

TO: PLANNING AND ZONING COMMISSION

FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; STEVEN ESTER, PLANNER I

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P18-0037 / P18-0038 "AT&T SCHNEPF FARMS MONOPALM", a request for approval of a Site Plan and Conditional Use Permit for an 80-foot tall monopalm wireless communication tower at the northwest corner of Rittenhouse and Combs Roads.

DATE: JULY 11, 2018

STAFF RECOMMENDATION

Staff recommends approval of P18-0037, P18-0038, "AT&T Schnepf Farms Monopalm," subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



SUMMARY

The proposal consists of a Site Plan and Conditional Use Permit to allow AT&T to construct an 80-foot tall monopalm wireless communication tower. The 352 square feet site area is a portion of the overall 1.03 acre parcel located at the northwest corner of Rittenhouse and Combs Roads.

HISTORY

- July 18, 2001: Town Council approves RZ00-004 Schnepf Farms PAD.
- October 4, 2016: Building permit B16-2711 approved to replace antennas on existing Verizon Wireless monopalm on site.
- July 19, 2017: Building Permit B17-1695 approved to replace antennas on existing T-Mobile monopalm on site.

January 2, 2018: Building permit B17-2835 approved to replace antennas on existing Sprint monopalm on site.

DISCUSSION

The applicant is requesting approval of a Site Plan and Conditional Use Permit to allow AT&T to construct an 80-foot tall monopalm wireless communication tower. The proposed height is in conformance with the Town Zoning Ordinance, *Article 6.9 Wireless Communications*. The 352 square feet site area is a portion of the overall 1.03 acre parcel located at the northwest corner of Rittenhouse and Combs Roads.

Currently, there are three (3) existing monopalm towers on site owned by Verizon, T-Mobile, and Sprint. The size of the carrier antennas and arrays do not leave enough room for another provider to co-locate. Because there is no space to co-locate on an existing pole, the Conditional Use Permit is required for the additional tower to be installed. The new monopalm will improve the network coverage gap for AT&T to better serve the Queen Creek community.

Project Information	
Project Name:	AT&T Schnepf Farms Monopalm
Site Location:	Northwest Corner of Rittenhouse and Combs Rds
Current Zoning:	EMP A/PAD
General Plan Designation:	Special District
Surrounding Zoning Designations:	
North	R1-43/PAD
South	R1-43
East	R1-43/PAD
West	EMP A/PAD
Site Area:	352 square feet

ANALYSIS

General Plan Review: The project is located in the Special District (Schnepf Farms) land use designation of the General Plan. The proposed application is consistent with the General Plan.

Zoning Review: The zoning designation of the property is EMP A/PAD (Light Industrial/PAD). The proposed application is consistent with allowable uses in the EMP A/PAD zoning district with the approval of a Conditional Use Permit.

Site Plan Review: The project proposes a monopalm design and is intended to mitigate the visual impact of the tower while providing the means to screen the antennas from view. In addition, an 8-foot tall screen wall matching the materials and colors of the existing screen wall on site will be constructed. The proposed application is in compliance with the Town Design Guidelines and Zoning Ordinance.

Landscape Plan Review: The applicant is utilizing existing trees along the current screen wall to landscape the proposed site. No additional landscaping is proposed. The proposed application is in compliance with the Zoning Ordinance.

Conditional Use Review: Conditional Use Permits are authorized under Article 3.5 *Conditional Use Permits* of the Zoning Ordinance. Conditional uses are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use as a particular location within a given zoning district.

Conditional use review in the zoning code sets forth the following criteria for evaluating a proposed conditional use:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

<u>Applicant Response</u>: The proposed AT&T Wireless monopalm will conform to the regulations and provisions as set forth in Article 5 and Article 6 of the Ordinance.

 The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

<u>Applicant Response</u>: The proposed AT&T Wireless monopalm shall conform to the character of the area and the location, as this will be the 4th wireless communication facility monopalm to be located at this parcel.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

<u>Applicant Response</u>: The proposed AT&T Wireless monopalm will be serviced by existing utilities; there is no impact on water, sewer or refuse services from the Town as the monopalm site does not require these services. Additionally, the AT&T monopalm will utilize the existing access driveway from Riggs Road, and the drainage will be configured per Town requirements. The AT&T monopalm compound will rely upon the Town FD for fire protection services.

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

<u>Applicant Response:</u> The proposed access driveway is the existing approved access driveway as accepted by Town Staff.

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

<u>Applicant Response</u>: The proposed Wireless Communication Facility does not emit vibrations, noise, odor, dust smoke or gas from the operations.

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminishes or impairs the property values within the neighborhood.

<u>Applicant Response</u>: The proposed Wireless Communication Facility will not be injurious to the use and enjoyment of the property in the immediate vicinity, nor will the WCF impair the property values within the neighborhood.

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

<u>Applicant Response</u>: The proposed Wireless Communication facility will not impeded the orderly development and improvement of surrounding property for uses permitted within the zoning district.

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

<u>Applicant Response:</u> The proposed Wireless Communication Facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

<u>Applicant Response</u>: The proposed Wireless Communication Facility is largely supported by the public as the Facility will meet the needs of the public utilizing the AT&T Wireless network for their wireless communication services.

Staff believes the applicant has met the intent of the criteria for evaluating a conditional use; therefore, staff supports the applicant's request.

Public Comments: Staff has not received any public comment to date. A neighborhood meeting was held on June 19, 2018 with no attendees.

CONDITIONS OF APPROVAL

- 1. The Site Plan and Conditional Use Permit, as submitted, shall be subject to all the applicable provisions of Town of Queen Creek Zoning Ordinance under Article 6.9 *Wireless Communications*.
- 2. Signage which advertises the facility, product or services shall be prohibited.
- 3. The applicant shall be responsible for removing the tower/pole within ninety (90) days when the operations cease to exist.
- 4. Mechanical equipment, electrical meter and service components, and similar utility devices, if proposed at ground level, shall be screened from public view and designed to appear as an integral part of the building.

ATTACHMENTS

- 1. Aerial Exhibit
- 2. Existing Site Photo
- 3. Site Plan
- 4. Photo Simulations

Project Name: AT&T Schnepf Farms Monopalm Aerial Exhibit

Case Numbers: P18-0037, P18-0038

Hearing Date: July 11, 2018 (Planning Commission)





Existing Monopalms On-Site

Case Numbers: P18-0037, P18-0038

Hearing Date: July 11, 2018 (Planning Commission)



CONSULTANT TEAM

CLIENT REPRESENTATIVE BECHTEL INFRASTRUCTURE & POWER CORPORATION 8323 WEST SHERMAN ST. TOLLESON, AZ 85353 CONTACT: STEVE OLSON PHONE: (520) 743-6087

PROJECT OWNER AT&T MOBILITY 1355 W. UNIVERSITY DR. MESA, AZ 85201 CONTACT: ROBERT HOFRICHTER PHONE: (480) 444-4681 E-MAIL: RH1316@ATT.COM

PROPERTY OWNER CLOUD RANCHES LIMITED PARTNERSHIP ATTN:MARK SCHNEPF 22601 E. CLOUD RD. QUEEN CREEK, AZ 85242 PHONE: (480) 283-4211 E-MAIL: SCHENPFMARK@GMAIL.COM

<u>A & E</u> CLEAR BLUE SERVICES 4814 S. 35TH ST. PHOENIX, AZ 85040 CONTACT: STEVEN DeJONGE PHONE: (602) 426-9500 X102 E-MAIL: STEVENDEJONGE@CLEARBLUESERVICES.COM

GENERAL NOTES

* CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK.

* OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.

* THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT: UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

* THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

* THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BE THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

* AT&T GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY

CLOUD RANCHES LIMITED PARTNERSHIP

E-MAIL: SCHENPFMARK@GMAIL.COM

* DO NOT SCALE DRAWINGS

SITE INFORMATION

ATTN:MARK SCHNEPF

22601 E. CLOUD RD. QUEEN CREEK, AZ 85242

AT&T MOBILITY

MESA, AZ 85201

PHONE: (480) 283-4211

1355 W. UNIVERSITY DR.

PHONE: (480) 444-4681

E-MAIL: RH1316@ATT.COM

CONTACT: ROBERT HOFRICHTER

OWNER/LANDLORD:

APPLICANT:

TOWER TYPE: EXISTING SITE TYPE: APN:

LATITUDE

LONGITUDE

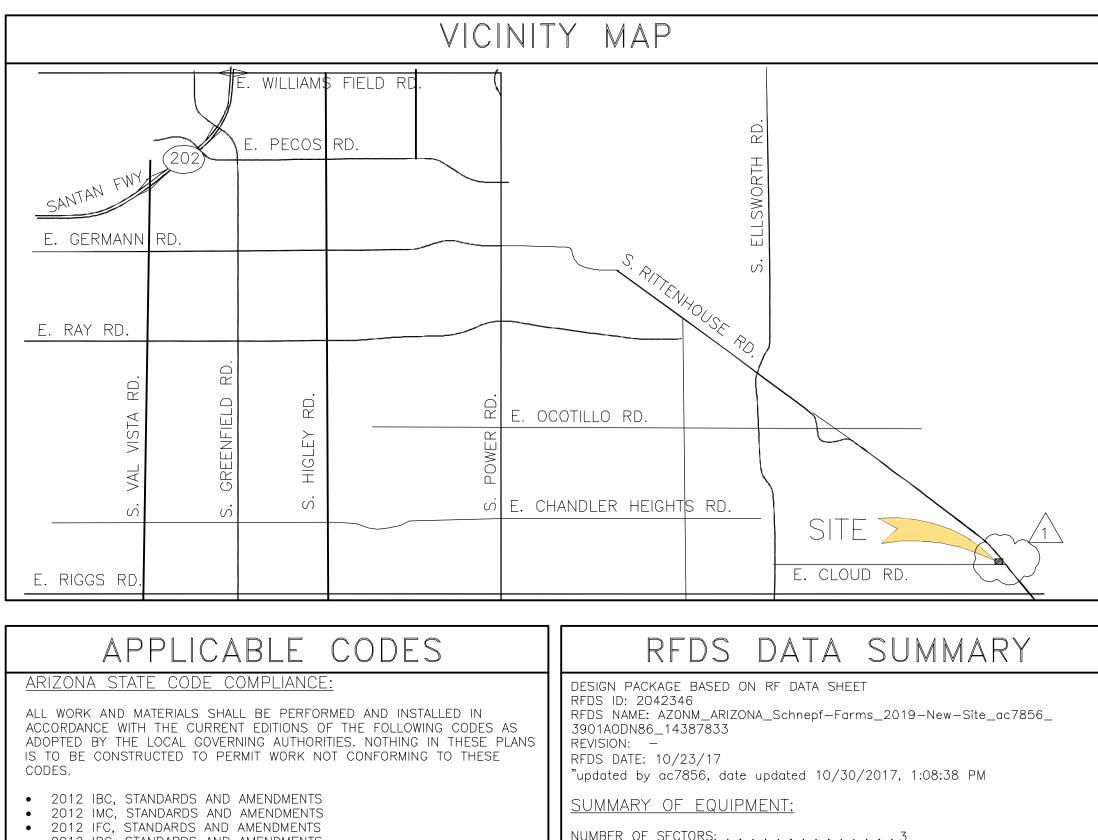
EXISTING ELEVATION: EXISTING ZONING: CONSTRUCTION TYPE: V-N EXISTING PROJECT AREA: NO CHANGE EXISTING OCCUPANCY: JURISDICTION: ELECTRICAL PROVIDER: SRP

MONOPALM WIRELESS COMMUNICATIONS FACILITY 304-92-006V 33° 13′ 13.3572″ N 33.2203770 111°35'07.2852"W -111.585357 ±1,450' EMP-A (PAD)

PROPOSED OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY VACANT LAND TOWN OF QUEEN CREEK

DIRECTIONS:

DEPARTING THE AT&T OFFICE AT 1355 W. UNIVERSITY IN MESA GO RIGHT ON UNIVERSITY TO ALMA SCHOOL RD. AND THEN GO LEFT HEADING NORTH ON ALMA SCHOOL RD. TO THE LOOP 202 FREEWAY. PROCEED RIGHT AND MERGE ONTO THE LOOP 202 (RED MOUNTAIN FRWY.) HEADING EAST AND CONTINUE AROUND ON THE LOOP 202 AND CONTINUE SOUTH TO EXIT #34A, AZ-24 AND FOLLOW AROUND TO END AT ELLSWORTH RD., GO RIGHT HEADING SOUTH ON ELLSWORTH RD. FOR ABOUT 4 MILES, TO S. RITTENHOUSE RD. (JUST PAST TRAIN TRACKS) TAKE LEFT ONTO RITTENHOUSE RD. GOING SOUTH ON RITTENHOUSE RD. FOR ABOUT 3.5 MILES TO SITE.



- 2012 IPC, STANDARDS AND AMENDMENTS
- 2011 NEC, STANDARDS AND AMENDMENTS

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN ACCESS REQUIREMENTS ARE NOT REQUIRED IN IBC BUILDING CODE.

APPROV



AT&T

PROJECT: NEW SITE BUILD SITE NO.: AZL04790 SITE NAME: SCHNEPF FARMS FA CODE: 14387833 USID: 195350

23102 E. RIGGS RD. QUEEN CREEK, AZ 85142

DRIVING DIRECTIONS

CODES	RFDS DATA SUMMARY
RMED AND INSTALLED IN F THE FOLLOWING CODES AS TIES. NOTHING IN THESE PLANS DT CONFORMING TO THESE	DESIGN PACKAGE BASED ON RF DATA SHEET RFDS ID: 2042346 RFDS NAME: AZONM_ARIZONA_Schnepf-Farms_2019-New-Site_ac7856_ 3901AODN86_14387833 REVISION: - RFDS DATE: 10/23/17 "updated by ac7856, date updated 10/30/2017, 1:08:38 PM
HABITATION. HANDICAPPED N ACCORDANCE WITH THE 2012	SUMMARY OF EQUIPMENT: NUMBER OF SECTORS:

AT&T (RF): _____

AT&T (CONST.):_____

AT&T (S.A.): _____

LANDLORD: _____

LANDLORD: _____

PROJECT DESCRIPTION

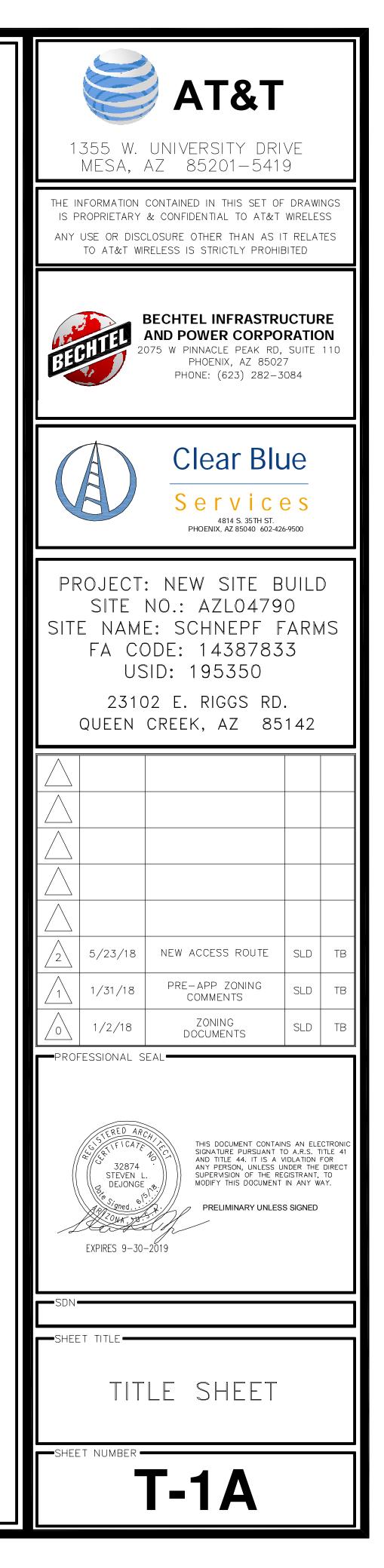
THIS PROJECT WILL CONSIST OF A NEW 80 FT. MONOPALM CELL TOWER (75 FT. TOP OF STEEL POLE). TOWER WILL BE PLACED INSIDE A NEW CMU EQUIPMENT COMPOUND. THE NEW COMPOUND WALL WILL BE 8 FT. HIGH AND OF A COLOR TO MATCH ADJACENT FACILITIES. A NEW PRE-FABRICATED "W.I.C." CARRIER EQUIPMENT SHELTER WILL PLACED INSIDE THE COMPOUND ON A CONCRETE PLATFORM. THE SHELTER WILL ALSO BE SERVED BY A SMALL DC BACK GENERATOR ALSO ON A CONCRETE PAD. COMPOUND WILL BE SERVICED WITH A NEW 200 AMP, 120/240V, 1Ø ELECTRICAL METER & SERVICE DISCONNECT THAT FEEDS A PRE-MOUNTED ELECTRICAL PANEL ON THE "W.I.C." SHELTER.

