

**Parcel No. 219-49-002R**  
**SPOOKHILL ADMP BASINS AND CHANNELS**  
**Project No. 442.04.031**  
**Item No. A014.005-EX2**  
**EXHIBIT "A"**

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

**Commencing** at Northwest corner of said Section 3, said corner being a found GLO Brass cap; thence South 00°02'51" East along the West line of said Section 3, a distance of 1367.81 feet to a point on the Northerly Right of Way of East McDowell Road as described in Docket 7988, Page 842 Maricopa County Records; thence South 00°02'51" East continuing along said Section line, a distance of 111.81 feet to a point on the Southerly Right of Way line of said East McDowell Road and the **Point of Beginning**; thence continuing South 00°02'51" East along said West line of said Section 3, a distance of 818.32 feet to the cusp of a non-tangent curve on the Westerly Right of Way line of Userly Pass Road as shown on "The Estates at Boulder Mountain Highlands Unit IIIB" Plat map Book 487, Page 23 Maricopa County Records, the center of which bears South 84°13'58" East, a distance of 1965.00 feet; thence northerly along said Westerly Right of Way line and the arc of said curve, through a central angle of 08°10'42", for an arc distance of 280.48 feet; thence North 13°56'43" East continuing along said Right of Way line, a distance of 220.87 feet; thence North 15°24'30" East continuing along said Right of Way, a distance of 295.38 feet to the intersection of the Southerly Right of Way line of Said McDowell Road and the beginning of a non-tangent curve, the center of which bears South 16°18'11" West, a distance of 1854.85 feet; thence westerly along said Southerly Right of Way and the arc of said curve, through a central angle of 05°43'50", for an arc distance of 185.52 to the **Point of Beginning**.

The above described parcel contains 66,090 square feet or 1.5172 acres, more or less

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



EXPIRES 12/31/2017

GRANTOR \_\_\_\_\_ DATE \_\_\_\_\_

EXHIBIT "A"

POINT OF COMMENCEMENT  
NORTHWEST COR  
SECTION 3, T1N, R7E  
FND GLO BRASS CAP

N 89°48'48" W 2641.93'

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



Not to Scale

N. ELLSWORTH RD. (ALIGNMENT)

S 00°02'51" E 1367.81'

A014.005-EX1  
219-49-002R

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

USERY PASS ROAD

CH BRG N 76°28'28" W  
CHD DIST 185.44'  
Ic = 05°43'50"  
R = 1854.85'  
L = 185.52'

BOULDER MOUNTAIN HIGHLANDS  
UNIT III B

BK487, BK23 M.C.R.

E McDOWELL RD

(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.

POINT OF BEGINNING

S 10°34'21" W (Radial) 111.81'  
S 00°02'51" E  
S 00°02'51" E

A014.005-EX2  
219-49-002R

A014-005-EX1	560,834 SQ FT	12.8750 ACRES
A014-005-EX2	66,090 SQ FT	1.5172 ACRES
<b>TOTAL</b>	<b>626,924 SQ FT</b>	<b>14.3922 ACRES</b>

N 13°56'43" E  
220.87'

Ic = 08°10'42"  
R = 1965.00'  
L = 280.48'

S 76°03'17" E  
Radial Bearing

S 84°13'58" E  
Radial Bearing

S 16°18'11" W (Radial)  
415.83'

