



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/5/2021

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

Resolution No. 2021-_____ providing for the vacation and abandonment of Woodward Street, Chatfield Avenue, Willis Avenue, Turney Place and Nedra Place.

***Introduction/Background:**

An application has been received for the vacation and abandonment of portions of Woodward Street, Chatfield Avenue, Willis Avenue, Turney Place and Nedra Place public roadways in New Tucson Unit No. 8, a planned development and subdivision recorded in Book 17, at Page 84 of Maps and Plats; said roadways being more particularly depicted on the attached Location Map. The roadways are planned development roadways lying within Section 23, Township 17, Range 15, G&SRM, Pima County, Arizona. File A-0053.

***Discussion:**

The subject roadways were dedicated by subdivision plat recorded on July 23, 1964 in Book 17 at Page 84. These roadways have never been built and the applicant is requesting abandonment to allow for re-plat of the undeveloped Subdivision.

***Conclusion:**

This abandonment request has been reviewed and approved by appropriate County staff and applicable utility companies and no property will be left without public or private legal access. County has determined that the subject roadways and easements are not needed for public use and shall be vacated upon conveyance to the applicant.

***Recommendation:**

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2021-_____.

***Fiscal Impact:**

Pima County will be removed from liability and have no maintenance responsibilities toward the subject roadway until such time as a new subdivision is recorded.

Attachment: Location Map

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Real Property Services

Telephone: 724-6313

Contact: Tim Murphy

Telephone: 724-6379

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____

7/14/2021

LOCATION MAP

SECTION 23
TOWNSHIP 17 SOUTH
RANGE 15 EAST



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

21821

LEGEND



ABANDONMENT OF
ROADS

DRAWING NOT TO SCALE

DRAWN BY: SBUTLER

DATE: MAY 2021

RESOLUTION NO. 2021 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF PORTIONS OF WOODWARD STREET,
CHATFIELD AVENUE, WILLIS AVENUE, TURNEY PLACE AND
NEDRA PLACE, PLANNED DEVELOPMENT ROADWAYS, AS PIMA
COUNTY ROAD ABANDONMENT NO. A-0053 LOCATED WITHIN
SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST, G&SRM,
PIMA COUNTY, ARIZONA**

The Board of Supervisors of Pima County, Arizona finds:

1. An application has been received by Pima County for the vacation of portions of Woodward Street, Chatfield Avenue, Willis Avenue, Turney Place and Nedra Place, public roadways in New Tucson Unit No 8, a planned development and subdivision recorded in Book 17, at Page 84, of Maps and Plats, roadways being more particularly described and depicted in attached Exhibits "A through "F" (the "Roadway and Easements").
2. The Roadways were created by subdivision plat dedication and have never been constructed. The Board of Supervisors has determined that the Roadways are not needed for public use and may be vacated pursuant to A.R.S. §§ 28-7202 and 28-7215(B).
3. The Roadway may be disposed of by vacation and release to Stewart Title and Trust of Tucson, an Arizona corporation, as Trustee under Trust No. 3759 and Sycamore Vista No. 8 Homeowner's Association, Inc., an Arizona Nonprofit corporation, formerly known as New Tucson Unit No. 8 Homeowner's Association, an Arizona corporation ("Grantees") pursuant to A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

NOW, THEREFORE, BE IT RESOLVED,

The Roadways described and depicted in Exhibits "A through "F" will be disposed of by vacation by Quit Claim Deed to Grantee, without compensation, in accordance with A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

Upon recordation of the Quit Claim Deed, the Roadways shall be deemed to be vacated and title shall vest in the Grantee.

Passed and adopted, this _____ day of _____, 2021.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM

Victoria Exelinger

Deputy County Attorney

BOS Approval: 10/5/2021	S23/T17S/R15E	File A-0053	Agent: TM
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EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

A PORTION OF WILLIS AVENUE, OF NEW TUCSON UNIT 8, AS RECORDED IN BOOK 17 OF MAPS AND PLATS, PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 226 OF SAID NEW TUCSON UNIT 8, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 226, BEARS NORTH 48° 00' 00" WEST, A DISTANCE OF 141.17 FEET;

THENCE, DEPARTING SAID NORTHEAST CORNER, NORTH 85° 35' 31" EAST, A DISTANCE OF 60.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 526.38 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 85° 35' 31" EAST, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAID WILLIS AVENUE;

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A DELTA ANGLE OF 37° 05' 31", AND AN ARC DISTANCE OF 340.77 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 41° 30' 00" EAST, A DISTANCE OF 149.99 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 309.50 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A DELTA ANGLE OF 28° 45' 00", AND AN ARC DISTANCE OF 155.30 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 70° 15' 00" EAST, A DISTANCE OF 268.32 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 545.43 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A DELTA ANGLE OF 51° 45' 00", AND AN ARC DISTANCE OF 492.64 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 18° 30' 00" EAST, A DISTANCE OF 394.53 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, WITH A RADIUS OF 25.00 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 93° 33' 48", AND AN ARC DISTANCE OF 40.82 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHERLY, WITH A RADIUS OF 909.93 FEET, TO WHICH A RADIAL LINE BEARS NORTH 22° 03' 48" WEST, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF LEXINGTON STREET OF SAID NEW TUCSON, UNIT 8;

THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND WESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 07° 07' 36", AND AN ARC DISTANCE OF 113.18 FEET TO A POINT OF CUSP WITH

A CURVE CONCAVE NORTHWESTERLY, WITH A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 14° 56' 12" WEST, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SAID WILLIS AVENUE.

