

THIS AMENDMENT: **ORIG**

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HEARING DIVISION PROPOSED AMENDMENT # 1

TIME/DATE PREPARED: 9:30 a.m./November 20, 2003

AZ. CORP. COMMISSION
DOCUMENT CONTROL

COMPANY: Bensch Ranch Utilities, LLC

AGENDA ITEM NO. U-

DOCKET NO. SW-04026A-01-0499

OPEN MEETING DATE: December 2 and 3, 2003

Page 3, Line 27, DELETE: "Decision No. _____ (July ____, 2003)," and

INSERT: "Decision No. 66036 (July 3, 2003),"

Page 7, Line 21, DELETE: "No. _____" and

INSERT: "No. 66036"

Page 8, Line 26, DELETE: "No. _____" and

INSERT: "No. 66036"

Page 9, Line 13, DELETE: "No. _____" and

INSERT: "No. 66036"

Page 11, Line 8, DELETE: "JAMES G. JAYNE, Interim" and

INSERT: "BRIAN C. McNEIL"

Page 11, Lines 12-13, DELETE: "JAMES G. JAYNE
INTERIM" and

INSERT: "BRIAN C. McNEIL"

EXHIBIT A, DELETE: Entire Exhibit A, and

INSERT: The attached corrected Exhibit A

Arizona Corporation Commission

DOCKETED

NOV 20 2003

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EXHIBIT A

**BOUNDARY DESCRIPTION
BENSCH RANCH UTILITIES SEWER SERVICE AREA**

The Bensch Ranch Parcel:

A parcel of land lying within a portion of Section 6, Township 11 North, Range 2 East, and a portion of Section 31, Township 12 North, Range 2 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at a found G.L.O. brass cap at the Northeast corner of G.L.O. Lot 1 of said Section 6 (the Northeast quarter of the Northeast quarter of said Section 6 as recorded in Book 2810 of Official Records, Page 683 in file in the office of the Yavapai County Recorder, Yavapai County, Arizona;

Thence, South $0^{\circ}00'47''$ West, along the East line of said Section 6, a distance of 2662.89 feet to a found B.L.M. brass cap at the East quarter corner of said Section 6;

Thence, South $0^{\circ}00'16''$ East, along the East line of said Section 6, a distance of 2649.22 feet to a found B.L.M. brass cap at the Southeast corner of said Section 6;

Thence, North $89^{\circ}18'10''$ West, along the South line of said Section 6, a distance of 2644.22 feet to a found B.L.M. brass cap at the South quarter corner of said Section 6;

Thence, North $89^{\circ}15'39''$ West, along the South line of said Section 6, a distance of 1322.82 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 6;

Thence, North $0^{\circ}06'50''$ West, 2642.94 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 6;

Thence, North $0^{\circ}07'17''$ West, 1322.23 feet to the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 6;

Thence, North $89^{\circ}25'38''$ West, 1226.10 feet to the Southwest corner of G.L.O. Lot 4 of said Section 6;

Thence, North $0^{\circ}01'07''$ West, along the West line of said G.L.O. Lot 4, a distance of 1321.21 feet to a found B.L.M. brass cap at the Northwest corner of said Section 6, said B.L.M. brass cap also being the Southwest corner of said Section 31;

Thence, North $0^{\circ}04'35''$ East, along the West line of said Section 31, a distance of 1185.84 feet to the Northwest corner of G.L.O. Lot 5 of said Section 31;

Thence, South $89^{\circ}54'32''$ East, 2435.89 feet to the Northeast corner of G.L.O. Lot 6 of said Section 31;

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Thence, South $89^{\circ}46'40''$ East, 2647.92 feet to the Northeast corner of G.L.O. Lot 8 of said Section 31;

Thence, South $0^{\circ}00'04''$ West, along the West line of said Section 31, a distance of 1206.63 feet to a found G.L.O. brass cap at the Southeast corner of said Section 31;

Thence, South $89^{\circ}35'12''$ East, 116.32 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within State Highway 69.

