

NEW UTILITY EASEMENT DESCRIPTION:

A PORTION OF LOTS 7 THROUGH 12, BLOCK 8, PLAT OF WICKENBURG, ACCORDING TO BOOK 2 OF MAPS, PAGE 68, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 8;

THENCE SOUTH 41 DEGREES 24 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 8.00 FEET;

THENCE NORTH 48 DEGREES 23 MINUTES 41 SECONDS WEST, DEPARTING THE SAID SOUTH LINE OF LOT 7, A DISTANCE OF 241.01 FEET;

THENCE NORTH 76 DEGREES 01 MINUTES 47 SECONDS WEST A DISTANCE OF 10.06 FEET;

THENCE SOUTH 41 DEGREES 38 MINUTES 20 SECONDS WEST A DISTANCE OF 89.33 FEET;

THENCE NORTH 48 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 6.00 FEET;

THENCE SOUTH 41 DEGREES 38 MINUTES 20 SECONDS WEST A DISTANCE OF 65.49 FEET;

THENCE NORTH 48 DEGREES 21 MINUTES 40 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT ON THE SOUTH LINE OF U.S. 60/WEST WICKENBURG WAY RIGHT-OF-WAY;

THENCE NORTH 41 DEGREES 38 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF WAY, A DISTANCE OF 7.69 FEET;

THENCE NORTH 27 DEGREES 36 MINUTES 01 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF WAY, A DISTANCE OF 20.61 FEET;

THENCE NORTH 41 DEGREES 38 MINUTES 20 SECONDS EAST A DISTANCE OF 41.90 FEET;

THENCE NORTH 80 DEGREES 52 MINUTES 49 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 9.48 FEET;

THENCE NORTH 41 DEGREES 38 MINUTES 20 SECONDS EAST A DISTANCE OF 90.55 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH TEGNER STREET;

THENCE SOUTH 48 DEGREES 23 MINUTES 41 SECONDS EAST A DISTANCE OF 257.89 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED EXHIBIT DRAWING
BY REFERENCE MADE A PART HERETO.



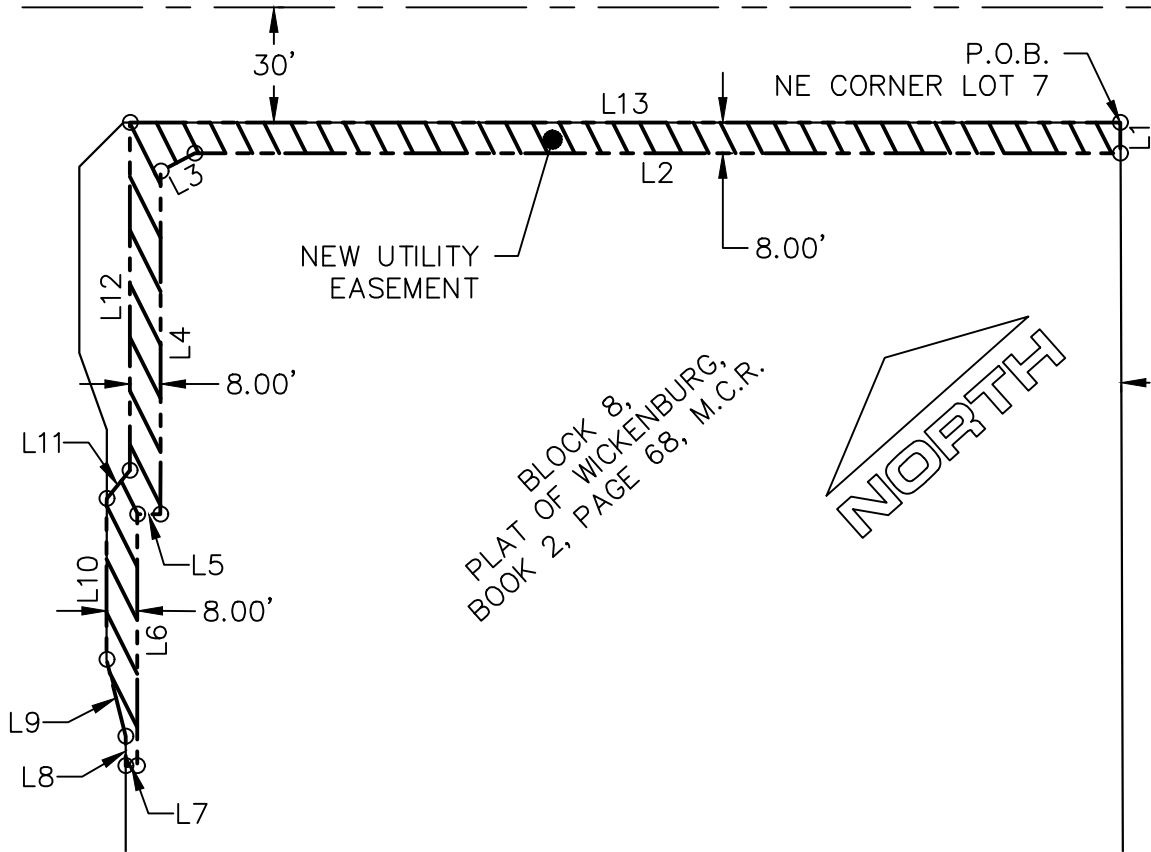
EXHIBIT "A"
NEW UTILITY EASEMENT

DRAWN:	KOS	JOB NO:	21282
CHECKED:	JVS	DATE:	12/10/2024
SCALE:	NTS	SHEET	1 OF 2

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S TEGNER STREET

U.S. 60 / WICKENBURG WAY



LINE TABLE

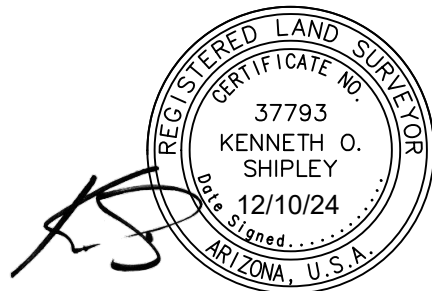
SEGMENT	DIRECTION	LENGTH
L1	S41° 24' 27"W	8.00'
L2	N48° 23' 41"W	241.01'
L3	N76° 01' 47"W	10.06'
L4	S41° 38' 20"W	89.33'
L5	N48° 23' 41"W	6.00'
L6	S41° 38' 20"W	65.49'
L7	N48° 21' 40"W	3.00'

LINE TABLE

SEGMENT	DIRECTION	LENGTH
L8	N41° 38' 20"E	7.69'
L9	N27° 36' 01"E	20.61'
L10	N41° 38' 20"E	41.90'
L11	N80° 52' 49"E	9.48'
L12	N41° 38' 20"E	90.55'
L13	S48° 23' 41"E	257.89'

EXHIBIT "A" NEW UTILITY EASEMENT

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CHECKED:	JVS	DATE:	12/10/2024
SCALE:	NTS	SHEET	2 OF 2



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