

COMMONWEALTH TITLE

When recorded return to:

ARHS Housing Partners, L.P.
26565 W. Agoura Road, Suite 200
Calabasas, CA 91302

Attn: ELOM
24000734 1/3

24000734-19-4-1--
garciac

ROADWAY AND UTILITY EASEMENT AGREEMENT

12th This Roadway and Utility Easement Agreement (the “**Agreement**”) is made as of the day of September, 2024, by and between ARHS Housing Partners, L.P., an Arizona limited partnership (“**Grantor**”) and Cornerstone Christian Fellowship, an Arizona non-profit corporation (“**Grantee**”).

RECITALS:

A. Grantor is the owner of the real property legally described on Exhibit A attached hereto (the “**Grantor Parcel**”).

B. Grantee is the owner of that certain real property located adjacent to the Grantor Parcel and legally described on Exhibit B attached hereto (the “**Grantee Parcels**”).

C. Grantor has agreed to grant to Grantee, for the benefit of the Grantee Parcels, a non-exclusive, permanent easement with respect to a portion of the Grantor Parcel legally described on Exhibit C attached hereto (“**Easement Area**”) for the purposes of vehicular, pedestrian, and utility access to and from the Grantee Parcels and East Palm Lane, on the terms and conditions set forth herein.

NOW, THEREFORE, based upon the foregoing facts and in consideration of the covenants set forth in this Agreement and other good for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. Easement.

(a) Grantor hereby grants to Grantee an appurtenant, nonexclusive, perpetual easement (the “**Easement**”) over and across the Easement Area for the purposes of (i) vehicular and pedestrian ingress, egress and access to and from the Grantee Parcels and East Palm Lane, and (ii) constructing, installing, operating, maintaining, repairing and removing roadway improvements, including without limitation asphalt paving, curb, gutter, sidewalk and lighting (“**Roadway Improvements**”), and all wet and dry utility improvements required in connection with the development of the Grantee Parcels, including without limitation electric, gas, water, sewer, telephone, and cable and internet transmission lines and ancillary facilities (“**Utility Improvements**”), together with the right of reasonable ingress and egress over and across the portion of Grantor’s Parcel located within 10 feet of the northern boundary of the Easement Area, to the extent reasonably necessary to construct, install, maintain, repair and replace such Roadway Improvements and Utility Improvements (collectively, the “**Improvements**”). The

Easement shall be for the use and benefit of the owner of the Grantee Parcels and any tenants of the Grantee Parcels, and their respective members, officers, employees, agents, contractors, licensees, invitees, and guests (collectively, the “**Permittees**”).

(b) Grantor agrees at the request of Grantee to execute, acknowledge and deliver in recordable and reasonable form a specific written easement over the Easement Area in favor of any utility provider or governmental or quasi-governmental authority as to specific improvements installed in the Easement Area pursuant to this Agreement; provided in no event shall Grantor have any obligation to execute and deliver any such easement to the extent such easement (i) provides for any rights in favor of the grantee which are greater than the rights of Grantee under this Agreement without the consent of Grantor, which shall not be unreasonably withheld so long as the easement is on the utility service provider’s standard form, or (ii) pursuant to the provisions of such easement, could reasonably be anticipated by Grantor to materially interfere with the use of or access to and from the Grantor Property.

(c) Notwithstanding any other provision of this Agreement, in no event shall Grantee or any of the Permittees of Grantee have any right to use the Easement or the Easement Area or take any other action contemplated in this Agreement in any manner which materially interferes with the use of, or access to and from, the Grantor Property.

