

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

OCTOBER 11, 2024
Job No. 6872
Page 1 of 1

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 RITOCH-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.



A circular notary seal with a double-line border. Inside, the words 'LAND SURVEYOR' are at the top, 'CERTIFICATE NO.' is in the center, and '38175' is to the right. Below that is 'MICHAEL A. BANTA' and the date '10/11/24'. At the bottom, it says 'DATE SIGNED' and 'ARIZONA U.S.A.'. A large, handwritten signature is written over the entire seal.

| 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' |

R/W AD.O.T. R/W PLANS 347 PN 172 H7007, 3447-A(204)A
RESOLUTION OF ABANDONMENT FEE 2020-046653 P.C.R.
(PUBLIC ROADWAY)
FEE 2023-089332, P.C.R.
PARCEL 4
FEE 2023-089332, P.C.R.
PARCEL 5
FEE 2023-089332,
P.C.R.
R/W
FEE

EXHIBIT "A"
HUNEYCUTT AVE
PHASE 2, RELEASE
MARICOPA, ARIZONA

**2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com**

Rick

DRAWING: 6872_Honeycutt_Ave_Phs2_Release
JOB# P6872 SCALE: NTS SHT: 1 OF
DRAFTER: CRS CHK: MAB DATE: 10/11/