

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

CC: 15C  
Amend No. \_\_\_\_\_

Date Prepared: November 28, 2007 Council Meeting Date: December 18, 2007

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**TO:** Terry Ellis, City Manager  
**FROM:**  David A. Moody, P. E., Engineering Director  
**THROUGH:** Kristine Luna, Real Property Administrator   
**PREPARED BY:** Angela Manuel, Property Agent   
**SUBJECT:** Adopt a Resolution authorizing the acquisition of property from the south side of Happy Valley Road for the full width improvements between Terramar Boulevard and 83<sup>rd</sup> Avenue, the median improvements on Happy Valley Road between Terramar Boulevard and 67<sup>th</sup> Avenue, and the 83<sup>rd</sup> Avenue Widening north of Hatfield Road. Engineering Project No. P-0111

**RECOMMENDATION:**

That Mayor and Council adopt a Resolution authorizing the acquisition of property from the south side of Happy Valley Road for the full width improvements between Terramar Boulevard and 83<sup>rd</sup> Avenue, the median improvements on Happy Valley Road between Terramar Boulevard and 67<sup>th</sup> Avenue, and the 83<sup>rd</sup> Avenue Widening north of Hatfield Road, by donation, outright purchase, or the exercise of the power of eminent domain.

**SUMMARY:**

The Happy Valley Road Project (P-0111) requires rights-of-way and slope/drainage/utility easements to be acquired between Terramar Boulevard and 83<sup>rd</sup> Avenue. Also included in this project are the median improvements between Terramar and 67<sup>th</sup> Avenue and the widening of 83<sup>rd</sup> Avenue north of Hatfield Road. The individual parcels required for this project are identified in the attached Resolution. Property owners of record have been mailed a notification of this item being on the Council agenda of this meeting. The City will offer property owners the opportunity to donate the property, offer appraised value in a negotiated settlement or, as a last resort, request the City Attorney to file for condemnation. The City will have properties appraised, as necessary, by an independent fee appraiser.

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**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business

ORD. # \_\_\_\_\_ RES. # 07-172  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

Council Communication  
Happy Valley Road  
Property Acquisitions  
December 18, 2007  
Page: 2

This project is part of the City's 2008 Capital Improvement Program. Funds for these acquisitions are included in the Happy Valley Road (PW00146LA) GO Bonds Account 4230-4230-540000 and the Streets Zone 2 Dev Fee Account No. 7002-7052-540000.

Staff requests that the Mayor and Council adopt the attached Resolution authorizing the acquisition of the properties described in the Resolution by donation, outright purchase or the exercise of the power of eminent domain.

**ATTACHMENTS:**

1. Resolution to acquire properties for roadway purposes 07-172

RESOLUTION NO. 07-172

A RESOLUTION OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DECLARING A PUBLIC NEED AND NECESSITY AND A PUBLIC USE; AUTHORIZING AND DIRECTING THE CITY ATTORNEY TO ACQUIRE ON BEHALF OF THE CITY OF PEORIA THROUGH DONATION, OUTRIGHT PURCHASE OR UNDER THE POWER OF EMINENT DOMAIN FOR PUBLIC PURPOSES OF ALL INTEREST IN CERTAIN DESCRIBED REAL PROPERTY IN THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, IN ORDER FOR THE CITY TO PROPERLY AND ADEQUATELY IMPROVE AND DEVELOP HAPPY VALLEY ROAD AND WIDEN 83<sup>RD</sup> AVENUE NORTH OF HATFIELD ROAD AS A MATTER OF PUBLIC NEED AND NECESSITY; REFERENCING TITLE 12 OF STATE LAW CONCERNING THE EXERCISE OF EMINENT DOMAIN FOR PUBLIC ROADS, STREETS, AND PUBLIC SAFETY PURPOSES; STATING THE CONCLUSION OF THE COMMUNITY DEVELOPMENT DEPARTMENT THAT THE ACQUISITION IS IN CONFORMITY WITH THE ADOPTED GENERAL PLAN; AS A MATTER OF PUBLIC NEED AND NECESSITY AND DECLARING AN EMERGENCY.

THEREFORE IT IS RESOLVED by the Mayor and Council of the City of Peoria, Arizona as follows:

SECTION 1. AUTHORIZATION TO ACQUIRE

That the City Attorney on behalf of the City of Peoria, Arizona is authorized and directed to acquire and/or condemn all the real property described in the attached Exhibit "A" and set forth on the attached map designated as Exhibit "B" pursuant to Title 12, Chapter 8, Article 2, Arizona Revised Statutes and to file on behalf of the City such litigation as necessary to consummate the acquisition of such property under the power of eminent domain and to do all things necessary to accomplish this purpose, including but not limited to obtaining title reports and appraisals and other expert assistance for such purposes. Assessor parcel numbers associated with the legal descriptions in the attached Exhibit "A" are as follows:

201-09-009A – right of way

201-14-001 – right of way/easement  
201-14-003E – right of way/easement  
201-14-014A – right of way/easement  
201-14-017A – right of way/easement

201-14-010C – right of way/easement  
201-14-011A – right of way/easement  
201-14-012C – right of way/easement  
201-14-013B – right of way/easement

State Land (Patriot American) located in Section 2

**SECTION 2. EMINENT DOMAIN AUTHORITY PURSUANT TO TITLE 12 OF  
STATE LAW: AUTHORIZATION TO OBTAIN IMMEDIATE  
POSSESSION**

That the City Attorney on behalf of the City of Peoria, Arizona is authorized to petition the Superior Court to enter an order that the City of Peoria be allowed immediate possession and full use of all of the real property described in Exhibit "A" and as designated on the map in Exhibit "B" pursuant to Title 12, Chapter 8, Article 2, Section 12-1116 and to immediately determine the probable damages resulting from City of Peoria being allowed to have immediate possession of the real property described in Exhibit "A" and to set the amount of a bond in a form to be approved by the Court or to deposit the equivalent amount of City funds budgeted and appropriated and to do all things necessary to accomplish this purpose.

**SECTION 3. DETERMINATION OF CONFORMITY WITH GENERAL PLAN**

That the Community Development Department, which is the designated "planning agency" for the City of Peoria for purposes of Arizona Revised Statutes Title 9, Chapter 4, Article 6 ("Municipal Planning"), has reviewed the acquisition of the Property for conformity with the adopted Peoria General Plan pursuant to A.R.S. § 9-461.07(C) and reported that the location, purpose, and extent of the acquisition of the Property conforms with the Peoria General Plan.

WHEREAS, the immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety, an Emergency is declared to exist and this Resolution shall be in full force and effect from and after its passage by the Council as required by the City Charter and is exempted from the referendum clause of the Charter.

Resolution No. 07-172  
Page 3 of 3  
December 18, 2007

PASSED AND ADOPTED by a two thirds vote of all the members of the Mayor and Council of the City of Peoria, Maricopa County, Arizona, as set forth below this 18<sup>th</sup> day of December, 2007.

AYES:

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NAYS:

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Bob Barrett, Mayor

ATTEST:

\_\_\_\_\_  
Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen M. Kemp, City Attorney

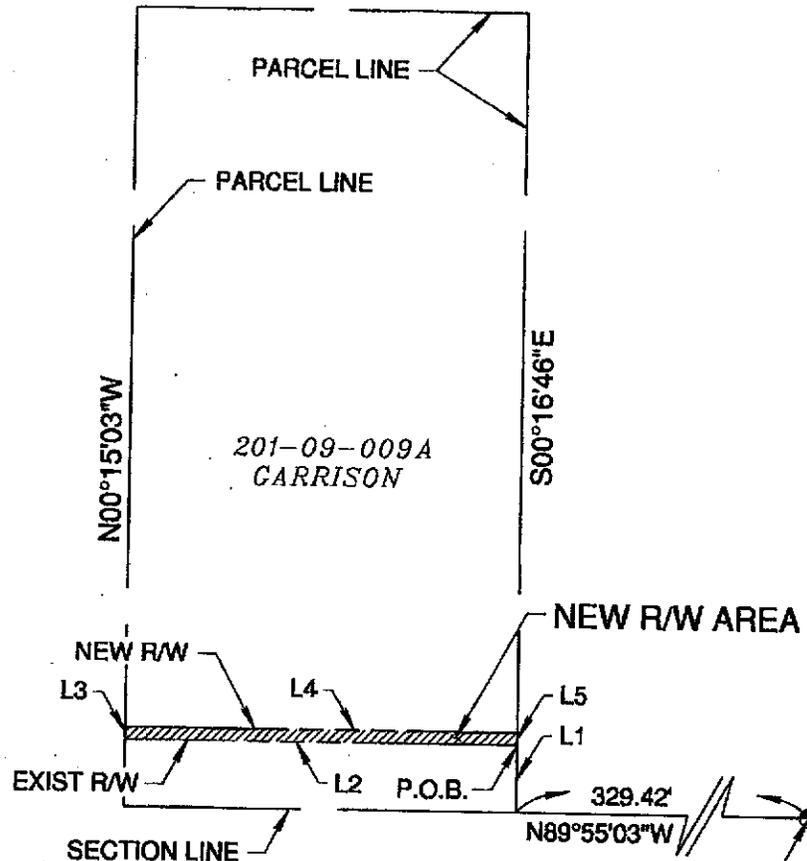
ATTACHMENTS:

1. Exhibit A - Legal Descriptions
2. Exhibit B - Location Map



# PARCEL NO. 201-09-009A EXHIBIT A SKETCH

SCALE: 1"=100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00'	N00°16'46\"W
L2	329.39'	N89°55'03\"W
L3	10.00'	N00°15'03\"W
L4	329.38'	S89°55'03\"E
L5	10.00'	S00°16'46\"E

FOUND CITY OF PEORIA  
BRASS CAP IN HAND HOLE  
SOUTH 1/4 CORNER  
SEC. 1, T4N, R1E

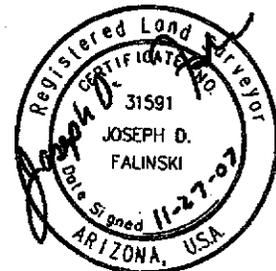
NEW R/W AREA = 3,293.86 S.F.

Page 1 of 2

**City of Peoria - Happy Valley Road  
Median Improvements  
Terramar Boulevard to 67th Avenue**

Date: 11/07

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





**PARCEL NO. 201-09-009A**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION - NEW RIGHT OF WAY

COMMENCING AT A CITY OF PEORIA BRASS CAP IN HANDHOLE, LOCATED AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE N89°55'03"W ALONG THE SOUTH SECTION LINE OF SECTION 1, A DISTANCE OF 329.42 FEET TO A POINT ON EAST LINE OF PARCEL 201-09-009A;

THENCE N00°16'46"W ALONG SAID EAST LINE A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°55'03"W ALONG A LINE 55 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 329.39 TO A POINT ON THE WEST LINE OF SAID PARCEL 201-09-009A;

THENCE N00°15'03"W ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET;

THENCE S89°55'03"E ALONG A LINE 65 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 329.38 TO A POINT ON THE EAST LINE OF SAID PARCEL 201-09-009A;

THENCE S00°16'46"E ALONG SAID EAST LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 3293.86 SQUARE FEET MORE OR LESS.

