

Jun 22, 2021 8:48am S:\Projects\2021\21-0275\Land Survey\Drawings\21-0275 LS01.dwg jhughes

LEGAL DESCRIPTION : PARENT PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH A ALUMINUM CAP AT THE WEST QUARTER CORNER OF SAID SECTION 8, BEARS SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, 2,615.18 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, 505.82 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, 367.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 150.00 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG SAID PARALLEL LINE, 3,123.05 FEET;

THENCE SOUTH 36 DEGREES 19 MINUTES 26 SECONDS WEST, 1,200.00 FEET;

THENCE NORTH 53 DEGREES 40 MINUTES 34 SECONDS WEST, 1,107.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,240.00 FEET;

THENCE NORTHWESTERLY 744.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34 DEGREES 24 MINUTES 53 SECONDS;

THENCE NORTH 88 DEGREES 05 MINUTES 27 SECONDS WEST, 170.70 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 44 SECONDS WEST, 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 367.00 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 0 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG SAID EAST LINE, 1,915.16 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION : LOT 1

A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH A ALUMINUM CAP AT THE WEST QUARTER CORNER OF SAID SECTION 8, BEARS SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, 2,615.18 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, 505.82 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, 367.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 150.00 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG SAID PARALLEL LINE, 2,397.05 FEET;

THENCE SOUTH 36 DEGREES 19 MINUTES 26 SECONDS WEST, 1,200.00 FEET;

THENCE NORTH 53 DEGREES 40 MINUTES 34 SECONDS WEST, 381.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,240.00 FEET;

THENCE NORTHWESTERLY 744.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34 DEGREES 24 MINUTES 53 SECONDS;

THENCE NORTH 88 DEGREES 05 MINUTES 27 SECONDS WEST, 170.70 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 44 SECONDS WEST, 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 367.00 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 0 DEGREES 29 MINUTES 38 SECONDS WEST, ALONG SAID EAST LINE, 1,915.16 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION : LOT 2

A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH A ALUMINUM CAP AT THE WEST QUARTER CORNER OF SAID SECTION 8, BEARS SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, 2,615.18 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, 1,942.30 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, 2,285.94 FEET TO A POINT ON A LINE PARALLEL WITH AND 150.00 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG SAID PARALLEL LINE, 726.00 FEET;

THENCE SOUTH 36 DEGREES 19 MINUTES 26 SECONDS WEST, 1,200.00 FEET;

