

**EXHIBIT
LEGAL DESCRIPTION FOR
RE-ZONING (PV303 – EAST II)**

Being all of Lot 2 as shown in the Final Plat of PV303, Phase A recorded in Book 1260 of maps, Page 15, MCR, situated in a portion of Section 24, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



EXPIRES 3/31/2019

STATE ROUTE 303

LOT 1
PV303 EAST, PHASE A
BK. 1260, PG. 15, MCR

TRACT D
PV303 EAST, PHASE A
BK. 1260, PG. 15, MCR

47.473 ACRES
LOT 2
PV303 EAST, PHASE A
BK. 1260, PG. 15, MCR

TRACT G
PALM VALLEY PHASE V
PARCEL 18-22
BK 727, PG 23, MCR

N. SARVAL AVENUE

W. INDIAN SCHOOL ROAD

SUNCOR DEVELOPMENT COMPANY
1986-0728396, MCR

TRACT S
PALM VALLEY PHASE V
PARCEL 18-22
BK 727, PG 23, MCR



EXHIBIT MAP
SHOWING RE-ZONING PARCEL (PV303 - EAST II)
PORTION OF SECTION 24, T2N, R2W, G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

SHEET 2 OF 2

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Rd., Suite 2, Chandler, AZ 85286
(602) 218-7285

Scale: 1" = 500'

Date: 1/17/2017

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.

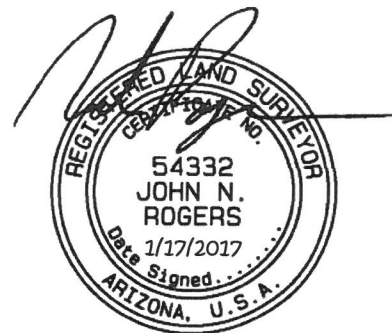


EXPIRES 3/31/2019

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**EXHIBIT
LEGAL DESCRIPTION FOR
RE-ZONING (PV303 – EAST II)**

Being all of Tract Q as shown in the Final Plat of Palm Valley Phase V Parcel 18-22 recorded in Book 727 of maps, Page 23, MCR, situated in a portion of Section 24, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



EXPIRES 3/31/2019

STATE ROUTE 303

LOT 1
PV303 EAST, PHASE A
BK. 1260, PG. 15, MCR

TRACT D
PV303 EAST, PHASE A
BK. 1260, PG. 15, MCR

LOT 2
PV303 EAST, PHASE A
BK. 1260, PG. 15, MCR

17.634 ACRES
TRACT Q
PALM VALLEY PHASE V
PARCEL 18-22
BK 727, PG 23, MCR

N. SARVAL AVENUE

W. INDIAN SCHOOL ROAD

SUNCOR DEVELOPMENT COMPANY
1986-0728396, MCR

TRACT S
PALM VALLEY PHASE V
PARCEL 18-22
BK 727, PG 23, MCR



EXHIBIT MAP
SHOWING RE-ZONING PARCEL (PV303 - EAST II)
PORTION OF SECTION 24, T2N, R2W, G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

SHEET 2 OF 2

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Rd., Suite 2, Chandler, AZ 85286
(602) 218-7285

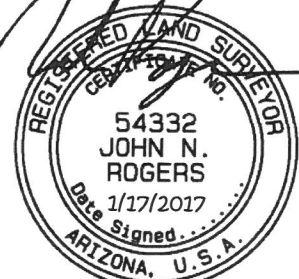
Scale: 1" = 500'

Date: 1/17/2017

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2019

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**EXHIBIT
LEGAL DESCRIPTION FOR
RE-ZONING (PV303 – EAST III)**

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 19, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at a found City of Goodyear brass cap in handhole for the Northwest corner of said Section 19 from which a found City of Phoenix brass cap in handhole for the North Quarter corner of said Section 19 bears South 89 deg. 58 min. 24 sec. East (Basis of Bearings) – 2596.67 feet;

THENCE South 89 deg. 58 min. 24 sec. East, along the North line of the Northwest Quarter of said Section 19, a distance of 1275.94 feet;

THENCE South 00 deg. 01 min. 36 sec. West, departing said North line, a distance of 975.00 feet;

THENCE North 89 deg. 58 min. 24 sec. West, a distance of 187.56 feet to a Point of Curvature of a circular curve to the left, having a radius of 1000.00 feet, a central angle of 36 deg. 48 min. 44 sec., and being subtended by a chord which bears South 71 deg. 37 min. 13 sec. West - 631.50 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 642.50 feet;

