

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER
 MERRILL, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35, THENCE NORTH 89°23'29" EAST, 208.39 FEET TO A POINT THAT IS 684.82 FEET EAST OF THE WEST LINE OF SECTION 35;
 THENCE NORTH 89°23'29" EAST, 684.82 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE NORTH 89°23'29" EAST, 1065.87 FEET ALONG SAID NORTH LINE TO A FOUND P.A. NAIL IN 1-1/4 INCH IRON PIPE WITH NO ID. AT THE
 CENTER OF SAID SECTION 35;
 THENCE SOUTH 0°25'14" WEST, 1317.47 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION
 35 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE NORTH 89°23'29" EAST, 1300.98 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 0°25'14" WEST, 1317.47 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 0°25'14" WEST, 1317.47 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 89°23'29" EAST, 1300.98 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 89°23'29" WEST, 1317.47 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE LEAVING SAID SOUTH LINE, NORTH 0°25'14" EAST, 1300.98 FEET ALONG A LINE WHICH IS 684.82 FEET EAST OF PARALLEL WITH THE WEST
 LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE LEAVING SAID PARALLEL LINE, NORTH 89°23'29" EAST, 15.01 FEET;
 THENCE NORTH 0°25'14" WEST, 1291.11 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION
 35;
 THENCE LEAVING SAID SOUTH LINE, NORTH 0°25'14" EAST, 1300.98 FEET ALONG THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO A POINT THAT IS 684.82 FEET EAST OF THE WEST LINE OF SECTION 35;
 THENCE NORTH 89°23'29" EAST, 684.82 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE NORTH 89°23'29" EAST, 1065.87 FEET ALONG SAID NORTH LINE TO A FOUND P.A. NAIL IN 1-1/4 INCH IRON PIPE WITH NO ID. AT THE
 CENTER OF SAID SECTION 35;
 THENCE SOUTH 0°25'14" WEST, 1317.47 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION
 35 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE NORTH 89°23'29" EAST, 1300.98 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 0°25'14" WEST, 1317.47 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
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 THENCE SOUTH 89°23'29" EAST, 1300.98 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 89°23'29" WEST, 1317.47 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION
 35 TO THE POINT OF BEGINNING.

PARCEL			
PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)	USE / MAINTENANCE/RESPONSIBILITY
PARCEL 1	1,927,485	44.1115	FUTURE DEVELOPMENT / SHEA HOMES LIMITED PARTNERSHIP
PARCEL 2	1,303,045	31.0983	FUTURE DEVELOPMENT / SHEA HOMES LIMITED PARTNERSHIP
PARCEL 3	1,483,838	34.0842	FUTURE DEVELOPMENT / DURLAND LLP

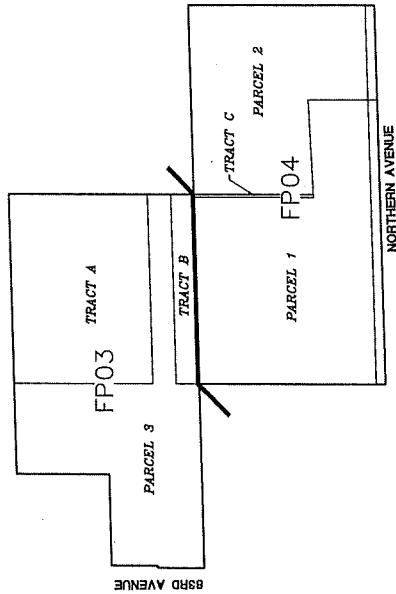
TOTAL PARCEL AREA = 4,794,170 SQ. FT. OR 110.1740 AC.

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE / MAINTENANCE/RESPONSIBILITY
TRACT A	1,317,732	30.1392	FUTURE DEVELOPMENT / WILLIAM E AND REBECCA S METZ
TRACT B	211,022	5.0416	FUTURE DEVELOPMENT / SHEA HOMES LIMITED PARTNERSHIP
TRACT C	17,542	0.4027	FUTURE DEVELOPMENT / SHEA HOMES LIMITED PARTNERSHIP

TOTAL TRACT AREA = 1,546,295 SQ. FT. OR 35.5807 AC.

RIGHT OF WAY TABLE		
STREET NAME	AREA (SQ.FT.)	AREA (ACRES)
NORTHERN AVE 1	129,886	2.9817
NORTHERN AVE 2	43,284	0.9932

TOTAL RIGHT OF WAY AREA = 173,171 SQ. FT. OR 3.9749 AC.



SHEET INDEX MAP
N.T.S.

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LEGACY PLACE
 8380 AVENUE AND NORTHERN AVENUE
 PEORIA, ARIZONA
MASTER PLAN

STATUS:
 DATE: APR 2023
 SCALE: NONE
 DRAWN: GS
 APPROVED: BJB
 MUNICIPAL TRACKING NO: R220081

PROJ. NO. 2143
 DWG. NO. **MP02**
 SHEET 2 OF 4

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