

EXHIBIT 'A'
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

THAT PART OF 94TH STREET, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 695 OF MAPS, PAGE 10.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 25' OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, T.4N, R.5E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 20' THEREOF.

TOGETHER WITH:

THE WEST 25' OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, T.4N, R.5E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 20' THEREOF.

*Comment from Michelle Colby, City of Scottsdale
Real Estate Asset Manager 7-19-2022:*

The east half of 94th Street at this location (the West 25' of the SW1/4 SE1/4 NE1/4 of Sec 7) was also a platted right of way. I suggest adding a reference to that plat as well in sentence 1 above. The right of way was dedicated in The Peak Unit One plat which was recorded in Book 280, Page 1.



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PHOENIX, AZ 85020 | PHOENIX @ LDGENG.COM

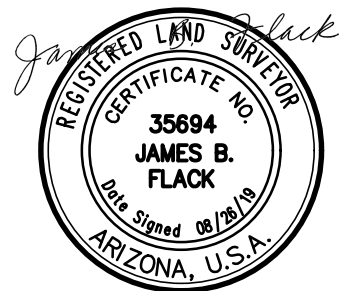


EXHIBIT 'B'

RIGHT OF WAY ABANDONMENT

HAPPY VALLEY ROAD

FOUND BRASS CAP
FLUSH N1/4 COR.
SEC.7, T4N, R5E.

FOUND BRASS
CAP IN HAND
HOLE, DOWN
0.35' NE1/4 COR.
SEC.7,
T4N, R5E

NOTHING FOUND
OR SET

NOTHING FOUND
OR SET

Please See Phil Kercher
comment regarding right of
way to be retained at the
north end of the proposed
abandonment area.

NOTE: ALL NEW R/W VALUES ARE CALCULATED,
ALL OTHER VALUES ARE MEASURED AND
RECORDED, UNLESS OTHERWISE NOTED. REFER TO
RECORDED PLAT, BK 695, PG 10, MCR.

92ND STREET (ALIGNMENT)

N00°04'35"E

659.88'

639.85' (M&R)

S00°05'45"W (M&R)

LOT 2 - DESORRENTO PROPERTY DIVISION
BOOK 695, PAGE 10, MCR
9393 E DESERT VISTA RD.,
SCOTTSDALE, AZ 85255
APN 217-05-284
ZONING R1-190 ESL(HD)
VACANT LOT

20' R/W
DOC. 2004-0067508 MCR

FOUND REBAR W/
CAP RLS#15865

25' R/W
BK.695, PG.10, MCR.
ABANDONED HEREON

25' R/W
BK.280, PG.01, MCR.
ABANDONED HEREON

LOT 34 - THE PEAK UNIT ONE
BOOK 280, PAGE 1, MCR
9701 E HAPPY VALLEY RD., 34
SCOTTSDALE, AZ 85255
APN 217-06-083
ZONING R1-190 ESL(HD)

94TH STREET

S00°06'09"W

S00°06'09"W

639.84'

659.83'

639.84'

FOUND REBAR W/
CAP ILLEGABLE

FOUND REBAR W/
CAP RLS#15865

317.27' (M)

N89°55'01"W (M&R)

N89°55'01"W (M&R)
25.00' (M&R)

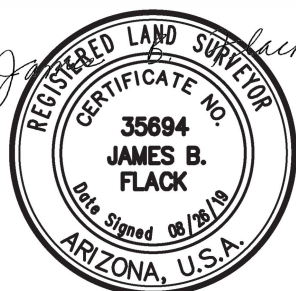
FOUND REBAR, NO ID
SE COR. OF SW 1/4
OF NE 1/4 OF SEC. 7

NOTHING FOUND
OR SET
C1/4 COR. SEC.7,
T4N, R5E



DEVELOPMENT GROUP

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SCALE 1" = 100'



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8-AB-2019
09/24/19