

LEGAL DESCRIPTION OF THE PROPERTY

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

All that certain lot, tract or parcel of land, situated in a portion of the South half of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found Maricopa County aluminum cap stamped "RLS#21080" for the South quarter corner of said section 23, from which a found brass cap in handhold for the Southwest corner of said Section 23 bears North 89 degrees 59 minutes 41 seconds West (Basis of Bearings) - 2,639.84 feet;

THENCE North 89 degrees 59 minutes 41 seconds West along the South line of the Southwest quarter of said Section 23, a distance of 980.05 feet;

THENCE North 00 degrees 18 minutes 21 seconds East departing said South line, a distance of 65.11 feet to the North right-of-way line of West Indian School Road as described in a deed to the City of Goodyear recorded in [Instrument No. 2010-0872257](#), Maricopa County Records, said point being the TRUE POINT OF BEGINNING;

THENCE North 00 degrees 18 minutes 21 seconds East departing said North right-of-way line and being 1,659.79 feet West of and parallel with the Southwest quarter of said Section 23, a distance of 1,317.86 feet;

THENCE North 52 degrees 57 minutes 4 seconds East, a distance of 415.50 feet;

THENCE North 46 degrees 27 minutes 11 seconds East, a distance of 561.62 feet;

THENCE North 41 degrees 36 minutes 35 seconds East, a distance of 352.75 feet;

THENCE South 47 degrees 10 minutes 52 seconds East, a distance of 1,187.89 feet to the Northwest right-of-way line of West Minnezona Avenue as described in said deed to the City of Goodyear recorded in [Instrument No. 2010-0872257](#), Maricopa County Records;

THENCE in a Southwesterly direction along said Northwest right-of-way line the following three (3) courses:

South 42 degrees 49 minutes 12 seconds West, a distance of 1,150.87 to a point of curvature of a non-tangent circular curve to the left, having a radius of 800.00 feet, a central angle of 42 degrees 48 minutes 54 seconds and being subtended by a chord which bears South 21 degrees 24 minutes 46 seconds West, 584.00 feet;

Continue in a Southerly direction along said curve to the left, a distance of 597.81 feet;

South 00 degrees 00 minutes 19 seconds West tangent to said curve, a distance of 3.59 feet to the beginning of a corner clip at the intersection of the West right-of-way line of said West Minnezona Avenue and the North right-of-way line of said West Indian School Road;

THENCE South 45 degrees 00 minutes 19 seconds West along said corner clip, a distance of 28.28 feet to the end of same;

THENCE in a Westerly direction along the North right-of-way line of said Indian School Road the following five (5) courses:

North 89 degrees 59 minutes 41 seconds West being 65.11 feet North of and parallel with the South line of the Southwest quarter of said Section 23, a distance of 51.05 feet;

North 81 degrees 51 minutes 06 seconds West, a distance of 21.18 feet;

North 89 degrees 59 minutes 41 seconds West being 68.11 feet North of and parallel with the South line of the Southwest quarter of said Section 23, a distance of 66.55 feet;

South 75 degrees 58 minutes 09 seconds West, a distance of 12.37 feet;

North 89 degrees 59 minutes 41 seconds West being 65.11 feet North of and parallel with the South line of the Southwest quarter of said Section 23, a distance of 685.23 feet to the POINT OF BEGINNING, containing 2,411,592 square feet or 55.363 acres of land, more or less.

EXCEPTING THEREFROM that portion as conveyed to the City of Goodyear, Arizona, an Arizona municipal corporation, for the sewer lift station purposes by Special Warranty Deed recorded on July 20, 2020 as Instrument No. 2200649292 in the Official Records of the Maricopa County Recorder, said portion being described as follows:

All that certain lot, tract or parcel of land, situated in a portion of the Southwest quarter of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found Maricopa County aluminum cap stamped "RLS#21080" for the South quarter of said Section 23, from which a found brass cap in handhold for the Southwest corner of said Section 23 bears North 89 degrees 59 minutes 41 seconds West (Basis of Bearing) – 2,639.84 feet;

THENCE North 00 degrees 16 minutes 21 seconds East, along the North-South Mid-Section line of said Section 23, a distance of 314.73 feet;

THENCE North 89 degrees 43 minutes 39 seconds West departing said North-South Mid-Section line, a distance of 92.66 feet, to the West right-of-way line of West Minnezona Avenue as described in a deed to the City of Goodyear recorded in [Instrument No. 2010-0872257](#), Maricopa County Recorder, said point being the TRUE POINT OF BEGINNING;

THENCE North 70 degrees 49 minutes 27 seconds West, departing said West right-of-way line, a distance of 88.92 feet;

THENCE North 19 degrees 26 minutes 27 seconds East, a distance of 68.02 feet;

THENCE South 65 degrees 36 minutes 18 seconds East, a distance of 63.80 feet;

THENCE South 69 degrees 08 minutes 42 seconds East, a distance of 24.52 feet to the West right-of-way line of said West Minnezona Avenue, said point being a point of curvature of a non-tangent circular curve to the left, having a radius of 800.00 feet, a central angle of 04 degrees 24 minutes 20 seconds and being subtended by a chord which bears South 18 degrees 39 minutes 08 seconds West, 61.50 feet;

THENCE in a Southerly direction along said West right-of-way line and curve to the left, a distance of 61.51 feet to the POINT OF BEGINNING, containing 5,657 square feet or 0.130 acres of land, more or less.

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