

**RELEASE DESCRIPTION
P.U.E. ELLIOT E1
AVALON RANCH
MESA, ARIZONA**

EXHIBIT A

February 26, 2024
Job No. 5877
Page 1 of 12

A PORTION OF A PUBLIC UTILITY EASEMENT, (P.U.E.) AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS" RECORDED IN BOOK 1020 OF MAPS PAGE 10 MARICOPA COUNTY RECORDS (MCR) LOCATED ALONG ELLIOT ROAD AND SITUATED IN THE NORTH WEST, QUARTER OF SECTION 18 TOWNSHIP 1 SOUTH RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT FROM WHICH THE NORTHWEST, CORNER OF LOT 1 OF SAID PLAT BEARS NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, 721.40 FEET;

THENCE NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 OF SAID PLAT, 35.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 182.72 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 15.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 5.00 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 15.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 187.13 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 144.62 FEET TO A POINT HEREINAFTER **POINT "A"**, FOR FURTHER USE IN THIS DESCRIPTION;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 99.30 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 18.02 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 14.99 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 20.40 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 7.73 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 18.38 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 10.00 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 18.38 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 78.66 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 21.09 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 8.00 FEET;



THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 21.09 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 17.11 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 27.56 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 7.66 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 101.50 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 64.98 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 18.04 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 5.00 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 18.04 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 69.89 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 18.50 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 5.00 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 18.50 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 96.20 FEET;
THENCE SOUTH 00 DEGREES 33 MINUTES 22 SECONDS WEST, 18.10 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST, 5.00 FEET;
THENCE NORTH 00 DEGREES 33 MINUTES 22 SECONDS EAST, 18.08 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 66.14 FEET;
THENCE SOUTH 00 DEGREES 33 MINUTES 22 SECONDS WEST, 18.07 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST, 5.00 FEET;
THENCE NORTH 00 DEGREES 33 MINUTES 22 SECONDS EAST, 18.05 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 67.26 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 15.99 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 5.00 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 15.99 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 16.58 FEET;
THENCE SOUTH 75 DEGREES 12 MINUTES 14 SECONDS WEST, 58.82 FEET TO THE WEST LINE OF SAID LOT 3 ;
THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 7 MINUTES 37 SECONDS WEST, 20.58 FEET;
THENCE LEAVING SAID WEST LINE OF LOT 3, NORTH 75 DEGREES 12 MINUTES 14 SECONDS EAST, 26.19 FEET;
THENCE NORTH 44 DEGREES 43 MINUTES 19 SECONDS WEST, 5.40 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 21.73 FEET TO THE WEST LINE OF SAID LOT 3;
THENCE ALONG SAID WEST LINE OF SAID LOT 3, NORTH 01 DEGREE 7 MINUTES 37 SECONDS WEST, 20.01 FEET;
THENCE LEAVING SAID WEST LINE OF LOT 3, SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 30.51 FEET;
THENCE SOUTH 44 DEGREES 43 MINUTES 19 SECONDS EAST, 22.50 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 4.17 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 76.10 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 40 SECONDS WEST, 11.48 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 5.00 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 40 SECONDS EAST, 11.48 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 155.13 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 23.04 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, 10.51 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 10.00 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 10.51 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 67.32 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 11.31 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 18 SECONDS EAST, 5.00 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, 11.31 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 183.86 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 21.47 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 18 SECONDS EAST, 5.00 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, 21.47 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 83.51 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 102.49 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 110.11 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 14.82 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.00 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 14.82 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 22.44 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 48.58 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 121.52 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 354.85 FEET TO THE NORTH
LINE OF SAID LOT 3;

THENCE ALONG SAID NORTH LINE OF SAID LOT 3, SOUTH 89 DEGREES 43 MINUTES 19 SECONDS
EAST, 20.00 FEET, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

COMMENCING AT THE AFORESAID POINT "A";

THENCE NORTH 55 DEGREES 39 MINUTES 20 SECONDS WEST, 20.35 FEET,
TO THE **POINT OF BEGINNING**;

THENCE SOUTH 45 DEGREES 00 MINUTES 00SECONDS WEST, 108.30 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 3.46 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 22 SECONDS EAST, 18.48 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST, 5.00 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 22 SECONDS WEST, 18.50 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 128.14 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 18.46 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 5.00 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 18.46 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 95.68 FEET;
THENCE NORTH 00 DEGREES 33 MINUTES 22 SECONDS EAST, 18.47 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST, 5.00 FEET;
THENCE SOUTH 00 DEGREES 33 MINUTES 22 SECONDS WEST, 18.49 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 66.08 FEET;
THENCE NORTH 00 DEGREES 33 MINUTES 22 SECONDS EAST, 17.98 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST, 5.00 FEET;
THENCE SOUTH 00 DEGREES 33 MINUTES 22 SECONDS WEST, 18.00 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 64.93 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 14.49 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 10.00 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, 14.49 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 4.40 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 122.83 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 40 SECONDS EAST, 16.14 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 5.00 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 40 SECONDS WEST, 16.14 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 74.05 FEET;
THENCE NORTH 88 DEGREES 32 MINUTES 40 SECONDS EAST, 16.60 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 5.00 FEET;
THENCE SOUTH 88 DEGREES 32 MINUTES 40 SECONDS WEST, 16.60 FEET;
THENCE NORTH 01 DEGREE 27 MINUTES 20 SECONDS WEST, 9.33 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 337.21 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 102.59 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 137.55 FEET;

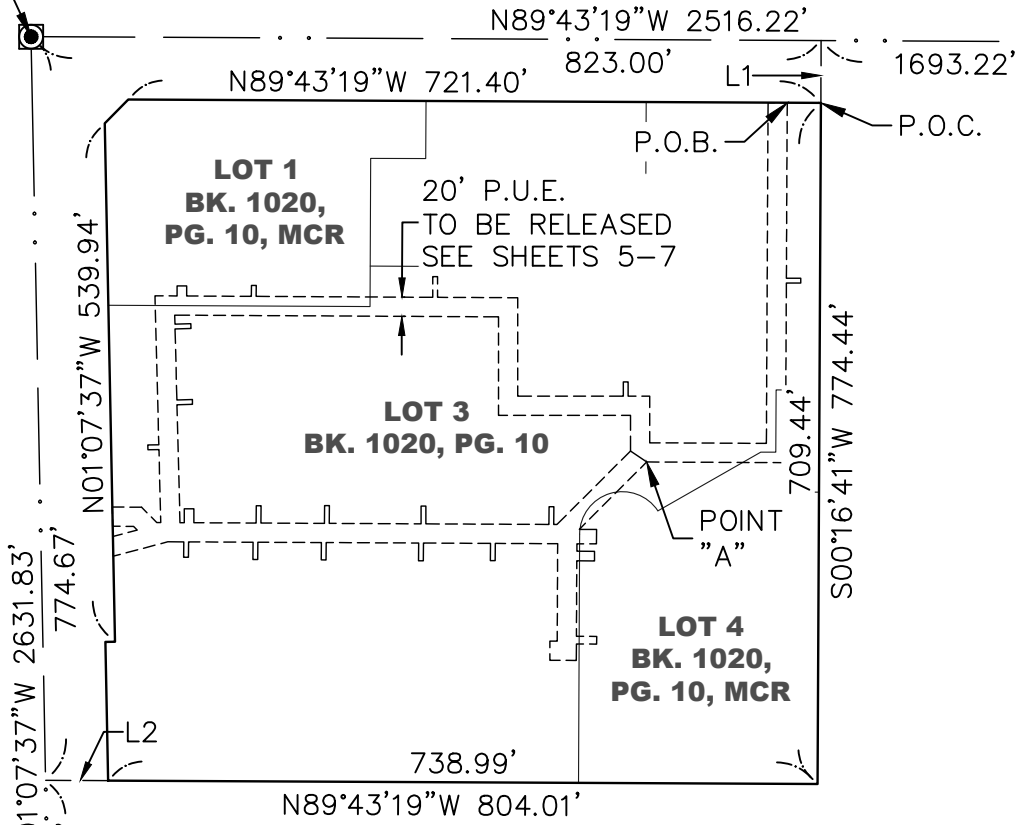
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 37.08 FEET,
TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 44,480 SQUARE FEET OR 1.030 ACRES MORE OR LESS.



