

**EXHIBIT A
LEGAL DESCRIPTION
DRAINAGE EASEMENT ABANDONMENT**

A PORTION OF AN EXISTING DRAINAGE EASEMENT ACCORDING TO DOCUMENT NO. 2023-0305914, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED ON LOT 5 OF THE FINAL PLAT FOR THE CUBES AT MESA GATEWAY RECORDED IN BOOK 1654 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE SOUTH QUARTER CORNER THEREOF BEARS S89°43'09"E, A DISTANCE OF 2649.57 FEET;

THENCE S89°43'09"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 164.03 FEET;

THENCE LEAVING SAID SOUTH LINE N00°16'51"W, A DISTANCE OF 80.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF GERMANN RD;

THENCE LEAVING SAID RIGHT OF WAY N19°01'26"E, A DISTANCE OF 48.58 FEET TO THE **POINT OF BEGINNING**;

THENCE N89°43'09"W, A DISTANCE OF 8.67 FEET;
THENCE N00°38'58"W, A DISTANCE OF 75.09 FEET;
THENCE S89°43'09"E, A DISTANCE OF 104.20 FEET;
THENCE S00°16'51"W, A DISTANCE OF 75.08 FEET;
THENCE N89°43'09"W, A DISTANCE OF 94.31 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 7,778 SQUARE FEET OR 0.179 ACRE, MORE OR LESS



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn

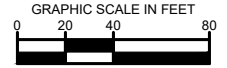
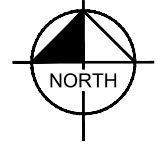
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCB	CWH	03/12/2024	291550001	1 OF 2

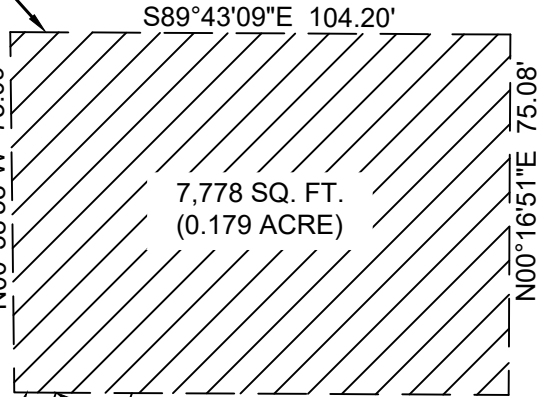
EXHIBIT A

LOT 5
 BOOK 1654, PAGE 15, MCR.
 APN#304-63-979
 JX NIPPON MINING & METALS USA INC
 INST # 2022-0292602, MCR.



CRISMON ROAD

DRAINAGE ESMT
 DOC. 2023-0305914, MCR
 ABANDON HERON



7,778 SQ. FT.
 (0.179 ACRE)

N19°01'26"E 48.58'
 N89°43'09"W 8.67'
 N89°43'09"W 15.84'

N89°43'09"W 94.31'
 POB

DRAINAGE ESMT
 DOC. 2023-0305914, MCR

S19°01'26"W 48.58'

SOUTH BOUNDARY LINE OF PARCEL

N00°16'51"W 80.00'
 RW

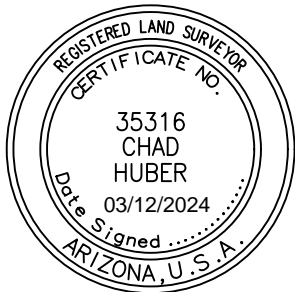
POC
 SW COR
 SEC 2 T2S, R7E

164.03'
 S89°43'09"E 2649.57'
 BASIS OF BEARING

2485.54'
 SOUTH LINE OF THE
 SOUTHWEST
 1/4 SEC 2, T. 2 S.,
 R. 7 E. G&SRM

GERMANN ROAD

S 1/4 COR.
 SEC 2 T2S, R7E



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LEGAL DESCRIPTION
DRAINAGE EASEMENT ABANDONMENT**

A PORTION OF AN EXISTING DRAINAGE EASEMENT ACCORDING TO DOCUMENT NO. 2023-0305914, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED ON LOT 5 OF THE FINAL PLAT FOR THE CUBES AT MESA GATEWAY RECORDED IN BOOK 1654 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER THEREOF BEARS N00°38'59"W, A DISTANCE OF 2643.39 FEET;

THENCE N00°38'59"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 379.33 FEET;