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 93° 33' 48", AND AN ARC DISTANCE OF 40.82 FEET;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTH 18° 30' 00" WEST, A DISTANCE OF 174.04 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, WITH A RADIUS OF 53.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 27° 34' 06" WEST;

THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 161° 58' 18", AND AN ARC DISTANCE OF 149.84 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, WITH A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 76° 36' 02" WEST, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SAID WILLIS AVENUE;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 5° 06' 02" AN ARC DISTANCE OF 2.23 FEET;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTH 18° 30' 00" WEST, A DISTANCE OF 113.57 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 485.43 FEET;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A DELTA ANGLE OF 51° 45' 00", AND AN ARC DISTANCE OF 438.44 FEET;

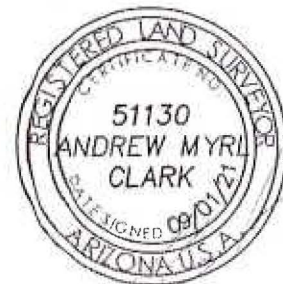
THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTH 70° 15' 00" WEST, A DISTANCE OF 268.33 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 369.46 FEET;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A DELTA ANGLE OF 28° 45' 00", AND AN ARC DISTANCE OF 185.39 FEET;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTH 41° 30' 00" WEST, A DISTANCE OF 150.00 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 586.38 FEET;

THENCE, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A DELTA ANGLE OF 37° 05' 31", AND AN ARC DISTANCE OF 379.61 FEET, TO THE **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 2.45 ACRES, MORE OR LESS.

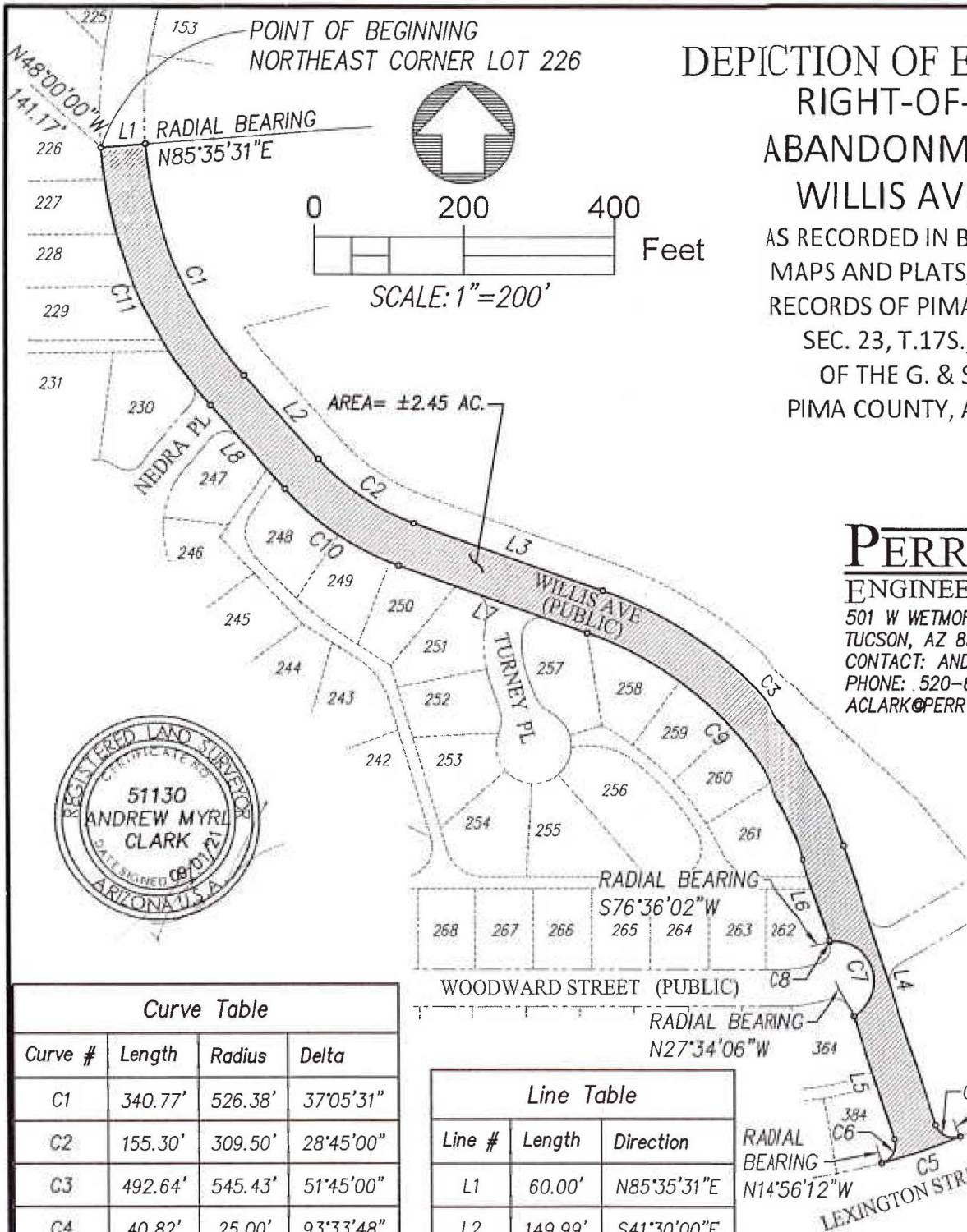


DEPICTION OF EXHIBIT "A" RIGHT-OF-WAY ABANDONMENT OF WILLIS AVENUE

AS RECORDED IN BOOK 17 OF
MAPS AND PLATS, PAGE 84,
RECORDS OF PIMA COUNTY,
SEC. 23, T.17S., R.15E.
OF THE G. & S.R.M.
PIMA COUNTY, ARIZONA

PERRY ENGINEERING

501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET



Curve Table

Curve #	Length	Radius	Delta
C1	340.77'	526.38'	37°05'31"
C2	155.30'	309.50'	28°45'00"
C3	492.64'	545.43'	51°45'00"
C4	40.82'	25.00'	93°33'48"
C5	113.18'	909.93'	7°07'36"
C6	40.82'	25.00'	93°33'48"
C7	149.84'	53.00'	161°58'18"
C8	2.23'	25.00'	5°06'02"
C9	438.44'	485.43'	51°45'00"
C10	185.39'	369.46'	28°45'00"
C11	379.61'	586.38'	37°05'31"

