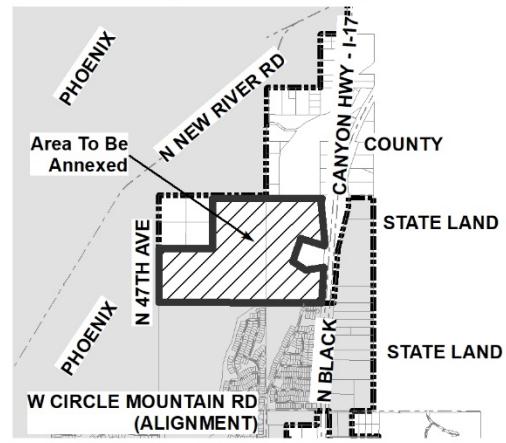
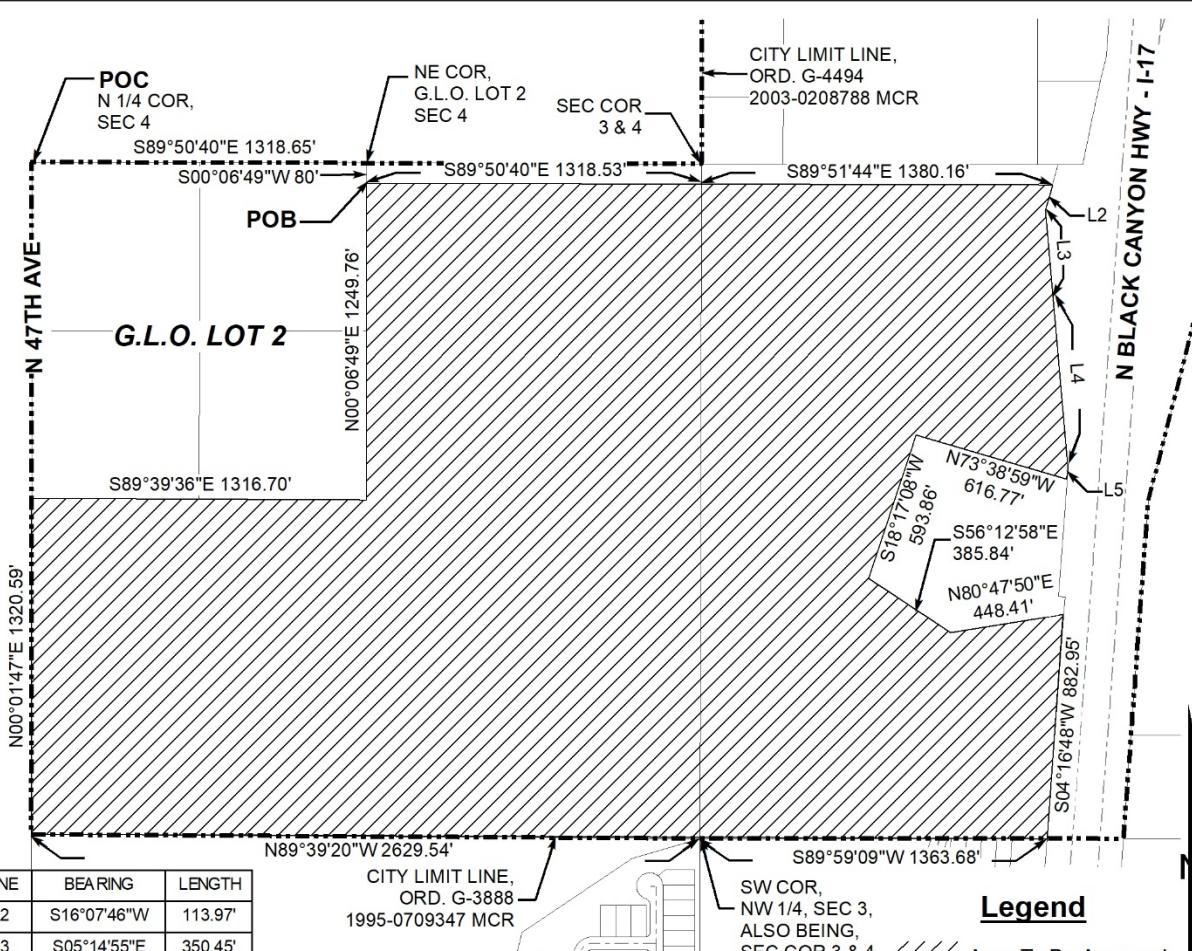


