

EXHIBIT "A"
WATER LINE EASEMENT

A PORTION OF PARCEL 3 OF "AVALON CROSSING DEVELOPMENT UNIT 1", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1718 OF MAPS, PAGE 42, AND LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 89°38'16" EAST, A DISTANCE OF 2649.04 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 35 SOUTH 89°38'16" EAST, A DISTANCE OF 1173.96 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°21'44" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 80.51 FEET;

THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 5.03 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 33.63 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 5.03 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 271.36 FEET;

THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 6.51 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 6.67 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 21.94 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 76.14 FEET;

THENCE NORTH 00°21'44" EAST, A DISTANCE OF 11.34 FEET;

THENCE SOUTH 89°48'38" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°21'44" WEST, A DISTANCE OF 11.43 FEET;

THENCE SOUTH 89°21'17" EAST, A DISTANCE OF 37.38 FEET;
THENCE NORTH 00°29'19" EAST, A DISTANCE OF 8.44 FEET;
THENCE SOUTH 89°48'38" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°29'19" WEST, A DISTANCE OF 8.53 FEET;
THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 77.86 FEET;
THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 103.93 FEET;
THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 8.94 FEET;
THENCE SOUTH 00°06'47" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°32'17" WEST, A DISTANCE OF 9.06 FEET;
THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 214.14 FEET;
THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 9.00 FEET;
THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°32'17" WEST, A DISTANCE OF 9.00 FEET;
THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 156.16 FEET;
THENCE SOUTH 45°27'44" WEST, A DISTANCE OF 59.56 FEET;
THENCE NORTH 89°32'17" WEST, A DISTANCE OF 235.64 FEET;
THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 6.39 FEET;
THENCE NORTH 89°38'16" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°27'43" EAST, A DISTANCE OF 6.43 FEET;
THENCE NORTH 89°32'17" WEST, A DISTANCE OF 434.45 FEET;
THENCE NORTH 44°32'17" WEST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 331.18 FEET;
THENCE NORTH 89°23'02" WEST, A DISTANCE OF 14.36 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°23'02" EAST, A DISTANCE OF 14.36 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 27.91 FEET;
THENCE NORTH 89°36'12" WEST, A DISTANCE OF 100.95 FEET;
THENCE NORTH 00°23'48" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°36'12" EAST, A DISTANCE OF 101.03 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 142.49 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 182.74 FEET;
THENCE NORTH 00°29'15" EAST, A DISTANCE OF 11.08 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°29'15" WEST, A DISTANCE OF 11.08 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 55.67 FEET;
THENCE NORTH 00°29'19" EAST, A DISTANCE OF 8.39 FEET;
THENCE SOUTH 89°30'44" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°29'19" WEST, A DISTANCE OF 8.39 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 200.28 FEET;
THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 15.69 FEET;
THENCE NORTH 00°27'43" EAST, A DISTANCE OF 330.61 FEET;
THENCE NORTH 89°32'17" WEST, A DISTANCE OF 31.03 FEET;
THENCE NORTH 00°27'43" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 31.03 FEET;
THENCE NORTH 00°27'43" EAST, A DISTANCE OF 56.80 FEET;
THENCE NORTH 89°38'16" WEST, A DISTANCE OF 75.86 FEET;
THENCE NORTH 00°21'44" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°38'16" EAST, A DISTANCE OF 95.89 FEET TO THE POINT OF
BEGINNING.