Line Table

Line #	Length	Direction
L1	60.00'	N85°35'31"E
L2	149.99'	S41°30'00"E
L3	268.32'	S70°15'00"E
L4	394.53'	S18°30'00"E
L5	174.04'	N18°30'00"W
L6	113.57'	N18°30'00"W
L7	268.33'	N70°15'00"W
L8	150.00'	N41°30'00"W

OWNER/DEVELOPER

TITLE SECURITY AGENCY LLC
TR201533S
ATTN: NT PROPERTIES LLC
6700 N ORACLE RD STE 100
TUCSON AZ 85704-7733
C/O RONY DEVORAH
RDEVORAH@GMAIL.COM
PHONE: 520-529-1515

EXHIBIT "B"
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

ALL OF NEDRA PLACE, OF NEW TUCSON UNIT 8, AS RECORDED IN BOOK 17 OF MAPS AND PLATS, PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF TANGENT CURVATURE OF THE EASTERN RIGHT OF WAY LINE OF NEDRA PLACE, OF LOT 247 OF SAID NEW TUCSON UNIT 8, WITH A RADIUS OF 25.00 FEET, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 247, BEARS NORTH 41° 30' 00" WEST, A DISTANCE OF 56.29 FEET;

THENCE, WESTERLY ALONG SAID EASTERN RIGHT OF WAY LINE AND TANGENT CURVE, THROUGH A DELTA ANGLE OF 98° 10' 00", AND AN ARC DISTANCE OF 42.83 FEET, TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID TANGENT CURVE AND CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE, SOUTH 40° 20' 00" WEST, A DISTANCE OF 52.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 125.00 FEET;

THENCE, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE AND SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF 76° 50' 00", AND AN ARC DISTANCE OF 167.62 FEET, TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID TANGENT CURVE AND CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE, SOUTH 36° 30' 00" EAST, A DISTANCE OF 221.86 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 50.00 FEET;

THENCE, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF 41° 24' 35", AND AN ARC DISTANCE OF 36.14 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 50.00 FEET;

THENCE, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE AND SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF 262° 49' 09", AND AN ARC DISTANCE OF 229.35 FEET, TO A POINT OF REVERSE CURVATURE, SAID REVERSE CURVE IS CONCAVE WESTERLY AND HAS A RADIUS OF 50.00 FEET, ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF SAID NEDRA PLACE;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF 41° 24' 35", AND AN ARC DISTANCE OF 36.14 FEET, TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID TANGENT CURVE AND CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE, NORTH 36° 30' 00" WEST, A DISTANCE OF 221.86 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 175.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF 27° 43' 27", AND AN ARC DISTANCE OF 84.68 FEET, TO A POINT OF REVERSE CURVATURE, THAT IS CONCAVE SOUTHWESTERLY AND WITH A RADIUS OF 25.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF $95^{\circ} 18' 05''$, AND AN ARC DISTANCE OF 41.58 FEET, TO A POINT OF REVERSE CURVATURE, THAT IS CONCAVE EASTERLY AND WITH A RADIUS OF 50.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF $230^{\circ} 17' 27''$, AND AN ARC DISTANCE OF 200.97 FEET, TO A POINT OF REVERSE CURVATURE, THAT IS CONCAVE NORTHERLY AND WITH A RADIUS OF 25.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND EASTERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF $95^{\circ} 18' 05''$, AND AN ARC DISTANCE OF 41.58 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 175.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF $09^{\circ} 25' 16''$, AND AN ARC DISTANCE OF 28.77 FEET, TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID REVERSE CURVE AND CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE, NORTH $40^{\circ} 20' 00''$ EAST, A DISTANCE OF 68.66 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, AND WITH A RADIUS OF 25.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF $77^{\circ} 48' 57''$, AND AN ARC DISTANCE OF 33.95 FEET, TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 586.38 FEET, TO WHICH A RADIAL LINE BEARS NORTH $52^{\circ} 31' 03''$ EAST, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF WILLIS AVENUE OF SAID NEW TUCSON UNIT 8;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A DELTA ANGLE OF $04^{\circ} 01' 03''$, AND AN ARC DISTANCE OF 41.12 FEET, TO A POINT OF TANGENCY;

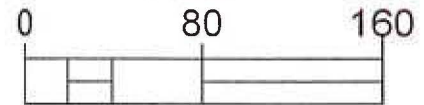
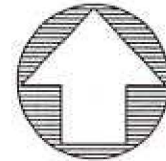
THENCE, DEPARTING SAID CURVE AND ALONG THE WESTERN RIGHT OF WAYLINE OF SAID WILLIS AVENUE, SOUTH $41^{\circ} 30' 00''$ EAST, A DISTANCE OF 58.41 FEET, TO THE **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 0.98 ACRES, MORE OR LESS.

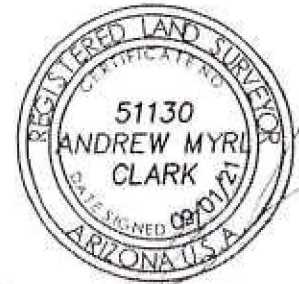


DEPICTION OF EXHIBIT "B" RIGHT-OF-WAY ABANDONMENT OF NEDRA PLACE

AS RECORDED IN BOOK 17 OF
MAPS AND PLATS, PAGE 84,
RECORDS OF PIMA COUNTY,
SEC. 23, T.17S., R.15E.
OF THE G.&S.R.M.
PIMA COUNTY, ARIZONA



SCALE: 1"=80'

