

# **EXHIBIT "A"**

## **DESCRIPTION OF PROPOSED RESIDENTIAL PARCEL**

THAT PORTION OF LOT 1 OF THE FINAL PLAT FOR "7000 EAST SHEA BOULEVARD" AS RECORDED IN BOOK 1701 OF MAPS, PAGE 37, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA LYING WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22 BEING MARKED BY A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE WITH A DEPTH OF 0.70 FEET, FROM WHICH A 3-INCH CITY OF SCOTTSDALE BRASS CAP FLUSH MARKING THE INTERSECTION OF SHEA BOULEVARD AND 70TH STREET BEARS SOUTH 89 DEGREES 33 MINUTES 07 SECONDS WEST 1320.89 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 07 SECONDS WEST 680.44 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF A 20-FOOT PUBLIC ALLEY AS SHOWN ON PLAT OF SUNDOWN PLAZA, BOOK 65, PAGE 40, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST 65.00 FEET ALONG SAID SOUTHERLY PROLONGATION TO THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 33 MINUTES 07 SECONDS WEST 74.00 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

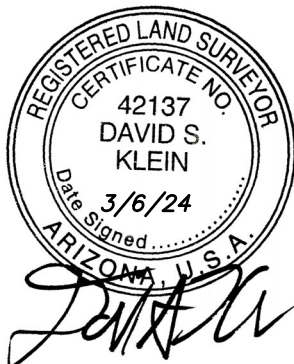
THENCE CONTINUING SOUTH 89 DEGREES 33 MINUTES 07 SECONDS WEST 232.34 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 3 PER SAID "7000 EAST SHEA BOULEVARD";

THENCE NORTH 00 DEGREES 11 MINUTES 05 SECONDS WEST 437.08 FEET ALONG THE EAST LINE AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 3;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.74 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 200.37 FEET TO THE NORTH LINE OF SAID LOT 1;

CONTINUES ON PAGE 2 . . .



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**SUPERIOR**  
SURVEYING SERVICES, INC.

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DATE: 3/6/2024

JOB NO.: 202204065-EX1

# **EXHIBIT "A"**

## **DESCRIPTION OF PROPOSED RESIDENTIAL PARCEL**

CONTINUES FROM PAGE 1 . . .

THENCE NORTH 89 DEGREES 47 MINUTES 41 SECONDS EAST 143.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING FIVE BEARINGS AND DISTANCES;

THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST 360.54 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 07 SECONDS WEST 50.00 FEET;

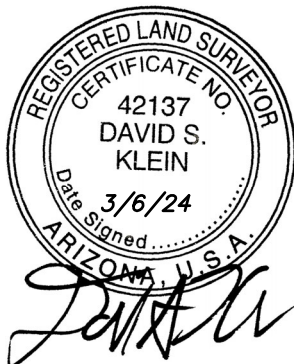
THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST 210.02 FEET;

THENCE SOUTH 22 DEGREES 46 MINUTES 59 SECONDS WEST 62.03 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST 8.00 FEET TO THE POINT OF BEGINNING.

COMPRISING 147,968 SQUARE FEET OR 3.397 ACRES MORE OR LESS.

**\*\*NOTE: THE ABOVE PROPOSED DESCRIPTIONS ARE SUBJECT TO APPROVAL BY THE GOVERNING MUNICIPALITY AND ARE NOT TO BE USED TO SUBDIVIDE LAND WITHOUT SUCH APPROVALS.\*\***



