



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

Requested Board Meeting Date: May 5, 2015

or Procurement Director Award ☐

Contractor/Vendor Name (DBA): Catalina Foothills School District #16

Project Title/Description:

Manzanita Elementary School Pedestrian Pathway Project

Purpose:

To provide detached pedestrian asphalt paths and bicycle lanes along Campbell to accommodate students.

Procurement Method:

County seeks approval for the donation of Real Property

Program Goals/Predicted Outcomes:

Improve travel to and from Manzanita Elementary School

Public Benefit:

Improved travel and safety to and from Manzanita Elementary School

Metrics Available to Measure Performance:

N/A

Retroactive:

N/A

Original Information

Document Type: Donation Department Code: PW Contract Number (i.e., 15-123): 15-418

Effective Date: 5/5/2015 Termination Date: 5/5/2020 Prior Contract Number (Synergen/CMS): _____

☒ Expense Amount: \$ 1,000.00 ☐ Revenue Amount: \$ _____

Funding Source(s): RTA

Cost to Pima County General Fund: None

Contract is fully or partially funded with Federal Funds? ☐ Yes ☒ No ☐ Not Applicable to Grant Awards

Were insurance or indemnity clauses modified? ☐ Yes ☒ No ☐ Not Applicable to Grant Awards

Vendor is using a Social Security Number? ☐ Yes ☒ No ☐ Not Applicable to Grant Awards

If Yes, attach the required form per Administrative Procedure 22-73.

Amendment Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Amendment No.: _____ AMS Version No.: _____

Effective Date: _____ New Termination Date: _____

☐ Expense ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$ _____

Funding Source(s): _____

Cost to Pima County General Fund: _____

COB: 4-22-15
BOS: 5-5-15

Procure Dept 04/14/15 PM02:01

vend. 1
ver. 1
38 pgs(1)

Contact: Bill Satterly

Department: Pima County Real Property

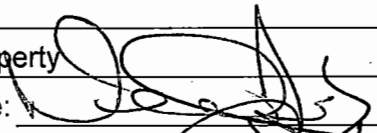
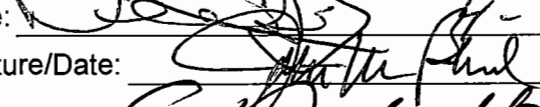
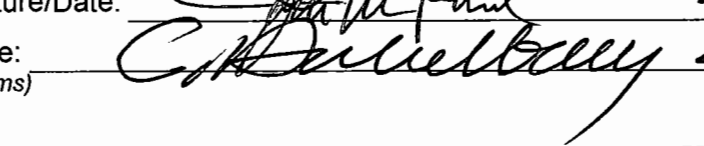
Telephone: 520.724.6318

Department Director Signature/Date:

Deputy County Administrator Signature/Date:

County Administrator Signature/Date:

(Required for Board Agenda/Addendum Items)

 4-7-2015
 4/10/15
 4/10/15

2.2 Donor desires to donate certain easements in, over and across portions of the Property to Donee as legally described and depicted in **Exhibits A, B, C and D** attached hereto and made a part hereof (the "Easements") in conjunction with Donee's construction of the Manzanita Elementary School, Pedestrian Pathway Project; and

2.3 Donee desires to accept the Easements, subject to the express terms and conditions of this Agreement.

3. Donation.

3.1. Donor agrees to donate the Easements to Donee.

3.2. Donor will execute form of Easement attached hereto as **Exhibit E** conveying the Easements to Donee upon presentation of said documents to Donor by Donee's agents or representatives.

3.3. Donor acknowledges and agrees that the decision to donate the Easements is for the mutual benefit of Donor and Donee and was made without any undue influence or coercive action of any nature. Donor hereby waives the right to an appraisal and to just compensation.

4. Inspection and Access.

4.1. **Inspection Period.** For a period of forty-five (45) days commencing on the Effective Date (the "***Inspection Period***"), Donee (and its respective employees, agents, representatives and contractors) shall have the right to enter upon the Property at reasonable times and from time to time, upon forty-eight (48) hours notice by telephone to Donor, for the purpose of viewing, inspecting, testing, appraising, surveying and studying the Property ("***Inspection***"). Donee shall, promptly following any such Inspection, return the Property to the condition it was in immediately prior to such Inspection. Donee shall, and does hereby agree, to the extent permitted by law, to indemnify and defend Donor against, and hold Donor harmless from, all claims, damages, expenses, and actions arising from any negligence or wrongful misconduct of Donee or Donee's employees or agents, as a result of such Inspection.

4.2. **Reports.** Within ten (10) days after the Effective Date, Donor shall provide copies to Donee of documents in Donor's possession, if any, regarding the Property; including service, management and other agreements regarding the Property whose terms do not expire prior to the date of the Closing; permits, certificates, plans or specifications regarding the Property; soils reports, property inspections, hazardous/toxic material or environmental reports regarding the Property; surveys of the Property; and registrations, test results and studies regarding any wells located on the Property (all of which shall hereinafter be referred to as the "***Donor Documents***"). If this Agreement is terminated for any reason, all of Donor's Documents and any copies made by Donee of Donor's Documents shall be returned to Donor. During the term of this Agreement, Donee shall

deliver to Donor copies of all non-proprietary third party reports, studies, surveys, plats, engineering data or work product or other work product pertaining to the Property as the same are prepared. If Donee terminates this Agreement for any reason, all such third party reports, studies, surveys, plats or other work product shall be returned to Donee. The delivery by Donor or Donee to the other Party of any such third party reports, studies, surveys, plats, engineering data or work product or other work product shall be without any representation or warranty.

4.3. Environmental Inspection. If an environmental inspection recommends further testing or inspection, Donee may elect, by giving written notice to Donor, to extend the Inspection Period for an additional forty-five (45) days, to conduct further investigations. If the Inspection Period is extended, the term "**Inspection Period**" shall then include the additional period.

4.4. Objection Notice. Donee shall provide written notice to Donor, prior to expiration of the Inspection Period, of any items disapproved by Donee as a result of Donee's inspections (including environmental conditions) (the "**Objection Notice**"). If Donee sends an Objection Notice, Donor may, within ten (10) business days of receipt of the Objection Notice, notify Donee if Donor is willing to cure any of the items to which Donee objected (the "**Cure Notice**"). If Donor elects not to send Donee a Cure Notice or if Donor's Cure Notice is not acceptable to Donee, then Donee may elect to terminate this Agreement in which case the Agreement shall be terminated and of no further force and effect. If Donee fails to give the Objection Notice to Donor on or before the expiration of the Inspection Period, Donee shall be deemed to have waived the right to give the Objection Notice.

4.5. Closing Before Inspection Period Expires. Nothing in this Agreement shall preclude Donee from electing to proceed with Closing prior to the expiration of the Inspection Period.

5. **Donor's Covenants.**

5.1 Maintenance of Pathway and Crosswalk Area. Donor shall maintain the crosshatched crosswalk area across the main entry way as shown on **Exhibit A** (the "Crosswalk Area") at Donor's sole cost and expense following the installation of the improvements to the Easements being performed by Donee at Donee's expense. The Donee shall maintain the remainder of the pathway at Donee's sole cost and expense following the installation of the improvements to the Easements being performed by Donee at Donee's expense. Donor and Donee shall indemnify, defend and hold harmless each other, and the indemnified party's officers, departments, employees and agents from and against any and all suits, claims, demands, causes of action in law or equity, or administrative proceedings arising out of the location or maintenance of the Pathway and Crosswalk Area that arise or are alleged to arise, in whole or in part, from the sole negligence of the indemnifying party.

