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Bob Broscheid Executive Director



NOTICE OF MEETING

of

THE ARIZONA STATE PARKS BOARD

of

THE ARIZONA STATE PARKS AND TRAILS

Pursuant to A.R.S. §38-431.02 notice is hereby given to members of the Arizona State Parks Board ("Board") and the public that the Board will hold a meeting on Thursday, November 14, 2024 beginning at 10:00am. Board members may attend the meeting in person or participate telephonically. The public may attend and listen to the meeting at the Arizona State Parks Trails office located at 1110 W Washington St, Suite 100, Phoenix, AZ 85007. Physical access to the meeting place will be fifteen (15) minutes prior to the start of the meeting. Members of the public may also listen/view the meeting via telephone by calling 1-641-632-2283 and entering the passcode 822 399 040# or via YouTube: https://youtube.com/live/vy16z8Nz9mc?feature=share

In person or telephonic public comment will be taken. If choosing to speak in person, the speaker will be asked to complete a form which will be made available at the Arizona State Parks and Trails office on the meeting day and submit to staff. If choosing to speak via telephone, persons who wish to make statements to the Board will be asked to identify themselves each time they are speaking. Please ensure phones are muted when not speaking.

This meeting is open to the public; however, the Board may elect to hold an Executive Session for any agenda items at any time during the meeting to discuss or consult with its legal counsel for legal advice on matters listed on this agenda pursuant to A.R.S. \$38-431.03(A)(3). Items on the agenda may be discussed out of order unless they have been specifically noted to be set for a certain time. Public comment will be taken.

AGENDA

(The Chair reserves the right to set the order of the agenda.)

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. MEMBER ROLL CALL AND MISSION STATEMENT

D. AGENDA ITEMS

1. Consideration of Action to Approve Minutes of the September 19, 2024, Board Meeting– The Board will review and may consider action to approve the Board meeting minutes from September 19, 2024.

2. Office of Outdoor Recreation. Presentation on the objectives and priorities of this new office, focusing on its alignment with Arizona's SCORP (Statewide Comprehensive Outdoor Recreation Plan) to expand sustainable outdoor recreation opportunities for Arizona residents, our visitors, and future generations. (Presenter: Neil Large, Program Administrator of the Arizona Office of Outdoor Recreation)

3. Greater Sedona Collaborative Group. Southwest Decision Resources will provide a presentation on the OHV Grant Funded Greater Sedona OHV Management Facilitation Project. (Presenter:Mark Loseth, Southwest Decision Resources)

4. Growing Smarter Observatory Mesa Proposed Amendment to the Existing Observatory Mesa Right-of Way. The Arizona State Parks Board will consider and may take action on a recommendation to the proposed amendment of Right-of-way easement #16-88092 to enable the construction of an access road through Observatory Mesa Natural Area to private properties on the eastern side of Section 6. (Presenter: Mickey Rogers, Chief of Grants and Trails)

E. FUTURE AGENDA ITEMS

Board members may identify items or issues they wish to be considered for inclusion on a future agenda.

F. EXECUTIVE DIRECTOR'S REPORT ON CURRENT EVENTS

The Executive Director may present a summary of current events and /or recent experiences of interest to the outdoor recreation community and/or the status of any projects with which they may be involved. The Board will not discuss or take any action on any current event summary.

G. CURRENT EVENTS

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H. CALL TO THE PUBLIC

The Chair will recognize those wishing to address the Board. It is probable that each presentation will be limited to one person per organization and the time allotted by the Chair. Action taken because of acknowledgement of comments and suggestions from the public will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.

I. FUTURE MEETING DATES

Arizona State Parks Board Tentative 2024 Meeting Schedule		
Date	Location	
December 12, 2024	Central Office	

J. ADJOURNMENT:

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Pursuant to A.R.S. §38-509 Board member conflict of interest forms are available for public inspection along with a copy of this agenda and any background material provided to Board members at Arizona State Parks and Trails, 1110 W. Washington Street, Suite #100., Phoenix, AZ 85007. For additional information, contact Mickey Rogers at (602) 542-6942. Pursuant to Title II of the Americans with Disabilities Act (ADA), Arizona State Parks & Trails does not discriminate based on a disability regarding admission to public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the ADA Coordinator Thomas Beranek at (602) 542-7389; or email tberanek@azstateparks.gov. Requests should be made as early as possible to allow time to arrange the accommodation. For technical difficulties during the teleconference meeting, please contact Pamela Cason at 480-622-4559 or via email pcason@azstateparks.gov.

Posted at: Arizona State Parks and Trails 1110 West Washington St, Suite 100, Phoenix, AZ 85007

And at: https://azstateparks.com/arizona-state-parks-board

Bob Broscheid: Executive Director





Bob Broscheid Executive Director



DRAFT MINUTES

of

THE ARIZONA STATE PARKS BOARD

of

THE ARIZONA STATE PARKS AND TRAILS

October 17, 2024

Meeting location: Arizona State Parks and Trails, 1110 W Washington St., Suite #100, Phoenix, AZ 85007

Members present: Dale Larsen, John Sefton, Terri Palmberg

Members participating telephonically: Sarah King

Members absent: Jeff Buchanan

<u>ASPT Staff Present</u>: Bob Broscheid, Sarah Rose Webber, Pamela Cason, Mickey Rogers, Woody Gresko

<u>Arizona AG Office:</u> *Laurie Hachtel, Arizona State Parks Board attorney* <u>YouTube live stream</u>: <u>https://youtube.com/live/98X-kp4m01o?feature=share</u>

A. CALL TO ORDER

Chairman Larsen of the Arizona State Parks Board called the meeting to order at 10:01 am.

B. PLEDGE OF ALLEGIANCE

Member Teri Palmberg led Board members in reciting the Pledge of Allegiance.

C. MEMBER ROLL CALL AND MISSION STATEMENT

Pamela Cason did the role call. All were present except for Jeff Buchanan. Dale Larsen read the mission statement.

D. AGENDA ITEMS

1. Consideration of Action to Approve Minutes of the September 19, 2024, Board Meeting –Member Terri Palmberg motioned for the minutes to be approved and Member John Sefton seconded the motion, all members approved by saying aye.

