

ORIGINAL

 Pivotal Utility Management



0000067402

RECEIVED

2003 NOV -7 11:23

AZ CORP COMMISSION  
DOCUMENT CONTROL

November 3, 2003

Arizona Corporation Commission

**DOCKETED**

NOV 07 2003

Docket Control  
Arizona Corporation Commission  
1200 W. Washington  
Phoenix, AZ 85007-2996

DOCKETED BY	
-------------	--

Subject: Bensch Ranch Utilities, LLC – Docket SW-04026A-01-0499

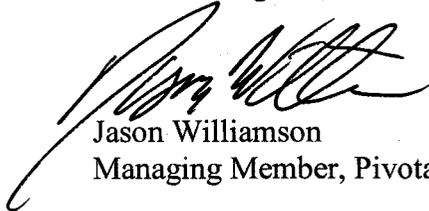
Docket Control:

In response to the Fourth Procedural Order dated October 10, 2003, concerning the above-mentioned docket & application for sewer CC&N for Bensch Ranch Utilities, I have enclosed 15 copies of the complete and final legal descriptions for all properties, per your request.

Please schedule our final open meeting with the commissioners at your earliest convenience.

Please feel free to contact me at (303) 333-1250 if you have any questions or comments regarding this information.

Sincerest Regards,



Jason Williamson  
Managing Member, Pivotal Utility Management, LLC

Arizona Corporation Commission  
**DOCKETED**

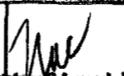
**ORIGINAL**

NOV 07 2003

**BOUNDARY DESCRIPTION  
 BENSCH RANCH**

**RECEIVED**

DOCKETED BY



SW-04026A-01-0499

2003 NOV -7 A 11: 23

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:

ARIZONA CORPORATION COMMISSION  
 DOCUMENT CONTROL

**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°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°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°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°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°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°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°25'38" West, 1226.10 feet to the Southwest corner of G.L.O. Lot 4 of said Section 6;

Thence, North 0°06'07" 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°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°54'32" East, 2435.89 feet to the Northeast corner of G.L.O. Lot 6 of said Section 31;

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.).

END

10/16/01  
MH #99180  
SS #99025  
LGL-Boundary.doc

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](mailto: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:

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

Thence, North  $27^{\circ}17'37''$  East (the basis of bearings is North  $01^{\circ}09'35''$  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  $28^{\circ}20'34''$  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  $29^{\circ}58'39''$ , a length of 78.48 feet;

Thence, North  $58^{\circ}19'13''$  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  $23^{\circ}09'34''$ , a length of 121.26 feet;

Thence, North  $35^{\circ}09'34''$  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  $90^{\circ}00'00''$ , a length of 39.27 feet;

Thence, South  $54^{\circ}50'21''$  East, 281.78 feet;

Thence, South  $61^{\circ}39'26''$  East, 282.20 feet;

Thence, South  $28^{\circ}20'34''$  West, 155.46 feet;

Thence, South  $16^{\circ}39'26''$  East, 14.14 feet;

Thence, South  $61^{\circ}39'26''$  East, 140.00 feet;

Thence, South  $28^{\circ}20'34''$  West, 300.00 feet;

Thence, North  $61^{\circ}39'26''$  West, 360.00 feet;

Thence, South  $28^{\circ}20'34''$  West, 100.00 feet;

Thence, South  $61^{\circ}39'26''$  East, 360.00 feet;

Spring Valley  
Page 3 of 3

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