

**LEGAL DESCRIPTION
RIGHT-OF-WAY RELEASE AREA 4
HONEYCUTT AVENUE
FEE 2020-046653, PCR
MARICOPA, ARIZONA**

MARCH 28, 2024
Job No. 6872
Page 1 of 2

A PORTION OF HONEYCUTT AVENUE, A RIGHT-OF-WAY SHOWN ON RIGHT-OF-WAY PLANS OF THE MARICOPA ROAD, MARICOPA UNION PACIFIC RAILROAD CROSSING, 347 PN 172 H7007, 347-A(204)A, PREPARED BY RITTOCH-POWELL & ASSOCIATES, DATED 04-10-2018, ABANDONED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION TO THE CITY OF MARICOPA PER RESOLUTION OF ABANDONMENT RECORDED AS FEE NUMBER 2020-046653, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN 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 THE WEST QUARTER CORNER OF SAID SECTION 27, BEING AN IRON PIPE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 09 MINUTES 32 SECONDS WEST, A DISTANCE OF 2628.85 FEET (BASIS OF BEARINGS);

THENCE NORTH 00 DEGREES 09 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 540.70 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 50 MINUTES 28 SECONDS EAST, A DISTANCE OF 420.83 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 347;

THENCE SOUTH 44 DEGREES 59 MINUTES 49 SECONDS EAST, ALONG THE RIGHT-OF-WAY LINE OF HIGHWAY 347, A DISTANCE OF 21.27 FEET TO THE RIGHT-OF-WAY LINE OF HONEYCUTT AVENUE;

THENCE ALONG SAID RIGHT OF WAY LINE OF HONEYCUTT AVENUE, SOUTH 00 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 110.00 FEET TO THE SOUTHERLY LINE OF SAID HONEYCUTT RIGHT OF WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HONEYCUTT AVENUE, SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 395.34 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 53 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 8.14 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS IS 80.00 FEET;

THENCE NORTHERLY 37.61 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 56 MINUTES 13 SECONDS TO A NON-TANGENT LINE;

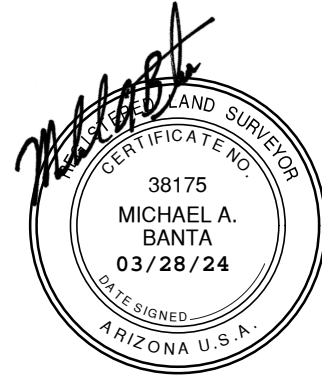
THENCE ALONG SAID NON-TANGENT LINE, NORTH 68 DEGREES 27 MINUTES 17 SECONDS EAST, A DISTANCE OF 24.82 FEET;

THENCE SOUTH 53 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 71.83

FEET;