2. Consideration of Consent Agenda: Items 2(a) through 2(e), are noticed as consent agenda items to expedite action. -*Member John Sefton motioned consent agenda items to be approved as presented and Member Teri Palmberg seconded the motion. All members approved via roll call vote.*

2a. Consideration of Action to Approve Funding for the Cost Amendment Increase to Arizona Alpine Trail Master Plan Project 552321 as Presented by Staff (Presenter: Matthew Eberhart, State OHV Coordinator)

552.	552321 Arizona Alpine Trail Master Plan Amendment Increase			
Original Award	Amendment Increase Request	New Award	Staff /OHVAG Recommendation	
\$316,503.00	\$17,473.00	\$333,976.00	\$333,976.00	



Katie Hobbs Governor



Bob Broscheid Executive Director



2b. Consideration of Action to Approve Funding for the submitted 2025 Competitive Motorized Grants Applications. (Presenter: Matthew Eberhart, State OHV Coordinator). The following grant application(s) have been submitted for funding totaling \$857,395.00.

2025 Competitive Motorized Grant Application(s)				
Sponsor	Project	Project Request	Staff /OHVAG Recommendation	Score
			Recommendation	
La Paz County Sheriff's Office	OHV Law Enforcement and Education Program	\$421,995.00	\$421,995.00	43
Mohave County Sheriff's Office	OHV Law Enforcement Equipment and Enforcement	\$435,400.00	\$435,400.00	43
	TOTAL	\$857,395.00	\$857,395.00	

2c. Consideration of Action to Approve Funding for the submitted 2024 Land and Water Conservation Fund Grant Application(s). The following grant application(s) have been submitted for funding totaling \$87,793.00

2025 Land and Water Conservation Fund Grant Application(s)				
Sponsor	Project	Project	Staff	Score
		Request	Recommendation	
Town of Parker	Pop Harvey Playground Project	\$87,730.00	\$87,730.00	63
ТО	TAL	\$87,730.00	\$87,730.00	

2d. Consideration of Action to Approve Funding for The American Rescue Plan Act Heating, Ventilation and Cooling (HVAC) Grant Application(s). (Presenter: Mickey Rogers, Chief of Grants and Trails) The following grant application(s) have been submitted for funding totaling \$9,800.00.

American Rescue Plan (ARPA) HVAC Grant Application(s)					
Sponsor Project Request Staff					
Hualapai Tribe Osterman Gas Station HVAC System		\$9,800.00	\$9,800.00		
	TOTAL	\$9,800.00	\$9,800.00		



Katie Hobbs Governor



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2e. Consideration of Action to Approve Funding for The Submitted 2025 State Lake Improvement Fund Grant Application(s). (Presenter: Mickey Rogers, Chief of Grants and Trails) The following grant application(s) have been submitted for funding totaling \$1,015,265.00.

2025 State Lake Improvement Fund Grant Application(s)					
SponsorProjectRequestStaffScore					
City of Bullhead	Community Park Restroom Project	\$1,015,267.00	\$1,015,267.00	57	
	TOTAL	\$1,015,267.00	\$1,015,267.00		

E. FUTURE AGENDA ITEMS

• Dale Larsen said that we will recognize the outgoing AORCC members in the December meeting

F. EXECUTIVE DIRECTOR'S REPORT ON CURRENT EVENTS

- Emerging Leaders
- Bronco Wild Fund
- Artist in Residence Reception
- 50th anniversary of Kartchner Caverns November 9.
- Oracle State Park partnership with Historic Brewing Co

G. CURRENT EVENTS

H. CALL TO THE PUBLIC

• Deputy Seltzer from La Paz was trying to get into the meeting but we were having some technical difficulties

I. FUTURE MEETING DATES

Arizona State Parks Board Tentative 2024 Meeting Schedule		
Date	Location	
November 14, 2024	Central Office	
December 12, 2024	Central Office	

J. ADJOURNMENT

The meeting adjourned at _____*10:35_____ am.*

CITY OF FLAGSTAFF

STAFF SUMMARY	REPORT
То:	The Honorable Mayor and Council
From:	Robert Wallace, Open Space Supervisor
Co-Submitter:	Rebecca Sayers
Date:	06/10/2024
Meeting Date:	06/25/2024



TITLE:

Proposed amendment to Observatory Mesa right-of-way easement

DESIRED OUTCOME:

Information and discussion only. Review proposed amendment of right-of-way easement #16-88092 to enable construction of an access road through Observatory Mesa Natural Area to private properties on the eastern side of Section 6. Staff will ask for direction from the City Council at a future meeting.

Executive Summary:

This summary describes the status of an easement through Observatory Mesa Natural Area, to a series of privately owned parcels; Right-of-Way 16-88092 ("the ROW"). The ROW is within the boundaries of the City of Flagstaff. The purpose of this agenda item is to review private property owners' request to revise the right-of-way easement through the protected Observatory Mesa Natural Area. Private property owners are asking to modify the existing ROW to allow for the construction of a twenty-foot-wide driveway to provide better access to their private properties so they can be developed.

Background:

- In 1986, the ROW was purchased from the Arizona State Land Department for the development of "a
 public roadway." It has not been developed and remains a primitive dirt road approximately 10 15 feet
 wide. It provides legal access to a series of private properties.
- In 2014, the City accepted a \$6 million-dollar grant (Grant 231303 Observatory Mesa: Observatory Mesa Growing Smarter) award from Arizona State Parks for a Deed of Conservation Easement to protect and preserve the Observatory Mesa Natural Area. Because the ROW was created prior to the Deed of Conservation Easement, Arizona State Parks recognizes the rights of the holders of the ROW to access private properties. The ROW allows for the construction of a public roadway on property protected by the Deed of Conservation Easement.
- The City has been informed that certain individuals seek to develop currently undeveloped private properties that use the ROW for access. The landowners of seven parcels totaling 114 acres abutting Observatory Mesa Natural Area (Parcel Numbers 11105002C,11105002E, 11105002F, 11105002H, 11105002J, 11105002K, 11105002L) are seeking improved access to their properties to construct a driveway, which is required before building permits can be granted. The proposed driveway would extend from Hidden Hollow Road approximately one mile through the Observatory Mesa Natural Area.
- According to information shared with the City by the engineering consultant working with the private property owners, the construction of the driveway within the boundaries of the existing ROW would be difficult due to topography constraints.
- City staff have met with the private property owners on multiple occasions and provided recommended changes to their construction plans to reduce the impact to the Observatory Mesa Natural Area, and those changes are reflected in the attached concept plan set.

