

**LEGAL DESCRIPTION
PROPOSED LOTS TOTAL NET BOUNDARY**

THAT PORTION OF NORTH HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE", FROM WHICH THE CENTER OF SAID SECTION 13, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE" BEARS NORTH 01°10'10" EAST, AS RECORDED IN A RECORD OF SURVEY PREPARED BY ALLIANCE LAND SURVEYING IN BOOK 1216 OF MAPS, PAGE 7, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2611.44 FEET;

THENCE NORTH 01°10'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 2248.11 FEET;

THENCE NORTH 88°49'50" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SMITH ROAD, AS RECORDED IN THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" IN BOOK 10.5 OF MAPS, PAGE 21, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 88°49'06" WEST, FOR A DISTANCE OF 503.00 FEET;

THENCE NORTH 88°53'07" WEST, FOR A DISTANCE OF 147.00 FEET;

THENCE NORTH 01°10'10" EAST, FOR A DISTANCE OF 2.76 FEET, TO A POINT ON THE SOUTH LINE OF A PARCEL AS DEFINED IN A GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 1998-0232623, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88°35'56" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 594.58 FEET, TO A POINT 30.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE NORTH 01°07'07" EAST, PARALLEL WITH AND 30.0 FEET EAST OF SAID WEST LINE, FOR A DISTANCE OF 263.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY AS DEPICTED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-0516778, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE:

THENCE NORTH 44°08'30" EAST, FOR A DISTANCE OF 28.49 FEET;

THENCE SOUTH 81°39'37" EAST, FOR A DISTANCE OF 66.50 FEET;

THENCE SOUTH 88°52'14" EAST, FOR A DISTANCE OF 65.40 FEET;

THENCE NORTH 76°40'02" EAST, FOR A DISTANCE OF 30.12 FEET;

THENCE NORTH 01°06'57" EAST, FOR A DISTANCE OF 2.68 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE AS DEFINED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-156560, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING 55.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89°43'46" EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF SAID NORTH LINE, FOR A DISTANCE OF 1044.98 FEET;

THENCE SOUTH 44°17'07" EAST, FOR A DISTANCE OF 28.06 FEET, TO A POINT THAT IS 40.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 01°10'10" WEST, PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 287.71 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 367,028 SQ.FT., OR 8.426 ACRES, MORE OR LESS.