



EXHIBIT "B"

LEGAL DESCRIPTION - SILVA TRAILS

SEC VAN BUREN STREET & CITRUS ROAD MERITAGE HOMES

Those parcels of land described in Maricopa County Recorder Documents # 2004-0752381, # 2004-0752380, # 2006-1645557, # 2011-0414677, and # 2011-0352585 lying in the Northwest Quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows:

COMMENCING at the Maricopa County Highway Department brass cap in hand hole found at the Northwest Corner of said Section 11, from which the Maricopa County Department brass cap in hand hole at the North Quarter Corner of said Section bears South 89 degrees 42 minutes 39 seconds East a distance of 2,644.22 feet, said line being the North line of the Northwest Quarter of said Section 11, and said line being the basis of bearings for this description;

Thence along said North line of the Northwest Quarter, South 89 degrees 42 minutes 39 seconds East a distance of 85.06 feet to a point;

Thence South 00 degrees 17 minutes 21 seconds West a distance of 55.00 feet to a point on the south line of the 55.00-foot designated County Roadway as shown in Book 15 of Roads, Page 81 of the Maricopa County Recorder, said point being the POINT OF BEGINNING;

Thence along the south roadway line, South 89 degrees 42 minutes 39 seconds East a distance of 1,237.11 feet to a point on the west deed line of the parcel of land as described said Document # 2004-0752380;

Thence along last-mentioned west deed line, North 00 degrees 13 minutes 30 seconds East a distance of 55.00 feet to a point on said North line of the Northwest Quarter;

Thence along said North line, South 89 degrees 42 minutes 39 seconds East a distance of 1,322.11 feet to said Maricopa County Highway Department brass cap in hand hole found at said North Quarter Corner of Section 11;

Thence along the north-south mid-section line of said Section 11, South 00 degrees 13 minutes 09 seconds West a distance of 1,974.60 feet to a point on the north deed line of the parcel of land as described in Document # 2014-0427235;

Thence along said north deed line, North 89 degrees 41 minutes 01 second West a distance of 368.27 feet to the point of curvature for a tangent curve to the left being concave southeasterly and having a radius of 130.00 feet;

Thence continuing along said north deed line and said curve through a central angle of 41 degrees 58 minutes 45 seconds an arc distance of 95.25 feet to a point;



Thence continuing along said north deed line, South 48 degrees 20 minutes 14 seconds West a distance of 103.88 feet to a point on the west deed line of said parcel of land as described in Document # 2014-0427235;

Thence along said west deed line, South 00 degrees 13 minutes 42 seconds West a distance of 537.16 feet to a point on a line parallel with and 30.00 feet distant from the east-west mid-section line of said Section 11;

Thence along said parallel line, North 89 degrees 41 minutes 01 second West a distance of 109.64 feet to a point;

Thence South 00 degrees 13 minutes 09 seconds West a distance of 30.00 feet to a point on said east-west mid-section line;

Thence North 89 degrees 41 minutes 01 second West a distance of 1,335.42 feet to a point on the east deed line of the parcel of land as described in Document # 2007-1270551;

Thence along said east deed line, North 00 degrees 13 minutes 52 seconds East a distance of 614.49 feet to a point on the north deed line of said parcel of land as described in Document # 2007-1270551;

Thence along last-mentioned north deed line, North 89 degrees 46 minutes 08 seconds West a distance of 612.00 feet to a point on the east line of the 55.00-foot designated county road found in said Book 15 of Roads, Page 81 and the east line of the 22.00-foot highway easement found in Docket 5386, Page 292 of the Maricopa County Recorder;

Thence along said east lines, North 00 degrees 13 minutes 52 seconds East a distance of 1,944.79 feet to a point;

