

**LEGAL DESCRIPTION
CYRENE AT MYSTIC FOOTHILLS
DRAINAGE EASEMENT ABANDONMENT**

NOVEMBER 27, 2023
Job No. 5849
Page 1 of 1

AN ABANDONMENT OF A PORTION OF DRAINAGE EASEMENT, A PORTION OF PARCEL G, AND AS RECORDED IN MASTER PLAT FOR "MYSTIC AT LAKE PLEASANT HEIGHTS", BOOK 1458 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS AND SITUATED IN A PORTION OF FINAL PLAT "CYRENE AT MYSTIC FOOTHILLS", RECORDED IN BOOK 1753 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS, SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT A, OF SAID "CYRENE AT MYSTIC FOOTHILLS", FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 40 DEGREES 11 MINUTES 07 SECONDS EAST, 146.72 FEET;

THENCE NORTH 40 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT A, 8.00 FEET, TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, NORTH 48 DEGREES 30 MINUTES 24 SECONDS WEST, 430.06 FEET;

THENCE NORTH 41 DEGREES 29 MINUTES 36 SECONDS EAST, 206.66 FEET;

THENCE SOUTH 53 DEGREES 54 MINUTES 08 SECONDS EAST, 219.91 FEET;

THENCE SOUTH 36 DEGREES 5 MINUTES 52 SECONDS WEST, 69.15 FEET;

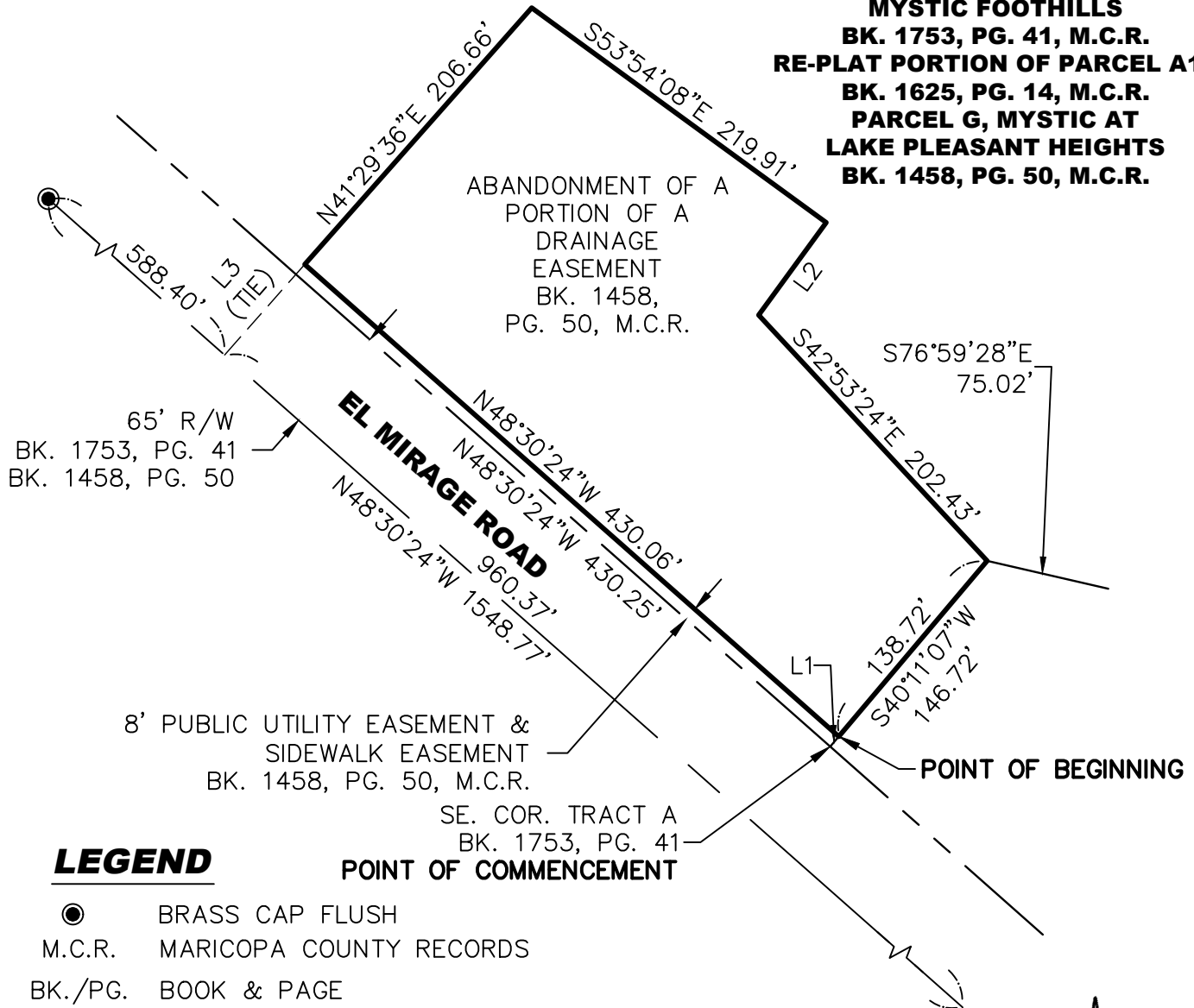
THENCE SOUTH 42 DEGREES 53 MINUTES 24 SECONDS EAST, 202.43 FEET, TO THE EAST LINE OF SAID TRACT A;

