



Exhibit "A"
SP DUNN/AK CHIN LLC
Farrell Road Temporary Construction Easements

Job No. 19-1504

October 11, 2021

TEMPORARY CONSTRUCTION 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, 131.45 feet to the **POINT OF BEGINNING**;

thence North 0 degrees 42 minutes 51 seconds East, 61.83 feet;

thence South 89 degrees 17 minutes 09 seconds East, 40.31 feet;

thence South 0 degrees 10 minutes 35 seconds West, 16.87 feet;

thence South 89 degrees 49 minutes 25 seconds East, 455.57 feet;

thence South 44 degrees 49 minutes 25 seconds East, 101.03 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 2 degrees 51 minutes 29 seconds West a distance of 1848.00 feet;

thence Northeasterly 557.54 feet along the arc of said curve through a central angle of 17 degrees 17 minutes 10 seconds;



thence on a non-tangent line North 0 degrees 19 minutes 51 seconds West, 86.54 feet;

thence North 68 degrees 32 minutes 02 seconds East, 43.35 feet;

thence North 4 degrees 49 minutes 06 seconds East, 18.05 feet;

thence North 0 degrees 13 minutes 16 seconds West, 282.77 feet;

thence South 89 degrees 48 minutes 45 seconds East, 553.35 feet;

thence North 55 degrees 06 minutes 18 seconds East, 358.49 feet;

thence North 74 degrees 03 minutes 36 seconds East, 104.67 feet;

thence North 55 degrees 06 minutes 18 seconds East, 117.03 feet to the beginning of a curve, concave Southeast, having a radius of 2568.50 feet;

thence Northeasterly 263.48 feet along the arc of said curve through a central angle of 5 degrees 52 minutes 39 seconds;

thence on a non-tangent line North 28 degrees 38 minutes 49 seconds West, 16.67 feet;

thence North 62 degrees 13 minutes 03 seconds East, 55.61 feet;

thence South 27 degrees 46 minutes 57 seconds East, 49.57 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 27 degrees 46 minutes 57 seconds East a distance of 2535.00 feet;

thence Southwesterly 314.69 feet along the arc of said curve through a central angle of 7 degrees 06 minutes 45 seconds;

thence on a non-tangent line South 34 degrees 53 minutes 42 seconds East, 10.00 feet;

thence South 55 degrees 06 minutes 18 seconds West, 221.50 feet;

thence North 34 degrees 53 minutes 42 seconds West, 44.00 feet;

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



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

thence South 55 degrees 06 minutes 18 seconds West, 307.95 feet to the beginning of a curve, concave Northwest, having a radius of 1875.00 feet;

thence Southwesterly 116.13 feet along the arc of said curve through a central angle of 3 degrees 32 minutes 55 seconds;

thence on a non-tangent line North 31 degrees 20 minutes 47 seconds West, 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 1814.00 feet;

thence Southwesterly 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 22 degrees 43 minutes 45 seconds East, 61.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 22 degrees 12 minutes 35 seconds West a distance of 1875.00 feet;

thence Southwesterly 717.59 feet along the arc of said curve through a central angle of 21 degrees 55 minutes 40 seconds;

thence on a non-tangent line North 0 degrees 10 minutes 35 seconds East, 75.00 feet to the beginning of a non-tangent curve, concave Northerly, from which the radius point bears North 0 degrees 18 minutes 03 seconds West a distance of 1800.00 feet;

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

thence North 89 degrees 49 minutes 25 seconds West, 315.00 feet;

thence South 0 degrees 02 minutes 23 seconds West, 75.00 feet;

thence North 89 degrees 49 minutes 25 seconds West, 57.03 feet;

thence North, 56.49 feet;

thence North 89 degrees 51 minutes 00 seconds West, 98.04 feet to the **POINT OF BEGINNING**.



Said portion of land containing 217,066 square feet, or 4.9832 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 CONSTRUCTION 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, 88.58 feet to the **POINT OF BEGINNING**;

thence South 89 degrees 52 minutes 12 seconds East, 86.95 feet;

thence North 0 degrees 07 minutes 23 seconds East, 13.50 feet;

thence South 89 degrees 48 minutes 57 seconds East, 68.83 feet;

thence South 0 degrees 00 minutes 00 seconds East, 65.99 feet;

thence South 89 degrees 49 minutes 25 seconds East, 315.99 feet to the beginning of a non-tangent curve, concave Northerly, from which the radius point bears North 0 degrees 08 minutes 08 seconds East a distance of 2569.85 feet;

thence Easterly 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 0 degrees 10 minutes 35 seconds East, 66.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 0 degrees 16 minutes 34 seconds West a distance of 2025.00 feet;

thence Northeasterly 977.25 feet along the arc of said curve through a central angle of 27 degrees 39 minutes 02 seconds;

thence on a non-tangent line South 28 degrees 36 minutes 21 seconds East, 56.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 27 degrees 56 minutes 42 seconds West a distance of 2081.00 feet;

thence Northeasterly 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 34 degrees 28 minutes 56 seconds West, 55.98 feet;

thence North 55 degrees 06 minutes 18 seconds East, 359.54 feet;

