

# LEGAL DESCRIPTION

## PORTIONS OF

PINAL COUNTY ASSESSOR PARCEL NUMBERS 510-17-011C and 510-27-0260

(Reference Pinal County Recorders Office (PCR) Survey Instrument 2018-001521)

(A 2018 Record of Survey)

(Reference Pinal County Recorders Office (PCR) MLD Instrument 2011-047327)

(A 2011 Minor Land Division Survey)

(Reference Pinal County Recorders Office (PCR) SURVEY Instrument 2014-057814)

(A 2014 Results of Survey)

(Reference 1992 Warranty Deed PCR Docket 1843, Page 731)

(Reference 2017 Quit Claim Deed PCR Instrument 2017-05996)

(Reference 2017 Quit Claim Deed PCR Instrument 2017-05997)

### **PARCEL NUMBER 1 (Portion of APN 510-17-011C)**

That portion of the parcel described in Pinal County Recorders Office (PCR) 1992 Warranty Deed Docket 1843, Page 731, and later described in PCR Instrument 2017-05996, located in the southwest quarter of the southeast quarter of Section 21, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, City of Maricopa, Arizona, lying north and east of the 2011 McDavid Business Park Minor Land Division depicted in PCR instrument 2011-047327, being further surveyed and depicted on the 2018 Record of Survey depicted in PCR instrument 2018-001521, said portion being more particularly described as follows:

COMMENCING at the southeast corner of said Section 21, Township 4 South, Range 3 East, being marked by a brass cap in handhole per said PCR instrument 2018-001521, from which for a bearing reference the south quarter corner of said Section 21, being marked by a brass cap flush per said PCR instrument 2018-001521, bears South 89 degrees 48 minutes 00 seconds West, 2640.46 feet;

Thence along the south line of said Section 21, South 89 degrees 48 minutes 00 seconds West, 1349.66 feet to the POINT OF BEGINNING;

Thence continuing along said south line of Section 21, South 89 degrees 48 minutes 00 seconds West, 40.48 feet to the southeast corner of Lot 3 of said McDavid Business Park Minor Land Division recorded in said PCR instrument 2011-047327 and re-surveyed by said Record of Survey in PCR instrument 2018-001521;

Thence leaving said south Section 21 line, along the following lines and curves along the east lines of Lot 3 and Lot 2 of said McDavid Business Park Minor Land Division re-surveyed by said Record of Survey in PCR instrument 2018-001521;

Along said east line of Lot 3, North 00 degrees 33 minutes 51 seconds East, 36.77 feet to a non-tangent curve concave southwesterly having a radius of 80.00 feet, whose radial bears North 88 degrees 41 minutes 38 seconds East;

(continued page 2 of 3)

Continuing northwesterly along said east line of Lot 3, along said non-tangent curve an arc length of 73.32 feet, subtended by an angle of 52 degrees 30 minutes 36 seconds to a non-tangent line;

Thence continuing northwesterly along said east line of Lot 3, along said non-tangent line, North 53 degrees 51 minutes 16 seconds West, 246.32 feet to a non-tangent curve concave northeasterly having a radius of 120.00 feet, whose radial bears South 36 degrees 03 minutes 52 seconds West;

Continuing northwesterly along said east line of Lot 3, and along said east line of Lot 2, along said non-tangent curve an arc length of 94.52 feet, subtended by an angle of 45 degrees 07 minutes 40 seconds to a non-tangent line;

Thence continuing northwesterly along said east line of Lot 2, along said non-tangent line, North 08 degrees 46 minutes 55 seconds West, 148.25 feet to the east most northeast corner of said Lot 2 per said Record of Survey in PCR instrument 2018-001521, being on the south right of way line of the Southern and Pacific Railroad per said 1992 Warranty Deed Docket 1843, Page 731, and per said PCR Instrument 2017-05996;