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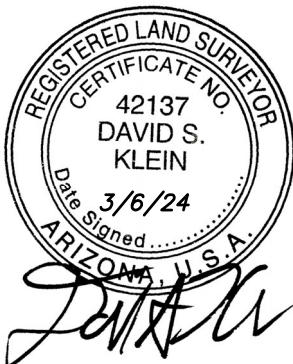
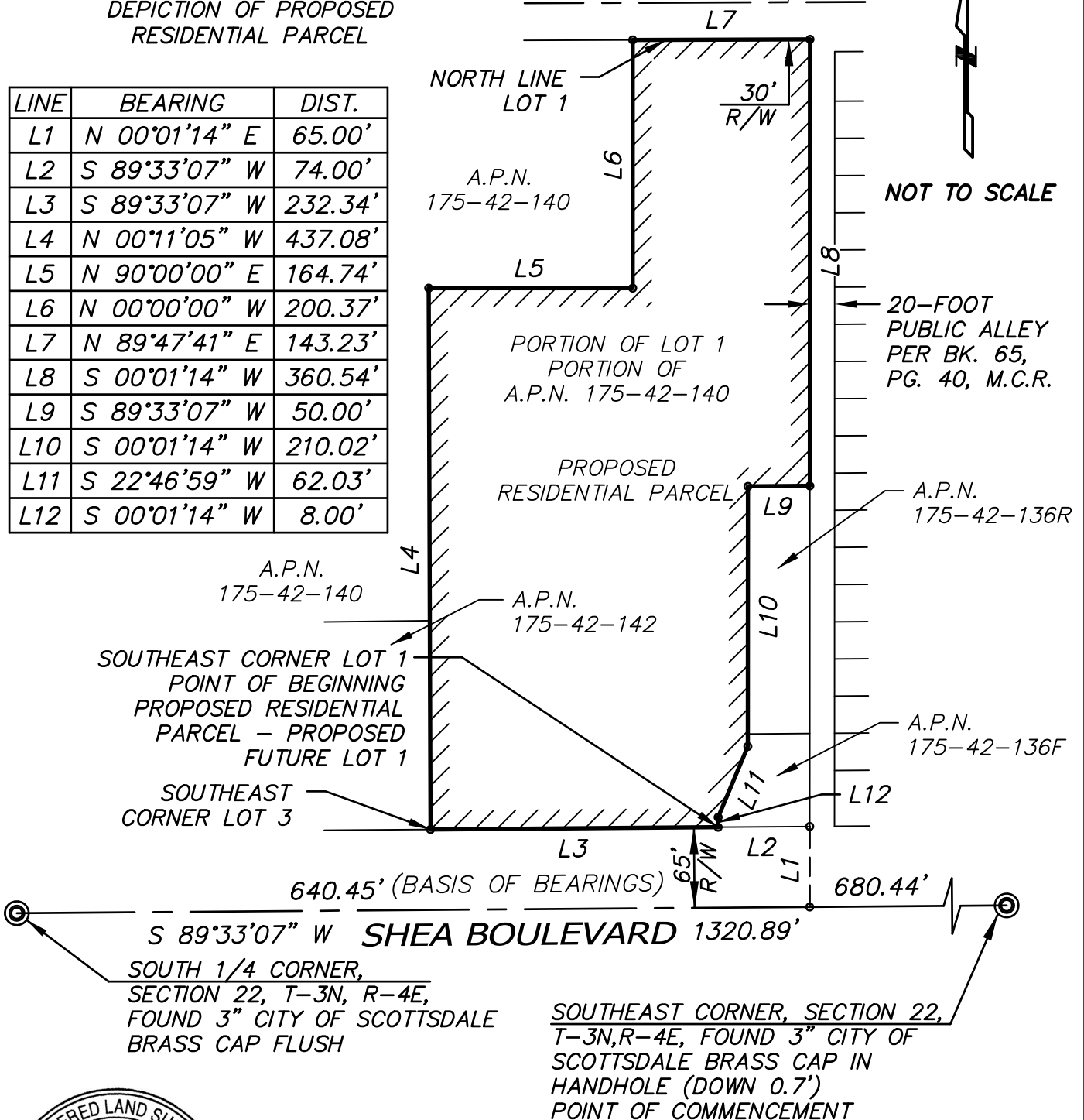
DATE: 3/6/2024

# EXHIBIT "B"

DEPICTION OF PROPOSED  
RESIDENTIAL PARCEL

LINE	BEARING	DIST.
L1	N 00°01'14" E	65.00'
L2	S 89°33'07" W	74.00'
L3	S 89°33'07" W	232.34'
L4	N 00°11'05" W	437.08'
L5	N 90°00'00" E	164.74'
L6	N 00°00'00" W	200.37'
L7	N 89°47'41" E	143.23'
L8	S 00°01'14" W	360.54'
L9	S 89°33'07" W	50.00'
L10	S 00°01'14" W	210.02'
L11	S 22°46'59" W	62.03'
L12	S 00°01'14" W	8.00'

**SAHUARO ROAD**



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