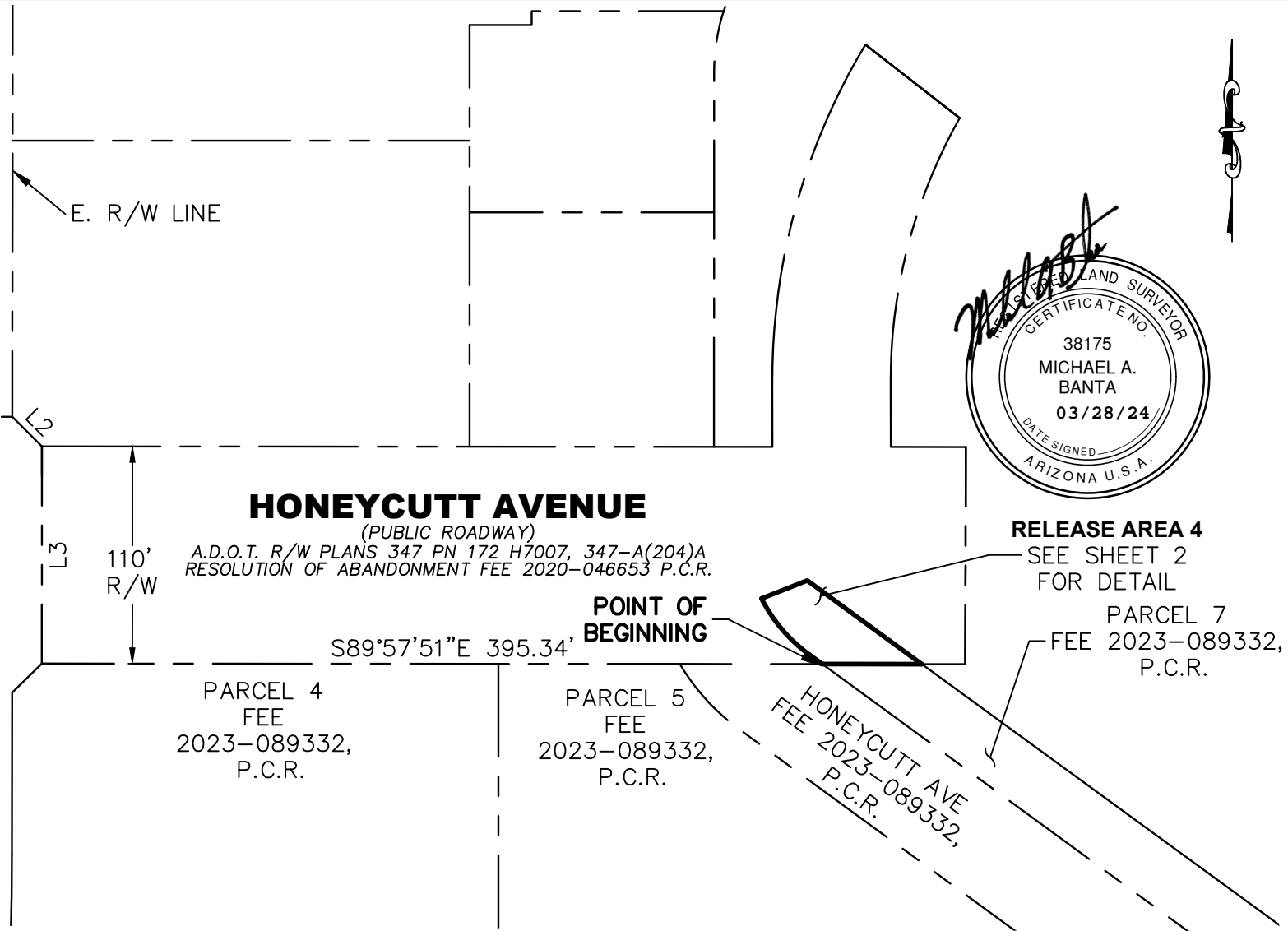
THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.40 FEET TO THE **POINT OF BEGINNING**;

SAID PORTION OF RIGHT-OF-WAY TO BE RELEASED
CONTAINS 1679 SQUARE FEET OR 0.039 ACRES,
MORE OR LESS.



WEST 1/4 COR.
SEC. 27, T.4S., R.3E.,
FND IRON PIPE
540.70'

NORTHWEST COR.
SEC. 27, T.4S., R.3E.,
FND ADOT BCHH
ADOT 347 PN 172 H7007
HONEYCUTT AVENUE
(PUBLIC ROADWAY)
ADOT 347 PN 172 H7007
(BASIS OF BEARINGS)
N00°09'32"W 2628.85'



RELEASE AREA 4
SEE SHEET 2
FOR DETAIL
PARCEL 7
FEE 2023-089332,
P.C.R.



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LEGAL DESCRIPTION
RELEASE AREA 4
MARICOPA, ARIZONA

DRAWING:	6872_HONEYCUTT_AVE_RELEASE_A4			
JOB#	P6872	SCALE:	NTS	SHT: 1 OF 2
DRAFTER:	DCG	CHK:	MAB	DATE: 3/28/24



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°50'28"E	420.83'
L2	S44°59'49"E	21.27'
L3	S00°01'21"W	110.00'
L4	N53°50'46"W	8.14'

REMAINDER
HONEYCUTT AVE.
FEE 2020-046653 P.C.R.

RELEASE AREA 4

REMAINDER
HONEYCUTT AVE.
FEE 2020-046653 P.C.R.

POINT OF
BEGINNING

N89°57'51"W 50.40'

PARCEL 7
FEE 2023-089332 P.C.R.

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RELEASE AREA 4

MARICOPA, ARIZONA

DRAWING:	6872_HONEYCUTT_AVE_RELEASE_A4				
JOB#	P6872	SCALE:	NTS	SHT:	2 OF 2
DRAFTER:	DCG	CHK:	MAB	DATE:	3/28/24