

ATTACHMENT A

Legal Description

APN 201-38-026

Multi-Use Trail Easement

A MULTI-USE TRAIL EASEMENT BEING A PORTION OF TRACT B AS SHOWN ON THE FINAL PLAT OF "STETSON VALLEY" RECORDED IN BOOK 700 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDERS (M.C.R.) LYING WITHIN THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89°32'28" WEST A DISTANCE OF 4964.79 FEET;

THENCE NORTH 00°30'46" WEST, A DISTANCE OF 105.09 FEET TO A POINT ON THE NORTH LINE OF THAT DRAINAGE EASEMENT AS SHOWN ON SAID STETSON VALLEY FINAL PLAT;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE NORTH 89°52'47" EAST, A DISTANCE OF 693.79 FEET;

THENCE NORTH 00°07'13" WEST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89°52'47" EAST, A DISTANCE OF 72.00 FEET;

THENCE SOUTH 00°07'13" EAST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89°52'47" EAST, A DISTANCE OF 346.38 FEET TO THE POINT OF BEGINNING;

THENCE ACROSS SAID TRACT B THE REMAINING COURSES AND DISTANCES:

THENCE NORTH 44°42'23" EAST, A DISTANCE OF 39.50 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°20'33", A RADIUS OF 87.50 FEET, AND AN ARC DISTANCE OF 67.72 FEET;

THENCE NORTH 00°21'50" EAST, A DISTANCE OF 95.01 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°53'44", A RADIUS OF 92.50 FEET, AND AN ARC DISTANCE OF 83.78 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°30'49", A RADIUS OF 32.50 FEET, AND AN ARC DISTANCE OF 54.18 FEET;

THENCE NORTH 43°58'56" EAST, A DISTANCE OF 63.29 FEET;

THENCE NORTH 61°24'37" EAST, A DISTANCE OF 102.86 FEET TO A POINT ON THE NORTH LINE OF THAT MULTI-USE TRAIL EASEMENT AS SHOWN ON SAID STETSON VALLEY FINAL PLAT;

THENCE SOUTH 30°53'40" EAST, ACROSS SAID MULTI-USE TRAIL EASEMENT, A DISTANCE OF 25.02 FEET TO A POINT ON THE SOUTH LINE THEREOF;

THENCE SOUTH 61°24'37" WEST, A DISTANCE OF 100.03 FEET;

THENCE SOUTH 43°58' 56" WEST, A DISTANCE OF 59.46 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 95°30'49", A RADIUS OF 7.50 FEET, AND AN ARC DISTANCE OF 12.50 FEET TO A PONT OF REVERSE CURVATURE;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°53'44", A RADIUS OF 117.50 FEET, AND AN ARC LENGTH OF 106.43 FEET,

THENCE SOUTH 00°21'50" WEST, A DISTANCE OF 95.01 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°20'33", A RADIUS OF 112.50 FEET, AND AN ARC LENGTH OF 87.07 FEET;

THENCE SOUTH 44°42'23" WEST, A DISTANCE OF 14.65 FEET TO THE NORTH LINE OF THE AFOREMENTIONED DRAINAGE EASEMENT;

THENCE SOUTH 89°52'47" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

THE MULTI-USE TRAIL EASEMENT DESCRIBED ABOVE CONTAINS 12,269 SQUARE FEET OR 0.28 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.



RIGHT-OF-WAY AREA CALCULATIONS

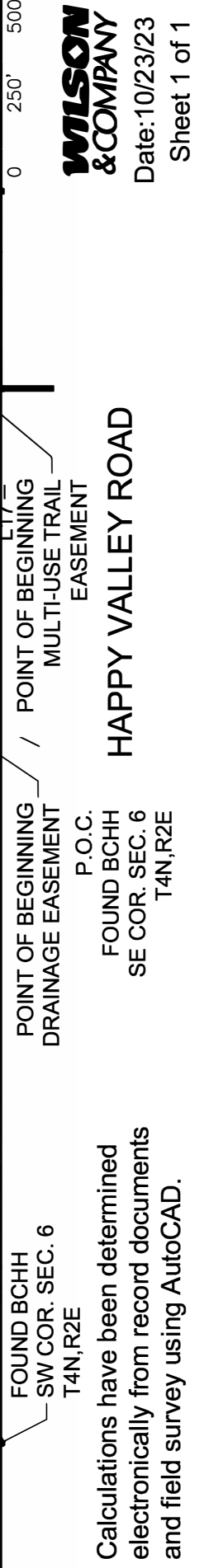
APN 201-38-024
& 201-38-026

Project No.: ST85100437
Description: Happy Valley Road: 67th Avenue to 35th Avenue
Parcel No.: 201-38-024 & 201-29-026
Street Address: N/A
Real Estate No.: 12362

Type of Acquisition		Symbol	Sq. Ft.	Acres	Sq. Ft.	Acres	Area Remaining
Existing Parcel			19,252,213	441.97			
FEE RW							
DRAINAGE E							
MUTE							

Curve Table		Line Table	
Line #	Length	Curve #	Direction
EL1	63.29	C1	N43° 58' 56"E
EL2	102.86	C2	N61° 24' 37"E
EL3	25.02	C3	S30° 53' 40"E
EL4	100.03	C4	S61° 24' 37"W
EL5	59.46	C5	S43° 58' 56"W
EL6	95.01	C6	S00° 21' 50"W
EL7	14.65	C7	S44° 42' 23"W
EL8	35.25	C8	S89° 52' 47"W

Curve Table		Line Table	
Line #	Length	Curve #	Direction
L1	105.09	C1	N00° 30' 46"W
L2	2613.76	C2	S89° 19' 16"W
L3	60.00	C3	N00° 04' 43"E
L4	1261.79	C4	N89° 19' 16"E
L5	5.03	C5	N00° 00' 00"E
L6	613.94	C6	N89° 19' 23"E
L7	31.11	C7	N00° 00' 00"E
L8	547.99	C8	N89° 39' 06"E
L9	8.00	C9	S00° 05' 13"W
L10	947.26	C10	N89° 39' 06"E
L11	344.88	C11	N51° 37' 57"E
L12	96.13	C12	N90° 00' 00"E
L13	95.01	C13	S00° 21' 50"W
L14	39.50	C14	S44° 42' 23"W
L15	346.38	C15	S89° 52' 47"W
L16	1.60	C16	N00° 07' 13"W
L17	72.00	C17	S89° 52' 47"W
L18	1.60	C18	S00° 07' 13"E
L19	693.79	C19	S89° 52' 47"W
L20	238.36	C20	N00° 08' 50"W



Calculations have been determined electronically from record documents and field survey using AutoCAD.

FOUND BCHH
SW COR. SEC. 6
T4N,R2E

POINT OF BEGINNING
DRAINAGE EASEMENT

POINT OF BEGINNING
MULTI-USE TRAIL
EASEMENT

APN 201-38-024
PROPOSED DRAINAGE
EASEMENT AREA
PARCEL
LINE

APN 201-38-026
PROPOSED
MUTE AREA

0 250' 500'

WILSON & COMPANY
Date: 10/23/23
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