2. Construction and Maintenance of Improvements.

(a) Grantee may construct, at its sole cost and expense, any of the Improvements within the Easement Area. Grantee shall cause the Improvements to be constructed in a good and workmanlike, lien-free manner, consistent with all applicable governmental requirements. Without Grantor's prior written consent, in no event shall any construction or maintenance on the Easement Area materially interfere with the use of the Grantor Property or vehicular or pedestrian access to and from the Grantor Property. In connection with any such construction and maintenance, Grantee shall comply with any and all phasing and other requirements of Grantor which are reasonably related to preventing and/or mitigating any such interference. At least thirty (30) days prior to the performance of any construction or maintenance work in the Easement Area, Grantee shall provide Grantor with all plans and specifications regarding such work for Grantor's review and approval. No such work shall be performed without the prior written approval of such plans and specifications by Grantor, which approval shall not be unreasonably withheld.

(b) The owner of the Grantee Parcels shall maintain the Improvements in good condition and state of repair. The owners of the Grantor Parcel and the Grantee Parcels shall each be responsible for one-half (1/2) of the costs of maintaining (“**Maintenance Costs**”) the Roadway Improvements and any Utility Improvements that are utilized by both Grantor and Grantee. Notwithstanding the foregoing, if any repair is required as a result of the negligent act of the owner of the Grantor Parcel or Grantee Parcels, or its Permittees, then such owner shall be solely responsible for 100% of the costs to complete such repair. Not more often than once per calendar month, the owner of the Grantee Parcels shall deliver to the owner of the Grantor Parcel an invoice for the Maintenance Costs incurred by the owner of the Grantee Parcels, together with reasonable supporting documentation of the amount owed by the owner of the Grantor Parcel, and the owner of the Grantor Parcel shall

pay its share to the owner of the Grantee Parcels within thirty (30) days following receipt of such invoice. If Grantee fails to perform its maintenance obligations hereunder, the owner of the Grantor Parcel shall be entitled, after thirty (30) days written notice to Grantee except in the event (i) Grantor in good faith determines that such failure presents an imminent material risk of injury or damage to persons or property or (ii) such failure has caused material interference with the use of or access to and from the Grantor Property, in which case no such notice shall be required, to cause such maintenance to be performed, and the Grantee Parcels' share of all costs relating thereto shall be immediately reimbursed to the owner of the Grantor Parcel by the owner of the Grantee Parcels upon written notice delivered to the owner of the Grantee Parcels.

3. Notices. All notices, requests, authorizations, approvals, consents and other such communications shall be in writing and shall be delivered in person, by private express freight delivery service (freight prepaid), by certified or registered mail, return receipt requested, at the address identified on the most current Maricopa County Tax Assessor's Role.

4. Insurance; Indemnification. Grantor and Grantee each covenant and agree to carry general comprehensive liability insurance, insuring against claims on account of death, bodily injury or property damage, with a combined single limit of at least One Million Dollars (\$1,000,000.00), which names the other as an additional insured. Grantor and Grantee each hereby indemnify and agree to defend and hold each other harmless from and against all liabilities, damages, claims, costs and expenses whatsoever (including reasonable attorneys' fees and court costs) arising out of or in connection with the negligent actions or omissions of the indemnifying party or the breach of the indemnifying party's obligations hereunder.

5. Not a Public Dedication. Nothing contained in this Agreement shall be deemed to be a conveyance or dedication of any portion of the Easement Area to or for the general public or for any public purpose whatsoever, and the Easement shall be deemed to be solely for the benefit of the parties specified herein and strictly limited to and for the purposes expressed herein.

6. Successors. The provisions of this Agreement, including but not limited to the easements granted hereby, shall inure to the benefit of and be binding upon the successors in interest of the parties hereto, shall be deemed to run with the land, and shall, with respect to the respective provisions hereof, be deemed to burden the portion of the property burdened thereby, and benefit the portion of the property benefited thereby.

7. Invalidity. In the event any provision of this Agreement shall be invalid under applicable law, the remainder shall be interpreted as if the invalid provision were not contained herein.

