

ORIGINAL



0000050921

1 Richard L. Sallquist, Esq. (002677)
SALLQUIST, DRUMMOND & O'CONNOR, P.C.
2 4500 S. Lakeshore Drive, Suite 339
Tempe, Arizona 85282
3 Telephone: (480) 839-5202 Fax: (480) 345-0412
Attorneys for Utility Source, LLC
4

RECEIVED

2006 JUN -2 P 1:17

AZ CORP COMMISSION
DOCUMENT CONTROL

BEFORE THE ARIZONA CORPORATION COMMISSION

5	IN THE MATTER OF THE APPLICATION OF)	DOCKET NO. WS-04235A-05-0707
6	UTILITY SOURCE, LLC FOR AN EXTENSION)	
7	OF ITS CERTIFICATE OF CONVENIENCE AND)	REVISED LEGAL
8	NECESSITY TO PROVIDE WATER AND)	DESCRIPTION
	WASTEWATER SERVICE IN COCONINO)	
	COUNTY, ARIZONA.)	

9 1. On May 25, 2006, Utility Source, LLC ("Utility Source" or the "Company") filed
10 an Amended Application to extend its CC&N which included a legal description based on the
11 original October 6, 2005 Application.

12 2. That Amended Application Legal Description, unfortunately, contained the same
13 typographical errors contained in the original Application.

14 3. Attached hereto is a Revised Legal Description correctly describing the subject
15 parcels, Parcels A through D and F, and withdrawing Parcel E.

16 4. Please remove Exhibit B to the May 23, 2006 Amended Application in its
17 entirety, and insert the attached Revised Exhibit B, dated June 2, 2006.

18 Respectfully submitted this 2nd day of June, 2006.

19 SALLQUIST, DRUMMOND & O'CONNOR, P.C.

20 By:

21 Richard L. Sallquist
SALLQUIST, DRUMMOND & O'CONNOR, P.C.
22 4500 S. Lakeshore Drive, Suite 339
Tempe, AZ 85282
23 Attorneys for Utility Source, LLC

1 The original and ten copies of
the foregoing were filed this 2nd
2 day of June, 2006:

3 Docket Control
Arizona Corporation Commission
4 1200 W. Washington St.
Phoenix, AZ 85007

5 Judge Marc Stern
6 Arizona Corporation Commission
Hearing Division
7 1200 West Washington Street
Phoenix, Arizona 85007

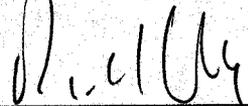
8 David Ronald
9 Arizona Corporation Commission
Legal Division
10 1200 West Washington Street
Phoenix, Arizona 85007

11 Linda Jaress
12 Arizona Corporation Commission
Utilities Division
13 1200 West Washington Street
Phoenix, Arizona 85007

14 Jian Liu
15 Arizona Corporation Commission
Engineering Division
16 1200 West Washington Street
Phoenix, Arizona 85007

17 Barb Wells
18 Arizona Corporation Commission
Engineering Division
19 1200 West Washington Street
Phoenix, Arizona 85007

20 William Ring
21 114 N San Francisco, Suite 200
Flagstaff, Arizona 86001

22 
23 _____

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23

EXHIBITS

B REVISED EXHIBIT B, dated June 2, 2006

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

AMENDED PROPERTY DESCRIPTION

Parcel Number:	A
Owner:	Empire Properties, LLC
Size:	Approx 90 Acres
Development:	350 Single Family Residences
Service Requested:	Water and Wastewater
Legal Description:	Please see attached Parcel A UNCHANGED
Comment:	Estimated XXX acre feet required

Parcel Number:	B
Owner:	Win-Peters, Inc.
Size:	30 Acres
Development:	306 Mobile Home Park
Service Requested:	Wastewater Only
Legal Description:	Please see attached Parcel B UNCHANGED
Comment:	Will provide Standpipe water w/i CC&N for this Commercial Project using Deep Well 4 test pump water. Commercial project, no Letter of Adequacy required

Parcel Number:	C
Owner:	Northwinds Commerce Park, LLC
Size:	20 Acres
Development:	30 Commercial/Industrial Lots
Service Requested:	Wastewater Only
Legal Description:	Please see attached Parcel C UNCHANGED
Comment:	Commercial project, no Letter of Adequacy required

