



PARCEL 12.36 LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00°14'25" EAST, A DISTANCE OF 2633.85 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 00°14'25" EAST, A DISTANCE OF 2633.85 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH A TIE LINE BEARS NORTH 64°30'09" WEST;

THENCE ALONG SAID TIE LINE BEARING NORTH 64°30'09" WEST, A DISTANCE OF 1,591.05 FEET TO THE SOUTHEASTERLY MOST POINT ON THE SOUTHEASTERN BOUNDARY LINE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 470.01 FEET, AND BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'14", AN ARC DISTANCE OF 78.10 FEET, SAID CURVE HAVING A CHORD OF NORTH 77°17'32" WEST, A DISTANCE OF 78.01 FEET, TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR PROPOSED SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PROPOSED SAN MIGUEL AVENUE NORTH 72°31'54" WEST, A DISTANCE OF 405.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 530.00 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PROPOSED SAN MIGUEL AVENUE, AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°46'28", AN ARC DISTANCE OF 367.92 FEET, SAID CURVE HAVING A CHORD OF SOUTH 87°34'52" WEST, A DISTANCE OF 360.58 FEET, TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PROPOSED SAN MIGUEL AVENUE SOUTH 67°41'39" WEST, A DISTANCE OF 148.09 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PROPOSED SAN MIGUEL AVENUE NORTH 67°18'21" WEST, A DISTANCE OF 29.70 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS SHOWN ON ESTRELLA PHASE ONE MAP OF DEDICATION, BOOK 318, PAGE 38, MARICOPA COUNTY RECORDER;





THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY NORTH 22°18'21" WEST, A DISTANCE OF 444.56 FEET TO THE SOUTHERLY MOST BOUNDARY CORNER OF PARCELS 12.37, 12.39, 12.40, AS RECORDED IN BOOK 1239, PAGE 14, PER MARICOPA COUNTY RECORDS, AND ALSO BEING THE EASTERLY LINE OF A 50 FOOT GAS EASEMENT, PER DOC. 2001-0753944, MARICOPA COUNTY RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF ESTRELLA FINAL PLAT PARCELS 12.37, 12.39 AND 12.40, AND THE EASTERLY LINE OF SAID 50 FOOT GAS EASEMENT, NORTH 28°26'52" EAST, A DISTANCE OF 908.51 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY LINE OF ESTRELLA FINAL PLAT PARCELS 12.37, 12.39 AND 12.40, AND THE EASTERLY LINE OF SAID 50 FOOT GAS EASEMENT SOUTH 55°48'57" EAST, A DISTANCE OF 70.69 FEET;

THENCE SOUTH 64°32'22" EAST, A DISTANCE OF 35.11 FEET;

THENCE SOUTH 75°33'22" EAST, A DISTANCE OF 24.18 FEET;

THENCE SOUTH 33°31'15" EAST, A DISTANCE OF 38.00 FEET;

THENCE SOUTH 02°39'49" EAST, A DISTANCE OF 72.03 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF THE EXISTING WATER TANK SITE, PER INSTRUMENT 09-10007156, MARICOPA COUNTY RECORDER;

THENCE CONTINUING ALONG THE SAID BOUNDARY LINE, SOUTH 28°26'10" WEST, A DISTANCE OF 224.26 FEET, TO THE SOUTHWESTERLY MOST BOUNDARY CORNER OF SAID EXISTING WATER TANK SITE;

THENCE ALONG THE SOUTHERN MOST BOUNDARY LINE OF SAID EXISTING WATER TANK SITE, SOUTH 68°02'39" EAST, A DISTANCE OF 605.50 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID EXISTING WATER TANK SITE, SAID POINT ALSO BEING A POINT ON THE WEST BOUNDARY LINE OF A 330 FOOT TRANSMISSION LINE EASEMENT AS SHOWN ON ESTRELLA PHASE ONE MAP OF DEDICATION, BOOK 318, PAGE 38, MARICOPA COUNTY RECORDER;

THENCE SOUTHEAST ALONG SAID TRANSMISSION LINE EASEMENT SOUTH 10°32'40" EAST, A DISTANCE OF 712.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 801,321 SQ. FT. OR, 18.40 ACRES, MORE OR LESS.