EXCEPTING THEREFROM;

COMMENCING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 211.38 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 98.01 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 30.34 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 30.34 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 282.14 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 30.34 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°32'17" EAST, A DISTANCE OF 30.34 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 65.79 FEET;

THENCE SOUTH 45°27'44" WEST, A DISTANCE OF 42.99 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 0.51 FEET;

THENCE NORTH 00°27'43" EAST, A DISTANCE OF 13.22 FEET;

THENCE NORTH 89°41'56" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 13.16 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 542.34 FEET;

THENCE NORTH 00°27'43" EAST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 20.00 FEET;

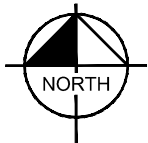
THENCE SOUTH 00°27'43" WEST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 89°32'17" WEST, A DISTANCE OF 5.07 FEET;

THENCE NORTH 00°21'44" EAST, A DISTANCE OF 17.00 FEET;
THENCE NORTH 89°38'16" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°21'44" WEST, A DISTANCE OF 16.96 FEET;
THENCE NORTH 89°32'17" WEST, A DISTANCE OF 65.60 FEET;
THENCE NORTH 44°32'17" WEST, A DISTANCE OF 4.61 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 304.83 FEET;
THENCE SOUTH 89°23'02" EAST, A DISTANCE OF 10.04 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°23'02" WEST, A DISTANCE OF 10.04 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 57.23 FEET;
THENCE SOUTH 89°23'02" EAST, A DISTANCE OF 93.92 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°23'02" WEST, A DISTANCE OF 93.92 FEET;
THENCE NORTH 00°36'58" EAST, A DISTANCE OF 111.24 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 10.77 FEET;
THENCE SOUTH 00°29'19" WEST, A DISTANCE OF 9.19 FEET;
THENCE NORTH 89°45'57" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°29'19" EAST, A DISTANCE OF 8.94 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 334.38 FEET;
THENCE SOUTH 00°31'06" WEST, A DISTANCE OF 6.89 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°31'06" EAST, A DISTANCE OF 6.89 FEET;
THENCE SOUTH 89°30'41" EAST, A DISTANCE OF 7.94 FEET;
THENCE SOUTH 00°29'09" WEST, A DISTANCE OF 6.77 FEET;

THENCE SOUTH 89°30'51" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°29'09" EAST, A DISTANCE OF 6.77 FEET;
THENCE SOUTH 89°31'23" EAST, A DISTANCE OF 81.34 FEET;
CONTAINING 69,166 SQ.FT. OR 1.59 ACRES MORE OR LESS.