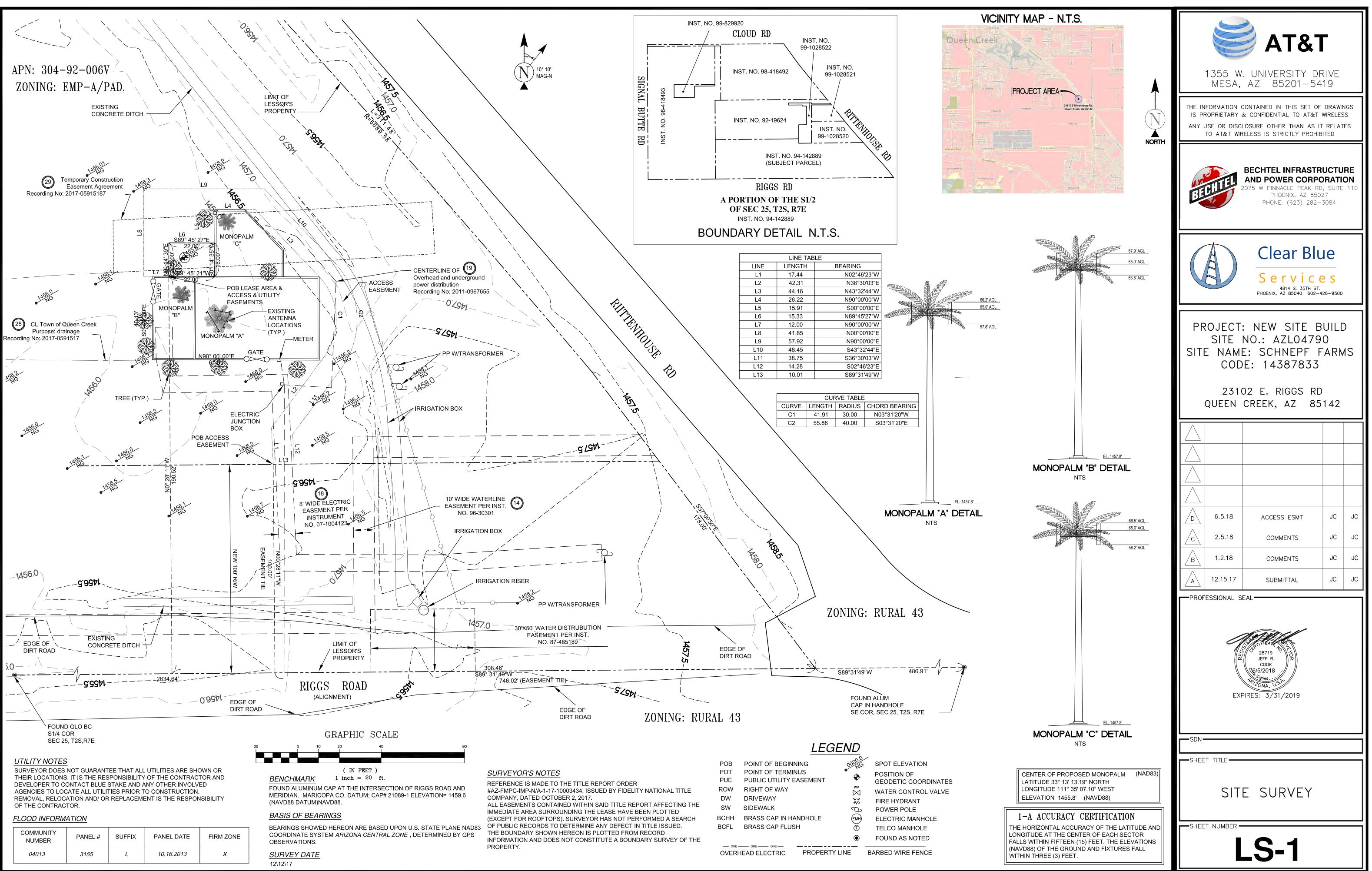
SHEET INDEX			
SHT.	DESCRIPTION	REV	
T-1A	TITLE SHEET	2	
LS-1	SURVEY	2	
LS-2	SURVEY NOTES & LEGAL DESCRIPTIONS	2	
A-1	OVERALL SITE PLAN	2	
A-2	EXISTING & NEW ENLARGED PLANS	2	
A-3	ENLARGED EQUIPMENT PLANS & ELEVATIONS	2	
A-4	ELEVATIONS & DETAILS	2	