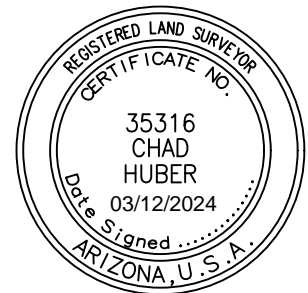
THENCE LEAVING SAID WEST LINE N89°21'01"E, A DISTANCE OF 65.00 FEET, TO THE EAST RIGHT OF WAY LINE OF CRISMON ROAD;

THENCE LEAVING SAID RIGHT OF WAY N31°06'24"E, A DISTANCE OF 35.09 FEET;

THENCE N89°13'27"E, A DISTANCE OF 65.20 FEET TO THE **POINT OF BEGINNING**;

THENCE N09°17'11"E, A DISTANCE OF 15.23 FEET;
THENCE S70°39'04"E, A DISTANCE OF 23.09 FEET;
THENCE N00°38'58"W, A DISTANCE OF 22.24 FEET;
THENCE N89°23'37"E, A DISTANCE OF 80.76 FEET;
THENCE S00°36'23"E, A DISTANCE OF 112.00 FEET;
THENCE S89°23'37"W, A DISTANCE OF 80.67 FEET;
THENCE N00°38'58"W, A DISTANCE OF 73.80 FEET;
THENCE N70°39'04"W, A DISTANCE OF 25.89 FEET;
TO THE **POINT OF BEGINNING**.

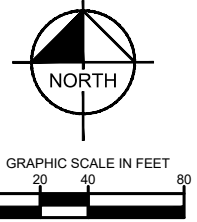
SAID PARCEL CONTAINS 9,407.52 SQUARE FEET OR 0.216 ACRE, MORE OR LESS



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PHOENIX, ARIZONA 85020
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Kimley»Horn					
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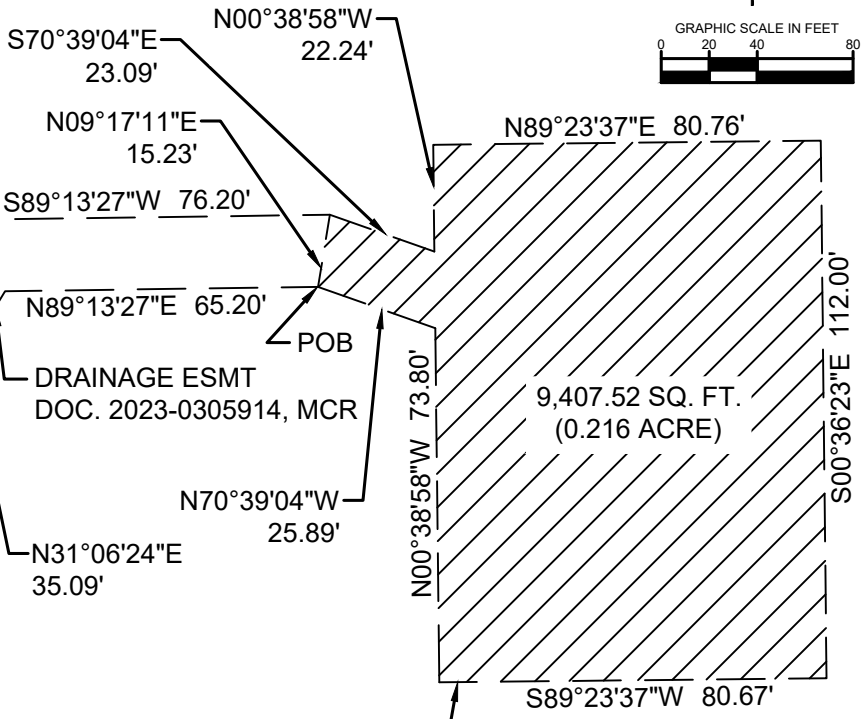
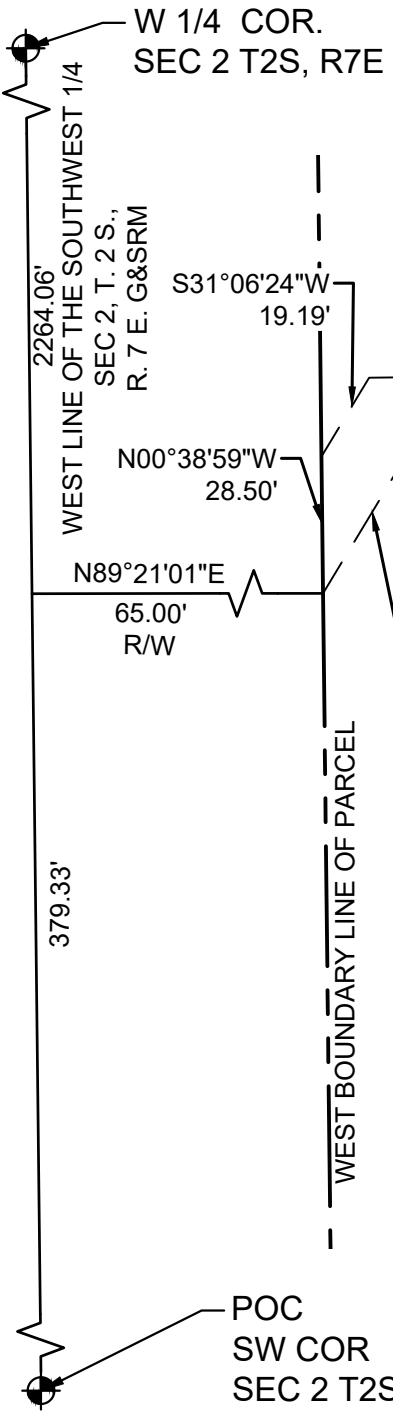
EXHIBIT A