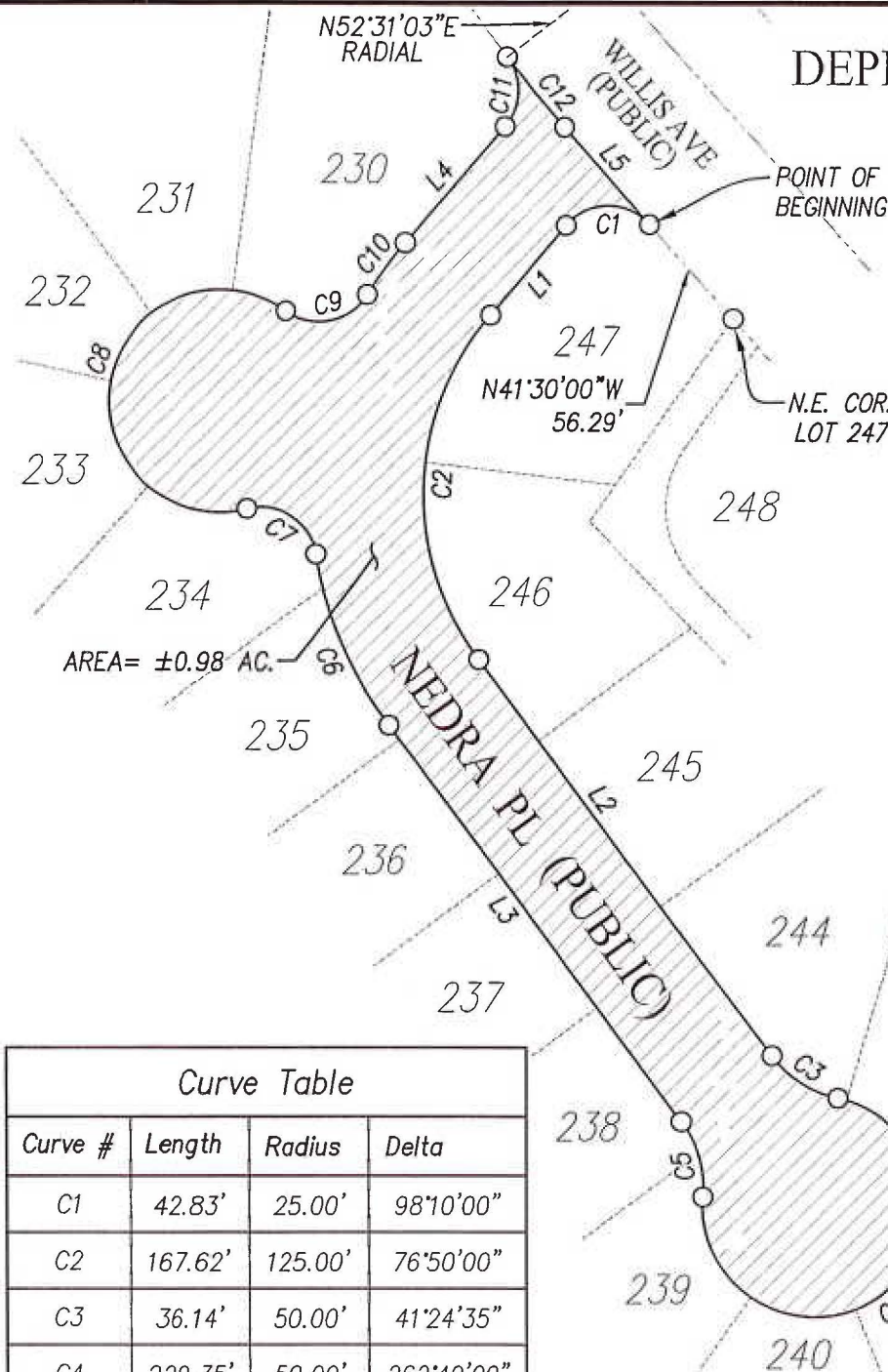


OWNER/DEVELOPER

TITLE SECURITY AGENCY LLC TR2015335
ATTN: NT PROPERTIES LLC
6700 N ORACLE RD STE 100
TUCSON AZ 85704-7733
C/O RONY DEVORAH
RDEVORAH@GMAIL.COM
PHONE: 520-529-1515

PERRY ENGINEERING

501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET



Curve Table

Curve #	Length	Radius	Delta
C1	42.83'	25.00'	98°10'00"
C2	167.62'	125.00'	76°50'00"
C3	36.14'	50.00'	41°24'35"
C4	229.35'	50.00'	262°49'09"
C5	36.14'	50.00'	41°24'35"
C6	84.68'	175.00'	27°43'27"
C7	41.58'	25.00'	95°18'05"
C8	200.97'	50.00'	230°17'27"
C9	41.58'	25.00'	95°18'05"
C10	28.77'	175.00'	9°25'16"
C11	33.95'	25.00'	77°48'57"
C12	41.12'	586.38'	4°01'03"

Line Table

Line #	Length	Direction
L1	52.79'	S40°20'00"W
L2	221.86'	S36°30'00"E
L3	221.86'	N36°30'00"W
L4	68.66'	N40°20'00"E
L5	58.41'	S41°30'00"E

EXHIBIT "C"
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

A PORTION OF WILLIS AVENUE, OF NEW TUCSON UNIT 8, AS RECORDED IN BOOK 17 OF MAPS AND PLATS, PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 225 OF SAID NEW TUCSON UNIT 8, FROM WHICH THE SOUTHWEST CORNER OF LOT 153 OF SAID NEW TUCSON UNIT 8, BEARS SOUTH 83° 17' 08" EAST, A DISTANCE OF 60.03 FEET;

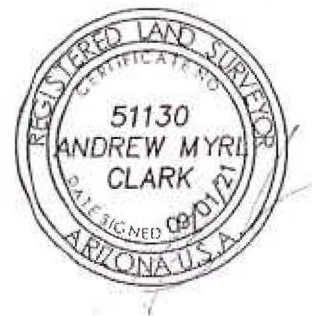
THENCE, DEPARTING SAID SOUTHEAST CORNER, SOUTH 83° 17' 08" EAST, A DISTANCE OF 60.03 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 526.38 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 81° 25' 16" EAST, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAID WILLIS AVENUE;

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12° 59' 13", AND AN ARC DISTANCE OF 119.31 FEET;

THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 85° 35' 31" WEST, A DISTANCE OF 60.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 586.38 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 85° 35' 31" EAST, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SAID WILLIS AVENUE, ALSO BEING THE NORTHEAST CORNER OF LOT 226 OF SAID NEW TUCSON UNIT 8;

