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Civil Engineering
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NOVEMBER 9, 2006
JOB NO. 06119

LEGAL DESCRIPTION
RYAN-CHANDLER BUSINESS PARK 3
PROPOSED LOT 3

A PARCEL OF LAND LOCATED WITHIN A PORTION OF LOT 2 OF THE RYAN-CHANDLER BUSINESS PARK UNIT 2, A MINOR LAND DIVISION, ACCORDING TO BOOK 703, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOTS 6 AND 7 OF THE RYAN-CHANDLER BUSINESS PARK UNIT 1, ACCORDING TO BOOK 580 OF MAPS, PAGE 43, AND AFFIDAVIT OF CORRECTIONS RECORDED IN DOCUMENT NO. 02-293559 AND NO. 02-362118, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Unofficial Document

COMMENCING AT SOUTH QUARTER CORNER OF SAID SECTION 33, BEING A 1 INCH IRON PIPE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 33, BEING A 5/8 INCH REBAR, BEARS SOUTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 2655.08 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 783.02 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, DEPARTING SAID LINE, A DISTANCE OF 261.23 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF LOT 6, ACCORDING TO BOOK 580 OF MAPS, PAGE 43, AND AFFIDAVIT OF CORRECTIONS RECORDED IN DOCUMENT NO. 02-293559 AND NO. 02-362118, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF THE ARIZONA DEPARTMENT OF TRANSPORTATION, PER DOCKET NUMBER 91-573086 AND DOCKET NUMBER 02-495176, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 39 DEGREES 51 MINUTES 44 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 177.22 FEET;

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THENCE SOUTH 63 DEGREES 37 MINUTES 54 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 113.10 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF LOT 6, ACCORDING TO BOOK 580 OF MAPS, PAGE 43, AND AFFIDAVIT OF CORRECTIONS RECORDED IN DOCUMENT NO. 02-293559 AND NO. 02-362118, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 641.80 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, DEPARTING SAID LINE, A DISTANCE OF 592.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MORELOS PLACE PER BOOK 580, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS EAST, ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE COURSES, A DISTANCE OF 90.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 17 SECONDS, A DISTANCE OF 133.17 FEET;

THENCE SOUTH 87 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 201.14 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55 DEGREES 09 MINUTES 00 SECONDS, A DISTANCE OF 9.63 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55 DEGREES 08 MINUTES 56 SECONDS, A DISTANCE OF 57.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS SOUTH 87 DEGREES 21 MINUTES 56 SECONDS EAST, A DISTANCE OF 137.13 FEET;

THENCE SOUTHEASTERLY, DEPARTING SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52 DEGREES 51 MINUTES 18 SECONDS, A DISTANCE OF 126.50 FEET;

THENCE SOUTH 50 DEGREES 13 MINUTES 13 SECONDS EAST, A DISTANCE OF 427.59 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 404,145.4582 SQUARE FEET OR 9.2779 ACRES, MORE OR LESS.



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