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

Parcel Number:	D
Owner:	Flagstaff Meadows R.V. Park, LLC
Size:	9+/- Acres
Development:	150 Recreational Vehicle Spaces
Service Requested:	Water and Wastewater
Legal Description:	Please see attached Parcel D UNCHANGED
Comment:	Project down-sized. Commercial project, no Letter of Adequacy required

Parcel Number:	E
Owner:	Greenfield Land Development Profit Sharing Plan
Size:	20 Acres
Development:	100 Town homes and 50 Single Family Residences
Service Requested:	Water and Wastewater
Legal Description:	
Comment:	WITHDRAWN

Parcel Number:	F
Owner:	Utility Source, LLC
Size:	3 Acres
Development:	Wastewater Treatment Plant
Service Requested:	Water and Wastewater
Legal Description:	Please see attached Parcel F UNCHANGED Please note this is only a small parcel included within the Section 36 area described as Legend F on the attached HydroSystems Figure 2

Exhibit A

PARCEL NO. 1:

That portion of the Northeast quarter of Section 1, Township 21 North, Range 5 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 1;

THENCE South 00° 10' 18" East along the North-South midsection line of said Section 1, a distance of 362.63 feet to the TRUE POINT OF BEGINNING;

THENCE North 89° 49' 53" East, a distance of 176.16 feet;

THENCE North 43° 51' 25" East, a distance of 186.12 feet to a point on the South right-of-way line of Shadow Mountain Drive, as dedicated on plat of Flagstaff Meadows Unit 1 recorded in Case 8, Maps 57-57D, records of Coconino County, Arizona;

THENCE South 46° 08' 35" East along said South right-of-way line, a distance of 1967.51 feet to the Northwest corner of Tract "B" of said Flagstaff Meadows Unit 1;

THENCE South 00° 12' 57" West along the West line of said Tract "B", a distance of 367.81 feet to the Northeast corner of Tract "F" of said Flagstaff Meadows Unit 1;

THENCE North 60° 13' 33" West along the Northerly line of said Tract "F", a distance of 277.14 feet to the Northwest corner thereof;

THENCE South 27° 47' 14" West along the Westerly line of said Tract "F", a distance of 339.37 feet to the Southwest corner thereof;

THENCE North 60° 03' 20" West, a distance of 1524.14 feet to a point on the North-South midsection line of said Section 1;

THENCE North 00° 10' 18" West along the North-South midsection line of said Section 1, a distance of 998.12 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of Section 1, Township 21 North, Range 5 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at a found 5/8" rebar with plastic cap "LS 19344" at the Northwest corner of Section 1, from which a found 3 1/2" aluminum cap "LS 14671" at the North quarter corner of Section 1 bears North 89° 52' 51" East, a distance of 2648.12 feet (measured and basis of bearing for this description) per revised ALTA/ACSM Land and Title Survey by Earl G. Watts, RLS 27253, on 4/22/04;

THENCE along the North Section line of said Section 1, North 89° 52' 51" East (record South 89° 58' 00" East), a distance of 1167.68 feet to a set 1/2" rebar with aluminum cap "LS 27253";

THENCE continuing along said line, North 89° 52' 51" East (record South 89° 58' 00" East), a distance of 654.73 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said line, North 89° 52' 51" East (record South 89° 58' 00" East), a distance of 825.71 feet to a found 3 1/2" aluminum cap "LS 14671" at the North quarter corner of said Section 1;

THENCE leaving said line, South 00° 24' 00" East, a distance of 1360.53 feet (record South 00° 14' 21" East, 1360.49 feet) to a found 5/8" rebar with plastic cap "LS 19344" on the North right-of-way line of Interstate Highway 40, as created in instrument recorded in Docket 211, page 240, records of Coconino County, Arizona;

THENCE along said right-of-way line, North 60° 16' 09" West, a distance of 1115.91 feet (record North 60° 03' 10" West, 1113.27 feet) to a found ADOT aluminum cap;

THENCE continuing along said right-of-way line, North 48° 41' 23" West (record North 48° 29' 10" West), a distance of 207.40 feet;

