

LAS BRISAS, PHASE 2B.3
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 22, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, and being more completely described as follows, to-wit:

COMMENCING at found cotton picker spindle for the East Quarter corner of said Section 22, from which a found brass cap in handhole for the Southeast corner of said Section 22 bears South 00 deg. 06 min. 36 sec. East (Basis of Bearings) - 2636.32 feet;

THENCE North 89 deg. 57 min. 37 sec. West along the North line of the Southeast Quarter of said Section 22, a distance of 55.00 feet to the West right-of-way line of South Citrus Road as shown in the Map of Dedication of Las Brisas, Phase 2 South Citrus Road recorded in Book 969 of Maps, Page 31, MCR;

THENCE South 00 deg. 06 min. 36 sec. East departing said North line and continue along said West right-of-way line, being 55.00 feet West of and parallel with the East line of the Southeast Quarter of said Section 22, a distance of 30.00 feet to the Northeast corner of Las Brisas, Phase 2B recorded in Book 969 of Maps, Page 32, MCR, said point being the TRUE POINT OF BEGINNING;

THENCE South 00 deg. 06 min. 36 sec. East along the East line of said Las Brisas, Phase 2, the West right-of-way line of said South Citrus Road, and being 55.00 feet West of and parallel with the East line of the Southeast Quarter of said Section 22, a distance of 1029.61 feet to the Southeast corner of said Las Brisas, Phase 2 and the Northeast corner of Tract F as shown in the Map of Dedication of Las Brisas Drive and South 183rd Avenue recorded in Book 940 of Maps, Page 6, MCR;

THENCE South 89 deg. 53 min. 24 sec. West along the South line of said Las Brisas, Phase 2 and the North line of said Tract F, a distance of 448.23 feet to a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears North 45 deg. 06 min. 36 sec. West - 28.28 feet;

THENCE in a northwesterly direction along said curve to the right, the South line of said Las Brisas, Phase 2, and the North line of said Tract F, a distance of 31.42 feet;

THENCE South 89 deg. 53 min. 24 sec. West radial to said curve and continue along the South line of said Las Brisas, Phase 2, the North line of said Tract F, and the North line of Tract E as shown in said Map of Dedication of West Las Brisas Drive and South 183rd Avenue, a distance of 100.00 feet to a Point of Curvature radial to said line and being a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears South 44 deg. 53 min. 24 sec. West - 28.28 feet;

THENCE in a southwesterly direction along said curve to the right, the South line of said Las Brisas, Phase 2, and the North line of said Tract E, a distance of 31.42 feet;

THENCE South 89 deg. 53 min. 24 sec. West tangent to said curve and continue along said North and South line, a distance of 494.37 feet to a Point of Curvature of a circular curve to the left, having a radius of 1550.00 feet, a central angle of 13 deg. 59 min. 12 sec., and being subtended by a chord which bears South 82 deg. 53 min. 48 sec. West - 377.44 feet;

THENCE in a westerly direction along said curve to the left and said North and South lines, a distance of 378.38 feet;

THENCE North 15 deg. 12 min. 21 sec. West non-tangent to said curve and departing said North and South lines, a distance of 29.60 feet to a Point of Curvature of a circular curve to the right, having a radius of 470.00 feet, a central angle of 15 deg. 07 min. 32 sec., and being subtended by a chord which bears North 07 deg. 38 min. 35 sec. West - 123.72 feet;

THENCE in a northerly direction along said curve to the right, a distance of 124.08 feet;

THENCE North 00 deg. 04 min. 49 sec. West tangent to said curve, a distance of 285.30 feet to an ell corner of said Las Brisas, Phase 2B;

THENCE South 89 deg. 18 min. 07 sec. East along a North line of said Las Brisas, Phase 2B, a distance of 102.49 feet;

THENCE South 89 deg. 29 min. 59 sec. East along said North line, a distance of 122.53 feet to an ell corner of same;

THENCE North 00 deg. 04 min. 49 sec. West along a northeasterly line of said Las Brisas, Phase 2B, a distance of 620.01 feet to an ell corner of same;

THENCE North 44 deg. 59 min. 59 sec. East along a North line of said Las Brisas, Phase 2B, a distance of 35.42 feet to an ell corner of same;

THENCE South 89 deg. 57 min. 37 sec. East along the North line of said Las Brisas, Phase 2B, a distance of 1230.60 feet to the POINT OF BEGINNING, containing 1,385,825 square feet or 31.814 acres of land, more or less.



EXPIRES 3/31/2019

APPROVED FINAL PLAT - PARCEL 2B.3

