

LEGAL DESCRIPTION

EXHIBIT A

A PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 38, AS IDENTIFIED IN DOCKET 2904, PAGE 175, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 1:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 330.16 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE CONTINUING NORTH 89°48'44" WEST, A DISTANCE OF 329.89 FEET TO THE NORTHEAST CORNER OF GLO LOT 38;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF EASEMENT RELEASE 1;

THENCE SOUTH 0°22'51" EAST, A DISTANCE OF 334.98 FEET:

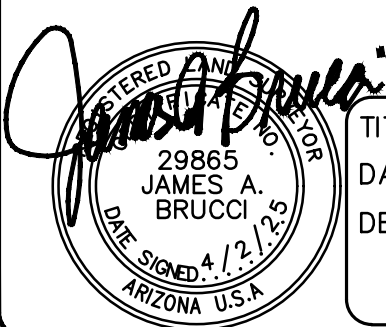
THENCE NORTH 89°50'17" WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 0°22'51" WEST, A DISTANCE OF 335.00 FEET;

THENCE SOUTH 89°48'44" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 1.

SAID DESCRIPTION CONTAINING 0.253 ACRES ±

Verify Area.
0.254 +/- ?



TITLE: XB01
DATE: 4/2/25
DESC: LEGAL DESC.
EASEMENT
RELEASE

HUNTER
ENGINEERING

10446 N. 74TH STREET,
SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

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CIVIL AND SURVEY

PROJ.NO. LGEC324

LEGAL DESCRIPTION

EXHIBIT A

PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 39, AS IDENTIFIED IN DOCKET 2397, PAGE 159, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 2:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 330.16 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 66.52 FEET TO THE POINT OF BEGINNING FOR EASEMENT RELEASE 2;

THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 593.07 FEET TO THE SE CORNER OF GLO LOT 39;

THENCE NORTH 89°51'12" WEST, A DISTANCE OF 150.20 FEET;

THENCE NORTH 00°07'29" EAST, A DISTANCE OF 33.00 FEET;

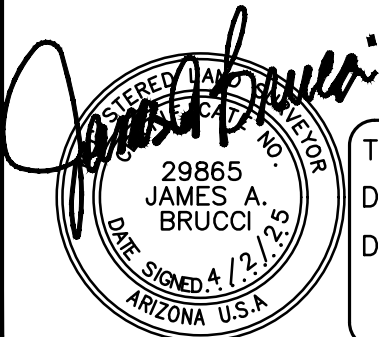
THENCE SOUTH 89°51'12" EAST, A DISTANCE OF 116.95 FEET;

These bearings are not parallel with bearing on ALTA S89°51'11"E

THENCE NORTH 00°18'14" WEST, A DISTANCE OF 567.63 FEET, TO A POINT OF NON-TANGENT CURVATURE, CONCAVE SOUTHERLY WHOSE RADIUS IS 706.81 FEET AND WHOSE CHORD BEARS SOUTH 76°58'00" EAST, A CHORD DISTANCE OF 33.91 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°44'58", AN ARC LENGTH OF 33.92 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 2.

SAID DESCRIPTION CONTAINING 0.541 ACRES ±



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PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 39, AS IDENTIFIED IN DOCKET 2397, PAGE 159, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 3:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 330.16 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE CONTINUING NORTH 89°48'44" WEST, A DISTANCE OF 329.89 FEET TO THE NORTHEAST CORNER OF GLO LOT 38;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF EASEMENT RELEASE 3;

THENCE SOUTH 89°48'44" EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 0°22'51" EAST, A DISTANCE OF 334.97 FEET;

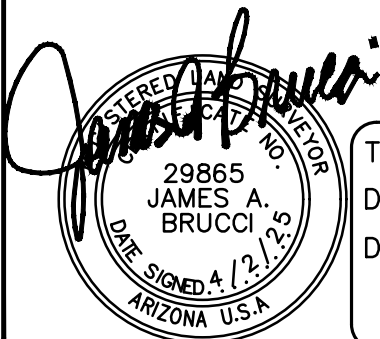
THENCE NORTH 89°50'20" WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 0°22'51" WEST, A DISTANCE OF 334.98 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 3.

SAID DESCRIPTION CONTAINING 0.253 ACRES ±

Does not agree with L11 bearing on Line Table. Add L10A to Line Table and Exhibit B?

Verify Area 0.254+/- ?



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EXHIBIT B

E MCDOWELL MOUNTAIN RANCH ROAD

POB 1&3

L14

L7 329.89'

C1

NE COR
GLO LOT 39

N89°48'44"W
330.16'

NE COR
GLO LOT
40

PORTION
GLO LOT 38
WINSTAR PRO
LLC
217-14-037A

33'
PATENT
EASEMENT 3
~~0.253~~ AC±

L10A

0.254?

PORTION
GLO LOT 39
WINSTAR PRO LLC
217-14-038A

POB
EASEMENT
2

33'
PATENT
EASEMENT 1
~~0.253~~ AC±

0.254?

USA-BOR
217-14-037B

L10
USA-BOR
217-14-038B

217-14-039A
JAT DOVE
CAPITAL LLC

33'
PATENT
EASEMENT 2
0.541 AC±

N01°18'54"W 659.70'

SE COR
GLO LOT
40

N01°18'20"W
1320.02'

SOUTHWEST COR.
SECTION 5, T.3N., R.5E.
FOUND GLO IN CONC.

N89°52'19"W BASIS OF BEARING 2642.74'

SOUTH 1/4 COR. SEC. 5, T.3N., R.5E.,
CALCULATED PER PLSS GDAC BK.
752, PG. 339, M.C.R.



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HUNTER

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TITLE: XB01

DATE: 4/2/25

SCALE: 1"=150'

DESC:
EASEMENT RELEASE

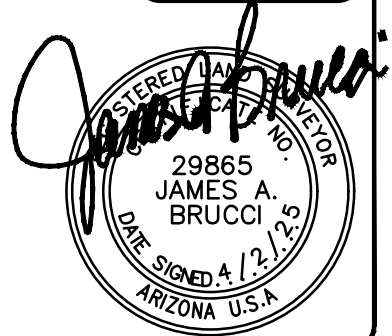


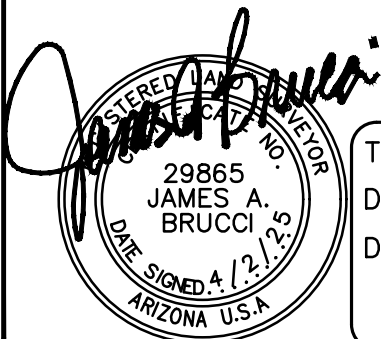
EXHIBIT B

These bearings are
not parallel with
bearing on ALTA
S89°51'11"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°18'14"E	66.52'
L2	S00°18'14"E	593.07'
L3	N89°51'12"W	150.20'
L4	N00°07'29"E	33.00'
L5	S89°51'12"E	116.95'
L6	N00°18'14"W	567.63'
L7	S00°22'51"E	45.00'
L8	S89°48'44"E	33.00'
L9	S00°22'51"E	334.97'
L10	N89°50'20"W	33.00'
L11	S00°22'51"E	334.98'
L12	N89°50'17"W	33.00'
L13	N00°22'51"W	335.00'
L14	S89°48'44"E	33.00'
L10A	N00°22'51"W	334.98'

L10A

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 2^{\circ}44'58''$	706.81'	33.92'	S76°58'00"E	33.91'



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