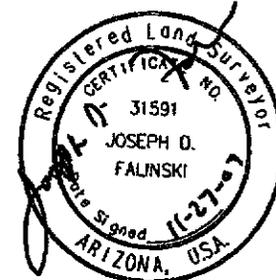
Page 2 of 2

City of Peoria - Happy Valley Road  
Median Improvements

Date: 11/07

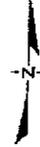
Terramar Boulevard to 67th Avenue

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
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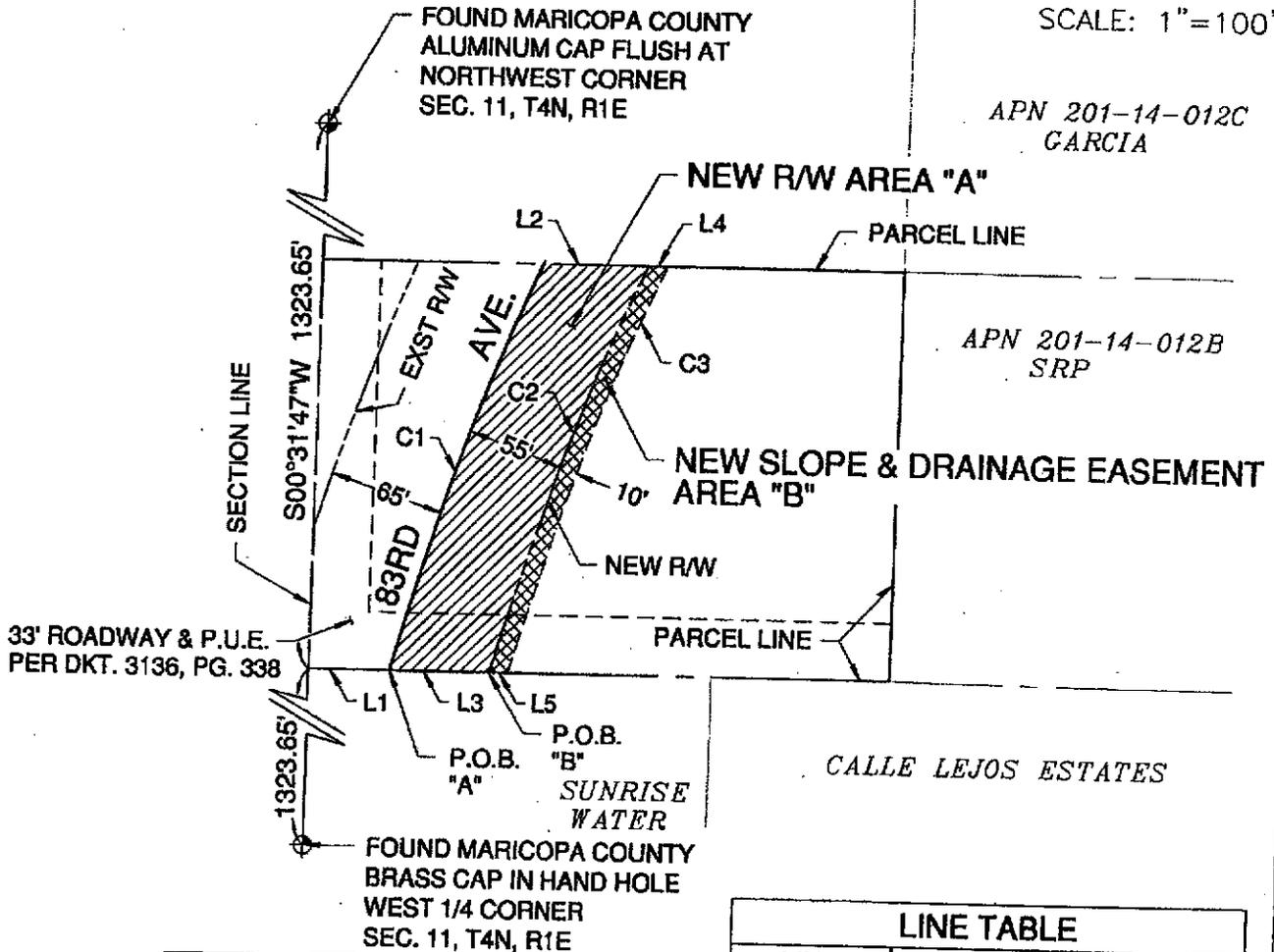
# PARCEL NO. 201-14-010C EXHIBIT A SKETCH



SCALE: 1"=100'

APN 201-14-012C  
GARCIA

APN 201-14-012B  
SRP



CURVE	Δ ANGLE	LENGTH	RADIUS
C1	09°01'33"	244.17'	1550.00'
C2	09°24'11"	245.35'	1495.00'
C3	09°28'31"	245.58'	1485.00'

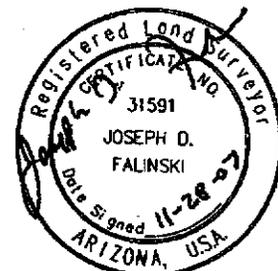
LINE	LENGTH	BEARING
L1	45.80'	S89°56'29"E
L2	60.41'	S89°56'29"E
L3	57.00'	N89°56'29"W
L4	11.03'	S89°56'29"E
L5	10.38'	N89°56'29"W

NEW RW AREA = 13,461.06 S.F.  
NEW SLOPE & DRAINAGE EASEMENT AREA = 2,454.64 S.F. Page 1 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITICH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





**PARCEL NO. 201-14-010C**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION - NEW RIGHT OF WAY

**AREA "A"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S00°31'47"W ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1323.65 FEET TO A POINT, ALSO BEING THE SOUTHWESTWEST CORNER OF PARCEL 201-14-010C AS DESCRIBED IN DOCKET 3136, PAGE 338;

THENCE S89°56'29"E ALONG THE SOUTH LINE OF OF SAID PARCEL, A DISTANCE OF 45.80 FEET TO A POINT ALSO BEING THE **POINT OF BEGINNING** OF THIS DESCRIPTION, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1550.00 FEET AND WHOSE CURVE CENTER BEARS S75°00'03"E;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'33", AN ARC DISTANCE OF 244.17 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;

THENCE S89°56'29"E ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 60.41 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1495.00 FEET AND WHOSE CURVE CENTER BEARS S65°02'05"E;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'11", AN ARC DISTANCE OF 245.35 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;

THENCE N 89°56'29"W ALONG SAID SOUTH PARCEL, A DISTANCE OF 57.00 FEET TO THE **POINT OF BEGINNING** AND THE END OF THIS DESCRIPTION.

SAID NEW RIGHT OF WAY CONTAINS 13,461.06 SQUARE FEET MORE OR LESS.

Page 2 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

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**PARCEL NO. 201-14-010C  
EXHIBIT A  
LEGAL DESCRIPTION**

**LEGAL DESCRIPTION - NEW SLOPE & DRAINAGE EASEMENT**

**AREA "B"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S00°31'47"W ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1323.65 FEET TO A POINT, ALSO BEING THE SOUTHWEST CORNER OF PARCEL 201-14-010C AS DESCRIBED IN DOCKET 3136, PAGE 338;

THENCE S89°56'29"E ALONG THE SOUTH LINE OF OF SAID PARCEL, A DISTANCE OF 102.80 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1495.00 FEET AND WHOSE CURVE CENTER BEARS S74°26'16"E;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'11", AN ARC DISTANCE OF 245.35 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;

THENCE S89°56'29"E ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 11.03 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1485.00 FEET AND WHOSE CURVE CENTER BEARS S64°51'20"E;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 09°28'31", AN ARC DISTANCE OF 245.58 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;

THENCE N 89°56'29"W ALONG SAID SOUTH PARCEL, A DISTANCE OF 10.38 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID NEW SLOPE & DRAINAGE EASEMENT CONTAINS 2,454.64 SQUARE FEET MORE OR LESS.

**City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286**

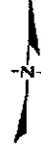




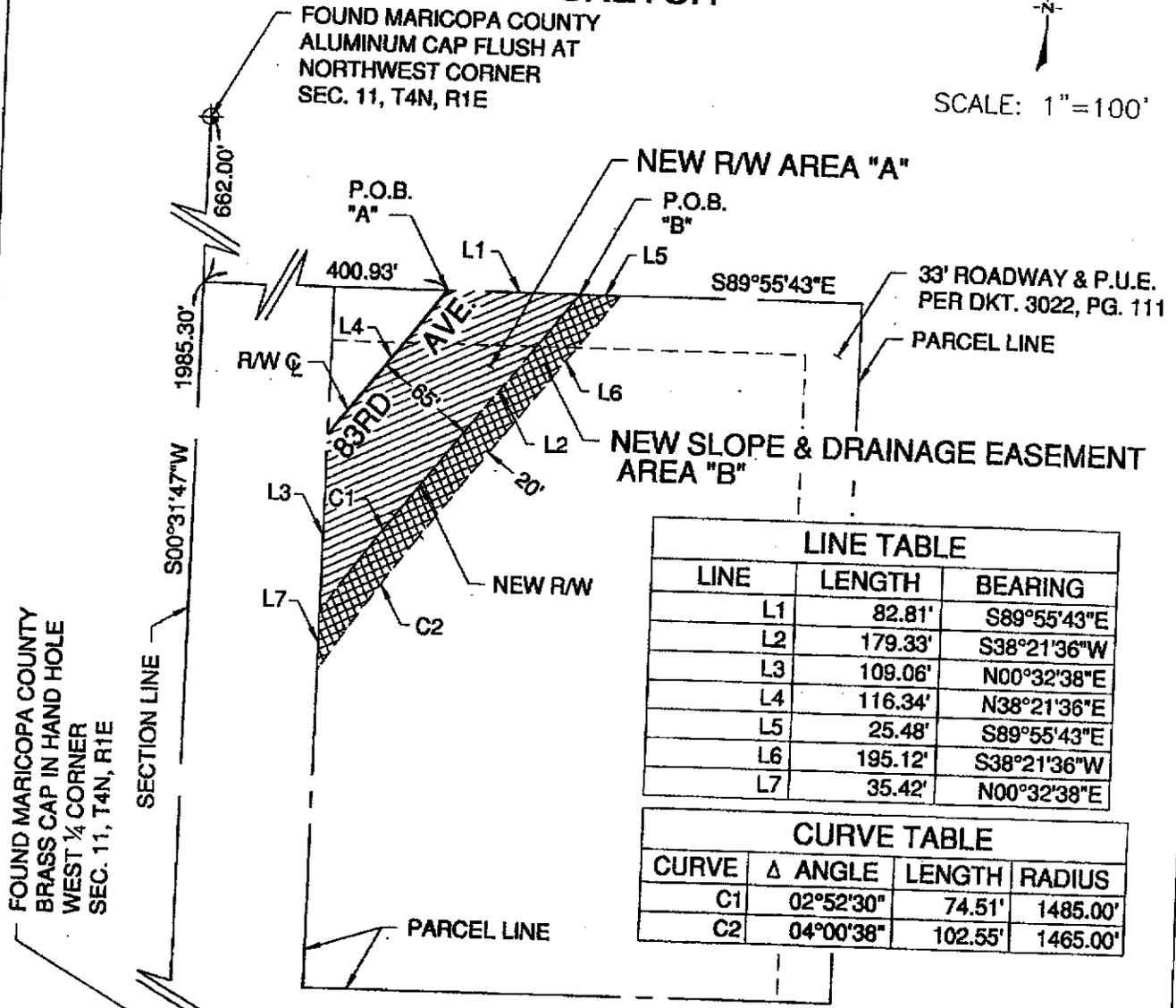
# PARCEL NO. 201-14-012C

## EXHIBIT A

### SKETCH



SCALE: 1"=100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	82.81'	S89°55'43"E
L2	179.33'	S38°21'36"W
L3	109.06'	N00°32'38"E
L4	116.34'	N38°21'36"E
L5	25.48'	S89°55'43"E
L6	195.12'	S38°21'36"W
L7	35.42'	N00°32'38"E

