



**Exhibit "A"**  
**SP DUNN/AK CHIN LLC**  
**Farrell Road Drainage Easements**

Job No. 19-1504

July 8, 2021

**PERMANENT DRAINAGE EASEMENT #1**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 1280.93 feet to a point on said west line;

thence, departing said west line South 89 degrees 49 minutes 25 seconds East, 149.23 feet;

thence North 0 degrees 40 minutes 14 seconds East, 75.00 feet to the **POINT OF BEGINNING**;

thence North 0 degrees 40 minutes 14 seconds East, 56.45 feet;

thence South 89 degrees 51 minutes 00 seconds East, 98.04 feet;

thence South 0 degrees 00 minutes 00 seconds East, 56.49 feet;

thence North 89 degrees 49 minutes 25 seconds West, 98.70 feet to the **POINT OF BEGINNING**.

Said portion of land containing 5,555 square feet, or 0.1275 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.



## **PERMANENT DRAINAGE EASEMENT #2**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 1280.93 feet to a point on said west line;

thence, departing said west line South 89 degrees 49 minutes 25 seconds East, 149.23 feet;

thence South 0 degrees 40 minutes 14 seconds West, 75.00 feet to the **POINT OF BEGINNING**;

thence South 89 degrees 49 minutes 25 seconds East, 86.82 feet;

thence South 0 degrees 07 minutes 23 seconds West, 13.50 feet;

thence North 89 degrees 52 minutes 12 seconds West, 86.95 feet;

thence North 0 degrees 40 minutes 14 seconds East, 13.57 feet to the **POINT OF BEGINNING**.

Said portion of land containing 1,176 square feet, or 0.0270 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.

## **TEMPORARY DRAINAGE EASEMENT #3**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:



**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 1280.93 feet to a point on said west line;

thence, departing said west line South 89 degrees 49 minutes 25 seconds East, 304.23 feet;

thence South 0 degrees 10 minutes 35 seconds West, 75.00 feet to the **POINT OF BEGINNING**;

thence South 89 degrees 49 minutes 25 seconds East, 316.19 feet to the beginning of a curve, concave northerly, having a radius of 2025.00 feet;

thence easterly 16.00 feet along the arc of said curve through a central angle of 0 degrees 27 minutes 10 seconds;

thence on a non-tangent line South 0 degrees 10 minutes 35 seconds West, 66.00 feet to the beginning of a non-tangent curve, concave northerly, from which the radius point bears North 0 degrees 13 minutes 16 seconds West a distance of 2569.85 feet;

thence westerly 16.00 feet along the arc of said curve through a central angle of 0 degrees 21 minutes 24 seconds;

thence on a non-tangent line North 89 degrees 49 minutes 25 seconds West, 315.99 feet; thence North, 66.00 feet to the **POINT OF BEGINNING**.

Said portion of land containing 21,918 square feet, or 0.5032 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.



#### **TEMPORARY DRAINAGE EASEMENT #4**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 1280.93 feet to a point on said west line;

thence, departing said west line South 89 degrees 49 minutes 25 seconds East, 305.60 feet;

thence North 0 degrees 10 minutes 35 seconds East, 75.00 feet to the **POINT OF BEGINNING**;

thence North 0 degrees 02 minutes 23 seconds East, 75.00 feet;

thence South 89 degrees 49 minutes 25 seconds East, 315.00 feet to the beginning of a curve, concave northerly, having a radius of 1800.00 feet;

thence easterly 15.00 feet along the arc of said curve through a central angle of 0 degrees 28 minutes 39 seconds;

thence on a non-tangent line South 0 degrees 10 minutes 35 seconds West, 75.00 feet to the beginning of a non-tangent curve, concave northerly, from which the radius point bears North 0 degrees 16 minutes 55 seconds West a distance of 1875.00 feet;

thence westerly 15.00 feet along the arc of said curve through a central angle of 0 degrees 27 minutes 30 seconds;

thence North 89 degrees 49 minutes 25 seconds West, 314.83 feet to the **POINT OF BEGINNING**.

Said portion of land containing 24,744 square feet, or 0.5680 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.



