

**Legal Description
TEXAS ROADHOUSE
PUFE ABANDONMENT**

Job No. 21-0528

June 16, 2023

A PORTION OF LOT 1 AND LOT 8, FINAL PLAT FOR MESA GRAND, BOOK 478 OF MAPS, PAGE 3, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ADOT BRASS CAP IN A HAND HOLE AT THE WEST CORNER OF SAID SECTION 36, FROM WHICH A BRASS CAP AT THE CENTER QUARTER CORNER OF SAID SECTION, BEARS FOR A BASIS OF BEARING, NORTH 89 DEGREES 27 MINUTES 46 SECONDS EAST, 2,625.75 FEET;

THENCE ALONG THE EAST-WEST MID SECTION LINE THEREOF, NORTH 89 DEGREES 27 MINUTES 46 SECONDS EAST, 371.94 FEET;

THENCE DEPARTING SAID MID SECTION LINE, SOUTH 00 DEGREES 32 MINUTES 14 SECONDS EAST, 330.26 FEET TO **THE POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 48 MINUTES 05 SECONDS EAST, 18.21 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 07 SECONDS EAST, 20.57 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, 18.33 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.53 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 375 SQUARE FEET, OR 0.0086 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

Jun 16, 2023 8:19am S:\Projects\2021\21-0528\Land Survey\Legals\21-0528 PUF ABANDONMENT LEGAL.dwg
dhunt

(BASIS OF BEARING)
N89°27'46"E 2625.75'
371.94'

CENTER OF SECTION 36, T1N, R5E
FND DAMAGED BRASS CAP

WEST QUARTER CORNER OF SECTION
36, T1N, R5E, FOUND ADOT HIGHWAY
DIVISION BRASS CAP FLUSH
(POINT OF COMMENCEMENT)

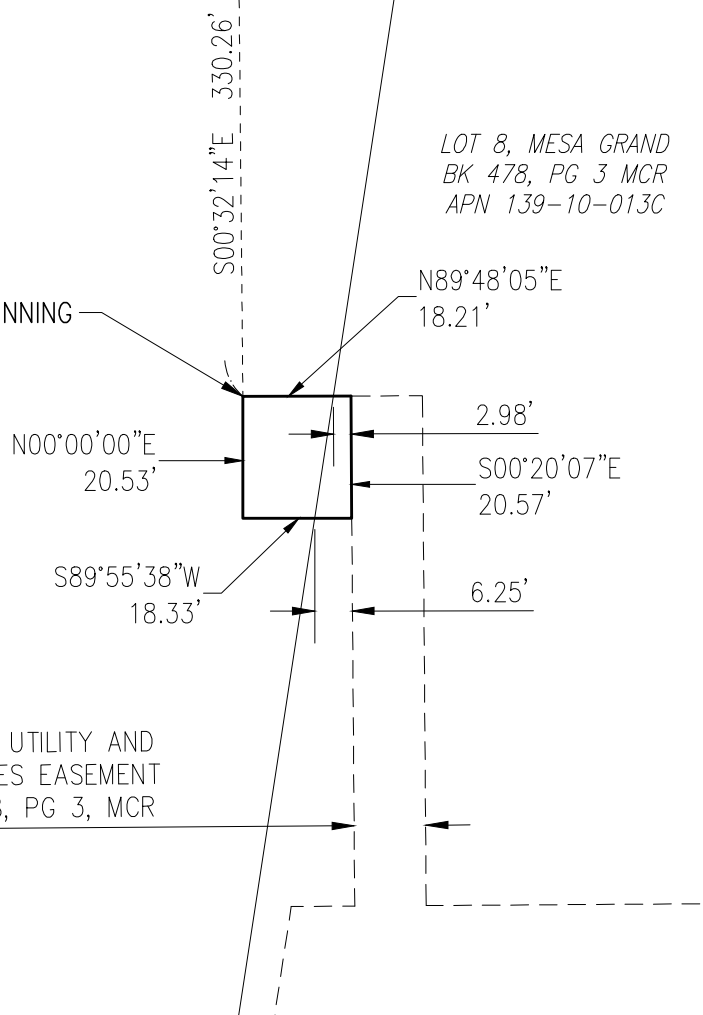
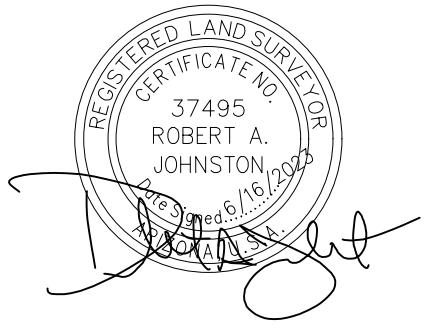
US 60 - SUPERSTITION FREEWAY

STATE OF ARIZONA

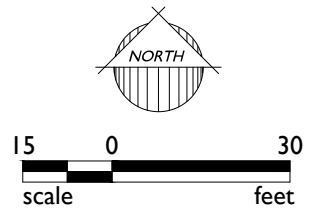
LOT 1, MESA GRAND
BK 478, PG 3 MCR
APN 139-10-006

LOT 8, MESA GRAND
BK 478, PG 3 MCR
APN 139-10-013C

POINT OF BEGINNING



PUBLIC UTILITY AND
FACILITIES EASEMENT
BK 478, PG 3, MCR



21-0528

TEXAS ROADHOUSE
EXHIBIT A

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