NW COR.
SEC. 35
T1S, R7E

N 1/4 COR.
SEC. 35
T1S, R7E

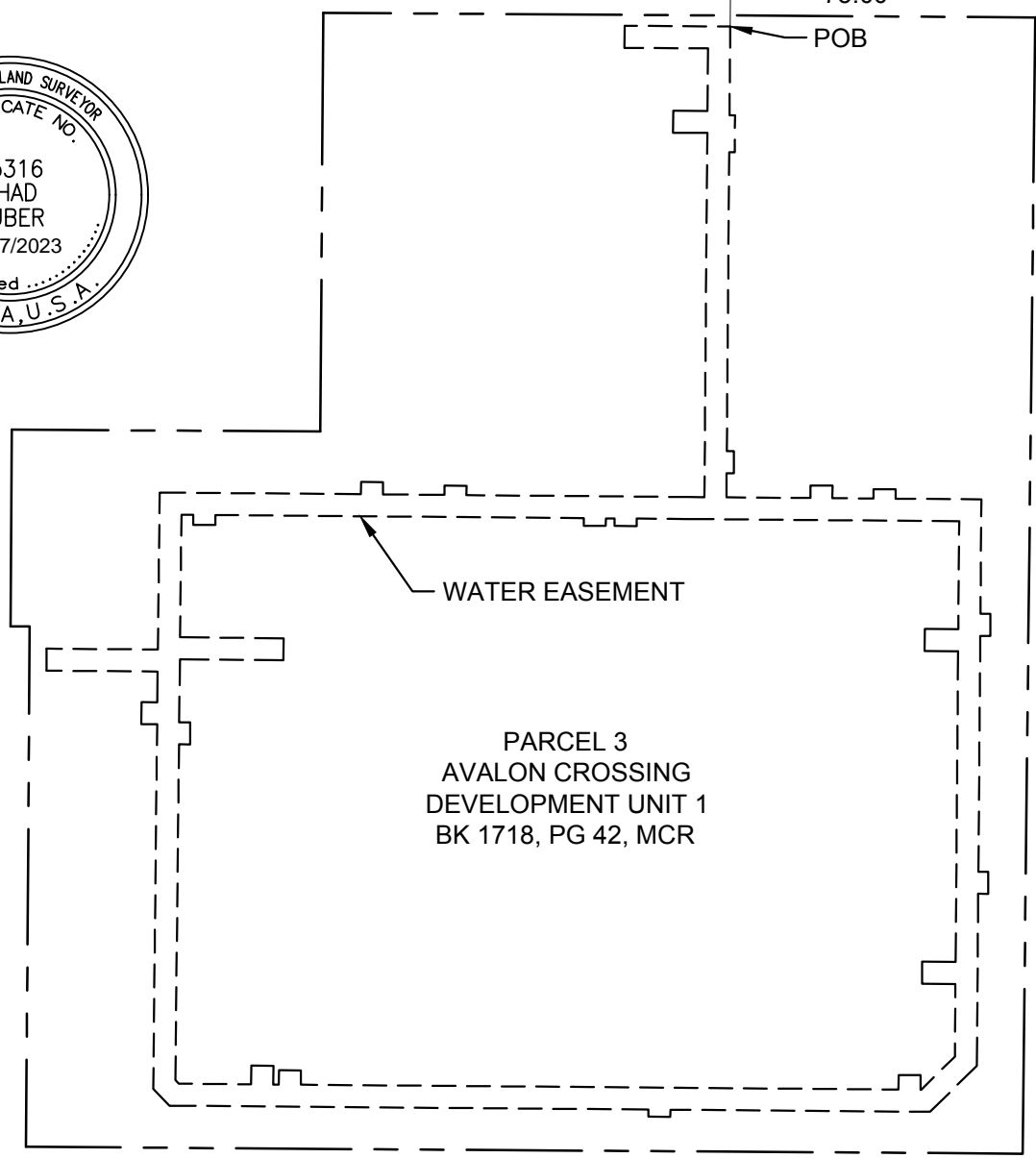
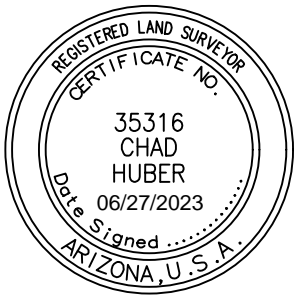
WILLIAMS FIELD RD

S89°38'16"E 2649.04'

1173.96'

S00°21'44"W
75.00'