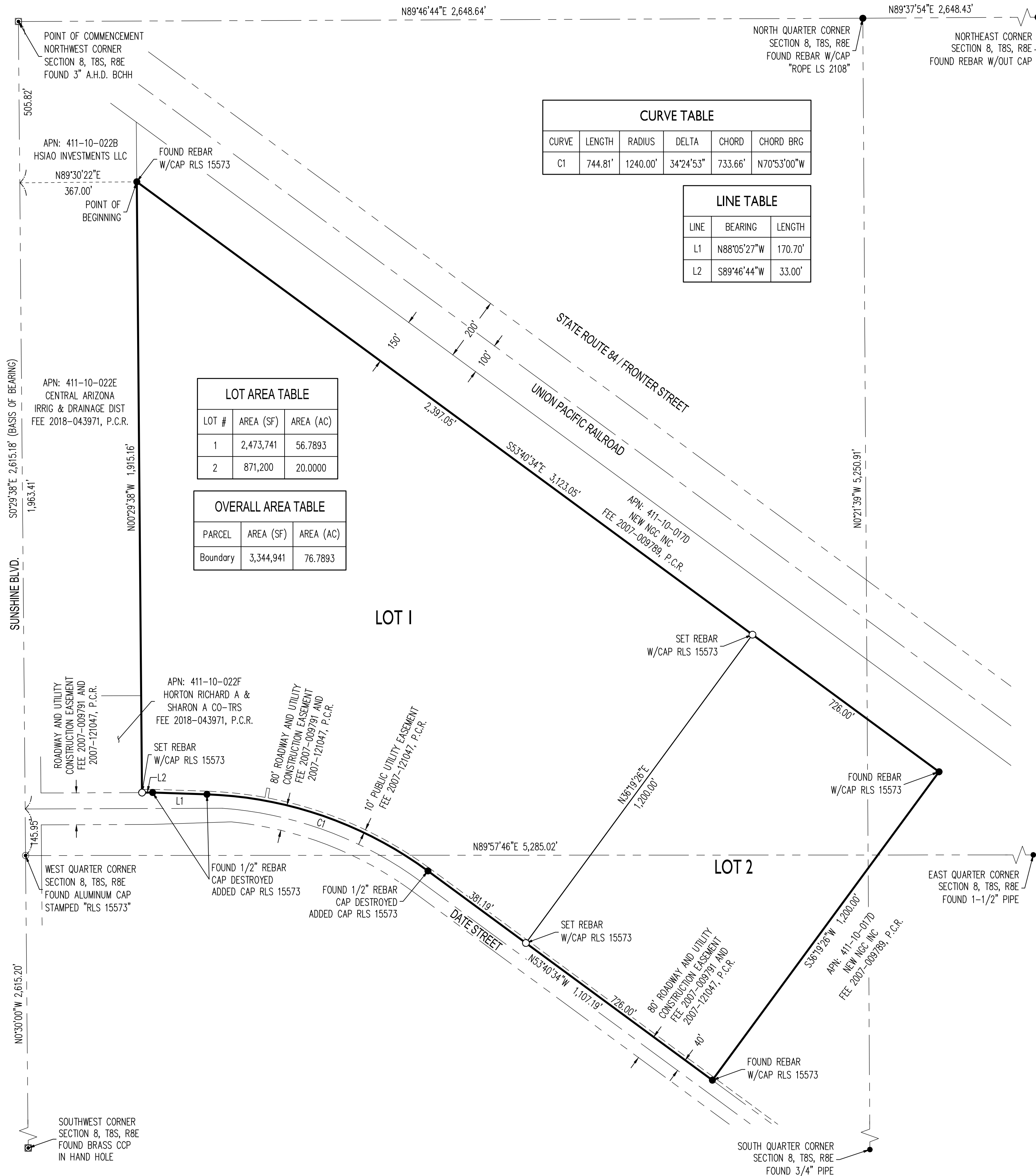
THENCE NORTH 53 DEGREES 40 MINUTES 34 SECONDS WEST, 726.00 FEET;

THENCE NORTH 36 DEGREES 19 MINUTES 26 SECONDS EAST, 1200.00 FEET TO THE POINT OF BEGINNING.

