



-1-

LESSOR'S LEGAL DESCRIPTION

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 680 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 8, THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 244.85 FEET, MORE OR LESS, TO A POINT 53 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 304 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 8, A DISTANCE OF 244.85 FEET, MORE OR LESS, TO A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 304 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 125 FEET THEREOF.

SCHEDULE B EXCEPTIONS

- AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES THERETO AS SET FORTH ON ROAD MAP, RECORDED AS BOOK 2 OF ROAD MAPS, PAGE 60 (REFERENCED).
- AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 7327, PAGE 60 (REFERENCED).
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 7327, PAGE 81 (REFERENCED).

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89° 39' 58" EAST, 2858.81 FEET; THENCE NORTH 89° 39' 58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 445.04 FEET; THENCE SOUTH 00° 28' 40" WEST, 45.00 FEET TO THE NORTH LINE OF SAID EAST HALF; THENCE NORTH 89° 40' 12" EAST ALONG THE NORTH LINE OF SAID EAST HALF, 32.27 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00° 00' 00" EAST, 1.96 FEET; THENCE SOUTH 00° 00' 00" EAST, 58.43 FEET; THENCE SOUTH 00° 00' 00" WEST, 14.23 FEET; THENCE SOUTH 00° 00' 00" EAST, 31.07 FEET; THENCE SOUTH 00° 00' 00" EAST, 2.00 FEET TO THE POINT OF TERMINUS.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89° 39' 58" EAST, 2858.81 FEET; THENCE NORTH 89° 39' 58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 445.04 FEET; THENCE SOUTH 00° 28' 40" WEST, 45.00 FEET TO THE NORTH LINE OF SAID EAST HALF; THENCE NORTH 89° 40' 12" EAST ALONG THE NORTH LINE OF SAID EAST HALF, 32.27 FEET; THENCE SOUTH 00° 00' 00" EAST, 1.96 FEET; THENCE SOUTH 00° 00' 00" EAST, 58.43 FEET; THENCE SOUTH 00° 00' 00" WEST, 14.23 FEET; THENCE SOUTH 00° 00' 00" EAST, 31.07 FEET; THENCE NORTH 89° 33' 20" WEST, 5.98 FEET; THENCE NORTH 00° 28' 40" EAST, 2.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89° 33' 20" WEST, 12.00 FEET; THENCE NORTH 00° 28' 40" EAST PARALLEL WITH THE WEST LINE OF SAID EAST HALF, 35.00 FEET; THENCE NORTH 89° 33' 20" EAST, 12.00 FEET; THENCE SOUTH 00° 28' 40" WEST, 35.00 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT 1 LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89° 39' 58" EAST, 2858.81 FEET; THENCE NORTH 89° 39' 58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 445.04 FEET; THENCE SOUTH 00° 28' 40" WEST, 45.00 FEET TO THE NORTH LINE OF SAID EAST HALF; THENCE NORTH 89° 40' 12" EAST ALONG THE NORTH LINE OF SAID EAST HALF, 32.27 FEET; THENCE SOUTH 00° 00' 00" EAST, 1.96 FEET; THENCE SOUTH 00° 00' 00" EAST, 58.43 FEET; THENCE SOUTH 00° 00' 00" WEST, 14.23 FEET; THENCE SOUTH 00° 00' 00" EAST, 31.07 FEET; THENCE NORTH 89° 33' 20" WEST, 5.98 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89° 33' 20" WEST, 12.75 FEET TO THE POINT OF TERMINUS.

LESSEE UTILITY EASEMENT 2 LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89° 39' 58" EAST, 2858.81 FEET; THENCE NORTH 89° 39' 58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 445.04 FEET; THENCE SOUTH 00° 28' 40" WEST, 45.00 FEET TO THE NORTH LINE OF SAID EAST HALF; THENCE NORTH 89° 40' 12" EAST ALONG THE NORTH LINE OF SAID EAST HALF, 32.27 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00° 00' 00" EAST, 1.96 FEET; THENCE NORTH 00° 00' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00° 00' 00" EAST, 51.20 FEET TO THE POINT OF TERMINUS.

SURVEYOR NOTES

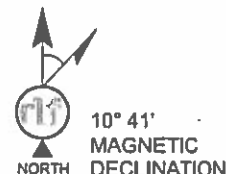
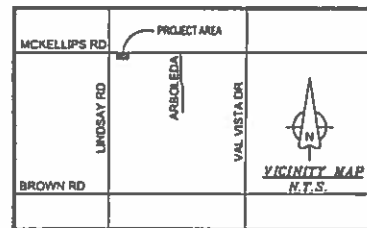
- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY WESTERN REGIONAL TITLE AGENCY, ORDER NO.: 2015229704 EFFECTIVE DATE: 05/15/2015.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/09/15.