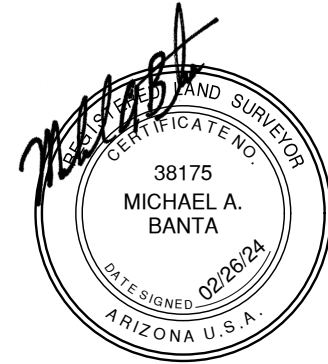
NW COR.
SEC. 18,
T.1S., R.7E.
BCHH

N1/4 COR.
SEC. 18
T.1S., R.7E.
BCHH



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BK.,PG. BOOK, PAGE
- MCR MARICOPA COUNTY RECORDS



W1/4 COR.
SEC. 18
T.1S., R.7E.
BCHH

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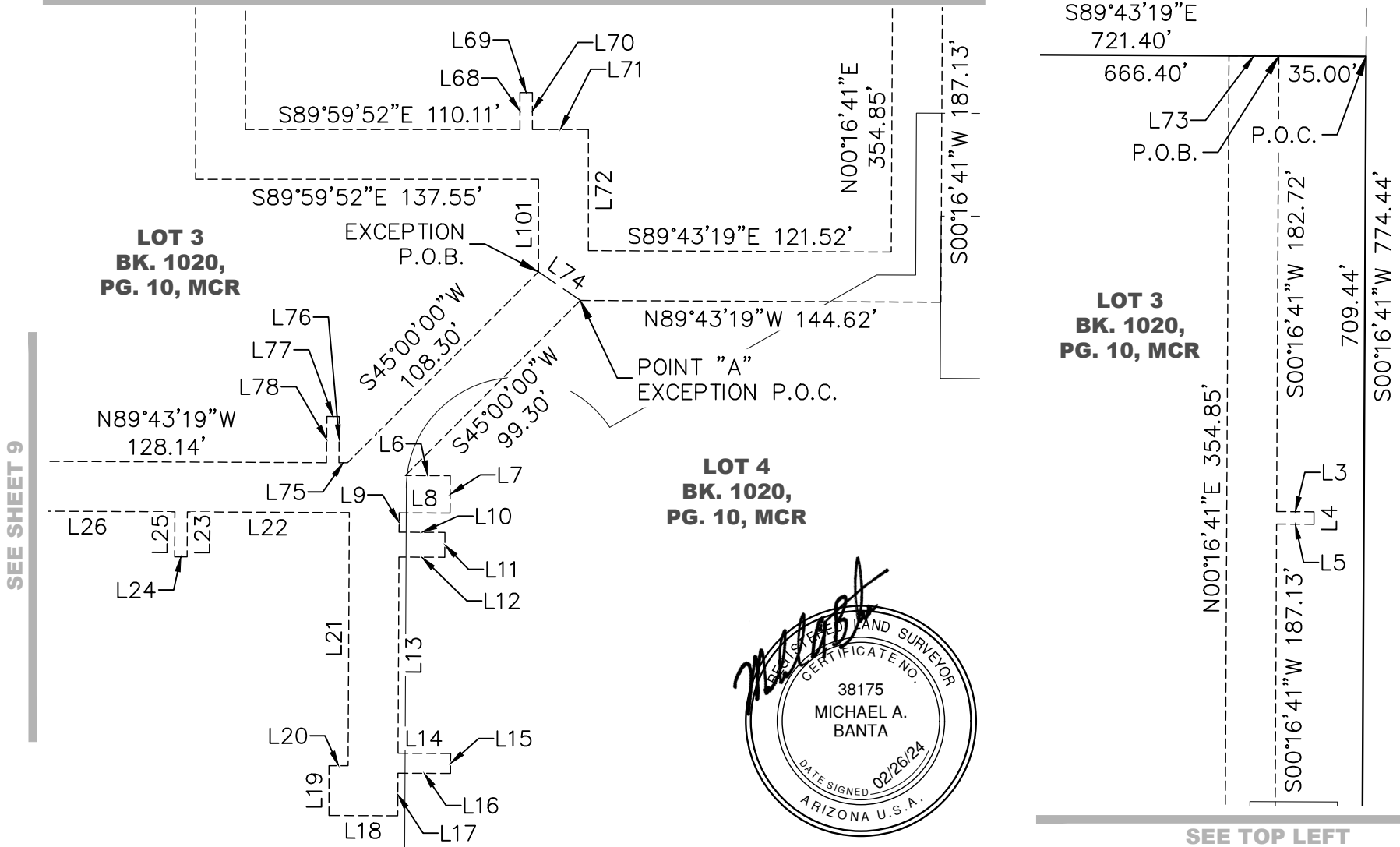
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

EXHIBIT "A"
PUE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_Elliot_E1		
JOB#	5877	SCALE:	NTS
		SHT:	7 OF 12
DRAFTER:	CRS	CHK:	MAB
		DATE:	02/26/24

SEE SHEET 9

SEE BOTTOM RIGHT



SEE SHEET 9

SEE TOP LEFT



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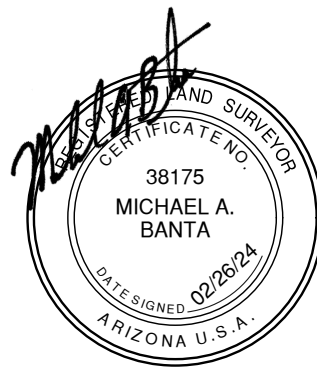
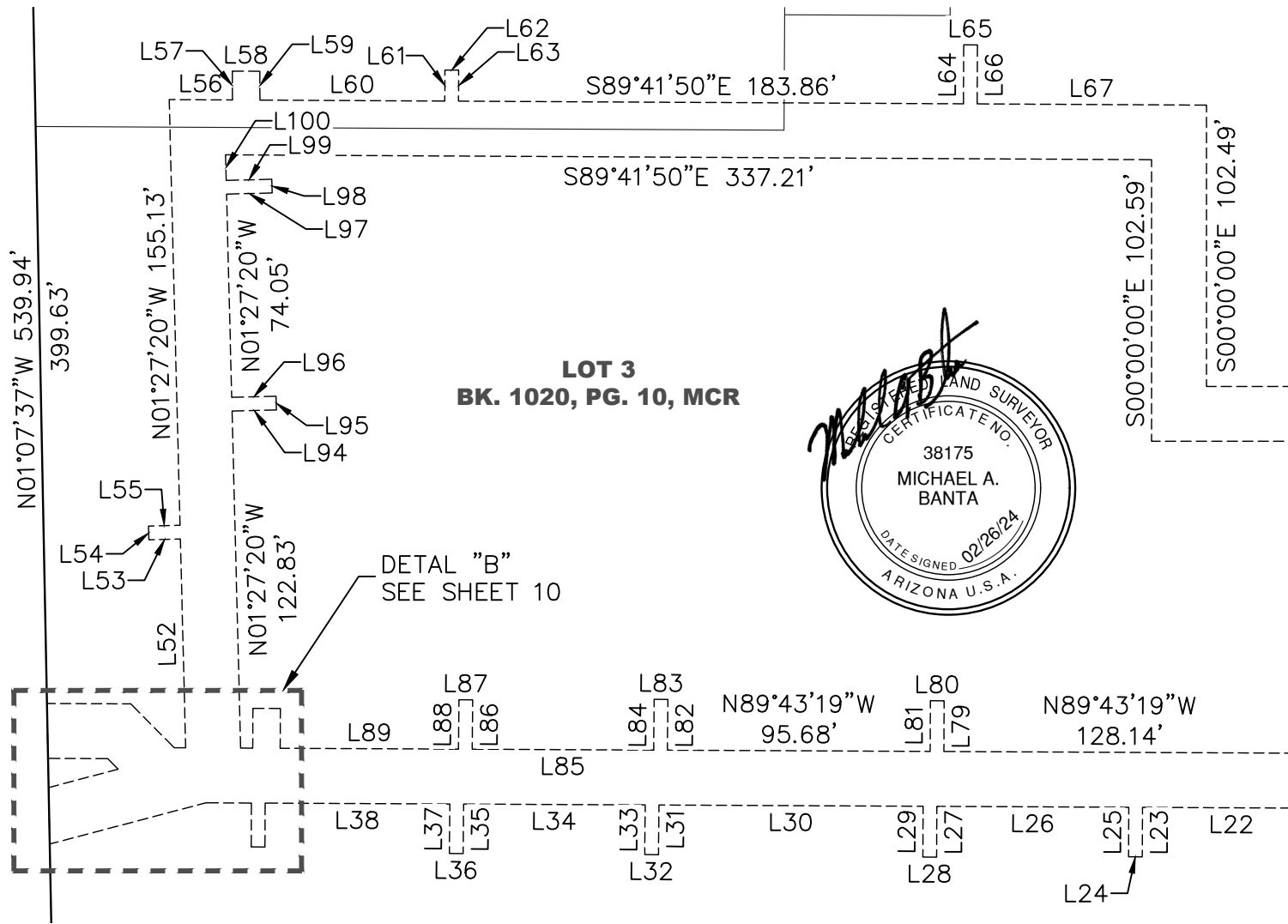
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MESA, ARIZONA

DRAWING:	5877_PUE_Elliot_E1		
JOB#	5877	SCALE:	NTS
		SHT:	8 OF 12
DRAFTER:	CRS	CHK:	MAB
		DATE:	02/26/24



SEE SHEET 8

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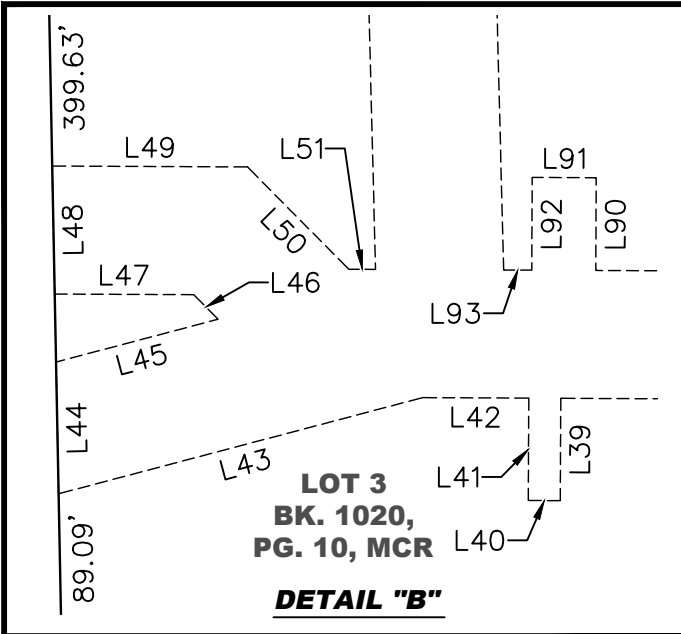
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BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_Elliot_E1		
JOB#	5877	SCALE:	NTS
		SHT:	9 OF 12
DRAFTER:	CRS	CHK:	MAB
		DATE:	02/26/24