This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.

### **TEMPORARY DRAINAGE EASEMENT #5**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

Thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 2611.77 feet to the Northwest corner of said Section 3

thence along the north line of said Northwest Quarter, North 89 degrees 57 minutes 51 seconds East, 1296.14 feet to a point on said north line;

thence, departing said north line South 0 degrees 02 minutes 09 seconds East, 1063.11 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 22 degrees 11 minutes 32 seconds West a distance of 1814.00 feet and the **POINT OF BEGINNING**;

thence Northeasterly 289.82 feet along the arc of said curve through a central angle of 9 degrees 09 minutes 15 seconds;

thence on a non-tangent line South 31 degrees 20 minutes 47 seconds East, 61.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 31 degrees 20 minutes 47 seconds West a distance of 1875.00 feet;

thence Southwesterly 298.99 feet along the arc of said curve through a central angle of 9 degrees 08 minutes 12 seconds;

thence on a non-tangent line North 22 degrees 43 minutes 45 seconds West, 61.00 feet to the **POINT OF BEGINNING**.



Said portion of land containing 17,959 square feet, or 0.4123 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.

### **TEMPORARY DRAINAGE EASEMENT #6**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

Thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 2611.77 feet to the Northwest corner of said Section 3

thence along the north line of said Northwest Quarter, North 89 degrees 57 minutes 51 seconds East, 1559.29 feet to a point on said north line;

thence, departing said north line South 0 degrees 02 minutes 09 seconds East, 1172.84 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 27 degrees 55 minutes 36 seconds West a distance of 2025.00 feet to the **POINT OF BEGINNING**;

thence northeasterly 246.28 feet along the arc of said curve through a central angle of 6 degrees 58 minutes 06 seconds;

thence North 55 degrees 06 minutes 18 seconds East, 9.41 feet;

thence South 34 degrees 28 minutes 56 seconds East, 55.98 feet to the beginning of a non-tangent curve, concave northwest, from which the radius point bears North 35 degrees 08 minutes 35 seconds West a distance of 2081.00 feet;

thence southwesterly 261.44 feet along the arc of said curve through a central angle of 7 degrees 11 minutes 53 seconds;



thence on a non-tangent line North 28 degrees 36 minutes 21 seconds West, 56.00 feet to the **POINT OF BEGINNING**.

Said portion of land containing 14,480 square feet, or 0.3324 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.

#### **TEMPORARY DRAINAGE EASEMENT #7**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

Thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 2611.77 feet to the Northwest corner of said Section 3

thence along the north line of said Northwest Quarter, North 89 degrees 57 minutes 51 seconds East, 2072.18 feet to a point on said north line;

thence, departing said north line South 0 degrees 02 minutes 09 seconds East, 833.82 feet to the **POINT OF BEGINNING**;

thence North 55 degrees 06 minutes 18 seconds East, 234.00 feet;

thence South 34 degrees 53 minutes 42 seconds East, 48.00 feet;

thence South 55 degrees 06 minutes 18 seconds West, 234.00 feet;

thence North 34 degrees 53 minutes 42 seconds West, 48.00 feet to the **POINT OF BEGINNING**.

Said portion of land containing 11,232 square feet, or 0.2579 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.



This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.

### **TEMPORARY DRAINAGE EASEMENT #8**

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

**COMMENCING** at a 3" ADOT Highway Department brass cap in hand hole at the West Quarter corner of said Section 3, from which a stem of brass cap at the Northwest corner of said Section 3, which bears North 0 degrees 38 minutes 14 seconds East, a distance of 2611.77 feet therefrom;

Thence along the west line of said Northwest Quarter, North 0 degrees 38 minutes 14 seconds East, 2611.77 feet to the Northwest corner of said Section 3

thence along the north line of said Northwest Quarter, North 89 degrees 57 minutes 51 seconds East, 1911.24 feet to a point on said north line;

thence, departing said north line South 0 degrees 02 minutes 09 seconds East, 709.49 feet to the **POINT OF BEGINNING**;

thence North 55 degrees 06 minutes 18 seconds East, 291.00 feet;

thence South 34 degrees 53 minutes 42 seconds East, 44.00 feet;

thence South 55 degrees 06 minutes 18 seconds West, 291.00 feet;

thence North 34 degrees 53 minutes 42 seconds West, 44.00 feet to the **POINT OF BEGINNING**.