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	02°52'30"	74.51'	1485.00'
C2	04°00'38"	102.55'	1465.00'

NEW R/W AREA "A" = 11,995.94 S.F.  
 NEW SLOPE & DRAINAGE EASEMENT AREA "B" = 5,513.71 S.F. Page 1 of 3

City of Peoria - 83rd Avenue Widening  
 Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITICH-POWELL & ASSOCIATES, INC.**  
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 Phoenix, AZ 85012  
 Ph: 602-263-1177  
 Fax: 602-277-6286





**PARCEL NO. 201-14-012C**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION - NEW RIGHT OF WAY

**AREA "A"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S00°31'47"W ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 662.00 FEET TO A POINT;

THENCE S89°55'43"E A DISTANCE OF 400.93 FEET TO A POINT ON THE NORTH LINE OF PARCEL 201-14-012C AS DESCRIBED IN RECORDING NUMBER 20010091338, M.C.R., ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING S89°55'43"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 82.81' TO A POINT;

THENCE S38°21'36"W A DISTANCE OF 179.33' TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO SOUTHEAST HAVING A RADIUS OF 1485.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'30", AN ARC DISTANCE OF 74.51 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°32'38"E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 109.06 FEET TO A POINT;

THENCE N38°21'36"E A DISTANCE OF 116.34 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

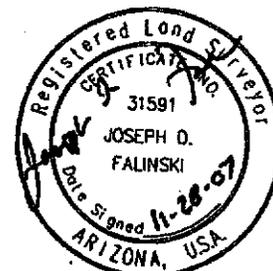
SAID NEW RIGHT OF WAY CONTAINS 11,995.94 SQUARE FEET, MORE OR LESS.

Page 2 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

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# PARCEL NO. 201-14-012C

## EXHIBIT A

### LEGAL DESCRIPTION

LEGAL DESCRIPTION - NEW SLOPE & DRAINAGE EASEMENT

#### AREA "B"

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S00°31'47"W ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 662.00 FEET TO A POINT;

THENCE S89°55'43"E A DISTANCE OF 483.74 FEET TO A POINT ON THE NORTH LINE OF PARCEL 201-14-012C AS DESCRIBED IN RECORDING NUMBER 20010091338, M.C.R., ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING S89°55'43"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 25.48 FEET TO A POINT;

THENCE S38°21'36"W A DISTANCE OF 195.12 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO SOUTHEAST HAVING A RADIUS OF 1465.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°00'38", AN ARC DISTANCE OF 102.55 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°32'38"E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 35.42 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1485.00 FEET WHOSE CENTER BEARS S74°19'50"E;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'30", AN ARC DISTANCE OF 74.51 FEET TO A POINT;

THENCE N38°21'36"E A DISTANCE OF 179.33 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

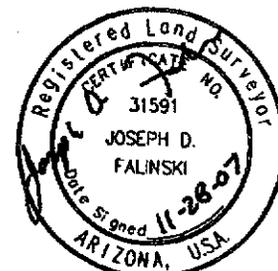
SAID NEW SLOPE & DRAINAGE EASEMENT CONTAINS 5,513.71 SQUARE FEET, MORE OR LESS.

Page 3 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

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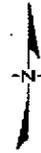




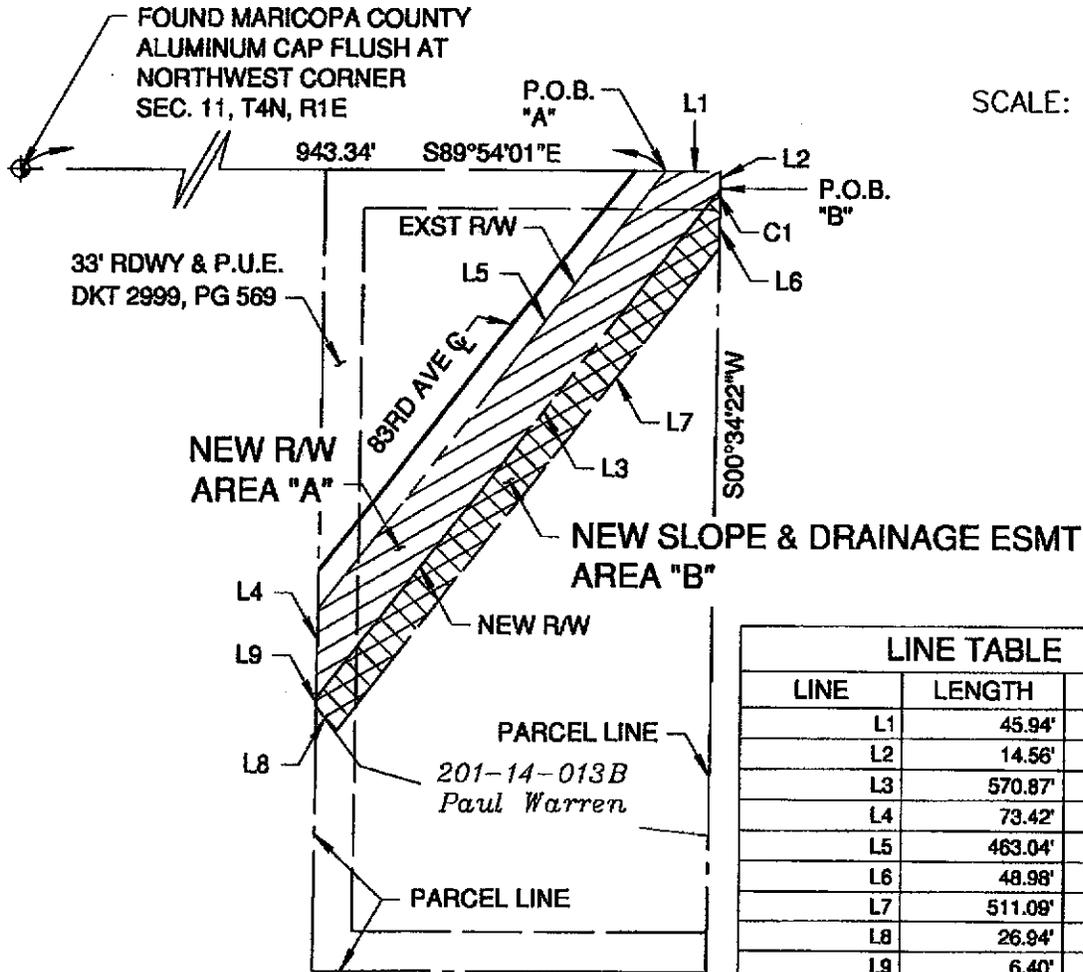
# PARCEL NO. 201-14-013B

## EXHIBIT A

### SKETCH



SCALE: 1" = 150'



LINE TABLE		
LINE	LENGTH	BEARING
L1	45.94'	S89°54'01"E
L2	14.56'	S00°34'22"W
L3	570.87'	S38°21'36"W
L4	73.42'	N00°33'30"E
L5	463.04'	N38°21'36"E
L6	48.98'	S00°34'22"W
L7	511.08'	S38°21'36"W
L8	26.94'	N37°07'41"W
L9	6.40'	N00°33'30"E

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	00°08'16"	7.12'	2965.00'

NEW R/W AREA "A" = 22,857.58 S.F.

NEW SLOPE & DRAINAGE ESMT AREA "B" = 15,788.72 S.F.

Page 1 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

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Ph: 602-263-1177  
Fax: 602-277-6286





**PARCEL NO. 201-14-013B**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION – NEW RIGHT OF WAY

**AREA "A"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 943.34 FEET TO A POINT, SAID POINT BEING COMMON TO THE EAST LINE OF THE EXCEPTION AS DESCRIBED IN DOCUMENT NO. 2005-1639019, M.C.R., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING S89°54'01"E ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 45.94 FEET TO THE NORTHEAST CORNER OF PARCEL 201-14-013B;

THENCE S00°34'22"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 14.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2965.00 FEET AND WHOSE CURVE CENTER BEARS N51°46'40"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'16", AN ARC DISTANCE OF 7.12 FEET TO A POINT OF TANGENCY;

THENCE S38°21'36"W A DISTANCE OF 570.87 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°33'30"E ALONG SAID WEST LINE A DISTANCE OF 73.42 FEET TO A POINT ON THE EAST LINE OF THE EXCEPTION AS DESCRIBED IN DOCUMENT NO. 2005-1639019, M.C.R.;

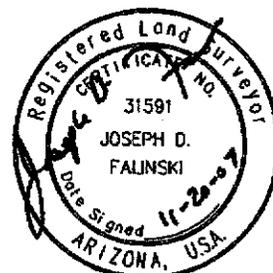
THENCE N38°21'36"E ALONG SAID EAST LINE OF THE EXCEPTION A DISTANCE OF 463.04 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 22,857.58 SQUARE FEET MORE OR LESS.

City of Peoria - 83rd Avenue Widening  
 Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
 3800 N. Central Ave., Suite 605  
 Phoenix, AZ 85012  
 Ph: 602-263-1177  
 Fax: 602-277-6286





**PARCEL NO. 201-14-013B**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION – NEW SLOPE AND DRAINAGE EASEMENT**

**AREA "B"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 989.28 FEET TO A POINT BEING THE NORTHEAST CORNER OF PARCEL 201-14-013B;

THENCE S00°34'22"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 14.56 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°34'22"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 48.98 FEET;

THENCE S38°21'36"W A DISTANCE OF 511.09 FEET;

THENCE N37°07'41"W A DISTANCE OF 26.94 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°33'30"E ALONG SAID WEST LINE A DISTANCE OF 6.40 FEET;

THENCE N38°21'36"E A DISTANCE OF 530.87 TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2965.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'16", AN ARC DISTANCE OF 7.12 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 15,788.72 SQUARE FEET MORE OR LESS.