CRISMON ROAD

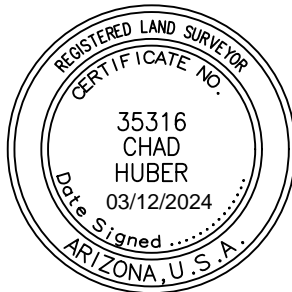
BASIS OF BEARING

N00°38'59"W 2643.39'



PORTION OF DRAINAGE ESMT
DOC. 2023-0305914, MCR
ABANDON HERON

LOT 5
BOOK 1654, PAGE 15, MCR.
APN#304-63-979
JX NIPPON MINING & METALS USA INC
INST # 2022-0292602, MCR.



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A PORTION OF AN EXISTING DRAINAGE EASEMENT ACCORDING TO DOCUMENT NO. 2023-0305914, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED ON LOT 5 OF THE FINAL PLAT FOR THE CUBES AT MESA GATEWAY RECORDED IN BOOK 1654 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER THEREOF BEARS N00°38'59"W, A DISTANCE OF 2643.39 FEET;

THENCE N00°38'59"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 565.08 FEET;

THENCE LEAVING SAID WEST LINE N89°21'01"E, A DISTANCE OF 65.00 FEET, TO THE EAST RIGHT OF WAY LINE OF CRISMON ROAD;

THENCE LEAVING SAID RIGHT OF WAY S89°21'02"W, A DISTANCE OF 107.99 FEET TO THE **POINT OF BEGINNING**;

THENCE N00°38'58"W, A DISTANCE OF 54.62 FEET;
THENCE N89°21'02"E, A DISTANCE OF 68.01 FEET;
THENCE S00°38'58"E, A DISTANCE OF 94.93 FEET;
THENCE N89°14'41"W, A DISTANCE OF 68.03 FEET;
THENCE N00°38'58"W, A DISTANCE OF 38.65 FEET, TO THE **POINT OF BEGINNING**.

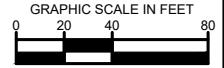
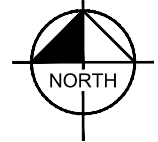
SAID PARCEL CONTAINS 6,399.61 SQUARE FEET OR 0.147 ACRE, MORE OR LESS



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PHOENIX, ARIZONA 85020
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N/A	JCB	CWH	03/12/2024	291550001	1 OF 2

EXHIBIT A



W 1/4 COR.
SEC 2 T2S, R7E

CRISMON ROAD

BASIS OF BEARING

N00°38'59"W 2643.39'

2078.31

WEST LINE OF THE SOUTHWEST 1/4
SEC 2, T. 2 S., R. 7 E. G&SRM

N89°21'01"E
65.00'
R/W

565.08'

WEST BOUNDARY
LINE OF PARCEL

DRAINAGE ESMT
DOC. 2023-0305914, MCR

N00°38'58"W
54.62'

S89°21'02"W 107.99'

