

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.