8. Counterparts. This Agreement may be executed in a number of identical counterparts. If so executed, each such counterpart shall, collectively, constitute one

agreement, but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

[Balance of Page Intentionally Left Blank; Signature Page Follows]

GRANTOR:

ARHS Housing Partners, L.P., an Arizona limited partnership

By: Carmen Ma
Its: Managing GP

STATE OF ARIZONA)
) ss.
County of Maricopa)

See Attached

The foregoing instrument was acknowledged before me this ___ day of September, 2024, by _____, the _____ of ARHS Housing Partners, L.P., an Arizona limited partnership, for and on behalf thereof.

My commission expires: _____
Notary Public

GRANTEE:

Cornerstone Christian Fellowship, an Arizona non-profit corporation

By: _____
Its: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ___ day of September, 2024, by _____, the _____ of Cornerstone Christian Fellowship, an Arizona non-profit corporation, for and on behalf thereof.

My commission expires: _____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

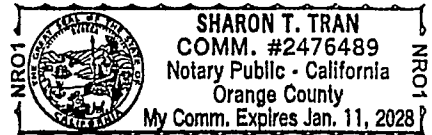
On SEPTEMBER 16, 2024 before me, SHARON T. TRAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared AJAY NAYAR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are
subscribed to the within instrument and acknowledged to me that (he/she/they executed the same in
(his/her/their authorized capacity(ies), and that by (his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon T. Tran (Seal)



GRANTOR:

ARHS Housing Partners, L.P., an Arizona limited partnership

By: _____
Its: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of September, 2024, by _____, the _____ of ARHS Housing Partners, L.P., an Arizona limited partnership, for and on behalf thereof.

My commission expires: _____
Notary Public

GRANTEE:

Cornerstone Christian Fellowship, an Arizona non-profit corporation

By: [Signature]
Its: Business, Finance, HR

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9 day of September, 2024, by Julie Johnson, the Business, Finance, HR of Cornerstone Christian Fellowship, an Arizona non-profit corporation, for and on behalf thereof.

My commission expires: _____
Martha Martina Gorup
Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

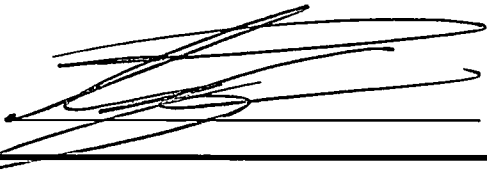
On September 6, 2024 before me, Perry Urena, Notary Public
(insert name and title of the officer)

personally appeared Grace Yang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

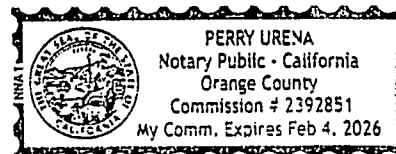


EXHIBIT A**Grantor Parcel Legal Description**

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 30 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 27 SECONDS WEST (RECORD) SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST (MEASURED), PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 449.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO 74TH STREET {THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) A DISTANCE OF 235.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 27 SECONDS EAST (RECORD) NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST (MEASURED), PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 80.00 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 151.71 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 27 SECONDS WEST (RECORD) SOUTH 89 DEGREES 42 MINUTES 08 SECONDS WEST (MEASURED), A DISTANCE OF 210.00 FEET;

THENCE SOUTH PARALLEL TO 74TH STREET, A DISTANCE OF 266.71 FEET;

THENCE NORTH 89 DEGREES 41MINUTES 27 SECONDS EAST (RECORD) NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST (MEASURED), A DISTANCE OF 90.00 FEET;

THENCE SOUTH PARALLEL TO 74TH STREET A DISTANCE OF 120.00 FEET TO A POINT 30 FEET NORTHERLY OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 41 MINUTES 27 SECONDS EAST (RECORD) NORTH 89 DEGREES 42 MINUTES 08 SECONDS EAST (MEASURED), 40.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B**Grantee Parcels Legal Description**PARCEL NO. 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, FROM WHICH A BRASS CAP FLUSH FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 BEARS 89 DEGREES 46 MINUTES 38 SECONDS WEST, 1320.56 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 489.33 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 90.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 02 SECONDS EAST, 120.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, 90.00 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS WEST, 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, FROM WHICH A BRASS CAP FLUSH FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 BEARS 89 DEGREES 46 MINUTES 38 SECONDS WEST, 1320.56 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, NORTH 00 DEGREES 05 MINUTES 02 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 449.49 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 02 SECONDS EAST, 235.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, 449.49 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS WEST, 235.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