Page 3 of 3

**City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
**3800 N. Central Ave., Suite 605**  
**Phoenix, AZ 85012**  
**Ph: 602-263-1177**  
**Fax: 602-277-6286**

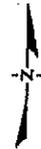




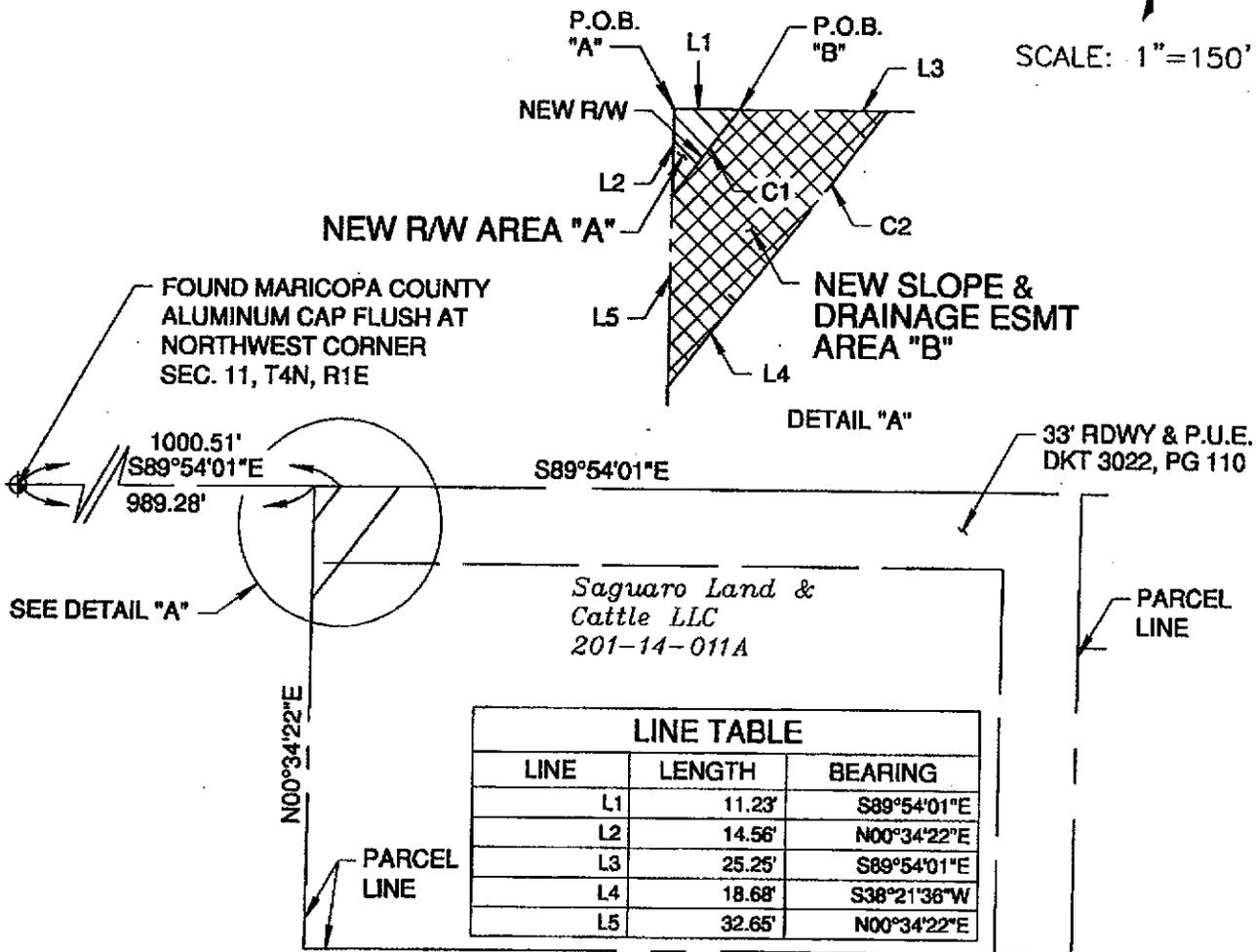
# PARCEL NO. 201-14-011A

## EXHIBIT A

### SKETCH



SCALE: 1"=150'



LINE TABLE		
LINE	LENGTH	BEARING
L1	11.23'	S89°54'01"E
L2	14.56'	N00°34'22"E
L3	25.25'	S89°54'01"E
L4	18.68'	S38°21'38"W
L5	32.65'	N00°34'22"E

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	00°21'24"	18.46'	2965.00'
C2	00°47'28"	41.22'	2985.00'

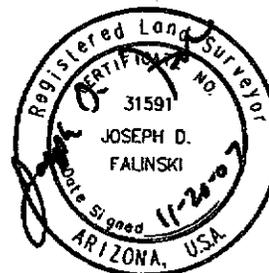
NEW R/W AREA "B" = 81.93 S.F.  
NEW SLOPE & DRAINAGE ESMT AREA "B" = 783.83 S.F.

Page 1 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITCOH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





**PARCEL NO. 201-14-011A**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION – NEW RIGHT OF WAY**

**AREA "A"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 989.28 FEET TO A POINT BEING THE NORTHWEST CORNER OF PARCEL 201-14-011A, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING S89°54'01"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 11.23 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2965.00 FEET AND WHOSE CURVE CENTER BEARS N52°08'04"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'24", AN ARC DISTANCE OF 18.46 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

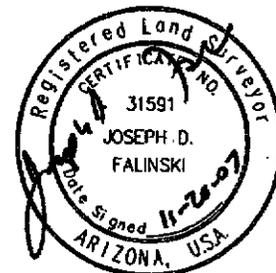
THENCE N00°34'22"E ALONG SAID WEST LINE A DISTANCE OF 14.56 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 81.93 SQUARE FEET MORE OR LESS.

**City of Peoria - 83rd Avenue Widening  
 Calle Lejos to Jomax Road**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
**3800 N. Central Ave., Suite 605**  
**Phoenix, AZ 85012**  
**Ph: 602-263-1177**  
**Fax: 602-277-6286**





**PARCEL NO. 201-14-011A**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION – NEW SLOPE AND DRAINAGE EASEMENT**

**AREA "B"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 1000.51 FEET TO A POINT ON THE NORTH LINE OF PARCEL 201-14-011A, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING S89°54'01"E ALONG THE NORTH LINE OF SAID PARCELA DISTANCE OF 25.25 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2985.00 FEET AND WHOSE CURVE CENTER BEARS N52°25'52"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'28", AN ARC DISTANCE OF 41.22 FEET TO A POINT OF TANGENCY;

THENCE S38°21'36"W A DISTANCE OF 18.68 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°34'22"E ALONG SAID WEST LINE A DISTANCE OF 32.65 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2965.00 FEET AND WHOSE CURVE CENTER BEARS N51°46'40"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'24", AN ARC DISTANCE OF 18.46 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 783.83 SQUARE FEET MORE OR LESS.

**City of Peoria - 83rd Avenue Widening  
 Calle Lejos to Jomax Road**

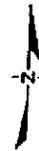
**Date: 11/07**

**Preparing Firm: RITCOH-POWELL & ASSOCIATES, INC.**  
**3800 N. Central Ave., Suite 605**  
**Phoenix, AZ 85012**  
**Ph: 602-263-1177**  
**Fax: 602-277-6286**





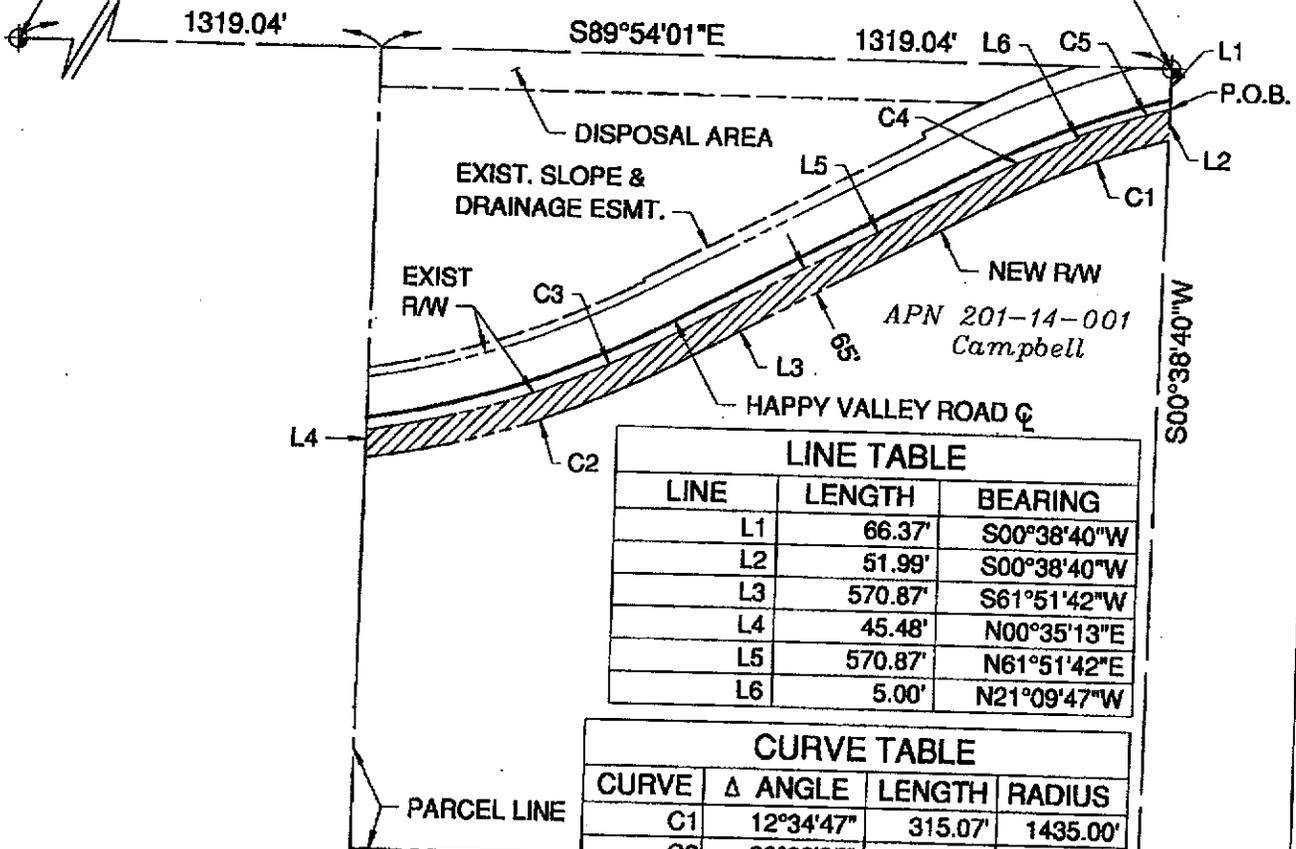
# PARCEL NO. 201-14-001 EXHIBIT A SKETCH



SCALE: 1"=300'

FOUND MARICOPA COUNTY  
ALUMINUM CAP FLUSH AT  
NORTHWEST CORNER  
SEC. 11, T4N, R1E

FOUND MARICOPA COUNTY  
ALUMINUM CAP 0.5 FEET  
BELOW SURFACE AT  
NORTH 1/4 CORNER  
SEC. 11, T4N, R1E



LINE TABLE		
LINE	LENGTH	BEARING
L1	66.37'	S00°38'40"W
L2	51.99'	S00°38'40"W
L3	570.87'	S61°51'42"W
L4	45.48'	N00°35'13"E
L5	570.87'	N61°51'42"E
L6	5.00'	N21°09'47"W

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	12°34'47"	315.07'	1435.00'
C2	20°28'35"	559.30'	1565.00'
C3	20°13'50"	536.70'	1520.00'
C4	06°58'31"	180.18'	1480.00'
C5	06°09'51"	159.77'	1485.00'

NEW R/W AREA = 65,837.31 S.F.