THENCE leaving said right-of-way line, South 89° 57' 57" East, a distance of 290.99 feet;

PARCEL A

THENCE North 00° 07' 09" West, a distance of 668.63 feet to the North line of said Section 1 and the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

That portion of Section 1, Township 21 North, Range 5 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at a found 5/8" rebar with plastic cap "LS 19344" at the Northwest corner of Section 1, from which a found 3 1/2" aluminum cap "LS 14671" at the North quarter corner of Section 1 bears North 89° 52' 51" East, a distance of 2648.12 feet (measured and basis of bearing for this description) per revised ALTA/ACSM Land and Title Survey by Earl G. Watts, RLS 27253, on 4/22/04;

THENCE along the North Section line of said Section 1, North 89° 52' 51" East (record South 89° 58' 00" East), a distance of 1167.68 feet to a set 1/2" rebar with aluminum cap "LS 27253" and the TRUE POINT OF BEGINNING;

THENCE continuing along said line, North 89° 52' 51" East (record South 89° 58' 00" East), a distance of 654.73 feet;

THENCE leaving said line, South 00° 07' 09" East, a distance of 668.63 feet;

THENCE North 89° 57' 57" West, a distance of 290.99 feet to the intersection with the Northerly right-of-way line of Interstate Highway 40, as created in instrument recorded in Docket 211, page 240, records of Coconino County, Arizona;

THENCE along said right-of-way line, North 48° 41' 23" West, a distance of 664.13 feet to a found ADOT aluminum cap stamped "NO. 1015";

THENCE leaving said right-of-way line, North 30° 19' 06" East, a distance of 264.91 feet to the North Section line of said Section 1 and the TRUE POINT OF BEGINNING.