5.2 Use of Property by Donor. Donor shall use the Property on a basis substantially comparable to Donor's historical use thereof. Donor shall make no use of the Property other than the use being made of the Property as of the date this Agreement is signed by the Parties. Donor shall make no changes to the Property that would interfere with Donee's use of the Easements. .

6. No Personal Property. The Parties acknowledge that no personal property is being transferred pursuant to this Agreement, and Donor represents that there is now, or as of Closing will be, no personal property located on the Property which would interfere with Donee's use of the Easements.

7. Closing.

7.1. Closing. The Closing shall take place after completion of the Inspection Period, but no later than 180 days after the Effective Date, unless otherwise agreed to by the Parties.

7.2 Deliveries by Donor at Closing. At Closing, Donor shall deliver to Donee executed easement document in the form of **Exhibit E** attached, conveying to Donee the Easements in, to and over the Property and

7.3 Closing Costs. Donee shall pay all closing costs, including but not limited to title insurance premium, escrow fees and recording fees. If Donee refuses to pay closing cost in excess of \$1,000.00 this agreement shall become void. Those costs are expected to be as follows:

\$	<u>0.00</u>	Acquisition Amount
\$	<u>1,000.00</u>	Estimated County Closing Costs
\$	<u>1,000.00</u>	TOTAL NOT TO EXCEED AMOUNT

8. Binding Agreement. All provisions set forth herein are binding upon the heirs, successors and assigns of the Parties.

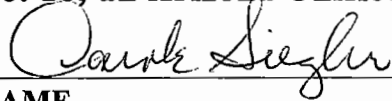
9. Governing Law. This Agreement shall be construed under the laws of the State of Arizona.

10. Conflict of Interest. This Agreement is subject to cancellation within three (3) years after its execution pursuant to A.R.S. § 38-511 if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the County is, at any time while this Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement with respect to the subject

matter of the Agreement.

The Parties have signed this Agreement on the dates set forth below.

Donor: The Board of Trustees of Catalina Foothills Unified School District No. 16, an Arizona Unified School District


NAME

02/23/2015
Date


NAME

2/23/15
Date

Donee: Pima County, a body politic and corporate of the State of Arizona:

Chair, Board of Supervisors


Date

ATTEST:

Robin Brigode, Clerk of Board

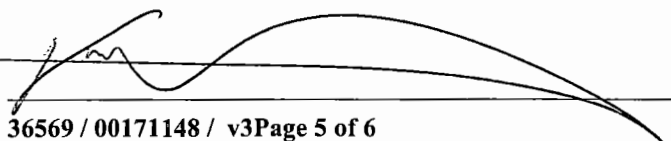
Date

APPROVED AS TO CONTENT:

 4/19/15
John Bernal, Deputy County Administrator for
Public Works


Neil J. Konigsberg, Manager, Real Property Services

APPROVED AS TO FORM:



36569 / 00171148 / v3Page 5 of 6

Tobin Rosen, Deputy County Attorney, Civil Division

TAX PARCEL NUMBER:

108-02-012C



Exhibit "A"
Legal Description
Multi-use Access Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 263.72 feet;

Thence South 89°06'02" West, departing said right-of-way line, a distance of 14.64 feet to the **Point of Beginning**;

Thence South 02°03'51" East, a distance of 19.72 feet;

Thence South 76°24'16" West, a distance of 12.25 feet;

Thence North 02°03'51" West, a distance of 22.36 feet;

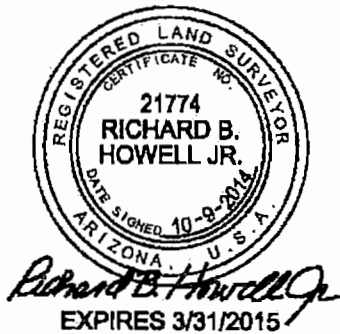
Thence North 88°51'45" East, a distance of 12.00 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North 87°24'24" West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and



Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "A" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774



SCALE: 1"=20'

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5

LEGEND

P.O.C. POINT OF COMMENCEMENT

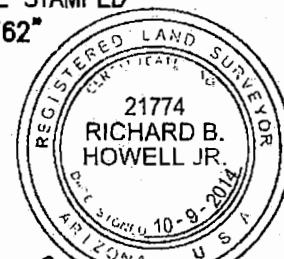
P.O.B. POINT OF BEGINNING

LINE TABLE

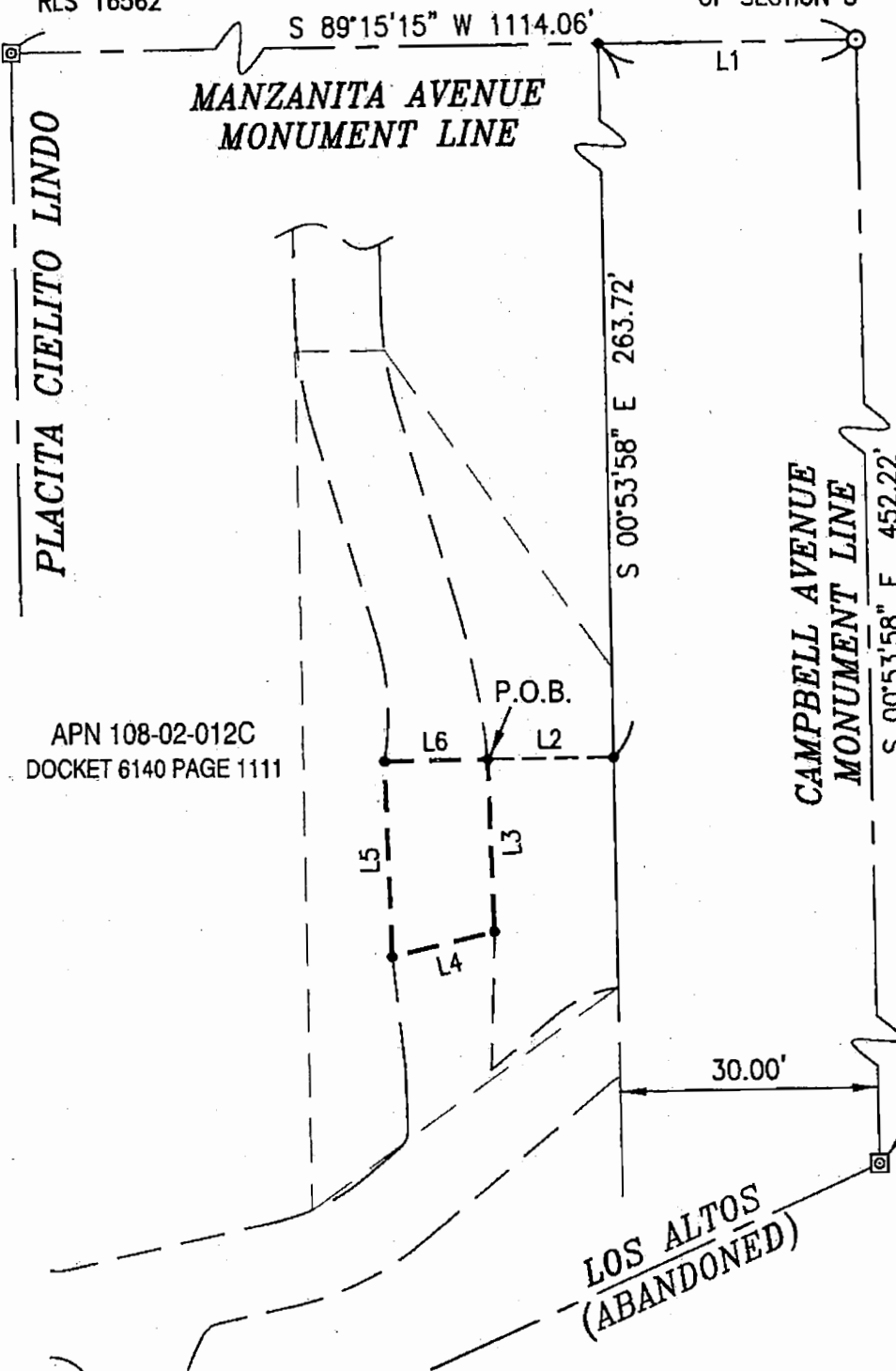
NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 89°06'02" W	14.64'
L3	S 02°03'51" E	19.72'
L4	S 76°24'16" W	12.25'
L5	N 02°03'51" W	22.36'
L6	N 88°51'45" E	12.00'