N89°21'02"E 107.99'

POB

N00°38'58"W
38.65'

N89°21'02"E 68.01'

S00°38'58"E 94.93'

6,399.61 SQ. FT.
(0.147 ACRE)

N89°14'41"W 68.03'

PORTION OF DRAINAGE ESMT
DOC. 2023-0305914, MCR
ABANDON HERON

LOT 5

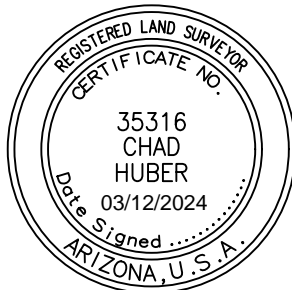
BOOK 1654, PAGE 15, MCR.

APN#304-63-979

JX NIPPON MINING & METALS USA INC

INST # 2022-0292602, MCR.

POC
SW COR
SEC 2 T2S, R7E



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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER THEREOF BEARS N00°38'59"W, A DISTANCE OF 2643.39 FEET;

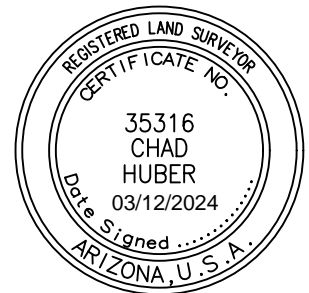
THENCE N00°38'59"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 770.08 FEET;

THENCE LEAVING SAID WEST LINE N89°21'01"E, A DISTANCE OF 65.00 FEET TO THE EAST RIGHT OF WAY LINE OF CRISMON ROAD;

THENCE LEAVING SAID RIGHT OF WAY S65°01'57"E, A DISTANCE OF 119.76 FEET TO THE **POINT OF BEGINNING**;

THENCE N00°38'58"W, A DISTANCE OF 44.97 FEET;
THENCE N89°23'37"E, A DISTANCE OF 68.65 FEET;
THENCE S00°36'23"E, A DISTANCE OF 94.00 FEET;
THENCE S89°23'37"W, A DISTANCE OF 68.58 FEET;
THENCE N00°38'58"W, A DISTANCE OF 49.03 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 6,449.40 SQUARE FEET OR 0.148 ACRE, MORE OR LESS



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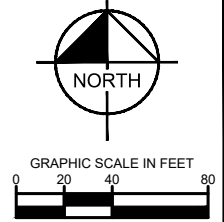
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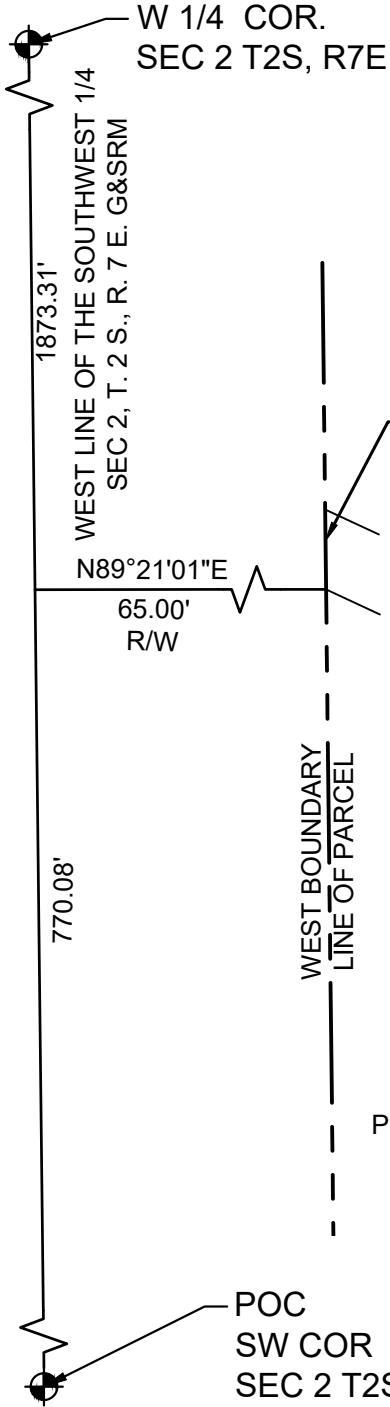
EXHIBIT A



CRISMON ROAD

BASIS OF BEARING

N00°38'59"W 2643.39'