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 27' 03.484" NORTH (NAD83)
LONGITUDE 111° 48' 08.448" WEST (NAD83)
ELEVATION @ GROUND= 1304.6 (NAVD83)

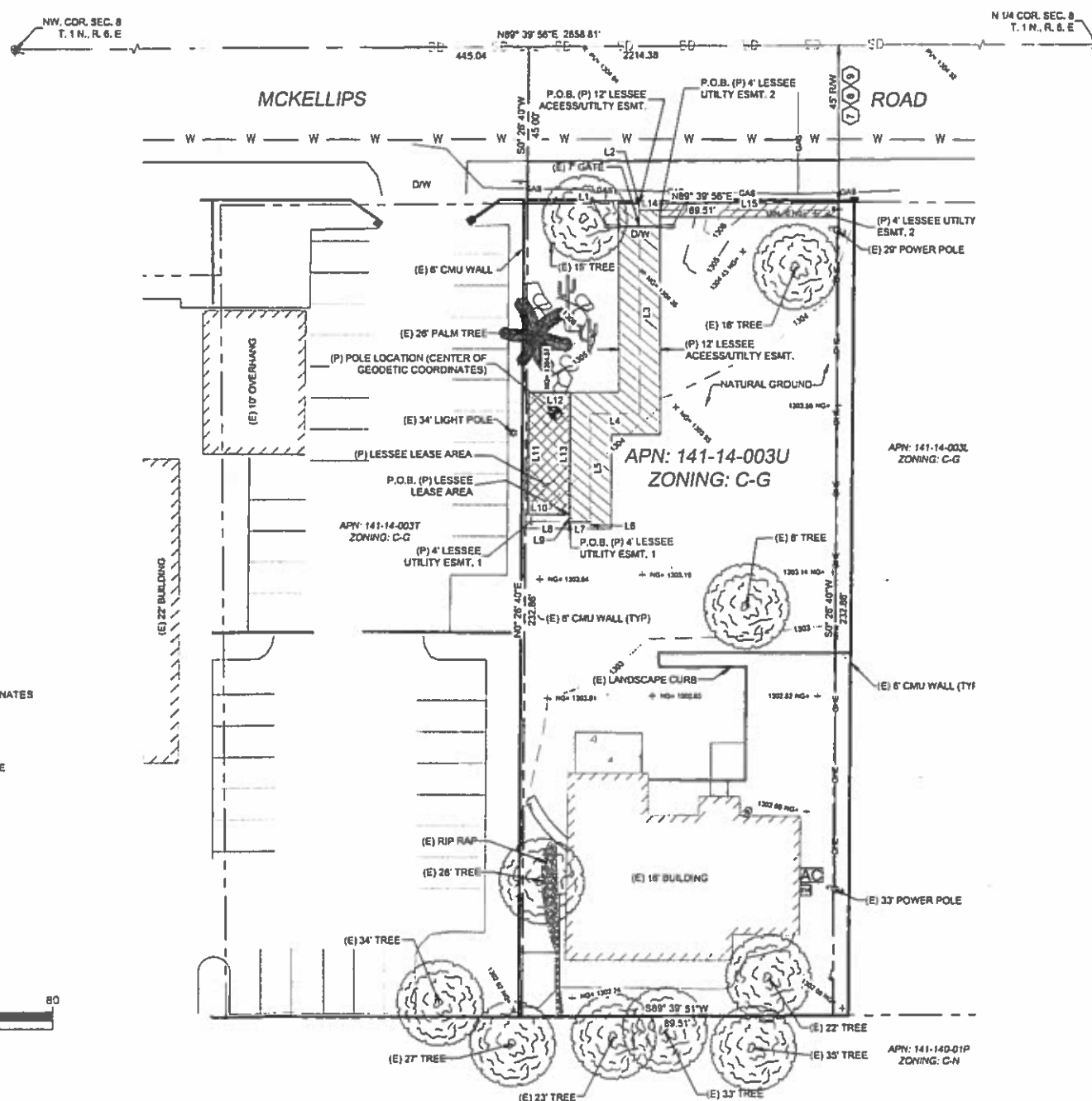
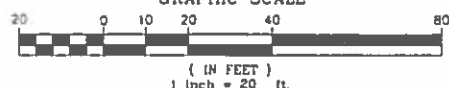


