



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name TowerCom/Verizon

Mailing Address 8283 N Hayden Road, Suite 258
Scottsdale AZ 85258

Contact Person Declan Murphy

Phone 602 326 0111 Fax _____

Email dmurphy@coal-creek.com

PROPERTY INFORMATION

Assessor's Parcel # 101-10-003

Township 5 Range 30 Section 2

Subdivision _____

Unit # _____ Lot # _____

Address/Location 42654 S US 180, Alpine AZ 85920

Existing Zoning Agricultural

Existing Land Use Vacant

Lot Size _____

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Request to amend the previously approved CUP
2023-04 to reflect the new location of the
proposed WCF and associated equipment
compound still on Parcel 101-10-003.

Temporary Use: ___ Yes X No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress assess
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Declan Murphy Date 4/17/23

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By [Signature] Date 5/11/24

Receipt # 19030 Fee \$500

Permit # 2024-33

Related Cases 2023-04 CUP

Appeal Filed By _____ Date _____

Receipt # _____ Fee _____

COMMISSION ACTION

Approved with Conditions Denied

Resolution # _____ Date _____

Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied

Ordinance # _____ Date _____

Supervisor _____ Date _____

December 1, 2021

Existing Conditions

Verizon is committed to improving coverage and expanding network capacity to handle the growing demand for wireless services throughout Apache County. Verizon in cooperation with TowerCom is currently trying to address the "Gap in Service" in the in and around the community of Alpine. In response, Verizon Wireless is proposing to place a new Wireless Communication Facility (WCF) on the subject property.

The proposed WCF will provide residents, visitors and businesses with highest quality reliable wireless services for both personal & business, in addition to enhancing high speed data and emergency services in the area.

Nature of Request

Co-location is always a first priority for Verizon as opposed to proposing a new WCF. Unfortunately, there are no existing co-location opportunities in the general area capable of accommodating Verizon's equipment. So Verizon is proposing a new 100' WCF disguised as a Pine Tree (MonoPine), that will include an associated equipment compound. The proposed site will be designed to accommodate multiple carriers.

After the initial construction, the facility will not generate any additional traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Maintenance typically occurs once every 4-6 weeks, and Verizon personnel will utilize existing access/parking on-site.

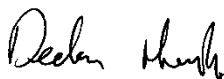
It is the goal of Verizon Wireless to service the area with more reliable wireless service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service possible.

Request to Amend CUP 2023-04

Apache County did previously approve CUP 2023-04 for this same WCF on the Southern portion of the subject parcel. Unfortunately, there are some geological issues at that approved location preventing the placement of a WCF there, hence the proposed new location on the same parcel. So TowerCom/Verizon is requesting to amend the previously approved CUP to reflect the new location.

Please let me know if you need any additional information.

