

**CK STATE ROUTE 89A & SOUTHWEST
ACCESS EASEMENT
LEGAL DESCRIPTION**

That portion of the parcel of land described under Special Warranty Deed 2020-0075136 Official Records Yavapai County Recorder, situated in the Southwest quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at a found 3-1/2" BLM brass, cap down 1.5', on the Southwest curb return marking the Southwest corner of said Section 11, from which a found 3/4" aluminum cap stamped "LS 32230" bears North 76°30'51" East (Basis of Bearings), a distance of 1351.90 feet;

Thence departing said Southwest corner of said Section 11, North 76°30'51" East to said found 3/4" aluminum cap stamped "LS 32230", a distance of 1351.90 feet;

Thence departing said aluminum cap, North 01°10'20" West to a found 1-1/2" aluminum cap stamped "LS 32230", said aluminum cap being the Southeast corner of said parcel described under Special Warranty Deed 2020-0075136, a distance of 2.80 feet;

Thence continuing North 01°10'20" West, along the East line thereof, a distance of 86.74 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said East line, a distance of 24.00 feet;

Thence departing said East line, South 88°49'40" West, a distance of 44.95 feet to the beginning of a tangent curve to the left, having a radius of 30.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 96°49'43", a chord bearing of North 40°24'48" East, a chord distance of 44.88 feet, and an arc distance of 50.70 feet;

Thence continuing Southeasterly, South 08°00'03" East, to a point on the South line of said described property, a distance of 85.51 feet;

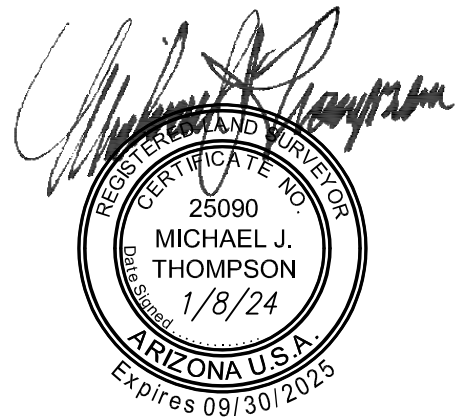
Thence North 81°59'57" East, along the South line thereof, a distance of 40.00 feet;

Thence departing said South line, North 08°00'03" West, a distance of 73.45 feet to the beginning of a tangent curve to the right, having a radius of 15.00 feet;

Thence Northeasterly along the arc of said curve, through a central angle of 96°49'43", a chord bearing of North 40°24'49" East, a chord distance of 22.44 feet, and an arc distance of 25.35 feet;

Thence continuing Northeasterly, North 88°49'40" East, a distance of 18.70 feet to the TRUE POINT OF BEGINNING.

Containing 5,376 square feet, or, 0.123 acres of land, more or less.



