

May 31, 2023
PN: 194527

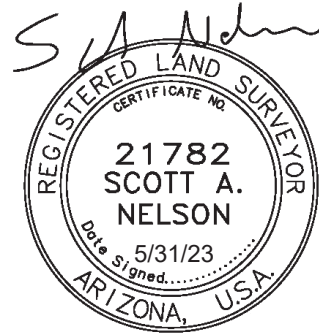
Legal Description
City of Douglas
E. 11th Street Dedication

The surface to a depth of 500.00 feet, measured vertically from the contour of the surface of said land, of that certain parcel of land situated in the Northwest quarter of Section 13, Township 24 South, Range 27 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 13;
Thence along the west line of said Section 13, South 00°36'21" West 453.37 feet (South 00°30' West 453.17 feet record);
Thence departing said west line, South 89°23'39" East 33.00 feet (South 89°30' East 33.00 feet record)
Thence South 73°18'51" East 664.85 feet (South 73°32' East 665.00 feet record) to the Northwest corner of the Exhibit 4 parcel as described in Fee No. 930513090, dated May 19, 1993, records of Cochise County, Arizona;
Thence along the west line of said Exhibit 4 parcel, South 16°40' 15" West 364.23 feet (South 16°27'15" West record) to the north right-of-way line of a 60.00 foot wide street and to the POINT OF BEGINNING;
Thence departing said west line, along said north right-of-way line, South 73°19'45" East 813.31 feet (South 73°32' East record) to the point of curvature of a curve concave Northwesterly, having a radius of 362.44 feet (362.51 feet record);
Thence Northeasterly along the arc of said curve through a central angle of 21°40'13" (21°38'07" record) a distance of 137.08 feet (136.89 feet record) to its point of tangency;
Thence North 85°00'02" East 63.19 feet (North 84°49'08" East 63.19 feet record) to the point of curvature concave Southeasterly, having a radius of 422.70 feet (422.51 feet record);
Thence Northeasterly along the arc of said curve through a central angle of 21°36'55" (21°38'07" record) a distance of 159.47 feet (159.54 feet record) to the curve's end and to the east line of said Exhibit 4 parcel;
Thence departing said north right-of-way line, along said east line, South 16°36'57" West 60.00 feet (South 16°34' West record) to the Southeast corner of said Exhibit 4 parcel, said corner also being on the south right-of-way line of a 60.00 foot wide street and to the beginning of a non-tangent curve, concave Southeasterly, the center of which bears South 16°36'57" West, having a radius of 362.70 feet (362.51 feet record);
Thence along said south right-of-way line and the south line of said Exhibit 4 parcel, Southwesterly along the arc of said curve through a central angle of 21°36'55" (21°38'07" record) a distance of 136.83 feet (136.89 feet record) to its point of tangency;
Thence South 85°00'02" West 63.19 feet (South 84°49'08" West 63.19 feet record) to the point of curvature concave Southeasterly, having a radius of 422.44 feet (422.51 feet record);
Thence Northwesterly along the arc of said curve through a central angle of 21°40'13" (21°38'07" record) a distance of 159.77 feet (159.54 feet record) to its point of tangency;
Thence North 73°19'45" West 813.31 feet (North 73°32' West record) to the Southwest corner of said Exhibit 4 parcel;

Thence departing said south right-of-way line and said south line, along the west line of said Exhibit 4 parcel, North 16°40'15" East 60.00 feet (North 16°27'15" East record) to the POINT OF BEGINNING.

SUBJECT TO all covenants, rights-of-way and easements of record.



NW COR. SEC. 13,
T24S, R27E, G&SRB&M
FOUND 1" IRON PIPE
DOWN 1.3'
L2 POINT OF COMMENCEMENT

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C1	137.08'	362.44'	021°40'13"	69.37'	S84°09'52"E	136.27'
C2	159.47'	422.70'	021°36'55"	80.69'	N84°11'31"W	158.52'
C3	136.83'	362.70'	021°36'55"	69.24'	N84°11'31"W	136.02'
C4	159.77'	422.44'	021°40'13"	80.85'	S84°09'52"E	158.82'

Line Table		
Line #	Direction	Length
L1	S00°36'21"W	453.37'
L2	S89°23'39"E	33.00'
L3	S73°18'51"E	664.85'
L4	N85°00'02"E	63.19'
L5	S16°36'57"W	60.00'
L6	S85°00'02"W	63.19'
L7	N16°40'15"E	60.00'



EXHIBIT 4 PARCEL
FEE NO. 930513090, CCR

POINT OF BEGINNING

EXHIBIT 1 PARCEL
FEE NO. 930513090, CCR

E. 11TH ST. (FORMERLY KNOWN
AS PARK ROAD)
S73°19'45"E 813.31'
N73°19'45"W 813.31'

CITY OF DOUGLAS
E. 11TH STREET
DEDICATION



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Michael Baker
INTERNATIONAL