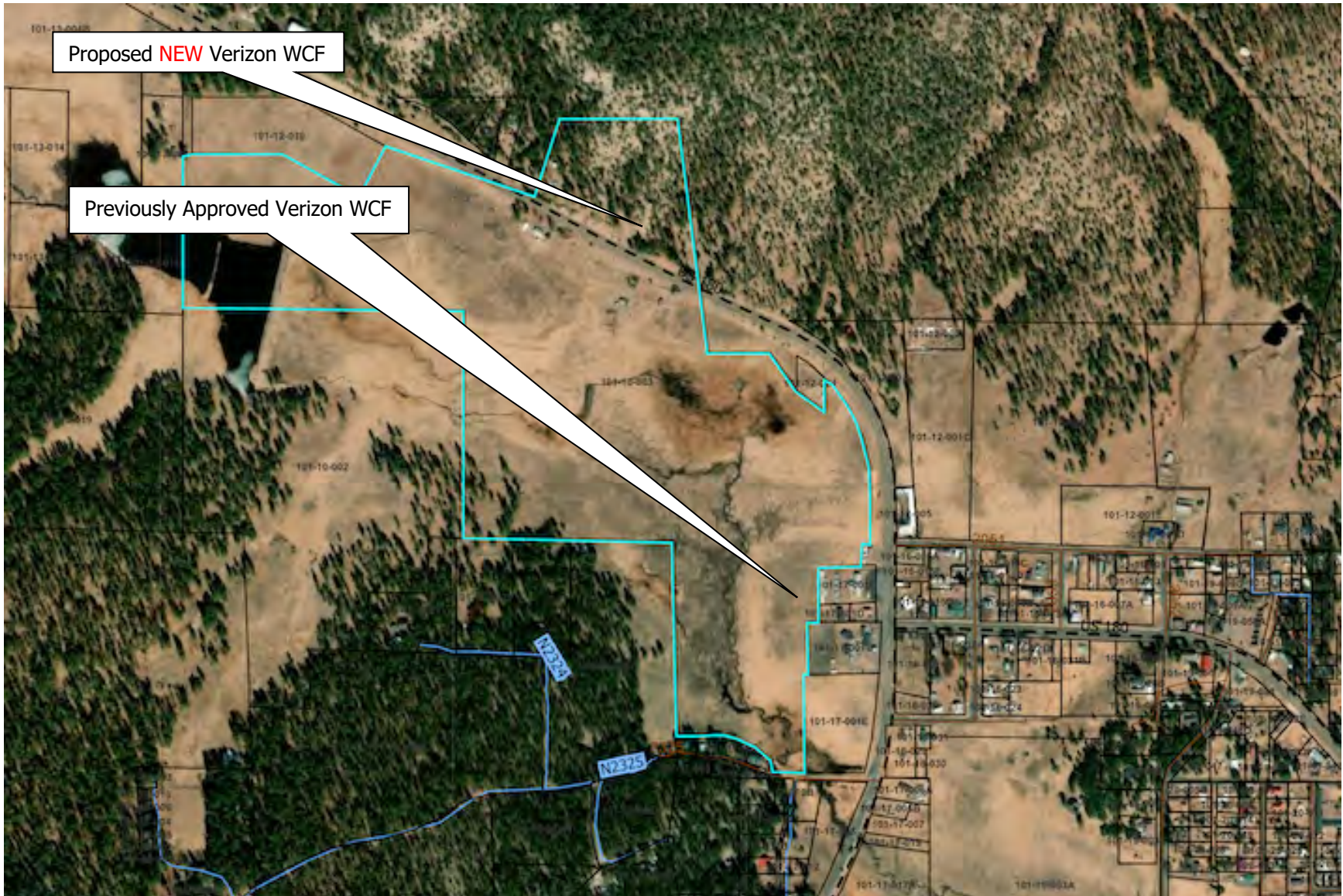
Sincerely,



Declan Murphy for TowerCom/Verizon
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com



AZ3 Coronado
42654 US 180, Alpine AZ 85920
Parcel: 101-10-003





CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION

NO.	DATE	DESCRIPTION	BY
1	12/14/23	REVIEW	DRK
2	12/27/23	REVISION 1	SPE
3	02/12/24	REVISION 2	SPE
4	02/26/24	REVISION 3	SPE

PROJECT INFORMATION
JOB: 10-055-04

AZ3 CORONADO TRL HWY RT180

42581 CORONADO TRL US 191
ALPINE, ARIZONA 85920

SHEET TITLE

SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-2

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS

NEW (9) VERIZON WIRELESS ANTENNAS, (9) RRH'S, AND (1) OVP MOUNTED TO A NEW MONOPINE

NEW (2) VERIZON WIRELESS 12X24 HYBRIFLEX CABLE 120'± TO ANTENNA ARRAY

NEW TOWERCOM 200 AMP METER AND DISCONNECT FOR VERIZON USE

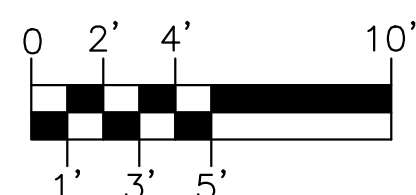
NEW (2) TOWERCOM 4' WIDE CHAIN LINK ACCESS GATES WITH DESERT TAN SLATS

NEW TOWERCOM 70'X35' CHAIN LINK FENCE COMPOUND 8' HIGH WITH DESERT TAN SLATS

NEW NEC 120/240V 100KVA TRANSFORMER

NEW 6" CONCRETE FILLED BOLLARD 4' HIGH (TYP. OF 4)

