

Wood, Patel & Associates, Inc.
(480) 834-3300
www.woodpatel.com

Revised June 9, 2016
April 27, 2016
WP# 154393.05
Page 1 of 3
See Exhibit "A"

PARCEL DESCRIPTION
Sanctuary at Mountain Bridge
Public Drainage Easement Abandonment

A portion of that certain Public Drainage Easement shown on Map of Dedication for Mountain Bridge North Estates Drive Phase 1, recorded in Book 1165, page 38, Maricopa County Records (M.C.R.), lying within Section 4, Township 1 North, Range 7 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 4, a 2-inch aluminum cap flush stamped RLS 16678 2004, from which the southeast corner of said Section, a 2-inch aluminum cap flush stamped 2002 RLS 15573, bears North 89°59'25" East (basis of bearing) a distance of 2641.84 feet;

THENCE along the south line of said section, North 89°59'25" East, a distance of 837.51 feet;

THENCE leaving said South line, North 00°00'35" West, a distance of 397.78 feet, to the **POINT OF BEGINNING**;

THENCE North 12°16'43" East, a distance of 61.00 feet;

THENCE North 11°56'49" East, a distance of 48.24 feet, to the northerly line of said Public Drainage Easement (PDE);

THENCE along said northerly line, South 68°57'48" East, a distance of 52.34 feet, to the northeast corner of said PDE;

THENCE leaving said northerly line, along the easterly line of said PDE, Southwesterly, along a non-tangent curve to the right, whose radius bears North 68°57'48" West a distance of 1,124.50 feet, having a central angle of 04°53'58", a distance of 96.16 feet;

THENCE Southwesterly, along a reverse curve to the left having a radius of 775.75 feet, a central angle of 00°09'41", a distance of 2.18 feet;

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Page 2 of 3
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THENCE leaving said easterly line, North 86°16'24" West, a distance of 32.62 feet to the **POINT OF BEGINNING**.

Containing 4,395 square feet or 0.1009 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Map of Dedication for Mountain Bridge – North Estates Drive Phase 1, recorded in Book 1165, page 38, M.C.R. and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2015. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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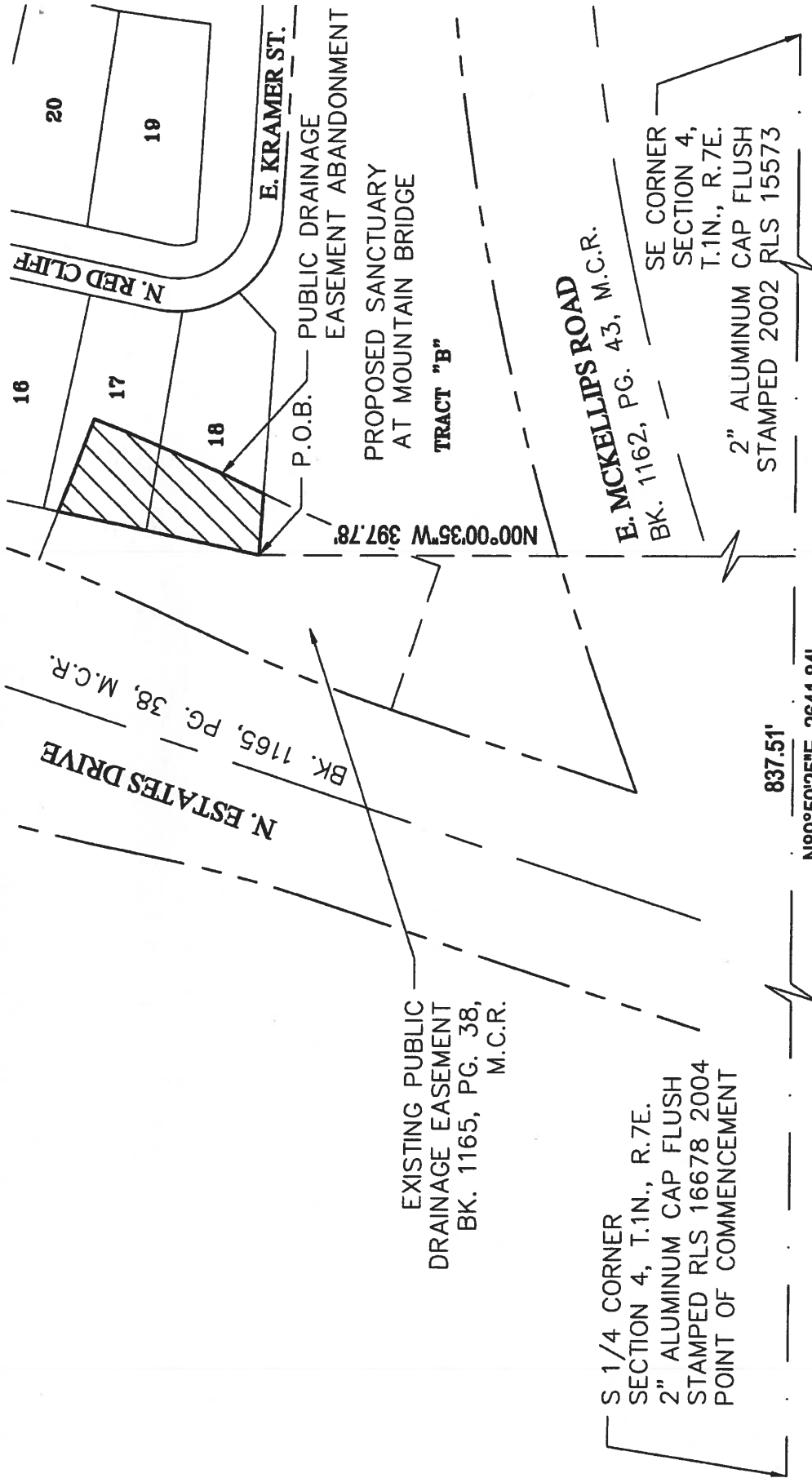


EXHIBIT "A"

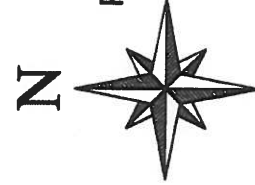
SANCTUARY AT MOUNTAIN BRIDGE
PUBLIC DRAINAGE EASEMENT ABANDONMENT

REVISED 06/09/2016

WP# 154393.05

PAGE 3 OF 3

NOT TO SCALE



EXPIRES 12-31-17

WOOD/PATEL

MISSION: CLIENT SERVICE •

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