Fire Access Driveway Design Criteria requires:

- All weather surface certified by an engineering testing lab to withstand a minimum weight of 80,000 GVW. Engineer certification required.
- Minimum width of 20 feet.
- Access turning radius shall accommodate a 47-foot fire truck.
- Minimum overhead (vertical) clearance of 13'6".
- Grades not to exceed 10% longitudinal, 5% lateral.
- Minimum 45' on center turning radius (35' inside and 55' outside). This is the minimum dimensions permitted to allow turning and maneuvering through the site.

Area impacted:

- The legal description for the current ROW alignment encompasses 3.52 acres. The proposed revised ROW alignment for the 20-foot wide driveway would encompass 2.7 acres. However, the total estimated area to be impacted during construction of the driveway is 3.75 acres. The additional 1.05-acre area impacted by construction would be rehabilitated by the private property owners as a condition of the amended ROW easement.
- If the ROW was revised, it would permit a 20-foot wide driveway plus the area needed for engineering the driveway, such as slope cuts and fill. The slope cuts and fill could be revegetated as a condition of the amended ROW easement but would impact the condition of the Natural Area.
- Approximately 48 acres are located to the East of the current ROW easement. A well-traveled driveway
 could have impacts on wildlife use of that acreage.
- Staff are working with the community to develop a trail plan for the Observatory Mesa Natural Area. The implementation of this trail plan could include new trails, parking, and signage. A well-traveled driveway could have impacts on recreation.

State of Arizona Involvement:

- AZ State Parks and Trails has asked the City of Flagstaff to review the request and determine its decision on the request to revise the ROW.
- Following City of Flagstaff general approval, the amended ROW and construction plans must also be approved by Arizona State Parks and the State Historic Preservation Office. This application process is administered by State entities and not the City.

Deed of Conservation Easement Parameters for the Observatory Mesa Natural Area

- Given the acquisition process, Arizona State Parks holds a deed of conservation easement over the entirety of Observatory Mesa Natural Area. This deed of conservation easement dictates what types of improvement projects are allowed within the Natural Area. This is a legal mechanism to protect the natural resources and baseline documentation conditions of the property (condition of the property at the time of acquisition). According to the deed of conservation easement, Arizona State Parks is required to approve all improvements and development on the property in writing. Arizona State Parks has 60 days to review these written requests and provide a response. If a response is not received, it is considered a denial. Additionally, the City is allowed to improve up to 20 acres of the Natural Area with trails, trailheads, parking areas, signs, etc.
- Observatory Mesa Natural Area is deemed to be used for a) protection of wildlife habitat; b) preservation
 of rare native plant communities; c) environmental education; d) scientific research; and e) provision of
 controlled public access for passive recreation such as wildlife viewing and non-motorized use of trails
 as well as continuation of traditional uses including hunting.
- Facility development will consist of low-impact trails, interpretive facilities, and the most basic visitor amenities such as a parking area and restrooms. In the long-term, an educational facility may be developed to support education and research activities on Observatory Mesa. In accordance with the conservation easement held by Arizona State Parks, no more than 10% of the acquired land, up to a limit of 20 acres total, may be eligible for alteration or development, and no changes may be made to the parcel that would seriously or negatively affect its conservation and open space values.

The Open Spaces Commission has reviewed this item and formulated a recommendation for City Council consideration. Open Spaces Commission Recommendation:

• The Open Spaces Commission recommends that the request to amend the right of way easement #16-

88092 be considered by the City Council subject to the conditions in the current ROW easement and the following additional conditions:

- Require the creation of an HOA to provide a legal entity responsible for maintaining the conditions.
- Require a performance bond for the adjustment of the dirt road to ensure that the work will be completed and to warranty the work for three years to ensure proper construction.
- Require all construction on Observatory Mesa Natural Area Observatory Mesa Natural Area property to go through the Arizona State Parks and Trails Conservation Easement review requirements, which include but are not limited to an archeological survey, Arizona State Parks and Trails review, and State Historic Preservation Office review before construction can begin.
- During the road construction, require a revegetation specialist (i.e., ecologist, botanist, vegetation specialist) who is experienced in restoration ecology and local native plant communities be included in the project team to assist with project planning, direction, construction observation, monitoring, to document any impacts to the Natural Area, and provide prior notification to the open space Section impacts and planned mitigation efforts.
- All sections of the existing roadway that are not utilized in the proposed alignment must be decommissioned and restored to open space standards cited in the Restoration Guidelines.
- Require the road to be constructed on the private property where the ROW easement currently parallels the Observatory Mesa Natural Area property on the east boundary.
- Require the parcel owners to revegetate the road's cut and fill locations and abandoned alignments to open space standards cited in the Restoration Guidelines.
- Require ongoing road (driveway) maintenance.
- Require all future utilities to be placed underground in the ROW so as not to interfere with the viewsheds on Observatory Mesa Natural Area.
- Require Dark Skies Compliant Lighting on all light sources within the parcels.

Information:

General questions and answers the Commission fielded and considered:

- 1. How did the City become involved in this situation?
 - a. The ROW easement was in place when the City acquired Observatory Mesa Natural Area from the Arizona State Land Department. The City of Flagstaff inherited the ROW easement as part of the acquisition process and is now responsible for administering the easement.
- 2. What public outreach efforts were associated with this request?
 - a. Letters and postcards sent to Hidden Hollow residents.
 - b. Open Space Section sent out an email notification to their list.
 - c. HOA notification for neighborhoods abutting the Observatory Mesa Natural Area.
 - d. Informative flyers were posted at the Observatory Mesa Natural Area's main entry points and on notification boards throughout the community.
 - e. Community calendar notifications.
 - f. PROSE Facebook event was created.
 - g. Open Space Commission public participation (12/11/2023, 01/22/2024, 03/25/2024, 04/22/2024).
- 3. What are the primary City staff concerns associated with this request?
 - a. Respecting the legal rights outlined in the existing easement.
 - b. Ensuring the Deed of Conservation Easement for Observatory Mesa Natural Area is not violated.
 - c. Minimizing any impacts to the conservation values, ecological resources, and recreational experience of Observatory Mesa Natural Area.
 - d. Ensuring community direction and property purposes are upheld.
 - e. Ensuring any new construction meets access requirements outlined in the Fire Code and Flagstaff Zoning Code.
- 4. What are the primary Open Space Commission concerns associated with this request?
 - a. Respecting the legal rights outlined in the existing easement.
 - b. Ensuring the Deed of Conservation Easement for Observatory Mesa Natural Area is not violated.
 - c. The proposed ROW amendment and ultimate road construction are not a benefit to the Observatory Mesa Natural Area property. Originally, the ROW easement was written in 1986 by the Arizona State Land Department. Nearly 40 years later, we now know that things have changed and that the purpose of the property is stated through voter-approved funds used to purchase the property, City directives for managing the property for the benefit of the community, preservation and recreation,

and the deed of the conservation easement.