Page 1 of 3

**Date:** 11/07  
**City of Peoria - Happy Valley Road Interim Roadway Improvements**  
**83rd Avenue to Terramar Boulevard**

**Preparing Firm:** **RITICH-POWELL & ASSOCIATES, INC.**  
 3800 N. Central Ave., Suite 605  
 Phoenix, AZ 85012  
 Ph: 602-263-1177  
 Fax: 602-277-6286





**PARCEL NO. 201-14-001  
EXHIBIT A  
LEGAL DESCRIPTION**

**LEGAL DESCRIPTION – NEW RIGHT OF WAY**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP 0.5 FEET BELOW SURFACE, LOCATED AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S00°38'40"W ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11, A DISTANCE OF 66.37 FEET TO A POINT, SAID POINT BEING COMMON TO THE SOUTH LINE AS DEEDED TO CITY OF PEORIA IN DOCUMENT NO. 2007-980185, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING S00°38'40"W ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 11, A DISTANCE OF 51.99 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1435.00 FEET AND WHOSE CURVE CENTER BEARS S15°33'31"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'47", AN ARC DISTANCE OF 315.07 FEET TO A POINT OF TANGENCY;

THENCE S81°51'42"W A DISTANCE OF 570.87 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1565.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°28'35", AN ARC DISTANCE OF 559.30 FEET TO THE WEST LINE OF SAID PARCEL 201-14-001;

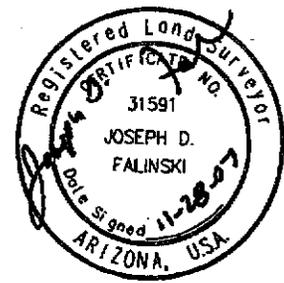
THENCE N00°35'13"E ALONG SAID WEST PARCEL LINE, A DISTANCE OF 45.48 FEET TO A POINT ON THE SOUTH LINE AS DEEDED TO CITY OF PEORIA IN DOCUMENT NO. 2007-980185, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1520.00 FEET AND WHOSE CURVE CENTER BEARS N07°54'28"W;

(CONTINUED ON NEXT SHEET)

**City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286**





**PARCEL NO. 201-14-001  
EXHIBIT A  
LEGAL DESCRIPTION**

(CONTINUED)

THENCE NORTHEASTERLY ALONG SAID DEEDED LINE ON A CURVE THROUGH A CENTRAL ANGLE OF 20°13'50", AN ARC DISTANCE OF 536.70 FEET TO A POINT OF TANGENCY;

THENCE N61°51'42"E ALONG SAID DEEDED LINE A DISTANCE OF 570.87 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1480.00 FEET;

THENCE NORTHEASTERLY ALONG SAID DEEDED LINE CURVE THROUGH A CENTRAL ANGLE OF 06°58'31", AN ARC DISTANCE OF 180.18 FEET;

THENCE ALONG SAID DEEDED LINE ON A RADIAL BEARING OF N21°09'47"W A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1485.00 FEET AND WHOSE CURVE CENTER BEARS ON THE SAME RADIAL LINE S21°09'47"E;

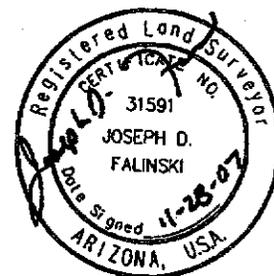
THENCE NORTHEASTERLY ALONG SAID DEEDED LINE CURVE THROUGH A CENTRAL ANGLE OF 06°09'51", AN ARC DISTANCE OF 159.77 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 65,837.31 SQUARE FEET MORE OR LESS.

**City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard**

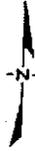
Date: 11/07

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286**

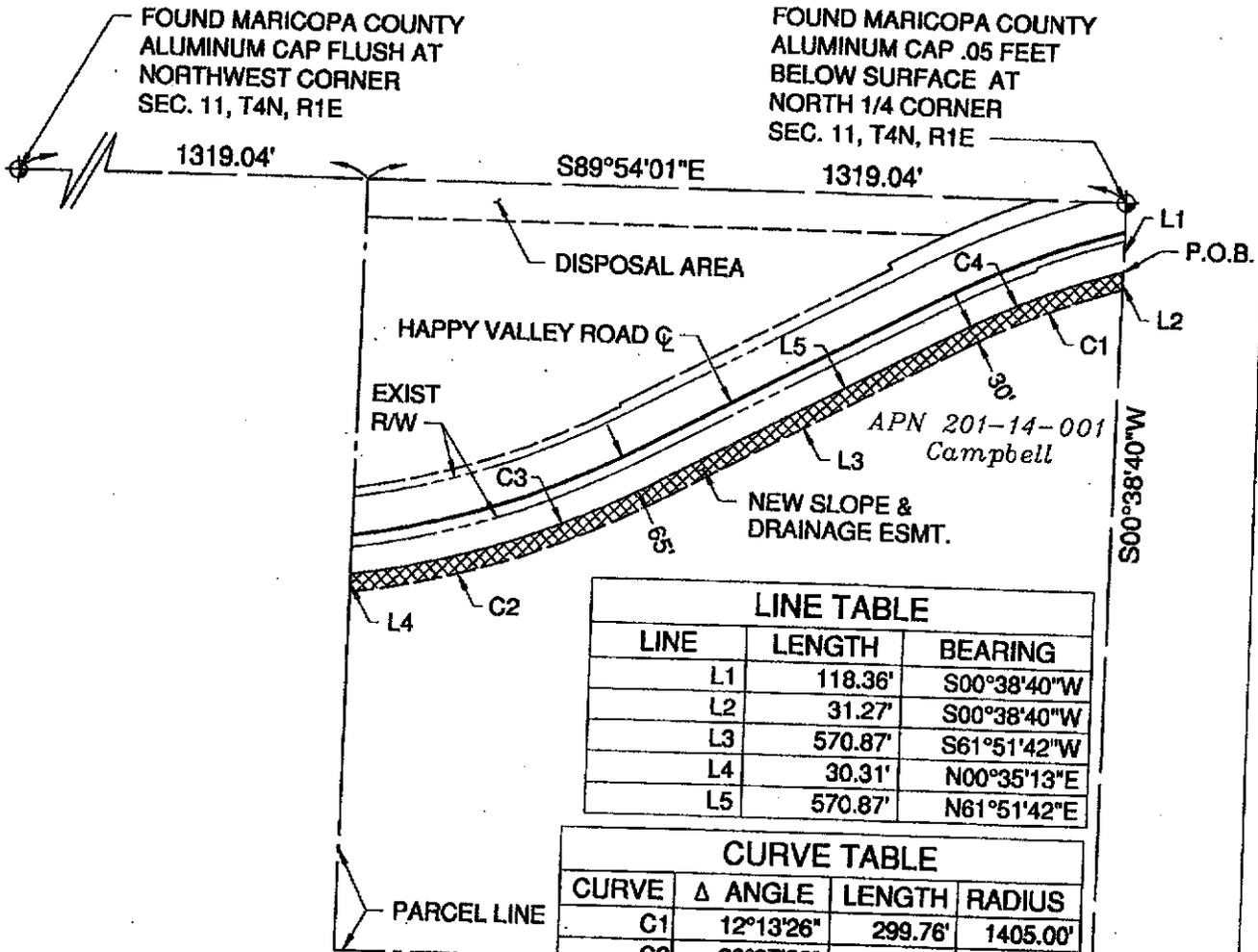




# PARCEL NO. 201-14-001 EXHIBIT A SKETCH



SCALE: 1"=300'



LINE TABLE		
LINE	LENGTH	BEARING
L1	118.36'	S00°38'40"W
L2	31.27'	S00°38'40"W
L3	570.87'	S61°51'42"W
L4	30.31'	N00°35'13"E
L5	570.87'	N61°51'42"E

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	12°13'26"	299.76'	1405.00'
C2	20°37'58"	574.37'	1595.00'
C3	20°28'35"	559.30'	1565.00'
C4	12°34'47"	315.07'	1435.00'

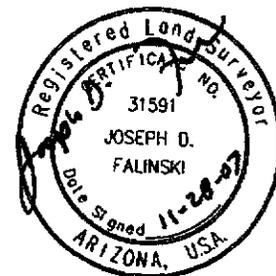
NEW SLOPE & DRAINAGE ESMT AREA = 43,353.56 S.F.

Page 1 of 3

City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard

Date: 11/07

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





# PARCEL NO. 201-14-001

## EXHIBIT A

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION - SLOPE AND DRAINAGE EASEMENT

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP 0.5 FEET BELOW SURFACE, LOCATED AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S00°38'40"W ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11, A DISTANCE OF 118.36 FEET TO A POINT, SAID POINT BEING ON THE SOUTH 65 FEET RIGHT OF WAY LINE FOR HAPPY VALLEY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING S00°38'40"W ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 11, A DISTANCE OF 31.27 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1405.00 FEET AND WHOSE CURVE CENTER BEARS S15°54'52"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'26", AN ARC DISTANCE OF 299.76 FEET TO A POINT OF TANGENCY;

THENCE S61°51'42"W A DISTANCE OF 570.87 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1595.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°37'58", AN ARC DISTANCE OF 574.37 FEET TO THE WEST LINE OF PARCEL 201-14-001;

THENCE N00°35'13"E ALONG SAID WEST PARCEL LINE, A DISTANCE OF 30.31 FEET TO A POINT, SAID POINT BEING ON THE SOUTH 65 FEET RIGHT OF WAY LINE FOR HAPPY VALLEY ROAD, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1565.00 FEET AND WHOSE CURVE CENTER BEARS N07°39'43"W;

(CONTINUED ON NEXT SHEET)

Page 2 of 3

City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard

Date: 11/07

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
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Fax: 602-277-6286





# PARCEL NO. 201-14-001

## EXHIBIT A

### LEGAL DESCRIPTION

(CONTINUED)

THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY ON A CURVE THROUGH A CENTRAL ANGLE OF 20°28'35", AN ARC DISTANCE OF 559.30 FEET TO A POINT OF TANGENCY;

THENCE N61°51'42"E ALONG SAID RIGHT OF WAY A DISTANCE OF 570.87 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1435.00 FEET;

THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY CURVE THROUGH A CENTRAL ANGLE OF 12°34'47", AN ARC DISTANCE OF 315.07 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 43,353.56 SQUARE FEET MORE OR LESS.

