

## Property Legal Description

**SEC John Wayne Parkway & Maricopa Casa-Grande Highway**

City of Maricopa, Arizona

A PORTION OF 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 A IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A ADOT BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 0 DEGREES 31 MINUTES 53 SECONDS WEST, 2628.85 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27, SOUTH 89 DEGREES 50 MINUTES 59 SECONDS EAST, 1167.08 FEET;

THENCE SOUTH 32 DEGREES 05 MINUTES 24 SECONDS EAST, 96.21 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 36 DEGREES 06 MINUTES 54 SECONDS EAST, 785.30 FEET;

THENCE SOUTH 53 DEGREES 53 MINUTES 06 SECONDS EAST, 1205.60 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 50 SECONDS EAST, 409.11 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 24 SECONDS WEST, 446.40 FEET;

THENCE NORTH 53 DEGREES 53 MINUTES 26 SECONDS WEST, 444.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY FROM WHICH THE RADIUS POINT BEARS NORTH 15 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 350.71 FEET;

THENCE WESTERLY 198.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32 DEGREES 29 MINUTES 11 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 73 DEGREES 45 MINUTES 55 SECONDS WEST, 302.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 365.00 FEET;

THENCE NORTHWESTERLY 211.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 34 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 49 DEGREES 23 MINUTES 39 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

*LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 1602045, HAVING AN EFFECTIVE DATE OF MARCH 7, 2022 AT 8:00 A.M.*