JURISDICTIONAL	
----------------	--

ALS		
	DATE:	
	DATE:	-
	DATE:	
	DATE:	-
	DATE:	-

APPROVAL





COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04013	3155	L	10.16.2013	X

ALL T	SE AREA LEGAL DESCRIPTION HAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST O DNA, DESCRIBED AS FOLLOWS:	F THE GI	LA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUI
	MENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;		
THEN	ICE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION, ICE NORTH 00 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 190.52 FEET TO THE POINT		
THEN THEN THEN CONT	ICE NORTH 00 DEGREES 14 MINUTES 39 SECONDS EAST, A DISTANCE OF 16.00 FEET; ICE SOUTH 89 DEGREES 45 MINUTES 21 SECONDS EAST, A DISTANCE OF 22.00 FEET; ICE SOUTH 00 DEGREES 14 MINUTES 39 SECONDS WEST, A DISTANCE OF 16.00 FEET; ICE NORTH 89 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 22.00 FEET TO THE POINT O TAINING 352.00 SQUARE FEET OR 0.0081 ACRES, MORE OR LESS CESS EASEMENT LEGAL DESCRIPTION	OF BEGIN	NING.
	THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST C NTY, ARIZONA, BEING AN ACCESS EASEMENT, DESCRIBED AS FOLLOWS:)F THE GI	LA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
THE	MENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; NCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION NCE NORTH 00 DEGREES 28 MINUTES 11 SECONDS WEST, DEPARTING THE SOUTH LINE OF SAID SEC		
THE THE	POINT OF BEGINNING; NCE NORTH 02°46'23" WEST, A DISTANCE OF 17.44 FEET; NCE NORTH 36°30'03" EAST , A DISTANCE OF 42.31 FEET THE BEGINNNG OF A CURVE WITH A RADIUS (
THEN THEN	NCE NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 41.91 FEET; NCE DEPARTING SAID CURVE, NORTH 43°32' 44" WEST, A DISTANCE OF 44.16 FEET; NCE NORTH 90°00'00" WEST, A DISTANCE OF 26.22 FEET;	01 00.00	
13HT 13HT 13HT 14T 14T 14T	NCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.91 FEET TO THE NORTH LINE OF THE AT&T LEASE ARE NCE NORTH 89°45'27" WEST, ALONG THE NORTH LINE OF SAID LEASE AREA, A DISTANCE OF 15.33 FE NCE SOUTH 00°14'39" WEST, ALONG THE WEST LINE OF SAID LEASE AREA, A DISTANCE OF 16.00 FEET NCE NORTH 90°00'00" WEST, A DISTANCE OF 12.00 FEET; NCE NORTH 00°00'00" EAST, A DISTANCE OF 41.85 FEET; NCE NORTH 90°00'00" EAST, A DISTANCE OF 57.92 FEET;	ET TO TH	
19HT 19HT 19HT	NCE SOUTH 43°32'44" EAST, A DISTANCE OF 48.45 FEET TO THE BEGINNNG OF CURVE, CONCAVE TO NCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 55.88 FEET; NCE DEPARTING SAID CURVE, SOUTH 38°30'03" WEST, A DISTANCE OF 38.75 FEET; NCE SOUTH 02°46'23" EAST, A DISTANCE OF 14.28 FEET TO THE NORTH RIGHT OF WAY OF COMBS ROJ NCE SOUTH 89°31'49" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 10.01 FEET TO THE POINT OF	AD;	
	SCHEDULE B EXCEPTIONS:		
\bigcirc	TITLE REPORT ORDER #AZ-FMPC-IMP-N/A-1-17-10003434 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE		
\leq	Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2017. (NOT SURVEY RELATED, NO AFFECT ON LEASE AREA) Any rights, liens, claims or equities, if any, in favor of New Magma Irrigation & Drainage District (NOTHING PROVIDED, NO AFFECT ON LEASE AREA)	(19.)	Easement(s) for the purpose(s) shown below and rights incidental there Granted to: Salt River Project Agricultural Improvement and Power Dist Purpose: overhead and underground power distribution
3.	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Mountain States Telephone and Telegraph Company Purpose: telephone and telegraph lines	20.	Recording Date: November 22, 2011 (PLOTTED AS SHOWN, NO AFFE Recording No: 2011-0967655 ACCESS EASEMENT) A resolution in favor of the Board of Supervisors For: Road Declared – Riggs Road (Road File No. A478)
(4.)	Recording Date: April 26, 1949 Recording No: Docket 377, page 250 (BLANKET EASEMENT, NOT ABLE TO PLOT, NO AFFECT ON LEASE AREA) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:	(21.)	Recording Date: February 13, 2013 Recording No: 2013-0143796 (NOT SURVEY RELATED, NO AFFECT ON An unrecorded lease with certain terms, covenants, conditions and pro- document
	Granted to: Southern Pacific Pipe Lines Inc. Purpose: pipelines Recording Date: November 14, 1955 (LIMITED TO 60' AROUND PIPELINE, NO PIPELINE WAS LOCATED AT THE Recording No: Docket 1759, page 259 TIME OF THE SURVEY, NOT ABLE TO PLOT, NO AFFECT ON LEASE AREA)	C	Entitled: Memorandum of Purchase and Sale of Lease and Successor Lessor: Cloud Ranches Limited Partnership, an Arizona limited partners Lessee: T-Mobile West corporation
(5.)	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Salt River Project Agricultural Improvement and Power District Purpose: overhead and underground power	(22.)	Recording Date: April 16, 2013 Recording No: 2013-0344057 (NOT SURVEY RELATED, NO AFFECT ON A deed of trust to secure an indebtedness in the amount shown below,
6.	Recording Date: June 3, 1968 Recording No: Docket 7119, page 814 (NOT PLOTTED, NORTH OF LEASE AREA, NO AFFECT ON LEASE AREA) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Maricopa County	V	Amount: \$Not Set Out Dated: July 3, 2013 Trustor/Grantor Valentine Capital, LLC Trustoa: Chicago Title Insurance Company (NOT CUDVEY DELATED, NO
_	Purpose: highway Recording Date: March 3, 1970 Recording No: Docket 8025, page 118 (RITTENHOUSE RIGHT OF WAY, NO AFFECT ON LEASE AREA)		Trustee: Chicago Title Insurance Company (NOT SURVEY RELATED, NO Beneficiary: Deutsche Bank Trust Company Americas, a New York Bar Trustee Recording Date: April 16, 2013
(7.)	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Salt River Project Agricultural Improvement and Power District Purpose: overhead and underground power	23.	Recording No: 2013-0344058 (NOT SURVEY RELATED, NO AFFECT ON An unrecorded lease with certain terms, covenants, conditions and pro- document
8.	Recording Date: February 27, 1978 Recording No: Docket 12738, page 655 (NOT PLOTTED, NORTH OF LEASE AREA, NO AFFECT ON LEASE AREA) Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document: Purpose: irrigation		Entitled: Memorandum of Purchase and Sale of Lease and Successor I Lessor: Cloud Ranches Limited Partnership, an Arizona limited partnership. Lessee: Alltel Communications of the Southwest limited partnership, a partnership
9.	Recording Date: April 2, 1985 Recording No: 1985-0145203 (NOT PLOTTED, WEST OF LEASE AREA, NO AFFECT ON LEASE AREA) Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; Burnage infection	(24.)	Recording Date: October 29, 2013 Recording No: 2013-0946596 (NOT SURVEY RELATED, NO AFFECT ON A deed of trust to secure an indebtedness in the amount shown below,
\bigcirc	Purpose: irrigation Recording Date: April 2, 1985 Recording No: 1985-0145204 (NOT PLOTTED, WEST OF LEASE AREA, NO AFFECT ON LEASE AREA) Matters contained in that certain document	Ŭ	Amount: \$Not Set Out Dated: October 14, 2013 Trustor/Grantor Valentine Capital, LLC Trustee: Chicago Title Insurance Company
V	Entitled: Reciprocal Ingress and Egress Easement Agreement Dated: April 3, 1990 Executed by: Rittenhouse Ranch II, an Arizona joint venture and Raymond D. Schnepf and Thora I.		Beneficiary: Deutsche Bank Trust Company Americas, a New York Bar Indenture Trustee Recording Date: October 29, 2013
	Schnepf, husband and wife Recording Date: May 19, 1990 Recording No: 1990-224281 (NOT PLOTTED, EAST OF LEASE AREA, NO AFFECT ON LEASE AREA) Matters contained in that cartain document.	25.	document
\bigcirc	Matters contained in that certain document Entitled: Reciprocal Irrigation Easement Agreement Dated: April 2, 1990 Executed by: Rittenhouse Ranch II, an Arizona joint venture and Raymond D. Schnepf and Thora I.		Entitled: Memorandum of Master Prepaid Lease and Management Agro Lessor: T-Mobile West Tower LLC, a Delaware limited liability company Lessee: CCTMO LLC, a Delaware limited liability company
	Schnepf, husband and wife Recording Date: May 18, 1990 Recording No: 1990-224282 (NOT PLOTTED, NORTH & WEST OF LEASE AREA, NO AFFECT ON LEASE AREA)	26.	Recording Date: January 3, 2014 (UNABLE TO PLOT, NOT EXACT LEG. Recording No: 2014-0003252 AFFECT ON LEASE AREA) An unrecorded lease with certain terms, covenants, conditions and pro- document
\bigcirc	Matters contained in that certain document Entitled: Memorandum of Easement Dated: October 28, 1988 Evenued by Southern Resific Transportation Company, a Delaware corporation and MCI		Entitled: Memorandum of Purchase and Sale of Lease and Successor Lessor: Cloud Ranches Limited Partnership, an Arizona limited partnership as successee: Sprint Spectrum L.P., a Delaware limited partnership as successes.
	Executed by: Southern Pacific Transportation Company, a Delaware corporation and MCI Telecommunications Corporation, a Delaware corporation Recording Date: June 18, 1991 Recording No: 1991-277136 (NOT PLOTTED, NORTH & EAST OF LEASE AREA, NO AFFECT ON LEASE AREA)	27.	West corp.,a Delaware corporation d/b/a Nextel Communications Recording Date: August 27, 2014 (UNABLE TO PLOT, NOT EXACT LEGA Recording No: 2014-0568349 AFFECT ON LEASE AREA) A deed of trust to secure an indebtedness in the amount shown below,
	Matters shown on the Results of Survey: Recording No.: Book 357 of Maps, page 45 Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:		Amount: \$Not Set Out Dated: August 20, 2014 Trustor/Grantor Valentine Capital, LLC
	Granted to: Queen Creek Water company Purpose: pipelines Recording Date: January 16, 1996 (NOT PLOTTED, NORTH & EAST OF LEASE AREA, NO AFFECT ON LEASE AREA) Recording No: 1996-0030301 (PLOTTED AS SHOWN, NO AFFECT ON LEASE AREA)		Trustee: Chicago Title Insurance Company Beneficiary: Deutsche Bank Trust Company Americas, a New York Bar Indenture Trustee
(15)	A Resolution 92-03 in favor of the Flood Control District of Maricopa County For: Queen Creek, Sanoqui Wash and Rittenhouse Channel Drainage Improvements Recording Date: March 21, 2000	28.	Recording Date: August 27, 2014 Recording No: 2014-0568350 (NOT SURVEY RELATED, NO AFFECT ON Easement(s) for the purpose(s) shown below and rights incidental there Granted to: Town of Queen Creek
(16)	Recording No: 2000-0211209 (NOT SURVEY RELATED, NO AFFECT ON LEASE AREA) A Resolution FCD 2001R001(Rescinding FCD 98-03) in favor of the Flood control District of Maricopa County For: Queen Creek/Sanokai Wash Hydraulic Master Plan	\frown	Purpose: drainage Recording Date: August 11, 2017 Recording No: 2017-0591517
	Recording Date: April 2, 2001 Recording No: 2001-0264395 (NOT SURVEY RELATED, NO AFFECT ON LEASE AREA) An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document	(29.)	Matters contained in that certain document (PLOTTED AS SHOWN, NO Entitled: Temporary Construction Easement Agreement Dated: August 7, 2017 Executed by: Cloud Banches LP
	Entitled: Memorandum of Agreement Lessor: Cloud Ranches, LP, an Arizona limited partnership Lessee: Nextel West corp., a Delaware corporation d/b/a Nextel Communications		Executed by: Cloud Ranches LP Recording Date: August 11, 2017 Recording No: 2017-0591518 (PLOTTED AS SHOWN, AFFECTS LEASE
\frown	Recording Date: October 20, 2005 (UNABLE TO PLOT, NOT EXACT LEGAL DESCRIPTION GIVEN, NO Recording No: 2005-1567487 AFFECT ON LEASE AREA) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:		
	Granted to: Salt River Project Agricultural and Improvement Power District Purpose: overhead and underground power Recording Date: August 10, 2007 Recording No: 2007-0904089		
	Re-Recording No. 2007-0904069 Re-Recording No: 2007-1004123 PLOTTED AS SHOWN, NO AFFECT ON LEASE AREA, CROSSES ACCESS EASEMENT)		

