

**WILLOW AT COTTON LANE  
OVERALL PROPERTY  
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest quarter of Section 24, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found P.K. nail with tag, RLS 19344, accepted as the Northwest corner of said Section 24, from which a found 3 inch City of Goodyear brass cap in hand hole, RLS 21782, down 0.5 feet, accepted as the North quarter corner thereof bears South 89°46'24" East, 2643.19 feet;

Thence South 89°46'24" East, 1321.59 feet on the north boundary of said Northwest quarter to the northeast corner of the West half of said Northwest quarter;

Thence on the east boundary of said West half, South 00°11'56" West, 70.67 feet to the **POINT OF BEGINNING**;

Thence continuing on said east boundary, South 00°11'56" West, 1959.49 feet to the northeast corner of the Final Plat for "El Cidro Parcel 5", as recorded in Book 1639, Page 36, Records of Maricopa County, Arizona;

Thence on the northerly boundary of said final plat the following 3 courses:

Thence North 70°36'51" West, 140.14 feet;

Thence North 70°39'10" West, 1004.08 feet;

Thence North 71°00'35" West, 149.95 feet to the northwest corner of said final plat, said corner being on the easterly boundary of the property as described in the Special Warranty Deed as recorded in Document No. 2007-1356154, Records of Maricopa County, Arizona;

Thence on said easterly boundary the following 3 courses:

Thence North 10°21'45" East, 868.83 feet;

Thence North 07°11'45" East, 498.58 feet;

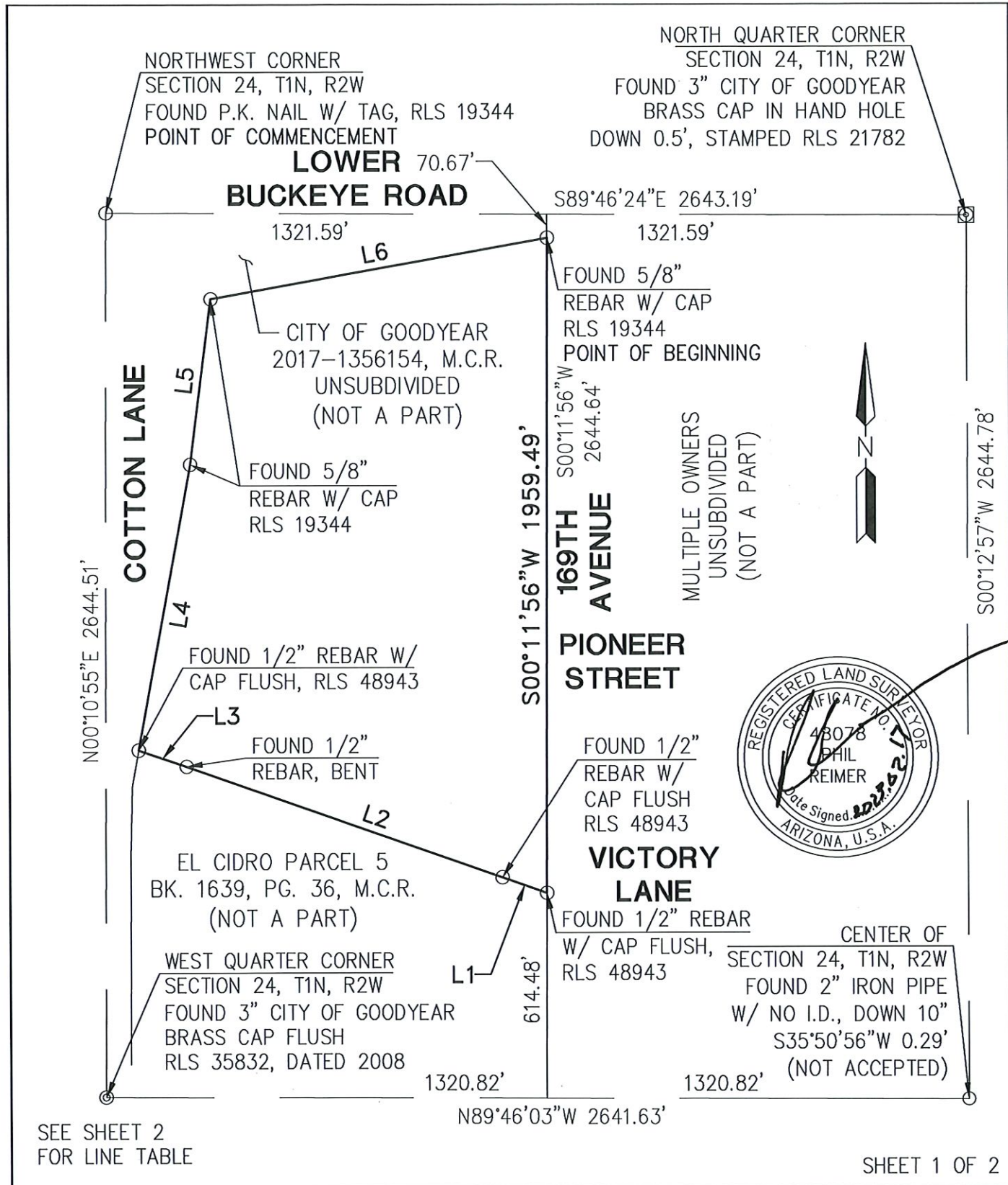
Thence North 79°46'05" East, 1025.75 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,846,618 sq. ft. (42.3925 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1603  
Date: February 2023





PROJ.NO.:	1603
DATE:	FEB 2023
SCALE:	N.T.S.
DRAWN BY:	JDL
CHECKED BY:	PR

**WILLOW AT COTTON LANE**  
S.E.C. OF COTTON LANE & LOWER BUCKEYE ROAD  
GOODYEAR, ARIZONA

**EXHIBIT**

**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N70°36'51"W	140.14'
L2	N70°39'10"W	1004.08'
L3	N71°00'35"W	149.95'
L4	N10°21'45"E	868.83'
L5	N07°11'45"E	498.58'
L6	N79°46'05"E	1025.75'



SHEET 2 OF 2

PROJ.NO.: 1603	WILLOW AT COTTON LANE S.E.C. OF COTTON LANE & LOWER BUCKEYE ROAD GOODYEAR, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: FEB 2023		
SCALE: NONE		
DRAWN BY: JDL		
CHECKED BY: PR		
<b>EXHIBIT</b>		