

**PEBBLE CREEK MARKETPLACE
MIXED USE PHASE II
PARENT PARCEL
LEGAL DESCRIPTION**

A portion of Tract BD as shown on the Final Plat of Palm Valley Phase VIII South Parcel filed as Book 839, Page 49 records of Maricopa County, Arizona and a portion of the Northeast Quarter of Section 6, Township 1 North, Range 1 West and a portion of the Southeast Quarter of Section 31, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found City of Goodyear brass cap flush accepted as the Northeast corner of said Section 6 from which a found City of Goodyear brass cap flush accepted as the Northwest corner of said Section 6 thereof bears North 89°21'40" West, 5201.92 feet;

Thence North 89°21'40" West, 1307.06 feet along the north line of the Northeast Quarter of said Section 6 to the **POINT OF BEGINNING**;

Thence leaving said north line, South 00°21'41" West, 963.90 feet to the north Right-of-Way line of Interstate 10;

THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE;

Thence South 81°36'39" West, 130.14 feet;

Thence North 89°22'11" West, 348.00 feet;

Thence North 00°37'23" East, 470.22 feet;

Thence North 89°23'10" West, 100.00 feet;

Thence South 00°36'50" West, 175.08 feet;

Thence North 89°29'28" West, 172.90 feet;

Thence South 00°39'22" West, 294.75 feet;

Thence North 89°22'11" West, 558.67 feet to the east line of Parcel B as shown on the Minor Land Division Map of Tract AV, Palm Valley Phase VIII South Parcel filed as Book 1278, Page 25 records of Maricopa County, Arizona;

Thence leaving said north Right-of-Way, North $00^{\circ}17'23''$ East, 335.03 feet along said east line to the Right-of-Way line of 159th Avenue as shown on the Map of Dedication of 159th Avenue & McDowell Road filed as Book 1277, Page 13 records of Maricopa County, Arizona being on a non-tangent curve, concave northerly, having a radius of 60.00 feet, the center of which bears North $00^{\circ}17'11''$ East;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID RIGHT-OF-WAY;

Thence leaving said east line and northeasterly along said curve, through a central angle of $131^{\circ}24'08''$, an arc length of 137.60 feet to a point of reverse curvature, concave northeasterly, having a radius of 60.00 feet;

Thence northwesterly along said curve, through a central angle of $41^{\circ}24'21''$, an arc length of 43.36 feet to a tangent line;

Thence North $00^{\circ}17'23''$ East, 176.40 feet;

Thence North $08^{\circ}38'01''$ East, 151.59 feet;

Thence North $00^{\circ}17'23''$ East, 183.41 feet;

Thence North $00^{\circ}13'08''$ East, 9.99 feet;

Thence North $45^{\circ}25'44''$ East, 28.18 feet to the south Right-of-Way line of McDowell Road as shown on the Final Plat of Palm Valley Phase VIII South Parcel filed as Book 839, Page 49 records of Maricopa County, Arizona;

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID SOUTH RIGHT-OF-WAY;

Thence leaving said east Right-of-Way, South $89^{\circ}21'40''$ East, 48.63 feet;

Thence South $80^{\circ}25'50''$ East, 32.21 feet;

Thence South $89^{\circ}21'40''$ East, 35.70 feet;

Thence South $00^{\circ}38'20''$ West, 5.00 feet;

Thence South $89^{\circ}21'40''$ East, 30.00 feet;

Thence North $76^{\circ}36'10''$ East, 41.23 feet;

Thence South $89^{\circ}21'40''$ East, 1051.50 feet;

Thence South 00°21'41" West, 29.99 feet to the aforesaid north line of the Northeast Quarter of said Section 6 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1198552 sq. ft. (27.515 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

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