NTY.

то

eto, as granted in a document:

ECT ON LEASE AREA, CROSSES

LEASE AREA) visions set forth therein as disclosed by the

_ease ship

ILEASE AREA)

O AFFECT ON LEASE AREA) king Corporation as Indenture

LEASE AREA) visions set forth therein as disclosed by the

ship Nevada limited

LEASE AREA)

nking Corporation, as

LEASE AREA) visions set forth therein as disclosed by the

ement

FAL DESCRIPTION GIVEN, NO

isions set forth therein as disclosed by the

ship

ssor in interest to Nextel

AL DESCRIPTION GIVEN, NO

nking Corporation, as

LEASE AREA) eto, as granted in a document:

AFFECT ON LEASE AREA)

AREA

LESSOR'S LEGAL DESCRIPTION

BEGINNING

THE FOLLOWING REAL PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 00 DEGREES 08 MINUTES 37 SECONDS EAST, ALONG THE WESTERLY LINE OF SECTION 25, A DISTANCE OF 2627.39 FEET TO THE WEST HALF CORNER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 25. A DISTANCE OF 2631.27 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25;

THENCE CONTINUING SOUTH 89 DEGREES 60 MINUTES 58 SECONDS EAST, ALONG THE SAID EAST-WEST MIDSECTION LINE OF SECTION 25. A DISTANCE OF 28.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROAD KNOWN AS RITTENHOUSE ROAD; THENCE SOUTH 35 DEGREES 20 MINUTES 58 SECONDS EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, A DISTANCE OF 328.53 FEET TO THE BEGINNING OF

A CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5769.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 12 SECONDS, A DISTANCE OF 315.86 FEET; THENCE CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, SOUTH 38 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 721.83 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 2177.10 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 766.99 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST. A DISTANCE OF 2805.50 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD: THENCE SOUTH 41 DEGREES 37 MINUTES 22 SECONDS EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, A DISTANCE OF 629.70 FEET TO THE BEGINNING OF

A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5689.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 12 SECONDS, A DISTANCE OF 311.48 FEET; THENCE CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, SOUTH 38 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 178.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 25 AND FROM WHICH POINT THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST.

486.91 FEET DISTANT THEREFROM; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF SECTION 25, A DISTANCE OF 2148.21 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF SECTION 25, A DISTANCE OF 2634.78 FEET TO THE POINT OF

EXCEPT THE NORTHERLY 33.00 FEET THEREOF LYING ADJACENT TO AND DIRECTLY SOUTH OF THE SAID EAST-WEST MIDSECTION LINE OF SECTION 25 FOR THE RIGHT-OF-WAY OF CLOUD ROAD; AND ALSO EXCEPT THEREFROM THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 9, 1994 IN RECORDING NO. 1994-0113358 AND RE-RECORDED FEBRUARY 22, 1994 IN RECORDING NO. 1994-0142890, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 25, A DISTANCE OF 2631.27 FEET TO THE CENTER OF SAID SECTION 25; THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, ALONG THE SAID EAST-WEST MIDSECTION LINE OF SECTION 25, A DISTANCE OF 28.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROAD KNOWN AS RITTENHOUSE ROAD;

THENCE SOUTH 35 DEGREES 20 MINUTES 58 SECONDS EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, A DISTANCE OF 328.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5769.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 12 SECONDS, A DISTANCE OF 315.86 FEET; THENCE CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, SOUTH 38 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 1324.59 FEET TO THE BEGINNING A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5769.58 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 12 SECONDS, A DISTANCE OF 315.86 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES 22 SECONDS EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, A DISTANCE OF 70.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 41 DEGREES 37 MINUTES 22 SECONDS EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, A DISTANCE OF 116.48 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 1006.76 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 87.18 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 928.88 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPT THEREFROM THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 27, 1998 IN RECORDING NO. 1998-0242272, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTICULARLY DESCRIBED AS FOLLOWS: THAT PORTICULARLY DESCRIPTION OF THE PORTICULAR PARTICULARLY DESCRIPTION OF THE PORTICULAR PARTICULAR PARTICU OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 25, A DISTANCE OF 2631.27 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25;

THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST ALONG THE SAID EAST-WEST MIDSECTION LINE OF SECTION 25, A DISTANCE OF 28.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROAD KNOWN AS RITTENHOUSE ROAD; THENCE SOUTH 35 DEGREES 20 MINUTES 58 SECONDS EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, A DISTANCE OF 328.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5769.58 FEET; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 12 SECONDS, A DISTANCE OF 315.86 FEET; THENCE CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD, SOUTH 38 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 866.70 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 390.16 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF 656.41 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 250.00 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF 87.18 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 250.00 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 87.18 FEET TO THE POINT OF BEGINNING; ALSO

EXCEPT THEREFROM THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 19, 1998 IN RECORDING NO. 1998-0418492 AND RE-RECORDED AUGUST 18, 2015 IN RECORDING NO. 2015-0597526, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25 TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS) ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 25, A DISTANCE OF 1570.07 FEET TO A POINT FROM WHICH THE CENTER OF SAID SECTION 25 BEARS SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, 1061.20 FEET DISTANT THEREFROM; THENCE SOUTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, 33.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, 1058.02 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, 1923.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS RITTENHOUSE ROAD:

THENCE NORTH 38 DEGREES 29 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.83 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5769.58 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.86 FEET THROUGH A CENTRAL ANGLE OF 03 DEGREES 08

MINUTES 12 SECONDS: THENCE NORTH 35 DEGREES 20 MINUTES 58 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 288.00 FEET: THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST, BEING PARALLEL WITH AND 33.00 FEET SOUTHERLY OF SAID EAST-WEST MIDSECTION LINE, A DISTANCE OF 1112.89 FEET TO THE TRUE POINT OF BEGINNING; ALSO

