

WHEN RECORDED MAIL TO:  
Cochise County Hwy & Floodplain Div.  
1415 W. Melody Lane  
Bisbee, AZ 85603

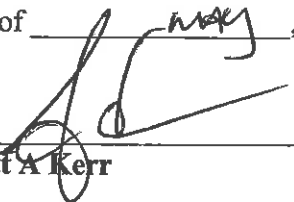
Exempt pursuant to  
A.R.S. 11-1134.A.2

**GRANT OF EASEMENT**

For and in consideration of the benefits and public service which will result from the conveyance of the property hereinafter described and its use by Cochise County which is hereby acknowledged as adequate consideration for this conveyance, I/we, **Scott A. Kerr, an unmarried man and Nancy Ortiz, an unmarried woman**, do hereby grant to the **County of Cochise**, a body politic, and to the **public**, an easement for roadway purposes, and all incidences thereto, across that certain parcel of land in County of Cochise, State of Arizona, more particularly described as follows:

**Exhibit "A"**

IN WITNESS WHEREOF, this instrument has been duly signed and executed this 11<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_  
Scott A Kerr

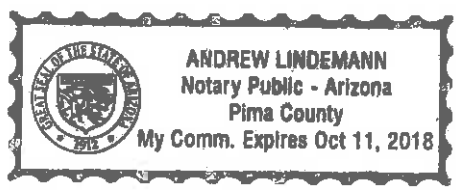
  
\_\_\_\_\_  
Nancy Ortiz

STATE OF ARIZONA        }  
                                      } ss.  
COUNTY OF Pima        }

This instrument was duly acknowledged before me this 11 day of May, 2017, by **Scott A. Kerr** and **Nancy Ortiz** for the purpose and consideration therein contained.

MY COMMISSION EXPIRES:  
10-11-2018

  
\_\_\_\_\_  
Notary Public



ACCEPTANCE:  
  
\_\_\_\_\_  
By: \_\_\_\_\_  
Chairman  
Board of Supervisors



**ALTA LAND SURVEY, INC.**  
Surveying ~ Drafting ~ Construction Staking  
5930 E. Pima St., Suite 130, Tucson, AZ 85712 Ph. (520) 398-6651

JOB 16-073  
MAY 02, 2017

**LEGAL DESCRIPTION**

**EASEMENT 1**

A 50.00 FOOT EASEMENT OVER, ACROSS, UNDER AND THROUGH ALL THAT PORTION OF THE WEST 520.00 FEET, MORE OR LESS, OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY ARIZONA, LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCING AT A FOUND ALUMINUM CAP MARKED "PE 8424" ON THE WEST LINE OF SECTION 17 FROM WHICH A FOUND ALUMINUM CAP MARKED "PE 9424" AT THE WEST ONE-QUARTER CORNER OF SECTION 17 BEARS NORTH 00° 00' 34" EAST A DISTANCE OF 989.58 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION);

THENCE, ALONG THE NORTH LINE OF SAID PORTION OF THE WEST 520.00 FEET, MORE OR LESS, NORTH 89° 41' 41" EAST, A DISTANCE OF 515.80 FEET, TO A 1" PLASTIC CAP WITH TAG, RLS 23379, ALSO REPRESENTING THE NORTHEAST CORNER OF SAID PORTION OF THE WEST 520.00 FEET;

THENCE, ALONG THE EAST LINE OF SAID PORTION OF THE WEST 520.00, SOUTH 00° 00' 25" EAST, A DISTANCE OF 192.53 FEET TO THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID EAST LINE, SOUTH 89° 59' 35" WEST, A DISTANCE OF 19.28 FEET TO A POINT OF TANGENT CURVATURE;

THENCE, UPON A CURVE TO THE LEFT HAVING A RADIUS OF 60.00', AND A CENTRAL ANGLE OF 36° 20' 18", AN ARC DISTANCE OF 38.05';

THENCE, SOUTH 53° 39' 17" WEST, A DISTANCE OF 151.27 FEET TO A POINT OF TANGENT CURVATURE;

THENCE UPON A CURVE TO THE LEFT HAVING A RADIUS OF 132.00', AND A CENTRAL ANGLE OF 54° 32' 23", AN ARC DISTANCE OF 125.65';

THENCE, SOUTH 00° 53' 06" EAST, A DISTANCE OF 5.60 FEET TO A POINT OF TANGENT CURVATURE;

THENCE, UPON A CURVE TO THE RIGHT HAVING A RADIUS OF 103.00', AND A CENTRAL ANGLE OF 54° 33' 10", AN ARC DISTANCE OF 98.07' TO A POINT OF REVERSE CURVATURE;

THENCE, WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 72.00', AND A CENTRAL ANGLE OF 65° 04' 23", AN ARC DISTANCE OF 81.77';

THENCE, SOUTH 11° 24' 20" EAST, A DISTANCE OF 119.95 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'A'**;

