

August 17, 2023

LEGAL DESCRIPTION FOR  
JOHN WAYNE PARKWAY & HONEYCUTT  
PROPOSED PARCEL 1

That part of the Northwest Quarter 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 1 - 1/2" Iron Pipe marking the West Quarter Corner of said Section 27, from which the Brass Cap in Hand Hole marking the Northwest Corner of said Section 27 bears North 00°09'37" West, a distance of 2,628.85 feet;

Thence South 89°46'40" East, along the South line of said Northwest Quarter, a distance of 411.42 feet;

Thence North 00°13'20" East, a distance of 174.06 feet to a point on a 1550.00 foot radius non-tangent curve, whose center bears North 84°29'09" West, being a point on the Easterly right-of-way line of State Route 347 and the Point of Beginning;

Thence Northerly, along said curve and along said Easterly right-of-way, through a central angle of 05°28'34", a distance of 148.14 feet;

Thence North 00°02'18" East, along said Easterly right-of-way, a distance of 81.29 feet;

Thence North 45°02'18" East, a distance of 21.23 feet to a point on the Southerly right-of-way of Honeycutt Avenue;

Thence South 89°57'42" East, along said Southerly right-of-way, a distance of 233.70 feet;

Thence South 00°00'00" East, departing said Southerly right-of-way, a distance of 244.05 feet;

Thence North 90°00'00" West, a distance of 255.95 feet to the Point of Beginning.

Containing 60,973 Square Feet or 1.400 Acres, more or less.



JOHN WAYNE PARKWAY & HONEYCUTT  
PROPOSED PARCEL 1

S89°46'40.27" E 411.42

N00°13'19.73" E 174.06

BOUNDARY

RB = N84°29'08.69" W

R = 1550.00

A = 148.14

C = 148.08

CB = N02°46'34.52" E

D = 05°28'33.58"

T = 74.13

RB = S89°57'42.27" E

N00°02'17.73" E 81.29

N45°02'17.73" E 21.23

S89°57'42.27" E 233.70

S00°00'00.00" E 244.05

N90°00'00.00" W 255.95

to

Area = 60973 1.400 AC

Closing course: 06°59'17.13" 0.008425

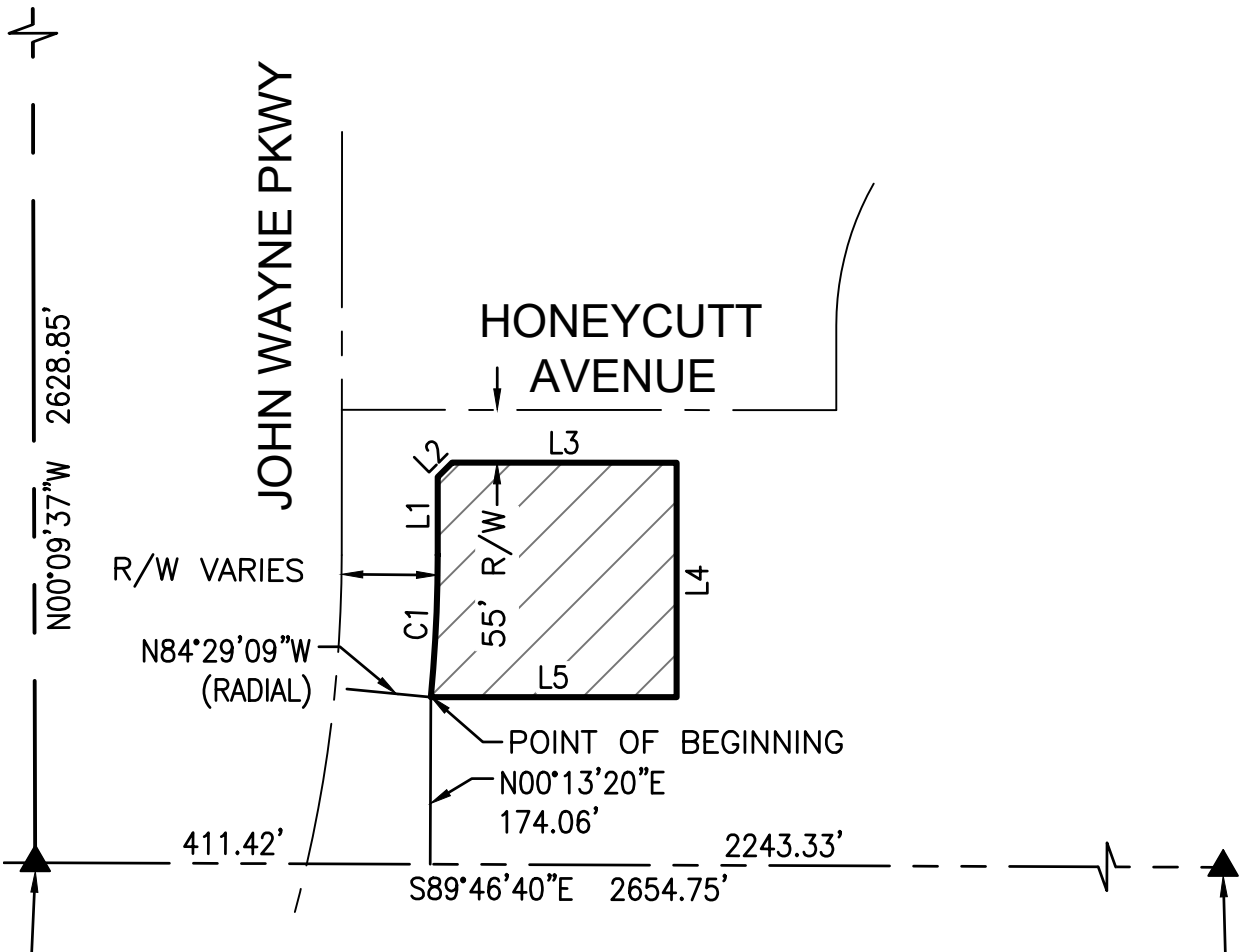
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North Error: 0.008362