EASEMENT AREA: 253 SQ.
FEET MORE OR LESS

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



Richard B. Howell Jr.
EXPIRES 3/31/2015



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 325-1991 FAX: (520) 325-2074

DEPICTION OF EXHIBIT "A"
MULTI-USE ACCESS EASEMENT IN A PORTION OF
THE S.E. 1/4 OF SECTION 5, TOWNSHIP 13
SOUTH, RANGE 14 EAST, GILA AND SALT RIVER
MERIDIAN, PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 3 OF 3



Exhibit "B"
Legal Description
Multi-use Access and Maintenance Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 290.06 feet to the **Point of Beginning**;

Thence continuing South 00°53'58" East, along said right-of-way line, a distance of 10.30 feet to a point on the arc of a non-tangent curve concave to the southeast, a radial line of said curve through said point having a bearing of North 25°10'47" West;

Thence southwesterly along the arc of said curve, to the left, having a radius of 5.00 feet and a central angle of 14°39'56", a distance of 1.28 feet to a point of tangency;

Thence South 50°09'17" West, a distance of 28.67 feet to a point of curvature of a tangent curve concave to the northwest;

Thence southwesterly along the arc of said curve, to the right, having a radius of 35.00 feet and a central angle of 27°15'31", a distance of 16.65 feet to a point of tangency;

Thence South 77°24'48" West, a distance of 9.06 feet to a point of curvature of a tangent curve concave to the southeast;

Thence southwesterly along the arc of said curve, to the left, having a radius of 2.50 feet and a central angle of 47°09'18", a distance of 2.06 feet to a point of compound curvature of a tangent curve concave to the east;



Thence southerly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $33^{\circ}57'56''$, a distance of 13.34 feet to a point of tangency;

Thence South $03^{\circ}42'26''$ East, a distance of 40.18 feet to a point of curvature of a tangent curve concave to the northeast;

Thence southeasterly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $45^{\circ}46'56''$, a distance of 17.98 feet to a point of tangency;

Thence South $49^{\circ}29'22''$ East, a distance of 56.62 feet to the westerly right-of-way line of Campbell Avenue;

Thence South $00^{\circ}53'58''$ East, along said westerly right-of-way, a distance of 6.17 feet;

Thence South $89^{\circ}06'02''$ West, departing said westerly right-of-way, a distance of 8.12 feet;

Thence North $49^{\circ}29'22''$ West, a distance of 54.62 feet to a point of curvature of a tangent curve concave to the northeast;

Thence northwesterly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of $45^{\circ}46'56''$, a distance of 25.97 feet to a point of tangency;

Thence North $03^{\circ}42'26''$ West, a distance of 40.18 feet to a point of curvature of a tangent curve concave to the east;

Thence northerly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of $09^{\circ}27'40''$, a distance of 5.37 feet to a point of reverse curvature of a tangent curve concave to the southwest;

Thence northerly and northwesterly along the arc of said curve, to the left, having a radius of 5.00 feet and a central angle of $93^{\circ}08'32''$, a distance of 8.13 feet to a point of reverse curvature of a tangent curve concave to the northeast;

Thence northwesterly along the arc of said curve, to the right, having a radius of 15.00 feet and a central angle of $48^{\circ}46'22''$, a distance of 12.77 feet to a point of tangency;

Thence North $38^{\circ}36'57''$ West, a distance of 33.61 feet;

Thence North $75^{\circ}48'12''$ West, a distance of 4.70 feet;



Thence North $14^{\circ}11'48''$ East, a distance of 10.00 feet;

Thence South $75^{\circ}48'12''$ East, a distance of 8.06 feet;

Thence South $38^{\circ}36'57''$ East, a distance of 36.98 feet to a point of curvature of a tangent curve concave to the north;

Thence easterly along the arc of said curve, to the left, having a radius of 5.00 feet and a central angle of $63^{\circ}58'15''$, a distance of 5.58 feet to a point of tangency;

Thence North $77^{\circ}24'48''$ East, a distance of 24.75 feet to a point of curvature of a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of $27^{\circ}15'31''$, a distance of 11.89 feet to a point of tangency;

Thence North $50^{\circ}09'17''$ East, a distance of 5.10 feet to a point of curvature of a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve, to the left, having a radius of 2.50 feet and a central angle of $52^{\circ}13'08''$, a distance of 2.28 feet to a point of tangency;

Thence North $02^{\circ}03'51''$ West, a distance of 7.16 feet;

Thence North $06^{\circ}33'48''$ West, a distance of 12.86 feet;

Thence North $76^{\circ}24'16''$ East, a distance of 12.25 feet;

Thence South $01^{\circ}30'09''$ West, a distance of 15.93 feet;

Thence North $50^{\circ}09'17''$ East, a distance of 9.69 feet to a point of curvature of a tangent curve concave to the southeast;

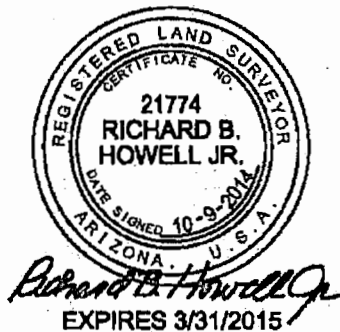
Thence northeasterly along the arc of said curve, to the right, having a radius of 15.00 feet and a central angle of $31^{\circ}04'03''$, a distance of 8.13 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North $87^{\circ}24'24''$ West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of



Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "B" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

PLACITA CIELITO LINDO

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

S 89°15'15" W 1114.06'
**MANZANITA AVENUE
MONUMENT LINE**

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5

APN 108-02-012C
DOCKET 6140 PAGE 1111

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 00°53'58" E	10.30'
L3	S 50°09'17" W	28.67'
L4	S 77°24'48" W	9.06'
L5	S 00°53'58" E	6.17'
L6	S 89°06'02" W	8.12'
L7	N 38°36'57" W	33.61'
L8	N 75°48'12" W	4.70'
L9	N 14°11'48" E	10.00'
L10	S 75°48'12" E	8.06'
L11	S 38°36'57" E	36.98'
L12	N 77°24'48" E	24.75'
L13	N 50°09'17" E	5.10'
L14	N 02°03'51" W	7.16'
L15	N 06°33'48" W	12.86'
L16	N 76°24'16" E	12.25'
L17	S 01°30'09" W	15.93'
L18	N 50°09'17" E	9.69'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	14°39'56"	5.00'	1.28'
C2	27°15'31"	35.00'	16.65'
C3	47°09'18"	2.50'	2.06'
C4	33°57'56"	22.50'	13.34'
C5	45°46'56"	22.50'	17.98'
C6	45°46'56"	32.50'	25.97'
C7	09°27'40"	32.50'	5.37'
C8	93°08'32"	5.00'	8.13'
C9	48°46'22"	15.00'	12.77'
C10	63°58'15"	5.00'	5.58'
C11	27°15'31"	25.00'	11.89'
C12	52°13'08"	2.50'	2.28'
C13	31°04'03"	15.00'	8.13'