1/2-4



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

2

NOTES:
ALL ANTENNAS EQUIPMENT TO BE PAINTED TO MATCH POLE
ADD AN ANTENNA SOCK TO EACH ANTENNA

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS

NEW (9) VERIZON WIRELESS ANTENNAS, (9) RRH'S, AND (1) OVP MOUNTED TO A NEW MONOPINE

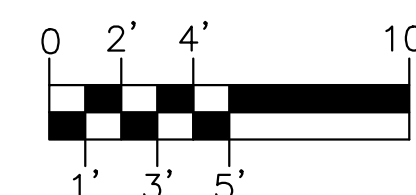
NEW (2) VERIZON WIRELESS 12X24 HYBRIFLEX CABLE 120'± TO ANTENNA ARRAY

NEW TOWERCOM 200 AMP METER AND DISCONNECT FOR VERIZON USE

NEW 6" CONCRETE FILLED BOLLARD 4' HIGH (TYP. OF 4)

1/2-4

NEW NEC 120/240V 100KVA TRANSFORMER



EAST ELEVATION

SCALE: 3/16" = 1'-0"

1

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS.
STRUCTURAL ANALYSIS PROVIDED BY OTHERS

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION

NO.	DATE	DESCRIPTION	BY
1	12/14/23	REVIEW	DRK
2	12/27/23	REVISION 1	SPE
3	02/12/24	REVISION 2	SPE
4	02/26/24	REVISION 3	SPE

PROJECT INFORMATION
JOB: 10-055-04

**AZ3 CORONADO
TRL HWY RT180**

42581 CORONADO TRL US 191
ALPINE, ARIZONA 85920

SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-5

EXHIBIT "A"

Description of Real Property (Leased Premises)

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHEAST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET;
THENCE ALONG TIE LINE SOUTH 63°28'46" EAST, 790.18 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

Tax Parcel I.D. # of parent tract: Apache County 101-10-003

Optionor acknowledges and agrees that if the governmental authority requires a landscaped buffer be leased or maintained around the Leased Premises, then (1) the survey will show such additional area and (2) the Lease will be deemed to include such buffer area either within the Premises or as an appurtenant easement to the Premises, based on the applicable governmental requirements.

REVISIONS

NO.	DATE	TITLE REVIEW	DESCRIPTION
1	10/1/22	FINAL	
0	06/22/22	TITLE REVIEW	

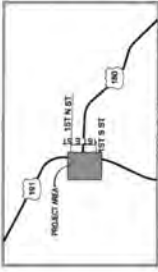


REUSE OF DOCUMENT
THE SEALS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF RLF CONSULTING, LLC & SHALL NOT BE REUSED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF RLF CONSULTING, LLC.

PROJECT NO: **15006212**
SITE NAME: **AZ3 CORONADO TRL HWY 180**
SITE ADDRESS: **42672 US 180 ALPINE, AZ 85920**

SHEET TITLE: **BOUNDARY DETAIL**

SHEET NO: **LS-1** REVISION:

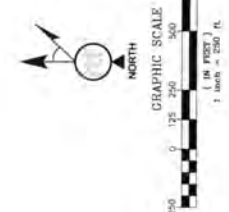


FLOOD ZONE DESIGNATION
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE 17 AS SHOWN ON THE FLOOD HAZARD MAP DATED 06/20/2021. FLOOD ZONE 17 IS DEFINED AS AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.