POB



WATER EASEMENT

PARCEL 3
AVALON CROSSING
DEVELOPMENT UNIT 1
BK 1718, PG 42, MCR

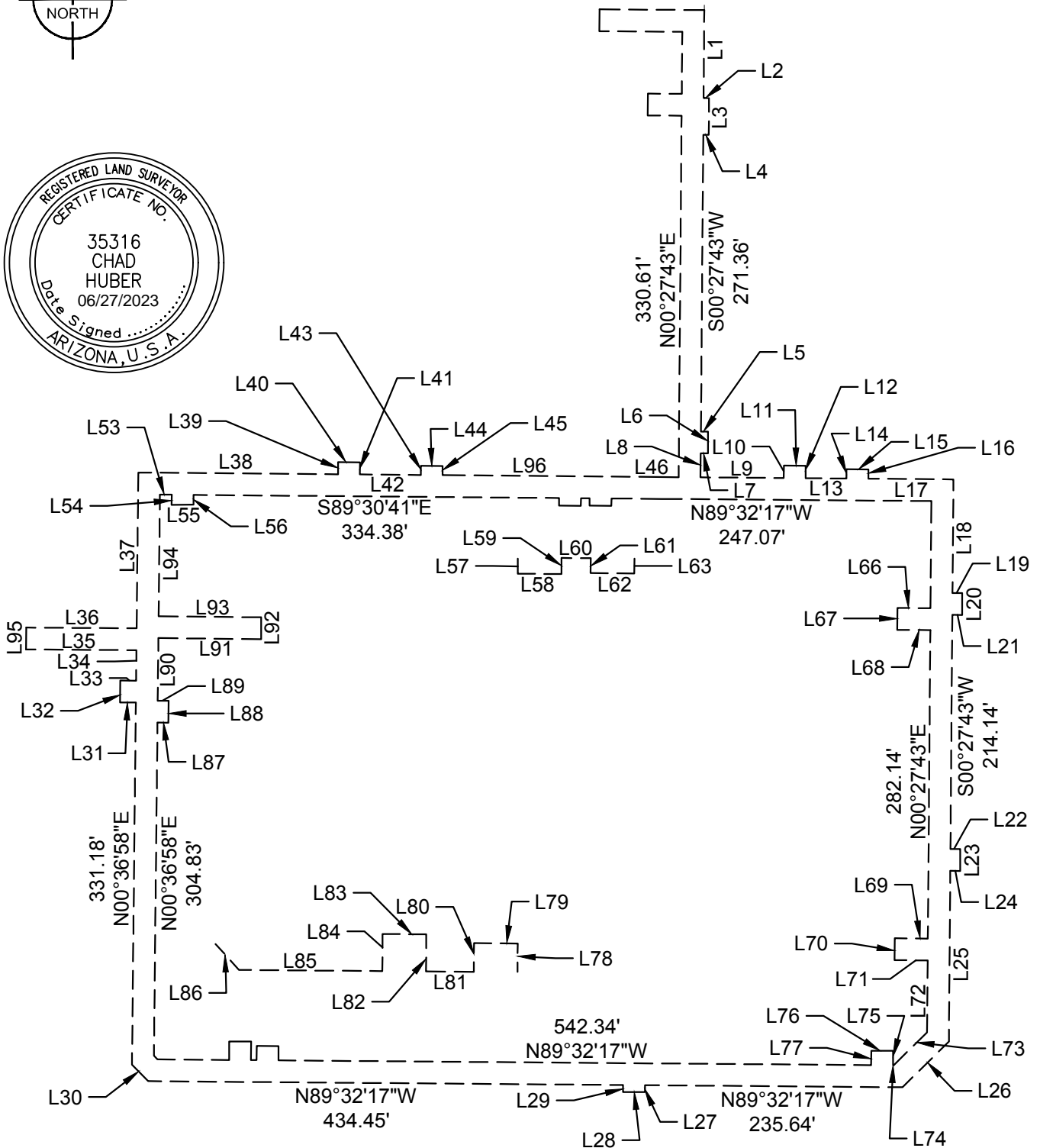
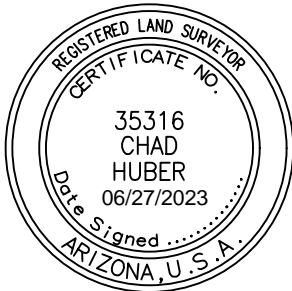
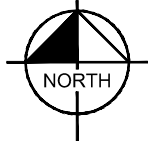
CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
chad.huber@kimley-horn.com



7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	06/27/2023	291245009	1 OF 3



CHAD W. HUBER
RLS 35316
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH. 602-837-5511
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Kimley»Horn

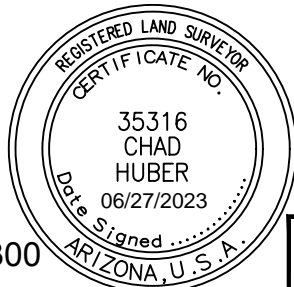
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	CWH	CWH	06/27/2023	291245009	2 OF 3

