



## **Legal Description Cortona Phase 1B Sale Area**

Job No. 20-1409

December 29, 2021

A portion of the Northeast Quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

**BEGINNING** at the East Quarter Corner of said Section 4, being marked by a cotton picker spindle, from which the Northeast Corner of said Section 4, being marked by a cotton picker spindle, bears North 3 degrees 31 minutes 34 seconds West, 2718.17 feet, also from which the Center Quarter Corner of said Section 4, being marked by a 1/2" rebar with cap stamped LS 36562, bears North 89 degrees 39 minutes 38 seconds West, 2613.08 feet;

thence along the South line of said Northeast Quarter, North 89 degrees 39 minutes 38 seconds West, 2,593.33 feet to an angle point in the boundary of that Final Plat of 'Cortona Parcel 3' recorded as Fee No. 2018-065922 of Pinal County Records;

thence along the Easterly boundary of said Final Plat, North 23 degrees 56 minutes 37 seconds East, 236.60 feet;

thence continuing along the Easterly boundary, North 66 degrees 03 minutes 23 seconds West, 75.02 feet;

thence continuing along the Easterly boundary, North 23 degrees 56 minutes 37 seconds East, 10.00 feet;

thence continuing along the Easterly boundary and also along the Easterly boundary of that Final Plat of 'Cortona Phase 1A' recorded as Fee No. 2018-065924 of Pinal County Records, North 0 degrees 20 minutes 29 seconds East, 748.55 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 1 degrees 44 minutes 30 seconds East a distance of 102.89 feet;

thence continuing along said Easterly boundary, Northeasterly 128.84 feet along the arc of said curve to the left through a central angle of 71 degrees 44 minutes 52 seconds to a point on the Southerly right-of-way of Milan Parkway as dedicated on said Final Plat of 'Cortona Phase 1A';

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thence along said Southerly right-of-way, on a non-tangent line South 86 degrees 57 minutes 29 seconds East, 165.71 feet to the beginning of a curve, concave Northerly, having a radius of 1345.00 feet;

thence continuing along said Southerly right-of-way, Easterly 72.83 feet along the arc of said curve to the left through a central angle of 3 degrees 06 minutes 08 seconds;

thence continuing along said Southerly right-of-way, North 89 degrees 56 minutes 23 seconds East, 75.87 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet;

thence continuing along said Southerly right-of-way, Southeasterly 39.44 feet along the arc of said curve to the right through a central angle of 90 degrees 24 minutes 00 seconds;

thence continuing along said Southerly right-of-way, on a non-tangent line North 87 degrees 53 minutes 55 seconds East, 50.05 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 89 degrees 39 minutes 38 seconds East a distance of 25.00 feet;

thence continuing along said Southerly right-of-way, Northeasterly 37.30 feet along the arc of said curve to the right through a central angle of 85 degrees 28 minutes 53 seconds to a point of reverse curvature of a curve having a radius of 530.00 feet;

thence continuing along said Southerly right-of-way, Northeasterly 306.79 feet along the arc of said curve to the left through a central angle of 33 degrees 09 minutes 57 seconds;

thence continuing along said Southerly right-of-way, North 52 degrees 39 minutes 19 seconds East, 188.72 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet;

thence continuing along said Southerly right-of-way, Southeasterly 41.04 feet along the arc of said curve to the right through a central angle of 94 degrees 03 minutes 30 seconds;

thence continuing along said Southerly right-of-way, on a non-tangent line North 56 degrees 51 minutes 08 seconds East, 50.00 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears North 56 degrees 42 minutes 48 seconds East a distance of 25.00 feet;

thence continuing along said Southerly right-of-way, Northeasterly 41.57 feet along the arc of said curve to the right through a central angle of 95 degrees 15 minutes 51 seconds to a point of compound curvature of a curve having a radius of 570.00 feet;

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thence continuing along said Southerly right-of-way, Easterly 520.60 feet along the arc of said curve to the right through a central angle of 52 degrees 19 minutes 49 seconds;

thence continuing along said Southerly right-of-way, South 65 degrees 41 minutes 32 seconds East, 95.69 feet to the beginning of a curve, concave Northeast, having a radius of 495.00 feet;

thence continuing along said Southerly right-of-way, Southeasterly 140.37 feet along the arc of said curve to the left through a central angle of 16 degrees 14 minutes 53 seconds to a point of reverse curvature of a curve having a radius of 25.00 feet;

thence continuing along said Southerly right-of-way, Southeasterly 38.40 feet along the arc of said curve to the right through a central angle of 88 degrees 00 minutes 11 seconds;

thence continuing along said Southerly right-of-way, on a non-tangent line South 72 degrees 16 minutes 47 seconds East, 51.05 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 83 degrees 56 minutes 14 seconds East a distance of 25.00 feet;

thence continuing along said Southerly right-of-way, Northeasterly 39.27 feet along the arc of said curve to the right through a central angle of 90 degrees 00 minutes 00 seconds;

thence continuing along said Southerly right-of-way, South 83 degrees 56 minutes 14 seconds East, 23.74 feet to the beginning of a curve, concave Northerly, having a radius of 540.00 feet;

thence continuing along said Southerly right-of-way, Easterly 122.14 feet along the arc of said curve to the left through a central angle of 12 degrees 57 minutes 34 seconds;

thence continuing along said Southerly right-of-way, North 83 degrees 06 minutes 12 seconds East, 378.79 feet to the beginning of a curve, concave Southerly, having a radius of 895.00 feet;

thence continuing along said Southerly right-of-way, Easterly 153.37 feet along the arc of said curve to the right through a central angle of 9 degrees 49 minutes 06 seconds to a point of compound curvature of a curve, concave Southwest, having a radius of 35.00 feet;

thence continuing along said Southerly right-of-way, Southeasterly 55.35 feet along the arc of said curve to the right through a central angle of 90 degrees 36 minutes 16 seconds;

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thence South 86 degrees 28 minutes 26 seconds East, 75.00 feet to a point on the east line of said Northeast Quarter;

thence along said east line, South 3 degrees 31 minutes 34 seconds West, 1,284.04 feet to the **POINT OF BEGINNING**.

Containing 3,229,554 square feet or 74.1404 acres, more or less.

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