

EXHIBIT A

May 30, 2025
PROJECT # 051417-02-001

LEGAL DESCRIPTION RIGHT-OF-WAY ABANDONMENT

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, FROM WHICH POINT THE CENTER QUARTER CORNER OF SAID SECTION 22 BEARS SOUTH 89°47'53" EAST (BASIS OF BEARINGS), A DISTANCE OF 2608.43 FEET;

THENCE SOUTH 89°47'53" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 190.31 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°12'07" WEST, A DISTANCE OF 66.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°47'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 99.00 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°13'45" WEST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 49.48 FEET, AND A RADIUS POINT WHICH BEARS NORTH 89°41'51" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°06'02", AN ARC DISTANCE OF 77.80 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°47'53" WEST, A DISTANCE OF 49.50 FEET;

THENCE NORTH 00°13'45" EAST, A DISTANCE OF 190.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19,336 SQ.FT. OR 0.4439 ACRES, MORE OR LESS.

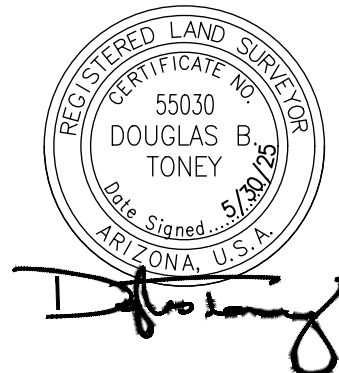
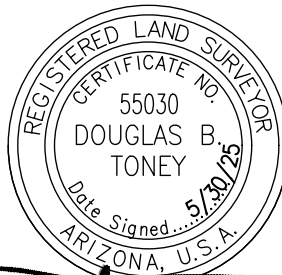
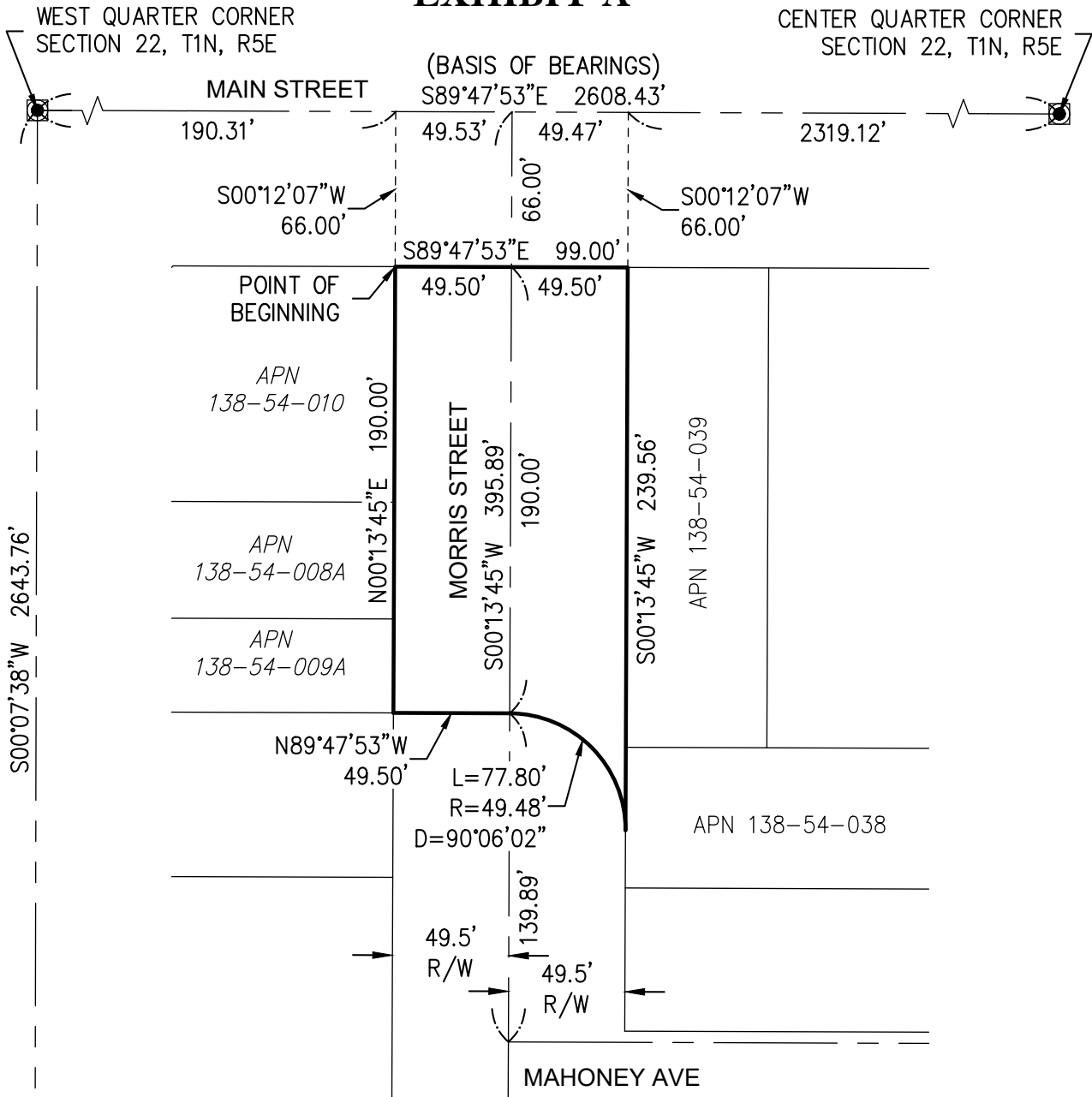