Thence leaving said lines and curves of the east lines of Lot 3 and Lot 2 of said McDavid Business Park Minor Land Division, said east lines being re-surveyed by the Record of Survey in PCR instrument 2018-001521, along said south right of way line of the Southern Pacific Railroad per said 1992 Warranty Deed Docket 1843, and per PCR Instrument 2017-05996, South 53 degrees 49 minutes 32 seconds East, 109.63 feet;

Thence leaving said south Railroad right of way line, South 36 degrees 10 minutes 28 seconds West, 20.08 feet to a tangent curve concave easterly, having a radius of 80.00 feet;

Thence southeasterly, along said tangent curve an arc length of 125.70 feet, subtended by an angle of 90 degrees 01 minutes 44 seconds to a tangent line;

Thence along said tangent line, South 53 degrees 51 minutes 16 seconds East, 246.44 feet to a tangent curve concave southwesterly, having a radius of 120.00 feet;

Thence southerly, along said tangent curve an arc length of 112.47 feet, subtended by an angle of 53 degrees 41 minutes 59 seconds to a tangent line;

Thence along last said tangent line, South 00 degrees 09 minutes 17 seconds East, 35.13 feet back to said south line of Section 21, being back to the POINT OF BEGINNING;

EXCEPT any portion thereof, if any, lying within Pinal County Assessor Parcels 510-180-050 and 510-180-60, being adjoined rectangular parcels having combined dimensions of 120.00 feet east-west and 100.00 feet north-south, said dimensions adjoining and being parallel with and perpendicular to the said south right of way line of the Southern Pacific Railroad:

Said defined Parcel Number 1 contains 24,846 square feet or 0.5704 acres, more or less.

Said described Parcel Number 1 subject to the potential 30.00 feet wide access easement shown and depicted on Arizona Department of Transportation Right of way plan for State Route 347, Tracs No. H2778 02R for parcel number 11-515 shown thereon.

Two page Exhibit Map attached and made a part hereof.

(continued page 3 of 3)

**PARCEL NUMBER 2 (Portion of APN 510-27-0260)**

That portion of the parcel described in Pinal County Recorders Office (PCR) 2017 Quit Claim Deed Instrument number 2017-057997, located in the northeast quarter of the northwest quarter of the northeast quarter of Section 28, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, City of Maricopa, Arizona, lying north and east of Edwards Road (Edwards Road northerly end intersects McDavid Road within parcel limits defined by said PCR 2017 Quit Claim Deed Instrument number 2017-057997 and maybe interpreted as being also McDavid Road), said portion being more particularly described as follows:

COMMENCING at the northeast corner of said Section 28, Township 4 South, Range 3 East, being marked by a brass cap in handhole per said PCR instrument 2018-001521, from which for a bearing reference the north quarter corner of said Section 28, being marked by a brass cap flush per said PCR instrument 2018-001521, bears South 89 degrees 48 minutes 00 seconds West, 2640.46 feet;

Thence along the north line of said Section 28, South 89 degrees 48 minutes 00 seconds West, 1349.66 feet to the POINT OF BEGINNING;

Thence leaving said north line, along a line parallel with and 29.83 feet west of, as measured perpendicular to, the centerline of Papago Street defined by the Re-Subdivision of blocks 4, 5, and 6 of the Central Portion of the Townsite of Maricopa, as recorded in PCR instrument number 1978-000093, being book 3 of maps, page 10, (said Re-Subdivision block 4 and said Papago Street centerline being surveyed and depicted on a 2014 Record of Survey in PCR instrument number 2014-057814) South 00 degrees 09 minutes 17 seconds East, 134.27 feet to a line parallel with and 40.00 feet northeast of, measured perpendicular to, the northwesterly extension of Edwards Avenue centerline, as surveyed and defined by said 2014 Record of Survey in PCR instrument number 2014-057814;

Thence leaving said west parallel line with Papago Street centerline, along said 40.00 feet parallel line northeast of the northwesterly extension of Edwards Avenue centerline, North 53 degrees 48 minutes 30 seconds West, 112.04 feet;