Easement Area Legal Description

(see attached)

EXHIBIT A

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT A BRASS CAP FLUSH FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, FROM WHICH A BRASS CAP FLUSH FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 BEARS SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 1320.56 FEET;

THENCE ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 449.33 FEET;

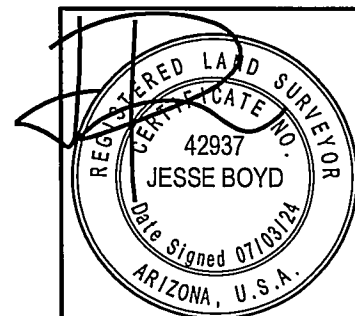
THENCE NORTH 0 DEGREES 13 MINUTES 22 SECONDS WEST, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PALM LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 40.00 FEET;

THENCE NORTH 0 DEGREES 05 MINUTES 02 SECONDS EAST, 235.21 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 58 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, 235.00 FEET TO THE POINT OF BEGINNING.



1001 N. CENTRAL AVENUE,
SUITE 900
PHOENIX, AZ 85004
PHONE: 602-263-1177

EASEMENT LEGAL DESCRIPTION

DATE: 07/03/24

DSN: JB

DRN: JB

CHK: JB

224170
PALM LANE TOWNS
ACCESS EASEMENT
SHEET 1 OF 2

EXHIBIT B

APN 131-19-002R
INST. NO.
20230370218, MCR

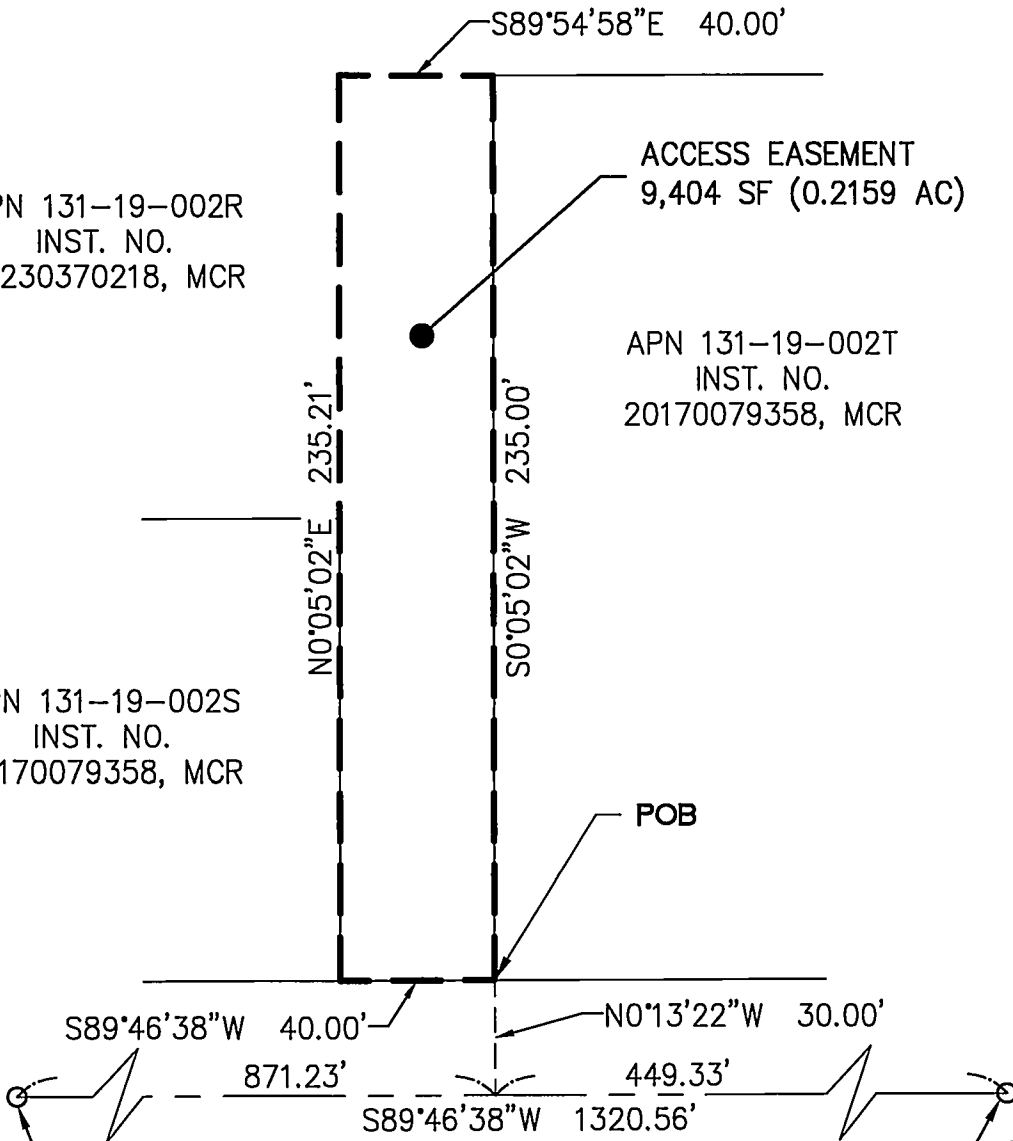
ACCESS EASEMENT
9,404 SF (0.2159 AC)

