

LEGAL DESCRIPTION FOR  
**ESTRELLA 9.31**

All that certain lot, tract, or parcel of land, situated in a portion of Sections 27 and 34, Township 1 South, 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 GLO brass cap for the Southwest corner of said Section 27, from which a found GLO brass cap for the West Quarter corner of said Section 27 bears North 0 deg. 13 min. 25 sec. East (Basis of Bearings) – 2634.80 feet;

**THENCE** South 89 deg. 34 min. 33 sec. East along the South line of the Southwest Quarter of said Section 27, a distance of 1,748.79 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** North 0 deg. 29 min. 54 sec. West departing said South line, a distance of 96.30 feet to the South line of Montecito Village at Estrella Mountain Ranch Parcel 9.6 recorded in Book 1179 of Maps, Page 32, MCR;

**THENCE** South 84 deg. 37 min. 33 sec. East along said South line, a distance of 144.29 feet;

**THENCE** South 88 deg. 49 min. 7 sec. East along said South line, a distance of 246.31 feet;

**THENCE** North 77 deg. 48 min. 11 sec. East along said South line, a distance of 253.02 feet;

**THENCE** South 70 deg. 15 min. 2 second East along said South line, at 17.56 feet pass the Southeast corner of said Parcel 9.6 and the Southwest corner of Montecito Village at Estrella Mountain Ranch Parcel 9.5 recorded in Book 1163 of Maps, Page 9, MCR, continue a total distance of 337.59 feet;

**THENCE** North 89 deg. 29 min. 13 sec. East along the South line of said Parcel 9.5, a distance of 108.08 feet to the West right-of-way line of South 182nd Drive as shown in the Map of Dedication of Montecito Village at Estrella Mountain Ranch recorded in Book 1059 of Maps, Page 15, MCR, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,030.00 feet, a central angle of 15 deg. 23 min. 32 sec., and being subtended by a chord which bears South 16 deg. 20 min. 35 sec. West - 543.71 feet;

**THENCE** in a Southerly direction along said curve to the left and along said West right-of-way line, a distance of 545.35 feet;

**THENCE** South 8 deg. 38 min. 49 sec. West tangent to said curve and continue along said West right-of-way line, a distance of 110.71 feet;

**THENCE** South 52 deg. 51 min. 50 sec. West along said West right-of-way line, a distance of 35.84 feet to the North right-of-way line of West Mountain Vista Drive as shown in said Map of Dedication, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,555.00 feet, a central angle of 19 deg. 34 min. 13 sec., and being subtended by a chord which bears South 86 deg. 50 min. 7 sec. West - 528.56 feet;

**THENCE** in a Westerly direction along said curve to the left and said North right-of-way line, a distance of 531.13 feet;

**THENCE** South 77 deg. 3 min. 0 sec. West tangent to said curve and continue along said North right-of-way line, a distance of 358.75 feet;

**THENCE** North 32 deg. 3 min. 26 sec. East departing said North right-of-way line, a distance of 16.97 feet;

**THENCE** North 12 deg. 57 min. 0 sec. West, a distance of 7.28 feet for a Point of Curvature of a circular curve to the right, having a radius of 440.00 feet, a central angle of 12 deg. 27 min. 6 sec., and being subtended by a chord which bears North 6 deg. 43 min. 27 sec. West - 95.43 feet;

**THENCE** in a Northerly direction along said curve to the right, a distance of 95.62 feet;

**THENCE** North 0 deg. 29 min. 54 sec. West tangent to said curve, a distance of 23.08 feet for a Point of Curvature of a circular curve to the right, having a radius of 100.00 feet, a central angle of 15 deg. 45 min. 13 sec., and being subtended by a chord which bears North 7 deg. 22 min. 42 sec. East - 27.41 feet;

**THENCE** in a Northerly direction along said curve to the right, a distance of 27.50 feet;

**THENCE** North 15 deg. 15 min. 18 sec. East tangent to said curve, a distance of 27.58 feet for a Point of Curvature of a circular curve to the left, having a radius of 100.00 feet, a central angle of 15 deg. 45 min. 13 sec., and being subtended by a chord which bears North 7 deg. 22 min. 42 sec. East - 27.41 feet;

**THENCE** in a Northerly direction along said curve to the left, a distance of 27.50 feet;

**THENCE** North 0 deg. 29 min. 54 sec. West tangent to said curve, a distance of 300.96 feet for a Point of Curvature of a circular curve to the left, having a radius of 35.00 feet, a central angle of 33 deg. 33 min. 26 sec., and being subtended by a chord which bears North 17 deg. 16 min. 37 sec. West - 20.21 feet;

**THENCE** in a Northerly direction along said curve to the left, a distance of 20.50 feet for a Point of Curvature of a reverse circular curve to the right, having a radius of 55.00 feet, a central angle of 87 deg. 32 min. 9 sec., and being subtended by a chord which bears North 9 deg. 42 min. 44 sec. East - 76.09 feet;

**THENCE** in a Northerly direction along said curve to the right, a distance of 84.03 feet;

**THENCE** North 0 deg. 29 min. 54 sec. West non-tangent to said curve, a distance of 128.80 feet to the **POINT OF BEGINNING**, containing 717,699 square feet or 16.476 acres of land, more or less.