DRAINAGE ESMT
DOC. 2023-0305914, MCR

S00°38'59"E
16.64'

N89°21'01"E
65.00'
R/W

N00°38'58"W 44.97'
N65°01'57"W 119.76'
S65°01'57"E 119.76'

N89°23'37"E 68.65'

POB

N00°38'58"W
49.03'

PORTION OF DRAINAGE ESMT
DOC. 2023-0305914, MCR
ABANDON HERON

LOT 5

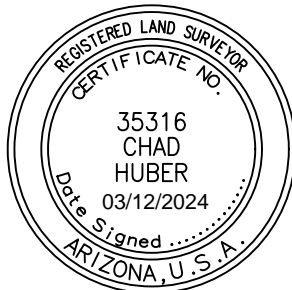
BOOK 1654, PAGE 15, MCR.

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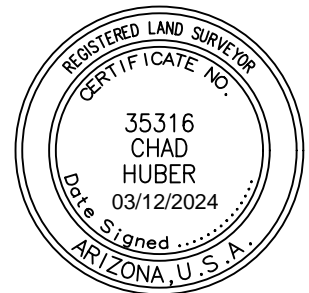
THENCE S89°43'09"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 668.21 FEET;

THENCE LEAVING SAID WEST LINE N00°16'51"W, A DISTANCE OF 70.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF GERMANN ROAD;

THENCE LEAVING SAID RIGHT OF WAY S00°16'51"W, A DISTANCE OF 46.00 FEET TO THE **POINT OF BEGINNING**;

THENCE N00°16'51"E, A DISTANCE OF 10.00 FEET;
THENCE N89°43'09"W, A DISTANCE OF 39.50 FEET;
THENCE N00°16'51"E, A DISTANCE OF 75.00 FEET;
THENCE S89°43'09"E, A DISTANCE OF 104.25 FEET;
THENCE S00°36'53"W, A DISTANCE OF 85.00 FEET;
THENCE N89°43'09"W, A DISTANCE OF 64.26 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 6,449.40 SQUARE FEET OR 0.148 ACRE, MORE OR LESS



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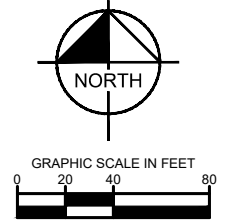
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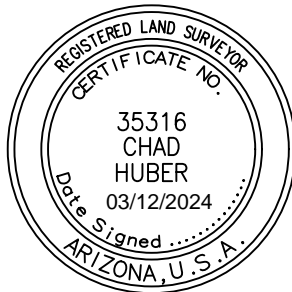
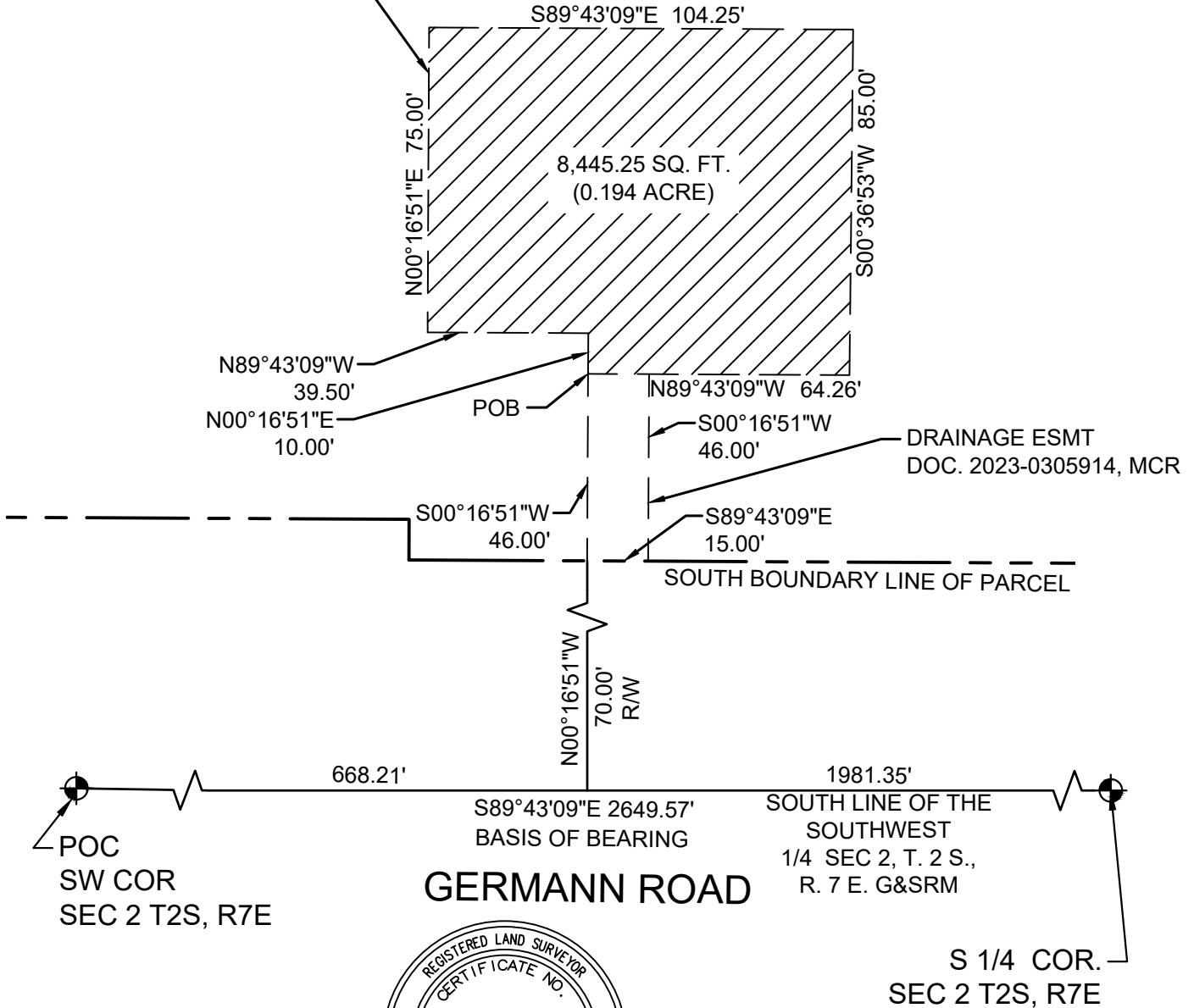
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 INST # 2022-0292602, MCR.