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°16'41"W	65.00'
L2	N89°43'19"W	65.02'
L3	S89°43'19"E	15.00'
L4	S00°16'41"W	5.00'
L5	N89°43'19"W	15.00'
L6	S89°43'19"E	18.02'
L7	S00°16'41"W	14.99'
L8	N89°43'19"W	20.40'
L9	S00°16'41"W	7.73'
L10	S89°43'19"E	18.38'
L11	S00°16'41"W	10.00'
L12	N89°43'19"W	18.38'
L13	S00°16'41"W	78.66'
L14	S89°43'19"E	21.09'
L15	S00°16'41"W	8.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	N89°43'19"W	21.09'
L17	S00°16'41"W	17.11'
L18	N89°43'19"W	27.56'
L19	N00°00'00"E	20.00'
L20	S89°43'19"E	7.66'
L21	N00°16'41"E	101.50'
L22	N89°43'19"W	64.98'
L23	S00°16'41"W	18.04'
L24	N89°43'19"W	5.00'
L25	N00°16'41"E	18.04'
L26	N89°43'19"W	69.89'
L27	S00°16'41"W	18.50'
L28	N89°43'19"W	5.00'
L29	N00°16'41"E	18.50'
L30	N89°43'19"W	96.20'



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EXHIBIT "A"
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BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_Elliot_E1		
JOB#	5877	SCALE:	NTS
		SHT:	10 OF 12
DRAFTER:	CRS	CHK:	MAB
		DATE:	02/26/24

LINE TABLE		
LINE	DIRECTION	LENGTH
L31	S00°33'22"W	18.10'
L32	N89°26'38"W	5.00'
L33	N00°33'22"E	18.08'
L34	N89°43'19"W	66.14'
L35	S00°33'22"W	18.07'
L36	N89°26'38"W	5.00'
L37	N00°33'22"E	18.05'
L38	N89°43'19"W	67.26'
L39	S00°16'41"W	15.99'
L40	N89°43'19"W	5.00'
L41	N00°16'41"E	15.99'
L42	N89°43'19"W	16.58'
L43	S75°12'14"W	58.82'
L44	N01°07'37"W	20.58'
L45	N75°12'14"E	26.19'

LINE TABLE		
LINE	DIRECTION	LENGTH
L46	N44°43'19"W	5.40'
L47	N89°43'19"W	21.73'
L48	N01°07'37"W	20.01'
L49	S89°43'19"E	30.51'
L50	S44°43'19"E	22.50'
L51	S89°43'19"E	4.17'
L52	N01°27'20"W	76.10'
L53	S88°32'40"W	11.48'
L54	N01°27'20"W	5.00'
L55	N88°32'40"E	11.48'
L56	S89°41'50"E	23.04'
L57	N00°18'10"W	10.51'
L58	S89°41'50"E	10.00'
L59	S00°18'10"E	10.51'
L60	S89°41'50"E	67.32'

LINE TABLE		
LINE	DIRECTION	LENGTH
L61	N00°16'42"E	11.31'
L62	S89°43'18"E	5.00'
L63	S00°16'42"W	11.31'
L64	N00°16'42"E	21.47'
L65	S89°43'18"E	5.00'
L66	S00°16'42"W	21.47'
L67	S89°41'50"E	83.51'
L68	N00°00'00"E	14.82'
L69	N90°00'00"E	5.00'
L70	S00°00'00"E	14.82'
L71	S89°59'52"E	22.44'
L72	S00°00'00"E	48.58'
L73	S89°43'19"E	20.00'
L74	N55°39'20"W	20.35'
L75	N89°43'19"W	3.46'



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EXHIBIT "A"
PUE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_Elliot_E1		
JOB#	5877	SCALE:	NTS
DRAFTER:	GRS	CHK:	MAB
		SHT:	11 OF 12
		DATE:	02/26/24

LINE TABLE		
LINE	DIRECTION	LENGTH
L76	N00°33'22"E	18.48'
L77	N89°26'38"W	5.00'
L78	S00°33'22"W	18.50'
L79	N00°16'41"E	18.46'
L80	N89°43'19"W	5.00'
L81	S00°16'41"W	18.46'
L82	N00°33'22"E	18.47'
L83	N89°26'38"W	5.00'
L84	S00°33'22"W	18.49'
L85	N89°43'19"W	66.08'
L86	N00°33'22"E	17.98'
L87	N89°26'38"W	5.00'
L88	S00°33'22"W	18.00'
L89	N89°43'19"W	64.93'
L90	N00°16'41"E	14.49'

LINE TABLE		
LINE	DIRECTION	LENGTH
L91	N89°43'19"W	10.00'
L92	S00°16'41"W	14.49'
L93	N89°43'19"W	4.40'
L94	N88°32'40"E	16.14'
L95	N01°27'20"W	5.00'
L96	S88°32'40"W	16.14'
L97	N88°32'40"E	16.60'
L98	N01°27'20"W	5.00'
L99	S88°32'40"W	16.60'
L100	N01°27'20"W	9.33'
L101	S00°00'00"E	37.08'

LEGEND

M.C.R. MARICOPA COUNTY RECORDS
 BK./PG. BOOK & PAGE
 BCHH BRASS CAP IN HANDHOLE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 P.U.E. PUBLIC UTILITY EASEMENT

REFERENCE DOCUMENTS

SUBDIVISION PLAT OF THE COMMONS
 BOOK 1020, PAGE 10, MARICOPA COUNTY RECORDS



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 BOOK 1020, PG. 10
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DRAWING:	5877_PUE_Elliot_E1		
JOB#	5877	SCALE:	NTS SHT: 12 OF 12
DRAFTER:	CRS	CHK:	MAB DATE: 02/26/24

**RELEASE DESCRIPTION
P.U.E. ELLIOT E2
AVALON RANCH
MESA, ARIZONA**

EXHIBIT "B"

February 26, 2024
Job No. 5877
Page 1 of 3

A PORTION OF A PUBLIC UTILITY EASEMENT, (P.U.E.), AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, (MCR) LOCATED ALONG ELLIOT ROAD AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT FROM WHICH THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT BEARS NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, 721.40 FEET;

THENCE NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 1, 2, AND 3 OF SAID PLAT, 183.87 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 07 DEGREES 29 MINUTES 43 SECONDS EAST, 62.53 FEET;

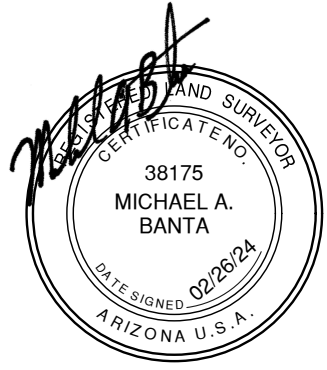
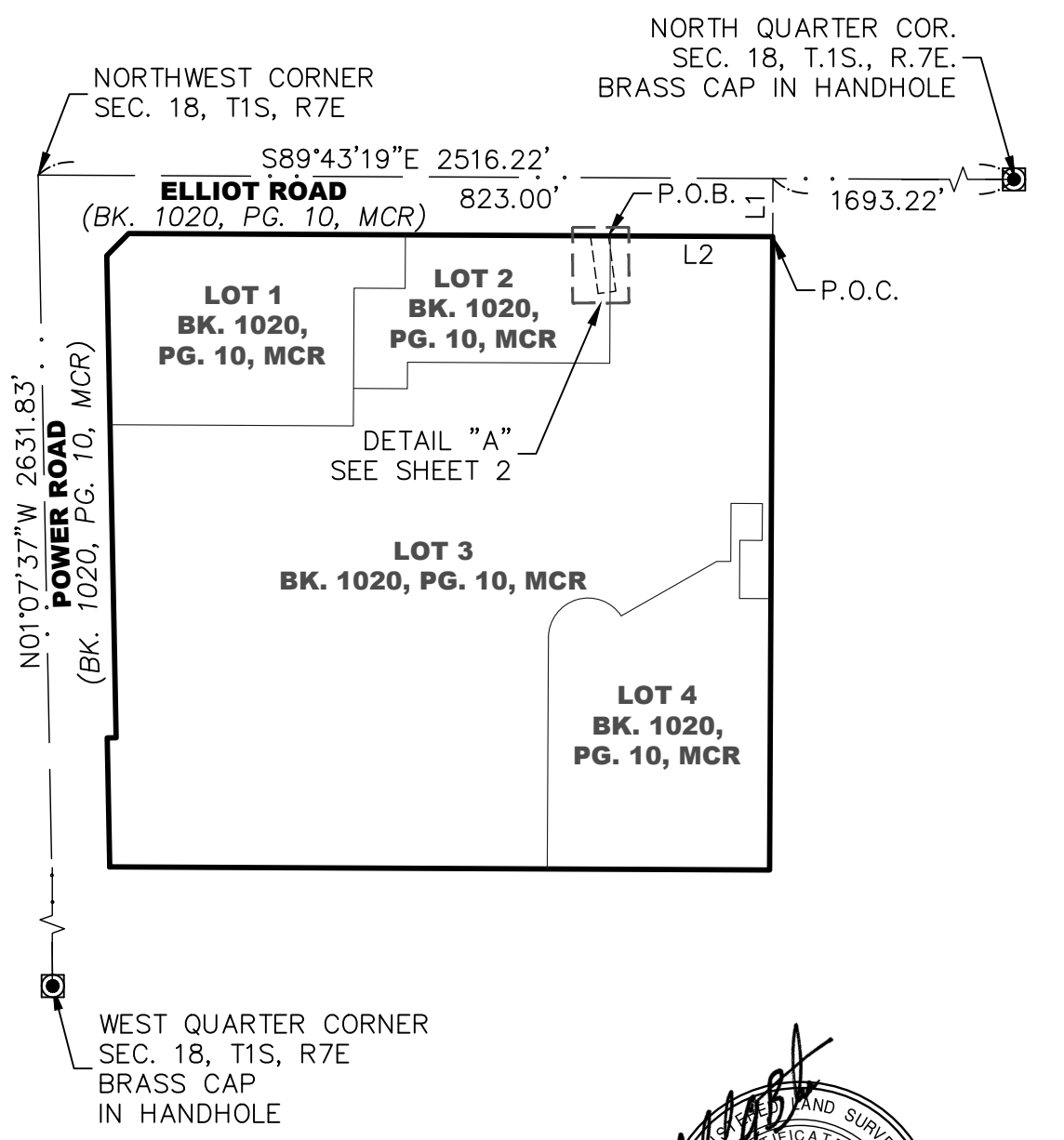
THENCE SOUTH 82 DEGREES 30 MINUTES 17 SECONDS WEST, 20.00 FEET;

THENCE NORTH 07 DEGREES 29 MINUTES 43 SECONDS WEST, 65.26 FEET TO THE NORTH LINE OF SAID LOT 3;

THENCE ALONG SAID NORTH LINE OF SAID LOT 3, SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 20.19 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,278 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.





LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BK.,PG. BOOK, PAGE
- MCR MARICOPA COUNTY RECORDS



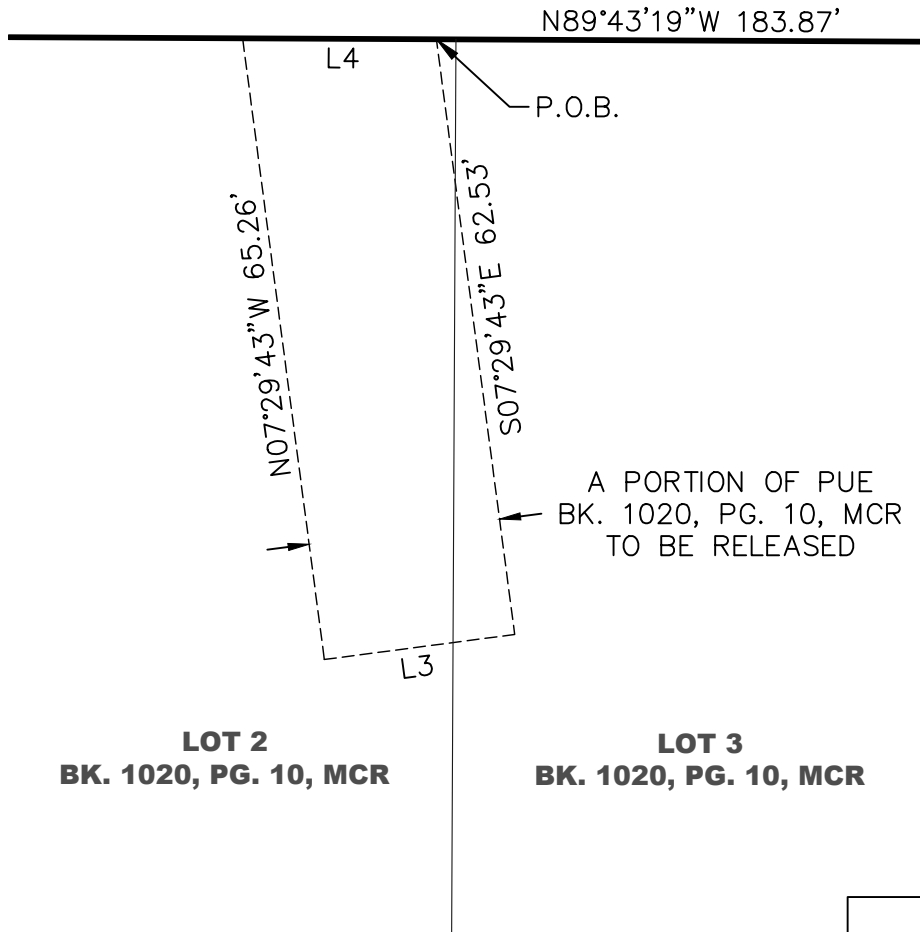
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EXHIBIT "B"
PUE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_ELLIOT_E2		
JOB#	5877	SCALE:	NTS SHT: 2 OF 3
DRAFTER:	DCG	CHK:	MAB DATE: 02/26/24



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°16'41"W	65.00'
L2	N89°43'19"W	183.87'
L3	S82°30'17"W	20.00'
L4	S89°43'19"E	20.19'



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EXHIBIT "B"
PUE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_ELLIOT_E2		
JOB#	5877	SCALE:	NTS SHT: 3 OF 3
DRAFTER:	DCG	CHK:	MAB DATE: 02/26/24

RELEASE DESCRIPTION
P.U.E. ELLIOT W
AVALON RANCH
MESA, ARIZONA

EXHIBIT C

February 26, 2024
Job No. 5877
Page 1 of 3

A PORTION OF A PUBLIC UTILITY EASEMENT, (P.U.E.) AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, (MCR) LOCATED ALONG ELLIOT ROAD AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT FROM WHICH THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT BEARS NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, 721.40 FEET;

THENCE NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 1, 2, AND 3 OF SAID PLAT, 398.89 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 69.95 FEET;

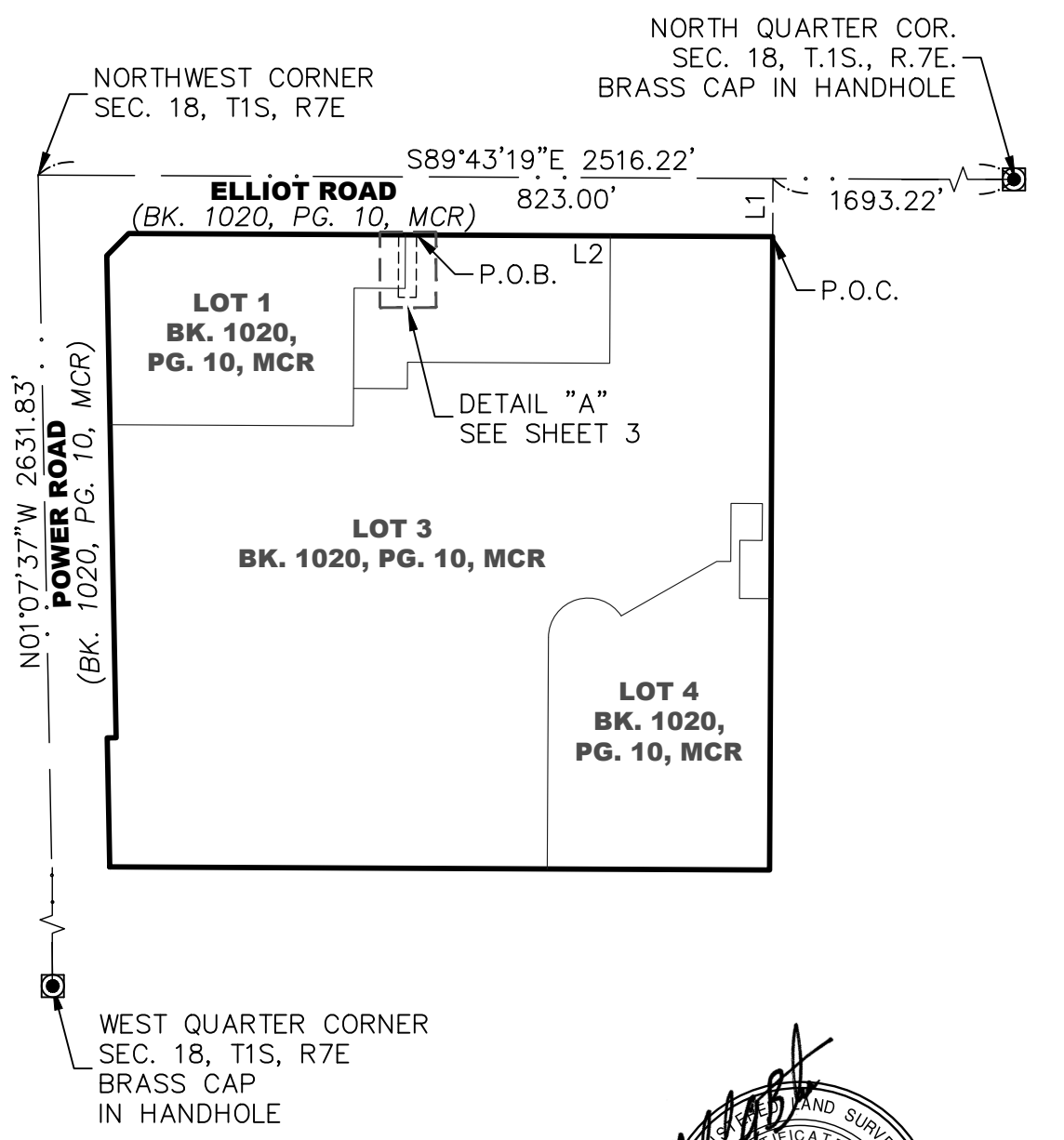
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, A DISTANCE OF 69.95 FEET TO THE NORTH LINES OF SAID LOTS 1, 2 AND 3;

THENCE ALONG SAID NORTH LINES OF SAID LOTS 1, 2 AND 3, SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.00 FEET, TO THE **POINT OF BEGINNING**.

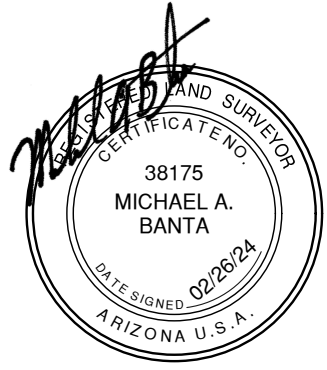
SAID PARCEL CONTAINS 1,399 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.





LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BK.,PG. BOOK, PAGE
- MCR MARICOPA COUNTY RECORDS



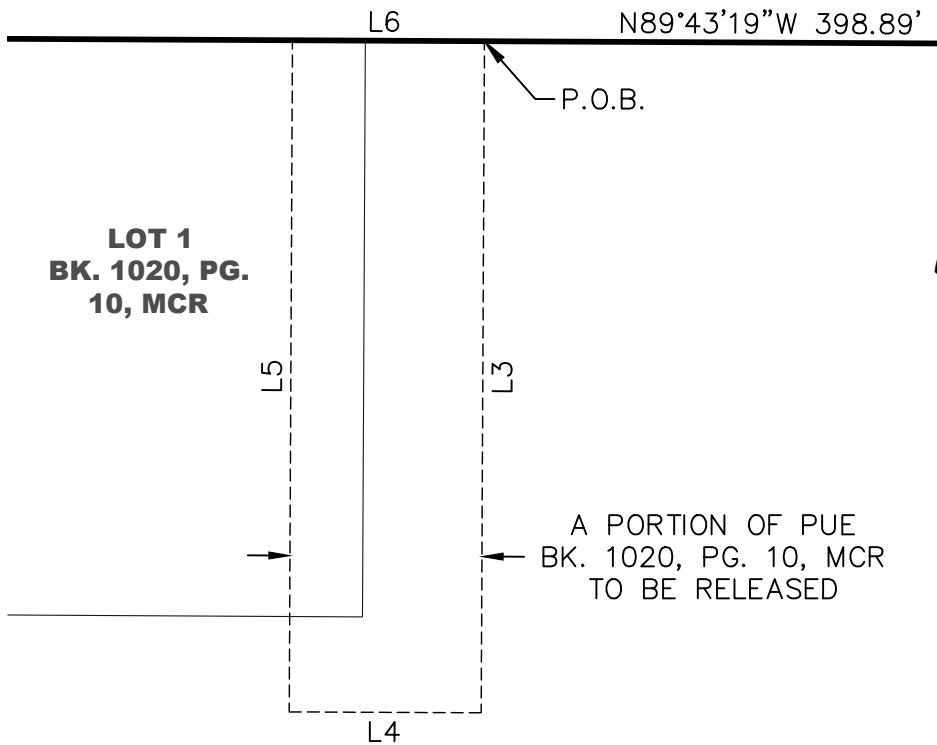
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EXHIBIT "C"
PUE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_ELLIOT_W			
JOB#	5877	SCALE:	NTS	SHT: 2 OF 3
DRAFTER:	DCG	CHK:	MAB	DATE: 02/26/24



**LOT 1
BK. 1020, PG.
10, MCR**

**LOT 2
BK. 1020, PG. 10, MCR**



A PORTION OF PUE
BK. 1020, PG. 10, MCR
TO BE RELEASED

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°16'41"W	65.00'
L2	N89°43'19"W	398.89'
L3	S00°16'41"W	69.95'
L4	N89°43'19"W	20.00'
L5	N00°16'41"E	69.95'
L6	S89°43'19"E	20.00'



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EXHIBIT "C"
PUE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUE_ELLIOT_W		
JOB#	5877	SCALE:	NTS
DRAFTER:	DCG	CHK:	MAB
SHT:	3 OF 3		DATE: 02/26/24

RELEASE DESCRIPTION EXHIBIT "D"
P.U.F.E. ELLIOT E
AVALON RANCH
MESA, ARIZONA

February 26, 2024
Job No. 5877
Page 1 of 3

A PORTION OF A PUBLIC UTILITY AND FACILITIES EASEMENT, (P.U.F.E.) AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, (MCR), LOCATED ALONG ELLIOT ROAD AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3 OF SAID PLAT FROM WHICH THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT BEARS NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, 721.40 FEET;

THENCE NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOTS 1, 2, AND 3 OF SAID PLAT, 152.94 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 10.00 FEET TO THE SOUTH LINE OF A 10.00 FOOT P.U.F.E., AS RECORDED ON SAID PLAT AND THE **POINT OF BEGINNING**;

THENCE SOUTH 40 DEGREES 29 MINUTES 06 SECONDS WEST, 1.72 FEET;

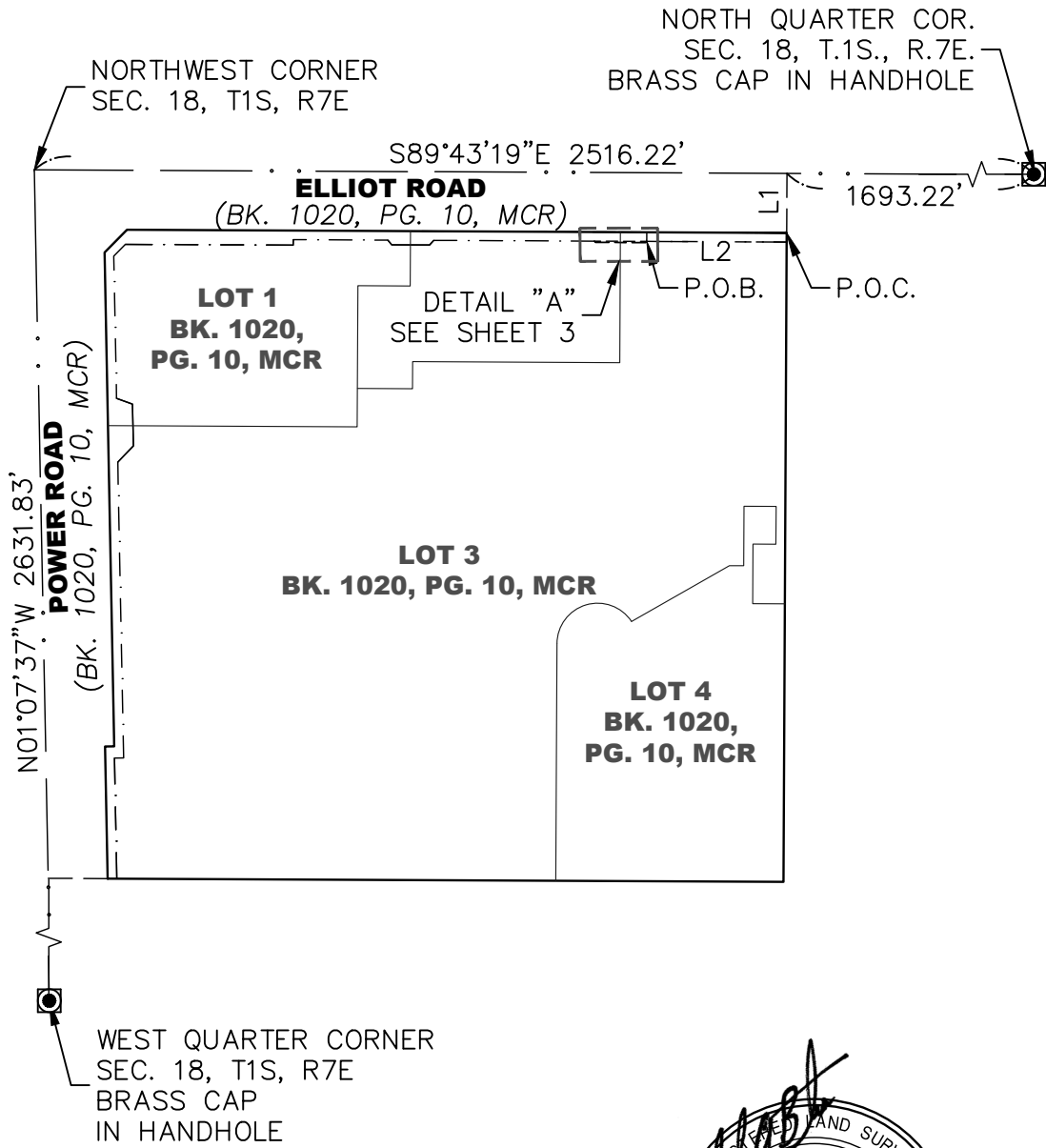
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 55.10 FEET;

THENCE NORTH 41 DEGREES 02 MINUTES 58 SECONDS WEST, 1.75 FEET TO THE SOUTH LINE OF SAID 10.00 FOOT P.U.F.E.;

THENCE ALONG SAID SOUTH LINE OF SAID 10.00 FOOT P.U.F.E., SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 57.37 FEET, TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 74 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.





LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BK.,PG. BOOK, PAGE
- MCR MARICOPA COUNTY RECORDS



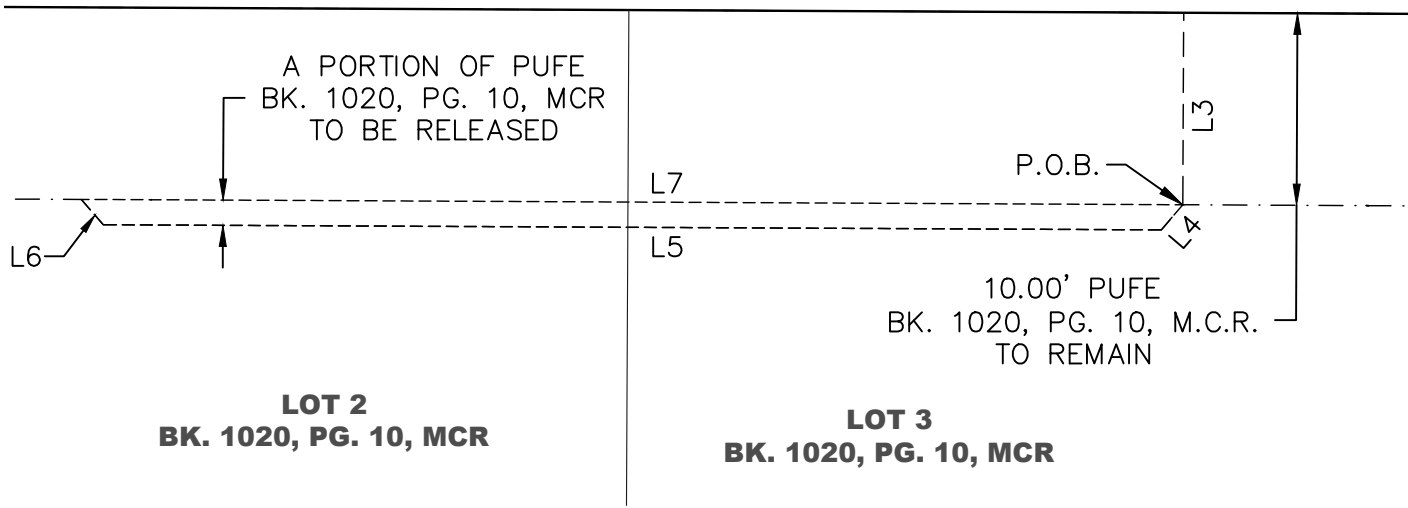
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EXHIBIT "D"
PUFE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUFE_ELLIOT_E		
JOB#	5877	SCALE:	NTS SHT: 2 OF 3
DRAFTER:	DCG	CHK:	MAB DATE: 02/26/24



