

Parcel No. 219-49-002R
SPOOKHILL ADMP BASINS AND CHANNELS
Project No. 442.04.031
Item No. A014.005-EX1
EXHIBIT "A"

That portion of that certain property as described in Instrument #2003-0981296 Maricopa County Records, lying within the Northwest One Quarter of Section 3, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

A portion of the Northwest Quarter of Section 3, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, said corner being a GLO brass cap; thence South 89°48'48" East, a distance of 118.93 feet to the **Point of Beginning**;

thence South 89°48'48" East, a distance of 462.18 feet to the beginning of a non-tangent curve, said point being on the Westerly Right of Way line of Usery Pass Road as shown on "The Estates at Boulder Mountain Highlands Unit I" Plat map recorded in Book 466, Page 13 Maricopa County Records, the center of which bears North 80°09'36" West, a distance of 4935.00 feet; thence southerly along the arc of said curve, through a central angle of 05°38'35", for an arc distance of 486.04 feet to the beginning of a non-tangent line; thence South 15°22'48" West continuing along said Westerly Right of Way, a distance of 977.16 feet to the intersection of said Westerly Right of Way and the Northerly Right of Way line of East McDowell Road as described in Docket 7988, Page 842 Maricopa County Records, said point being the beginning of a non-tangent curve, the center of which bears South 16°24'52" West, a distance of 1964.85 feet; thence Westerly along said Northerly Right of Way and the arc of said curve, through a central angle of 06°25'21", for an arc distance of 220.25 feet to the beginning of a non-tangent line, being the west line of said Section 3; thence North 00°02'51" West along said Section line, a distance of 1194.93 feet; thence North 34°33'11" East departing said Section line, a distance of 209.44 feet to the **Point of Beginning**.

The above described parcel contains 560,834 square feet or 12.8750 acres, more or less.

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY		
Prelim: 02-16-2017	Chk:	Appr:
Rev:		
Maricopa County Public Works - Real Estate Division		



GRANTOR _____ DATE _____

EXHIBIT "A"

POC NW COR
SECTION 3, T1N, R7E
FND GLO BRASS CAP

N 89°48'48" W 2641.93'



Not to Scale

N1/4 COR
SECTION 3, T1N, R7E
FND GLO BRASS CAP

NORTH ELLSWORTH ROAD (ALIGNMENT)

A014.005-EX1
219-49-002R

THE ESTATES AT
BOULDER MOUNTAIN HIGHLANDS
UNIT 1
BK 466, PG 13 M.C.R.

USERY PASS ROAD

BOULDER MOUNTAIN HIGHLANDS
UNIT III B
BK487, BK23 M.C.R.

(EXCEPTION)
ROADWAYS DEDICATED
IN BK 19 OF ROAD MAPS, PAGE 31 M.C.R.
AND PLAT RECORDED IN BK 466, PG 13 M.C.R.

CH BRG N 76°45'57" W
CHD DIST 220.29'
Ic = 06°25'21"
R = 1964.85'
L = 220.25'

E McDOWELL RD

A014.005-EX2
219-49-002R

	A014.005-EX		
A014-005-EX1	560,834 SQ FT	12.8750 ACRES	
A014-005-EX2	66,090 SQ FT	1.5172 ACRES	
TOTAL	626,924 SQ FT	14.3922 ACRES	

W1/4 COR
SECTION 3, T1N, R7E
FND GLO BRASS CAP



EXPIRES 12/31/2017

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SPOOKHILL BASINS AND CHANNELS A014.005-EX1