

**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 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'

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

HIGHWAY 347
(PUBLIC ROADWAY)
ADOT 347 PN 172 H7007

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'

L2
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'

110'
R/W

HONEYCUTT AVENUE

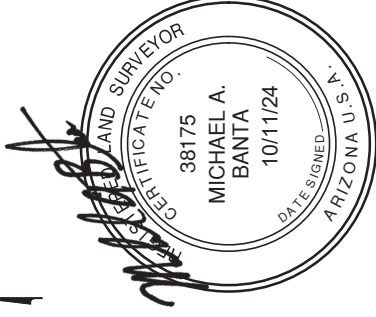
(PUBLIC ROADWAY)
A.D.O.T. R/W PLANS 347 PN 172 H7007, 347-A(204)A
RESOLUTION OF ABANDONMENT FEE 2020-046653 P.C.R.

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

540.70'

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

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



RICK

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

EXHIBIT "A"

HONEYCUTT AVENUE
PHASE 2, RELEASE AREA

MARICOPA, ARIZONA

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