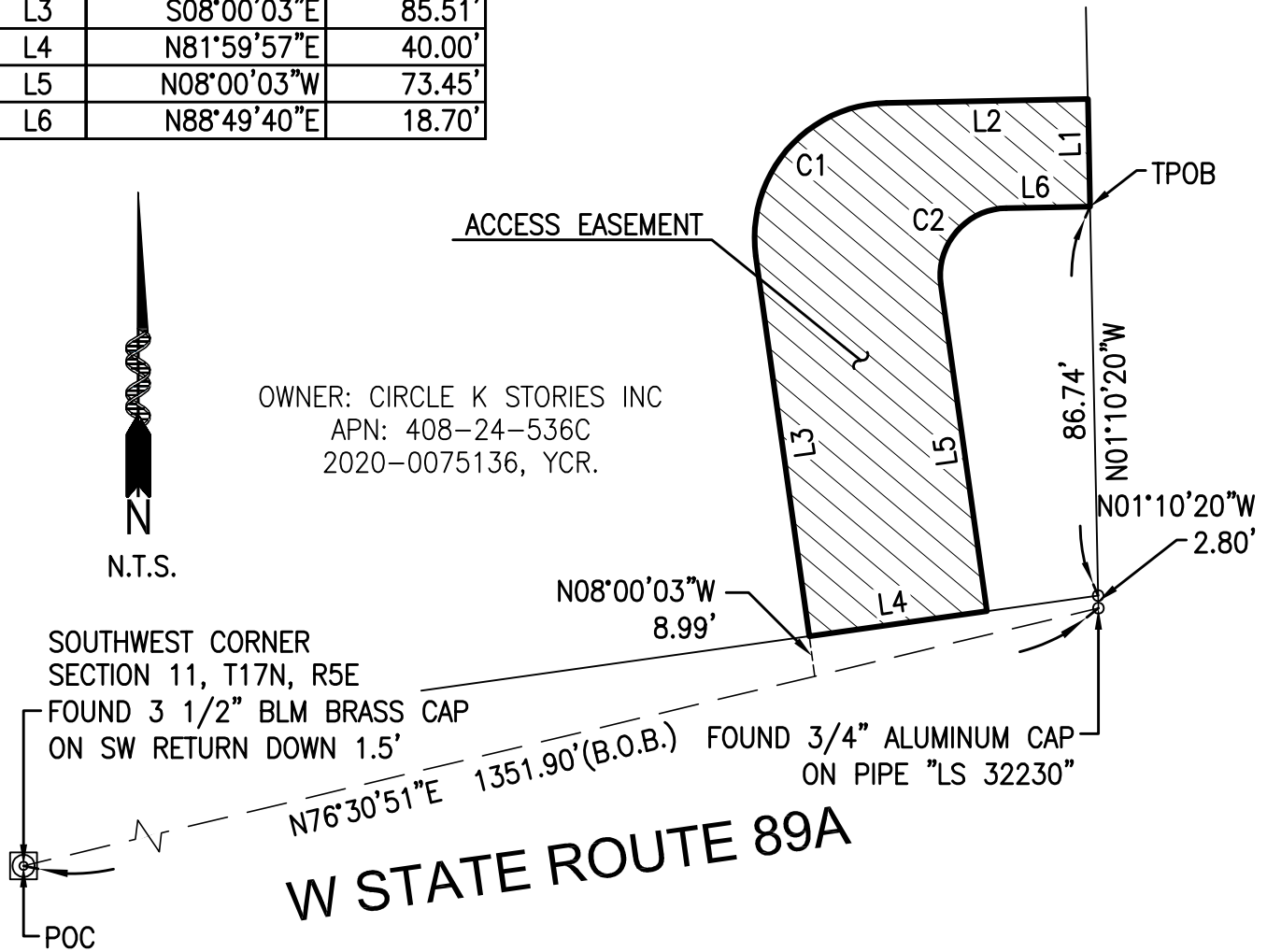
<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (PH) 602-788-2616, www.hxeng.com</p>	<p>DRAWN BY: JSB DATE: JAN. 8, 2024 JOB. NO.: 470 CHECKED BY: MJT</p>	<p>SHEET NAME EXHIBIT "B" ACCESS EASEMENT LEGAL DESCRIPTION</p>	<p>SHEET NO. 1 OF 2</p>
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°10'20"W	24.00'
L2	S88°49'40"W	44.95'
L3	S08°00'03"E	85.51'
L4	N81°59'57"E	40.00'
L5	N08°00'03"W	73.45'
L6	N88°49'40"E	18.70'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=96^{\circ}49'43''$	30.00'	50.70'
C2	$\Delta=96^{\circ}49'43''$	15.00'	68.90'



OWNER: CIRCLE K STORES INC
 APN: 408-24-536C
 2020-0075136, YCR.



W STATE ROUTE 89A

LEGEND

- BRASS CAP IN HAND HOLE
- ALUMINUM CAP
- PROPERTY BOUNDARY
- TIE
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSOR'S PARCEL NUMBER
- YCR YAVAPAI COUNTY RECORDER
- ACCESS EASEMENT



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	DATE: JAN. 8, 2024		
	JOB. NO.: 470		
	CHECKED BY: MJT		