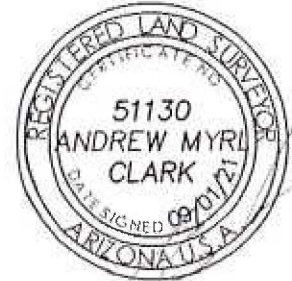
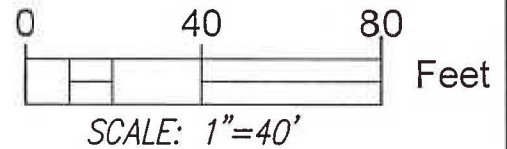
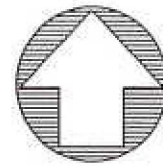
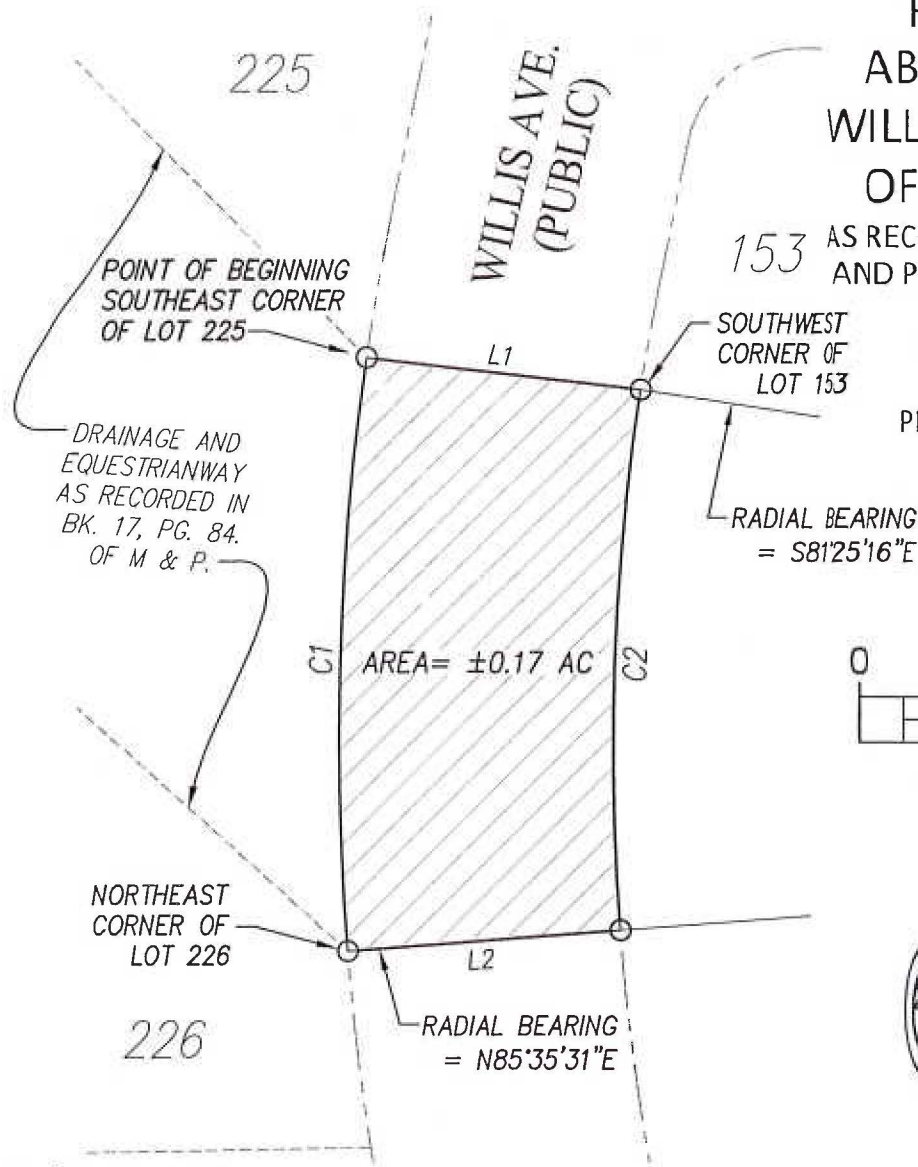
THENCE, ALONG SAID WEST RIGHT OF WAY LINE AND NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A DELTA ANGLE OF 12° 47' 46", AND AN ARC DISTANCE OF 130.96 FEET, TO THE **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 0.17 ACRES, MORE OR LESS.



DEPICTION OF EXHIBIT "C" RIGHT-OF-WAY ABANDONMENT AT WILLIS AVENUE (SOUTH OF LOTS 225 & 153)

AS RECORDED IN BOOK 17 OF MAPS
AND PLATS, PAGE 84, RECORDS OF
PIMA COUNTY,
SEC. 23, T.17S., R.15E.
OF THE G. & S.R.M.
PIMA COUNTY, ARIZONA



OWNER/DEVELOPER

TITLE SECURITY AGENCY LLC TR201533S
ATTN: NT PROPERTIES LLC
6700 N ORACLE RD STE 100
TUCSON AZ 85704-7733
C/O RONY DEVORAH
RDEVORAH@GMAIL.COM
PHONE: 520-529-1515

PERRY ENGINEERING

501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET

Line Table		
Line #	Length	Direction
L1	60.03'	S83°17'08"E
L2	60.00'	S85°35'31"W

Curve Table			
Curve #	Length	Radius	Delta
C1	130.96'	586.38'	12°47'46"
C2	119.31'	526.38'	12°59'13"

EXHIBIT "D"
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

ALL OF TURNEY PLACE, OF NEW TUCSON UNIT 8, AS RECORDED IN BOOK 17 OF MAPS AND PLATS, PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF TANGENT CURVATURE OF THE EASTERN RIGHT OF WAY LINE OF TURNEY PLACE, OF LOT 257 OF SAID NEW TUCSON UNIT 8, WITH A RADIUS OF 25.00 FEET, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 257, BEARS NORTH 70° 15' 00" WEST, A DISTANCE OF 56.82 FEET;

