

94 HUNDRED SHEA - THE VILLAGE
94 HUNDRED SHEA LLLP

LEGAL DESCRIPTION

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PARCEL NO. 1:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING
MORE DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE
INTERSECTION OF 96TH STREET AND SHEA BOULEVARD MARKING
THE NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH A
BRASS CAP IN A HAND HOLIE AT THE INTERSECTION OF 92ND
STREET AND SHEA BOULEVARD MARKING THE NORTH QUARTER
OF SAID SECTION 30 BEARS SOUTH 69 DEGREES 59 MINUTES
24 SECONDS WEST 2642.28 FEET SAID LINE BEING NORTH LINE
OF THE NORTHEAST QUARTER OF SAID SECTION 30, AND THE
BASIS FOR THE BEARINGS IN THE DESCRIPTION:

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST,
ALONG SAID NORTH LINE 1321.14 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST
65.00 FEET TO A LINE 65.00 FEET SOUTH OF AND PARALLEL
WITH SAID NORTH LINE, AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25
SECONDS EAST 490.84 FEET;

THENCE SOUTH 59 DEGREES 59 MINUTES 23 SECONDS WEST
346.13 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST
200.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST
664.19 FEET TO A LINE 65.00 FEET SOUTH OF AND PARALLEL
WITH THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST,
ALONG SAID PARALLEL LINE 500.00 FEET TO THE POINT OF
BEGINNING.

PARCEL NO. 2:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVERBASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE
NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH A
FOUND BRASS CAP IN A HAND HOLIE AT THE NORTH QUARTER
CORNER OF SAID SECTION BEARS SOUTH 69 DEGREES 59
MINUTES 24 SECONDS WEST, 2642.27 FEET;

THENCE SOUTH 69 DEGREES 59 MINUTES 24 SECONDS WEST,
ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1321.14
FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST,
555.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25
SECONDS EAST, 606.24 FEET;

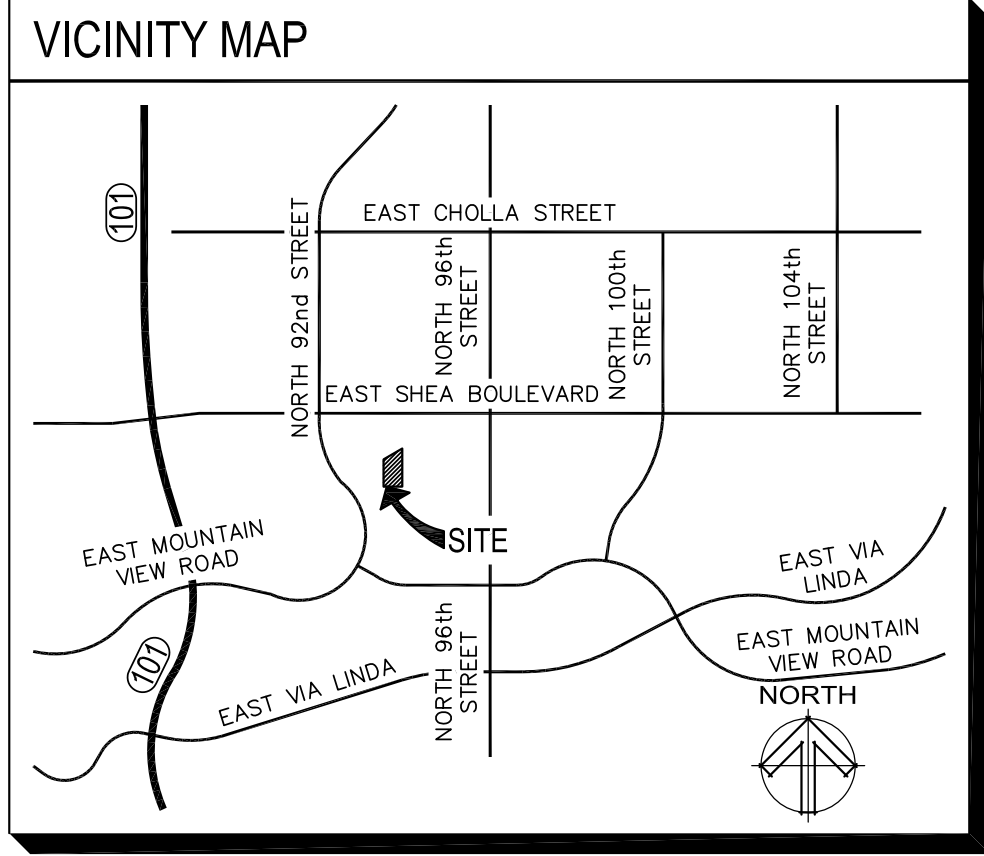
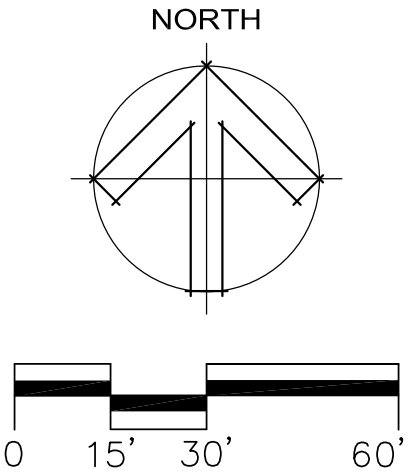
THENCE SOUTH 69 DEGREES 54 MINUTES 33 SECONDS WEST,
300.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST,
435.60 FEET;

THENCE NORTH 59 DEGREES 59 MINUTES 23 SECONDS EAST,
346.13 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND
EGRESS AS SET FORTH-I IN EASEMENT AGREEMENT RECORDED
APRIL 04, 2013 AS 2013-0306840 OF OFFICIAL RECORDS.

PARCEL NO. 4
PUBUC ACCESS EASEMENT AS SET FORTH ON MAP OF
DEDICATION FOR MOUNTAIN VIEW PARK RECORDED IN BOOK 630
OF MAPS, PAGE 20, OFFICIAL RECORDS, MARICOPA COUNTY,
ARIZONA.



DIMENSIONED
BOUNDARY PLAN
SCALE: 1" = 30'-0"

A1.1
10-07-22