RADIAL BEARING TABLE

NO.	BEARING	DISTANCE
RB1	N 25°10'47" W	5.00'

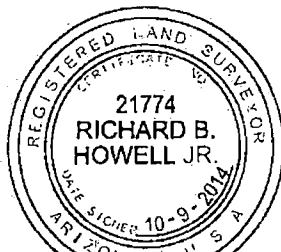
EASEMENT AREA: 0.0642
ACRE MORE OR LESS



SCALE: 1"=30'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING



Richard B. Howell Jr.
EXPIRES 3/31/2015

CAMPBELL AVENUE
MONUMENT LINE

LOS ALTOS
(ABANDONED)

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 325-1991 FAX: (520) 325-2074

DEPICTION OF EXHIBIT "B"
MULTI-USE ACCESS AND MAINTENANCE
EASEMENT IN A PORTION OF THE S.E. 1/4
OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE
14 EAST, GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 5 OF 5



Exhibit "C"
Legal Description
Multi-use Access and Maintenance Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona; said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 29.50 feet to the **Point of Beginning**;

Thence continuing South 00°53'58" East, along said right-of-way line, a distance of 12.66 feet to a point on the arc of a non-tangent curve concave to the northwest, a radial line of said curve through said point having a bearing of South 61°15'04" East;

Thence southwesterly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of 31°53'17", a distance of 18.09 feet to a point of reverse curvature of a tangent curve concave to the east;

Thence southerly along the arc of said curve, to the left, having a radius of 42.50 feet and a central angle of 89°53'39", a distance of 66.68 feet to a point of reverse curvature of a tangent curve concave to the west;

Thence southerly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of 28°21'27", a distance of 16.09 feet to a point of tangency;

Thence South 00°53'58" East, a distance of 83.88 feet to a point of curvature of a tangent curve concave to the east;

Thence Southerly along the arc of said curve, to the left, having a radius of 42.50 feet and a central angle of 15°52'42", a distance of 11.78 feet to a point of tangency;



Thence South $16^{\circ}46'40''$ East, a distance of 23.51 feet to a point of curvature of a tangent curve concave to the west;

Thence southerly along the arc of said curve, to the right, having a radius of 96.00 feet and a central angle of $10^{\circ}54'53''$, a distance of 18.29 feet to a non-tangent line;

Thence South $88^{\circ}51'45''$ West, a distance of 12.00 feet to a point on the arc of a non-tangent curve concave to the west, a radial line of said curve through said point having a bearing of South $80^{\circ}33'11''$ East;

Thence northerly along the arc of said curve, to the left, having a radius of 32.00 feet and a central angle of $26^{\circ}13'29''$, a distance of 14.65 feet to a point of tangency;

Thence North $16^{\circ}46'40''$ West, a distance of 24.31 feet to a point of curvature of a tangent curve concave to the east;

Thence northerly along the arc of said curve, to the right, having a radius of 52.50 feet and a central angle of $15^{\circ}52'42''$, a distance of 14.55 feet to a point of tangency;

Thence North $00^{\circ}53'58''$ West, a distance of 83.88 feet to a point of curvature of a tangent curve concave to the west;

Thence northerly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $28^{\circ}21'27''$, a distance of 11.14 feet to a point of reverse curvature of a tangent curve concave to the east;

Thence northerly along the arc of said curve, to the right, having a radius of 52.50 feet and a central angle of $89^{\circ}53'39''$, a distance of 82.37 feet to a point of reverse curvature of a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $52^{\circ}47'31''$, a distance of 20.73 feet to a non-tangent line;

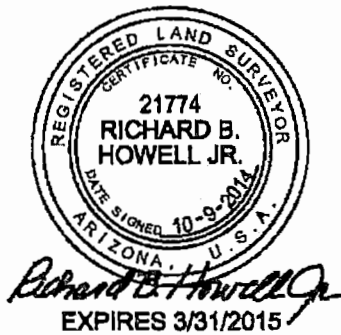
Thence North $89^{\circ}06'02''$ East, a distance of 6.01 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North $87^{\circ}24'24''$ West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a



cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "C" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

PLACITA CIELITO LINDO

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

S 89°15'15" W 1114.06'
**MANZANITA AVENUE
MONUMENT LINE**

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5



SCALE: 1"=30'

LEGEND

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 00°53'58" E	29.50'
L3	S 00°53'58" E	12.66'
L4	S 16°46'40" E	23.51'
L5	S 88°51'45" W	12.00'
L6	N 16°46'40" W	24.31'
L7	N 89°06'02" E	6.01'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	31°53'17"	32.50'	18.09'
C2	89°53'39"	42.50'	66.68'
C3	28°21'27"	32.50'	16.09'
C4	15°52'42"	42.50'	11.78'
C5	10°54'53"	96.00'	18.29'
C6	26°13'29"	32.00'	14.65'
C7	15°52'42"	52.50'	14.55'
C8	28°21'27"	22.50'	11.14'
C9	89°53'39"	52.50'	82.37'
C10	52°47'31"	22.50'	20.73'

RADIAL BEARING TABLE

NO.	BEARING	DISTANCE
RB1	S 61°15'04" E	32.50'
RB2	S 80°33'11" E	32.00'

APN 108-02-012C
DOCKET 6140 PAGE 1111

EASEMENT AREA: 0.0573
ACRE MORE OR LESS

**CAMPBELL AVENUE
MONUMENT LINE**

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



EXPIRES 3/31/2015

**LOS ALTOS
(ABANDONED)**



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 325-1991 FAX: (520) 325-2074

DEPICTION OF EXHIBIT "C"
MULTI-USE ACCESS AND MAINTENANCE
EASEMENT IN A PORTION OF THE S.E. 1/4
OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE
14 EAST, GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 4 OF 4



Exhibit "D"
Legal Description
Temporary Construction Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 253.42 feet to the **Point of Beginning**;

Thence continuing South 00°53'58" East, along said right-of-way line, a distance of 36.65 feet;

Thence South 54°23'02" West, departing said right-of-way line, a distance of 43.80 feet;

Thence North 00°53'58" West, a distance of 98.39 feet;

Thence North 89°06'02" East, a distance of 10.31 feet;

Thence South 35°49'18" East, a distance of 44.88 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North 87°24'24" West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a



cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "D" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5



SCALE: 1"=20'

LEGEND

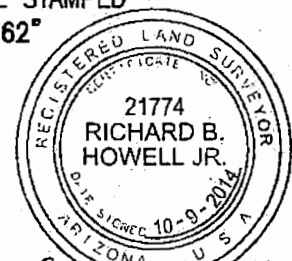
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