LINE	LENGTH	BEARING
L1	32.26	N89° 39' 45"E
L2	1.96	S0° 00' 00"E
L3	58.43	S0° 00' 00"E
L4	14.23	N90° 00' 00"W
L5	31.07	S0° 00' 00"E
L6	2.00	S0° 00' 00"E
L7	5.98	N89° 33' 20"W
L8	12.75	N89° 33' 20"W
L9	2.00	N0° 28' 40"E
L10	12.00	N89° 33' 20"W
L11	35.00	N0° 28' 40"E
L12	12.00	S89° 33' 20"E
L13	35.00	S0° 28' 40"W
L14	8.00	N90° 00' 00"E
L15	51.20	N90° 00' 00"E

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
R/W	RIGHT OF WAY
PV	ASPHALT
D/W	ACCESS DRIVEWAY
SW	SIDEWALK
WL	TOP OF WALL
CMU	CONCRETE MASONRY UNIT
C	CONCRETE
MCR	MARICOPA COUNTY RECORDER
SPOT	SPOT ELEVATION
WATER	WATER METER
FOUND	FOUND AS NOTED
POLE	POWER POLE
BOX	ELECTRICAL PULL BOX
METER	ELECTRICAL METER
UNIT	AIR CONDITIONING UNIT
BREAKLINE	BREAKLINE
SIGN	SIGN
POSITION	POSITION OF GEODETIC COORDINATES
PROPERTY	PROPERTY LINE
OTHER	PROPERTY LINE (OTHER)
CENTERLINE	CENTERLINE
EASEMENT	EASEMENT LINE
LEASE	LEASE LINE
OVERHEAD	OVERHEAD ELECTRIC LINE
STORM	STORM DRAIN LINE
WATER	WATER LINE

GRAPHIC SCALE



verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

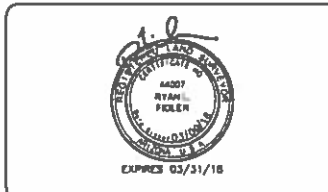
young design corp

architecture / project management
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FIELD BY:	JMM
DRAWN BY:	JTR
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
4	03/09/16	REVISION-ABM
3	08/23/15	REVISION-ABM
2	06/17/15	FINAL-JTJ
1	06/12/15	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1541 N. STADEN DR. • TEMPE, AZ 85283
WWW.RFLCONSULTING.COM • 480-451-9609



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PROJECT NO.
09006819
SITE NAME:
PHO MCKELSA

SITE ADDRESS:
**2837 E MCKELLIPS RD
MESA, AZ 85213**

SHEET TITLE:
SITE SURVEY

SHEET NO.
LS-1
REVISION

4

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH,
UNLESS NOTED OTHERWISE

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY
AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR
TO INSTALLING ANTENNAS.

3



2



SHEET NUMBER **Z-2**

SHEET NUMBER **Z-2**

PROPOSED LESSEE ANTENNA ARRAY
MOUNTED TO PROPOSED MONOPALM,
PAINT ANTENNAS TO MATCH FRONDS

PROPOSED LESSEE PALM FRONDS,
PROVIDE A MINIMUM OF 65 FRONDS
10% OF FRONDS AT A LENGTH OF 12",
BLENDED TO SCREEN ANTENNAS

PROPOSED FAUX PINEAPPLE,
TO BE READILY VISIBLE IN A
NATURAL MANNER

PROPOSED LESSEE MONOPALM
WITH NATURAL LOOK,
FAUX-BARK CLADDING

PROPOSED LESSEE T.S.
ACCESS GATES W/ PAINTED
SOLID METAL BACKING

PROPOSED LESSEE CMU
SCREEN WALL, PAINTED TO
MATCH BUILDING TO THE SOUTH

PROPOSED LESSEE
H-FRAME W/ NEMA 4 FIBER
BOX, METER, & DISCONNECT

PROPOSED LESSEE OUTDOOR
EQUIPMENT CABINETS MOUNTED
TO A PROPOSED CONCRETE SLAB
PROPOSED LESSEE
UNDERGROUND COAX ROUTE

EXISTING LIGHT POLE,
TO REMAIN IN PLACE

PROPOSED LESSEE T.S.
ACCESS GATES W/ PAINTED
SOLID METAL BACKING

PROPOSED LESSEE 30kW
DIESEL-DRIVEN BACKUP
GENERATOR MOUNTED TO
A CONCRETE SLAB

EXISTING PALM TREE,
TO REMAIN IN PLACE

EXISTING CACTI, TO
REMAIN IN PLACE

EXISTING CMU WALL,
TO REMAIN IN PLACE

1 EAST ELEVATION
Z-3

SCALE 1/4" = 1'-0"