EXHIBIT A



D. Toney



SHEET 1 OF 1	EXHIBIT RIGHT-OF-WAY ABANDONMENT		
	DATE: 5/30/25	BY: TL	CHK: DT QC:
	BCG PROJECT NO: 051417-02 TASK: 001		
	CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

EXHIBIT B

May 30, 2025
PROJECT # 051417-02-001

LEGAL DESCRIPTION EAST PARCEL WITH ABANDONMENT

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWN _____ EAST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, FROM WHICH POINT THE CENTER
QUARTER CORNER OF SAID SECTION 22 BEARS SOUTH 89°47'53" EAST (BASIS OF BEARINGS), A
DISTANCE OF 2608.43 FEET;

THENCE SOUTH 89°47'53" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 22, A DISTANCE OF 239.84 FEET TO THE CENTERLINE OF MORRIS STREET;

THENCE ALONG SAID CENTERLINE, SOUTH 00°13'45" WEST, A DISTANCE OF 66.00 FEET TO THE SOUTH
RIGHT-OF-WAY LINE OF MAIN STREET, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID CENTERLINE, SOUTH 89°47'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY
LINE, A DISTANCE OF 109.50 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°13'45" WEST, A DISTANCE OF 204.27
FEET;

THENCE SOUTH 89°47'53" EAST, A DISTANCE OF 118.56 FEET;

THENCE SOUTH 00°13'45" WEST, A DISTANCE OF 105.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF
MAHONEY AVENUE;

THENCE SOUTH 71°22'52" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 44.23 FEET;

THENCE SOUTH 00°13'45" WEST, A DISTANCE OF 0.95 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°48'38" WEST, A DISTANCE
OF 136.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF MORRIS STREET;

THENCE NORTH 00°13'45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 88.57 FEET TO
THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF
49.48 FEET, AND A RADIUS POINT WHICH BEARS NORTH 89°41'51" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ}06'02''$, AN ARC DISTANCE OF 77.80 FEET TO A POINT OF NON-TANGENCY AND THE CENTERLINE OF MORRIS STREET;

THENCE NORTH $00^{\circ}13'45''$ EAST ALONG SAID CENTERLINE, A DISTANCE OF 190.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 43,427 SQ.FT. OR 0.9969 ACRES, MORE OR LESS.

