

Aug 14, 2025 9:19am S:\Projects\2024\24-0751\Land Survey\Draws\Final Plat\24-0751 FINAL PLAT.dwg tprotontentis

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL NO. 1A: PORTION OF APN 101-19-023A

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, BEING AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER THEREOF, BEING A COTTON PICKER SPINDLE, BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 660.73 FEET TO A POINT ON SAID SOUTH LINE AND THE POINT OF BEGINNING;

THENCE, DEPARTING SAID SOUTH LINE NORTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 659.24 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS EAST, 57.44 FEET;

THENCE SOUTH 0 DEGREES 22 MINUTES 51 SECONDS EAST, 659.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, 59.18 FEET TO A POINT ON SAID SOUTH LINE AND THE POINT OF BEGINNING

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO SKYLINE Q02B, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IN INSTRUMENT RECORDED DECEMBER 3, 2024 AS 2024-092624 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 660.73 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 45.58 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 619.23 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS EAST, 13.50 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 659.24 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, 59.18 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 40.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 1B: PORTION OF 101-19-023A AND PORTION OF 101-19-023B

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 660.73 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 45.58 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 619.23 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS EAST, 13.50 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 659.24 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, 59.18 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 40.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2A: APNS 101-19-014C, A PORTION OF 101-19-015C AND 101-19-025A

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 808.43 FEET AND TO A FROM HERE ON KNOWN AS POINT "A";

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 50.00 FEET TO A 50.00 FEET EAST AND PARALLEL LINE WITH SAID WEST LINE AND THE POINT OF BEGINNING 1;

THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS EAST, 62.22 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 07 SECONDS EAST, 117.05 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 114.61 FEET;

THENCE NORTH 0 DEGREES 23 MINUTES 13 SECONDS WEST, 99.92 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 56 SECONDS EAST, 330.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 409.57 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 40.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 1B: PORTION OF 101-19-023A AND PORTION OF 101-19-023B

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 660.73 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 45.58 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 619.23 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS EAST, 13.50 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 659.24 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, 59.18 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 40.00 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED

PARCEL NO. 2A: APNS 101-19-014C, A PORTION OF 101-19-015C AND 101-19-025A

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 808.43 FEET AND TO A FROM HERE ON KNOWN AS POINT "A";

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 50.00 FEET TO A 50.00 FEET EAST AND PARALLEL LINE WITH SAID WEST LINE AND THE POINT OF BEGINNING 1;

THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS EAST, 62.22 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 07 SECONDS EAST, 117.05 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 114.61 FEET;

THENCE NORTH 0 DEGREES 23 MINUTES 13 SECONDS WEST, 99.92 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 56 SECONDS EAST, 330.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 409.57 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST, 595.71 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED PORTION HEREIN.

TOGETHER WITH;

CONTINUING FROM SAID POINT "A"; THENCE NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 510.01 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 59.91 FEET AND TO A FROM HERE ON KNOWN AS POINT "B";

THENCE SOUTH 0 DEGREES 23 MINUTES 03 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING 2;

THENCE NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 59.21 FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 03 SECONDS EAST, 104.50 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 57 SECONDS WEST, 59.48 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 104.50 FEET TO THE POINT OF BEGINNING 2.

AND ALSO, TOGETHER WITH;

CONTINUING FROM SAID POINT "B". THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 600.97 FEET TO THE POINT OF BEGINNING 3;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 330.44 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 34 SECONDS EAST, 33.00 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 57 SECONDS WEST, 330.44 FEET;

THENCE NORTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING 3.