APN 131-19-002T
INST. NO.
20170079358, MCR

APN 131-19-002S
INST. NO.
20170079358, MCR

N. SCOTTSDALE RD.

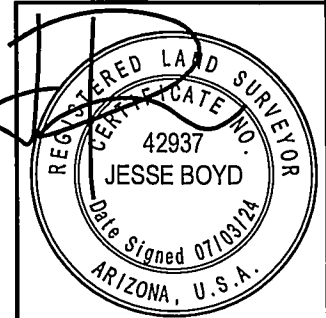
N. 74TH ST.



SCALE:
1"=50'
SW 1/4
SEC 35
T. 2 N.
R. 4 E.

SW CORNER
NW 1/4 SW 1/4
SEC. 35, T.2N., R.4E.
FOUND BCF

POC
SE CORNER
NW 1/4 SW 1/4
SEC. 35, T.2N., R.4E.
FOUND BCF



EASEMENT EXHIBIT



1001 N. CENTRAL AVENUE,
SUITE 900
PHOENIX, AZ 85004
PHONE: 602-263-1177

DATE: 07/03/24	224170 PALM LANE TOWNS ACCESS EASEMENT SHEET 2 OF 2
DSN: JB	
DRN: JB	
CHK: JB	

PALM LANE TOWNS EASEMENT – CLOSURE

North: 898481.4495' East: 698067.7121'

Segment #1 : Line

Course: S89° 46' 38"W Length: 40.00'
 North: 898481.2940' East: 698027.7124'

Segment #2 : Line

Course: N0° 05' 02"E Length: 235.21'
 North: 898716.5037' East: 698028.0568'

Segment #3 : Line

Course: S89° 54' 58"E Length: 40.00'
 North: 898716.4452' East: 698068.0568'

Segment #4 : Line

Course: S0° 05' 02"W Length: 235.00'
 North: 898481.4454' East: 698067.7127'

Perimeter: 550.21' Area: 9404.15 Sq. Ft.
 Error Closure: 0.0041 Course: S7° 53' 07"E
 Error North: -0.00409 East: 0.00057