- d. The importance of the Commission's recommended conditions being carried forward to help limit impacts to the Natural Area.
- e. Isolation of approximately 48 acres of habitat by the driveway alignment.
- f. Impacts from traffic at full development on recreation, wildlife habitat, and overall ecology.
- g. Impacts to Hidden Hollow residents.
- h. Impacts on the property during construction and restoring the property after the temporary construction easement ends.
- 5. What is the process for Arizona State Parks to approve this project within the Natural Area?
 - a. The private landowners must submit a proposal for consideration to Arizona State Parks and Trails and the State Historic Preservation Office. This written proposal and request must include engineered drawings of the roadway and outline the acreage associated with the new alignment of the roadway. Specifically, Arizona State Parks and Trails is interested in any acreage that will be impacted within the Natural Area if construction requires the private property owners to construct outside of the legal description of their existing easement. Per the terms of the deed of conservation easement, Arizona State Parks has 60 days to review the request and provide a written response. If a response is not received, it is considered a denial of the request.
- 6. What is the maximum number of units on the parcels that could be accessed by only one route for ingress/egress?
 - a. Based on the current code and current utilities, it is believed that a maximum of 23 duplex units, plus accessory dwelling units (ADU) could be constructed on the combined acreage.
- 7. Do these city parcels have any other existing legal options for utilities and ingress/egress?
 - a. It may be possible for the property owners to work with abutting private property owners to gain access.
- 8. Would the City of Flagstaff be compelled to provide utilities to the parcels and, if not, would they permit septic?
 - a. The developer would be required to provide utilities. The City allows septic systems for rural properties, subject to Arizona Department of Environmental Quality (ADEQ) approval.
- 9. If the City of Flagstaff allows only one ingress/egress, how many splits could occur given that the current zoning is RR 5?
 - a. The current zoning is RR-Rural Residential. State statute allows two splits to create three parcels; however, it is unknown exactly how many parcel splits have already occurred. Any additional splits would be required to follow the City subdivision rules (please reference <u>Title 11 of the City Code</u>, and <u>International Fire Code 2012</u>).

10. What is the process for the City of Flagstaff to approve the project and amend the easement?

- a. The Open Spaces Commission reviewed the request and made a recommendation to the City Council.
- b. City Council will be asked to review the request to amend the ROW easement to gauge if Council would entertain an amendment to the ROW easement.
- c. The private landowners would have to submit the project for review to the Arizona State Parks and Trails and the State Historic Preservation Office.
- d. If Arizona State Parks and Trails and the State Historic Preservation Office approve the project the private property owners would be required to develop a final concept for submittal to the city's review process.