## ATTACHMENT B

<p style="text-align: center;"><u>ANNEXATION MAP</u> <b>SUN UP RANCH</b></p>	 <b>City of Phoenix</b>															
<p style="text-align: center;"><u>LEGAL DESCRIPTION</u> <b>SECTION 3 &amp; 4 T. 6 N., R. 2 E., G. &amp; S. R. B. &amp; M.</b></p>	<p style="text-align: center;"><u>VICINITY MAP</u></p> 															
<p><b>ANNEXATION NUMBER:</b> <u>553</u></p>	<p>AREA IN SQUARE MILES <b>0.29727</b></p>															
 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Area To Be Annexed</li> <li> Existing City Limits</li> </ul>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>LINE</th> <th>BEARING</th> <th>LENGTH</th> </tr> </thead> <tbody> <tr> <td>L2</td> <td>S16°07'46"W</td> <td>113.97'</td> </tr> <tr> <td>L3</td> <td>S05°14'55"E</td> <td>350.45'</td> </tr> <tr> <td>L4</td> <td>S05°02'51"E</td> <td>660.10'</td> </tr> <tr> <td>L5</td> <td>S04°16'48"W</td> <td>41.65'</td> </tr> </tbody> </table>		LINE	BEARING	LENGTH	L2	S16°07'46"W	113.97'	L3	S05°14'55"E	350.45'	L4	S05°02'51"E	660.10'	L5	S04°16'48"W	41.65'
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L4	S05°02'51"E	660.10'														
L5	S04°16'48"W	41.65'														



**LEGAL DESCRIPTION  
SUN-UP RANCH  
ANNEXATION BOUNDARY**

JOB NO. 24-0097

AUGUST 13, 2025

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 3-INCH GLO BRASS CAP FLUSH AT THE NORTH QUARTER CORNER OF SAID SECTION 4, FROM WHICH A 3-INCH GLO BRASS CAP FLUSH AT THE NORTHEAST CORNER OF SAID SECTION 4, BEARS SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, 2637.29 FEET (**BASIS OF BEARING**);

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, 1318.65 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SECTION 4;

THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 0 DEGREES 06 MINUTES 49 SECONDS WEST, 80.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, 1318.53 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, 1380.16 FEET TO A POINT ON THE WESTERLY LIMITS OF EXCESS RIGHT OF WAY AS SHOWN ON THE ARIZONA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY PLANS, PROJECT NO. I-17-1(29)22, DRAWING NO. D-7T-666, DATED SEPTEMBER 1963;

THENCE ALONG SAID WESTERLY LIMITS OF EXCESS RIGHT OF WAY, SOUTH 16 DEGREES 07 MINUTES 46 SECONDS WEST, 113.97 FEET;

THENCE ALONG SAID WESTERLY LIMITS OF EXCESS RIGHT OF WAY, SOUTH 5 DEGREES 14 MINUTES 55 SECONDS EAST, 350.45 FEET TO A POINT ON THE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY AS SHOWN ON THE ARIZONA DEPARTMENT OF TRANSPORTATION, RESULTS OF SURVEY, PROJECT NO. 017-MA-224- H7206-01R, DATED NOVEMBER 2007;

THENCE ALONG WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, SOUTH 5 DEGREES 02 MINUTES 51 SECONDS EAST, 660.10 FEET;

THENCE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, SOUTH 4 DEGREES 16 MINUTES 48 SECONDS WEST, 41.65 FEET;

THENCE DEPARTING FROM SAID WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, NORTH 73 DEGREES 38 MINUTES 59 SECONDS WEST, 616.77 FEET;

THENCE SOUTH 18 DEGREES 17 MINUTES 08 SECONDS WEST, 593.86 FEET;

EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201  
Tel (480) 503-2250 • Fax (480) 503-2258



THENCE SOUTH 56 DEGREES 12 MINUTES 58 SECONDS EAST, 385.84 FEET;

THENCE NORTH 80 DEGREES 47 MINUTES 50 SECONDS EAST, 448.41 FEET TO A POINT ON THE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY AS SHOWN ON THE ARIZONA DEPARTMENT OF TRANSPORTATION, RESULTS OF SURVEY, PROJECT NO. 017-MA-224-H7206-01R, DATED NOVEMBER 2007;

THENCE WESTERLY LIMITS OF INTERSTATE 17 RIGHT-OF-WAY, SOUTH 4 DEGREES 16 MINUTES 48 SECONDS WEST, 882.95 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST, 1363.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, 2629.54 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 0 DEGREES 01 MINUTES 47 SECONDS EAST, 1320.59 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SECTION 4;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 89 DEGREES 39 MINUTES 36 SECONDS EAST, 1316.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 0 DEGREES 06 MINUTES 49 SECONDS EAST, 1249.76 FEET TO THE **POINT OF BEGINNING**.

SAID OVERALL PORTION OF LAND CONTAINS **8,287,511** SQUARE FEET OR **190.2551** 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.