PARCEL NO. 2B: PORTION OF APN 101-19-015C

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 00 DEGREES 14 MINUTES 10 SECONDS WEST, 659.34 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 50.00 FEET TO A POINT 50.00 EAST AND PARALLEL LINE WITH SAID WEST LINE AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 14 MINUTES 10 SECONDS WEST, 149.08 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS EAST 62.22 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 07 SECONDS EAST, 117.05 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 114.61 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 13 SECONDS WEST, 99.92 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 56 SECONDS EAST, 330.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 409.57 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 51 MINUTES 30 SECONDS, AND AN ARC LENGTH OF 34.73 FEET;

THENCE NORTH 84 DEGREES 45 MINUTES 24 SECONDS EAST, 30.04 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 436.50 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 38 SECONDS, AND AN ARC LENGTH OF 24.33 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 137.31 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST, 595.71 FEET TO THE POINT OF BEGINNING

PARCEL NO. 3: APNS 101-19-0130, 101-19-014B, 101-19-015B

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 808.43 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 50.00 FEET TO A LINE 50.00 FEET EAST AND PARALLEL WITH SAID WEST LINE AND THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 289.38 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 10.00 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 83.29 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 59.48 FEET;

THENCE NORTH 0 DEGREES 23 MINUTES 03 SECONDS WEST, 104.50 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 57 SECONDS EAST, 872.11 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 34 SECONDS EAST, 626.24 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST, 345.50 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 137.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 2 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 436.50 FEET;

THENCE WESTERLY 24.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3 DEGREES 11 MINUTES 38 SECONDS;

THENCE SOUTH 84 DEGREES 45 MINUTES 24 SECONDS WEST, 30.04 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 409.50 FEET;

THENCE WESTERLY 34.73 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4 DEGREES 51 MINUTES 33 SECONDS;

THENCE SOUTH 89 DEGREES 36 MINUTES 56 SECONDS WEST, 330.85 FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 13 SECONDS EAST, 99.92 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 57 SECONDS WEST, 114.61 FEET;

THENCE NORTH 0 DEGREES 13 MINUTES 07 SECONDS WEST, 117.05 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 38 SECONDS WEST, 62.22 FEET TO SAID PARALLEL LINE AND THE POINT OF BEGINNING.

PARCEL NO. 4: APNS PORTION OF 101-19-023B AND 101-19-0220

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, BEING AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER THEREOF, BEING A COTTON PICKER SPINDLE, BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 19.91 FEET TO A POINT ON SAID SOUTH LINE AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 659.24 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS EAST, 603.36 FEET;

THENCE SOUTH 0 DEGREES 13 MINUTES 24 SECONDS EAST, 659.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, 601.55 FEET TO A POINT ON SAID SOUTH LINE AND THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO SKYLINE Q02B, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IN INSTRUMENT RECORDED DECEMBER 3, 2024 AS 2024-092624 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 660.73 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 45.58 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 619.23 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS EAST, 13.50 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 659.24 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, 59.18 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 40.00 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, BEING AN ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, FROM WHICH THE NORTHWEST CORNER THEREOF, BEING A COTTON PICKER SPINDLE, BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, BEING COINCIDENTAL WITH THE MONUMENTED CENTERLINE OF JUNCTION STREET NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 706.41 FEET TO A POINT ON SAID SOUTH LINE & SAID MONUMENTED CENTERLINE;

THENCE, DEPARTING SAID SOUTH LINE & SAID MONUMENTED CENTERLINE NORTH 0 DEGREES 22 MINUTES 51 SECONDS WEST, 40.00 FEET TO A POINT LYING 40.00 FEET NORTH OF SAID SOUTH LINE & SAID MONUMENTED CENTERLINE AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 0 DEGREES 22 MINUTES 51 SECONDS WEST, 619.23 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS EAST, 583.86 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF WINCHESTER ROAD BEING 33.00 FEET WEST OF THE MONUMENTED CENTERLINE OF SAID WINCHESTER ROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 0 DEGREES 13 MINUTES 26 SECONDS EAST, BEING 33.00 FEET WEST OF THE MONUMENTED CENTERLINE OF SAID WINCHESTER ROAD, 599.25 FEET TO A POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 44 DEGREES 41 MINUTES 51 SECONDS WEST, 28.32 FEET TO A POINT LYING 40.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, BEING COINCIDENTAL TO THE NORTHERLY RIGHT OF WAY LINE OF JUNCTION STREET;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, BEING 40.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE & SAID MONUMENTED CENTERLINE, 562.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.2834 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, BEING AN ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, FROM WHICH THE NORTHWEST CORNER THEREOF, BEING A COTTON PICKER SPINDLE, BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, BEING COINCIDENTAL WITH THE MONUMENTED CENTERLINE OF IDAHO ROAD NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 60.13 FEET TO A POINT ON SAID WEST LINE & SAID MONUMENTED CENTERLINE;