Containing 643.58 total acres total, more or less (660.43 ac. less 16.85 ac. for highway right-of-way = 643.58 ac.);

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**G. MICHAEL HAYWOOD
REGISTERED LAND SURVEYOR**



115 East Goodwin Street - Suite E ♦ P. O. Box 1001 ♦ Prescott, Arizona 86302
Phone 928-778-5101 ♦ Fax 928-778-9321 ♦ email mhaywoodassociat@qwest.net

**PROPERTY DESCRIPTION
Spring Valley Unit 2**

Parcel I

All of Tract "L", Spring Valley Unit II, as recorded in Book 16 of Maps and Plats, Pages 72 through and including 74, on file in the office of the Yavapai County Recorder; located in a portion of Section 9, Township 11 North, Range 2 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the West One-Quarter corner of said Section 9;

Thence, North 01°09'35" West, 856.45 feet to a point on the West line of said Section 9 and the POINT OF BEGINNING;

Thence, continuing North 01°09'35" West, 218.38 feet to a point on the West line of said Section 9;

Thence, North 40°36'57" East, 101.96 feet;

Thence, North 15°13'09" East, 122.20 feet;

Thence, South 52°33'48" East, 24.07 feet;

Thence, South 10°52'18" West, 122.98 feet;

Thence, South 17°54'58" West, 292.41 feet to the POINT OF BEGINNING;

Containing 0.353 acres, more or less.

Parcel II

All of Tract "K", Tract "N", Tract "O", Lots 831 through and including 851, Lots 860 through and including 867, Spring Valley Unit II, as recorded in Book 16 of Maps and Plats, Pages 72 through and including 74, on file in the office of the Yavapai County Recorder; located in a portion of Section 9, Township 11 North, Range 2 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

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Commencing at the West One-Quarter corner of said Section 9;

Thence, North 27°17'37" East (the basis of bearings is North 01°09'35" West along the West line of said Section 9), a distance of 433.55 feet to a point on the West line of said Lot 843 and the **POINT OF BEGINNING**;

Thence, North 28°20'34" East, 156.46 feet to the beginning of a tangent curve, concave southeasterly with a radius of 150.00 feet;

Thence, northeasterly along said curve through a central angle of 29°58'39", a length of 78.48 feet;

Thence, North 58°19'13" East, 257.30 feet to the beginning of a tangent curve, concave northwesterly with a radius of 300.00 feet;

Thence, northerly along said curve through a central angle of 23°09'34", a length of 121.26 feet;

Thence, North 35°09'34" East, 114.31 feet to the beginning of a tangent curve, concave southeasterly with a radius of 25.00 feet;

Thence, northerly and easterly along said curve through a central angle of 90°00'00", a length of 39.27 feet;

Thence, South 54°50'21" East, 281.78 feet;

Thence, South 61°39'26" East, 282.20 feet;

Thence, South 28°20'34" West, 155.46 feet;

Thence, South 16°39'26" East, 14.14 feet;

Thence, South 61°39'26" East, 140.00 feet;

Thence, South 28°20'34" West, 300.00 feet;

Thence, North 61°39'26" West, 360.00 feet;

Thence, South 28°20'34" West, 100.00 feet;

Thence, South 61°39'26" East, 360.00 feet;

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Thence, South 28°20'34" West, 105.00 feet to the beginning of a tangent curve, concave northerly with a radius of 25.00 feet;

Thence, southerly and westerly along said curve through a central angle of 90°00'00", a length of 39.27 feet;

Thence, North 61°39'26" West, 890.00 feet to the beginning of a tangent curve, concave easterly with a radius of 25.00 feet;

Thence, westerly and northerly along said curve through a central angle of 90°00'00", a length of 39.27 feet to the **POINT OF BEGINNING**;

Containing 12.388 acres, more or less.



MH1395
10-29-03

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