THENCE, ALONG THE EASTERN RIGHT OF WAY LINE OF SAID TURNEY PLACE AND SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF 104° 28' 39", AND AN ARC DISTANCE OF 45.59 FEET, TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 125.00 FEET;

THENCE, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE AND SOUTHERLY ALONG SAID COMPOUND CURVE, THROUGH A DELTA ANGLE OF 25° 46' 21", AND AN ARC DISTANCE OF 56.23 FEET, TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID COMPOUND CURVE AND CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE, SOUTH 20° 30' 00" EAST, A DISTANCE OF 24.86 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND WITH A RADIUS OF 50.00 FEET;

THENCE, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF 41° 24' 35", AND AN ARC DISTANCE OF 36.14 FEET, TO A POINT OF REVERSE CURVATURE, THAT IS CONCAVE NORTHERLY AND WITH A RADIUS OF 50.00 FEET;

THENCE, CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE AND WESTERLY ALONG SAID REVERSE CURVE THROUGH A DELTA ANGLE OF 262° 49' 09" AN ARC DISTANCE OF 229.35 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE WESTERLY AND HAS A RADIUS OF 50.00 FEET, ALSO BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF SAID TURNEY PLACE;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF 41° 24' 35", AND AN ARC DISTANCE OF 36.14 FEET, TO A POINT OF TANGENCY;

THENCE, DEPARTING SAID REVERSE CURVE AND CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE, NORTH 20° 30' 00" WEST, A DISTANCE OF 24.86 FEET TO THE BEGINNING OF A TANGENT CURVE, THAT IS CONCAVE EASTERLY AND WITH A RADIUS OF 175.00 FEET;

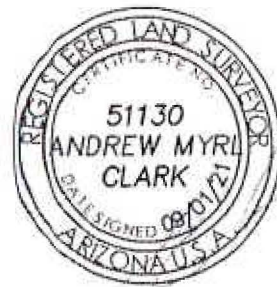
THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHERLY ALONG SAID TANGENT CURVE, THROUGH A DELTA ANGLE OF 33° 04' 09" AN ARC DISTANCE OF 101.00 FEET TO A

POINT OF REVERSE CURVATURE, THAT IS CONCAVE SOUTHWESTERLY AND WITH A RADIUS OF 25.00 FEET;

THENCE, CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE AND NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF $82^{\circ} 49' 09''$, AND AN ARC DISTANCE OF 36.14 FEET TO A POINT OF CUSP, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE OF SAID NEW TUCSON UNIT 8;

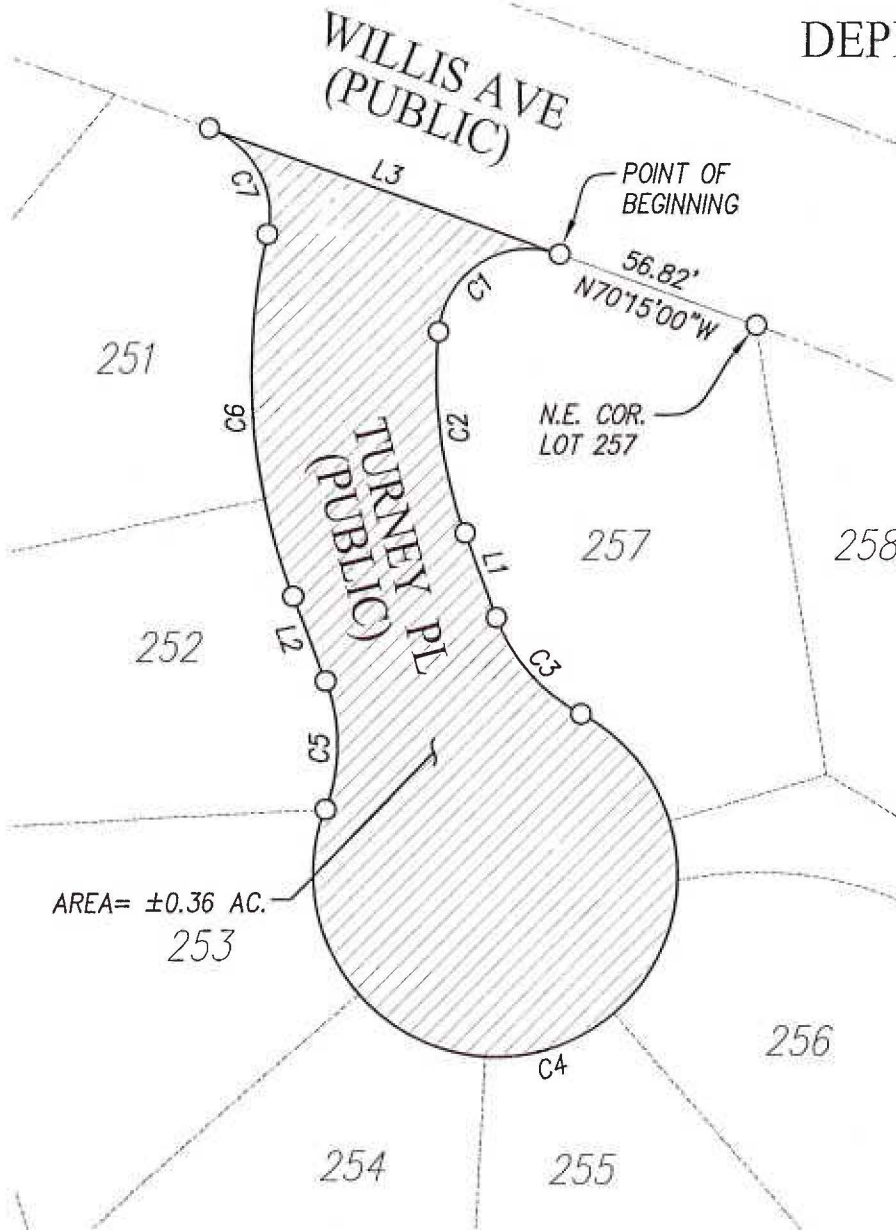
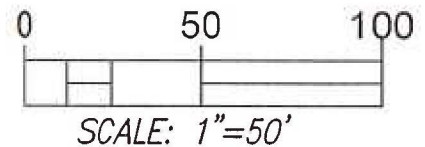
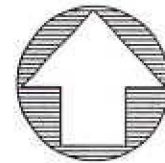
THENCE, DEPARTING SAID REVERSE CURVE AND WESTERN RIGHT OF WAY LINE OF TURNEY PLACE, AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID WILLIS AVENUE, SOUTH $70^{\circ} 15' 00''$ EAST, A DISTANCE OF 101.61 FEET, TO THE **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 0.36 ACRES, MORE OR LESS.