Said portion of land containing 12,804 square feet, or 0.2939 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.



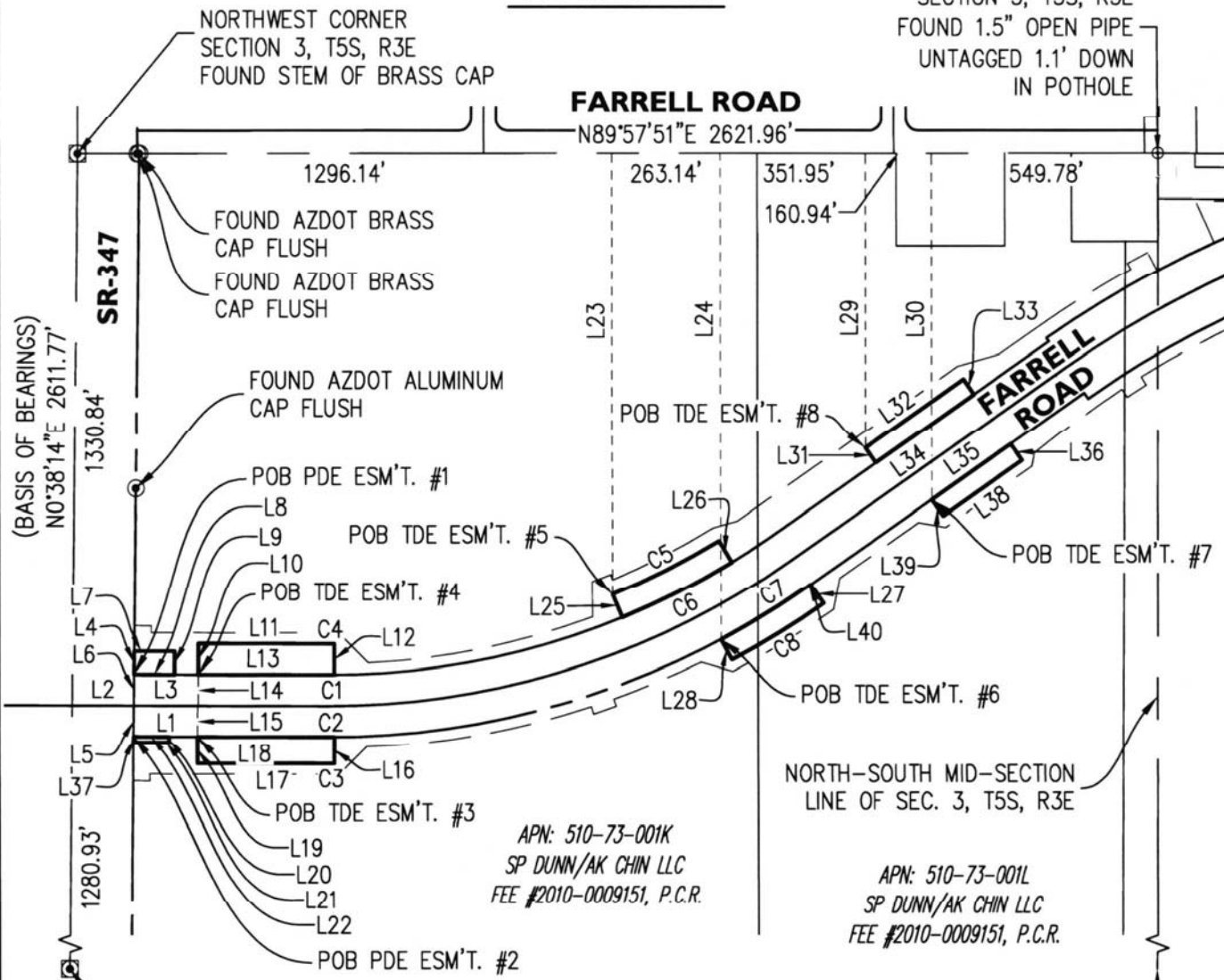


This description shown hereon is not to be used to violate subdivision regulations of the State, Country and/or Municipality, or any other land division restrictions.