EXCEPT THEREFROM THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 19, 1998 IN RECORDING NO. 1998-0418493, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A BRASS CAP IN HAND HOLE;

THENCE SOUTH 00 DEGREES 08 MINUTES 37 SECONDS WEST (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID SECTION 25, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOUD ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CLOUD ROAD BEING PARALLEL WITH AND 33.00 FEET SOUTHERLY OF TH EAST-WEST MIDSECTION LINE OF SAID SECTION 25. A DISTANCE OF 1427.15 FEET:

THENCE SOUTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 1058.59 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST, A DISTANCE OF 111.19 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 1533.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 25 AND FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST, 1323.67 FEET DISTANT THEREFROM; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF SECTION 25, A DISTANCE OF 1311.11 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SECTION 25, A DISTANCE OF 2594.39 FEET TO THE TRUE POINT OF BEGINNING; ALSO

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE TOWN OF QUEEN CREEK IN SPECIAL WARRANTY DEED RECORDED AUGUST 11, 2017 IN RECORDING NO. 2017-0591516 AND RE-RECORDED SEPTEMBER 6, 2017 IN RECORDING NO. 2017-0659084 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN RECORDING NO. 1994-0142889, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, BEING MONUMENTED BY A GLO BRASS CAP FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF 2634.97 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2147.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD;

THENCE DEPARTING SAID SOUTH LINE, NORTH 39 DEGREES 02 MINUTES 42 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.32 FEET TO THE BEGINNING OF A 9900.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 04 DEGREES 10 MINUTES 40 SECONDS WEST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 27 MINUTES 06 SECONDS, AN ARC DISTANCE OF 250.81 FEET; THENCE NORTH 46 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.80 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 190.51 FEET TO THE BEGINNING OF A 691.62 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 56 SECONDS, AN ARC DISTANCE OF 138.20 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RITTENHOUSE ROAD; THENCE NORTH 42 DEGREES 09 MINUTES 54 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 316.19 FEET TO THE NORTH LINE OF THE HEREIN REFERENCED PARCEL;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 23 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 34.36 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 39 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 17.02 FEET TO THE BEGINNING OF A 571.62 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY:

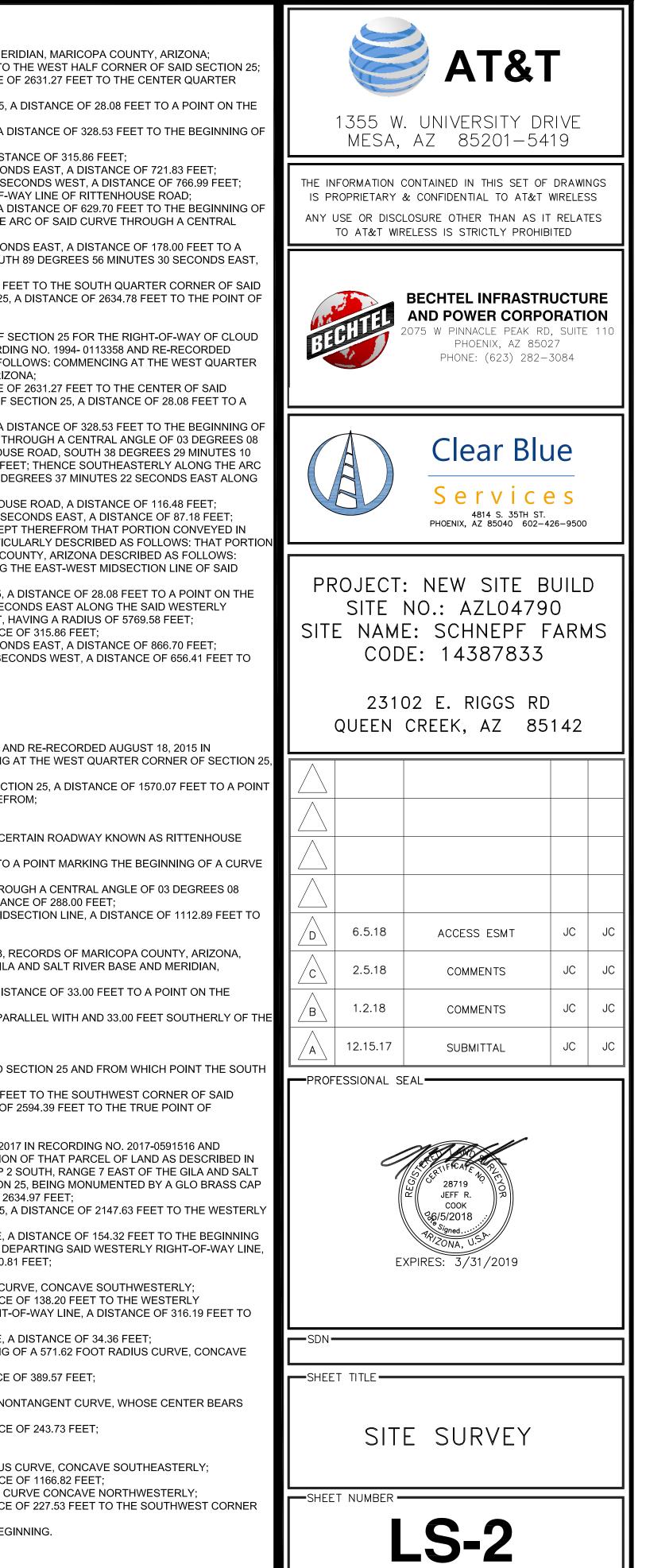
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39 DEGREES 02 MINUTES 54 SECONDS, AN ARC DISTANCE OF 389.57 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 214.32 FEET; THENCE SOUTH 43 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 14.32 FEET TO THE BEGINNING OF A 9915.00 FOOT RADIUS NONTANGENT CURVE, WHOSE CENTER BEARS

NORTH 01 DEGREES 53 MINUTES 04 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 30 SECONDS, AN ARC DISTANCE OF 243.73 FEET;

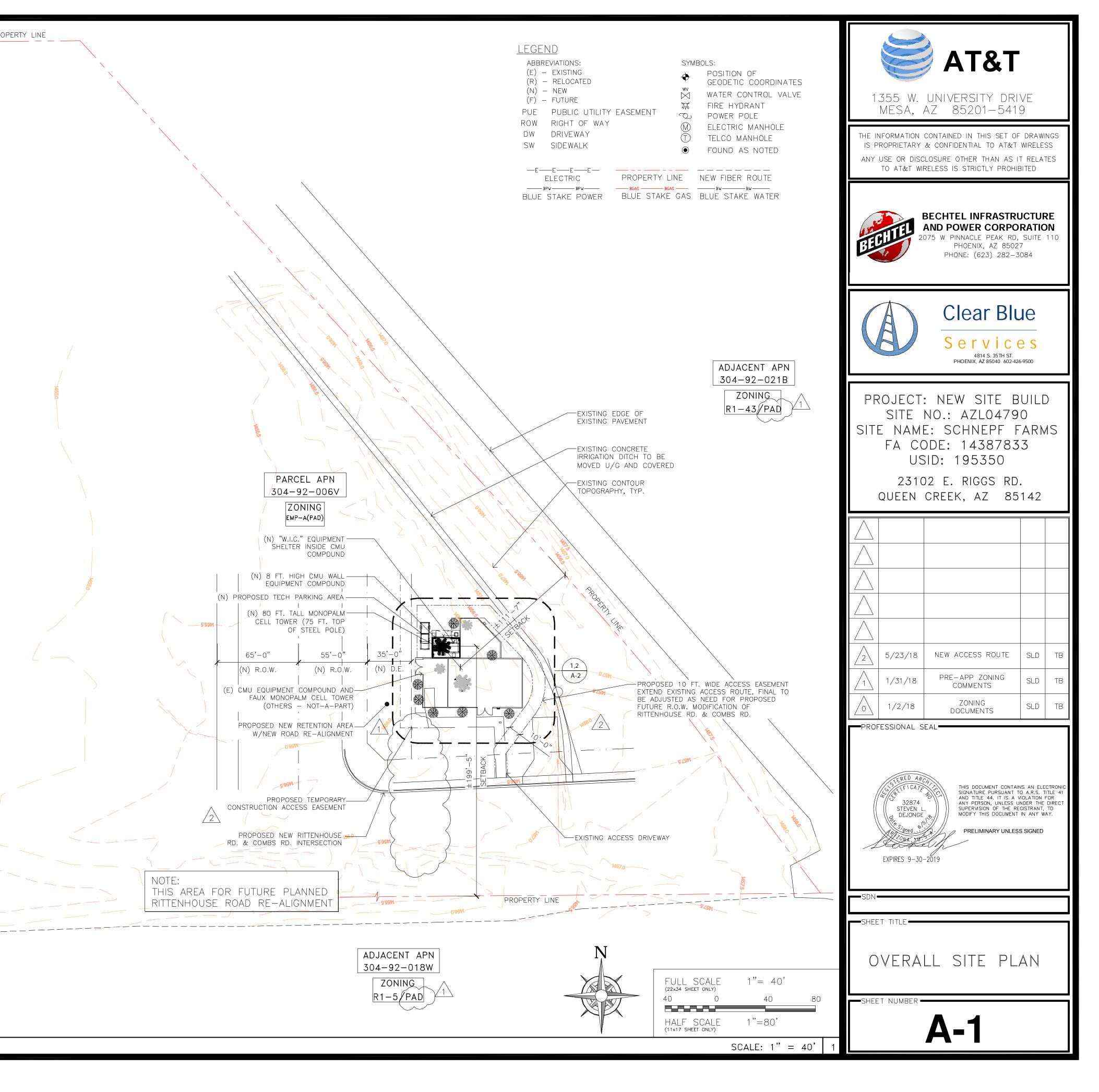
THENCE SOUTH 89 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 121.82 FEET;