Page 3 of 3

City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard

Date: 11/07

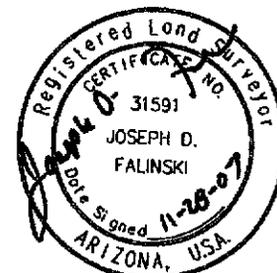
Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**

3800 N. Central Ave., Suite 605

Phoenix, AZ 85012

Ph: 602-263-1177

Fax: 602-277-6286

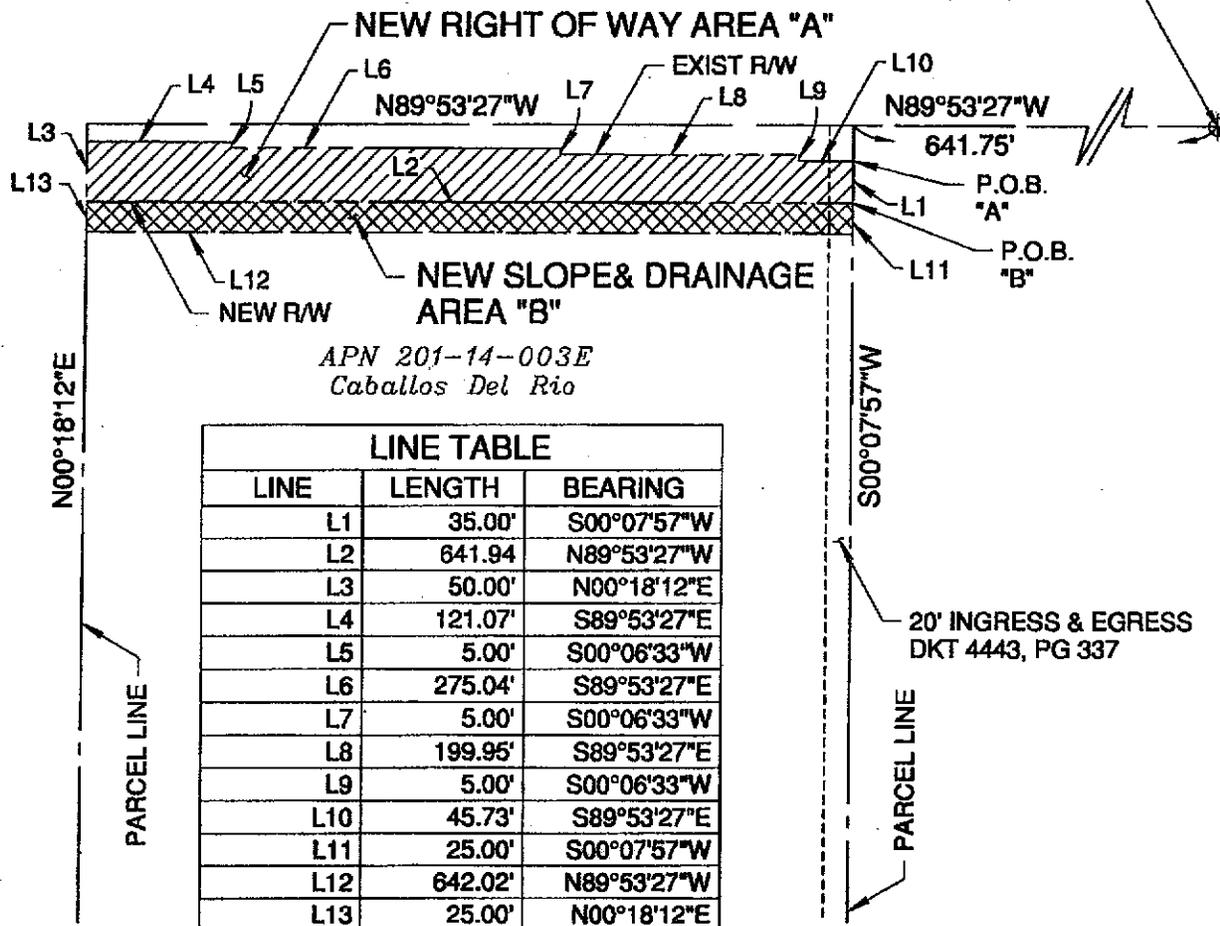




# PARCEL NO. 201-14-003E EXHIBIT A SKETCH



FOUND CITY OF PEORIA  
BRASS CAP IN HAND HOLE  
2.5' BELOW SURFACE AT  
THE NORTHEAST CORNER  
OF SEC. 11, T4N, R1E



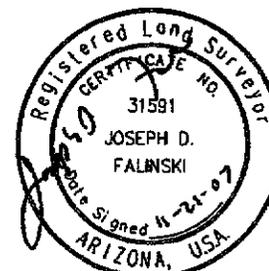
LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00'	S00°07'57"W
L2	641.94	N89°53'27"W
L3	50.00'	N00°18'12"E
L4	121.07'	S89°53'27"E
L5	5.00'	S00°06'33"W
L6	275.04'	S89°53'27"E
L7	5.00'	S00°06'33"W
L8	199.95'	S89°53'27"E
L9	5.00'	S00°06'33"W
L10	45.73'	S89°53'27"E
L11	25.00'	S00°07'57"W
L12	642.02'	N89°53'27"W
L13	25.00'	N00°18'12"E

NEW RIGHT OF WAY AREA = 28,032.63 S.F.  
NEW SLOPE & DRAINAGE ESMT AREA = 16,049.45 S.F.

**City of Peoria - Happy Valley Road  
83rd Avenue to Terramar Boulevard**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





# PARCEL NO. 201-14-003E

## EXHIBIT A

### LEGAL DESCRIPTION

**LEGAL DESCRIPTION – NEW RIGHT OF WAY**

**AREA "A"**

COMMENCING AT A CITY OF PEORIA BRASS CAP IN A HANDHOLE DOWN 2.5 FEET, LOCATED AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE N89°53'27"W ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 641.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, SAID POINT BEING THE NORTHEAST CORNER PARCEL 201-14-003E;

THENCE S00°07'57"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 30.00 FEET THE POINT OF BEGINNING;

THENCE CONTINUING S00°07'57"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 35.00 FEET TO A POINT 65.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11;

THENCE N89°53'27"W ALONG A LINE 65.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 11 A DISTANCE OF 641.94 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE N00°18'12"E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THAT PART OF THE PARCEL CONVEYED TO THE CITY OF PEORIA IN RECORDING NO. 20070909963, M.C.R.;

THENCE FOLLOWING THE COURSES DESCRIBED BELOW ALONG THAT SOUTH LINE OF THE PARCEL CONVEYED TO CITY OF PEORIA AS DESCRIBED ABOVE, BACK TO THE POINT OF BEGINNING:

THENCE S89°53'27"E A DISTANCE OF 121.07 FEET;

THENCE S00°06'33"W A DISTANCE OF 5.00 FEET;

THENCE S89°53'27"E A DISTANCE OF 275.04 FEET;

THENCE S00°06'33"W A DISTANCE OF 5.00 FEET;

THENCE S89°53'27"E A DISTANCE OF 199.95 FEET;

THENCE S00°06'33"W A DISTANCE OF 5.00 FEET;

THENCE S89°53'27"E A DISTANCE OF 45.73 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 28,032.63 SQUARE FEET MORE OR LESS.

**City of Peoria - Happy Valley Road  
83rd Avenue to Terramar Boulevard**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
**3800 N. Central Ave., Suite 605**  
**Phoenix, AZ 85012**  
**Ph: 602-263-1177**  
**Fax: 602-277-6286**





**PARCEL NO. 201-14-003E**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION – NEW SLOPE AND DRAINAGE EASEMENT**

**AREA "B"**

COMMENCING AT A CITY OF PEORIA BRASS CAP IN A HANDHOLE DOWN 2.5 FEET,  
LOCATED AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE  
1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE N89°53'27"W ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE  
OF 641.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF  
SAID SECTION 11, SAID POINT BEING THE NORTHEAST CORNER PARCEL 201-14-003E;

THENCE S00°07'57"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 65.00  
FEET THE POINT OF BEGINNING;

THENCE CONTINUING S00°07'57"W ALONG THE EAST LINE OF SAID PARCEL A  
DISTANCE OF 25.00 FEET TO A POINT 90.00 FEET SOUTH OF THE NORTH LINE OF  
SAID SECTION 11;

THENCE N89°53'27"W ALONG A LINE 90.00 FEET SOUTH OF AND PARALLEL TO THE  
NORTH LINE OF SAID SECTION 11 A DISTANCE OF 642.02 FEET TO THE WEST LINE OF  
SAID PARCEL;

THENCE N00°18'12"E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 25.00  
FEET TO A POINT ON A LINE 65.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE  
OF SAID SECTION 11;

THENCE S89°53'27"E ALONG SAID LINE 65.00 FEET SOUTH OF AND PARALLEL TO THE  
NORTH LINE OF SAID SECTION 11 A DISTANCE OF 641.94 FEET TO THE POINT OF  
BEGINNING AND THE END OF THIS DESCRIPTION.

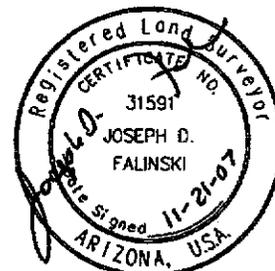
SAID AREA CONTAINS 16,049.45 SQUARE FEET MORE OR LESS.

