

**LEGAL DESCRIPTION
SOUTHBRIDGE MARKETPLACE PHASE
HONEYCUTT AVENUE, FEE 2020-046653
RIGHT-OF-WAY RELEASE**

OCTOBER 11, 2024
Job No. 6872
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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°09'32" WEST, 2628.85 FEET, (BASIS OF BEARINGS);

THENCE NORTH 00°09'32" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, 540.70 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°50' 28" EAST, 420.83 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 347, RECORDED IN FEE NO. 2019-106906, PINAL COUNTY RECORDS;

THENCE SOUTH 44°59' 49" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 347, 21.27 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HONEYCUTT AVENUE AND TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°57'51" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HONEYCUTT AVENUE, 340.44 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°01'43" WEST, 15.00 FEET;

THENCE NORTH 89°57'51" WEST, 25.50 FEET;

THENCE SOUTH 45°02'09" WEST, 10.69 FEET;

THENCE NORTH 89°57'51" WEST, 307.37 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 347;

THENCE NORTH 00°01'21" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 347, 22.56 FEET, TO THE **POINT OF BEGINNING**.

CONTAINS 7,459 SQUARE FEET OR
0.171 ACRES, MORE OR LESS.



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

(BASIS OF BEARINGS)
 N00°09'32"W 2628.85'

NORTHWEST COR.
 SEC. 27, T.4S., R.3E.
 FND ADOT BCHH

HIGHWAY 347
 (PUBLIC ROADWAY)
 ADOT 347 PN 172 H7007

N00°01'21"E
 110.00'
 87.44'
 110'
 R/W

E. R/W LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°50'28"E	420.83'
L2	S44°59'49"E	21.27'
L3	S00°01'43"W	15.00'
L4	N89°57'51"W	25.50'
L5	S45°02'09"W	10.69'
L6	N00°01'21"E	22.56'

POINT OF BEGINNING

PARCEL 1
 FEE 2023-089333, P.C.R.

S89°57'51"E 340.44'
 AREA TO BE RELEASED
 N89°57'51"W 307.37'

HONEYCUTT AVENUE
 (PUBLIC ROADWAY)

A.D.O.T. R/W PLANS 347 PN 172 H7007, 347-A(204)A
 RESOLUTION OF ABANDONMENT FEE 2020-046653 P.C.R.

PARCEL 4
 FEE 2023-089332, P.C.R.

PARCEL 5
 FEE 2023-089332,
 P.C.R.



PAR. 7
 FEE 2023-089332,
 P.C.R.



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EXHIBIT "A"
HONEYCUTT AVENUE
PHASE 2, RELEASE AREA
MARICOPA, ARIZONA

DRAWING:	6872_Honeycutt_Ave_Ph2_Release			
JOB#	P6872	SCALE:	NTS	SHT: 1 OF 1
DRAFTER:	GRS	CHK:	MAB	DATE: 10/11/24