

ANNEXATION LEGAL DESCRIPTION

BEARINGS AND DISTANCE RECITED HEREON PER ALTA/NSPS ALND TITLE SURVEY PREPARED BY BOWMAN CONSULTING DATED 2/28/24.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN. MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89°42'31" EAST, A DISTANCE OF 2644.95 FEET;

THENCE SOUTH 89°42'31" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1332.72 FEET;

THENCE NORTH 0°17'29" EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°42'31" WEST, ALONG A LINE PARALLEL WITH THE AND 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 672.73 FEET;

THENCE NORTH 00°16'24" EAST, A DISTANCE OF 297.00 FEET;

THENCE NORTH 89°42'31" WEST, A DISTANCE OF 617.00 FEET;

THENCE NORTH 00°16'24" EAST, ALONG A LINE PARALLEL WITH AND 43.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 994.38 FEET

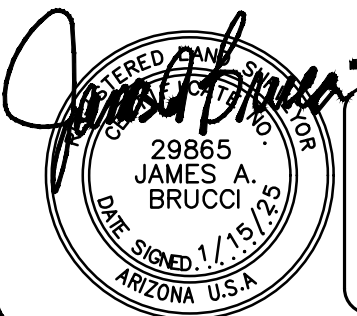
THENCE SOUTH 89°42'31" EAST, A DISTANCE OF 1133.23 FEET;

THENCE SOUTH 00°16'24" WEST, A DISTANCE OF 734.38 FEET TO THE NORTHWEST CORNER OF APN 502-40-280 AS DESCRIBED IN DOCUMENT NUMBER 2018-0621736, M.C.R.;

THENCE SOUTH 89°42'31" EAST, A DISTANCE OF 156.50 FEET;

THENCE SOUTH 00°16'24" WEST, ALONG THE EAST LINE OF SAID DOCUMENT NUMBER 2018-0621736, M.C.R., A DISTANCE OF 557.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 31.39 ACRES±.



TITLE: XB01
SCALE: N.T.S.
DATE: 1/15/2025
DESC: ANNEXATION

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

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CIVIL AND SURVEY

PROJ.NO.DOMI011

APN 502-40-003M
MELCOR DEVELOPMENTS
ARIZONA INC

ANNEXATION EXHIBIT

APN 502-40-003D
MELCOR DEVELOPMENTS
ARIZONA INC

S89°42'31"E 1133.23'

30' EASEMENT
DKT 11909, PG 1345
DKT 11909, PG 1346
DKT 11909, PG 1347
DKT 11909, PG 1349

SUBJECT PROPERTY

OWNER: TREGUBOFF FAMILY TRUST
IN CARE OF: FRED & PATSY DARLENE
TREGUBOFF TRUSTEES
DOCUMENT NUMBER: 20110808515
APN 502-40-268

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°42'31"E	1332.72'
L2	N00°17'29"E	33.00'
L3	N00°16'24"E	297.00'
L4	S89°42'31"E	156.50'

PERRYVILLE ROAD

N0°16'24"E 994.38'

43'

S0°16'24"W 734.38'

APN 502-40-008E



L4

S0°16'24"W 557.00'

APN 502-40-008A

N89°42'31"W 617.00'

APN
502-40-005B

APN 502-40-004
RAMIREZ

APN 502-40-009B
OASIS TRAILER PARK
LLC

APN
502-40-009A
OASIS TRAILER
PARK LLC

L3

33' COUNTY ROAD
BK 2, PG 13

POINT OF BEGINNING

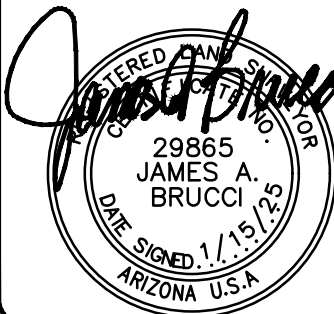
N89°42'31"W 672.73'

YUMA ROAD

N89°42'31"W 2644.95'
(BASIS OF BEARING)

SW COR S.10,
T.1N.,R.2W

S.1/4 COR S.10,
T.1N.,R.2W



TITLE: XB01
SCALE: 1"=200'
DATE: 1/15/2025
DESC: ANNEXATION

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