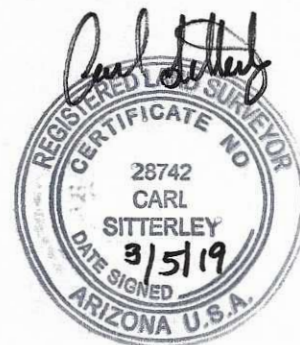
Thence leaving last said 40.00 feet parallel line with Edwards Avenue centerline, North 36 degrees 06 minutes 38 seconds East, 84.14 feet to the southeast corner of Lot 3 of McDavid Business Park Minor Land Division recorded in PCR instrument 2011-047327 and re-surveyed by the Record of Survey in PCR instrument 2018-001521, said southeast corner of Lot 3 being on said north line of Section 28;

Thence back along said north Section 28 line, North 89 degrees 48 minutes 00 seconds East, 40.48 feet back to the POINT OF BEGINNING.

Said defined Parcel Number 2 contains 7,431 square feet or 0.1706 acres, more or less.

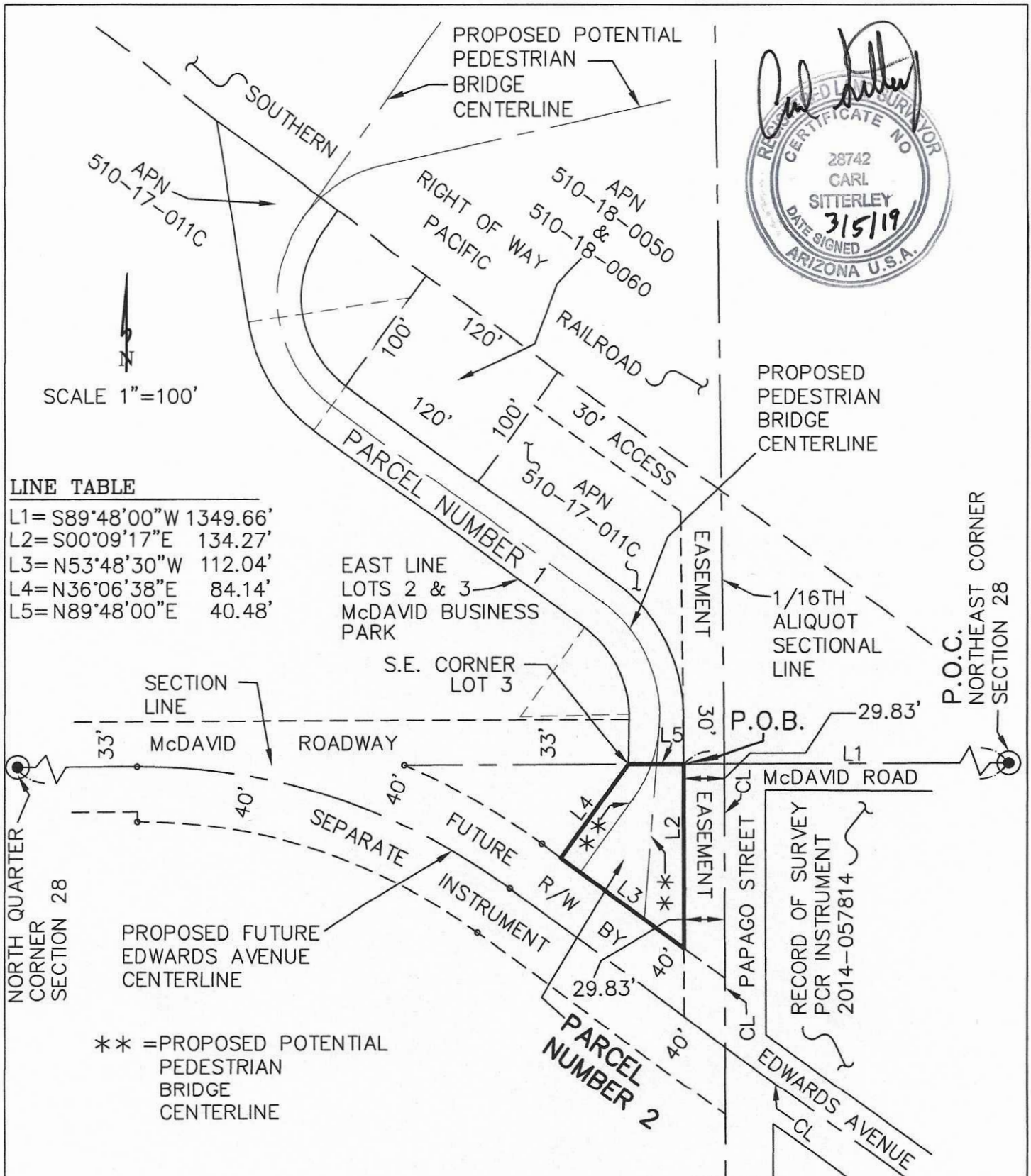
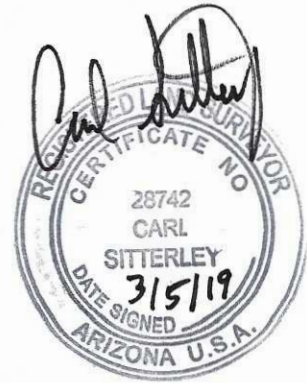
Said described Parcel Number 2 subject to the potential 30.00 feet wide access easement shown and depicted on Arizona Department of Transportation Right of way plan for State Route 347, Tracs No. H2778 02R for parcel number 11-546 shown thereon.