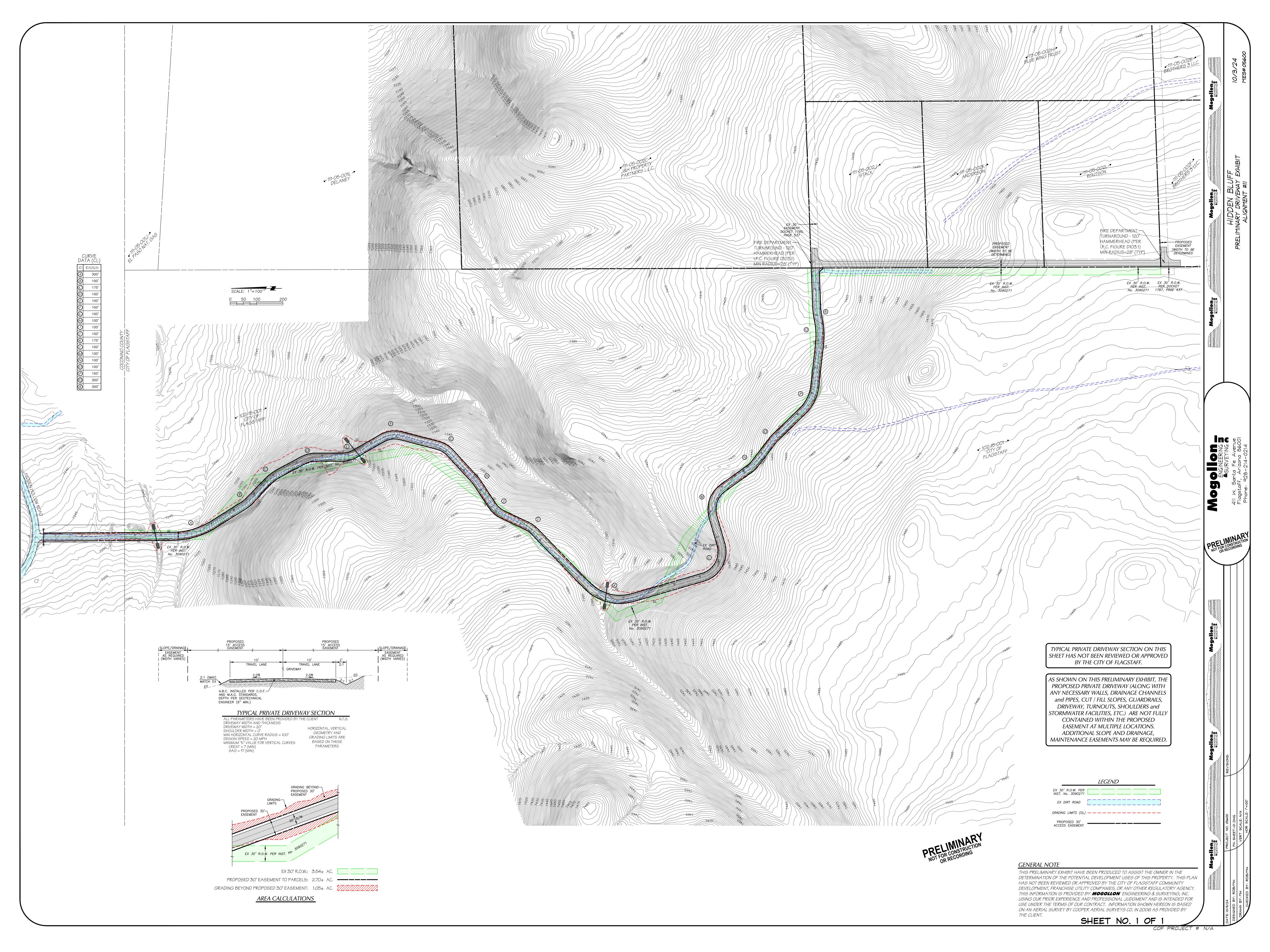
 Attachments:
 Location Maps

 Right-of-Way Easement 16-88092

 Proposed Amended ROW Concept Plan

 Deed of Conservation Easement for Observatory Mesa Natural Area

 Proposed amendment ROW Presentation



LEGAL DESCRIPTION

A 30.00 FOOT WIDE PUBLIC ACCESS EASEMENT, 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. SITUATED IN SECTION 6 TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 6, BEING AN ALUMINUM CAP STAMPED "LS 11359 & 13010, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 6, BEING A FOUND STONE, BEARS NORTH 87° 50' 21" EAST, ALONG THE NORTH SECTION LINE OF SECTION 6, A DISTANCE OF 2285.58 FEET;

THENCE, ALONG SAID SOUTH SECTION LINE, NORTH 87 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 22.40 FEET TO THE BEGINNING OF THE CENTERLINE TO BE DESCRIBED

THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST, A DISTANCE OF 179.95 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 56 MINUTES 22 SECONDS AN ARC DISTANCE OF 167.23 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 32 DEGREES 13 MINUTES 01 SECONDS EAST, 134.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 00 MINUTES 22 SECONDS AN ARC DISTANCE OF 24.45 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 46 DEGREES 13 MINUTES 22 SECONDS EAST, 100.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 175.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 58 MINUTES 24 SECONDS AN ARC DISTANCE OF 54.90 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 28 DEGREES 14 MINUTES 59 SECONDS EAST, 103.21 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 11 MINUTES 58SECONDS AN ARC DISTANCE OF 49.22 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 0 DEGREES 03 MINUTES 01 SECONDS EAST, 100.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 51 MINUTES 01 SECONDS AN ARC DISTANCE OF 52.10 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 29 DEGREES 54 MINUTES 02 SECONDS EAST, 115.23 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 37 MINUTES 37 SECONDS AN ARC DISTANCE OF 77.89 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 14 DEGREES 43 MINUTES 35 SECONDS WEST, 141.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 38 MINUTES 42 SECONDS AN ARC DISTANCE OF 56.98 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 47 DEGREES 22 MINUTES 17 SECONDS WEST, 136.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 31 MINUTES 07 SECONDS AN ARC DISTANCE OF 16.61 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 56 DEGREES 53 MINUTES 24 SECONDS WEST, 100.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 44 MINUTES 24 SECONDS AN ARC DISTANCE OF 55.40 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 25 DEGREES 09 MINUTES 00 SECONDS WEST, 100.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 44 MINUTES 42 SECONDS AN ARC DISTANCE OF 36.21 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 45 DEGREES 53 MINUTES 42 SECONDS WEST, 283.77 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 175.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 03 MINUTES 29 SECONDS AN ARC DISTANCE OF 189.55 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 16 DEGREES 09 MINUTES 46 SECONDS EAST, 275.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES 08 SECONDS AN ARC DISTANCE OF 156.97 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 73 DEGREES 54 MINUTES 06 SECONDS EAST, 109.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70 DEGREES 33 MINUTES 28 SECONDS AN ARC DISTANCE OF 123.15 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 35 DEGREES 32 MINUTES 27 SECONDS EAST, 121.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 08 MINUTES 53 SECONDS AN ARC DISTANCE OF 29.93 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 52 DEGREES 41 MINUTES 20 SECONDS EAST, 107.20 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 100.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 22 MINUTES 49 SECONDS AN ARC DISTANCE OF 14.63 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 44 DEGREES 18 MINUTES 31 SECONDS EAST, 149.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 150.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 12 MINUTES 26 SECONDS AN ARC DISTANCE OF 102.64 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 83 DEGREES 30 MINUTES 57 SECONDS EAST, 160.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 300.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 27 MINUTES 36 SECONDS AN ARC DISTANCE OF 96.66 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 300.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 55 MINUTES 25 SECONDS AN ARC DISTANCE OF 51.96 FEET TO A POINT OF TANGENCY;

THENCE, NORTH 87 DEGREES 56 MINUTES 52 SECONDS EAST, 142.00 FEET TO A POINT ON THE WEST LINE OF PARCEL "A" AS SHOWN ON THE RECORD OF SURVEY, INSTRUMENT NUMBER 3699750, COCONINO COUNTY RECORDER, AND SAID CENTERLINE THERE TEMINATING, FROM WHICH THE NORTHEAST CORNER OF SAID PARCEL "A" BEARS NORTH 00 DEGREES 11 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.01 FEET;

TOGETHER WITH A PUBLIC ACCESS EASEMENT, SITUATED IN SECTION 6, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE POINT OF TERMINUS OF THE ABOVE-DESCRIBED CENTERLINE DESCRIPTION;

THENCE SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 15.01 FEET TO THE SOUTHERLY SIDELINE OF AFOREMENTIONED 30 FOOT WIDE PUBLIC ACCESS EASEMENT AND THE POINT OF BEGINNING; THENCE, SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 21.00 FEET;