Page 3 of 3

**City of Peoria - Happy Valley Road  
83rd Avenue to Terramar Boulevard**

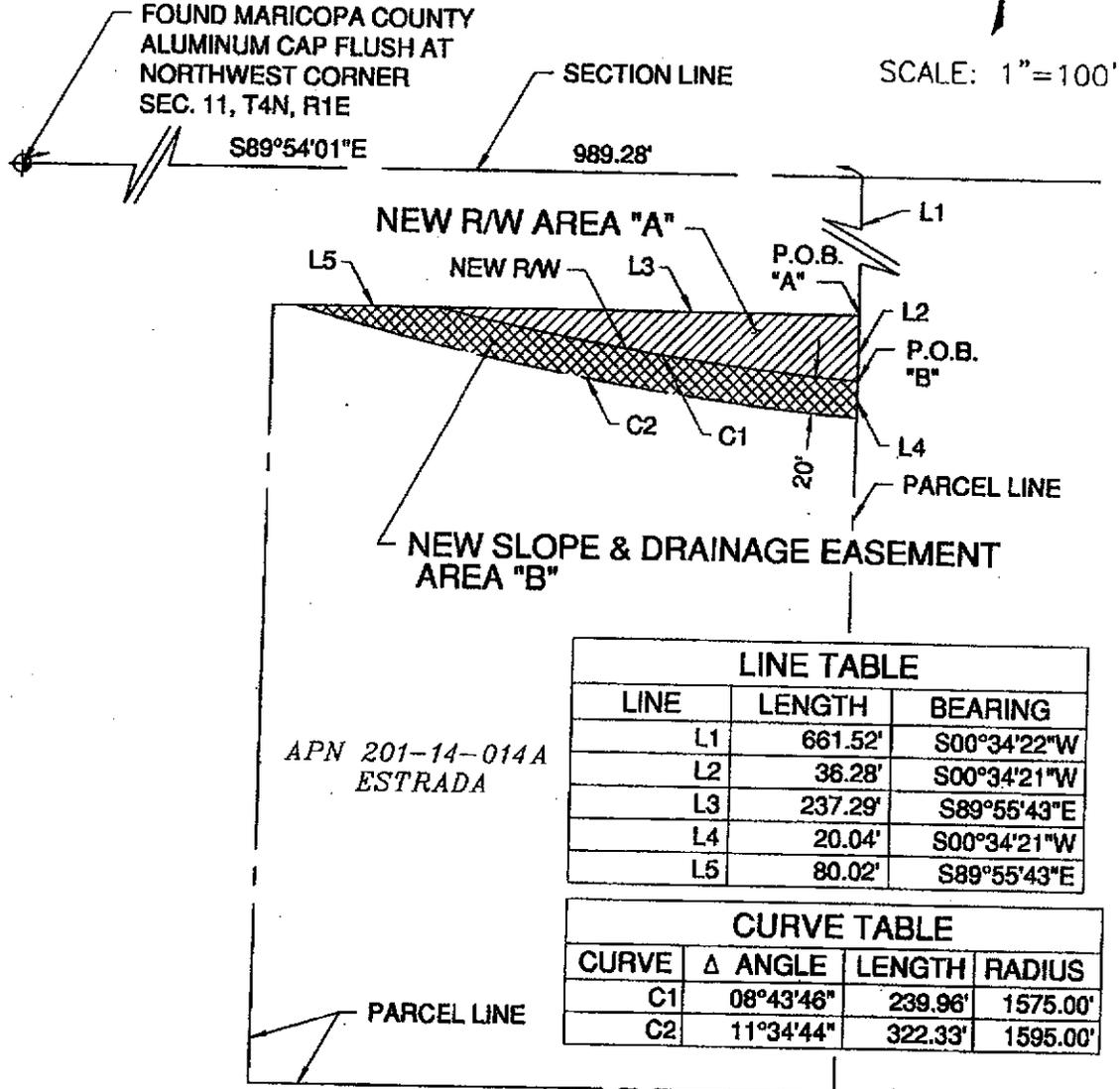
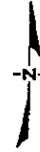
**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
**3800 N. Central Ave., Suite 605**  
**Phoenix, AZ 85012**  
**Ph: 602-263-1177**  
**Fax: 602-277-6286**





# PARCEL NO. 201-14-014A EXHIBIT A SKETCH



LINE TABLE		
LINE	LENGTH	BEARING
L1	661.52'	S00°34'22"W
L2	36.28'	S00°34'21"W
L3	237.29'	S89°55'43"E
L4	20.04'	S00°34'21"W
L5	80.02'	S89°55'43"E

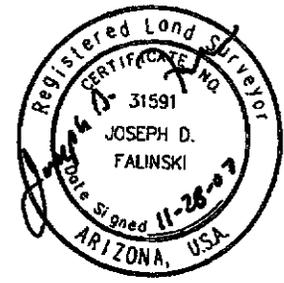
CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	08°43'46"	239.96'	1575.00'
C2	11°34'44"	322.33'	1595.00'

NEW R/W AREA = 5,034.43 S.F.  
NEW SLOPE AND DRAINAGE ESMT AREA = 5,647.37 S.F.

**City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard**

Date: 11/07

Preparing Firm: **RITICH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





# PARCEL NO. 201-14-014A

## EXHIBIT A

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION – NEW RIGHT OF WAY

#### AREA "A"

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 989.28 FEET TO A POINT ON EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°34'22"W ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 661.52 FEET TO THE NORTHEAST CORNER OF PARCEL 201-14-014A, SAID CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE S00°34'21"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 36.28 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1575.00 FEET AND WHOSE CURVE CENTER BEARS N04°24'39"E;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'46", AN ARC DISTANCE OF 239.96 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;

THENCE S89°55'43"E ALONG SAID NORTH LINE OF SAID PARCEL A DISTANCE OF 237.29 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

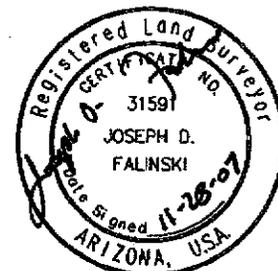
SAID AREA CONTAINS 5034.43 SQUARE FEET MORE OR LESS.

Page 2 of 3

Date: 11/07

City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





**PARCEL NO. 201-14-014A**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION – NEW SLOPE AND DRAINAGE EASEMENT**

**AREA "B"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 989.28 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°34'22"W ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 661.52 FEET TO THE NORTHEAST CORNER OF PARCEL 201-14-014A;

THENCE S00°34'21"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 36.28 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°34'21"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 20.04 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1595.00 FEET AND WHOSE CURVE CENTER BEARS N04°21'46"E;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'44", AN ARC DISTANCE OF 322.33 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;

THENCE S89°55'43"E ALONG SAID NORTH LINE OF SAID PARCEL A DISTANCE OF 80.02 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1575.00 FEET AND WHOSE CURVE CENTER BEARS N13°08'25"E;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'46", AN ARC DISTANCE OF 239.96 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 5647.37 SQUARE FEET MORE OR LESS.

**City of Peoria - Happy Valley Road  
 Interim Roadway Improvements  
 83rd Avenue to Terramar Boulevard**

**Date: 11/07**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
 3800 N. Central Ave., Suite 605  
 Phoenix, AZ 85012  
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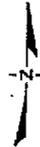




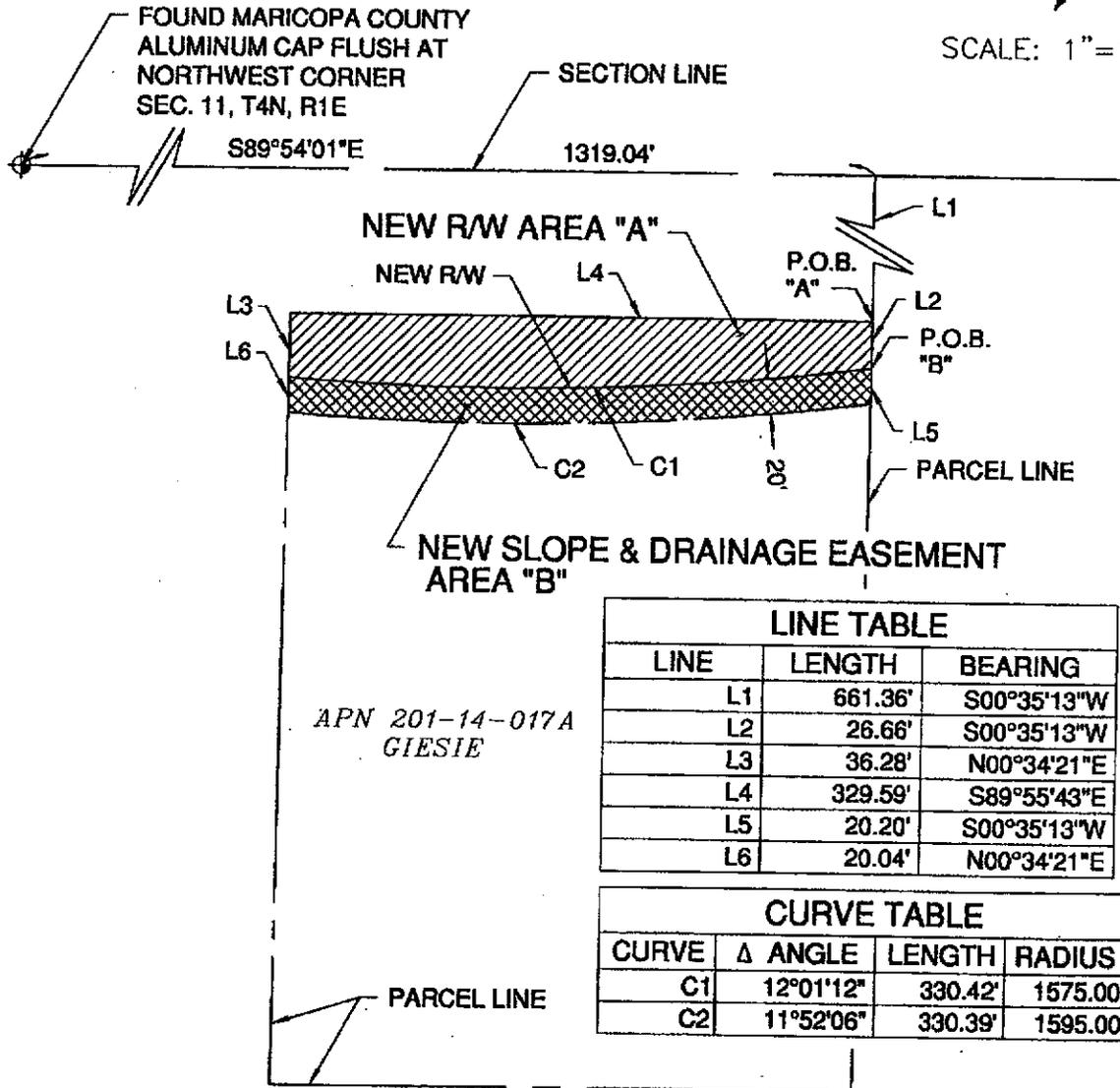
# PARCEL NO. 201-14-017A

## EXHIBIT A

### SKETCH



SCALE: 1"=100'



APN 201-14-017A  
GIESIE

LINE TABLE		
LINE	LENGTH	BEARING
L1	661.36'	S00°35'13"W
L2	26.66'	S00°35'13"W
L3	36.28'	N00°34'21"E
L4	329.59'	S89°55'43"E
L5	20.20'	S00°35'13"W
L6	20.04'	N00°34'21"E

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	12°01'12"	330.42'	1575.00'
C2	11°52'06"	330.39'	1595.00'

NEW R/W AREA = 12,276.96 S.F.  
NEW SLOPE AND DRAINAGE ESMT AREA = 6,608.07 S.F.