THENCE South 53 deg. 12 min. 51 sec. West, tangent to said curve, a distance of 308.14 feet;

THENCE North 36 deg. 47 min. 09 sec. West, a distance of 42.21 feet to a Point of Curvature of a circular curve to the right, having a radius of 1100.00 feet, a central angle of 36 deg. 59 min. 52 sec., and being subtended by a chord which bears North 18 deg. 17 min. 13 sec. West - 698.03 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 710.31 feet to the West line of the Northwest Quarter of said Section 19;

THENCE North 00 deg. 12 min. 43 sec. East, tangent to said curve and along said West line, a distance of 662.57 feet to the POINT OF BEGINNING, containing 1,395,501 square feet or 32.036 acres of land, more or less.

Exhibit attached and made a part hereof.



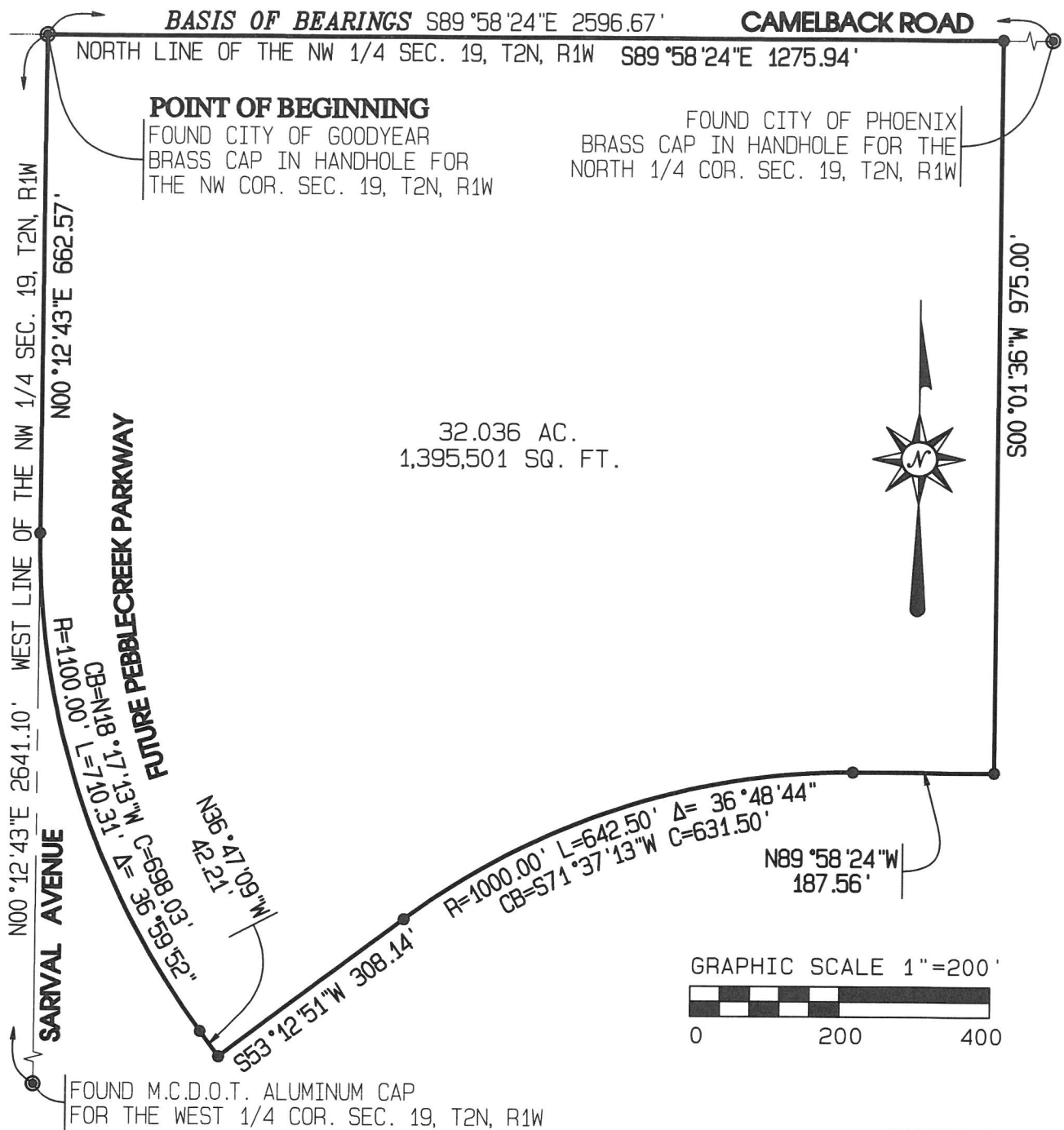


EXHIBIT MAP
 SHOWING RE-ZONING PARCEL (PV303 - EAST III)
 PORTION OF THE NW 1/4 OF SEC. 19, T2N, R1W, G.&S.R.B.&M.
 MARICOPA COUNTY, ARIZONA