LINE TABLE

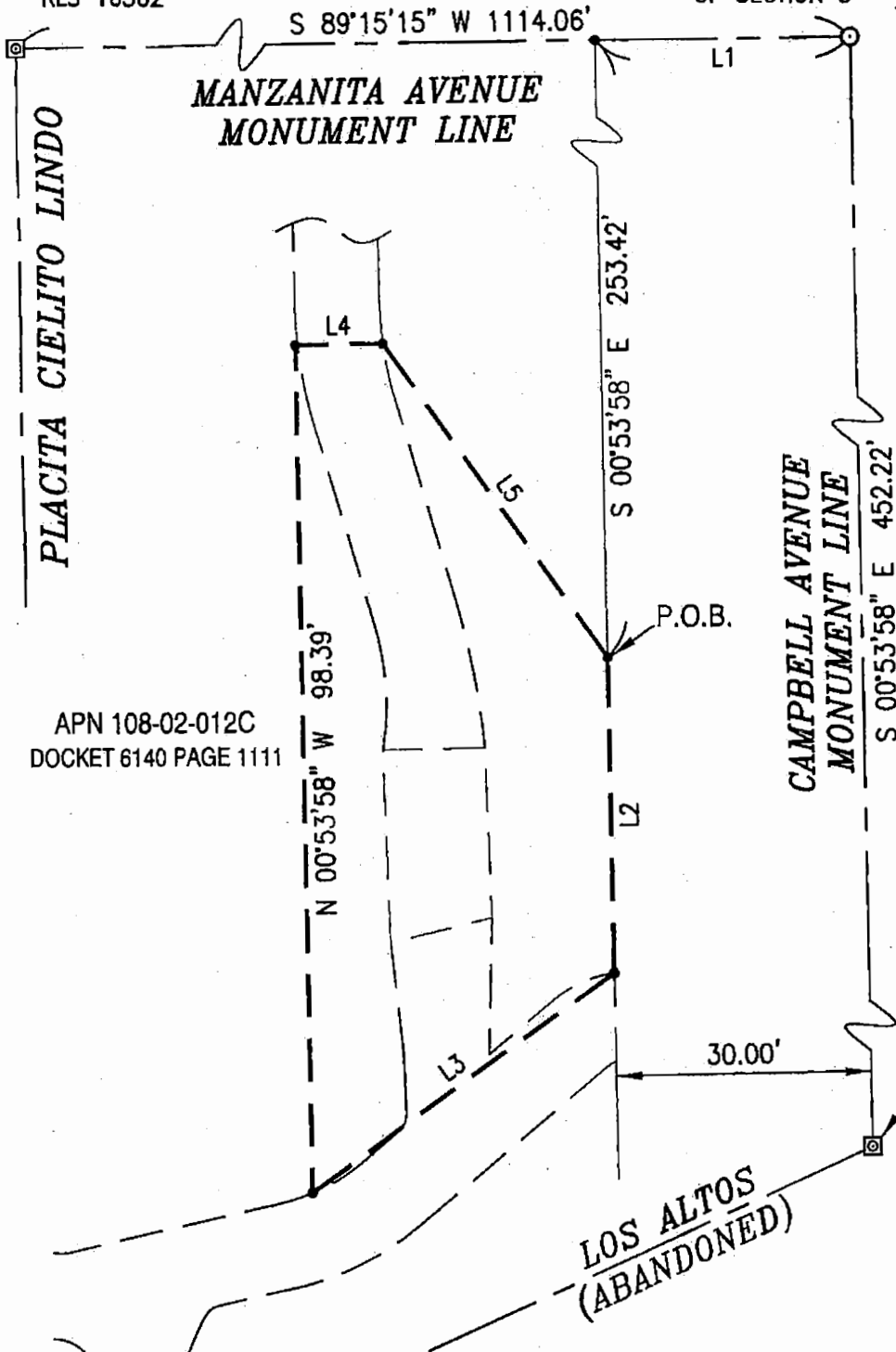
NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 00°53'58" E	36.65'
L3	S 54°23'02" W	43.80'
L4	N 89°06'02" E	10.31'
L5	S 35°49'18" E	44.88'

EASEMENT AREA: 2620 SQ.
FEET MORE OR LESS

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



Richard B. Howell Jr.
EXPIRES 3/31/2015



APN 108-02-012C
DOCKET 6140 PAGE 1111



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 825-1991 FAX: (520) 825-2074

DEPICTION OF EXHIBIT "D"
TEMPORARY CONSTRUCTION EASEMENT IN A
PORTION OF THE S.E. 1/4 OF SECTION 5,
TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND
SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 3 OF 3

Exhibit E

When recorded, return to:

Pima County Real Property Services
201 N. Stone Avenue, 6th Floor
Tucson, AZ 85701-1215

EASEMENT

1. Grant of Easement. The Board of Trustees of Catalina Foothills Unified School District No. 16, an Arizona Unified School District ("Grantor"), does hereby grant to **Pima County**, a body politic and corporate of the State of Arizona, ("Grantee"), easements (the "Easements") over and across that certain real property in Pima County, Arizona consisting of approximately 0.53 acres legally described in Docket 6140 at Page 1111 of the records of Pima County, Arizona, situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona as described on the attached **Exhibits A, B, C and D** in conjunction with Donee's construction of the **Manzanita Elementary School, Pedestrian Pathway Project** (the "Project"). **The Grantor shall maintain the crosshatched crosswalk area across the main entry way as shown on Exhibit A (the "Crosswalk Area") at Grantor's sole cost and expense following the installation of the improvements to the Easements being performed by Grantee at Grantee's expense. The Grantee shall maintain the remainder of the pathway at Grantee's sole cost and expense following the installation of the improvements to the Easements being performed by Grantee at Grantee's expense. Grantor and Grantee shall indemnify, defend and hold harmless each other and the indemnified party's officers, departments, employees and agents from and against any and all suits, claims, demands, causes of action in law or equity, or administrative proceedings arising out of the location or maintenance of the Pathway and Crosswalk Area as shown in Exhibit A that arise or are alleged to arise, in whole or in part, from the sole negligence of the indemnifying party.**

2. Access to Property. Grantee and/or the public may enter on the Easements at all reasonable times consistent with the Project.

3. Use of Property by Grantor. Grantor may use the Property for any purpose not inconsistent with the Easements. Grantor shall not make any use of the Property that

Supervisors Approval:		S <u>5</u> /T <u>13s</u> /R <u>14 E</u>	
Agent: Bill Satterly	File #: 11235-001	Activity #:	P <input type="checkbox"/> De <input type="checkbox"/> Do <input checked="" type="checkbox"/> E <input type="checkbox"/>

is inconsistent with the Easements, and will keep the Property open and free from any obstruction or encroachment at all times.

4. Runs With the Land. The Easements are covenants that run with the land. All grants, covenants and conditions of the Easements shall inure to the benefit of and be binding upon the successors in interest to Grantor and Grantee.

GRANTOR: The Board of Trustees of Catalina Foothills Unified School District No. 16, an Arizona Unified School District.