THENCE SOUTH 40 DEGREES 11 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE, OF SAID TRACT A, 138.72 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 78,918 SQUARE FEET OR 1.812 ACRES, MORE OR LESS.



**PORTION OF CYRENE AT
MYSTIC FOOTHILLS
BK. 1753, PG. 41, M.C.R.
RE-PLAT PORTION OF PARCEL A12
BK. 1625, PG. 14, M.C.R.
PARCEL G, MYSTIC AT
LAKE PLEASANT HEIGHTS
BK. 1458, PG. 50, M.C.R.**



LEGEND

- BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- R/W RIGHT OF WAY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N40°11'07"E	8.00'
L2	S36°05'52"W	69.15'
L3	N41°29'36"E	73.00'



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San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

EXHIBIT "A"

**ABANDONMENT DRAINAGE EASEMENT
CYRENE AT MYSTIC FOOTHILLS
PEORIA, ARIZONA**

DRAWING:	5849_Mystic_DE_Exhibit			
JOB#	5849	SCALE:	NTS	SHT: 1 OF 1
DRAFTER:	CRS	CHK:	MAB	DATE: 11/27/23

**LEGAL DESCRIPTION
CYRENE AT MYSTIC FOOTHILLS
SLOPE AND DRAINAGE EASEMENT
ABANDONMENT**

NOVEMBER 27, 2023
Job No. 5849
Page 1 of 1

AN ABANDONMENT OF A PORTION OF SLOPE AND DRAINAGE EASEMENT, A PORTION OF PARCEL G, AS RECORDED IN MASTER PLAT FOR "MYSTIC AT LAKE PLEASANT HEIGHTS", BOOK 1458 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS AND SITUATED IN PORTION OF TRACT B, "CYRENE AT MYSTIC FOOTHILLS", RECORDED IN BOOK 1753 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS, SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT B, FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 01 DEGREES 25 MINUTES 10 SECONDS WEST, 263.86 FEET;

THENCE NORTH 01 DEGREE 25 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT B, 10.92 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01 DEGREE 25 MINUTES 10 SECONDS WEST, 83.95 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 17 DEGREES 39 MINUTES 45 SECONDS EAST, 90.15 FEET;

THENCE SOUTH 76 DEGREES 09 MINUTES 08 SECONDS EAST, 104.53 FEET;

THENCE SOUTH 49 DEGREES 58 MINUTES 02 SECONDS EAST, 187.74 FEET;

THENCE SOUTH 44 DEGREES 46 MINUTES 00 SECONDS EAST, 245.49 FEET;

THENCE SOUTH 41 DEGREES 29 MINUTES 36 SECONDS WEST, 52.54 FEET;

THENCE NORTH 48 DEGREES 30 MINUTES 24 SECONDS WEST, 545.48 FEET, TO THE **POINT OF BEGINNING**.