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S00°16'41"W	65.00'
L2	N89°43'19"W	152.94'
L3	S00°16'41"W	10.00'
L4	S40°29'06"W	1.72'
L5	N89°43'19"W	55.10'
L6	N41°02'58"W	1.75'
L7	S89°43'19"E	57.37'



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EXHIBIT "D"
PUFE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUFE_ELLIOT_E				
JOB#	5877	SCALE:	NTS	SHT:	3 OF 3
DRAFTER:	DCG	CHK:	MAB	DATE:	02/26/24

RELEASE DESCRIPTION EXHIBIT "E"
P.U.F.E. ELLIOT W
AVALON RANCH
MESA, ARIZONA

February 26, 2024
Job No. 5877
Page 1 of 3

A PORTION OF A PUBLIC UTILITY AND FACILITIES EASEMENT, (P.U.F.E.), AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, MCR LOCATED ALONG ELLIOT ROAD AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT FROM WHICH THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT BEARS NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, 721.40 FEET;

THENCE NORTH 89 DEGREE 43 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 1, 2, AND 3 OF SAID PLAT, 385.92 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, 10.00 FEET TO THE SOUTH LINE OF A 10.00 FOOT P.U.F.E, AS RECORDED ON SAID PLAT AND THE **POINT OF BEGINNING**;

THENCE SOUTH 41 DEGREES 17 MINUTES 54 SECONDS WEST, 6.73 FEET;

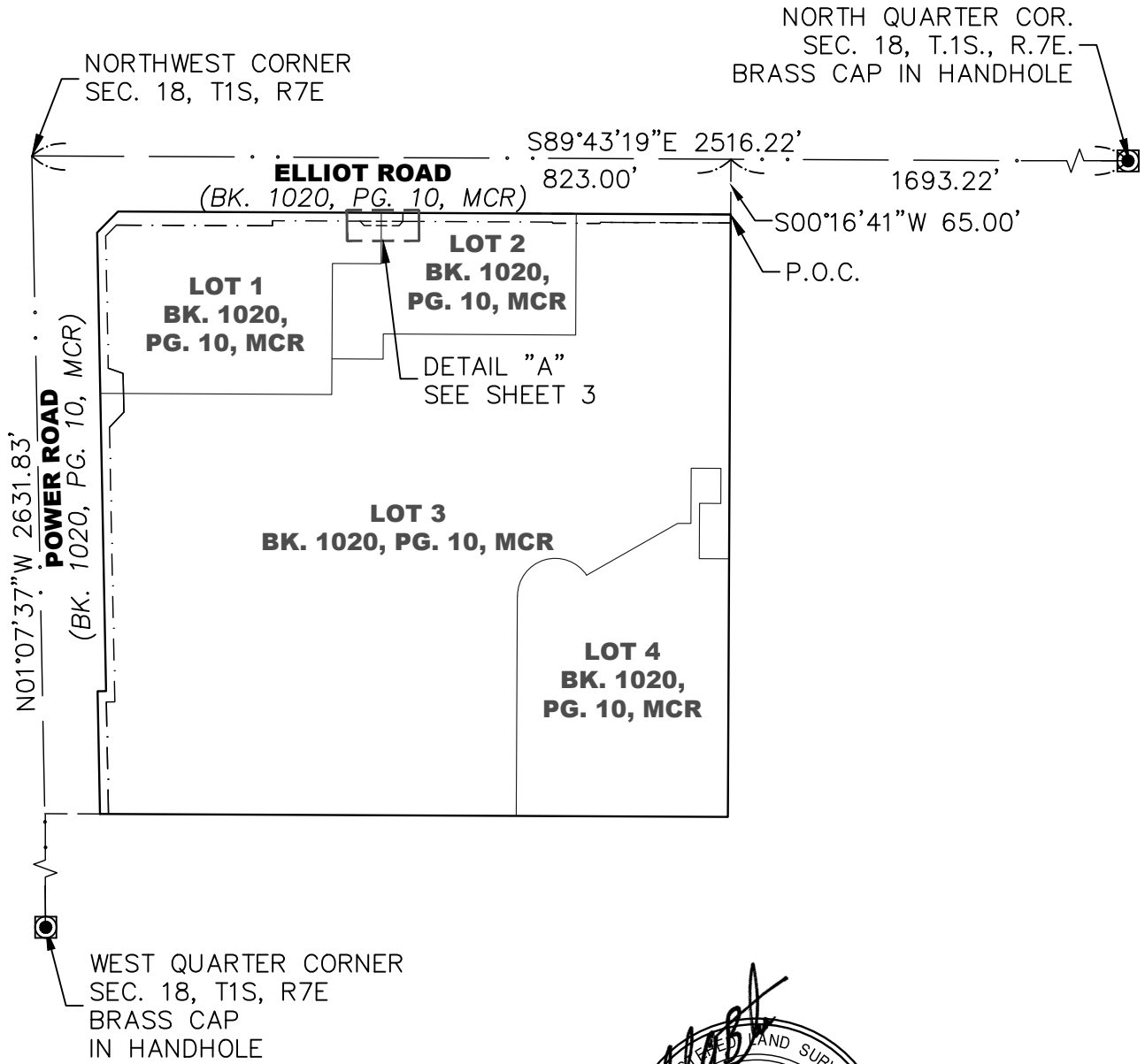
THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, 41.35 FEET;

THENCE NORTH 40 DEGREES 43 MINUTES 52 SECONDS WEST, 6.73 FEET TO THE SOUTH LINE OF SAID 10 FOOT P.U.F.E.;

THENCE ALONG SAID SOUTH LINE OF SAID 10 FOOT P.U.F.E , SOUTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, 50.18 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 232 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.





LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BK.,PG. BOOK, PAGE
- MCR MARICOPA COUNTY RECORDS



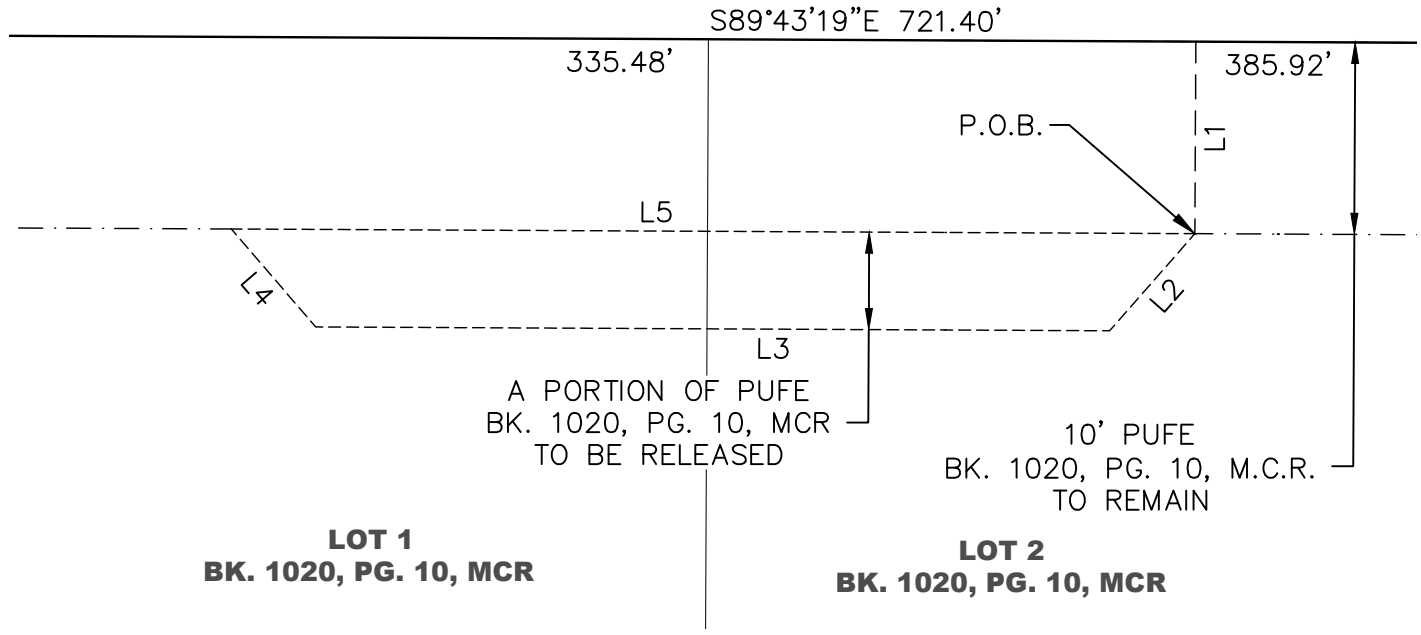
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EXHIBIT "E" PUFE RELEASE BOOK 1020, PG. 10 MESA, ARIZONA