Paula Sneylen
[Signature]

Dated: 02/24/2015

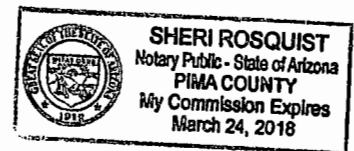
Dated: 2/24/15

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this 24th day of Feb, 2015
by _____

My Commission Expires:
3/24/2018

[Signature]
Notary Public



Supervisors Approval:		S <u>5</u> / T <u>13s</u> / R <u>14 E</u>	
Agent: Bill Satterly	File #: 11235-001	Activity #:	P <input type="checkbox"/> De <input type="checkbox"/> Do <input checked="" type="checkbox"/> E <input type="checkbox"/>



Exhibit "A"
Legal Description
Multi-use Access Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 263.72 feet;

Thence South 89°06'02" West, departing said right-of-way line, a distance of 14.64 feet to the **Point of Beginning**;

Thence South 02°03'51" East, a distance of 19.72 feet;

Thence South 76°24'16" West, a distance of 12.25 feet;

Thence North 02°03'51" West, a distance of 22.36 feet;

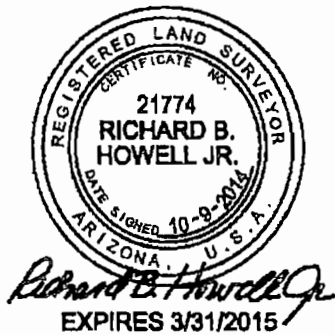
Thence North 88°51'45" East, a distance of 12.00 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North 87°24'24" West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and



Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "A" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5



SCALE: 1"=20'

LEGEND

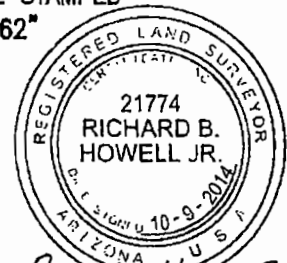
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

LINE TABLE

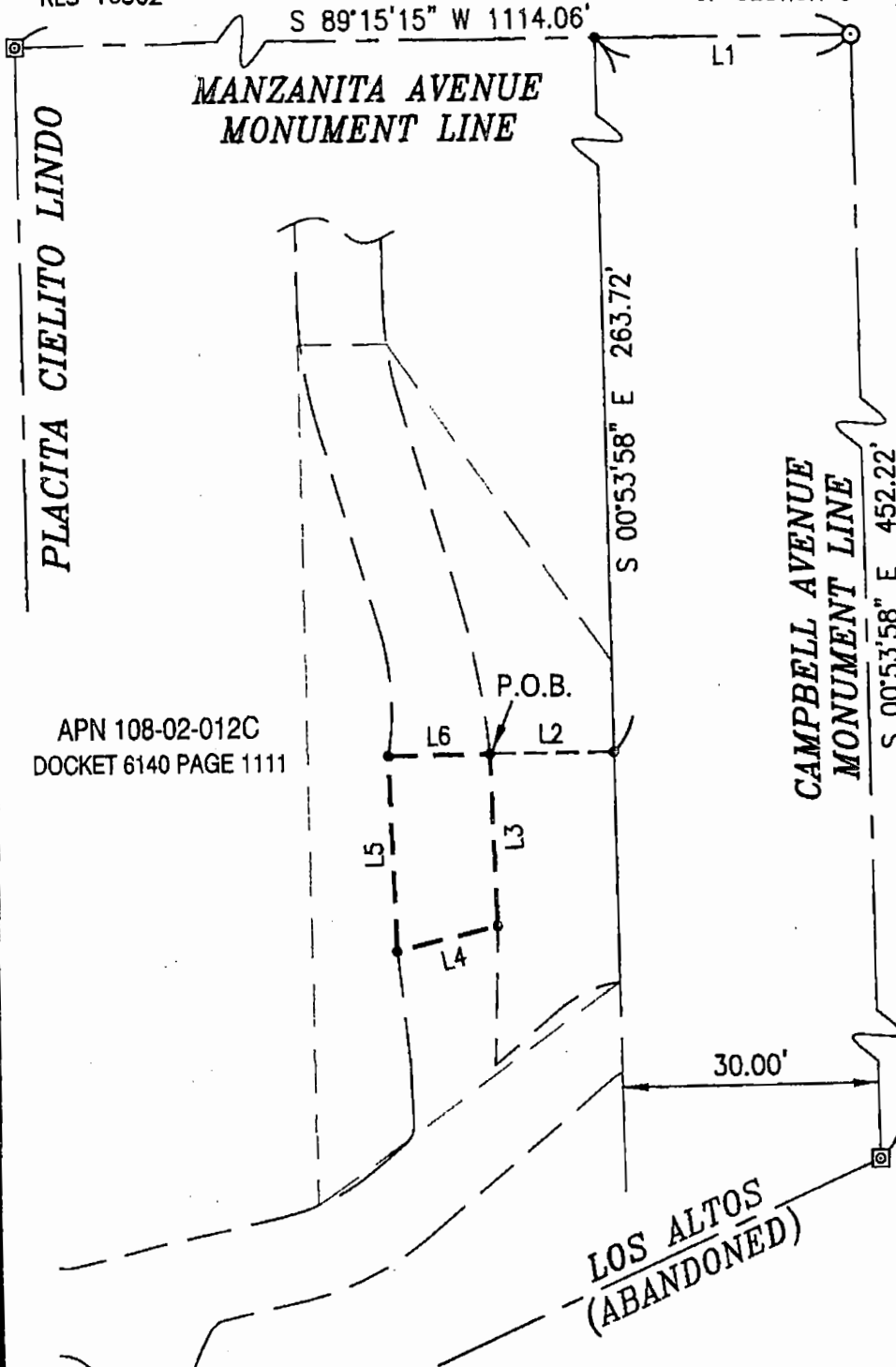
NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 89°06'02" W	14.64'
L3	S 02°03'51" E	19.72'
L4	S 76°24'16" W	12.25'
L5	N 02°03'51" W	22.36'
L6	N 88°51'45" E	12.00'

EASEMENT AREA: 253 SQ.
FEET MORE OR LESS

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



EXPIRES 3/31/2015



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 825-1991 FAX: (520) 825-2074

DEPICTION OF EXHIBIT "A"
MULTI-USE ACCESS EASEMENT IN A PORTION OF
THE S.E. 1/4 OF SECTION 5, TOWNSHIP 13
SOUTH, RANGE 14 EAST, GILA AND SALT RIVER
MERIDIAN, PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 3 OF 3



Exhibit "B"
Legal Description
Multi-use Access and Maintenance Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 290.06 feet to the **Point of Beginning**;

Thence continuing South 00°53'58" East, along said right-of-way line, a distance of 10.30 feet to a point on the arc of a non-tangent curve concave to the southeast, a radial line of said curve through said point having a bearing of North 25°10'47" West;

Thence southwesterly along the arc of said curve, to the left, having a radius of 5.00 feet and a central angle of 14°39'56", a distance of 1.28 feet to a point of tangency;

Thence South 50°09'17" West, a distance of 28.67 feet to a point of curvature of a tangent curve concave to the northwest;

Thence southwesterly along the arc of said curve, to the right, having a radius of 35.00 feet and a central angle of 27°15'31", a distance of 16.65 feet to a point of tangency;

Thence South 77°24'48" West, a distance of 9.06 feet to a point of curvature of a tangent curve concave to the southeast;

Thence southwesterly along the arc of said curve, to the left, having a radius of 2.50 feet and a central angle of 47°09'18", a distance of 2.06 feet to a point of compound curvature of a tangent curve concave to the east;



Thence southerly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $33^{\circ}57'56''$, a distance of 13.34 feet to a point of tangency;

Thence South $03^{\circ}42'26''$ East, a distance of 40.18 feet to a point of curvature of a tangent curve concave to the northeast;

Thence southeasterly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $45^{\circ}46'56''$, a distance of 17.98 feet to a point of tangency;

Thence South $49^{\circ}29'22''$ East, a distance of 56.62 feet to the westerly right-of-way line of Campbell Avenue;

Thence South $00^{\circ}53'58''$ East, along said westerly right-of-way, a distance of 6.17 feet;