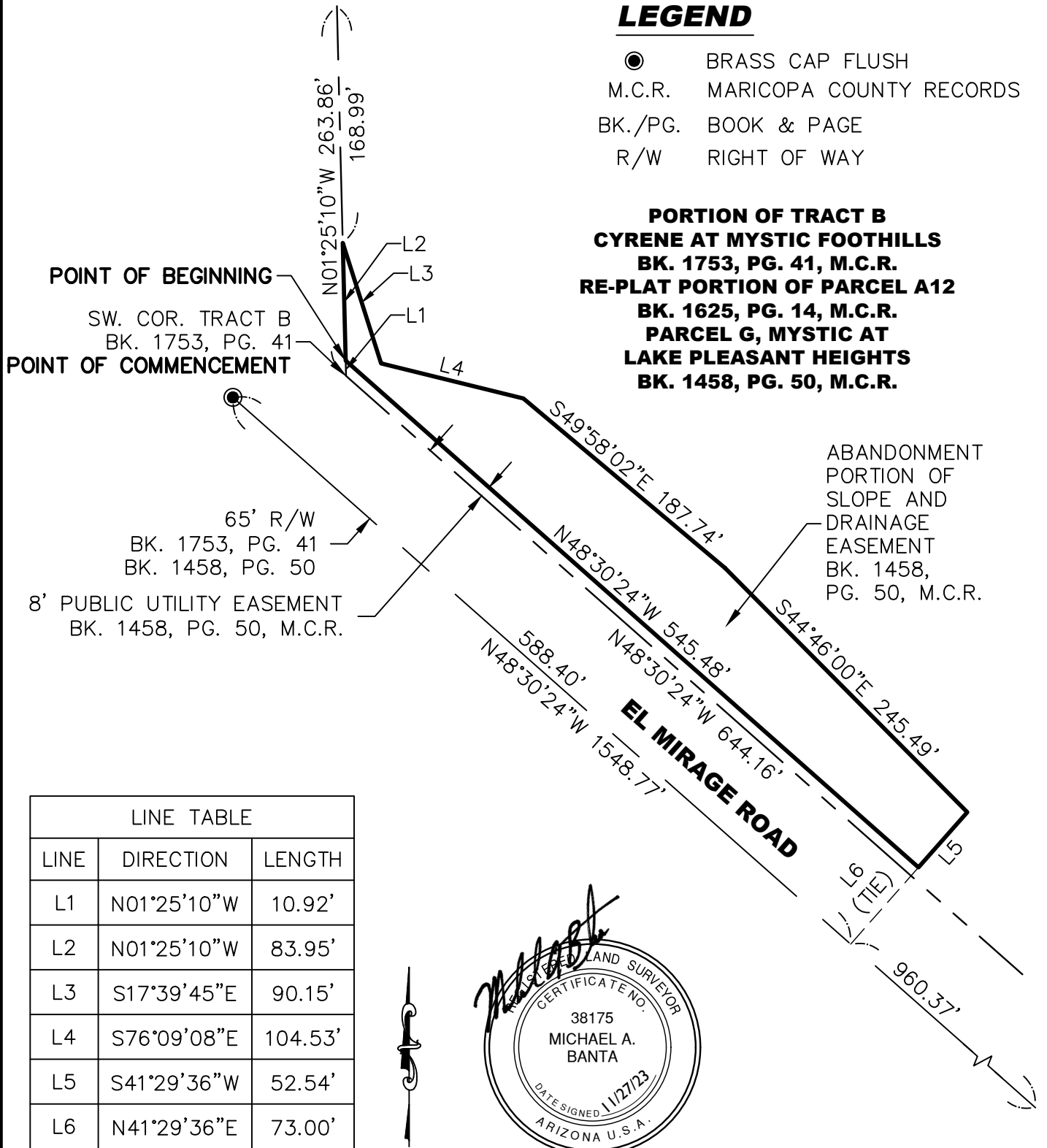
SAID EASEMENT CONTAINS 32,119 SQUARE FEET OR 0.737 ACRES, MORE OR LESS.



LEGEND

● BRASS CAP FLUSH
 M.C.R. MARICOPA COUNTY RECORDS
 BK./PG. BOOK & PAGE
 R/W RIGHT OF WAY

**PORTION OF TRACT B
 CYRENE AT MYSTIC FOOTHILLS
 BK. 1753, PG. 41, M.C.R.
 RE-PLAT PORTION OF PARCEL A12
 BK. 1625, PG. 14, M.C.R.
 PARCEL G, MYSTIC AT
 LAKE PLEASANT HEIGHTS
 BK. 1458, PG. 50, M.C.R.**



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EXHIBIT "A"
**ABANDONMENT SLOPE AND
 DRAINAGE EASEMENT
 CYRENE AT MYSTIC FOOTHILLS
 PEORIA, ARIZONA**

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