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

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

thence North 34 degrees 53 minutes 42 seconds West, 48.00 feet;

thence North 55 degrees 06 minutes 18 seconds East, 217.50 feet;

thence South 34 degrees 53 minutes 42 seconds East, 17.00 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 34 degrees 53 minutes 42 seconds East a distance of 2358.00 feet;

thence Northeasterly 199.57 feet along the arc of said curve through a central angle of 4 degrees 50 minutes 57 seconds;

thence on a non-tangent line South 0 degrees 06 minutes 22 seconds West, 31.29 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 30 degrees 25 minutes 56 seconds East a distance of 2331.00 feet;



thence Southwesterly 46.15 feet along the arc of said curve through a central angle of 1 degrees 08 minutes 04 seconds;

thence on a non-tangent line South 31 degrees 33 minutes 59 seconds East, 23.00 feet;

thence South 57 degrees 45 minutes 11 seconds West, 54.82 feet;

thence North 32 degrees 25 minutes 17 seconds West, 23.00 feet to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 32 degrees 55 minutes 20 seconds East a distance of 2331.00 feet;

thence Southwesterly 263.82 feet along the arc of said curve through a central angle of 6 degrees 29 minutes 05 seconds;

thence on a non-tangent line South 10 degrees 06 minutes 18 seconds West, 32.21 feet;

thence South 55 degrees 06 minutes 18 seconds West, 256.78 feet;

thence North 79 degrees 53 minutes 42 seconds West, 66.47 feet;

thence South 55 degrees 06 minutes 18 seconds West, 234.50 feet;

thence South 10 degrees 31 minutes 04 seconds West, 78.20 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 35 degrees 27 minutes 13 seconds West a distance of 2104.00 feet;

thence Southwesterly 287.13 feet along the arc of said curve through a central angle of 7 degrees 49 minutes 09 seconds;

thence on a non-tangent line North 73 degrees 36 minutes 21 seconds West, 80.28 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 26 degrees 01 minutes 41 seconds West a distance of 2052.00 feet;

thence Southwesterly 230.73 feet along the arc of said curve through a central angle of 6 degrees 26 minutes 33 seconds;

thence on a non-tangent line South 19 degrees 36 minutes 31 seconds East, 17.76 feet;



thence South 70 degrees 23 minutes 29 seconds West, 57.50 feet;

thence North 17 degrees 59 minutes 41 seconds West, 18.58 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 17 degrees 59 minutes 41 seconds West a distance of 2052.00 feet;

thence Southwesterly 556.24 feet along the arc of said curve through a central angle of 15 degrees 31 minutes 52 seconds;

thence on a non-tangent line South 45 degrees 10 minutes 35 seconds West, 94.98 feet;

thence North 89 degrees 49 minutes 25 seconds West, 459.42 feet;

thence South 0 degrees 11 minutes 54 seconds West, 16.81 feet;

thence North 89 degrees 19 minutes 46 seconds West, 40.71 feet;

thence North 0 degrees 40 minutes 14 seconds East, 94.87 feet to the **POINT OF BEGINNING**.

Said portion of land containing 98,803 square feet, or 2.2682 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 POT HOLE

NORTHWEST CORNER
SECTION 3, T5S, R3E
FOUND STEM OF BRASS CAP

N89°57'51"E 2621.96'

FARRELL ROAD

FOUND AZDOT BRASS
CAP FLUSH
FOUND AZDOT BRASS
CAP FLUSH

FOUND AZDOT ALUMINUM
CAP FLUSH

POINT OF BEGINNING TCE #1

TCE
217,066 S.F.
4.9832 AC.

S89°48'45"E 553.35'

FARRELL ROAD

APN: 510-73-001K
SP DUNN/AK CHIN LLC
FEE #2010-0009151, P.C.R.

NORTH-SOUTH MID-SECTION
LINE OF SEC. 3, T5S, R3E

APN: 510-73-001L
SP DUNN/AK CHIN LLC
FEE #2010-0009151, P.C.R.