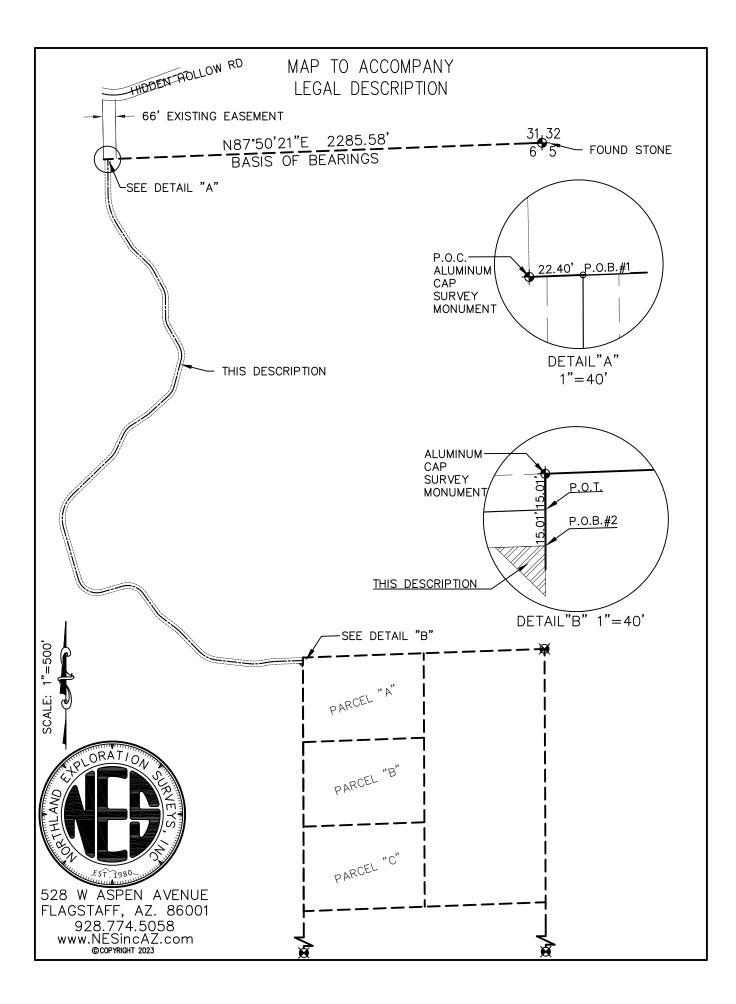
THENCE LEAVING SAID WEST LINE, NORTH 46 DEGREES 07 MINUES 27 SECONDS WEST, A DISTANCE OF 29.21 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF AFOREMENTIONED 30 FOOT WIDE PUBLIC ACCESS EASEMENT;

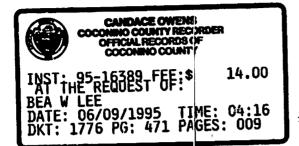
THENCE NORTH 87 DEGREES 56 MINUTES 52 SECONDS, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,724.65 SQ. FT. OR 2.703 ACRES MORE OR LESS.

10/15/24 NES# 1003-12 HIDDEN BLUFF DRIVEWAY LEGAL.DOCX







Return to BEAW. LEE 2218 E. Ocot: 120 Roado Phoenix, Az 65016

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STATE LAND DEPARTMENT STATE OF ARIZONA

RIGHT-OF-WAY SOLD AT PUBLIC AUCTION

R/W No. 16 - 88092

THIS INDENTURE, made this 6th day of <u>November</u>, 19<u>86</u>, by and between the State of Arizona, hereinafter called the Grantor, and

BEA LEE, a single person

hereinafter called the Grantee.

WITNESSETH, that in accordance with the provisions of A.R.S. §37-461, the Grantee herein has filed with the State Land Commissioner an application for a right-of-way for the purpose of constructing, operating, and maintaining

a public roadway

and

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WHEREAS, the said mar and field notes thereon have been adopted by the Grantee herein as the line of definite location of the aforesaid Rightof-Way, and which said right-of-way map is herein referred to and made a part hereof as fully as though set out herein, and

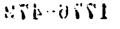
WHEREAS, it is understood and agreed by the Grantee herein that, as a condition precedent to the granting of the Right-of-Way applied for, the land covered by the said Right-of-Way shall be used for no purpose other than the location, construction and maintenance of said Right-of-Way over and across the following State lands, to-wit described in Appendix A.

TO HAVE AND TO HOLD the same for so long as it may be used for the purpose designated, and subject to the conditions and reservations set forth herein.

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IT IS UNDERSTOOD AND AGREED that in case the necessity for the Right-of-Way shall no longer exist, or the Grantee should abandon or fail to use the same, then this grant shall become void, and the right to use the land and all the rights granted hereunder shall revert to the State of Arizona, whereupon the Grantee agrees to execute and deliver a complete release of all right, title and interest therein.

* 10 ° c

This grant is, and shall be binding upon the said Grantee, his successors and assigns.

IT IS FURTHER UNDERSTOOD AND AGREED that this Right-of-Way conveys no fee to the land described herein and no rights to any of the minerals, oil, gas, coal, natural products, etc., in said land and the State of Arizona reserves the right to grant mineral and/or oil and gas leases upon said land.

IT IS FURTHER UNDERSTOOD AND AGREED that the said Grantee shall not fence the said Right-of-Way, nor exclude from the use of the surface thereof the State of Arizona or its lessees or grantees.

THE SAID GRANTOR further reserves the right to grant to others, easements and rights-of-way over and across the lands described.

NOW THEREFORE, in accordance with the provisions of A.R.S. §37-461 and agreeable to the conditions heretofore set forth, the Grantee herein is hereby authorized to locate, construct, operate and maintain said Right-of-Way over and across the State land described herein.

Grantee agrees to indemnify, hold and save Grantor harmless against all loss, damage, liability, expense, costs and charges incident to or resulting in any way from any injuries to person or damage to property caused by or resulting from the use, condition or occupation of the land.

EASEMENT CONDITIONS

1.

With regard to the location, construction and maintenance of the Right-of-way:

- (a) Grantee shall ensure full compliance with the terms and conditions of this grant by its agents, employees and contractors (including sub-contractors of any tier), and the employees of each of them.
- (b) Unless clearly inapplicable, the requirements and prohibitions imposed upon Grantee by these terms and conditions are also imposed upon Grantee's agents, employees, contractors, and sub-contractors, and the employees of each of them.