SCHEDULE B EXCEPTIONS
INCORPORATES REVISIONS ON AND RIGHTS INCURRED TO BE SET FORTH IN A DOCUMENT.
INCORPORATES AS SHOWN ON PAGE 041 (PARCEL 1)

ITEMS 14 AND 15 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY FLOTTABLE EASEMENTS, RESTRICTIONS OR OTHER NON-FLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

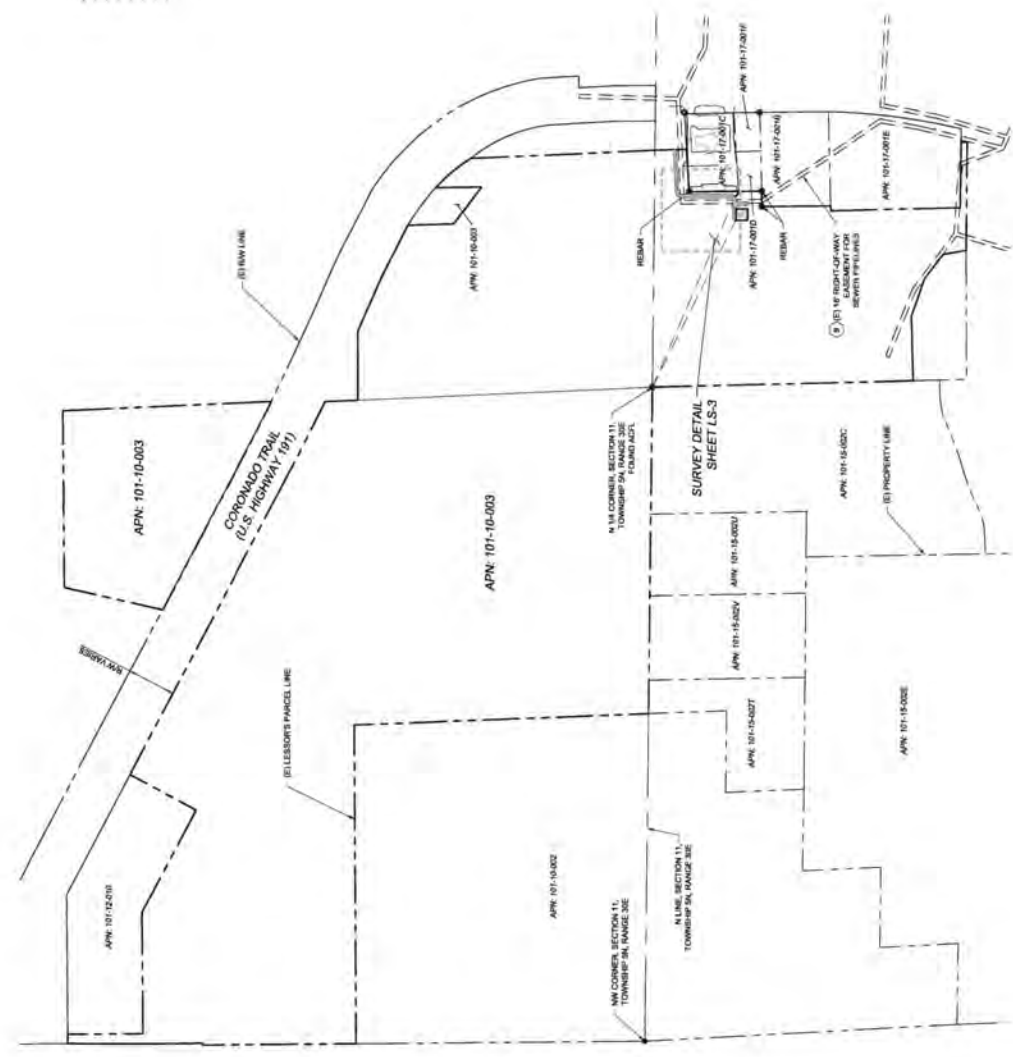


PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH UPS DERIVED ELLIPSOID HEIGHTS, APPLICABLE TO THE SPANISH POSSESSION LINES SURVEY. (SPANISH POSSESSION LINES SURVEY SITE)
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM AND/OR STATE PLANE COORDINATE AND (NAD 83) DATUMS OF SPANISH POSSESSIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/02/22.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMPANHEALTH AND TITLE INSURANCE CO., ORDER NO. 07840 INCORPORATED EFFECTIVE DATE: 03/08/22.
- DEFINITIONS MAY BE SUBJECT TO A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY EFFECT ON TITLE.
- THE SURVEY BY ANTHONY MASON IS SUFFERED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR LOCATED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE DESIGN AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. SURVEYOR AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



FIELD BY: TO
DRAWN BY: DAC
CHECKED BY: RLP

REVISIONS

NO.	DATE	TITLE	REVIEW	DESCRIPTION
1	10/1/22	FINAL		
0	06/22/22			



THIS IS A PUBLIC DOCUMENT
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COAL CREEK CONSULTING, LLC AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF COAL CREEK CONSULTING, LLC.