DRAWING:	5877_PUFE_ELLIOT_W		
JOB#	5877	SCALE:	NTS SHT: 2 OF 3
DRAFTER:	DCG	CHK:	MAB DATE: 02/26/24



LOT 1
BK. 1020, PG. 10, MCR

LOT 2
BK. 1020, PG. 10, MCR

A PORTION OF PUF
BK. 1020, PG. 10, MCR
TO BE RELEASED

10' PUF
BK. 1020, PG. 10, M.C.R.
TO REMAIN

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°16'41"W	10.00'
L2	N41°17'54"E	6.73'
L3	N89°43'19"W	41.35'
L4	N40°43'52"W	6.73'
L5	S89°43'19"E	50.18'



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EXHIBIT "E"
PUFE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUFE_ELLIOT_W				
JOB#	5877	SCALE:	NTS	SHT:	3 OF 3
DRAFTER:	DCG	CHK:	MAB	DATE:	02/26/24

RELEASE DESCRIPTION EXHIBIT "F"
P.U.F.E. POWER N
AVALON RANCH
MESA, ARIZONA

February 26, 2024
Job No. 5877
Page 1 of 3

A PORTION OF A PUBLIC UTILITY AND FACILITIES EASEMENT AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, MCR LOCATED ALONG POWER ROAD AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, 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 LOT 1 OF SAID PLAT FROM WHICH A WEST CORNER OF LOT 3 OF SAID PLAT BEARS SOUTH 01 DEGREE 07 MINUTES 37 SECONDS EAST, 539.94 FEET;

THENCE SOUTH 01 DEGREE 07 MINUTES 37 SECONDS EAST, 539.94 FEET, ALONG THE WEST LINE OF LOTS 1 AND 3 OF SAID PLAT, 159.79 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 88 DEGREES 52 MINUTES 23 SECONDS EAST, 10.00 FEET TO THE EAST LINE OF A 10.00 FOOT P.U.F.E, AS RECORDED ON SAID PLAT AND THE **POINT OF BEGINNING**;

THENCE SOUTH 70 DEGREES 11 MINUTES 35 SECONDS EAST, 18.58 FEET;

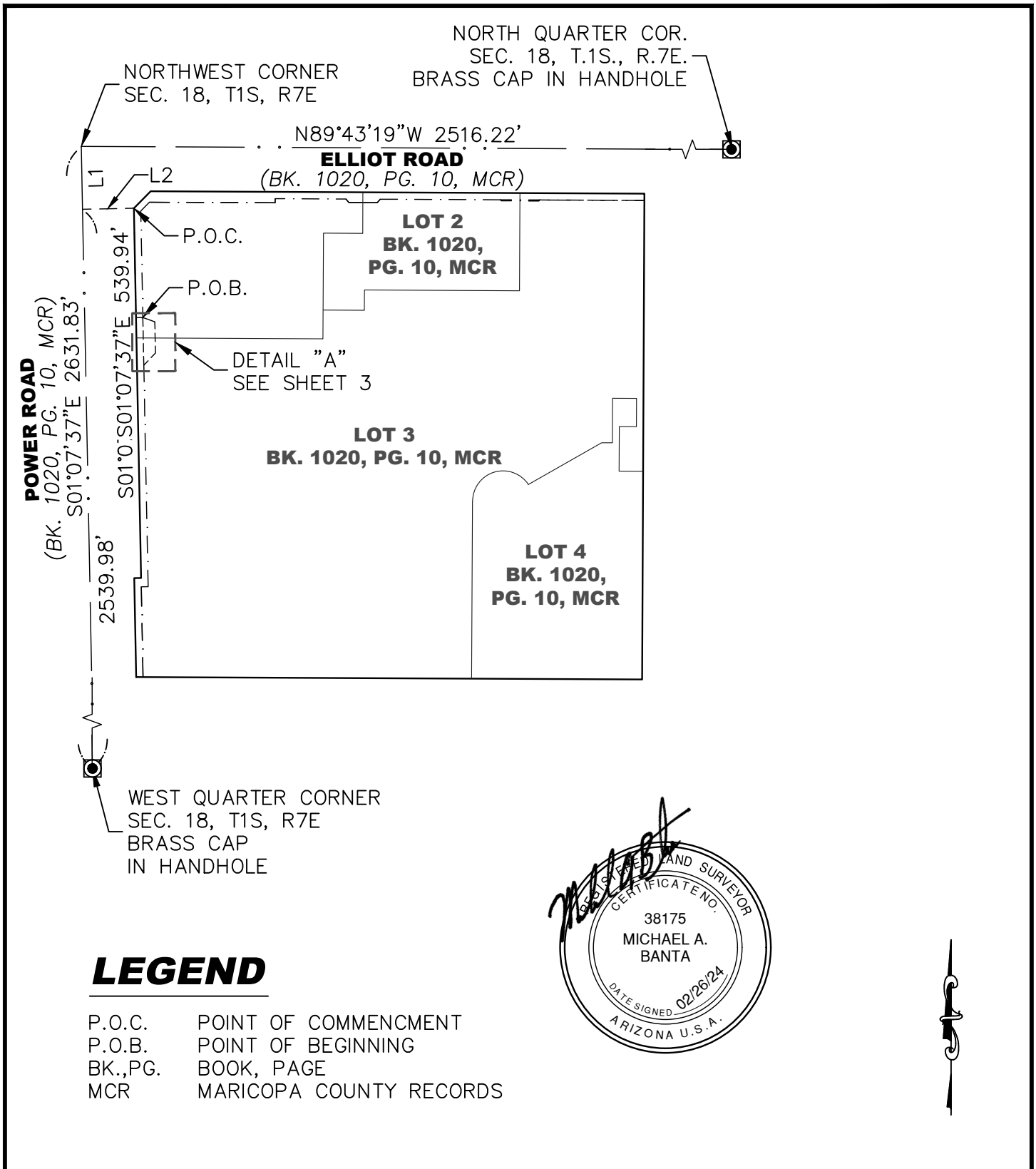
THENCE SOUTH 01 DEGREES 7 MINUTES 37 SECONDS EAST, 45.54 FEET;

THENCE SOUTH 43 DEGREES 39 MINUTES 28 SECONDS WEST, 24.63 FEET TO THE EAST LINE OF SAID 10.00 FOOT P.U.F.E.;

THENCE ALONG SAID EAST LINE OF SAID 10.00 FOOT P.U.F.E., NORTH 01 DEGREES 07 MINUTES 37 SECONDS WEST, 69.66 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,000 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.





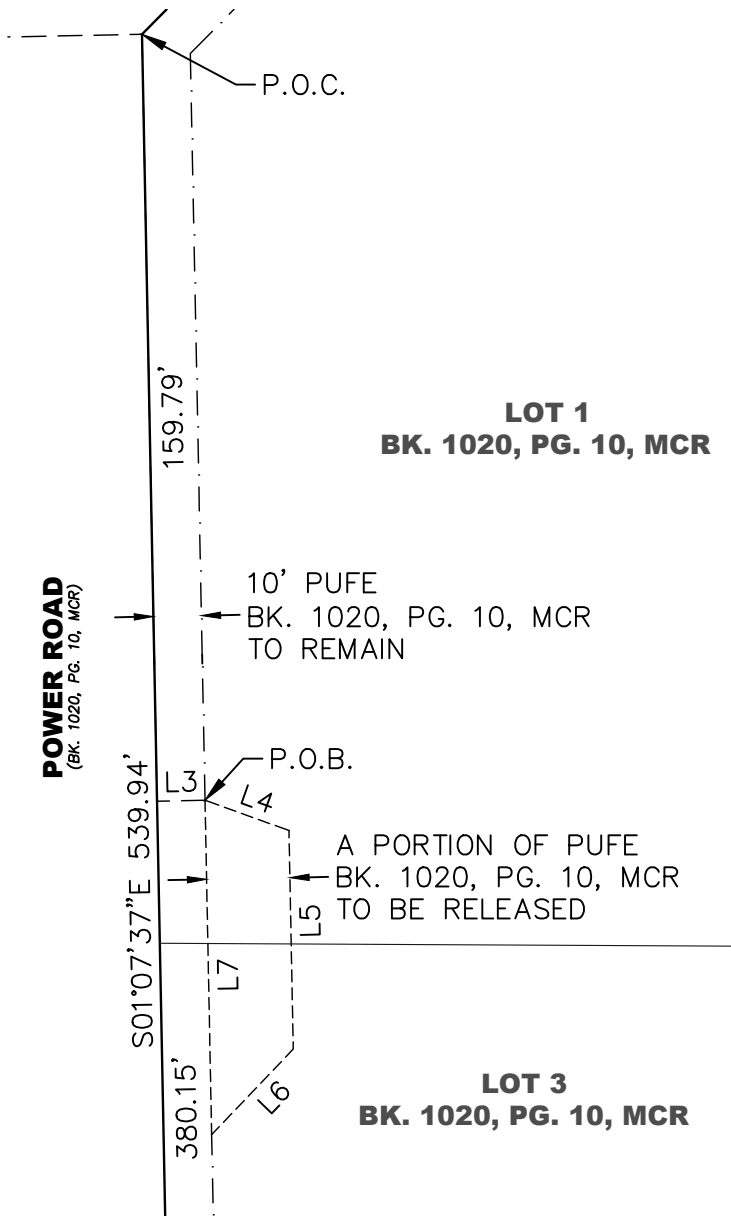
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EXHIBIT "F"
PUFE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUFE_Power_N		
JOB#	5877	SCALE:	NTS SHT: 2 OF 3
DRAFTER:	DCG	CHK:	MAB DATE: 02/26/24