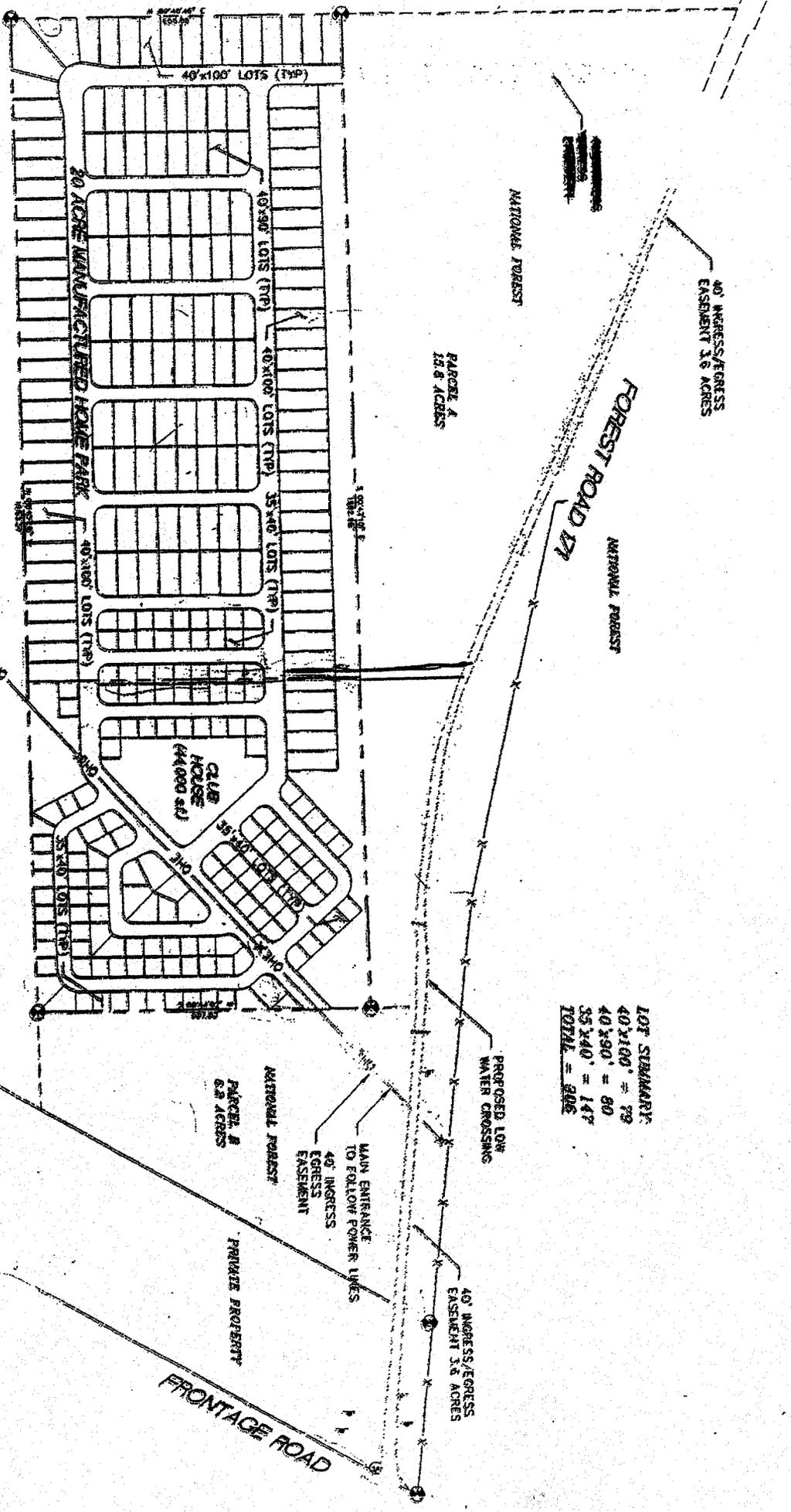
LEGAL DESCRIPTION

The East half of the Southeast quarter of the Northwest quarter and the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 35, Township 22 North, Range 5 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona.

PARCEL B

30 AC

NATIONAL FOREST



LOT SUMMARY:
 40'x100' = 79
 40'x90' = 80
 35'x40' = 147
 TOTAL = 306

27 AC

CALL FOR MORE INFORMATION
 SHEPARD - WEINERTZ, INC.
 CIVIL ENGINEERS AND SURVEYORS
 1144 W. HWY 89A SUITE B, SEDONA, AZ 86340
 (928) 282-0100

FOR AGENCY
 DEVELOPMENT PLAN

NO. OF LOTS	NO. OF UNITS
40	40

DEVELOPER: SHEPARD - WEINERTZ, INC.
 PROJECT: 27 AC

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/20/00	PRELIMINARY PLAN

DATE: 11/20/00
 SHEET: 1 OF 1

DEVELOPER: SHEPARD - WEINERTZ, INC.
 PROJECT: 27 AC

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/20/00	PRELIMINARY PLAN

DATE: 11/20/00
 SHEET: 1 OF 1

LEGAL DESCRIPTION:

Parcel No. 1:

That part of section 35, Township 22 North, Range 5 east of the Gila and Salt River Base and Meridian, Coconino County, Arizona. Described as follows:

From the southeast corner of said section 35, a brass cap in hand hole, run N 01° 04' 15" E along the section line a distance of 662.95 feet to the true point of beginning;

Thence N 89° 57' 56" W, a distance of 659.88 feet;

Thence S 0° 56' 32" E, a distance of 51.96 feet to the northerly right of way line of Interstate 40;

Thence N 60° 03' 10" W along the northerly right of way line of Interstate 40, a distance of 548.63 feet;

Thence S 29° 56' 50" W a distance of 25.00 feet;

Thence N 60° 03' 10" W, a distance of 1655.04 feet to a point on Old Timber Road;

Thence N 5° 00' E along the easterly right of way line of Old Timber Road, a distance of 330.87 feet;

Thence S 60° 03' 10" E, a distance of 2188.72 feet;

Thence S 89° 57' 56" E, a distance of 659.28 feet to the east line of said Section 35;

Thence S 1° 04' 15" E along the section line, a distance of 268.49 feet to the true point of beginning.