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- (c) Failure or refusal of Grantee's agents, employees, contractors, sub-contractors, or their employees to comply with these terms and conditions shall be deened to be the failure or refusal of Grantee.
- Grantee shall require its agents, contractors or sub-(d) contractors to include these terms and conditions in all contracts and sub-contracts which are entered into by any of them, together with a provision that the other contracting party, together with its agents, employees, contractors and sub-contractors, and the employees of each of them, shall likewise be bound to comply with these terms and conditions.

All access roads over State land outside the Right-of-Way must be applied for and authorized in accordance with applicable regulations.

No material may be removed by Grantee or its contractors without the written approval of the Commissioner.

Grantee shall promptly notify the Commissioner of the amount of flora, if any, which will be cut, removed, or destroyed in the construction and maintenance of the project and shall pay the State Land Department such sum of money as the Commissioner may determine to be the full value of the flora to be so cut, removed or destroyed. Grantee shall notify the State Land Department and the Commission of Agriculture and Horticulture 30 days prior to any destruction or removal of native plants to allow salvage of those plants where possible.

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Grantee shall conduct all construction and maintenance activities in a manner that will minimize disturbance to all land values including, but not limited to vegetation, drainage channels, and streambanks. Construction methods shall be designed to prevent degradation of soil conditions in areas where such degradation would result in detrimental erosion or subsidence. Grantee shall take such other soil and resource conservation and protection measures on the land under grant as determined necessary by the State Land Department.

Grantee shall be required, upon completion of right-of-way construction, to make such rehabilitation measures on the State lands, including, but not limited to, restoration of the surface, revegetation, and fencing as determined necessary by the State Land Department. .

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- 7. Upon revocation or termination of the Right-of-Way, the Grantee shall remove all equipment or facilities and, so far as is reasonably possible, restore and/or rehabilitate the land to its original condition, to the satisfaction of the Commissioner.
- 8. Costs incurred by the Grantee in complying with restoration and rehabilitation requirements as determined by the State Land Department on State trust lands shall be borne by the Grantee.
- 9. Prior to surface disturbance, the Grantee hereof shall provide evidence of archaeological clearance to the Arizona State Land Department. Archaeological surveys and site mitigation must be conducted in accordance with rules and regulations promulgated by the Director, Arizona State Museum. In the event additional archaeological resources are detected by Grantee after receipt of archaeological clearance, all work shall cease and notification shall be given to the Director, Arizona State Museum.
- 10. **THIS DOCUMENT** is submitted for examination and shall have no binding effect on the parties unless and until executed by the Grantor (after execution by the Grantee), and a fully executed copy is delivered to the Grantee.
- 11. IN THE EVENT OF A DISPUTE between the parties to this Agreement, it is agreed to use arbitration to resolve the dispute but only to the extent required by A.R.S. §12-1518; and, in no event shall arbitration be employed to resolve a dispute which is otherwise subject to administrative review by the Department pursuant to statute or Department Administrative Rule.
- 12. Grantor reserves the right to relinquish to the United States pursuant to the U.S. Act of August 30, 1890, land needed for irrigation works in connection with a government reclamation project.
- 13. Notice of State authority to cancel this contract:
 - A. The State may cancel any contract, without penalty or further obligation, made after September 4, 1978, by the State or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the State or any of its departments or agencies is, at any time while the contract or any extension of the contract is in effect, an employee of any other party to the contract, in any capacity or a consultant to any other party of the contract, with respect to the subject matter of the contract.
 - B. The cancellation shall be effective when written notice from the Governor is received by any other parties to the contract unless the notice specifies a later time.

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14. Native Plant Law:

If the removal of plants protected under the Arizona Native Plant Law is necessary to enjoy the privilege of this Document, the Grantee hereunder must previously acquire the written permission of the Arizona State Land Department and Arizona Commission of Agriculture and Horticulture to remove those plants.

ENVIRONMENTAL INDEMNITY

Grantee shall protect, defend, indemnify and hold harmless the Grantor from and against all liabilities, costs, charges and expenses, including attorneys' fees and court costs arising out of or related to the presence of or existence of any substance regulated under any applicable federal, state or local environmental laws, regulations, ordinances or amendments thereto because of: (a) any substance that came to be located on the Right-of-Way due to Grantee's use or occupancy of the lands by the Grantee before or after the issuance of the Right-of-Way; or (b) any release, threatened release or escape of any substance in, on, under or from said Right-of-Way that is caused, in whole or in part, by any conduct, actions or negligence of the Grantee, regardless of when such substance came to be located on the Right-of-Way.

For the purposes of this Right-of-Way, the term "regulated substances" shall include substances defined as "regulated substances", "hazardous waste", "hazardous substances", "hazardous materials", "toxic substances" or "pesticides" in the Resource Conservation and Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1984, the Comprehensive Environmental Response, Compensation and Liability Act, the Hazardous Materials Transportation Act, the Toxic Substance Control Act, the Federal Insecticide, Fungicide and Rodenticide Act, the relevant local and state environmental laws, and the regulations, rules and ordinances adopted and publications promulgated pursuant to the local, state and federal laws. This indemnification shall include, without limitation, claims or damages arising out of any violations of applicable environmental laws, regulations, ordinances or subdivisions thereof, regardless of any real or alleged strict liability on the part of Grantor. This environmental indemnity shall survive the expiration or termination of this Right-of-Way and/or any transfer of all or any portion of the Premises and shall be governed by the laws of the State Of Arizona.

In the event any such action or claim is brought or asserted against the Grantor, the Grantee shall have the right, subject to the right of the Grantor to make all final decisions with respect to Grantor's liability for claims or damages, (i) to participate with Grantor in the conduct of any further required cleanup, removal or remedial actions and/or negotiation and defense of any claim indemnifiable under this environmental indemnity provision, having reasonable regard to the continuing conduct of the operation/business located on the Premises and (ii) to participate with the Grantor in negotiating and finalizing any agreement or settlement with respect to any such claim or cleanup.

ADDITIONAL EASEMENT CONDITIONS

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The State of Arizona, through its State Land Department, retains ownership of the land. The use of this Right-of-Way is to be nonexclusive. This easement is sold SUBJECT to existing reservations, easements or rights-of-way heretofore legally obtained and now in full force and effect.

