

POC
N 1/4 COR,
SEC 4

NE COR,
G.L.O. LOT 2
SEC 4

SEC COR
3 & 4

CITY LIMIT LINE,
ORD. G-4494
2003-0208788 MCR

N 47TH AVE

G.L.O. LOT 2

POB

N BLACK CANYON HWY - I-17

SW COR,
NW 1/4, SEC 3,
ALSO BEING,
SEC COR 3 & 4

Legend

Area To Be Annexed

Existing City Limits

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'



**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
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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;

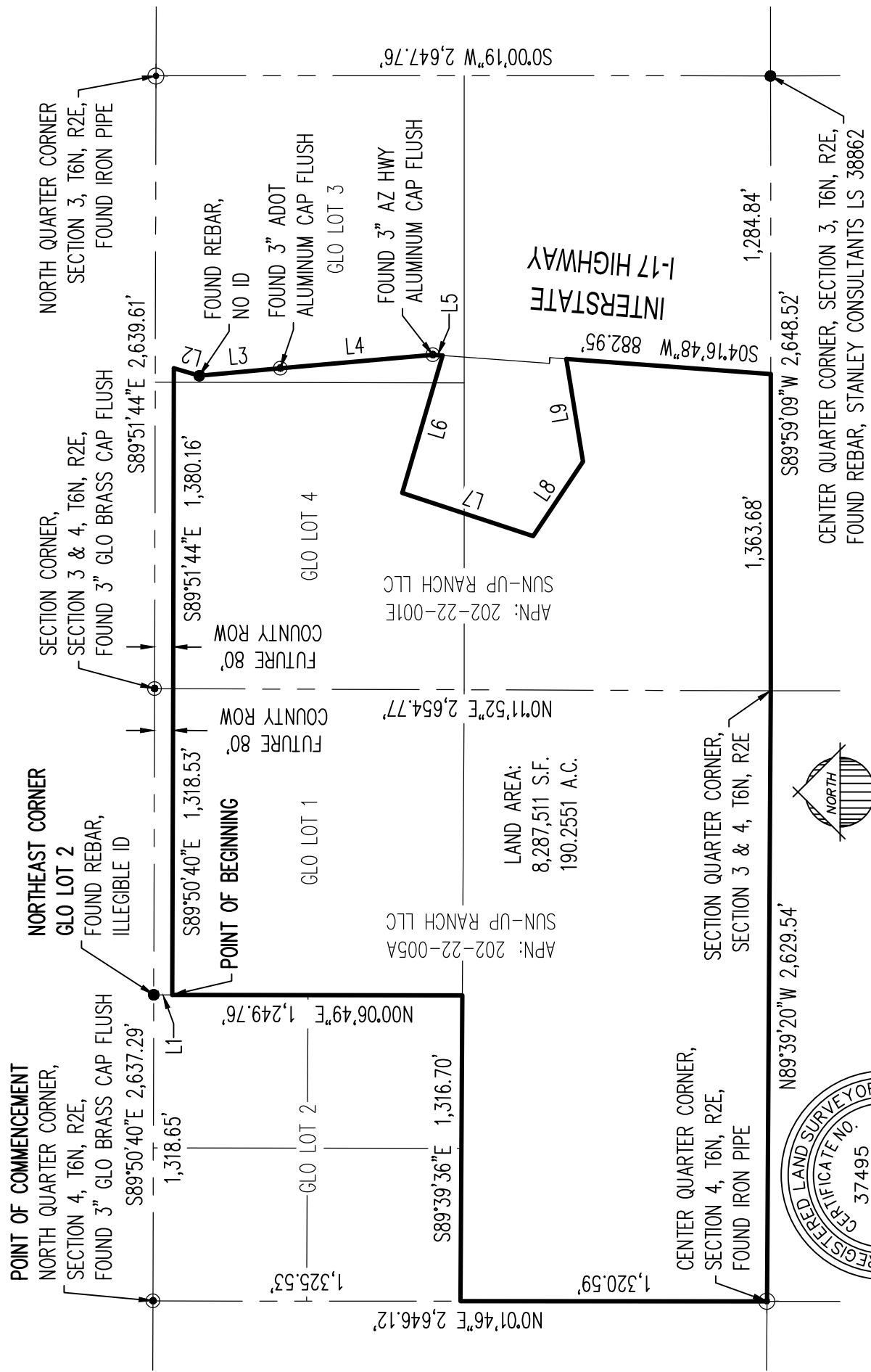
THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 89 DEGREES 39 MINUTES 36 SECONDS EAST, 1316.70 FEET TO THE SOUTHEAST CORNER OF SAD LOT 2;

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.


A circular seal for a Registered Land Surveyor, Robert A. Johnston, Certificate No. 37495, State of Arizona. The seal includes the text "REGISTERED LAND SURVEYOR", "CERTIFICATE NO. 37495", "ROBERT A. JOHNSTON", and "Date Signed 8/13/25". A handwritten signature is written across the seal.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°06'49"E	80.00'
L2	S16°07'46"W	113.97'
L3	S05°14'55"E	350.45'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S05°02'51"E	660.10'
L5	S04°16'48"W	41.65'
L6	N73°38'59"W	616.77'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S18°17'08"W	593.86'
L8	S56°12'58"E	385.84'
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
<div>Sun-Up Ranch Annexation Boundary</div>				
<div>Exhibit "A"</div>				
			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