Thence South $89^{\circ}06'02''$ West, departing said westerly right-of-way, a distance of 8.12 feet;

Thence North $49^{\circ}29'22''$ West, a distance of 54.62 feet to a point of curvature of a tangent curve concave to the northeast;

Thence northwesterly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of $45^{\circ}46'56''$, a distance of 25.97 feet to a point of tangency;

Thence North $03^{\circ}42'26''$ West, a distance of 40.18 feet to a point of curvature of a tangent curve concave to the east;

Thence northerly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of $09^{\circ}27'40''$, a distance of 5.37 feet to a point of reverse curvature of a tangent curve concave to the southwest;

Thence northerly and northwesterly along the arc of said curve, to the left, having a radius of 5.00 feet and a central angle of $93^{\circ}08'32''$, a distance of 8.13 feet to a point of reverse curvature of a tangent curve concave to the northeast;

Thence northwesterly along the arc of said curve, to the right, having a radius of 15.00 feet and a central angle of $48^{\circ}46'22''$, a distance of 12.77 feet to a point of tangency;

Thence North $38^{\circ}36'57''$ West, a distance of 33.61 feet;

Thence North $75^{\circ}48'12''$ West, a distance of 4.70 feet;



Thence North $14^{\circ}11'48''$ East, a distance of 10.00 feet;

Thence South $75^{\circ}48'12''$ East, a distance of 8.06 feet;

Thence South $38^{\circ}36'57''$ East, a distance of 36.98 feet to a point of curvature of a tangent curve concave to the north;

Thence easterly along the arc of said curve, to the left, having a radius of 5.00 feet and a central angle of $63^{\circ}58'15''$, a distance of 5.58 feet to a point of tangency;

Thence North $77^{\circ}24'48''$ East, a distance of 24.75 feet to a point of curvature of a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of $27^{\circ}15'31''$, a distance of 11.89 feet to a point of tangency;

Thence North $50^{\circ}09'17''$ East, a distance of 5.10 feet to a point of curvature of a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve, to the left, having a radius of 2.50 feet and a central angle of $52^{\circ}13'08''$, a distance of 2.28 feet to a point of tangency;

Thence North $02^{\circ}03'51''$ West, a distance of 7.16 feet;

Thence North $06^{\circ}33'48''$ West, a distance of 12.86 feet;

Thence North $76^{\circ}24'16''$ East, a distance of 12.25 feet;

Thence South $01^{\circ}30'09''$ West, a distance of 15.93 feet;

Thence North $50^{\circ}09'17''$ East, a distance of 9.69 feet to a point of curvature of a tangent curve concave to the southeast;

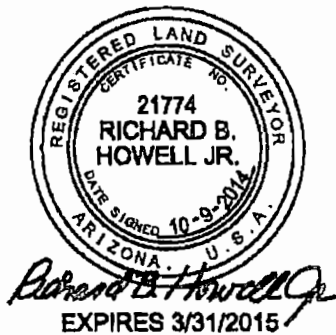
Thence northeasterly along the arc of said curve, to the right, having a radius of 15.00 feet and a central angle of $31^{\circ}04'03''$, a distance of 8.13 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North $87^{\circ}24'24''$ West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of



Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "B" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

PLACITA CIELITO LINDO

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

S 89°15'15" W 1114.06'

MANZANITA AVENUE
MONUMENT LINE

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5

APN 108-02-012C
DOCKET 6140 PAGE 1111

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 00°53'58" E	10.30'
L3	S 50°09'17" W	28.67'
L4	S 77°24'48" W	9.06'
L5	S 00°53'58" E	6.17'
L6	S 89°06'02" W	8.12'
L7	N 38°36'57" W	33.61'
L8	N 75°48'12" W	4.70'
L9	N 14°11'48" E	10.00'
L10	S 75°48'12" E	8.06'
L11	S 38°36'57" E	36.98'
L12	N 77°24'48" E	24.75'
L13	N 50°09'17" E	5.10'
L14	N 02°03'51" W	7.16'
L15	N 06°33'48" W	12.86'
L16	N 76°24'16" E	12.25'
L17	S 01°30'09" W	15.93'
L18	N 50°09'17" E	9.69'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	14°39'56"	5.00'	1.28'
C2	27°15'31"	35.00'	16.65'
C3	47°09'18"	2.50'	2.06'
C4	33°57'56"	22.50'	13.34'
C5	45°46'56"	22.50'	17.98'
C6	45°46'56"	32.50'	25.97'
C7	09°27'40"	32.50'	5.37'
C8	93°08'32"	5.00'	8.13'
C9	48°46'22"	15.00'	12.77'
C10	63°58'15"	5.00'	5.58'
C11	27°15'31"	25.00'	11.89'
C12	52°13'08"	2.50'	2.28'
C13	31°04'03"	15.00'	8.13'

RADIAL BEARING TABLE

NO.	BEARING	DISTANCE
RB1	N 25°10'47" W	5.00'

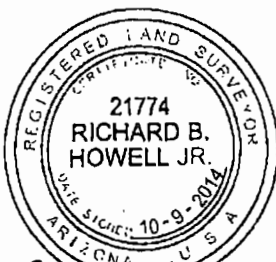
EASEMENT AREA: 0.0642
ACRE MORE OR LESS



SCALE: 1"=30'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING



Richard B. Howell Jr.
EXPIRES 3/31/2015

CAMPBELL AVENUE
MONUMENT LINE

LOS ALTOS
(ABANDONED)

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 825-1991 FAX: (520) 825-2074

DEPICTION OF EXHIBIT "B"
MULTI-USE ACCESS AND MAINTENANCE
EASEMENT IN A PORTION OF THE S.E. 1/4
OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE
14 EAST, GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 5 OF 5



Exhibit "C"
Legal Description
Multi-use Access and Maintenance Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 29.50 feet to the **Point of Beginning**;

Thence continuing South 00°53'58" East, along said right-of-way line, a distance of 12.66 feet to a point on the arc of a non-tangent curve concave to the northwest, a radial line of said curve through said point having a bearing of South 61°15'04" East;

Thence southwesterly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of 31°53'17", a distance of 18.09 feet to a point of reverse curvature of a tangent curve concave to the east;

Thence southerly along the arc of said curve, to the left, having a radius of 42.50 feet and a central angle of 89°53'39", a distance of 66.68 feet to a point of reverse curvature of a tangent curve concave to the west;

Thence southerly along the arc of said curve, to the right, having a radius of 32.50 feet and a central angle of 28°21'27", a distance of 16.09 feet to a point of tangency;

Thence South 00°53'58" East, a distance of 83.88 feet to a point of curvature of a tangent curve concave to the east;

Thence Southerly along the arc of said curve, to the left, having a radius of 42.50 feet and a central angle of 15°52'42", a distance of 11.78 feet to a point of tangency;



Thence South $16^{\circ}46'40''$ East, a distance of 23.51 feet to a point of curvature of a tangent curve concave to the west;

Thence southerly along the arc of said curve, to the right, having a radius of 96.00 feet and a central angle of $10^{\circ}54'53''$, a distance of 18.29 feet to a non-tangent line;

Thence South $88^{\circ}51'45''$ West, a distance of 12.00 feet to a point on the arc of a non-tangent curve concave to the west, a radial line of said curve through said point having a bearing of South $80^{\circ}33'11''$ East;

Thence northerly along the arc of said curve, to the left, having a radius of 32.00 feet and a central angle of $26^{\circ}13'29''$, a distance of 14.65 feet to a point of tangency;