Parcel No. 2:

That part of Section 35, Township 22 North, Range 5 east of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

From the center of said section 35, run S 89° 57' 27" W along the mid-section line, a distance of 870.23 feet to the true point of beginning;

Thence S 89° 57' 27" W along the midsection line, a distance of 445.53 feet;

Thence S 0° 23' 57" east, a distance of 156.97 feet to the northerly right of way line of Interstate 40;

Thence S 60° 03' 10" E along the northerly right of way line of Interstate 40, a distance of 1451.69 feet to the Old Timber Road;

Thence N 5° 00' E along the westerly right of way line of Old Timber Road, a distance of 394.95 feet;

Thence N 60° 03' 10" W, a distance of 978.53 feet to the true point of beginning.

Lot 1

A portion of the Southwest quarter of Section 36, Township 22 North, Range 5 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 36;
Thence North $01^{\circ} 03' 21''$ West along the West line of the Southwest quarter of said Section 36 a distance of 226.41 feet to the point of beginning;

Thence continuing North $01^{\circ} 03' 21''$ West 436.64 feet to a USDA aluminum cap rebar marked "S-S 1/64 S35/S36 RLS 9431 1989";

Thence South $89^{\circ} 54' 02''$ East 666.59 feet;

Thence South $00^{\circ} 20' 15''$ East 371.51 feet;

Thence South $89^{\circ} 40' 18''$ West 33.94 feet;

Thence South $00^{\circ} 13' 15''$ West 223.11 feet;

Thence North $89^{\circ} 44' 08''$ West 113.88 feet to the beginning of a 743.51 foot radius non-tangent curve, concave to the North, a radial to said beginning bears South $00^{\circ} 12' 16''$ West;

Thence Westerly, along said curve, through a central angle of $29^{\circ} 44' 56''$ an arc distance of 386.04 feet;

Thence non-tangent to said curve, North $67^{\circ} 27' 22''$ West 155.35 feet to the point of beginning.