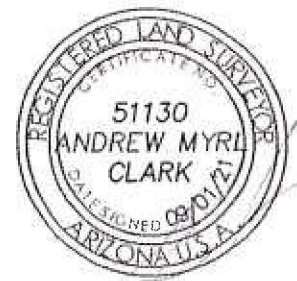
DEPICTION OF EXHIBIT "D" RIGHT-OF-WAY ABANDONMENT OF TURNEY PLACE

AS RECORDED IN BOOK 17 OF
MAPS AND PLATS, PAGE 84,
RECORDS OF PIMA COUNTY,
SEC. 23, T.17S., R.15E.
OF THE G.&S.R.M.
PIMA COUNTY, ARIZONA



OWNER/DEVELOPER

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C/O RONY DEVORAH
RDEVORAH@GMAIL.COM
PHONE: 520-529-1515



Line Table		
Line #	Length	Direction
L1	24.86'	S20° 30' 00"E
L2	24.86'	N20° 30' 00"W
L3	101.61'	S70° 15' 00"E

Curve Table			
Curve #	Length	Radius	Delta
C1	45.59'	25.00'	104°28'39"
C2	56.23'	125.00'	25°46'21"
C3	36.14'	50.00'	41°24'35"
C4	229.35'	50.00'	262°49'09"
C5	36.14'	50.00'	41°24'35"
C6	101.00'	175.00'	33°04'09"
C7	36.14'	25.00'	82°49'09"

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EXHIBIT "E"
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

A PORTION OF WOODWARD STREET OF NEW TUCSON UNIT 8, AS RECORDED IN BOOK 17 OF MAPS AND PLATS, PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 365 OF SAID NEW TUCSON UNIT 8, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 365, BEARS SOUTH 02° 59' 57" EAST, A DISTANCE OF 139.51 FEET;

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WOODWARD STREET, SOUTH 60° 00' 00" WEST, A DISTANCE OF 19.86 FEET, TO THE **POINT OF BEGINNING**.

THENCE, CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE, SOUTH 60° 00' 00" WEST, A DISTANCE OF 146.17 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 25.00 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 78° 30' 00", AND AN ARC DISTANCE OF 34.25 FEET, TO A POINT OF CUSP, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF WILLIS AVENUE OF SAID NEW TUCSON UNIT 8;

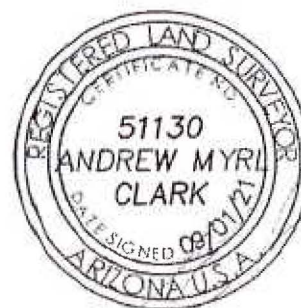
THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF SAID WOODWARD STREET AND ALONG THE EAST RIGHT OF WAY LINE OF SAID WILLIS AVENUE, NORTH 18° 30' 00" WEST, A DISTANCE OF 102.05 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHERLY, WITH A RADIUS OF 25.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 71° 30' 00" EAST, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WOODWARD STREET;

THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE OF SAID WILLIS AVENUE AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID WOODWARD STREET AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 30' 00", AND AN ARC DISTANCE OF 44.29 FEET;

THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 60° 00' 00" EAST, A DISTANCE OF 125.82 FEET;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE, SOUTH 30° 00' 00" EAST, A DISTANCE OF 50.00 FEET, TO THE **POINT OF BEGINNING**.

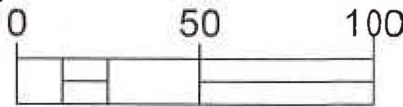
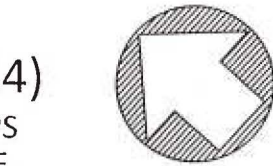
THE TOTAL PARCEL AREA CONTAINS 0.19 ACRES, MORE OR LESS.



DEPICTION OF EXHIBIT "E" RIGHT-OF-WAY ABANDONMENT AT WOODWARD STREET (EAST OF LOTS 262 & 364)

AS RECORDED IN BOOK 17 OF MAPS
AND PLATS, PAGE 84, RECORDS OF
PIMA COUNTY,
SEC. 23, T.17S., R.15E.
OF THE G. & S.R.M.
PIMA COUNTY, ARIZONA

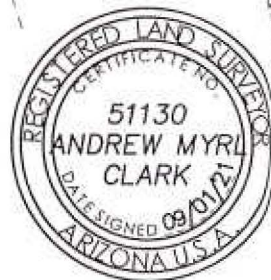
Curve Table			
Curve #	Length	Radius	Delta
C1	34.25'	25.00'	78°30'00"
C2	44.29'	25.00'	101°30'00"



PARK OR SCHOOL SITE
455

Feet

SCALE: 1"=50'



Line Table		
Line #	Length	Direction
L1	19.86'	S60°00'00"W
L2	146.17'	S60°00'00"W
L3	102.05'	N18°30'00"W
L4	125.82'	N60°00'00"E
L5	50.00'	S30°00'00"E

OWNER/DEVELOPER

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EXHIBIT "F"
LEGAL DESCRIPTION
RIGHT OF WAY ABANDONMENT

A PORTION OF CHATFIELD AVENUE RIGHT OF WAY, OF NEW TUCSON UNIT 8, AS RECORDED IN BOOK 17 OF MAPS AND PLATS, PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 330 OF SAID NEW TUCSON UNIT 8, FROM WHICH THE SOUTHEAST CORNER OF LOT 331 OF SAID NEW TUCSON UNIT 8, BEARS SOUTH 03° 53' 27" WEST, A DISTANCE OF 175.00 FEET;