PROJECT NO: 15006212

SITE NAME: AZ3 CORONADO TRIL HWY 180

SITE ADDRESS: 42572 US 180 ALPINE, AZ 85920

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NO: LS-3 REVISION:

(P) ACCESS UTILITY EASEMENT 1 LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-027881 DATED 06/22/22 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 30 EAST, ARIZONA COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11, THENCE SOUTH 89°27' EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.87 FEET; THENCE SOUTH 87°30' EAST, 78.41 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 87°30' WEST, A DISTANCE OF 163.19 FEET;
THENCE BEARING SOUTH 42°28' 15" WEST, 28.30 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 151.97 FEET;
THENCE NORTH 89°15' 15" WEST, 151.97 FEET;
THENCE BEARING SOUTH 45°00' WEST, 13.73 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 14.14 FEET;
THENCE SOUTH 87°30' WEST, A DISTANCE OF 90.38 FEET;
THENCE SOUTH 07°00' EAST, A DISTANCE OF 13.80 FEET;
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET/CHORD BEARING SOUTH 45°00' EAST, 10.88 FEET;
CHORD BEARING SOUTH 45°00' EAST, 10.88 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 16.14 FEET;
THENCE SOUTH 07°00' EAST, A DISTANCE OF 33.98 FEET;
THENCE NORTH 07°00' EAST, A DISTANCE OF 15.00 FEET;
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET/CHORD BEARING NORTH 45°00' WEST, 10.88 FEET;
CHORD BEARING NORTH 45°00' WEST, 10.88 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 16.14 FEET;
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 21.80 FEET, CHORD BEARING NORTH 45°00' WEST, 29.87 FEET;
CHORD BEARING NORTH 45°00' WEST, 29.87 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 33.32 FEET;
THENCE NORTH 07°00' EAST, A DISTANCE OF 24.71 FEET;
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, CHORD BEARING NORTH 45°00' WEST, 13.80 FEET;
CHORD BEARING NORTH 45°00' WEST, 13.80 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 13.86 FEET;
THENCE NORTH 07°00' EAST, A DISTANCE OF 12.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING 721 SQUARE FEET (5.18 ACRES), MORE OR LESS.

(P) 2 UTILITY EASEMENT 1 LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-027881 DATED 06/22/22 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 30 EAST, ARIZONA COUNTY, STATE OF ARIZONA,
A 50 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11, THENCE NORTH 07°00' EAST, 10.88 FEET; THENCE SOUTH 07°00' WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 07°00' EAST, A DISTANCE OF 24.88 FEET TO THE POINT OF BEGINNING.
ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

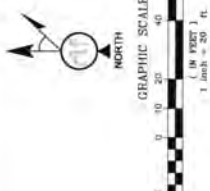
(P) 2 UTILITY EASEMENT 2 LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-027881 DATED 06/22/22 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 30 EAST, ARIZONA COUNTY, STATE OF ARIZONA,
A 50 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11, THENCE SOUTH 07°00' EAST, 10.88 FEET; THENCE SOUTH 07°00' WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 07°00' EAST, A DISTANCE OF 8.63 FEET TO THE POINT OF BEGINNING.
ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

(P) 50 X 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-027881 DATED 06/22/22 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 30 EAST, ARIZONA COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11, THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 151.97 FEET; THENCE SOUTH 87°30' EAST, 78.41 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 87°30' EAST, A DISTANCE OF 90.38 FEET;
THENCE SOUTH 07°00' EAST, A DISTANCE OF 13.80 FEET;
THENCE NORTH 07°00' EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°15' 15" (PI), AN ARC LENGTH OF 16.14 FEET;
THENCE SOUTH 07°00' WEST, A DISTANCE OF 33.98 FEET TO THE POINT OF BEGINNING.
CONTAINING 250 SQUARE FEET OR 0.57 ACRES, MORE OR LESS.

