

December 20, 2019
PROJECT # 050605-01-014

**LEGAL DESCRIPTION
HANCOCK COMMUNITIES AT CANYON TRAILS**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, BEING MARKED BY A MAG NAIL WITH WASHER STAMPED RLS 31610, FROM WHICH POINT THE CENTER QUARTER CORNER OF SAID SECTION 11, BEING MARKED BY A MAG NAIL, BEARS NORTH 89°41'16" WEST, A DISTANCE OF 2638.94 FEET;

THENCE SOUTH 89°41'16" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 333.17 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°18'44" EAST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF LILAC STREET AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°41'23" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 23.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1030.00 FEET;

THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°19'58", AND AN ARC DISTANCE OF 185.75 FEET;

THENCE DEPARTING SAID NORTH LINE NORTH 19°03'29" WEST, A DISTANCE OF 898.66 FEET;

THENCE NORTH 45°21'01" WEST, A DISTANCE OF 454.73 FEET;

THENCE NORTH 66°19'10" WEST, A DISTANCE OF 460.11 FEET;

THENCE NORTH 78°49'49" WEST, A DISTANCE OF 188.64 FEET TO THE EAST RIGHT OF WAY LINE OF 173RD AVENUE AND A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 970.00 FEET, AND A RADIAL BEARING OF SOUTH 70°31'55" EAST;

THENCE NORTHEASTERLY ALONG SAID EAST LINE, AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°17'18", AND AN ARC DISTANCE OF 157.25 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 28°45'24" EAST, A DISTANCE OF 388.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 780.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $28^{\circ}27'33''$, AND AN ARC DISTANCE OF 387.43 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, THE FOLLOWING FOUR COURSES;

THENCE NORTH $00^{\circ}17'50''$ EAST, A DISTANCE OF 5.71 FEET;

THENCE NORTH $03^{\circ}43'27''$ EAST, A DISTANCE OF 167.30 FEET;

THENCE NORTH $00^{\circ}17'50''$ EAST, A DISTANCE OF 147.00 FEET;

THENCE NORTH $45^{\circ}17'50''$ EAST, A DISTANCE OF 22.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE CONTINUING ALONG SAID SOUTH LINE, THE FOLLOWING TEN COURSES;

THENCE SOUTH $89^{\circ}42'10''$ EAST, A DISTANCE OF 16.28 FEET;

THENCE SOUTH $00^{\circ}17'50''$ WEST, A DISTANCE OF 13.01 FEET;

THENCE SOUTH $88^{\circ}09'22''$ EAST, A DISTANCE OF 390.64 FEET;

THENCE SOUTH $00^{\circ}17'50''$ WEST, A DISTANCE OF 12.45 FEET;

THENCE SOUTH $89^{\circ}42'10''$ EAST, A DISTANCE OF 37.00 FEET;

THENCE NORTH $00^{\circ}17'50''$ EAST, A DISTANCE OF 11.46 FEET;

THENCE SOUTH $88^{\circ}09'22''$ EAST, A DISTANCE OF 202.07 FEET;

THENCE SOUTH $00^{\circ}17'50''$ WEST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH $85^{\circ}48'35''$ EAST, A DISTANCE OF 265.11 FEET;

THENCE SOUTH $89^{\circ}42'10''$ EAST, A DISTANCE OF 54.51 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH $04^{\circ}32'15''$ EAST, A DISTANCE OF 176.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT CONCAVE WESTERLY, HAVING A RADIUS OF 5515.21 FEET AND A RADIAL BEARING OF SOUTH $85^{\circ}24'39''$ WEST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $4^{\circ}33'51''$, AND AN ARC DISTANCE OF 439.34 FEET TO A NON-TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 5515.21 FEET, AND A RADIAL BEARING OF SOUTH $89^{\circ}58'30''$ WEST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}24'56''$, AND AN ARC DISTANCE OF 40.00 FEET;

THENCE CONTINUING SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'19", AND AN ARC DISTANCE OF 122.43 FEET;

THENCE SOUTH 01°36'51" WEST, A DISTANCE OF 149.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 4830.95 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'41", AND AN ARC DISTANCE OF 726.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 4587.37 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°17'17", AND AN ARC DISTANCE OF 583.51 FEET;

THENCE SOUTH 00°17'26" WEST, A DISTANCE OF 266.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,010,878 SQ.FT. OR 46.1634 ACRES, MORE OR LESS.

