

EXHIBIT A

LEGAL DESCRIPTION

RIGHT-OF-WAY ABANDONMENT

JOB NO. 21-1061

12/03/2021

A 10 FOOT STRIP OF LAND LYING IMMEDIATELY EAST OF THE BELOW DESCRIBED PARCEL OF LAND;

LOTS 13 AND 14, BLOCK 1, OF LOMBARDI ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 44 OF MAPS, PAGE 18;

EXCEPT THE WEST 420 FEET AND THE EAST 15 FEET THEREOF;

SAID 10 FOOT STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND, FROM WHICH THE NORTHWEST PROPERTY CORNER BEARS NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST, 180.97' TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST, 10.00 FEET;

THENCE SOUTH 00 DEGREES 58 MINUTES 13 SECONDS WEST, 301.27 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, 10.00 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 13 SECONDS EAST, 301.26 FEET;

TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 3,012 SQUARE FEET, OR 0.0691 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.

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EXHIBIT B

MONTECITO AVE

S89°51'00"W 480.34'

POINT OF BEGINNING

68TH STREET

N89°51'00"E 180.97'

N0°58'13"E 301.00'

APN 173-44-014C

S89°56'00"W 180.97'

EXETER BLVD

RIGHT-OF-WAY
3,012 SQUARE FEET OR
0.0691 ACRES

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°51'00"E	10.00'
L2	S00°58'13"W	301.27'
L3	S89°56'00"W	10.00'
L4	N00°58'13"E	301.26'

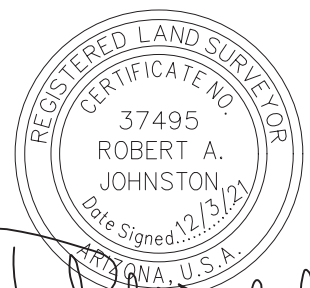


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RIGHT-OF-WAY ABANDONMENT

EXHIBIT B



EPS
GROUP

1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EXHIBIT C

MONTECITO AVE

S89°51'00"W 480.34'

POINT OF BEGINNING

68TH STREET

N89°51'00"E 180.97'

N0°58'13"E 301.00'

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ABANDONMENT PARCEL

EXHIBIT C



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