Precision 1: 134197.56

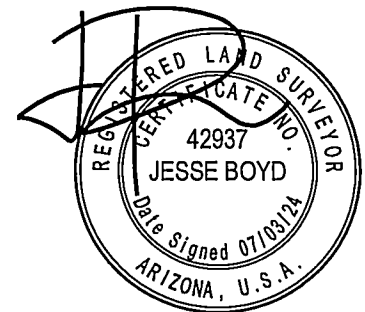


EXHIBIT A

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT A BRASS CAP FLUSH FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, FROM WHICH A BRASS CAP FLUSH FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 BEARS SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 1320.56 FEET;

THENCE ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 449.33 FEET;

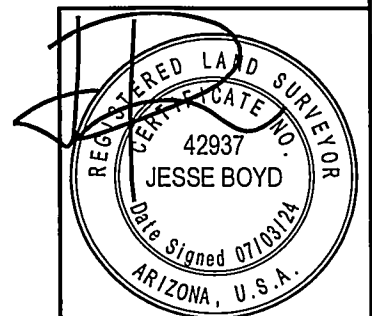
THENCE NORTH 0 DEGREES 13 MINUTES 22 SECONDS WEST, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PALM LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST, 40.00 FEET;

THENCE NORTH 0 DEGREES 05 MINUTES 02 SECONDS EAST, 235.21 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 58 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, 235.00 FEET TO THE POINT OF BEGINNING.



1001 N. CENTRAL AVENUE,
SUITE 900
PHOENIX, AZ 85004
PHONE: 602-263-1177

EASEMENT LEGAL DESCRIPTION

DATE: 07/03/24

DSN: JB

DRN: JB

CHK: JB

224170
PALM LANE TOWNS
UTILITY EASEMENT
SHEET 1 OF 2

EXHIBIT B

APN 131-19-002R
INST. NO.
20230370218, MCR

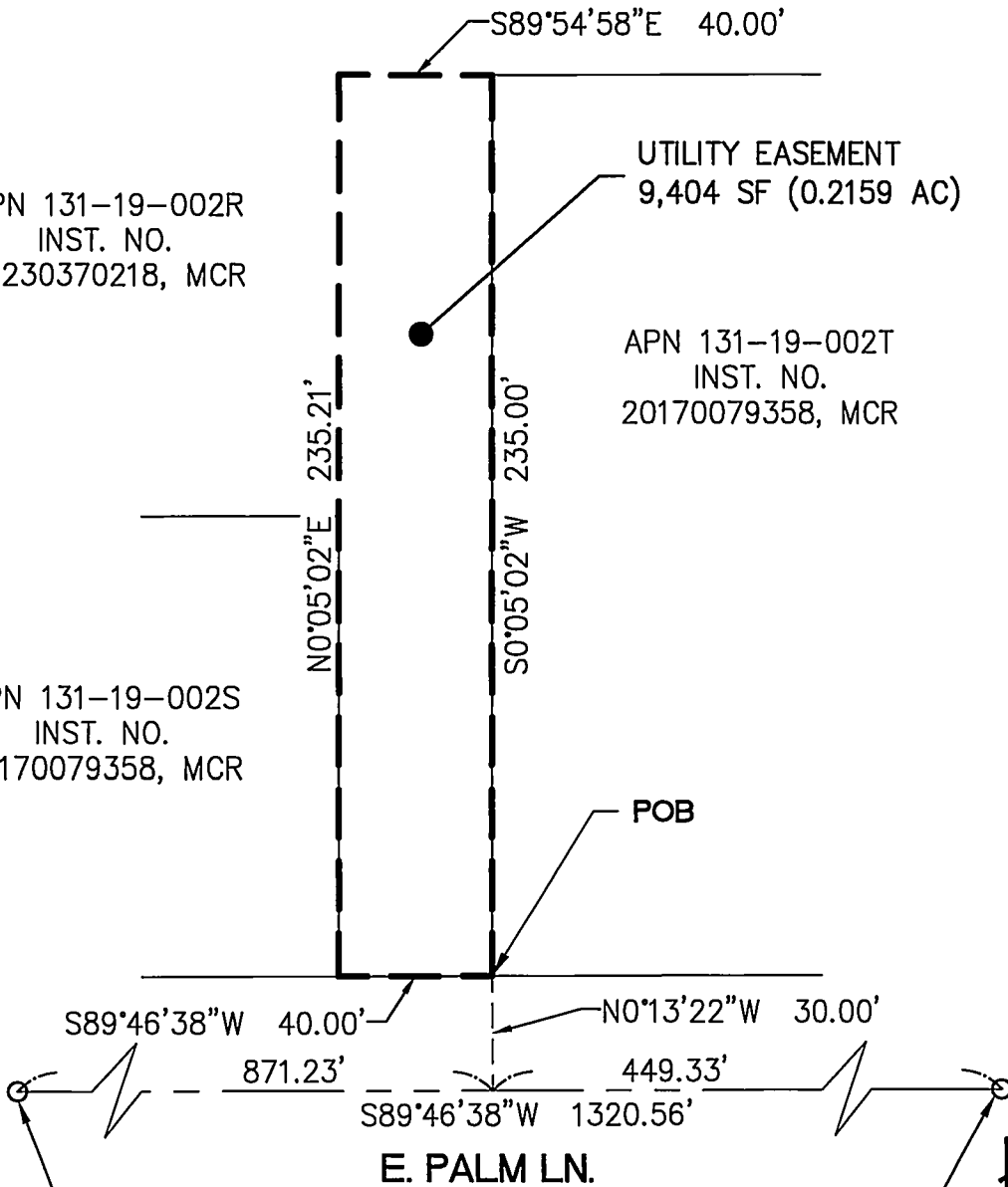
UTILITY EASEMENT
9,404 SF (0.2159 AC)