THENCE, DEPARTING SAID WEST LINE & SAID CENTERLINE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, 50.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID IDAHO ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 & THE MONUMENTED CENTERLINE OF SAID IDAHO ROAD, 599.22 FEET TO A POINT LYING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 & SAID MONUMENTED CENTERLINE;

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS EAST, 654.75 FEET;

THENCE SOUTH 0 DEGREES 22 MINUTES 51 SECONDS EAST, 619.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JUNCTION STREET LYING 40.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, BEING COINCIDENTAL TO THE MONUMENTED CENTERLINE OF JUNCTION ROAD;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST, BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 & SAID MONUMENTED CENTERLINE, 636.31 FEET TO A POINT LYING 40.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 & SAID MONUMENTED CENTERLINE;

THENCE NORTH 45 DEGREES 18 MINUTES 31 SECONDS WEST, 28.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF IDAHO ROAD, BEING COINCIDENTAL TO LYING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 AND THE POINT OF BEGINNING.

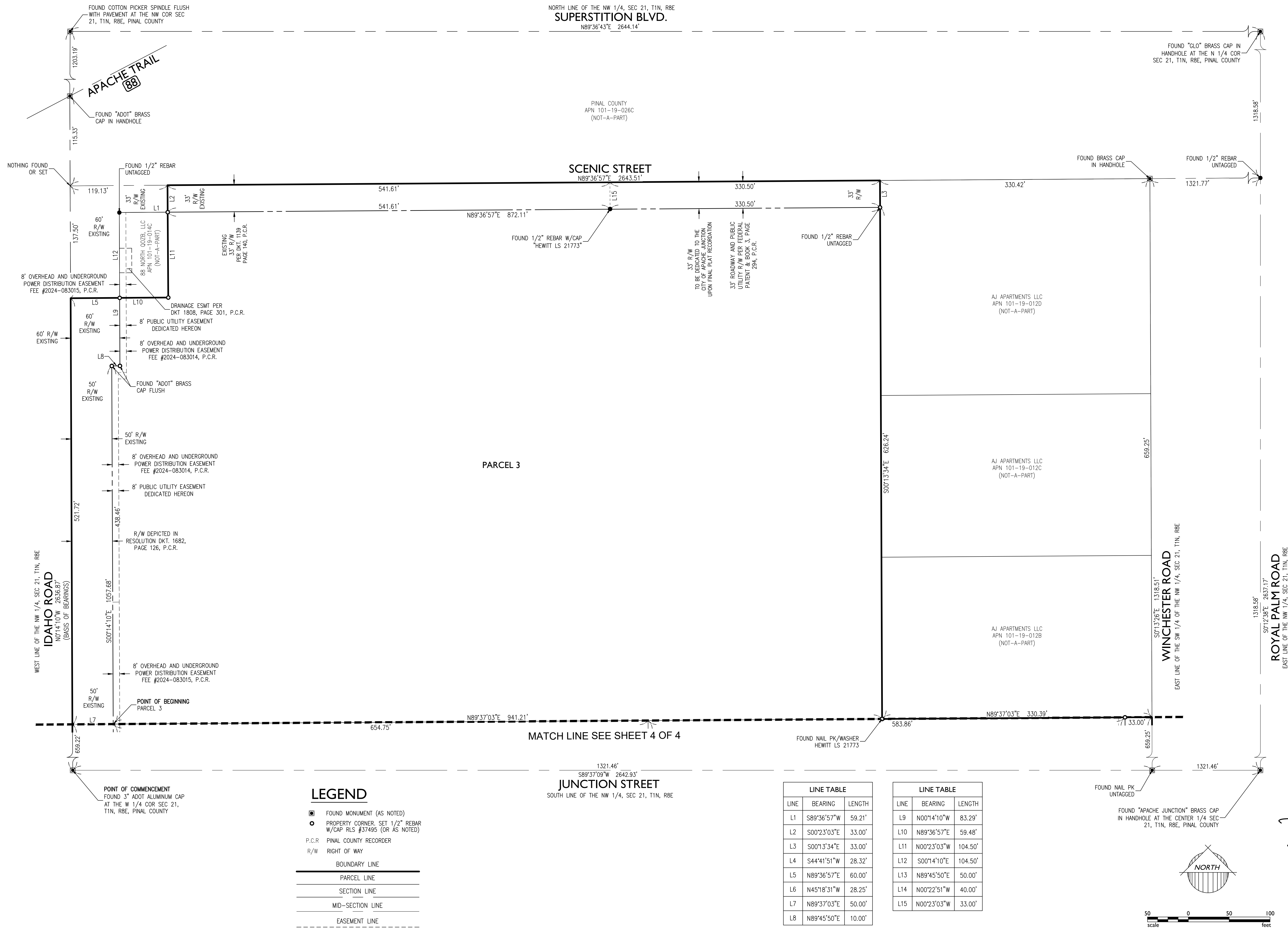
CONTAINS 9.3141 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 3