POINT OF COMMENCEMENT

CENTER QUARTER CORNER,  
SECTION 4, T6N, R2E,  
FOUND IRON PIPE

SECTION QUARTER CORNER,  
SECTION 3 & 4, T6N, R2E

N89°39'20" W 2,629.54  
S89°53'09" W 2,648.52  
NORTH  
CENTER QUARTER CORNER, SECTION 3, T6N, R2E,

FOUND REBAR, STANLEY CONSULTANTS LS 38862

Drawn by: A.G.	Reviewed by: R.J.	Sheet Scale: 1" = 500'	Sheet No: 1 of 2
<b>Sun-Up Ranch</b> <b>Annexation Boundary</b> <b>Exhibit "A"</b>			 <b>EPS</b> <b>GROUP</b> 1130 N Alma School Rd Ste. 120 Mesa, AZ 85201 T:480.503.2250  F:480.503.2258 <a href="http://www.epsgroupinc.com">www.epsgroupinc.com</a>
24-0097			

S:\Projects\2024\24-0097\Land Survey\Legals\24-0097 LD02 - Sun Up Ranch - EX.dwg  
Aug 13, 2025 1:24pm

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LINE TABLE

LINE TABLE

LINE TABLE			
LINE	BEARING	LENGTH	LINE
L1	N00°06'49"E	80.00'	L4
L2	S16°07'46"W	113.97'	L5
L3	S05°14'55"E	350.45'	L6
			N73°38'59"W
			616.77'
L7	S18°17'08"W	593.86'	L8
L9	N80°47'50"E	448.41'	

LINE TABLE

LINE TABLE			
LINE	BEARING	LENGTH	LINE
L1	N00°06'49"E	80.00'	L4
L2	S16°07'46"W	113.97'	L5
L3	S05°14'55"E	350.45'	L6
			N73°38'59"W
			616.77'
L7	S18°17'08"W	593.86'	L8
L9	N80°47'50"E	448.41'	

24-0097

Drawn by: A.G. Reviewed by: R.J. Sheet Scale: N.T.S.

Sheet No: 2 of 2

Sun-Up Ranch  
Annexation Boundary

Exhibit "A"



1130 N. Alma School Rd.  
Ste. 120 Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

**Sun-Up Ranch**  
**Annexation Boundary**  
Job Number 24-0097  
Date: August 13, 2025

**Tie**

North: 1055158.8163' East: 625880.2979'

Segment #1 : Line  
Course: S89°50'40"E Length: 1318.65'  
North: 1055155.2362' East: 627198.9430'

Segment #2 : Line  
Course: S00°06'49"W Length: 80.00'  
North: 1055075.2364' East: 627198.7844'

**Easement**

North: 1055075.2333' East: 627198.7810'

Segment #1 : Line  
Course: S89°50'40"E Length: 1318.53'  
North: 1055071.6535' East: 628517.3061'

Segment #2 : Line  
Course: S89°51'44"E Length: 1380.16'  
North: 1055068.3347' East: 629897.4621'

Segment #3 : Line  
Course: S16°07'46"W Length: 113.97'  
North: 1054958.8509' East: 629865.8003'

Segment #4 : Line  
Course: S05°14'55"E Length: 350.45'  
North: 1054609.8703' East: 629897.8586'

Segment #5 : Line  
Course: S05°02'51"E Length: 660.10'  
North: 1053952.3301' East: 629955.9352'

Segment #6 : Line  
Course: S04°16'48"W Length: 41.65'  
North: 1053910.7963' East: 629952.8268'

Segment #7 : Line  
Course: N73°38'59"W Length: 616.77'  
North: 1054084.4225' East: 629360.9999'

Segment #8 : Line  
Course: S18°17'08"W Length: 593.86'  
North: 1053520.5497' East: 629174.6745'

Segment #9 : Line  
Course: S56°12'58"E Length: 385.84'  
North: 1053305.9987' East: 629495.3618'

Segment #10 : Line  
Course: N80°47'50"E Length: 448.41'  
North: 1053377.7125' East: 629938.0001'

Segment #11 : Line  
Course: S04°16'48"W Length: 882.95'  
North: 1052497.2249' East: 629872.1050'

Segment #12 : Line  
Course: S89°59'09"W Length: 1363.68'  
North: 1052496.8877' East: 628508.4251'

Segment #13 : Line  
Course: N89°39'20"W Length: 2629.54'  
North: 1052512.6956' East: 625878.9326'

Segment #14 : Line  
Course: N00°01'47"E Length: 1320.59'  
North: 1053833.2854' East: 625879.6176'

Segment #15 : Line  
Course: S89°39'36"E Length: 1316.70'  
North: 1053825.4720' East: 627196.2945'

Segment #16 : Line  
Course: N00°06'49"E Length: 1249.76'  
North: 1055075.2295' East: 627198.7726'

Perimeter: 14672.94' Area: 8287511 Sq. Ft.  
Error Closure: 0.0092 Course: S65°54'51"W  
Error North: -0.00374 East: -0.00837

Precision 1: 1594886.96