

LEGAL DESCRIPTION

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHANDLER, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A 16 foot wide Alley located along the Northerly and Westerly boundary lines of Lots 586 through 594 of the Final Plat of "Colonia Coronita Unit Four", according to Book 272, Page 31, of Maricopa County Records, and more particularly described as follows:

BEGINNING is at the Southwest corner of said Lot 586, also being the Southeast Corner of said 16 foot wide Alley;

THENCE South 89°39'26" West along the Northerly Right-of-Way of Folley Street as shown upon said Final Plat, a distance of 16.00 feet to a point marking the Southwest corner of said Alley, also marking the Southeast corner of Tract "A" of said Final Plat;

THENCE North 00°20'34" West along the Westerly boundary line of said Alley, a distance of 102.30 feet to a point marking a corner of said Alley, also marking the Northeast corner of said Tract "A";

THENCE North 41°22'28" East along the Northwesterly boundary line of said Alley, a distance of 25.73 feet to a point marking a corner of said Alley, also marking the Northwesterly boundary corner of said Final Plat;

THENCE North 89°39'26" East along the Northerly boundary line of said Alley and Final Plat, a distance of 685.93 feet to a point marking the Northeast corner of said Alley and Final Plat;

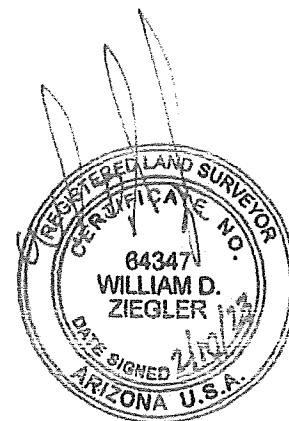
THENCE South 00°10'48" East along the East boundary line of said Alley and Final Plat, a distance of 16.01 feet to a point marking the Southeast corner of said Alley, also marking the Northeast corner of the aforementioned Lot 594;

THENCE South 89°39'26" West along the Southerly boundary line of said Alley, also being the Northerly boundary line of said Lots 586 through 594, a distance of 672.00 feet to a point marking a corner of said Lot 586, also marking a corner of said Alley;

THENCE South 44°39'26" West, a distance of 21.21 feet to a point marking a corner of said Lot 586, also marking a corner of said Alley;

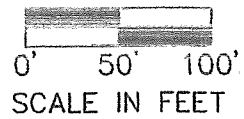
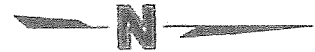
THENCE South 00°20'34" East along the Easterly boundary line of said Alley, a distance of 90.50 feet to a point marking the Southwest corner of said Lot 586, also marking a corner of said Alley, and also marking the **POINT OF BEGINNING**;

Comprising an area of 12888.73 Square Feet or 0.296 Acres.



PROJECT NO:	ALLEY ABANDONMENT	William D. Ziegler	EXHIBIT "A"
DRAWN BY: D.BERGLUND	Final Plat of "Colonia Coronita Unit Four", recorded as Book 272, Page 31.	Professional Land Surveyor	1 of 2
DATE: 2-10-2023		Arizona R.L.S. Number: 64347	

Cottonwood Street



* = FINAL PLAT "COLONIA
CORONITA UNIT 4
BK. 272, PG. 31

● = FOUND CITY OF
CHANDLER BRASS CAP
FLUSH

P.O.B.

187.79'

25' Right-of-Way

TRACT "A"

L1

L2

L3

L6

586

S00°20'34"E
105.50'

587

588

105.50'

589

105.50'

590

105.50'

591

105.50'

592

105.50'

593

105.50'

594

105.50'

N89°39'26"E 907.42'

719.63'

N89°39'26"E 685.93'

TRACT "A"
COLONIA CORONITA UNIT 3
BK. 224, PG. 23

33' Right-of-Way

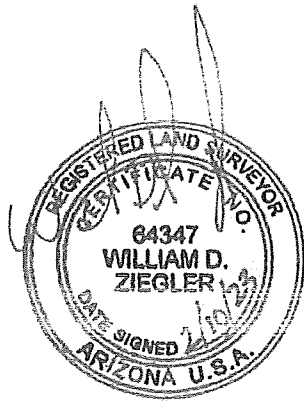
L4

132nd Street

LINE TABLE

LINE ID	DIRECTION	LENGTH (FT)
L1	S89°39'26"W	16.00
L2	N00°20'34"W	102.30
L3	N41°22'28"E	25.73
L4	N00°10'48"W	16.01
L5	S44°39'26"W	21.21
L6	S00°20'34"E	90.50

Alley Abandonment
±12,889 Sq.Ft
±0.296 Ac.



PROJECT NO:

DRAWN BY: D.BERGLUND

DATE: 2-10-2023

ALLEY ABANDONMENT
Final Plat of "Colonia Coronita
Unit Four", recorded as Book
272, Page 31.

William D. Ziegler
Professional Land Surveyor
Arizona R.L.S. Number: 64347

EXHIBIT "B"

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