CURVE TABLE

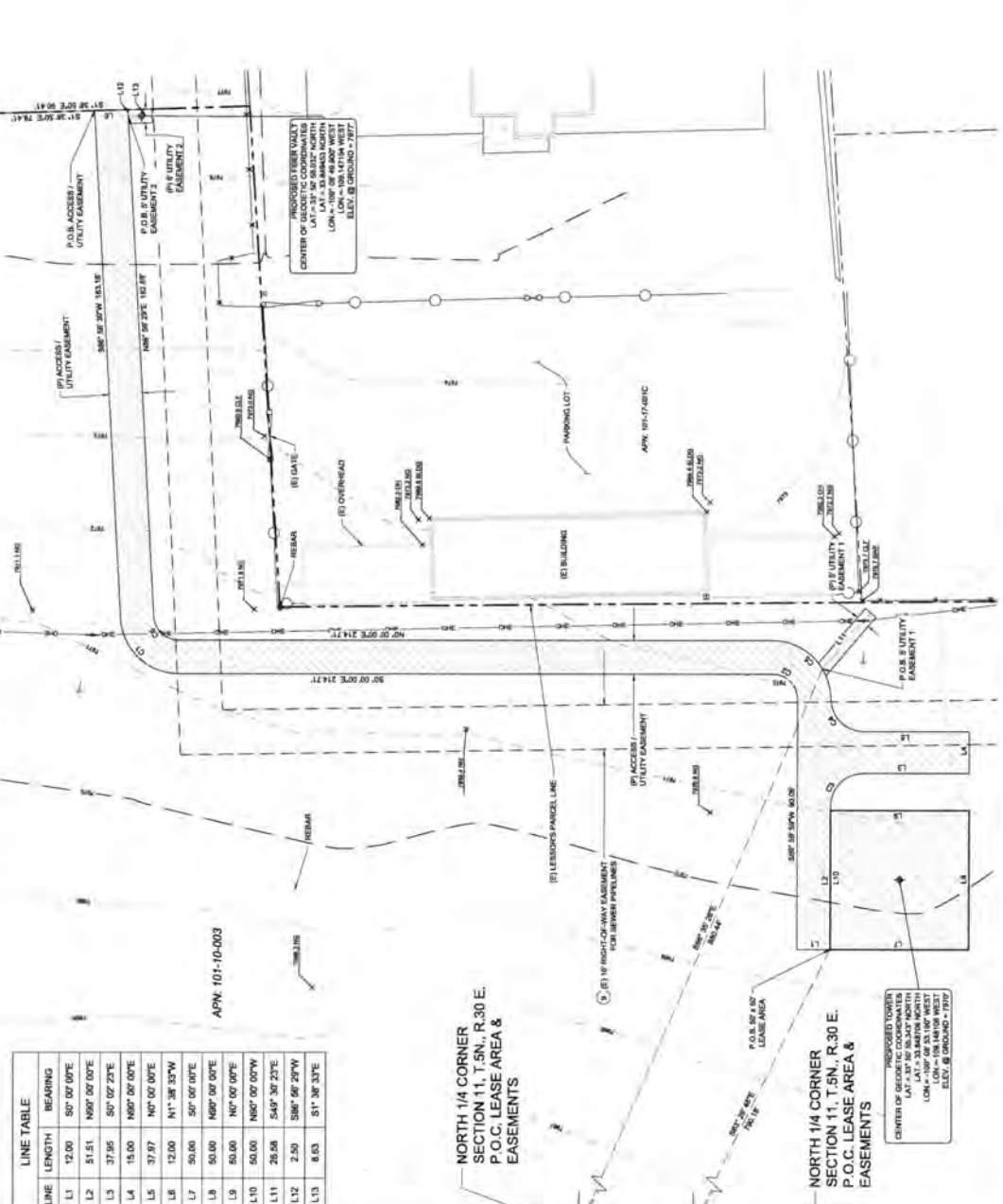
CURVE	LENGTH	INSIDE RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.14	12.00	89°15' 15"	S 42°28' 15" W	16.30
C2	151.97	151.97	89°15' 15"	S 89°15' 15" W	151.97
C3	16.14	12.00	89°15' 15"	S 45°00' E	18.73
C4	16.14	12.00	89°15' 15"	N 45°00' E	18.73
C5	13.86	15.00	89°15' 15"	N 45°00' W	15.88
C6	13.86	15.00	89°15' 15"	N 45°00' W	15.88