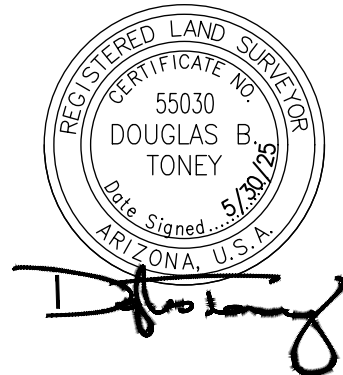
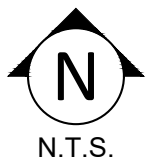
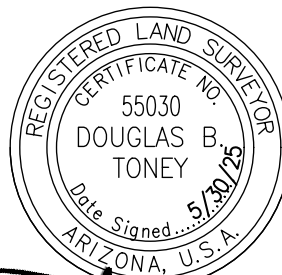
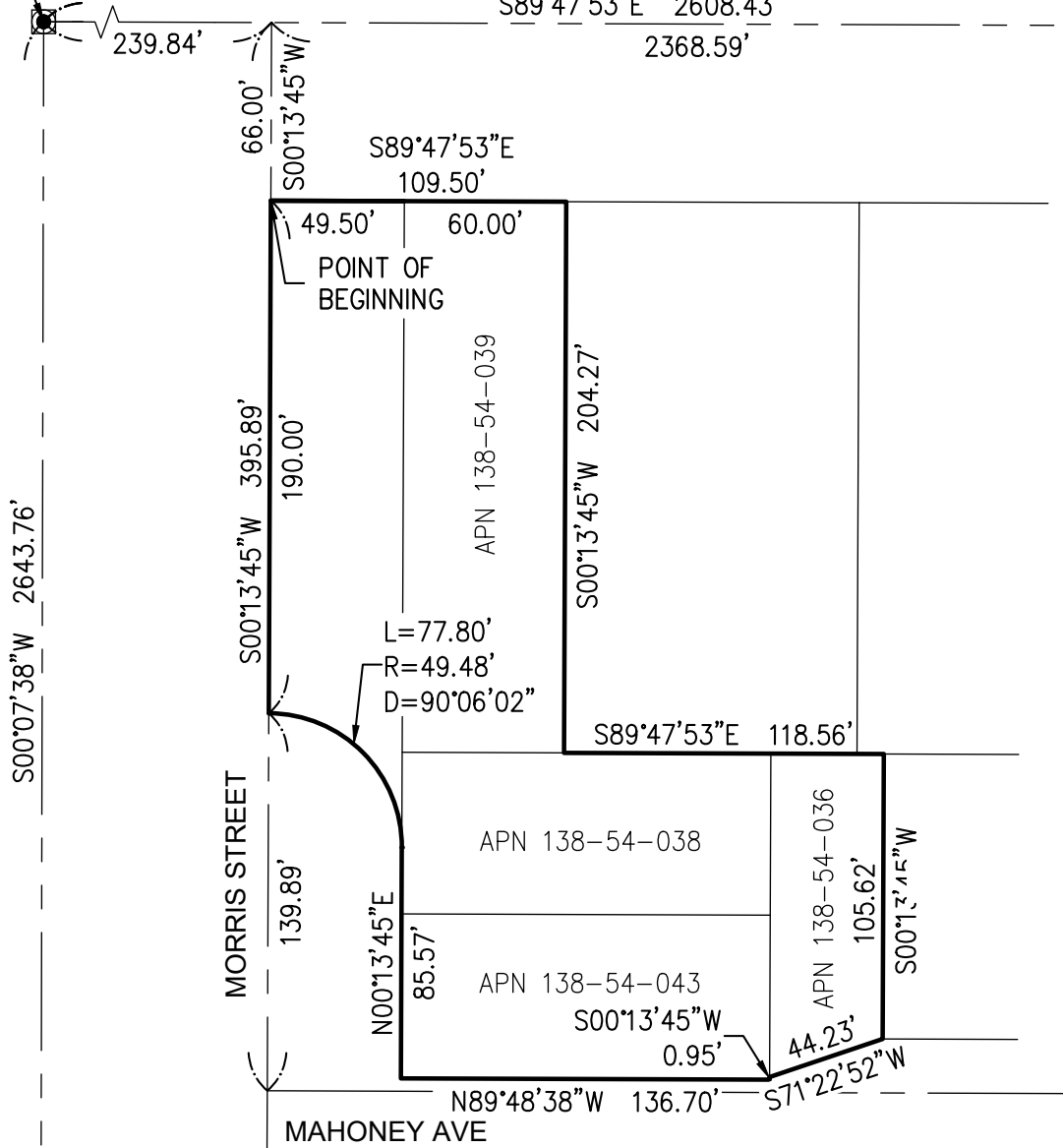


EXHIBIT B

WEST QUARTER CORNER
SECTION 22, T1N, R5E

CENTER QUARTER CORNER
SECTION 22, T1N, R5E

(BASIS OF BEARINGS)
S89°47'53"E 2608.43'
2368.59'



SOUTHWEST CORNER
SECTION 22, T1N, R5E

SHEET 1 OF 1	EXHIBIT		
	EAST PARCEL WITH ABANDONMENT		
	DATE: 5/30/25	BY: TL	CHK: DT QC:
	BCG PROJECT NO: 051417-02 TASK: 001 CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
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EXHIBIT C

May 30, 2025
PROJECT # 051417-02-001

LEGAL DESCRIPTION WEST PARCEL WITH ABANDONMENT

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, FROM THE EAST QUARTER CORNER OF SAID SECTION 22 BEARS SOUTH 89°47'53" EAST (BASIS OF BEARINGS), A DISTANCE OF 2608.43 FEET; ENTER

THENCE SOUTH 89°47'53" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 95.77 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°12'07" WEST, A DISTANCE OF 66.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°47'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 144.04 FEET TO THE CENTERLINE OF MORRIS STREET;

THENCE ALONG SAID CENTERLINE, SOUTH 00°13'45" WEST, A DISTANCE OF 190.00 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89°47'53" WEST, A DISTANCE OF 151.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'48" WEST, A DISTANCE OF 89.70 FEET;

THENCE NORTH 89°47'53" WEST, A DISTANCE OF 0.33 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°02'12" WEST, A DISTANCE OF 90.30 FEET;

THENCE NORTH 44°17'15" EAST, A DISTANCE OF 13.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 28,846 SQ.FT. OR 0.6622 ACRES, MORE OR LESS.

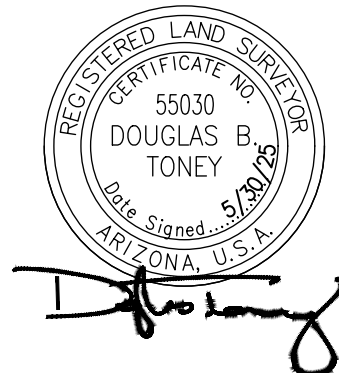


EXHIBIT C