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

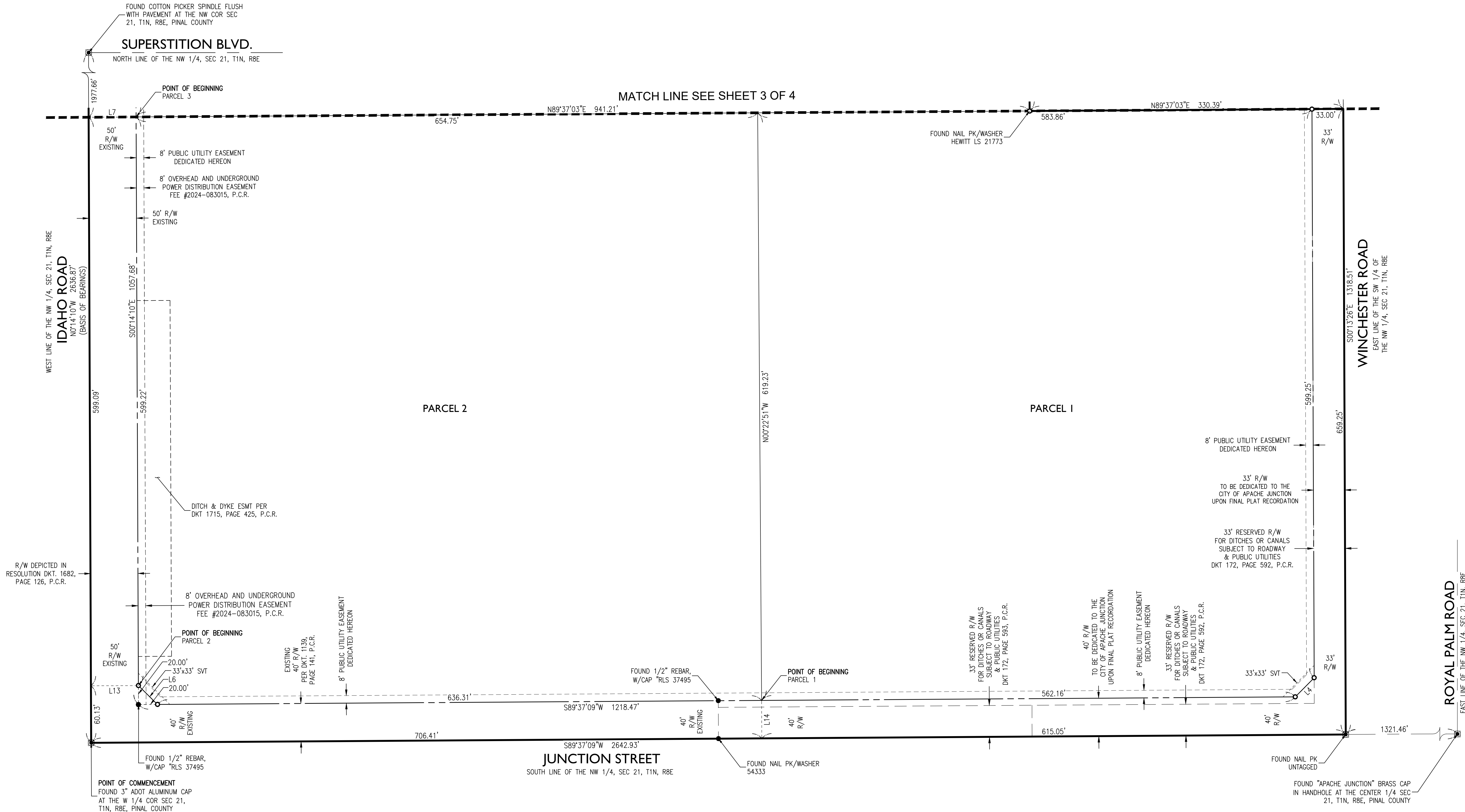
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, BEING AN ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, FROM WHICH THE NORTHWEST CORNER THEREOF, BEING A COTTON PICKER SPINDLE, BEARS NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 2636.87 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, BEING COINCIDENTAL WITH THE MONUMENTED CENTERLINE OF IDAHO ROAD NORTH 0 DEGREES 14 MINUTES 10 SECONDS WEST, 659.22