Parcel E in the Application dated October 6, 2005 is withdrawn

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

36100.00000.144

PARCEL E

LOT 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

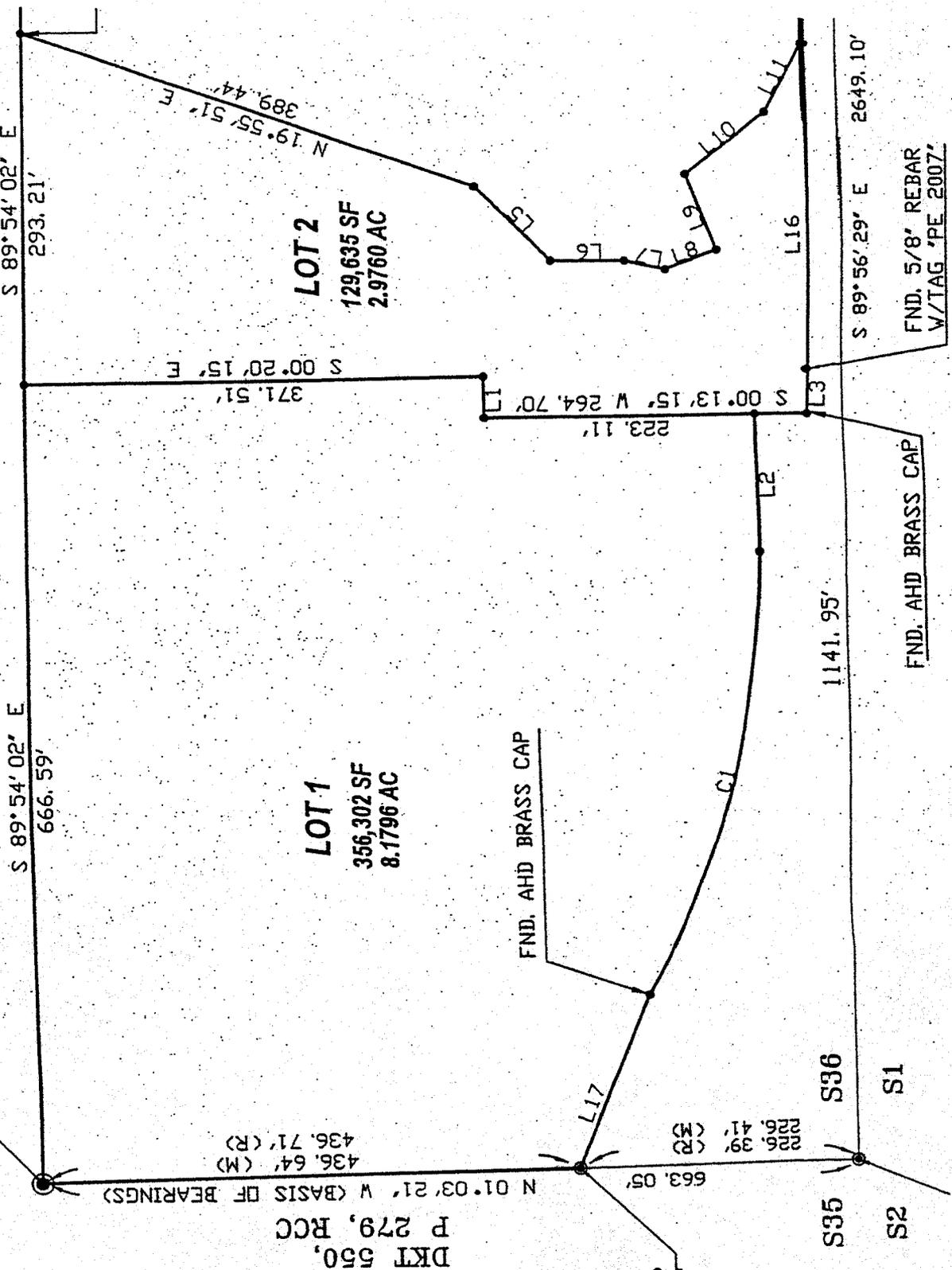
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE SOUTH 89°56'29" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1141.95 FEET;
THENCE NORTH 02°24'39" WEST 24.44 FEET;
THENCE NORTH 89°54'33" WEST 211.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°54'33" WEST 271.24 FEET;
THENCE NORTH 87°13'35" WEST 36.57 FEET;
THENCE NORTH 00°13'15" EAST 264.70 FEET;
THENCE NORTH 89°40'18" EAST 33.94 FEET;
THENCE NORTH 00°20'15" WEST 371.51 FEET;
THENCE SOUTH 89°54'02" EAST 293.21 FEET;
THENCE SOUTH 19°55'51" WEST 389.44 FEET;
THENCE SOUTH 45°56'35" WEST 87.94 FEET;
THENCE SOUTH 00°50'20" WEST 60.34 FEET;
THENCE SOUTH 13°35'23" WEST 33.78 FEET;
THENCE SOUTH 20°11'26" EAST 45.04 FEET;
THENCE NORTH 69°13'19" EAST 67.83 FEET;
THENCE SOUTH 37°02'07" EAST 84.38 FEET;
THENCE SOUTH 60°50'07" EAST 65.03 FEET TO THE POINT OF BEGINNING.

PARCEL F

KAIBAB NATIONAL FOREST

FND, USDA ALUM. CAP
MKD 'S-S 1/64 S35/S36
RLS 9431, 1989'



LOT 2
129,635 SF
2.9760 AC

LOT 1
356,302 SF
8.1796 AC

S 89° 54' 02" E
293.21'

S 89° 54' 02" E
666.59'

S 00° 20' 15" E
371.51'

N 19° 55' 51" E
389.44'

S 00° 13' 15" W 264.70'
223.11'

S 89° 56' 29" E 2649.10'

FND, 5/8" REBAR
W/TAG 'PE 2007'

FND, AHD BRASS CAP

FND, AHD BRASS CAP

FND, AHD BRASS CAP
MKD '3+97.25'

DKT 550,
P 279, RCC

N 01° 03' 21" W (BASIS OF BEARINGS)
436.64' (M)
436.71' (R)

663.05'

226.39' (R)
226.41' (S)

S35 S36

S2 S1

1141.95'

