



EXHIBIT "A"
EAST THOMAS ROAD
ABANDONMENT

JOB NO. 22-0002

MARCH 01, 2023

A Portion of Right-of-Way in Thomas Road located in Northwest Quarter, Section 33, Township 02 North, Range 06 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

COMMENCING at the Northwest Quarter corner of said Section 33, being a found City of Mesa (C.O.M.) brass cap in handhole, from which the West Quarter corner of said section 33, being a found C.O.M. brass cap in handhole, bears South 00 degrees 31 minutes 58 seconds West, 2,640.93 feet (**BASIS OF BEARING**);

Thence along the West line of the Northwest Quarter of said section 33, South 00 degrees 31 minutes 58 seconds West, 47.09 feet;

Thence departing said West line, South 89 degrees 28 minutes 02 seconds East, 65.00 feet to the **POINT OF BEGINNING**;

Thence North 00 Degrees 31 Minutes 58 Seconds East, 18.03 feet;

Thence North 45 Degrees 19 Minutes 26 Seconds East, 21.29 feet;

Thence South 89 Degrees 53 Minutes 07 Seconds East, 229.22 feet to the beginning of a tangent curve, concave Southwesterly, with radius of 960.00 feet;

Thence along said curve to the right, through central angle of 24 Degrees 21 Minutes 33 Seconds, an arc distance of 408.14 feet;

Thence South 65 Degrees 31 Minutes 34 Seconds East, 469.05 feet to a non-tangent curve, concave Southwesterly, with radius that bears South 24 Degrees 03 Minutes 36 Seconds West, a distance of 35.01 feet;

Thence along said curve to the right, through central angle of 55 Degrees 33 Minutes 20 Seconds, an arc distance of 33.95 feet;

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
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S:\Projects\2022\22-0002\Land Survey\Legals\22-0002 Road Abandonment Legal and exhibit\22-0002 Thomas Abandonment - Legal Description.docx



Thence North 65 Degrees 31 Minutes 34 Seconds West, 427.16 feet to a non-tangent curve, concave Southwesterly, with radius that bears South 24 Degrees 28 Minutes 51 Seconds West, a distance of 1090.92 feet;

Thence along said curve to the left, through central angle of 24 Degrees 30 Minutes 40 Seconds, an arc distance of 466.70 feet;

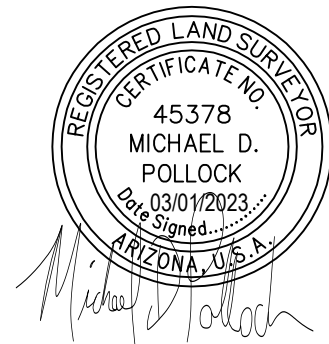
Thence North 00 Degrees 31 Minutes 43 Seconds East, 22.61 feet;

Thence South 88 Degrees 17 Minutes 24 Seconds West, 231.11 feet;

Thence South 00 Degrees 31 Minutes 58 Seconds West, 1.01 feet;

Thence South 43 Degrees 21 Minutes 07 Seconds West, 22.07 feet to the **POINT OF BEGINNING**.

Said portion of land containing **21,018** square feet, or **0.4825** acres, more or less.



Mar 01, 2023 1:01pm S:\Projects\2022\22-0002\Land Survey\Legals\22-0002 Road Abandonment Legal and exhibit\22-0002 Thomas
knechero

E. VAL VISTA RD

NORTH LINE OF THE W 1/4 SEC 33, T2N, R6E
S0°31'58"W 2640.93'

2593.84'

47.09'

NORTHWEST CORNER
SECTION 33, T2N, R6E
FOUND C.O.M BRASS CAP
IN HAND HOLE
(POINT OF COMMENCEMENT)

L1 (TIE)
L2
L3
L9
L10
(POINT OF BEGINNING)

APN 141-23-003G

THOMAS ROAD ABANDONMENT
21,018 SQUARE FEET OR
(0.4825 ACRES)

APN 141-23-003M

E THOMAS ROAD

C1

C3

MATCH LINE A1

MATCH LINE A1

APN 141-23-003J

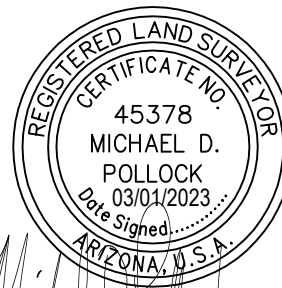
E THOMAS ROAD

L5

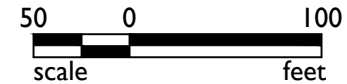
L6

C3

WEST QUARTER CORNER
SECTION 33, T2N, R6E
FOUND C.O.M. BRASS CAP
IN HAND HOLE



Michael D. Pollock



SHEET 1 OF 2

22-0002

THOMAS ROAD ABANDONMENT

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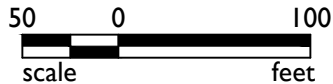


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LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°28'02"E	65.00'
L2	N00°31'58"E	18.03'
L3	N45°19'26"E	21.29'
L4	S89°53'07"E	229.22'
L5	S65°31'34"E	469.05'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N65°31'34"W	427.16'
L7	N00°31'43"E	22.61'
L8	S88°17'24"W	231.11'
L9	S00°31'58"W	1.01'
L10	S43°21'07"W	22.07'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	408.14'	960.00'	24°21'33"	207.20'	405.07'	S77°42'21"E
C2	33.95'	35.01'	55°33'20"	18.44'	32.63'	S38°09'44"E
C3	466.70'	1090.92'	24°30'40"	236.97'	463.15'	N77°46'29"W



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