Thence North $16^{\circ}46'40''$ West, a distance of 24.31 feet to a point of curvature of a tangent curve concave to the east;

Thence northerly along the arc of said curve, to the right, having a radius of 52.50 feet and a central angle of $15^{\circ}52'42''$, a distance of 14.55 feet to a point of tangency;

Thence North $00^{\circ}53'58''$ West, a distance of 83.88 feet to a point of curvature of a tangent curve concave to the west;

Thence northerly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $28^{\circ}21'27''$, a distance of 11.14 feet to a point of reverse curvature of a tangent curve concave to the east;

Thence northerly along the arc of said curve, to the right, having a radius of 52.50 feet and a central angle of $89^{\circ}53'39''$, a distance of 82.37 feet to a point of reverse curvature of a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve, to the left, having a radius of 22.50 feet and a central angle of $52^{\circ}47'31''$, a distance of 20.73 feet to a non-tangent line;

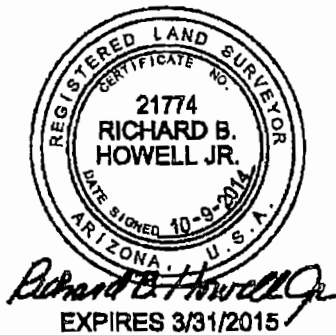
Thence North $89^{\circ}06'02''$ East, a distance of 6.01 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North $87^{\circ}24'24''$ West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a



cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "C" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

PLACITA CIELITO LINDO

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

S 89°15'15" W 1114.06'
**MANZANITA AVENUE
MONUMENT LINE**

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5



SCALE: 1"=30'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 00°53'58" E	29.50'
L3	S 00°53'58" E	12.66'
L4	S 16°46'40" E	23.51'
L5	S 88°51'45" W	12.00'
L6	N 16°46'40" W	24.31'
L7	N 89°06'02" E	6.01'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	31°53'17"	32.50'	18.09'
C2	89°53'39"	42.50'	66.68'
C3	28°21'27"	32.50'	16.09'
C4	15°52'42"	42.50'	11.78'
C5	10°54'53"	96.00'	18.29'
C6	26°13'29"	32.00'	14.65'
C7	15°52'42"	52.50'	14.55'
C8	28°21'27"	22.50'	11.14'
C9	89°53'39"	52.50'	82.37'
C10	52°47'31"	22.50'	20.73'

RADIAL BEARING TABLE

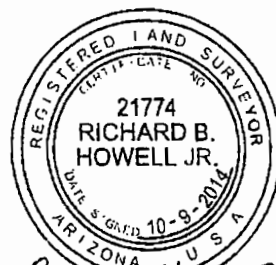
NO.	BEARING	DISTANCE
RB1	S 61°15'04" E	32.50'
RB2	S 80°33'11" E	32.00'

APN 108-02-012C
DOCKET 6140 PAGE 1111

EASEMENT AREA: 0.0573
ACRE MORE OR LESS

**CAMPBELL AVENUE
MONUMENT LINE**

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



Richard B. Howell Jr.
EXPIRES 3/31/2015

**LOS ALTOS
(ABANDONED)**



717 N. SWAN ROAD
TUCSON, ARIZONA 85711
TEL: (520) 825-1991 FAX: (520) 825-2074

DEPICTION OF EXHIBIT "C"
MULTI-USE ACCESS AND MAINTENANCE
EASEMENT IN A PORTION OF THE S.E. 1/4
OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE
14 EAST, GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 4 OF 4



Exhibit "D"
Legal Description
Temporary Construction Easement

A portion of that parcel described in Docket 6140 at Page 1111 records of Pima County, Arizona, said portion is situated in the Southeast Quarter (SE 1/4) of Section 5, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona and is described as follows:

Commencing at a found #5 rebar marking the East 1/4 Corner of said Section 5 and the intersection of the Manzanita Avenue Monument Line with the Campbell Avenue Monument Line from which a 2 inch diameter brass cap in concrete stamped "RLS 16562" marking the intersection of the Manzanita Avenue Monument Line with the centerline of Placita Cielito Lindo bears South 89°15'15" West, a distance of 1114.06 feet;

Thence South 89°15'15" West, along said Manzanita Avenue Monument Line, a distance of 30.00 feet to the northeast corner of said parcel described in Docket 6140 at Page 1111 on the westerly right-of-way line of Campbell Avenue;

Thence South 00°53'58" East, along said right-of-way line, a distance of 253.42 feet to the **Point of Beginning**;

Thence continuing South 00°53'58" East, along said right-of-way line, a distance of 36.65 feet;

Thence South 54°23'02" West, departing said right-of-way line, a distance of 43.80 feet;

Thence North 00°53'58" West, a distance of 98.39 feet;

Thence North 89°06'02" East, a distance of 10.31 feet;

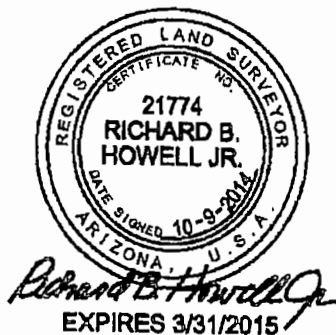
Thence South 35°49'18" East, a distance of 44.88 feet to the **Point of Beginning**.

The Basis of Bearings for this legal description is the Arizona State Plane Coordinate System, NAD1983 (HARN92), Central Zone, grid bearing of North 87°24'24" West between a 2 inch brass cap in concrete stamped "RLS 31038" which lies 5.93 feet north of a 2 inch brass cap in concrete stamped "RLS 31038" marking the Southeast Corner of Section 5, Township 13 South Range 14 east, Gila and Salt River Meridian, Pima County, Arizona, said point being designated "BE09" by the Pima Association of Governments joint mapping project and a 1.5 inch diameter aluminum capped rebar stamped "City of Tucson, GPS, BE07, RLS 20373" which is located at the east end of a



cul-de-sac approximately 250 feet easterly of the intersection and Miraval Primero and Camino Miraval said point being designated "BE07" by the Pima Association of Governments joint mapping project.

See Depiction of Exhibit "D" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

FOUND 2" DIAMETER
BRASS CAP IN
CONCRETE STAMPED
"RLS 16562"

P.O.C.
FOUND #5 REBAR
E. 1/4 CORNER
OF SECTION 5



SCALE: 1"=20'

LEGEND

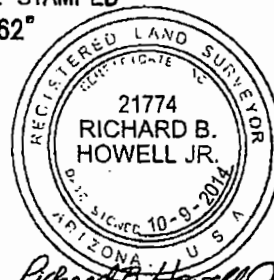
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°15'15" W	30.00'
L2	S 00°53'58" E	36.65'
L3	S 54°23'02" W	43.80'
L4	N 89°06'02" E	10.31'
L5	S 35°49'18" E	44.88'

EASEMENT AREA: 2620 SQ.
FEET MORE OR LESS

FOUND 2" DIAM.
BRASS CAP IN
CONCRETE STAMPED
"RLS 21762"



EXPIRES 3/31/2015

APN 108-02-012C
DOCKET 6140 PAGE 1111

LOS ALTOS
(ABANDONED)



707 N. SWAN ROAD
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TEL: (520) 825-1291 FAX: (520) 825-2074

DEPICTION OF EXHIBIT "D"
TEMPORARY CONSTRUCTION EASEMENT IN A
PORTION OF THE S.E. 1/4 OF SECTION 5,
TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND
SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: 10/09/2014

JOB NO: 5259

PAGE: 3 OF 3