East Error: 0.001025



NORTHWEST CORNER  
SECTION 27  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST



POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 27  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST

CENTER  
SECTION 27  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST



SCALE 1" = 200'	JWP & HONEYCUTT	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 <a href="http://www.cvlci.com">http://www.cvlci.com</a>	PROPOSED PARCEL 1	1 OF 2

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	148.14'	1550.00'	005°28'34"	74.13'	148.08'	N02°46'35"E

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N00°02'18"E	81.29'
L2	N45°02'18"E	21.23'
L3	S89°57'42"E	233.70'
L4	S00°00'00"E	244.05'
L5	N90°00'00"W	255.95'



NO SCALE

EXHIBIT

4550 North 12th Street  
 Phoenix, Arizona 85014  
 Phone 602-264-6831  
<http://www.cvlci.com>

**JWP & HONEYCUTT**

**PROPOSED PARCEL 1**



2 OF 2

August 17, 2023

LEGAL DESCRIPTION FOR  
JOHN WAYNE PARKWAY & HONEYCUTT  
PROPOSED PARCEL 2

That part of the Northwest Quarter 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 1 - 1/2" Iron Pipe marking the West Quarter Corner of said Section 27, from which the Brass Cap in Hand Hole marking the Northwest Corner of said Section 27 bears North 00°09'37" West, a distance of 2,628.85 feet;

Thence South 89°46'40" East, along the South line of said Northwest Quarter, a distance of 667.37 feet;

Thence North 00°13'20" East, departing said South line, a distance of 175.05 feet to the Point of Beginning;

Thence North 00°00'00" East, a distance of 244.05 feet to a point on the Southerly right-of-way of Honeycutt Avenue;

Thence South 89°57'42" East, along said Southerly right-of-way, a distance of 78.82 feet to a point on a 118.50 foot radius non-tangent curve, whose center bears North 61°24'41" East;

Thence Southeasterly, departing said Southerly right of way and along said curve, through a central angle of 25°09'26", a distance of 52.03 feet;

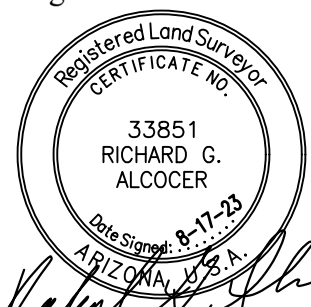
Thence South 53°44'45" East, a distance of 181.76 feet;  
Thence North 59°41'30" West, a distance of 19.61 feet;

Thence South 36°09'48" West, a distance of 107.82 feet to the beginning of a tangent curve of 50.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 53°50'12", a distance of 46.98 feet;

Thence North 90°00'00" West, a distance of 138.45 feet to the Point of Beginning.

Containing 42,898 Square Feet or 0.985 Acres, more or less.



JOHN WAYNE PARKWAY & HONEYCUTT  
PROPOSED PARCEL 2

S89°46'40.27" E 667.37

N00°13'19.73" E 175.05

BOUNDARY

N00°00'00.00" E 244.05

S89°57'42.27" E 78.82

RB = N61°24'40.75" E

R = 118.50

A = 52.03

C = 51.61

CB = S41°10'02.21" E

D = 25°09'25.92"

T = 26.44

RB = S36°15'14.83" W

S53°44'45.29" E 181.76

N59°41'29.91" W 19.61

S36°09'48.31" W 107.82

RB = N53°50'11.69" W

R = 50.00

A = 46.98

C = 45.27

CB = S63°04'54.16" W

D = 53°50'11.69"

