

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED BY BRASS CAP FLUSH, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 17, MONUMENTED BY A BRASS CAP FLUSH, BEARS NORTH 89°26'36" WEST (BASIS OF BEARINGS), 2587.25 FEET; THENCE NORTH 89°26'36" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 17, SAID LINE ALSO BEING THE MONUMENT LINE OF YUMA ROAD, 97.58 FEET; THENCE SOUTH 00°33' 24" WEST PERPENDICULAR TO SAID MONUMENT LINE, 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID YUMA ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 43°00'19" EAST ALONG SAID SOUTH RIGHT OF WAY, 45.48 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY OF BULLARD AVENUE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVED NORTHWESTERLY FROM WHICH THE CENTER BEARS NORTH 86°34'03" WEST, 980.80 FEET THEREFROM;

THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°07' 14", AN ARC DISTANCE OF 1114.75 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 68°32'52" WEST ALONG SAID RIGHT OF WAY, 68.06 FEET;

THENCE LEAVING SAID RIGHT OF WAY NORTH 21°26'55" WEST, 327.54 FEET;

THENCE NORTH 01°00'13" WEST, 275.03 FEET;

THENCE NORTH 89°26'36" WEST, 364.68 FEET;

THENCE SOUTH 00°59'55" EAST, 403.34 FEET;

THENCE SOUTH 21°27'08" EAST, 258.00 FEET;

THENCE SOUTH 28°22'41" EAST, 95.17 FEET TO A POINT ON THE WEST RIGHT OF WAY OF BULLARD AVENUE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHEASTERLY FROM WHICH THE CENTER BEARS

SOUTH 28°23'30" EAST, 1157.05 FEET THEREFROM;

THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°35'55", AN ARC DISTANCE OF 476.56 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 38°00'35" WEST ALONG SAID RIGHT OF WAY, 512.50 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED NORTHWESTERLY FROM WHICH THE CENTER BEARS NORTH 63°00' 15" WEST, 929.24 FEET THEREFROM;

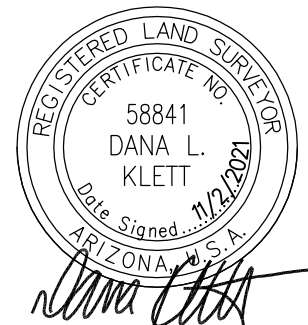
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°56'06", AN ARC DISTANCE OF 453.06 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°56'22" WEST, 1343.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF YUMA ROAD;

THENCE SOUTH 89°26'36" EAST ALONG SAID SOUTH RIGHT OF WAY, 1593.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,320,990 SQ.FT. OR 30.3258 ACRES, MORE OR LESS.

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.



SHEET 1 OF 2	DATE: 11/2/2021	EXHIBIT			Bowman CONSULTING	1295 W Washington St, #108 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowmanconsulting.com
		BY: LR	CHK: DK	QC:		
		BCG PROJECT NO: 050964-01 TASK: 001 CLIENT REF NO:				

NORTH 1/4 CORNER
SECTION 17, T01N, R01W

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 17, T01N, R01W

APN. 500-07-008G
CITY OF GOODYEAR
DEED: 2008-1013383, M.C.R.
(NOT A PART)

APN. 500-07-008F
GOODYEAR CITY OF
DEED: 2002-0026624, M.C.R.
(NOT A PART)

EXCEPTION
OF N. 33'

YUMA ROAD
N89°26'36"W 2587.25'
BASIS OF BEARINGS PER
BOOK 963 OF MAPS, PG 22 M.C.R.

S00°33'24"W
75.00'

A

B

881.69'

12.58'

EXCEPTION
OF S. 42'
OF N. 75'

SUBJECT PARCEL
APN. 500-07-007H & 008J

POINT OF BEGINNING

S43°00'19"E
45.48'

110' ACCESS ROAD PER
DOC. NO. 02-0026625

L=1114.75'
R=980.80'
D=65°07'14"

65'
R/W

BULLARD AVENUE

SECTION LINE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	512.50'	S38°00'35"W
L2	95.17'	S28°22'41"E
L3	258.00'	S21°27'08"E
L4	403.34'	S00°59'55"E
L5	364.68'	N89°26'36"W
L6	275.03'	N01°00'13"W
L7	327.54'	N21°26'55"W
L8	68.06'	S68°32'52"W

LEGEND

- SET 1/2" REBAR W/
CAP STAMPED 58347
- ⊗ FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- SUBJECT PROPERTY
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE AS NOTED

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	453.06'	929.24'	027°56'06"
C2	476.56'	1157.05'	023°35'55"



SHEET 2 OF 2

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