



EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF MESA
APN: 141-23-005J

JOB NO. 19-0079

June 27, 2024

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 32, FROM WHICH A FOUND BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST, 2627.48 FEET, AS SHOWN ON "VAL VISTA AND THOMAS ROAD" MAP OF DEDICATION (MOD), BOOK 1758, PAGE 21, MARICOPA COUNTY RECORDS (MCR), BEING THE **BASIS OF BEARINGS**;

THENCE, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 0 DEGREES 31 MINUTES 58 SECONDS WEST, 1090.12 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE WESTERLY LINE OF THAT PARCEL RECORDED IN DEED NO. 2023-0489136, MCR AND ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING THE FOLLOWING FOUR COURSES ALONG SAID WESTERLY LINE,

THENCE, SOUTH 0 DEGREES 31 MINUTES 58 SECONDS WEST, 230.35 FEET;

THENCE, NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 48.54 FEET;

THENCE SOUTH 15 DEGREES 07 MINUTES 49 SECONDS WEST, 90.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1075.92 FEET;

THENCE SOUTHERLY 443.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23 DEGREES 37 MINUTES 34 SECONDS TO THE NORTHERLY LINE OF THE "SOUTHERN CANAL SALT RIVER VALLEY WATER USER'S ASSOCIATION EASTERN CANAL", AS RECORDED IN BOOK 86, PAGE 87, BOOK 606, PAGE 7 AND BOOK 928, PAGE 5, MCR;

THENCE, ON A NON-TANGENT LINE AND ALONG SAID NORTHERLY LINE,



SOUTH 63 DEGREES 27 MINUTES 41 SECONDS WEST, 8.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE, AS SHOWN ON SAID MOD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 79 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 1135.00 FEET;

THENCE, NORTHERLY 623.06 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31 DEGREES 27 MINUTES 10 SECONDS;

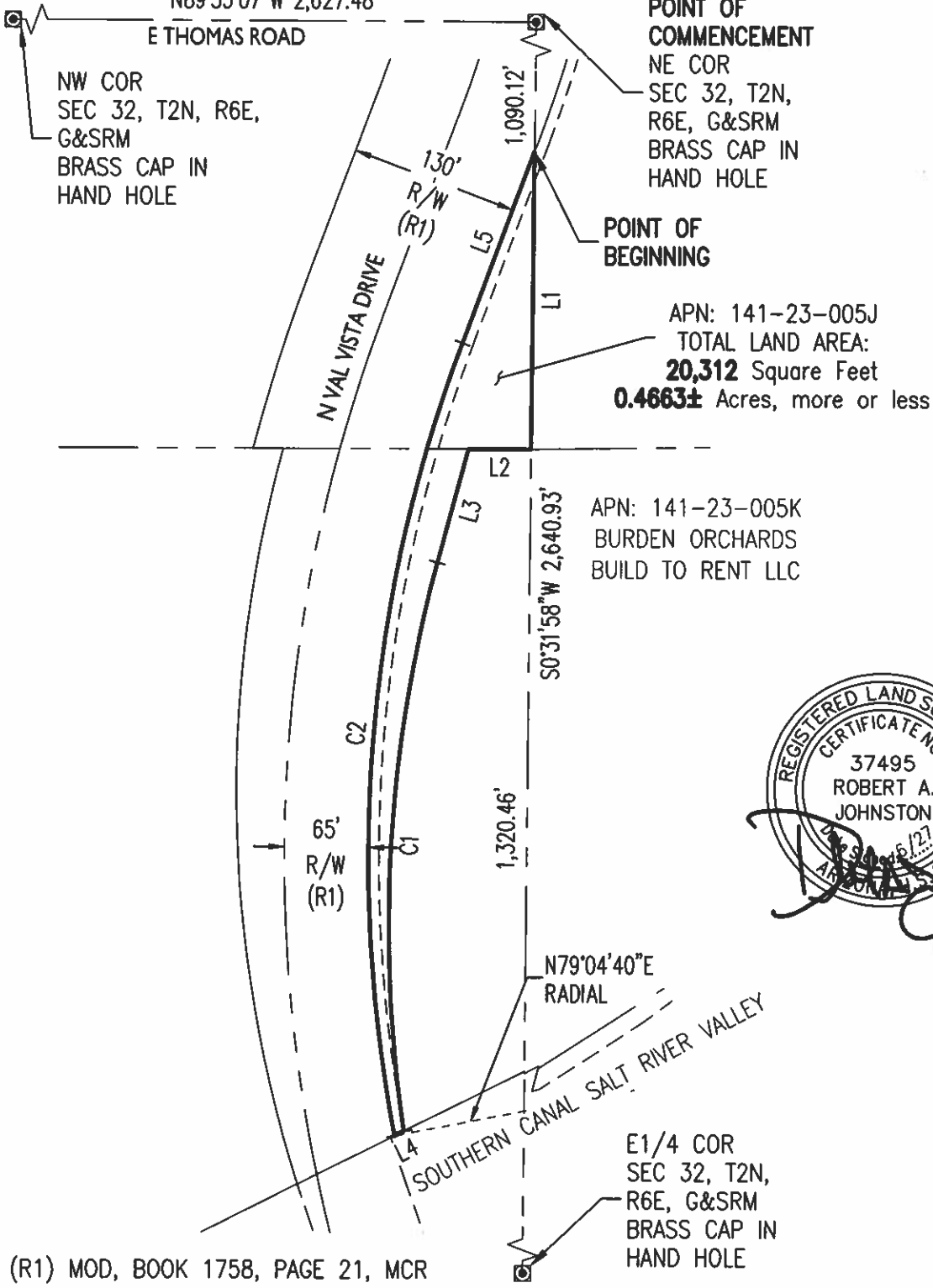
THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 20 DEGREES 31 MINUTES 50 SECONDS EAST, 158.36 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 20,312 SQUARE FEET, OR 0.4663 ACRE, 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.

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(BASIS OF BEARINGS)
N89°53'07"W 2,627.48'



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 cjimenez

19-0079	Drawn by: CAJ	Reviewed by: RAJ	Sheet Scale: 1" = 120'	Sheet No: 1 of 2
	CITY OF MESA APN: 141-23-005J BOUNDARY			
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cjimenez

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'58"W	230.35'
L2	N89°55'17"W	48.54'
L3	S15°07'49"W	90.93'
L4	S63°27'41"W	8.00'
L5	N20°31'50"E	158.36'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	443.66'	1075.92'	23°37'34"
C2	623.06'	1135.00'	31°27'10"

19-0079

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Sheet No: 2 of 2

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GROUP

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