T = 25.39

RB = S00°00'00.00" E

N90°00'00.00" W 138.45

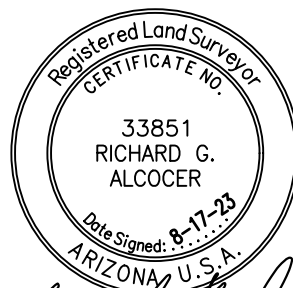
Area = 42898 0.985 AC

Closing course: 162°55'22.47" 0.013608

Misclosure: 1/63,740

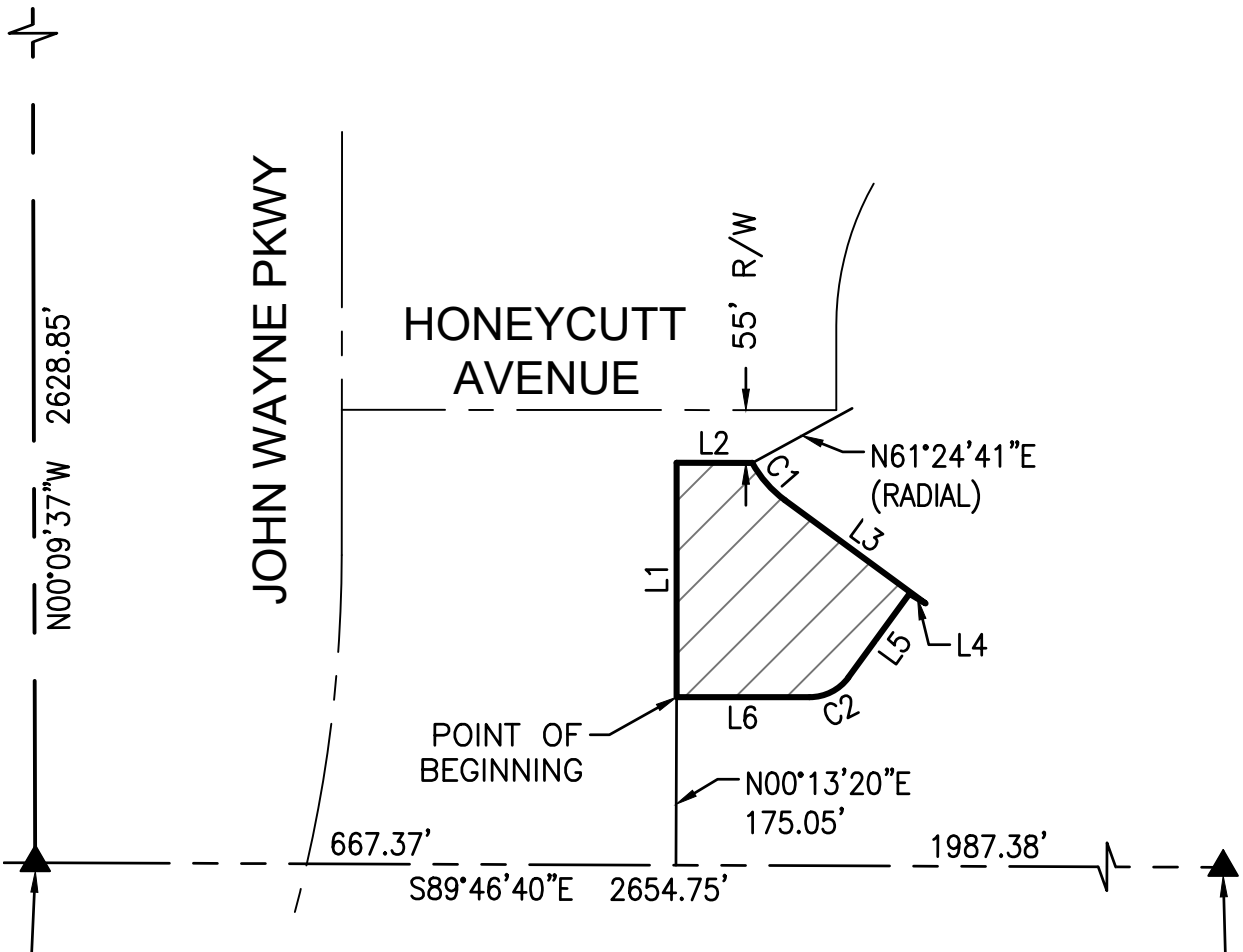
North Error: 0.013008

East Error: 0.003996



A handwritten signature in black ink, appearing to read "Richard G. Alcocer", written over the bottom portion of the professional seal.

NORTHWEST CORNER  
SECTION 27  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST



POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 27  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST

CENTER  
SECTION 27  
TOWNSHIP 4 SOUTH  
RANGE 3 EAST



*Richard G. Alcocer*

SCALE 1" = 200'  
EXHIBIT  
4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

JWP & HONEYCUTT  
PROPOSED PARCEL 2



**CURVE TABLE**


NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	52.03'	118.50'	025°09'26"	26.44'	51.61'	S41°10'02"E
C2	46.98'	50.00'	053°50'12"	25.39'	45.27'	S63°04'54"W

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N00°00'00"E	244.05'
L2	S89°57'42"E	78.82'
L3	S53°44'45"E	181.76'
L4	N59°41'30"W	19.61'
L5	S36°09'48"W	107.82'
L6	N90°00'00"W	138.45'



*Richard G. Alcocer*

NO SCALE	<b>JWP &amp; HONEYCUTT</b>	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 <a href="http://www.cvlci.com">http://www.cvlci.com</a>	<b>PROPOSED PARCEL 2</b>	<b>2 OF 2</b>