SHEET 2 OF 2

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E. Thistle Landing Dr., Suite 100, Phoenix, AZ 85044
 (602) 218-7285

Scale: 1" = 200'

Date: 1/13/2017

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2019

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**EXHIBIT
LEGAL DESCRIPTION FOR
RE-ZONING (PV303 – WEST II)**

All that certain lot, tract, or parcel of land, situated in a portion of the West Half of Section 25, 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 City of Goodyear brass cap flush for the Northwest corner of said Section 25, from which a found City of Goodyear brass cap in handhole for the North Quarter corner of said Section 25 bears South 89 deg. 21 min. 01 sec. East (Basis of Bearings) – 2640.75 feet;

THENCE South 00 deg. 17 min. 08 sec. West along the West line of the Northwest Quarter of said Section 25, a distance of 108.44 feet;

THENCE South 89 deg. 42 min. 19 sec. East departing said West line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING, said point being in the South right-of-way line of Indian School Road as shown in the Map of Dedication recorded in Book 1042 of maps, Page 7, MCR;

THENCE South 89 deg. 42 min. 19 sec. East along said South right-of-way line, a distance of 37.17 feet;

THENCE North 45 deg. 28 min. 20 sec. East along said South right-of-way line, a distance of 46.52 feet;

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 41.76 feet;

THENCE South 80 deg. 20 min. 28 sec. East along said South right-of-way line, a distance of 15.46 feet;

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 67.22 feet;

THENCE North 75 deg. 16 min. 29 sec. East along said South right-of-way line, a distance of 9.13 feet;

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 172.90 feet;

THENCE South 87 deg. 26 min. 28 sec. East along said South right-of-way line, a distance of 300.17 feet;

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 195.31 feet;

THENCE South 44 deg. 20 min. 27 sec. East along said South right-of-way line, a distance of 46.66 feet;

THENCE South 89 deg. 19 min. 53 sec. East along said South right-of-way line, a distance of 80.00 feet;

THENCE North 00 deg. 40 min. 07 sec. East along said South right-of-way line, a distance of 10.03 feet;

THENCE North 45 deg. 39 min. 33 sec. East along said South right-of-way line, a distance of 46.68 feet;

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 131.38 feet to the West right-of-way line of State Route 303 recorded in Document No. 2009-1013638, MCR;

THENCE South 80 deg. 24 min. 56 sec. East along said West right-of-way line, a distance of 136.70 feet;

THENCE South 83 deg. 48 min. 13 sec. East along said West right-of-way line, a distance of 248.29 feet;

THENCE South 07 deg. 53 min. 21 sec. West along said West right-of-way line, a distance of 822.09 feet;

THENCE South 05 deg. 40 min. 15 sec. West along said West right-of-way line, a distance of 454.60 feet;

THENCE South 11 deg. 10 min. 35 sec. West along said West right-of-way line, a distance of 1479.42 feet;

THENCE North 78 deg. 20 min. 21 sec. West along said West right-of-way line, a distance of 4.69 feet;

THENCE South 11 deg. 34 min. 38 sec. West along said West right-of-way line, a distance of 663.22 feet;

THENCE South 15 deg. 09 min. 46 sec. West along said West right-of-way line, a distance of 951.86 feet;

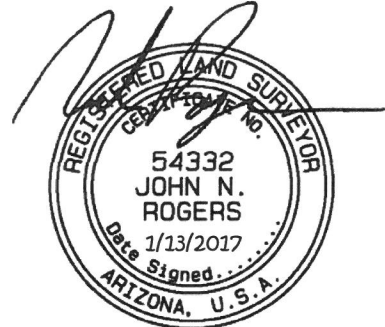
THENCE South 20 deg. 07 min. 49 sec. West along said West right-of-way line, a distance of 493.12 feet;

THENCE North 86 deg. 07 min. 37 sec. West departing said West right-of-way line, a distance of 553.55 feet;

THENCE North 00 deg. 15 min. 36 sec. East, being 33.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 25, a distance of 2207.59 feet;

THENCE North 00 deg. 17 min. 08 sec. East, being 33.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 25, a distance of 2532.97 feet to the POINT OF BEGINNING, containing 5,423,646 square feet or 124.510 acres of land, more or less.