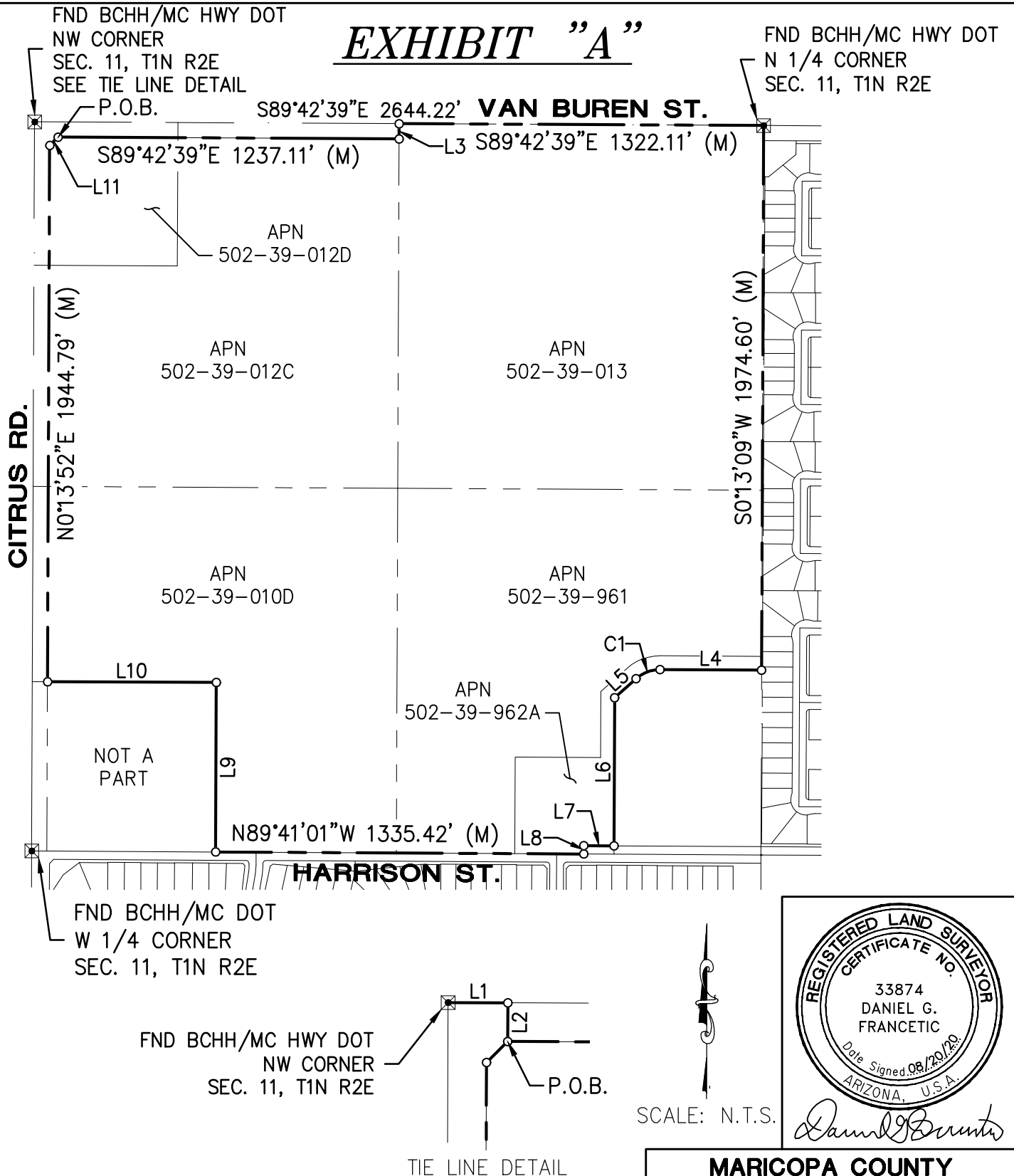
Thence North 45 degrees 15 minutes 36 seconds East a distance of 42.40 feet to the POINT OF BEGINNING.

Containing an area of 6,046,646 SQUARE FEET or 138.812 ACRES, more or less.

See attached Exhibit "B" drawing.