DRAINAGE ESMT
 DOC. 2023-0305914, MCR
 ABANDON HERON



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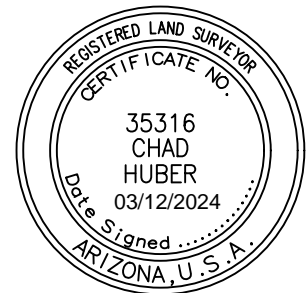
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE SOUTH QUARTER CORNER THEREOF BEARS S89°43'09"E, A DISTANCE OF 2649.57 FEET;

THENCE S89°43'09"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1253.71 FEET;

THENCE LEAVING SAID SOUTH LINE N00°16'51"W, A DISTANCE OF 70.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF GERMANN ROAD AND THE **POINT OF BEGINNING**;

THENCE N00°16'51"E, A DISTANCE OF 46.00 FEET;
THENCE N89°43'09"W, A DISTANCE OF 48.10 FEET;
THENCE N00°16'51"E, A DISTANCE OF 75.00 FEET;
THENCE S89°43'09"E, A DISTANCE OF 104.00 FEET;
THENCE S00°16'51"W, A DISTANCE OF 75.00 FEET;
THENCE N89°43'09"W, A DISTANCE OF 40.90 FEET;
THENCE S00°16'51"W, A DISTANCE OF 46.00 FEET;
THENCE N89°43'09"W, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 8,486.63 SQUARE FEET OR 0.195 ACRE,
MORE OR LESS



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chad.huber@kimley-horn.com

Kimley»Horn

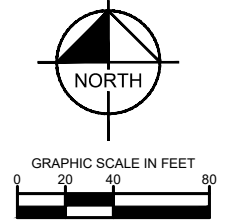
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