NORTH 1/4 CORNER SECTION 11, T.5N., R.30 E. P.O.C. LEASE AREA & EASEMENTS



LEGEND

- ALUMINUM CAP FLUSH (ACFL)
- CALCULATED POSITION
- CONCRETE
- CONCRETE
- DOWN GUT
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- SECTION LINE
- SHANK LINE
- SHANK LINE TRANCE
- OVERHEAD ELECTRIC LINE



LINE TABLE

LINE	LENGTH	BEARING
L1	12.00	S 0° 00' 00" E
L2	51.51	N 90° 00' 00" E
L3	37.95	S 0° 02' 29" E
L4	15.00	N 89° 00' 00" E
L5	37.97	N 0° 00' 00" E
L6	12.00	N 1° 38' 53" W
L7	50.00	S 0° 00' 00" E
L8	50.00	N 90° 00' 00" E
L9	50.00	N 0° 00' 00" E
L10	50.00	N 90° 00' 00" W
L11	26.58	S 49° 30' 23" E
L12	2.50	S 88° 56' 29" W
L13	0.63	S 1° 38' 33" E

EXHIBIT "B"

Easement(s)

ACCESS / UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET; THENCE SOUTH 01°38'50" EAST, 78.41 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 86°56'30" WEST, A DISTANCE OF 183.18 FEET; TO THE BEGINNING OF A CURVE TO THE (LEFT) HAVING A RADIUS OF 21.00 FEET; CHORD BEARING SOUTH 43°28'15" WEST, 28.90 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'31", AN ARC LENGTH OF 31.87 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 214.71 FEET; TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 9.00 FEET; CHORD BEARING SOUTH 45°00'00" WEST, 12.73 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 14.14 FEET;

THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 90.06 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 51.51 FEET;
TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 12.00 FEET; CHORD BEARING SOUTH 45°01'11" EAST, 16.96 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°57'37", AN ARC LENGTH OF 18.84 FEET;

THENCE SOUTH 00°02'23" EAST, A DISTANCE OF 37.95 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 37.97 FEET;
TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 12.00 FEET; CHORD BEARING NORTH 43°18'44" EAST, 16.46 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°37'28", AN ARC LENGTH OF 18.14 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 21.00 FEET, CHORD BEARING NORTH 45°19'04" EAST, 29.87 FEET; THENCE NORTHEASTERLY,

ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°37'45", AN ARC LENGTH OF 33.22 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 214.71 FEET; TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 9.00 FEET; CHORD BEARING NORTH 43°28'15" EAST, 12.38 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'29", AN ARC LENGTH OF 13.66 FEET;

THENCE NORTH 86°56'29" EAST, A DISTANCE OF 182.88 FEET;
THENCE NORTH 01°38'33" WEST, A DISTANCE OF 12.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7221 SQUARE FEET OR 0.166 ACRES, MORE OR LESS.

5' UTILITY EASEMENT 1 LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,

A 5.00 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHEAST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET;
THENCE ALONG TIE LINE SOUTH 66°35'26" EAST, 880.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 49°30'23" EAST, A DISTANCE OF 26.58 FEET TO THE POINT OF TERMINUS.

ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

5' UTILITY EASEMENT 2 LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,

A 5.00 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET; THENCE SOUTH 01°38'50" EAST, 90.41 FEET; THENCE SOUTH 86°56'29" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°38'33" EAST, A DISTANCE OF 8.63 FEET TO THE POINT OF TERMINUS.

ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.