EXHIBIT "A"



Daniel G. Francetic

MARICOPA COUNTY

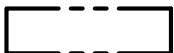
728004

SECTION 11, T1N, R2E

**SE CORNER OF CITRUS RD.
& VAN BUREN ST.**

DATE: 08/20/20 REV'D:
DRAWN BY: JME CHK'D: DGF PG: 3 OF 4
FILE: 728004 BDRY_EX

LEGEND



PROPERTY BOUNDARY

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 11
BEARING S89°42'39"E



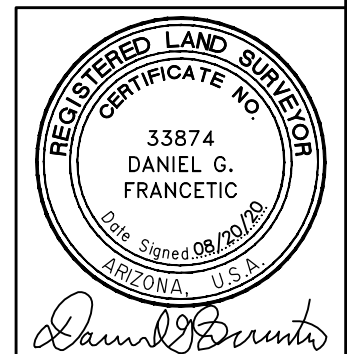
Entellus™

3088 N. 44th Street Suite 250
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Website: www.Entellus.com

EXHIBIT "A"

Line Table		
Line #	Length	Direction
L1	85.06'	S89° 42' 39"E
L2	55.00'	S0° 17' 21"W
L3	55.00'	N0° 13' 30"E
L4	368.27'	N89° 41' 01"W
L5	103.88'	S48° 20' 14"W
L6	537.16'	S0° 13' 42"W
L7	109.64'	N89° 41' 01"W
L8	30.00'	S0° 13' 09"W
L9	614.49'	N0° 13' 52"E
L10	612.00'	N89° 46' 08"W
L11	42.40'	N45° 15' 36"E

Curve Table			
Curve #	Length	Radius	Delta
C1	95.25'	130.00'	41°58'45"



MARICOPA COUNTY

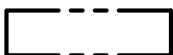
728004

SECTION 11, T1N, R2E

**SE CORNER OF CITRUS RD.
& VAN BUREN ST.**

DATE: 08/20/20	REV'D:
DRAWN BY: JME	CHK'D: DGF
PG: 4 OF 4	FILE: 728004 BDRY_EX

LEGEND



PROPERTY BOUNDARY

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 11
BEARING S89°42'39"E



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Polyline Report

Thu Aug 20 11:41:04 2020

Northing	Easting	Bearing	Distance
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91678.959	39195.294		
		S 89°42'39" E	1237.114

91672.715	40432.392		
		N 00°13'30" E	55.000

91727.715	40432.609		
		S 89°42'39" E	1322.108

91721.041	41754.700		
		S 00°13'09" W	1974.601

89746.455	41747.148		
		N 89°41'01" W	368.273

89748.489	41378.881		
Radius: 130.000 Chord: 93.132 Degree: 44°04'25" Dir: Left			
Length: 95.248 Delta: 41°58'45" Tangent: 49.875			
Chord BRG: S 69°19'37" W Rad-In: S 00°18'59" W Rad-Out: S 41°39'46" E			
Radius Point: 89618.491, 41378.163			

89715.610	41291.746		
		S 48°20'14" W	103.882

89646.555	41214.139		
		S 00°13'42" W	537.158

89109.401	41211.998		
		N 89°41'01" W	109.639

89110.007	41102.360		
		S 00°13'09" W	30.000

89080.007	41102.246		
		N 89°41'01" W	1335.416

89087.382	39766.850		
		N 00°13'52" E	614.495

89701.872	39769.328		
		N 89°46'08" W	612.001

89704.340	39157.331		
		N 00°13'52" E	1944.786

91649.111	39165.174		
		N 45°15'36" E	42.405

91678.959	39195.294		
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Closure Error Distance> 0.00000

Total Distance> 10382.126

Polyline Area: 6046646 sq ft, 138.8119 acres



Centerline Report

Thu Apr 2 14:43:53 2020

Centerline File: P:\700\728.004 - Meritage Homes - SEC of Citrus and Van
Buren\D_PRODUCTION\Survey\S05_Legal Descriptions\728004_BDRY TIE LINE.cl

Station	Northing	Easting	Bearing	Distance
0+00.000	91734.388	39110.517		
			S 89°42'39" E	85.056'
0+85.056	91733.959	39195.572	Deflection: 90°00'00" Right	
			S 00°17'21" W	55.000'
1+40.056	91678.959	39195.294		



Daniel G. Francetic