L1	S00°27'43"W	80.51'	L32	N00°36'58"E	20.00'	L63	N00°29'09"E	6.77'
L2	S89°32'17"E	5.03'	L33	S89°23'02"E	14.36'	L64	S89°30'41"E	45.64'
L3	S00°27'43"W	33.63'	L34	N00°36'58"E	27.91'	L65	S00°27'43"W	98.01'
L4	N89°32'17"W	5.03'	L35	N89°36'12"W	100.95'	L66	N89°32'17"W	30.34'
L5	S89°32'17"E	6.51'	L36	S89°36'12"E	101.03'	L67	S00°27'43"W	20.00'
L6	S00°00'00"E	20.00'	L37	N00°36'58"E	142.49'	L68	S89°32'17"E	30.34'
L7	N89°32'17"W	6.67'	L38	S89°30'41"E	182.74'	L69	N89°32'17"W	30.34'
L8	S00°27'43"W	21.94'	L39	N00°29'15"E	11.08'	L70	S00°27'43"W	20.00'
L9	S89°32'17"E	76.14'	L40	S89°30'41"E	20.00'	L71	S89°32'17"E	30.34'
L10	N00°21'44"E	11.34'	L41	S00°29'15"W	11.08'	L72	S00°27'43"W	65.79'
L11	S89°48'38"E	20.00'	L42	S89°30'41"E	55.67'	L73	S45°27'44"W	42.99'
L12	S00°21'44"W	11.43'	L43	N00°29'19"E	8.39'	L74	N89°32'17"W	0.51'
L13	S89°32'17"E	37.38'	L44	S89°30'44"E	20.00'	L75	N00°27'43"E	13.22'
L14	N00°29'19"E	8.44'	L45	S00°29'19"W	8.39'	L76	N89°41'56"W	20.00'
L15	S89°48'38"E	20.00'	L46	S89°32'17"E	15.69'	L77	S00°27'43"W	13.16'
L16	S00°29'19"W	8.53'	L47	N89°32'17"W	31.03'	L78	N00°27'43"E	13.00'
L17	S89°32'17"E	77.86'	L48	N00°27'43"E	20.00'	L79	N89°32'17"W	20.00'
L18	S00°27'43"W	103.93'	L49	S89°32'17"E	31.03'	L80	S00°27'43"W	13.00'
L19	S89°32'17"E	8.94'	L50	N00°27'43"E	56.80'	L81	N89°32'17"W	5.07'
L20	S00°06'47"W	20.00'	L51	N89°38'16"W	75.86'	L82	N00°21'44"E	17.00'
L21	N89°32'17"W	9.06'	L52	N00°21'44"E	20.00'	L83	N89°38'16"W	20.00'
L22	S89°32'17"E	9.00'	L53	S89°30'41"E	10.77'	L84	S00°21'44"W	16.96'
L23	S00°27'43"W	20.00'	L54	S00°29'19"W	9.19'	L85	N89°32'17"W	65.60'
L24	N89°32'17"W	9.00'	L55	N89°45'57"E	20.00'	L86	N44°32'17"W	4.61'
L25	S00°27'43"W	156.16'	L56	N00°29'19"E	8.94'	L87	S89°23'02"E	10.04'
L26	S45°27'44"W	59.56'	L57	S00°31'06"W	6.89'	L88	N00°36'58"E	20.00'
L27	S00°27'43"W	6.39'	L58	S89°30'41"E	20.00'	L89	N89°23'02"W	10.04'
L28	N89°38'16"W	20.00'	L59	N00°31'06"E	6.89'	L90	N00°36'58"E	57.23'
L29	N00°27'43"E	6.43'	L60	S89°30'41"E	7.94'	L91	S89°23'02"E	93.92'
L30	N44°32'17"W	21.21'	L61	S00°29'09"W	6.77'	L92	N00°36'58"E	20.00'
L31	N89°23'02"W	14.36'	L62	S89°30'51"E	20.00'	L93	N89°23'02"W	93.92'

L94	N00°36'58"E	111.24'
L95	N00°23'48"E	20.00'
L96	S89°30'41"E	200.28'



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Kimley»Horn

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 PHOENIX, AZ 85020

Tel. No. (602) 837-5511

Scale N.T.S.	Drawn by CWH	Checked by CWH	Date 06/27/2023	Project No. 291245009	Sheet No. 3 OF 3
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