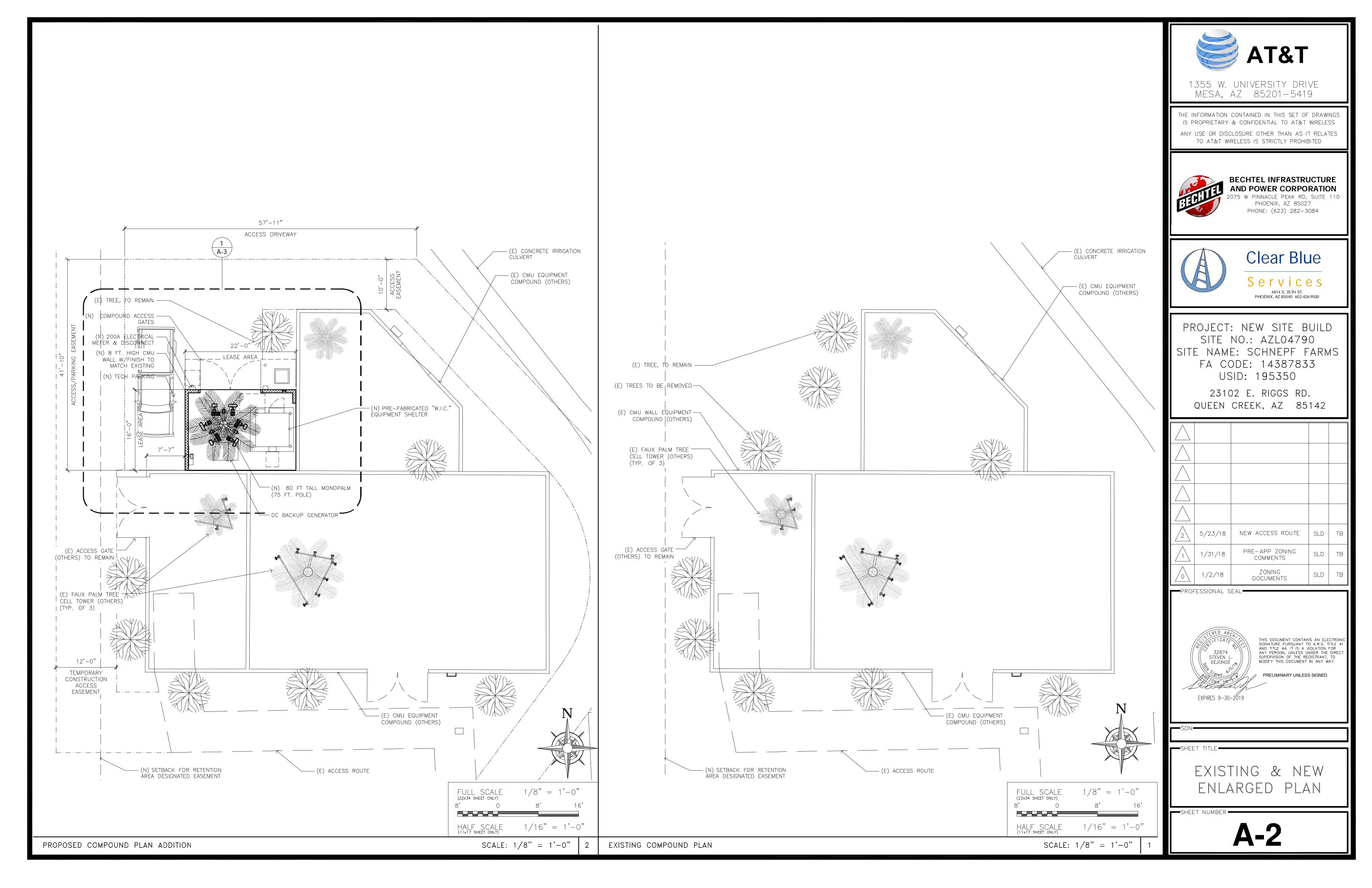
THENCE SOUTH 00 DEGREES 24 MINUTES 50 SECONDS EAST, A DISTANCE OF 15.00 FEET;

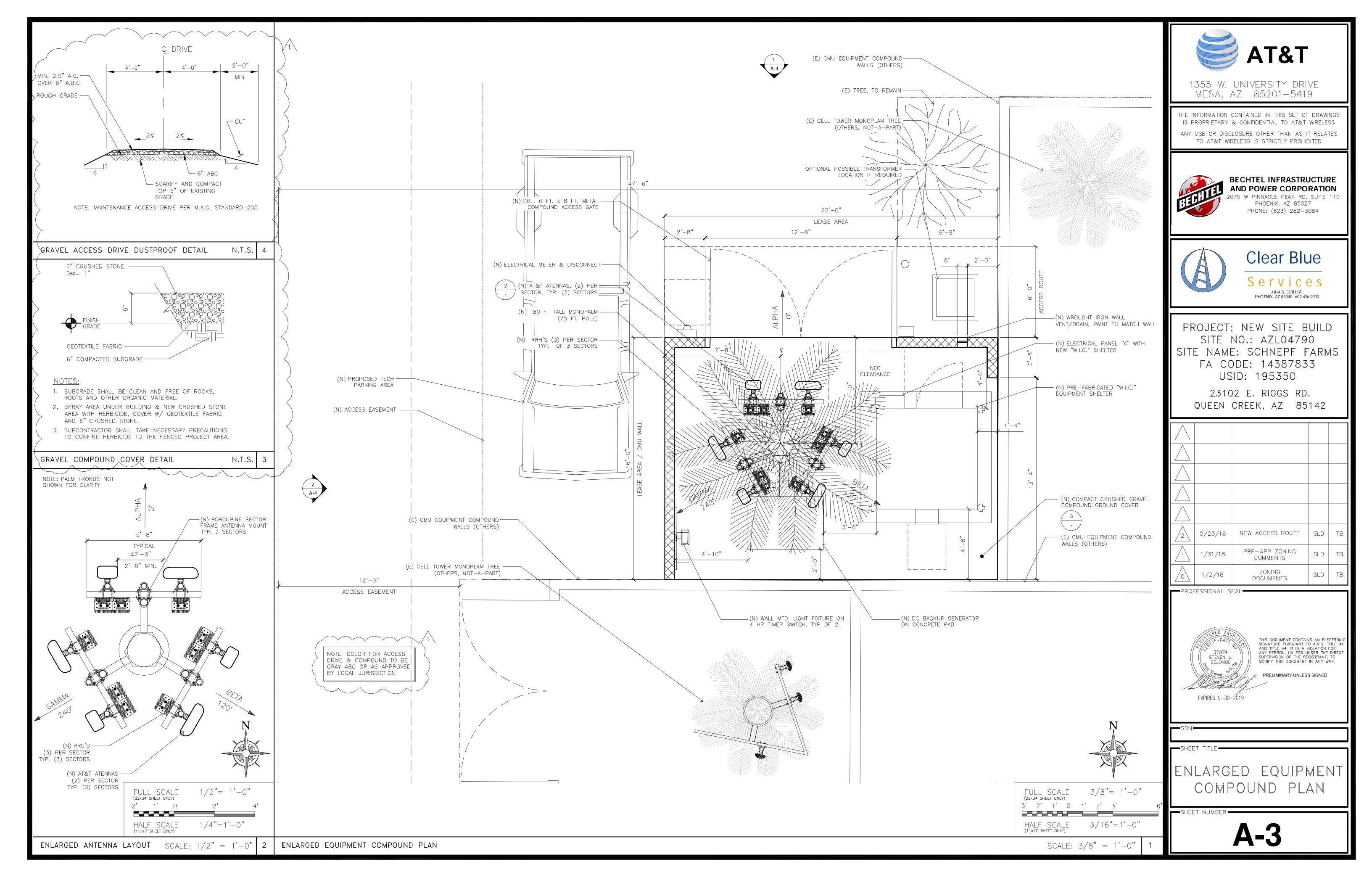
THENCE SOUTH 89 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 1140.42 FEET TO THE BEGINNING OF A 14505.70 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 36 MINUTES 32 SECONDS, AN ARC DISTANCE OF 1166.82 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 81.37 FEET TO THE BEGINNING OF A 14365.70 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 27 SECONDS, AN ARC DISTANCE OF 227.53 FEET TO THE SOUTHWEST CORNER OF THE HEREIN REFERENCED PARCEL AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 31 MINUTES 36 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.59 FEET TO THE POINT OF BEGINNING.