THENCE, ALONG THE WEST RIGHT OF WAY LINE OF SAID CHATFIELD AVENUE, SOUTH 03° 53' 27" WEST, A DISTANCE OF 35.40 FEET TO THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 47° 01' 55" EAST, A DISTANCE OF 55.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 42.05 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 04° 50' 43" WEST;

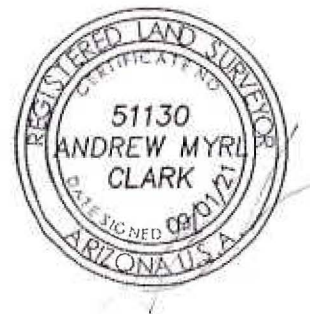
THENCE, EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A DELTA ANGLE OF 09° 59' 08", AND AN ARC DISTANCE OF 7.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID CHATFIELD AVENUE;

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 03° 53' 27" WEST, A DISTANCE OF 11.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 50.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 13° 05' 52" WEST;

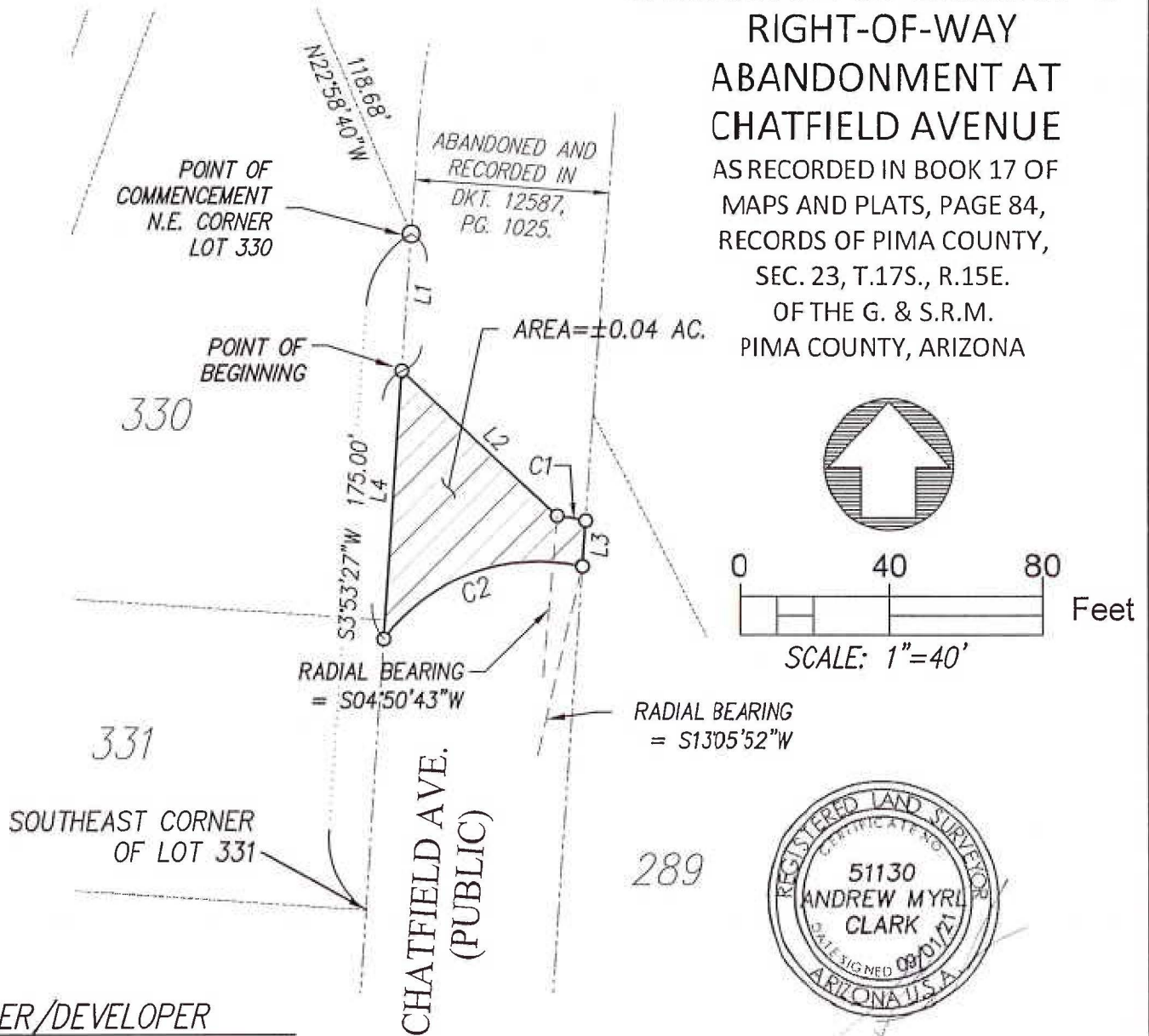
THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE, WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A DELTA ANGLE OF 66° 20' 49", AND AN ARC DISTANCE OF 57.90 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE;

THENCE, ALONG THE WEST RIGHT OF WAY LINE, NORTH 03° 53' 27" EAST, A DISTANCE OF 69.55 FEET, TO THE **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 0.04 ACRES, MORE OR LESS.



DEPICTION OF EXHIBIT "F"
 RIGHT-OF-WAY
 ABANDONMENT AT
 CHATFIELD AVENUE
 AS RECORDED IN BOOK 17 OF
 MAPS AND PLATS, PAGE 84,
 RECORDS OF PIMA COUNTY,
 SEC. 23, T.17S., R.15E.
 OF THE G. & S.R.M.
 PIMA COUNTY, ARIZONA



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Line Table		
Line #	Length	Direction
L1	35.40'	S3°53'27"W
L2	55.03'	S47°01'55"E
L3	11.88'	S3°53'27"W
L4	69.55'	N3°53'27"E

Curve Table			
Curve #	Length	Radius	Delta
C1	7.33'	42.05'	9°59'08"
C2	57.90'	50.00'	66°20'49"