CENTER OF SECTION 3, T5S, R3E
SEARCHED FOR. NOT FOUND.

POINT OF COMMENCEMENT
WEST QUARTER CORNER
SECTION 3, T5S, R3E
FOUND 3" ADOT HIGHWAY
DEPARTMENT BCHH 0.6' DOWN



SHEET 1 OF 3 www.epsgroupinc.com

19-1504

EXHIBIT A

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



EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°49'25"E	149.23'
L2	N00°40'14"E	131.45'
L3	N00°42'51"E	61.83'
L4	S89°17'09"E	40.31'
L5	S00°10'35"W	16.87'
L6	S89°49'25"E	455.57'
L7	S44°49'25"E	101.03'
L8	N00°19'51"W	86.54'
L9	N68°32'02"E	43.35'
L10	N04°49'06"E	18.05'
L11	N00°13'16"W	282.77'
L12	N55°06'18"E	358.49'
L13	N74°03'36"E	104.67'
L14	N55°06'18"E	117.03'
L15	N28°38'49"W	16.67'
L16	N62°13'03"E	55.61'
L17	S27°46'57"E	49.57'
L18	S34°53'42"E	10.00'
L19	S55°06'18"W	221.50'
L20	N34°53'42"W	44.00'
L21	S55°06'18"W	291.00'
L22	S34°53'42"E	44.00'
L23	S55°06'18"W	307.95'
L24	N31°20'47"W	61.00'

LINE TABLE		
LINE	BEARING	LENGTH
L25	S22°43'45"E	61.00'
L26	N00°10'35"E	75.00'
L27	N89°49'25"W	315.00'
L28	S00°02'23"W	75.00'
L29	N89°49'25"W	57.03'
L30	N00°00'00"W	56.49'
L31	N89°51'00"W	98.04'
L32	S00°40'14"W	88.58'
L33	S89°52'12"E	86.95'
L34	N00°07'23"E	13.50'
L35	S89°48'57"E	68.83'
L36	S00°00'00"E	65.99'
L37	S89°49'25"E	315.99'
L38	N00°10'35"E	66.00'
L39	S28°36'21"E	56.00'
L40	N34°28'56"W	55.98'
L41	N55°06'18"E	359.54'
L42	S34°53'42"E	48.00'
L43	N55°06'18"E	234.00'
L44	N34°53'42"W	48.00'
L45	N55°06'18"E	217.50'
L46	S34°53'42"E	17.00'
L47	S00°06'22"W	31.29'
L48	S31°33'59"E	23.00'

LINE TABLE		
LINE	BEARING	LENGTH
L49	S57°45'11"W	54.82'
L50	N32°25'17"W	23.00'
L51	S10°06'18"W	32.21'
L52	S55°06'18"W	256.78'
L53	N79°53'42"W	66.47'
L54	S55°06'18"W	234.50'
L55	S10°31'04"W	78.20'
L56	N73°36'21"W	80.28'
L57	S19°36'31"E	17.76'
L58	S70°23'29"W	57.50'
L59	N17°59'41"W	18.58'
L60	S45°10'35"W	94.98'
L61	N89°49'25"W	459.42'
L62	S00°11'54"W	16.81'
L63	N89°19'46"W	40.71'
L64	N00°40'14"E	94.87'



EXHIBIT A

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



EXHIBIT "A"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	557.54'	1848.00'	17°17'10"	555.43'	N78°29'56"E
C2	556.24'	2052.00'	15°31'52"	554.53'	N79°46'16"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	314.69'	2535.00'	7°06'45"	314.48'	S58°39'41"W
C6	116.13'	1875.00'	3°32'55"	116.11'	N56°52'46"E
C7	289.82'	1814.00'	9°09'15"	289.51'	N63°13'51"E
C8	717.59'	1875.00'	21°55'40"	713.22'	N78°45'15"E
C9	977.25'	2025.00'	27°39'02"	967.79'	N75°53'55"E
C10	261.44'	2081.00'	7°11'53"	261.27'	N58°27'22"E
C11	199.57'	2358.00'	4°50'57"	199.51'	S57°31'47"W
C12	46.15'	2331.00'	1°08'04"	46.15'	S59°00'03"W
C13	263.82'	2331.00'	6°29'05"	263.68'	S53°50'07"W
C14	287.13'	2104.00'	7°49'09"	286.91'	N58°27'22"E
C15	230.73'	2052.00'	6°26'33"	230.61'	N67°11'35"E