0 2 4
SCALE 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

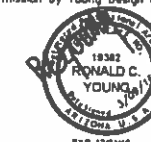
REAL ESTATE SIGNATURE

PLANS PREPARED BY

**young
design corp**

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PRELIMINARY UNLESS NOTED

NO.	DATE	DESCRIPTION
1	10/22/15	FINAL ISSUE
2	03/04/16	REVISED LEASE AREA

ARCHITECTS JOB NO.
YDC-8401

PROJECT INFORMATION

PHO_MCKELSAY

2837 E. MCKELLIPS ROAD
MESA, ARIZONA, 85213

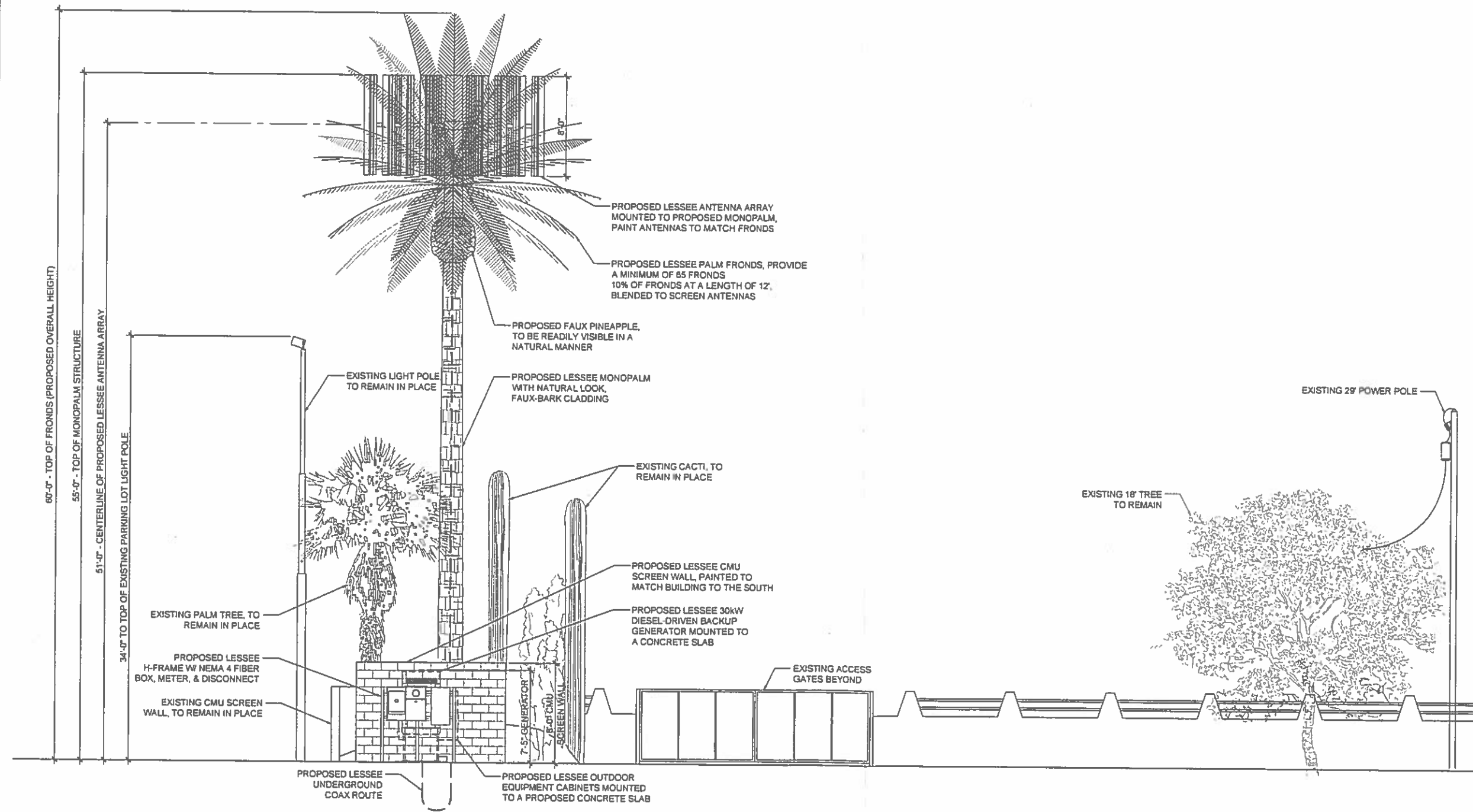
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



1 SOUTH ELEVATION
Z-4

SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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e mail: corporate@ydcoffice.com

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19382
RONALD C. YOUNG
ARCHITECT
ARIZONA U.S.A.
EXP 12/31/18

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NO.	DATE	DESCRIPTION
1	10/22/15	FINAL ISSUE
2	03/04/16	REVISED LEASE AREA

ARCHITECTS JOB NO.
YDC-6401

PROJECT INFORMATION

PHO_MCKELSAY

2837 E. MCKELLIPS ROAD
MESA, ARIZONA, 85213

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4