

## **LEGAL DESCRIPTION**

TRACT Q1, AS SHOWN ON THE "RANCHO EL DORADO PHASE III PARCEL 33" FINAL PLAT RECORDED IN CABINET F, SLIDE 187, PINAL COUNTY RECORDS, BEING WITHIN A PORTION OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS:

TRACT Q1 OF A FINAL PLAT "RANCHO EL DORADO PHASE III-PARCEL 33", RECORDED IN CABINET F, SLIDE 187 OF PINAL COUNTY RECORDS, AND LYING WITHIN THE WEST HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH "CITY OF MARICOPA" AT THE INTERSECTION PLACONE LANE & POWERS PARKWAY, SHOWN ON THE AFORE MENTIONED FINAL PLAT;

THENCE SOUTH 69 DEGREES 46 MINUTES 30 SECONDS WEST, 182.14 FEET ALONG THE CENTERLINE OF PLACONE LANE;

THENCE LEAVING SAID CENTERLINE, SOUTH 20 DEGREES 13 MINUTES 30 SECONDS EAST, 20.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLACONE LANE AND THE POINT OF BEGINNING;

THENCE NORTH 69 DEGREES 46 MINUTES 30 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.64 FEET;

THENCE SOUTH 20 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 69 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF POWERS PARKWAY;

THENCE SOUTH 20 DEGREES 12 MINUTES 47 SECONDS EAST, 730.82 FEET ALONG A LINE THAT IS PARALLEL AND 20.50 FEET WEST OF THE CENTERLINE OF POWERS PARKWAY, TO A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 979.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 41 SECONDS, AND AN ARC LENGTH OF 97.64 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS WEST, 619.88 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS EAST, 762.79 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE LEFT, HAVING A RADIUS OF 520.50 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 55 MINUTES 09 SECONDS WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 06 SECONDS, AND AN ARC LENGTH OF 166.11 FEET TO A TANGENT LINE TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 385,416 SQUARE FEET, OR 8.8479 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.