20.17'	34441.74'	0°02'01"	10.08'	20.17'	N54°22'48"W
C4	64.88'	176.00'	21°07'21"	32.81'	64.52'	S10°03'02"W
C5	89.64'	34433.74'	0°08'57"	44.82'	89.64'	N54°16'55"W

SHEET 2 OF 2

23-0500

PUBLIC UTILITY EASEMENT

EXHIBIT A



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