**City of Peoria - Happy Valley Road**  
**Interim Roadway Improvements**  
**83rd Avenue to Terramar Boulevard**

Date: 11/07

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
 3800 N. Central Ave., Suite 605  
 Phoenix, AZ 85012  
 Ph: 602-263-1177  
 Fax: 602-277-6286





# PARCEL NO. 201-14-017A

## EXHIBIT A

### LEGAL DESCRIPTION

**LEGAL DESCRIPTION – NEW RIGHT OF WAY**

**AREA "A"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 1319.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°35'13"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 661.36 FEET TO THE NORTHEAST CORNER OF PARCEL 201-14-017A, SAID CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING S00°35'13"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 26.66 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1575.00 FEET AND WHOSE CURVE CENTER BEARS N07°36'33"W;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°01'12", AN ARC DISTANCE OF 330.42 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°34'21"E ALONG SAID WEST LINE A DISTANCE OF 36.28 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL;

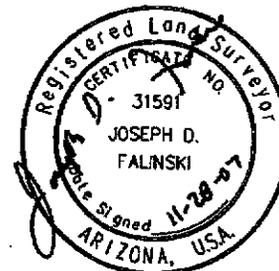
THENCE S89°55'43"E ALONG SAID NORTH LINE OF SAID PARCEL A DISTANCE OF 329.59 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 12,276.96 SQUARE FEET MORE OR LESS.

City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard

Date: 11/07

Preparing Firm: **RITCOH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
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Fax: 602-277-6286





# PARCEL NO. 201-14-017A

## EXHIBIT A

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION - NEW SLOPE AND DRAINAGE EASEMENT

##### AREA "B"

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH, LOCATED AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE NORTH SECTION LINE OF SECTION 11, A DISTANCE OF 1319.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°35'13"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 688.02 FEET TO A POINT ON THE EAST LINE OF PARCEL 201-14-017A AND THE POINT OF BEGINNING;

THENCE CONTINUING S00°35'13"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 20.20 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1595.00 FEET AND WHOSE CURVE CENTER BEARS N07°30'20"W;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 330.39 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL;

THENCE N00°34'21"E ALONG SAID WEST LINE A DISTANCE OF 20.04 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1575.00 FEET AND WHOSE CURVE CENTER BEARS N04°24'39"E;

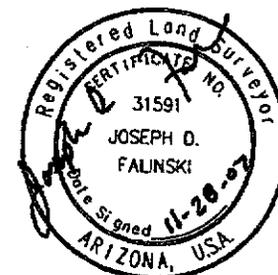
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°01'12", AN ARC DISTANCE OF 330.42 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 8,608.07 SQUARE FEET MORE OR LESS.

Page 3 of 3

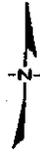
**Date:** 11/07  
**City of Peoria - Happy Valley Road  
Interim Roadway Improvements  
83rd Avenue to Terramar Boulevard**

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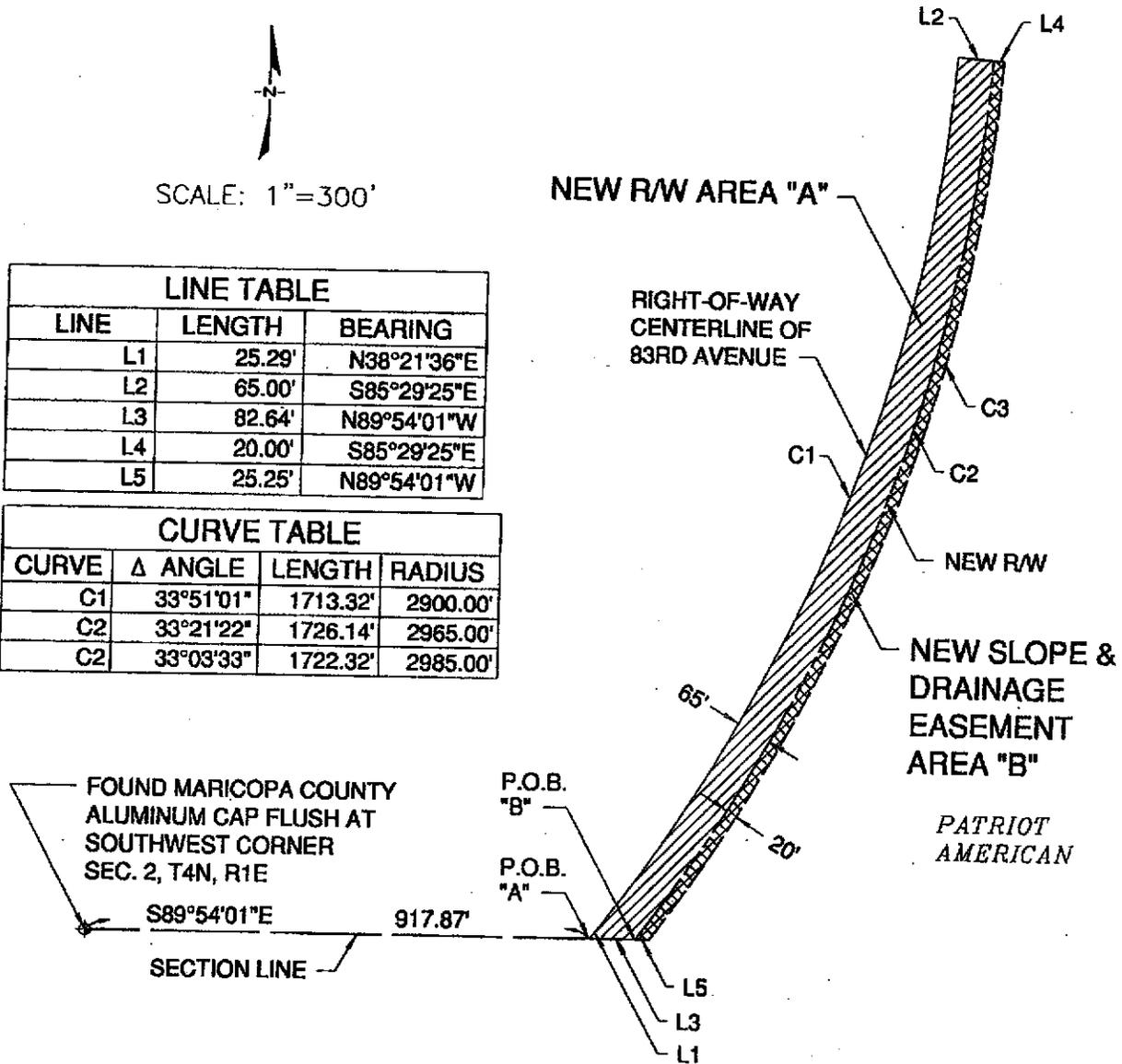
# PATRIOT AMERICAN EXHIBIT A SKETCH



SCALE: 1"=300'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.29'	N38°21'36"E
L2	65.00'	S85°29'25"E
L3	82.64'	N89°54'01"W
L4	20.00'	S85°29'25"E
L5	25.25'	N89°54'01"W

CURVE TABLE			
CURVE	Δ ANGLE	LENGTH	RADIUS
C1	33°51'01"	1713.32'	2900.00'
C2	33°21'22"	1726.14'	2965.00'
C2	33°03'33"	1722.32'	2985.00'



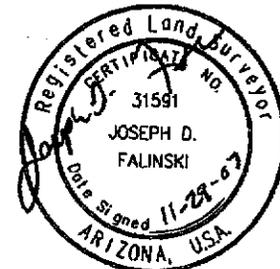
NEW R/W AREA = 112,612.26 S.F.

NEW SLOPE AND DRAINAGE ESMT AREA = 34,484.47 S.F.

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITCOH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





# PATRIOT AMERICAN EXHIBIT A LEGAL DESCRIPTION

## LEGAL DESCRIPTION – NEW RIGHT OF WAY

### AREA "A"

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH,  
LOCATED AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4  
NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE SOUTH SECTION LINE OF SECTION 2, A  
DISTANCE OF 917.87 FEET TO A POINT ON THE RIGHT-OF-WAY CENTERLINE  
OF 83RD AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N38°21'36"E ALONG SAID CENTERLINE A DISTANCE OF 25.59 FEET  
TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE  
WEST, HAVING A RADIUS OF 2900.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 33°51'01", AN ARC DISTANCE OF 1713.32 FEET;

THENCE ON A RADIAL BEARING OF S85°29'25"E A DISTANCE OF 65.00 FEET  
TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS  
OF 2965.00 FEET AND WHOSE CURVE CENTER BEARS ON THE SAME RADIAL  
LINE N85°29'25"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 33°21'22", AN ARC DISTANCE OF 1726.14 FEET TO A POINT ON  
THE SOUTH LINE OF SAID SECTION 2;

THENCE N89°54'01"W ALONG SAID SOUTH LINE A DISTANCE OF 82.64 FEET  
TO THE **POINT OF BEGINNING** AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 112,612.26 SQUARE FEET MORE OR LESS.

Page 2 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
3800 N. Central Ave., Suite 605  
Phoenix, AZ 85012  
Ph: 602-263-1177  
Fax: 602-277-6286





# PATRIOT AMERICAN EXHIBIT A LEGAL DESCRIPTION

LEGAL DESCRIPTION -- NEW SLOPE AND DRAINAGE EASEMENT

**AREA "B"**

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP FLUSH,  
LOCATED AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4  
NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE S89°54'01"E ALONG THE SOUTH SECTION LINE OF SECTION 2, A  
DISTANCE OF 1000.51 FEET TO A POINT ON A CURVE CONCAVE TO THE  
WEST HAVING A RADIUS OF 2965.00 FEET AND WHOSE CURVE CENTER  
BEARS N52°08'04"W, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 33°21'22", AN ARC DISTANCE OF 1726.14 FEET;

THENCE ON A RADIAL BEARING OF S85°29'25"E A DISTANCE OF 20.00 FEET  
TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS  
OF 2985.00 FEET AND WHOSE CURVE CENTER BEARS ON THE SAME  
RADIAL LINE N85°29'25"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 33°03'33", AN ARC DISTANCE OF 1722.32 FEET TO A POINT ON  
THE SOUTH LINE OF SAID SECTION 2;

THENCE N89°54'01"W ALONG SAID SOUTH LINE A DISTANCE OF 25.25 FEET  
TO THE **POINT OF BEGINNING** AND THE END OF THIS DESCRIPTION.

SAID AREA CONTAINS 34,484.47 SQUARE FEET MORE OR LESS.

Page 3 of 3

City of Peoria - 83rd Avenue Widening  
Calle Lejos to Jomax Road

Date: 11/07

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**  
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Phoenix, AZ 85012  
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Fax: 602-277-6286





# Exhibit B



STAGHORN RD  
 REMUDA DR  
 DESERT SPOON DR  
 ANTELOPE DR  
 EL CORTEZ DR

Happy Valley Road

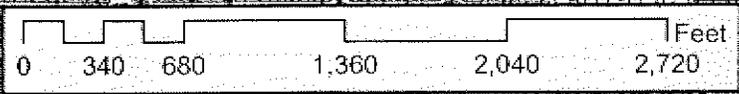
83rd Avenue

GHAMA DR

QUESTA DR

**Legend**

 Proposed ROW



**GIS**  
 Geographic Information Systems



**CITY OF PEORIA**  
**ARIZONA**

This map is based on imprecise source data, subject to change, and for general reference only.