APN 131-19-002T
INST. NO.
20170079358, MCR

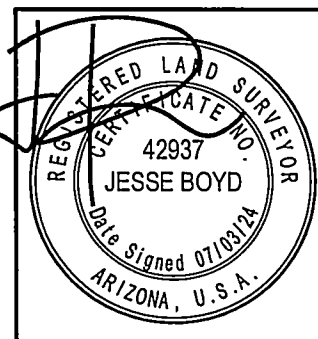
APN 131-19-002S
INST. NO.
20170079358, MCR

N. SCOTTSDALE RD.

N. 74TH ST.



SCALE:
1"=50'
SW 1/4
SEC 35
T. 2 N.
R. 4 E.



ARDURRA
602-263-1177
www.ardurra.com

1001 N. CENTRAL AVENUE,
SUITE 900
PHOENIX, AZ 85004
PHONE: 602-263-1177

EASEMENT
EXHIBIT

DATE:	07/03/24
DSN:	JB
DRN:	JB
CHK:	JB

224170
PALM LANE TOWNS
UTILITY EASEMENT
SHEET 2 OF 2

PALM LANE TOWNS EASEMENT – CLOSURE

North: 898481.4495' East: 698067.7121'

Segment #1 : Line

Course: S89° 46' 38"W Length: 40.00'
 North: 898481.2940' East: 698027.7124'

Segment #2 : Line

Course: N0° 05' 02"E Length: 235.21'
 North: 898716.5037' East: 698028.0568'

Segment #3 : Line

Course: S89° 54' 58"E Length: 40.00'
 North: 898716.4452' East: 698068.0568'

Segment #4 : Line

Course: S0° 05' 02"W Length: 235.00'
 North: 898481.4454' East: 698067.7127'

Perimeter: 550.21' Area: 9404.15 Sq. Ft.
 Error Closure: 0.0041 Course: S7° 53' 07"E
 Error North: -0.00409 East: 0.00057

Precision 1: 134197.56