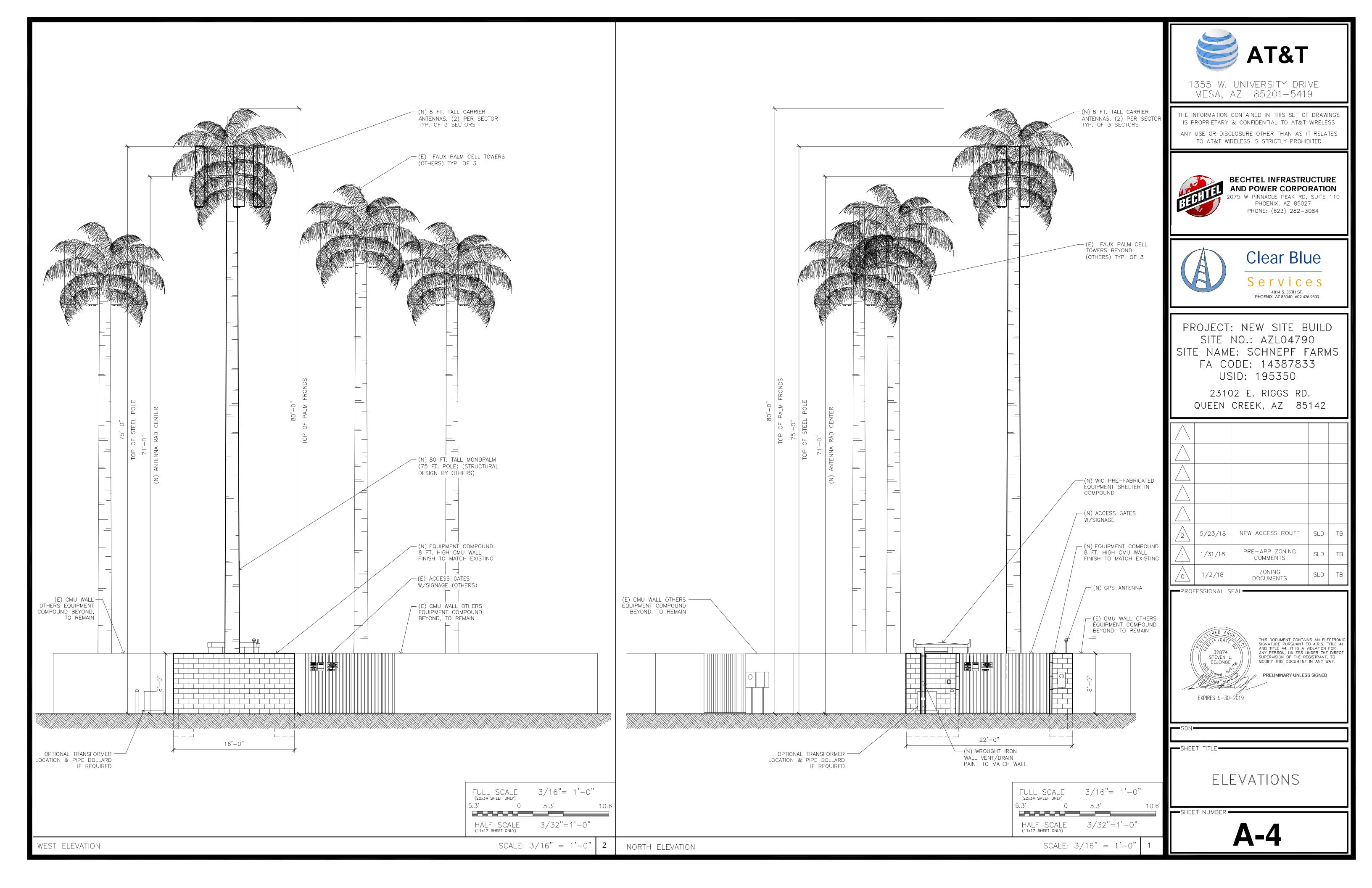


	ADJACENT APN 304-92-006K ZONING C-2 PAD 1
	PROPERTY LINE
	ADJACENT APN 304-92-006S ZONING
<u>SIGNS</u> 1. install address placard near entrance gate of equipment area (or	$\frac{R1 - 18 (PAD)}{1}$
FACING STREET OF ASSOCIATED ADDRESS). <u>LIGHTING</u> 1. ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.	
 ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY). ALL LIGHTING WILL BE THAT OF "FULL CUT OFF LENSES". 	
COMPLIANCE 1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.	
 CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES 	
AND ORDINANCES. 5. ALL ITEMS ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED. <u>NOTES</u>	
 SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED FROM ASSESSORS MAP & SITE AUDIT. REFER TO AT&T SPECIFICATIONS FOR ADDITIONAL CARRIER INFORMATION/DETAILS. G.C. TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO 	
 CONSTRUCTION 4. G.C. TO BRING ALL EXISTING AND NEW EQUIPMENT INTO COMPLIANCE WITH GOVERNING CODES. 5. G.C. TO RE-COLORCODE ALL EXISTING AND NEW AT&T COAX TO CURRENT AT&T STANDARDS. 	











Clear Blue

Services 4814 S. 35TH ST. PHOENIX , AZ 85040 (602) 426-9500

EXISTING VIEW LOOKING EAST

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514







Clear Blue Services 4814 s. 35TH ST. PHOENIX, AZ 85040 (602) 426-9500

LOOKING EAST

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514









Clear Blue Services 4814 s. 35TH st. PHOENIX, AZ 85040 (602) 426-9500

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514







PREPARED 11/30/17 BY:



EXISTING VIEW LOOKING SOUTH

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514







PREPARED 11/30/17 BY:



PROPOSED VIEW LOOKING SOUTH

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514







PREPARED 11/30/17 BY:



EXISTING VIEW LOOKING WEST

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514









PROPOSED VIEW LOOKING WEST

NSB-4790 24610 S. RITTENHOUSE RD. QUEEN CREEK, AZ 8514





