



TANGENT TABLE

NO.	BEARING	DISTANCE
1	S 45° 07' 09" E (M)	35.30 (M)
2	EAST	25.00
3	NORTH	10.26
4	N 42° 58' 15" W	43.90

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
2	1065.00	08° 50' 43"	164.41	82.37	164.25	N 72° 36' 24" W
7	1075.00	07° 59' 30"	149.94	75.09	143.82	N 81° 08' 53" W
9	934.66	21° 57' 23"	358.17	181.31	353.98	S 79° 09' 44" E
10	1000.00	21° 28' 03"	374.68	189.56	372.49	S 78° 55' 05" E
11	999.66	21° 57' 23"	383.08	193.92	380.74	S 79° 09' 44" E

NET AREA
20.0478 ACRES
873280 S.F.
 (INCLUDES EAST 40' OF
 PARCEL 3, EXCLUDES W
 22' ROADWAY ESMT. IN
 PARCEL 1.)

LEGAL DESCRIPTION

PARCEL NO. 1:
 THAT portion of Lot Four (4), Section Nineteen (19), Township One (1) North, Range Seven (7) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 COMMENCING at the Southwest corner of said Lot 4 in said Section 19; thence the following two courses along the West line of said Section 19 and West line of said Lot 4, also being the centerline of Power Road: (1) N00°21'15"E, 242.37 feet, and (2) due North 543.72 feet; thence N89°45'35"E, 33.00 feet to a point on the East right of way line of Power Road, said Point being the True Point of Beginning of this description; thence continuing N89°45'35"E, 654.00 feet; thence due South, 674.84 feet to a point on the North right of way line of Broadway Avenue (130 feet wide), as recorded in Docket 9819, pages 104-105, records of Maricopa County, Arizona; thence the following three courses along the North right of way line of said Broadway Avenue: (1) along a curve to the right 59.78 feet, said Curve having a radius of 934.66 feet, central angle of 01°39'53"; and (2) N68°12'00"W, 260.00 feet; and (3) along a curve to the left 154.00 feet, said curve having a radius of 1055.00 feet, central angle of 08°50'41"; and along chord bearing W72°37'20"W, 164.24 feet; thence due North 216.81 feet; thence S89°45'35"W, 200.00 feet in a point on the East right of way line of Power Road; thence due North, 290.05 feet along said East right of way line of the True Point of Beginning.

PARCEL NO. 2:
 A part of Lot Four (4) Section Nineteen (19), Township One (1) North, Range Seven (7) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 COMMENCING at the West quarter corner of said Section 19; thence South along the West line of Section 19, 641.53 feet; thence N89°45'35"E a distance of 1256.47 feet to a point on the East line of Lot 3; thence South along the East line of said Lots 3 and 4, 50°21'15"E a distance of 1412.88 feet; thence West 570.00 feet; thence South 220.94 feet to the TRUE POINT OF BEGINNING; thence continuing South 253.39 feet to a point of curve being the Northerly right of way line of Broadway; thence Southeasterly along said curve having a central angle of 16°29'21" and a radius of 934.66 feet for a distance of 268.99 feet; thence North 299.43 feet; thence West 244.08 feet back to the True Point of Beginning.

PARCEL NO. 3:
 A PART of Lot Four (4), Section Nineteen (19), Township One (1) North, Range Seven (7) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 COMMENCING at the West quarter of said Section Nineteen (19), thence South along the West line of Section 19, 641.53 feet; thence N89°45'35"E a distance of 1256.47 feet to a point on the East line of Lot 3; thence South along the East line of said Lots 3 and 4, 50°21'15"E a distance of 1412.88 feet to the True Point of Beginning; thence continuing S00°02'01"E a distance of 520.00 feet to the North right of way line of Broadway Avenue (130 feet wide); thence the North right of way line of Broadway Avenue a distance of 520.00 feet to the North right of way line of Broadway Avenue (130 feet wide); thence S89°50'37"W along the said North right of way line of Broadway Avenue a distance of 216.83 feet; thence along the arc of a curve to the right being the said North right of way line of Broadway Avenue a distance of 29.40 feet and having a central angle of 1°48'9" and a radius of 934.66 feet; thence North 299.43 feet; thence West 264.08 feet; thence North 220.94 feet; thence East 570.00 feet back to the true point of beginning.

EXCEPT that portion, if any, conveyed to the City of Mesa by Quit Claim Deed recorded at Recorders No. 85-196435, and re-recorded at Recorders No. 85-233163.

PARCEL NO. 4:
 Lot One (1), POWER ROAD MEDICAL VILLAGE, Book 277, Page 10 Maricopa County Records.

PARCEL NO. 5:
 That portion of Lot Four (4), Section Nineteen (19), Township One (1) North, Range Seven (7) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 COMMENCING at the Southwest corner of said Section 19, also being the Southwest corner of said Lot, the following two courses being 1) the West line of said Section 19, and West line of Lot 4, also being the center line of Power Road (66 feet wide); (1) N00°21'15"E, 242.37 feet, and (2) due North, 66.00 feet (recorded), 65.00 feet (measured); thence along a curve to the right, 33.01 feet, said curve having a radius of 1065.00 feet central angle of 01°46'33" and long chord bearing S89°45'35"E, 33.01 feet to the point of intersection of the East right of way of Power Road and the North right of way line of Broadway Avenue (130 feet wide) as recorded in Docket 9819, page 104-105, Maricopa County Records, said point also being the True Point of Beginning of the Description; thence North 189.63 feet along the East right of way of said Power Road; thence North 200.00 feet; thence South 216.81 feet (recorded), 216.88 feet (measured) to a point on the North right of way line of Broadway Avenue; thence along a curve to the left 202.03 feet (recorded), 202.04 feet (measured); said curve having a radius of 1065.00 feet, central angle of 10°52'10" and long chord bearing N82°20'45"W, 201.73 feet being along said North right of way line of Broadway Avenue to the True Point of Beginning.

EXCEPT the West 22 feet; and
 EXCEPT the Southerly 10 feet thereof; and
 EXCEPT a 30 feet x 30 foot triangle in the Southwest corner as set forth in instrument recorded as Document No. 88-217014.

40' Ingress & Egress & Public Utilities Esmt. Docket 13527 Pg. 753

44' Esmt. Area = 20,810 S.F. = 0.4779 AC.

SET NAIL & SHINNER

FD. PK NAIL 0.10E, 0.10N
 FD. PK NAIL 0.26S, 0.05W

FD. B.C. FLUSH IN WEST BOUND LANE

CAP NUMBER ON SET BARS #1116

TITLE REPORT FROM LAWYERS TITLE
 INSURANCE CORP CASE NO. 220, 747

AMERICAN ENGINEERING CO.
 consulting engineers / surveyors
 21442 NORTH 20TH AVENUE PHOENIX, ARIZONA 85027 (602) 277-3386

TRAMMELL CROW COMPANY
 BROADWAY & POWER
 BOUNDARY SURVEY

SEAL
 REGISTERED LAND SURVEYOR
 SCOTT M. LARSON, P.E.
 ARIZONA, U.S.A.

ORIGINAL PLAN DATE
 MAY 15, 1989

LATEST REVISION DATE

SHEET NUMBER 1 OF 1

PROJECT NUMBER 89103

DIN #55182 JUN 19 1989