

OPEN MEETING AGENDA ITEM

 Pivotal Utility Management



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AZ CORP COMMISSION  
DOCUMENT CONTROL

July 11, 2003

Arizona Corporation Commission  
**DOCKETED**

JUL 21 2003

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

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| DOCKETED BY | <i>CAK</i> |
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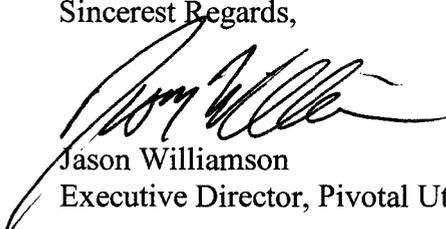
Subject: Bensch Ranch Utilities, LLC – Docket SW-04026A-01-0499

Ms. Teena Wolfe:

In response to your letter dated July 11, I have attached an updated and correct legal description for the Bensch Ranch Estates. Fifteen copies are attached as per the docketing rules, as well as a copy of your July 11 letter.

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

Sincerest Regards,

  
Jason Williamson  
Executive Director, Pivotal Utility Management, LLC

**COMMISSIONERS**  
MARC SPITZER - Chairman  
JIM IRVIN  
WILLIAM A. MUNDELL  
JEFF HATCH-MILLER  
MIKE GLEASON



JAMES G. JAYNE  
Interim Executive Secretary

**ARIZONA CORPORATION COMMISSION**

July 11, 2003

Joshua Meyer  
11593 S. Fortuna Road  
Yuma, AZ 85367

Jason Williamson  
Executive Director  
Pivotal Utility Management  
6845 East Tennessee Avenue, Ste. 401  
Denver, CO 80224

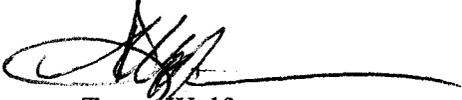
Re: Bensch Ranch Utilities, LLC  
Docket No. SW-04026A-01-0499

Dear Mr. Meyer and Mr. Williamson,

It has come to my attention that the legal description attached to the Proposed Opinion and Order docketed in this matter on July 2, 2003 is incorrect, and that attempts to obtain a correct legal description from your company have been unsuccessful.

Because a correct legal description is required for a Commission Decision on this matter, unless a correct legal description is docketed by July 21, 2003, I will request that the Proposed Opinion and Order be pulled from the Commission's July 22 and 23, 2003 Open Meeting Agenda.

Sincerely yours

  
Teena Wolfe  
Administrative Law Judge

TW:mj

**BOUNDARY DESCRIPTION  
BENSCH RANCH**

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°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°07'07" 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°46'40" East, 2647.92 feet to the Northeast corner of G.L.O. Lot 8 of said Section 31;

Thence, South 0°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°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