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S01°07'37"E	91.85'
L2	N88°52'23"E	75.00'
L3	N88°52'23"E	10.00'
L4	S70°11'35"E	18.58'
L5	S01°07'37"E	45.54'
L6	S43°39'28"W	24.63'
L7	N01°07'37"W	69.66'



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EXHIBIT "F"
PUFE RELEASE
BOOK 1020, PG. 10
MESA, ARIZONA

DRAWING:	5877_PUFE_Power_N		
JOB#	5877	SCALE:	NTS
		SHT:	3 OF 3
DRAFTER:	DCG	CHK:	MAB
		DATE:	02/26/24

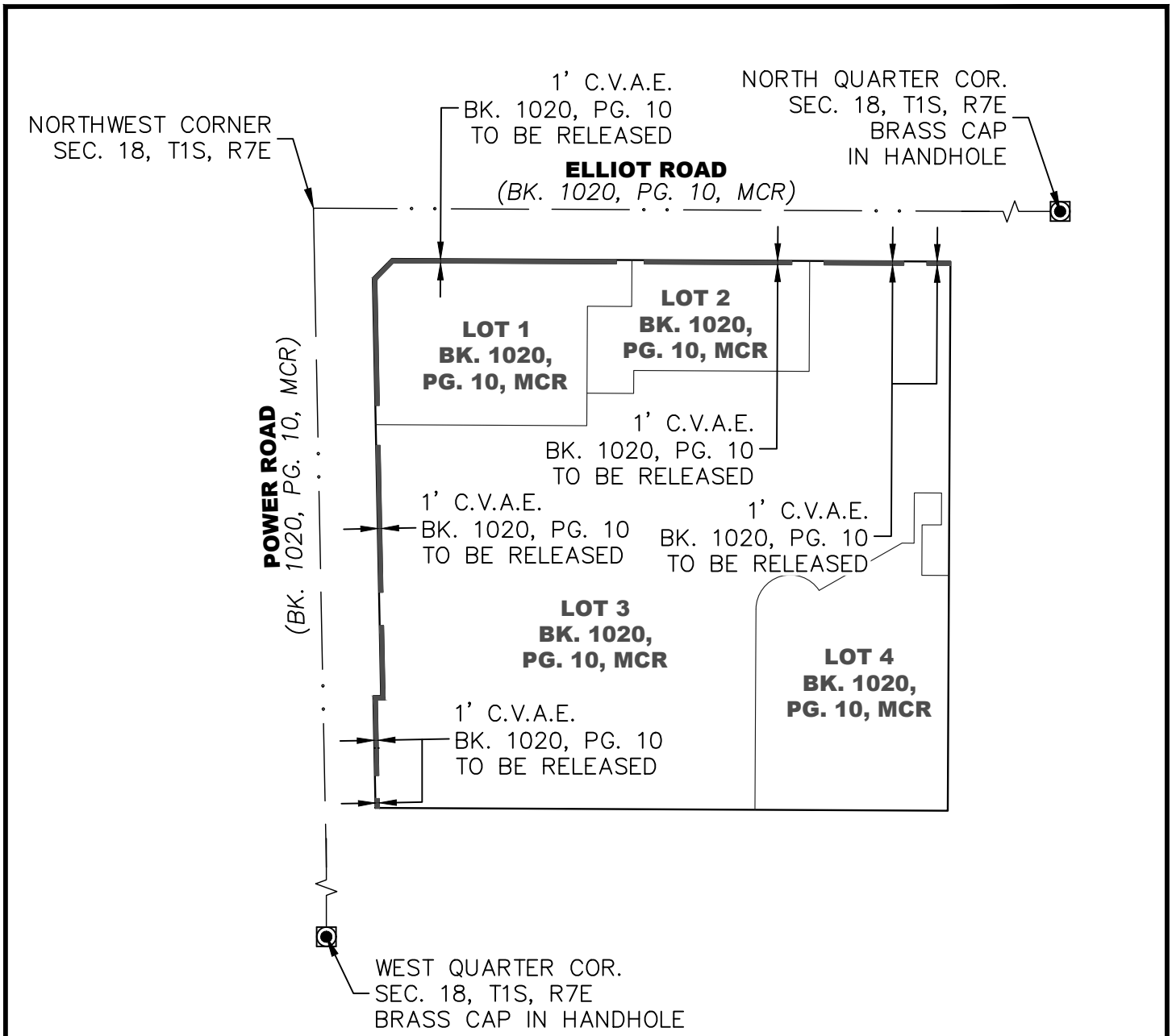
RELEASE DESCRIPTION EXHIBIT "G"
C.V.A.E.
AVALON RANCH
MESA, ARIZONA

February 27, 2024
Job No. 5877
Page 1 of 2

CONTROLLED VEHICULAR ACCESS EASEMENT AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, M.C.R., LOCATED ALONG POWER ROAD AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL CONTROLLED VEHICULAR ACCESS EASEMENTS, C.V.A.E., DEFINED AS ONE (1) FOOT IN WIDTH, ALONG EAST ELLIOT ROAD, AND SOUTH POWER ROAD, LYING WITHIN LOTS 1, 2, AND 3, AS SHOWN ON THE SUBDIVISION PLAT OF THE "COMMONS" RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY, ARIZONA ARE **HEREBY RELEASED**.





LEGEND

- 1' C.V.A.E TO BE RELEASED
- MCR MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT



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EXHIBIT "G"
C.V.A.E. RELEASE
BOOK 1020, PAGE 10
MESA, ARIZONA

DRAWING:	5877_CVAE_Release			
JOB#	5877	SCALE:	NTS	SHT: 2 OF 2
DRAFTER:	GRS	CHK:	MAB	DATE: 02/27/24

RELEASE DESCRIPTION EXHIBIT "H"
DRAINAGE EASEMENT
AVALON RANCH
MESA, ARIZONA

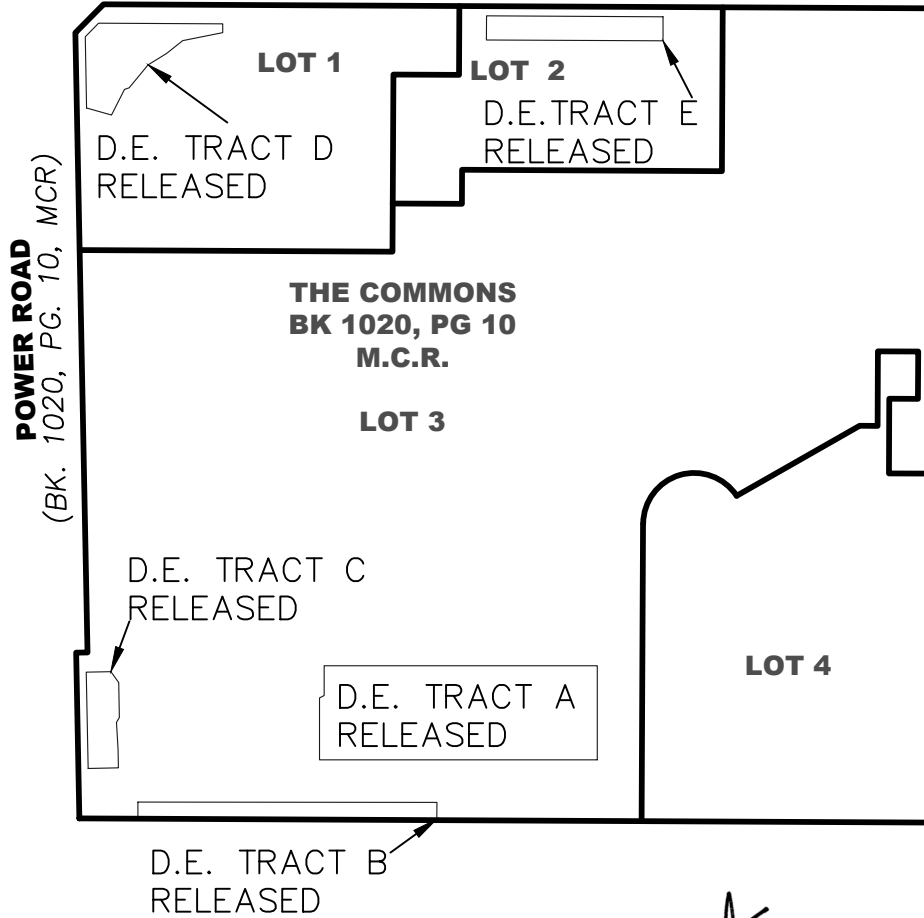
APRIL 17, 2024
Job No. 5877
Page 1 of 2

DRAINAGE EASEMENTS AS RECORDED ON THE SUBDIVISION PLAT OF "THE COMMONS", RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, M.C.R., SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DRAINAGE EASEMENTS, IDENTIFIED AS DRAINAGE TRACT A THROUGH E INCLUSIVE, LYING WITHIN LOTS 1, 2, AND 3, AS SHOWN ON THE SUBDIVISION PLAT OF THE "COMMONS" RECORDED IN BOOK 1020 OF MAPS, PAGE 10, MARICOPA COUNTY, ARIZONA ARE **HEREBY RELEASED**.



ELLIOT ROAD
(BK. 1020, PG. 10, MCR)



LEGEND

MCR MARICOPA COUNTY RECORDS
BK./PG. BOOK & PAGE



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EXHIBIT "H"

DRAINAGE EASEMENT RELEASED
BOOK 1020, PAGE 10

MESA, ARIZONA

DRAWING:	5877_DE_Release		
JOB#	5877	SCALE:	NTS
		SHT:	2 OF 2
DRAFTER:	GRS	CHK:	MAB
		DATE:	04/17/24