The Department does not represent or warrant that access exists over other State lands which intervene respectively between this Right-of-Way easement and the nearest public roadway.

SUBJECT to the express condition that when the lands cease to be put to the stated purpose, said easement shall cease and terminate. Said termination shall be effected through judicial proceedings instituted by or on behalf of any officer or employee of the State of Arizona in a court of general jurisdiction of the State.

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ADDITIONAL CONDITIONS ATTACHED HERETO AND MADE A PART OF RIGHT-OF-WAY LEASE NO: 16-88092

Grantee agrees the alignment for this roadway must begin on the North Section Line of Section 6, Township 21 North, Range 7 East at the point of Hidden Hollow Road and along the West Line of Lot 3 of Tintagel-Flagstaff for Section 31, Township 22 North, Range 7 East.

Grantee agrees prior to construction:

- 1. An Engineering design delineating the proposed roadway alignment and highlighting road construction methods and materials will be submitted to State Land Department (SLD) Rights of Way Section for approval; upon approval a construction schedule will be submitted to SLD Rights of Way Section.
- 2. Notice to the Forestry Division of the Arizona State Land Department is required so they can remove the timber and assess this resource.
- 3. To obtain all Federal, State and City permits required by law, and submit copies to SLD Rights of Way Section.

Grantee agrees to submit an as built certified survey to SLD Rights of Way Section within 60 days of finished construction.

Grantee agrees to notify the Rights of Way Section to arrange for a final inspection.

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Page 1 of 1 Appendix A

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STATE OF ARIZOUA LAUD DEPARTMENT 1616 W. ADAMS PHOENIX, AZ 85007

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86016 Cean Date Zip u i Date State Az G dress à *E-11-9*3 Date STATE OF ARIZONA, GRANTOR 1. Kny 12 N.Y. ŧ By: (

IN WITHESS HEREOF, the parties hereto have signed this Document effective the day and year set forth previously herein.

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Arizona State Land Commissioner

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BEALEE 11455 CONChO (ANYOL) DEWEY AZ 86327

Candace Owens - RECORDER 3090271 OFFICIAL RECORDS OF COCONINO COUNTY 25/08/2001 01:390 BEA LEE MIS 10.00



STATE LAND DEPARTMENT STATE OF ARIZONA

AMENDMENT TO RIGHT OF WAY

NO. <u>16-88092</u>

The Right of Way between the State of Arizona, Grantor, and

BEE LEE, a single person

Grantee, by mutual consent, has been amended as follows:

.19 acres described as the E 30FT OF NWSE; M&B THRU LOT 2; SENW; SWNE in Section 6, Township 21 North, Range 7 East have been added as requested.

This Right of Way Amendment, when executed by the State Land Commissioner (Grantor) and the above mentioned Grantee and is affixed to the original Right of Way, shall be in full force and effect. All other terms and conditions of the Right of Way shall remain in full force and effect.

IN WITNESS HEREOF, the parties hereto have signed this Document effective the day and year set forth below.

bea the 4-3-01 STATE OF ARIZONA, BRANTOR GRANTEE Arizona State Land Commissioner Date GRANTEE Date Date (SEAL) <u>Address</u> <u>DEWEY AZ 86327</u> City State Zip #4-R/W 9/92

ARIZONA STATE LAND DEPA LEGAL DESCRIPTION FO	DRM
Re-record to correct legal description SUBMITTED TO: DIANE CRAWFORD REFERENCE: 16-88092	THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION
THE ENGINEERING AND MAPPING SECTION HEREBY SUE THE LEGAL DESCRIPTION OF LANDS REQUIRED AND LOCATED IN: SEC6TWP21NRGE7ECOCOCONI	
LEGAL DESCRIPTION: LEGAL DESCRIPTION OF THE CENTER LINE WAY (15.00 FEET ON EITHER SIDE OF CENTER I LOCATED IN GOVERNMENT LOT 2, AND THE SO NORTHEAST QUARTER (SWNE) OF SECTION 6, TO EAST, OF THE GILA AND SALT RIVER MERINA ARIZONA, MORE PARTICULARLY DESCRIBED AS F	JINE) OF A PARCEL OF LAND OUTHWEST QUARTER OF THE WNSHIP 21 NORTH, RANGE 7 EDIAN, COCONINO COUNTY,
COMMENCING AT THE NORTHEAST CORNER OF SAI THENCE S87°39'40"W ALONG THE NORTH I DISTANCE OF 2225.07 FEET, TO THE EAST LINE RIGHT OF WAY, THENCE CONTINUING S89°39'40"W, ALONG SAID SECTION 6, A DISTANCE OF 15 00 FEET, R.O.W. AND THE POINT OF BEGINNING, THENCE S01°17'11"W ALONG SAID CEN 300.00 FEET, THENCE S48°40'58"E, A DISTANCE OF 28 THENCE S10°35'34"E, A DISTANCE OF 63 THENCE S10°35'34"E, A DISTANCE OF 63 THENCE S37°07'04"W, A DISTANCE OF 68 THENCE S47°46'49"W, A DISTANCE OF 68 THENCE S47°46'49"W, A DISTANCE OF 17 THENCE S65°27'04"E, A DISTANCE OF 17 THENCE S65°27'04"E, A DISTANCE OF 73 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE N87°45'34"E, ALONG THE SAID S 465.00 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER AND THE POINT OF CENTER LINE. (ALSO THE EAST 30.00 FEET OF THE N SOUTHEAST QUARTER OF SAID SECTION 6. CONTAINING 3.52 ACRES MORE OR LESS T.B. LEGAL:	LINE OF SAID SECTION 6 A E OF SAID 30.00 FEET WIDE G THE NORTH LINE OF SAID TO THE CENTER LINE OF THE TER LINE A DISTANCE OF 0.14 FEET, 6.27 FEET, 3.78 FEET, 1.12 FEET, 1.87 FEET, 6.86 FEET, 8.00 FEET, TO A POINT OF THE NORTHEAST QUARTER OF SOUTH LINE A DISTANCE OF THE SOUTHWEST QUARTER OF TERMINATION OF THE SAID

SHEET ____ OF ___

STATE OF ARIZONA LAND DEPARTMENT 1616 W. ADAMS PHOENIX, AZ 85007

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