

June 6, 2024

LEGAL DESCRIPTION FOR
EL CIDRO
RIGHT-OF-WAY ABANDONMENT

That part of Section 23, Township 1 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Cotton Picker Spindle marking the West Quarter Corner of said Section 23, from which the Maricopa County Department of Transportation Brass Cap in a hand hole marking the Southwest Corner of said Section 23 bears South 00°11'46" West, a distance of 2,636.39 feet;

Thence South 89°43'14" East, along the North line of the Southwest Quarter of said Section 23, a distance of 2,585.78 feet to the True Point of Beginning;

Thence continuing South 89°43'14" East, along said North line, a distance of 65.00 feet to the calculated Center of said Section 23;

Thence North 00°12'45" East, along the West line of the Northeast Quarter of said Section 23, a distance of 20.13 feet to a point on a 470.00 foot radius non-tangent curve, whose center bears South 12°17'35" East;

Thence Easterly, departing said West line and along said curve, through a central angle of 12°33'11", a distance of 102.97 feet;

Thence South 89°44'24" East, a distance of 206.43 feet;

Thence South 44°44'24" East, a distance of 28.28 feet;

Thence South 89°44'24" East, a distance of 50.00 feet;

Thence North 45°15'36" East, a distance of 28.28 feet;

Thence South 89°44'24" East, a distance of 404.16 feet to the beginning of a tangent curve of 470.00 foot radius, concave Northerly;

Thence Easterly, along said curve, through a central angle of 10°00'00", a distance of 82.03 feet;

Thence South 79°44'24" East, a distance of 69.87 feet;

Thence South 36°30'34" West, a distance of 95.96 feet to a point on a line which is parallel with and 65.00 feet Southerly, as measured at right angles, from the North line of the Southeast Quarter of said Section 23;

Thence North 89°43'14" West, along said parallel line, a distance of 831.36 feet to a point on a line which is parallel with and 65.00 feet Easterly, as measured at right angles, from the West line of said Southeast Quarter;

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Thence South 00°12'45" West, along last said parallel line, a distance of 1049.24 feet;

Thence South 41°24'30" West, departing said parallel line, a distance of 98.69 feet to a point on said West line;

Thence North 00°12'45" East, along said West line, a distance of 528.44 feet to a point on the South line of the North Half of the North Half of the Southwest Quarter of said Section 23;

Thence North 89°41'54" West, along said South line, a distance of 65.00 feet to a point on a line which is parallel with and 65.00 feet Westerly, as measured at right angles, from the East line of said Southwest Quarter;

Thence North 00°12'45" East, along said parallel line, a distance of 660.11 feet to the True Point of Beginning.

Containing 200,443 Square Feet or 4.602 Acres, more or less.



EL CIDRO
RIGHT-OF-WAY ABANDONMENT

S89°43'14.4602" E 2,585.78

BOUNDARY

S89°43'14.46" E 65.00

N00°12'45.30" E 20.13

RB = S12°17'35.37" E

R = 470.00

A = 102.97

C = 102.77

CB = N83°59'00.29" E

D = 12°33'11.31"

T = 51.69

RB = N00°15'35.95" E

S89°44'24.04" E 206.43

S44°44'24.04" E 28.28

S89°44'24.04" E 50.00

N45°15'35.96" E 28.28

S89°44'24.04" E 404.16

RB = S00°15'35.96" W

R = 470.00

A = 82.03

C = 81.93

CB = S84°44'24.04" E

D = 09°59'60.00"

T = 41.12

RB = N10°15'35.96" E

S79°44'24.04" E 69.87

S36°30'33.66" W 95.96

N89°43'14.46" W 831.36

S00°12'45.30" W 1049.24

S41°24'30.01" W 98.69

N00°12'45.30" E 528.44

N89°41'53.80" W 65.00

N00°12'45.30" E 660.11

to

Area = 200443 4.602 AC

Closing course: 136°34'48.30" 0.011379

Misclosure: 1/385,427

North Error: 0.008265

East Error: 0.007821



CITRUS ROAD

S00°11'46"W 2636.39'

POINT OF COMMENCEMENT
WEST 1/4 CORNER, SECTION 23
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND COTTON PICKER SPINDLE

S89°43'14"E
2585.78'

TRUE POINT
OF BEGINNING

CENTER, SECTION 23
CALCULATED POSITION

 = RIGHT-OF-WAY
ABANDONMENT AREA



SOUTHWEST CORNER, SECTION 23
TOWNSHIP 1 NORTH, RANGE 2 WEST
FOUND MCDOT BRASS CAP IN HAND HOLE

SCALE 1" = 250'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

EL CIDRO

RIGHT-OF-WAY ABANDONMENT



1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°43'14"E	65.00'
L2	N00°12'45"E	20.13'
L3	S89°44'24"E	206.43'
L4	S44°44'24"E	28.28'
L5	S89°44'24"E	50.00'
L6	N45°15'36"E	28.28'
L7	S89°44'24"E	404.16'
L8	S79°44'24"E	69.87'

LINE TABLE		
NO.	BEARING	LENGTH
L9	S36°30'34"W	95.96'
L10	N89°43'14"W	831.36'
L11	S00°12'45"W	1049.24'
L12	S41°24'30"W	98.69'
L13	N00°12'45"E	528.44'
L14	N89°41'54"W	65.00'
L15	N00°12'45"E	660.11'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	102.97'	470.00'	012°33'11"	51.69'	102.77'	N83°59'00"E
C2	82.03'	470.00'	010°00'00"	41.12'	81.93'	S84°44'24"E



SCALE 1" = 250'	EL CIDRO	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	RIGHT-OF-WAY ABANDONMENT	2 OF 2