Two page Exhibit Map attached and made a part hereof.









#### LEGEND

CL = CENTERLINE  
PCR = PINAL COUNTY RECORDERS  
APN = ASSESSOR PARCEL NUMBER  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCING

#### EXHIBIT MAP

PARCEL NUMBER 2  
TOWNSHIP 4 SOUTH,  
RANGE 3 EAST, G&SRM  
EASEMENT SHEET 2 OF 2  
PORTION OF APN 510-27-0260  
OWNER: 405030, LLC,  
VESTING DEED 2017-057997:

## CRS

CONSULTANT REGISTERED  
SURVEYING  
8732 E. PICCADILLY ROAD  
SCOTTSDALE, ARIZONA  
480-620-1382



# LEGAL DESCRIPTION

## PROPOSED ROAD RIGHT OF WAY EDWARDS AVENUE EXTENSION

(Reference Pinal County Recorders Office (PCR) Survey Instrument 2018-001521)  
(A 2018 Record of Survey)

(Reference Pinal County Recorders Office (PCR) MLD Instrument 2011-047327)  
(A 2011 Minor Land Division Survey)

(Reference Pinal County Recorders Office (PCR) SURVEY Instrument 2014-057814)  
(A 2014 Results of Survey)

(Reference 2017 Quit Claim Deed PCR Instrument 2017-05997)

A parcel located in the northeast quarter of the northwest quarter of the northeast quarter of Section 28, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, City of Maricopa, Arizona, lying north and west of Papago Street as dedicated on the Re-Subdivision of blocks 4, 5, and 6 of the Central Portion of the Townsite of Maricopa, as recorded in PCR instrument number 1978-000093, being book 3 of maps, page 10, and further depicted on a 2014 Record of Survey in PCR instrument number 2014-057814), said parcel more particularly described as follows:

COMMENCING at the northeast corner of said Section 28, Township 4 South, Range 3 East, being marked by a brass cap in handhole per PCR instrument 2018-001521, from which for a bearing reference the north quarter corner of said Section 28, being marked by a brass cap flush per said PCR instrument 2018-001521, bears South 89 degrees 48 minutes 00 seconds West, 2640.46 feet;

Thence along the north line of said Section 28, South 89 degrees 48 minutes 00 seconds West, 1319.83 feet to the west line of said Papago Street per PCR instrument numbers 1978-000093 and 2014-057814;