L2

L3

L16

L11

L19

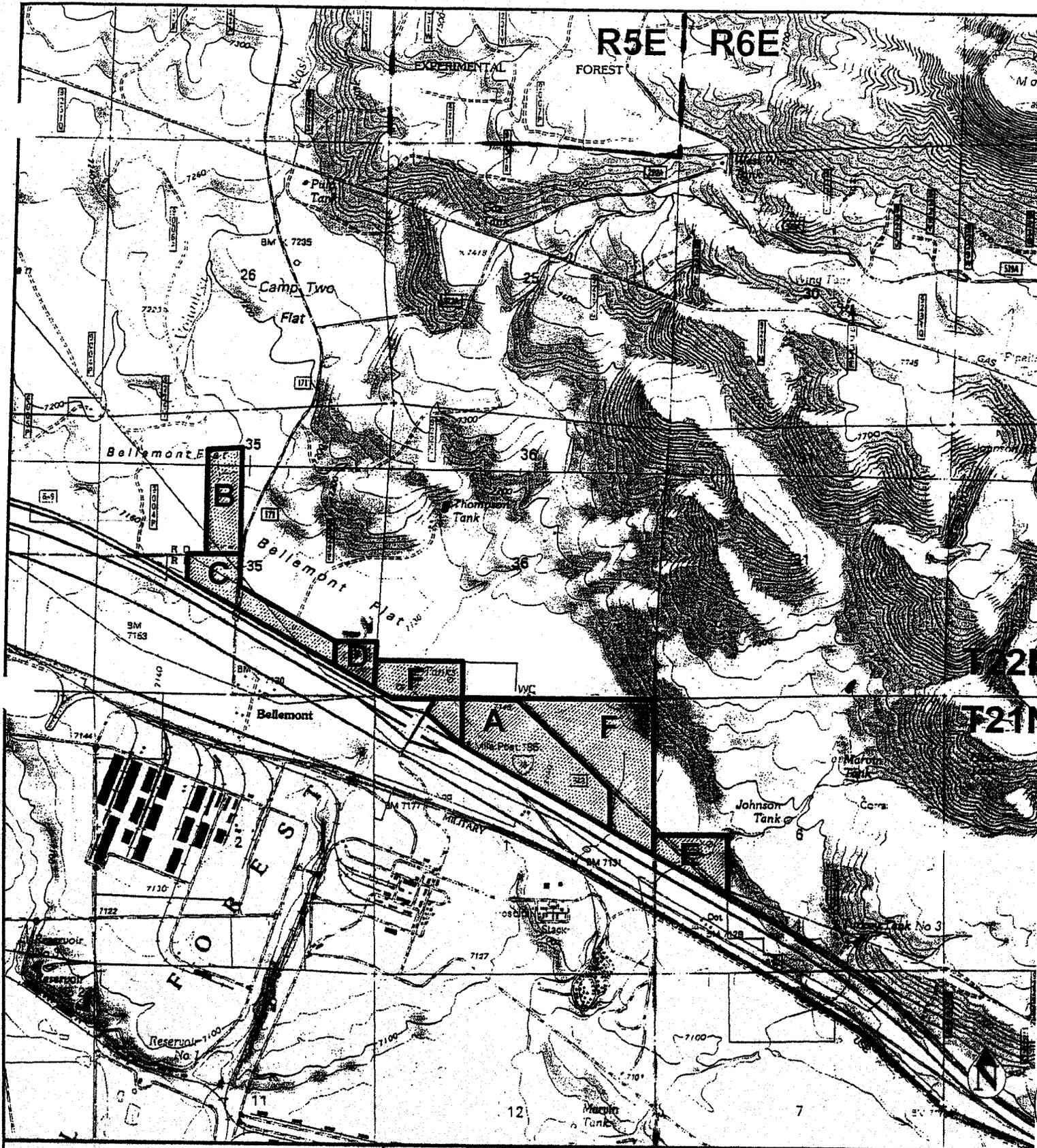
L8

L6

L5

L17

C1



1 mile

HST HydroSystems Inc.
 GARY G. SMALL M.S., P.G., C.E.I.
 1220 S. PARK LANE, SUITE 5 TEMPE, AZ. 85281
 TELEPHONE: 480-517-9050 FAX: 480-517-9049

Legend

- A- Empire Properties, LLC
- B- Win-Peters, Inc.
- C- Northwinds Commerce Park, LLC
- D- Flagstaff Meadows R.V. Park, LLC
- E- Greenfield Land Development Profit Sharing Plan
- F- Original CCN

Figure 2
 Proposed CCN Expansion