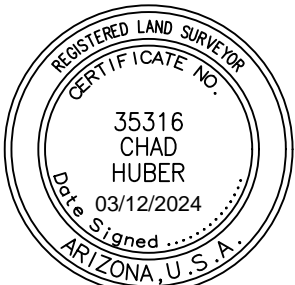
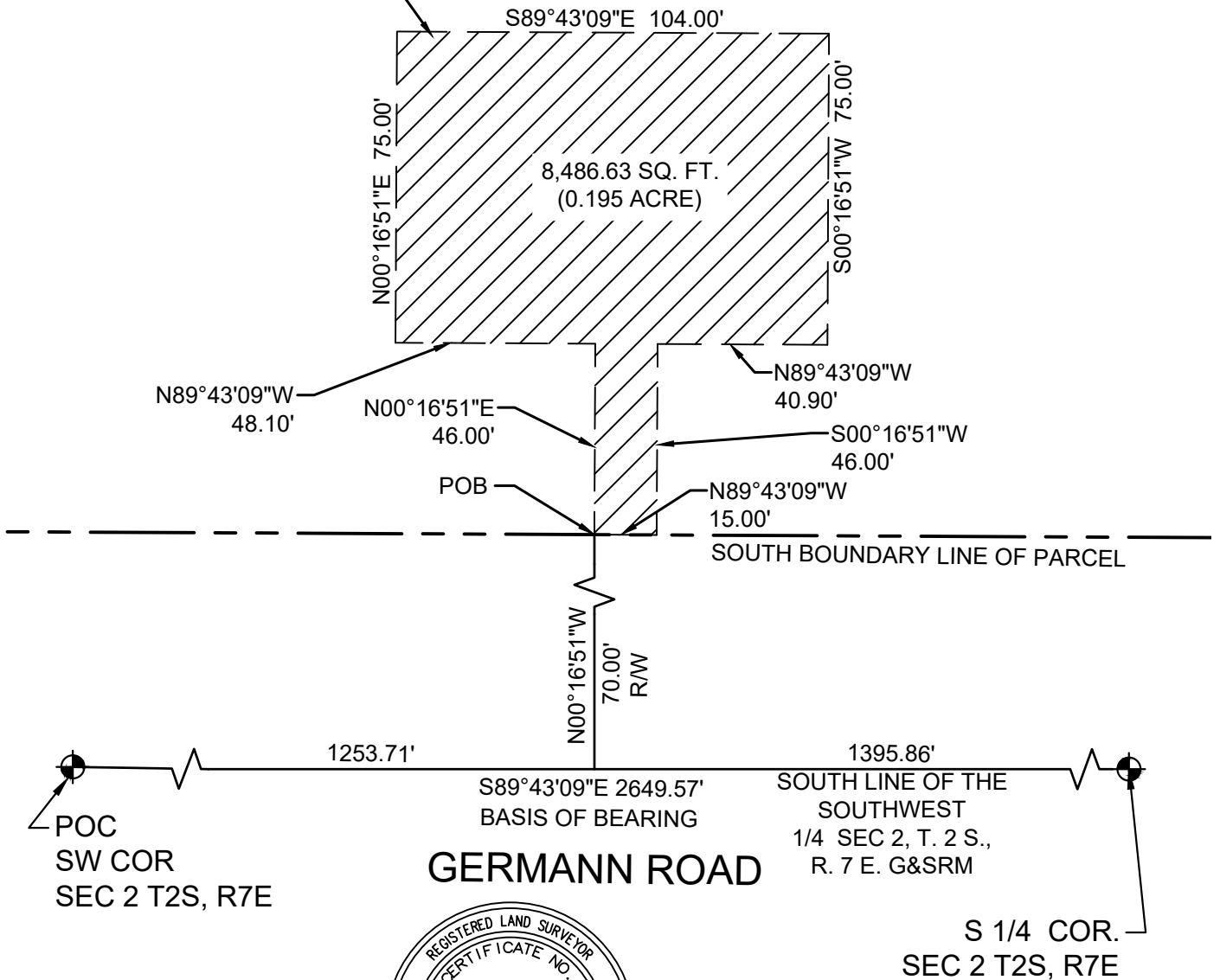
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCB	CWH	03/12/2024	291550001	1 OF 2

EXHIBIT A

LOT 5
 BOOK 1654, PAGE 15, MCR.
 APN#304-63-979
 JX NIPPON MINING & METALS USA INC
 INST # 2022-0292602, MCR.



DRAINAGE ESMT
 DOC. 2023-0305914, MCR
 ABANDON HERON



CHAD W. HUBER
 RLS 35316
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH. 602-837-5511
 chad.huber@kimley-horn.com

Kimley»Horn
 7740 N. 16TH ST, Suite 300
 PHOENIX, AZ 85020
 Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=40'	JCB	CWH	03/12/2024	291550001	2 OF 2