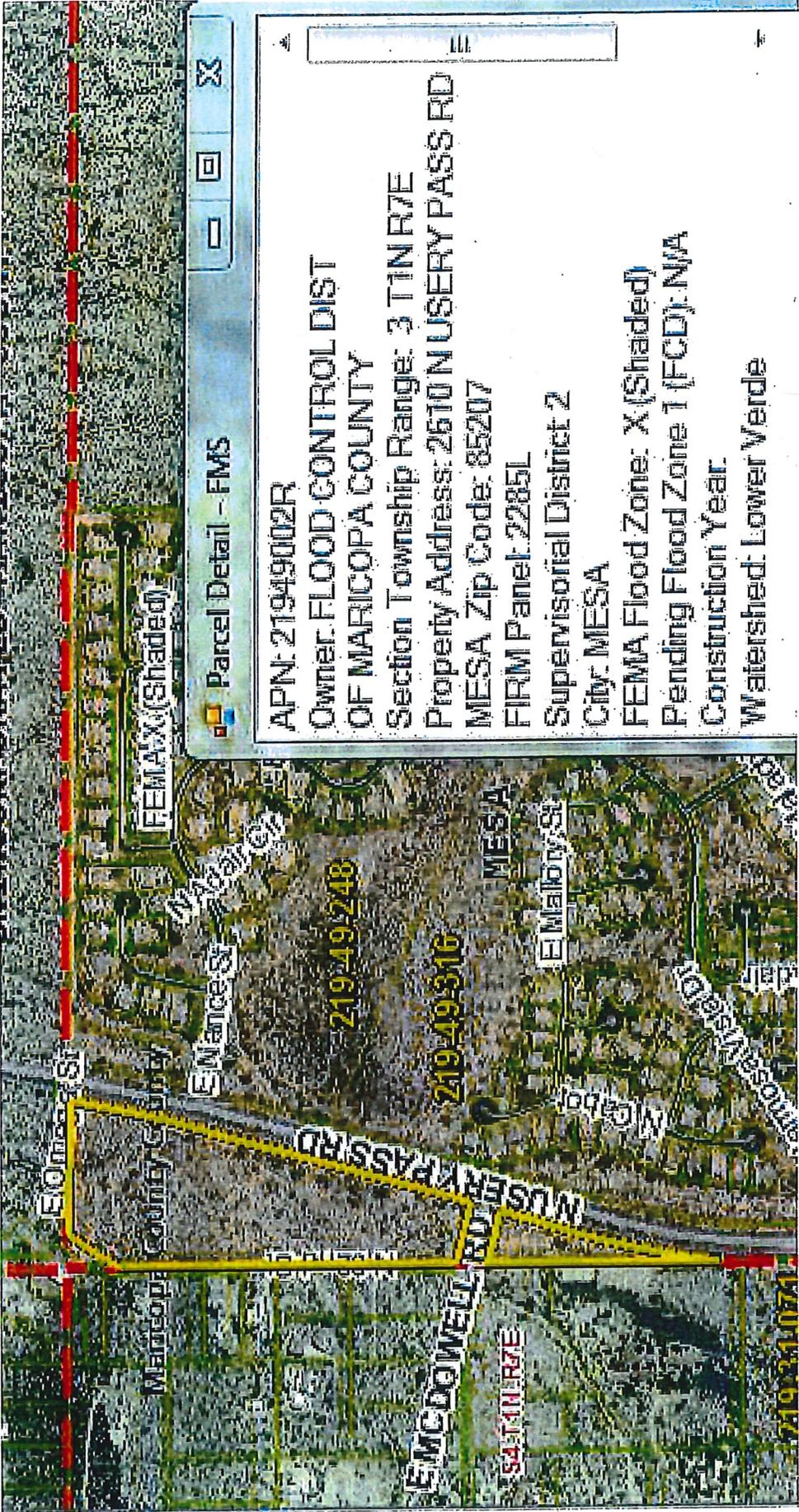
W1/4 COR  
SECTION 3, T1N, R7E  
FND GLO BRASS CAP



EXPIRES 12/31/2017

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SPOOKHILL BASINS AND CHANNELS A014.005-EX2



Parcel Detail - FMS

APN: 21949002R  
 Owner: FLOOD CONTROL DIST  
 OF MARICOPA COUNTY  
 Section Township Range: 3 T1N R7E  
 Property Address: 2610 NUSERY PASS RD  
 MESA Zip Code: 85207  
 FIRM Panel: 2285L  
 Supervisorial District 2  
 City: MESA  
 FEMA Flood Zone: X (Shaded)  
 Pending Flood Zone 1 (FCD): N/A  
 Construction Year:  
 Watershed: Lower Verde