# EXHIBIT "A"

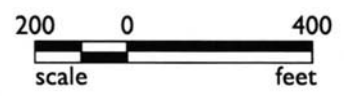
NORTH QUARTER CORNER  
SECTION 3, T5S, R3E  
FOUND 1.5" OPEN PIPE  
UNTAGGED 1.1' DOWN  
IN POTHOLE



PDE #1 5,555 S.F. 0.1275 AC.	TDE #4 24,744 S.F. 0.5680 AC.	TDE #7 11,232 S.F. 0.2579 AC.
PDE #2 1,176 S.F. 0.0270 AC.	TDE #5 17,959 S.F. 0.4123 AC.	TDE #8 12,804 S.F. 0.2939 AC.
TDE #3 21,918 S.F. 0.5032 AC.	TDE #6 14,480 S.F. 0.3324 AC.	



*[Handwritten Signature]*



19-1504

EXHIBIT A

SP DUNN/AK CHIN LLC APN 510-73-001K & 510-73-001L  
FARRELL ROAD DRAINAGE EASEMENTS

## EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°49'12"E	155.01'
L2	S89°49'25"E	149.23'
L3	S89°49'25"E	156.38'
L4	N00°40'14"E	56.45'
L5	S00°40'14"W	75.00'
L6	N00°40'14"E	75.00'
L7	S89°51'00"E	98.04'
L8	N89°49'25"W	98.70'
L9	S00°00'00"E	56.49'
L10	N00°02'23"E	75.00'
L11	S89°49'25"E	315.00'
L12	S00°10'35"W	75.00'
L13	N89°49'25"W	314.83'
L14	N00°10'35"E	75.00'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S00°10'35"W	75.00'
L16	S00°10'35"W	66.00'
L17	N89°49'25"W	315.99'
L18	S89°49'25"E	316.19'
L19	N00°00'00"E	66.00'
L20	S00°07'23"W	13.50'
L21	N89°52'12"W	86.95'
L22	S89°49'25"E	86.82'
L23	S00°02'09"E	1063.11'
L24	S00°02'09"E	1172.84'
L25	N22°43'45"W	61.00'
L26	S31°20'47"E	61.00'
L27	S34°28'56"E	55.98'
L28	N28°36'21"W	56.00'

LINE TABLE		
LINE	BEARING	LENGTH
L29	S00°02'09"E	709.49'
L30	S00°02'09"E	833.82'
L31	N34°53'42"W	44.00'
L32	N55°06'18"E	291.00'
L33	S34°53'42"E	44.00'
L34	S55°06'18"W	291.00'
L35	N55°06'18"E	234.00'
L36	S34°53'42"E	48.00'
L37	N00°40'14"E	13.57'
L38	S55°06'18"W	234.00'
L39	N34°53'42"W	48.00'
L40	N55°06'18"E	9.41'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	15.00'	1875.00'	0°27'30"	15.00'	N89°56'50"E
C2	16.00'	2025.00'	0°27'10"	16.00'	N89°57'01"E
C3	16.00'	2569.85'	0°21'24"	16.00'	N89°57'26"E
C4	15.00'	1800.00'	0°28'39"	15.00'	N89°56'16"E
C5	289.82'	1814.00'	9°09'15"	289.51'	N63°13'51"E
C6	298.99'	1875.00'	9°08'12"	298.68'	N63°13'19"E
C7	246.28'	2025.00'	6°58'06"	246.13'	N58°35'21"E
C8	261.44'	2081.00'	7°11'53"	261.27'	N58°27'22"E



SHEET 2 OF 2    www.epsgroupinc.com

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### EXHIBIT A

SP DUNN/AK CHIN LLC APN 510-73-001K & 510-73-001L  
FARRELL ROAD DRAINAGE EASEMENTS