Exhibit attached and made a part hereof.



EXPIRES 3/31/2019

POINT OF COMMENCING

NWC SEC. 25
T2N, R2W 108.44'

S89°42'19"E
33.00'

BASIS OF BEARINGS

S89°21'01"E 2640.75'

POINT OF BEGINNING

S07°53'21"W
822.09'

NORTH 1/4 COR.
SEC. 25 T2N, R2W



WEST 1/4 COR.
SEC. 25 T2N, R2W

COTTON LANE

N00°15'36"E 2640.34'

SWC SEC. 25
T2N, R2W

N00°15'36"E 2207.59'

33'

S20°07'49"W
493.12'

N86°07'37"W
553.55'

THOMAS ROAD

124.510 AC.
5,423,646 SQ. FT.

STATE ROUTE 303

N78°20'21"W
4.69'

S11°34'38"W
663.22'

S15°09'46"W
951.86'

S11°10'35"W 1479.42'

S05°40'15"W
454.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°42'19"E	37.17'
L2	N45°28'20"E	46.52'
L3	S89°21'01"E	41.76'
L4	S80°20'28"E	15.46'
L5	S89°21'01"E	67.22'
L6	N75°16'29"E	9.13'
L7	S89°21'01"E	172.90'
L8	S87°26'28"E	300.17'
L9	S89°21'01"E	195.31'
L10	S44°20'27"E	46.66'
L11	S89°19'53"E	80.00'
L12	N00°40'07"E	10.03'
L13	N45°39'33"E	46.68'
L14	S89°21'01"E	131.38'
L15	S80°24'56"E	136.70'
L16	S83°48'13"E	248.29'

EXHIBIT MAP
SHOWING RE-ZONING PARCEL (PV303 - WEST II)
PORTION OF THE WEST 1/2 OF SEC. 25, T2N, R2W, G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

SHEET 4 OF 4

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E. Thistle Landing Dr., Suite 100, Phoenix, AZ 85044
(602) 218-7285

Scale: 1" = 800'

Date: 1/13/2017

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2019

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**EXHIBIT
LEGAL DESCRIPTION FOR
RE-ZONING (PV303 – WEST III)**

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 26, 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 the Northwest corner of said Section 26, from which the North Quarter corner of said Section 26 bears South 89 deg. 59 min. 41 sec. East (Basis of Bearings) – 2639.84 feet;

THENCE South 89 deg. 59 min. 41 sec. East along the North line of the Northwest Quarter of said Section 26, a distance of 33.00 feet;

THENCE South 00 deg. 17 min. 05 sec. West departing said North line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 89 deg. 59 min. 41 sec. East being 33.00 feet South of and parallel to the North line of the Northwest Quarter of said Section 26, a distance of 1306.96 feet;

THENCE South 00 deg. 17 min. 05 sec. West, a distance of 833.26 feet;

THENCE North 89 deg. 59 min. 41 sec. West, a distance of 1306.96 feet;

THENCE North 00 deg. 17 min. 05 sec. East being 33.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 26, a distance of 833.26 feet to the POINT OF BEGINNING, containing 1,089,015 square feet or 25.000 acres of land, more or less.

Exhibit map attached and made a part hereof.



EXPIRES 3/31/2019

**POINT OF
COMMENCING**
NW COR. SEC. 26
T2N, R2W

INDIAN SCHOOL ROAD

BASIS OF BEARINGS
S89°59'41"E 2639.84'

N 1/4 COR. SEC. 26
T2N, R2W

S89°59'41"E 1306.96'

33'

**POINT OF
BEGINNING**

25.000 ACRES

N00°17'05"E 833.26'

S00°17'05"W 833.26'

N89°59'41"W 1306.96'

CITRUS ROAD N00°17'05"E 2642.19'

33'

W 1/4 COR. SEC. 26
T2N, R2W



SHEET 2 OF 2

EXHIBIT MAP
SHOWING RE-ZONING PARCEL (PV303 - WEST III)
PORTION OF THE NORTHWEST 1/4 OF SEC. 26, T2N, R2W, G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

**GOODWIN
AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Rd., Suite 2, Chandler, AZ 85286
(602) 218-7285

Scale: 1" = 400'

Date: 1/13/2017

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2019

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