Thence leaving said north line, along said west Papago Street line, South 00 degrees 09 minutes 17 seconds East, 156.25 feet to a line parallel with and 40.00 feet northeast of, measured perpendicular to, the northwesterly extension of Edwards Avenue centerline, as surveyed and defined by said 2014 Record of Survey in PCR instrument number 2014-057814, being the POINT OF BEGINNING;

Thence leaving said west line, along said 40.00 feet parallel line, North 53 degrees 48 minutes 30 seconds West, 166.42 feet to a tangent curve, hereafter referenced as Tangent Curve "A", being concave southwesterly having a radius of 500.00 feet;

Thence leaving said 40.00 feet parallel line, along said tangent curve an arc length of 116.22 feet, subtended by an angle of 13 degrees 19 minutes 04 seconds back to the said north line of Section 28, being a non-tangent line to said tangent curve;

Thence continuing along said north line of said Section 28, South 89 degrees 48 minutes 00 seconds West, 195.96 feet to a point of tangent curve position of a 460.00 feet radius curve concave southwesterly and being concentric with said Tangent Curve "A";

(continued next page 2)

Thence leaving said north line of Section 28, from said tangent curve position, along the radius of said concentric curves, South 00 degrees 12 minutes 00 seconds East, 40.00 feet to the south line of the north 40.00 feet of said Section 28, also being to a non-tangent curve, concave southwesterly, said curve also being concentric with said Tangent Curve "A", having a radius of 420.00 feet;

Thence leaving said south line of the north 40.00 feet of Section 28, southeasterly along said non-tangent concentric curve an arc length of 266.76 feet, subtended by an angel of 36 degrees 23 minutes 30 seconds to a tangent line parallel with and 40.00 feet southwest of, measured perpendicular to, the said northwesterly extension of Edwards Avenue centerline, as surveyed and defined by the 2014 Record of Survey in PCR instrument number 2014-057814;

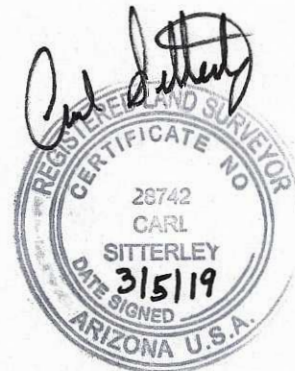
Thence along last said 40.00 feet parallel line, South 53 degrees 48 minutes 30 seconds East, 225.29 feet back to said west line of Papago Street per PCR instrument numbers 1978-000093 and 2014-057814;

Thence leaving last said 40.00 feet parallel line, back along said west line of Papago Street, North 00 degrees 09 minutes 17 seconds West, 99.32 feet back to the POINT OF BEGINNING.

Said defined Parcel contains 33,773 square feet or 0.7753 acres, more or less.

Said described Parcel subject to the potential 30.00 feet wide access easement shown and depicted on Arizona Department of Transportation Right of way plan for State Route 347, Tracs No. H2778 02R for parcel number 11-546 shown thereon.

Exhibit Map attached and made a part hereof.





SCALE 1"=100'