THENCE, CONTINUING SOUTH 11° 24' 20" EAST, A DISTANCE OF 135.09 FEET;

THENCE, SOUTH 80° 15' 32" EAST, A DISTANCE OF 75.83 FEET TO A POINT OF TANGENT CURVATURE;



**ALTA LAND SURVEY, INC.**  
Surveying ~ Drafting ~ Construction Staking

5930 E. Pima St., Suite 130, Tucson, AZ 85712 Ph. (520) 398-6651

JOB 16-073  
MAY 02, 2017

**LEGAL DESCRIPTION CONTINUED**

THENCE UPON A CURVE TO THE RIGHT HAVING A RADIUS OF 166.25', AND A CENTRAL ANGLE OF 18° 56' 03", AN ARC DISTANCE OF 54.94';

THENCE, SOUTH 61° 19' 29" EAST, A DISTANCE OF 105.28 FEET TO A POINT OF TANGENT CURVATURE;

THENCE, UPON A CURVE TO THE LEFT HAVING A RADIUS OF 178.09', AND A CENTRAL ANGLE OF 10° 50' 13", AN ARC DISTANCE OF 33.68' TO A POINT ON THE EAST LINE OF SAID PORTION OF THE WEST 520.00 FEET, ALSO BEING THE **POINT OF TERMINUS**.

**EASEMENT 2**

BEGINNING AT THE ABOVE DESCRIBED **POINT A**;

THENCE, SOUTH 76° 11' 46" EAST A DISTANCE OF 13.32 FEET TO A POINT OF TANGENT CURVATURE;

THENCE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 44° 50' 39" AN ARC DISTANCE OF 32.87 FEET;

THENCE, NORTH 58° 57' 35" EAST A DISTANCE OF 14.75 FEET TO A POINT OF TANGENT CURVATURE;

THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 103.00 FEET AND A CENTRAL ANGLE OF 18° 22' 30" AN ARC DISTANCE OF 33.03 FEET;

THENCE NORTH 77° 20' 05" EAST A DISTANCE OF 193.46 FEET TO A POINT ON THE WEST LINE OF PARKER LAKEVIEW ESTATES ACCORDING TO THE FINAL MAP RECORDED IN BOOK 4 AT PAGE 92 ON FILE AT THE RECORDER'S OFFICE OF COCHISE COUNTY, ARIZONA, AND THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID 50.00 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND ALSO THE WEST RIGHT-OF-WAY LINES OF CORONADO TRAIL ROAD, BOTH NORTH AND SOUTH ROADS, AS SHOWN ON THE MAP AND PLAT RECORDED IN BOOK 4, PAGE 92 OF MAPS AND PLATS ON FILE AT THE RECORDER'S OFFICE OF COCHISE COUNTY, AZ.

W.1/4 COR. SECTION 17  
ACP, PE 9424

SEC. 18

SEC. 17

PARKER  
CANYON ROAD

BASIS OF BEARINGS  
N00°00'34"E

989.58'

POINT OF  
COMMENCEMENT  
ACP, PE 8424

1/2" IRON PIN  
RLS 23379

N89°41'41"E  
515.80'

POINT OF  
BEGINNING  
EASEMENT 1

S00°00'25"E

192.53'

80'  
R/W

LINE	BEARING	DISTANCE
L1	S89°59'35"W	19.28'
L2	S53°39'17"W	151.27'
L3	S00°53'06"E	5.60'
L4	S11°24'20"E	119.95'
L5	S11°24'20"E	135.09'
L6	S80°15'32"E	75.83'
L7	S61°19'29"E	105.28'
L8	S76°11'46"E	13.32'
L9	N58°57'35"E	14.75'
L10	N77°20'05"E	193.46'

425.78'

POINT OF  
TERMINUS  
EASEMENT 2

50'  
R/W

290.94'

"POINT A"

50' FROM  
PROPERTY  
LINE

80'  
R/W

POINT OF  
TERMINUS  
EASEMENT 1

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	60.00'	38.05'	36°20'18"
C2	132.00'	125.65'	54°32'23"
C3	103.00'	98.07'	54°33'10"
C4	72.00'	81.77'	65°04'23"
C5	166.25'	54.94'	18°56'03"
C6	178.09'	33.68'	10°50'13"
C7	42.00'	32.87'	44°50'39"
C8	103.00'	33.03'	18°22'30"

## ALTA LAND SURVEY, INC.

SURVEYING, CONSTRUCTION STAKING & DRAFTING  
5930 E. PIMA STREET, SUITE 130  
TUCSON, ARIZONA 85712  
(520) 398-6651

50' WIDE EASEMENT WITHIN  
A PORTION OF SECTION 17  
T.23S., R.19E., G.&S.R.M.  
COCHISE COUNTY, ARIZONA

Project No.  
16-073

Drawn By: GWM  
Checked By: DL

Date: 5/02/17  
Sheet: 3 of 3