Minor Land Division - Lot Split

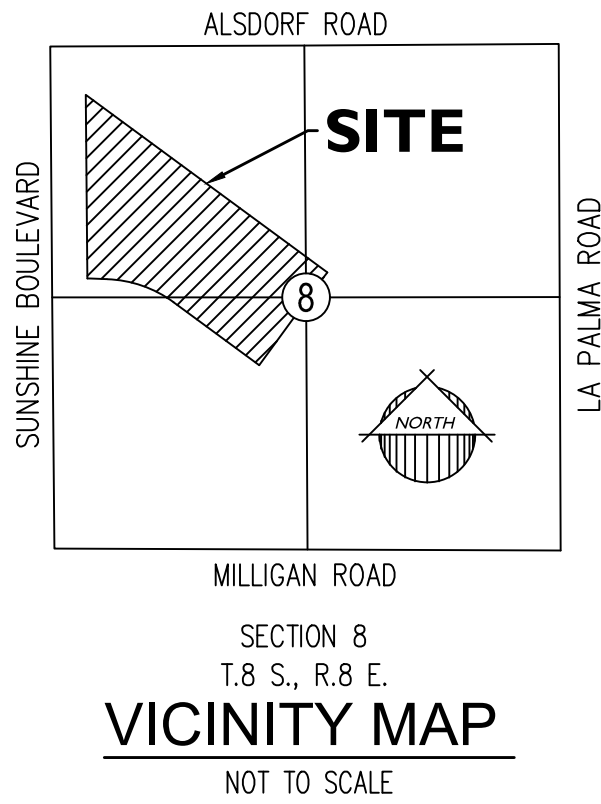
Eloy - Sunshine & I10

A PORTION OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF ELOY, PINAL COUNTY, ARIZONA



COUNTY SEAL

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____, Slide _____
Date: _____
Request of: _____ Witness my hand and official seal, _____
Laura Dean-Lytle, Pinal County Records
By: _____ Deputy



OWNER OF RECORD

WSI DEVELOPMENT SUB LP ETAL
13155 NOEL RD STE 100/LB73
DALLAS, TX 75240

REFERENCE DOCUMENTS

- RECORD OF SURVEY, FEE NO. 2006-143119, P.C.R.
- ALTA, FEE NO. 2008-050725, P.C.R.
- FEE NO. 2007-009791
- FEE NO. 2007-121047

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

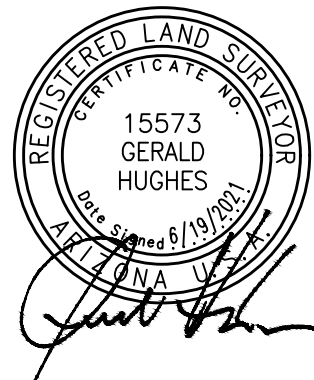
SAID BEARING BEING SOUTH 0 DEGREES 29 MINUTES 38 SECONDS EAST, AS SHOWN ON ALTA, FEE NO. 2008-050725, P.C.R.

CERTIFICATION

I, GERALD HUGHES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2021; THAT THE SURVEY IS TRUE AND CORRECT TO MY KNOWLEDGE AND BELIEF; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

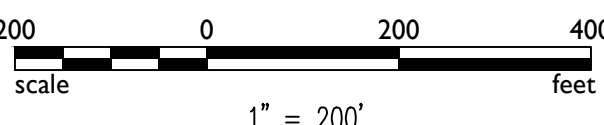
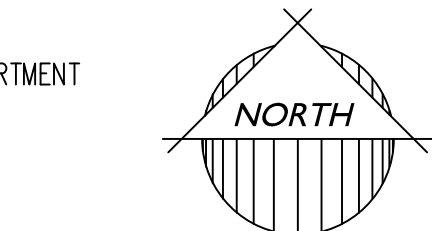
GERALD HUGHES, R.L.S. 15573
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
(480) 503-2250

DATE OF MAP: MAY 11, 2021

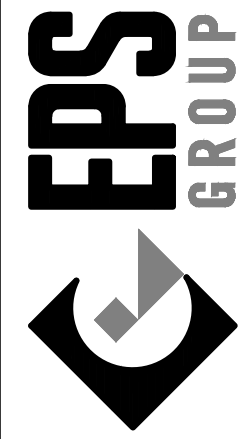


LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET SURVEY MONUMENT AS NOTED
- PROPERTY LINE
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PINAL COUNTY RECORDS
- ASSESSORS PARCEL NUMBER
- REGISTERED LAND SURVEYOR
- LAND SURVEYOR
- ARIZONA HIGHWAY DEPARTMENT



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.895.1799
www.epsgroupinc.com



Eloy - Sunshine & I10
PINAL COUNTY, ARIZONA
Minor Land Division - Lot Split

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA
State Seal is not to be used without the approval of the Arizona State Board of Registration for Professional Engineers and Surveyors.
In Maricopa County: (602)263-1100
Drawn by: M.K.
Reviewed by: M.K.

Job No.
21-0275
LS01
Sheet No.
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