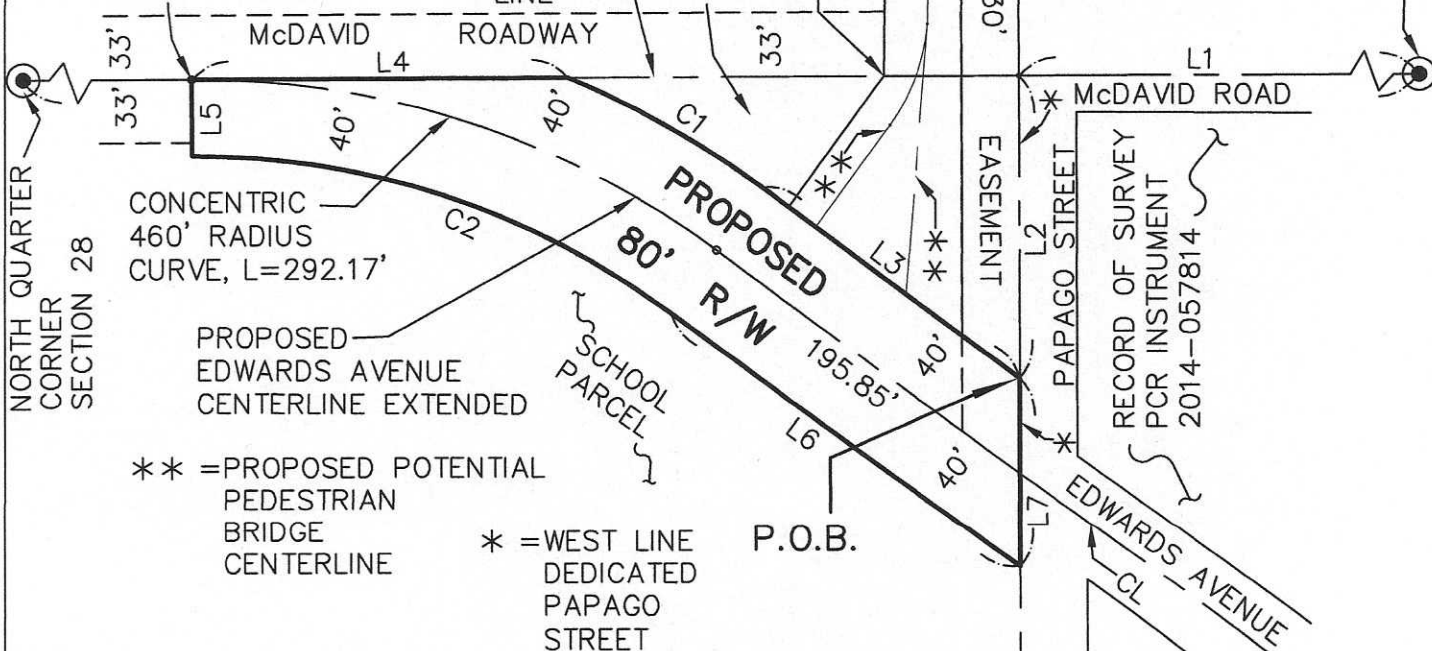
### CURVE TABLE

C1= L=116.22'  
 $\Delta=13^{\circ}19'04''$   
 R=500.00'  
 C2= L=266.76'  
 $\Delta=36^{\circ}23'30''$   
 R=420.00'

### LINE TABLE

L1= S89°48'00"W 1319.83'  
 L2= S00°09'17"E 156.25'  
 L3= N53°48'30"W 166.42'  
 L4= S89°48'00"W 195.96'  
 L5= S00°12'00"E 40.00'  
 (ALONG RADIUS)  
 L6= S53°48'30"E 225.29'  
 L7= N00°09'17"W 99.32'

POINT OF TANGENT  
 POSITION OF CENTERLINE  
 460' RADIUS CURVE



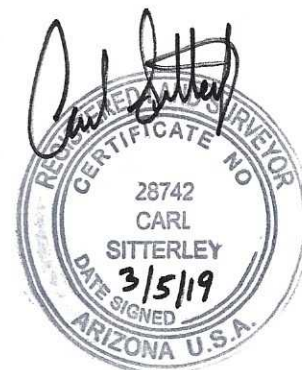
\*\* = PROPOSED POTENTIAL  
 PEDESTRIAN  
 BRIDGE  
 CENTERLINE

\* = WEST LINE  
 DEDICATED  
 PAPAGO  
 STREET

### LEGEND

CL = CENTERLINE  
 PCR = PINAL COUNTY  
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 NUMBER  
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 P.O.C. = POINT OF COMMENCING

**EXHIBIT MAP**  
 PROPOSED EDWARDS ROAD  
 80' ROAD RIGHT OF WAY  
 SECTION 28  
 TOWNSHIP 4 SOUTH,  
 RANGE 3 EAST, G&SRM



# CRS

CONSULTANT REGISTERED  
 SURVEYING  
 8732 E. PICCADILLY ROAD  
 SCOTTSDALE, ARIZONA  
 480-620-1382