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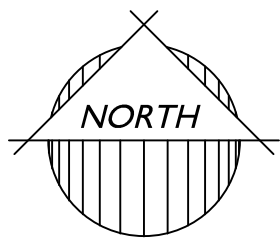


LEGEND

- FOUND MONUMENT (AS NOTED)
- PROPERTY CORNER, SET 1/2" REBAR W/CAP RLS #37495 (OR AS NOTED)
- P.C.R. PINAL COUNTY RECORDER
- R/W RIGHT OF WAY
- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- MID-SECTION LINE
- EASEMENT LINE

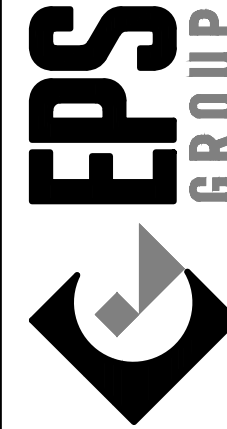
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°36'57"W	59.21'
L2	S00°23'03"E	33.00'
L3	S00°13'34"E	33.00'
L4	S44°41'51"W	28.32'
L5	N89°36'57"E	60.00'
L6	N45°18'31"W	28.25'
L7	N89°37'03"E	50.00'
L8	N89°45'50"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N00°14'10"W	83.29'
L10	N89°36'57"E	59.48'
L11	N00°23'03"W	104.50'
L12	S00°14'10"E	104.50'
L13	N89°45'50"E	50.00'
L14	N00°22'51"W	40.00'
L15	N00°23'03"W	33.00'



50 0 50 100
scale feet

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



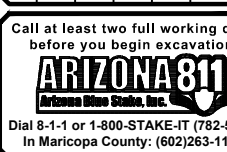
88 NORTH LAND PLAT

CITY OF APACHE JUNCTION
PINAL COUNTY, ARIZONA

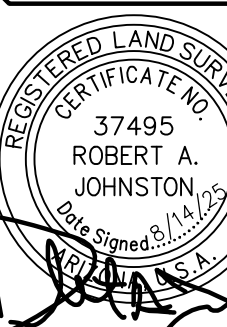
FINAL PLAT

Project:

Revisions:



Drawn by: TJP
Reviewed by: RAJ



Job No.
24-0751

FP04

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