Board of Supervisors Memorandum

January 21, 2014

Aerospace Parkway Establishment

Introduction

The Board of Supervisors approved an economic development plan aimed at protecting the region's most significant employers. Part of that plan is to protect and buffer Raytheon from urban encroachment. The County purchased 382 acres for an approximately $6 million to accomplish the first phase of the plan.

The second phase of this plan is to relocate Hughes Access Road, allowing for significant operating/expansion buffer for Raytheon. In the future, this relocated roadway will be renamed the Aerospace Parkway, which will be integrated with a larger economic development proposal related to attracting primary employment in the aerospace, defense, and manufacturing sectors, designed to attract technology and high-wage employers.

The official road establishment is necessary by the County as a first step in officially relocating the roadway. The establishment proceedings will allow the County to take the steps necessary to acquire rights of way, of which 37 acres are County-owned, 51.72 acres are owned by the Tucson Airport Authority, and 4.5 acres are owned by the City of Tucson. Establishment essentially signals the County's legal intent to create the roadway and allows all other necessary actions to occur, including right of way acquisition by purchase, negotiation, or condemnation and construction of the relocated roadway.

Recommendation

I recommend the Board of Supervisors approve Roadway Establishment No. 3018, establishing a new roadway to substitute for Hughes Access Road, which shall be known as the Aerospace Parkway.

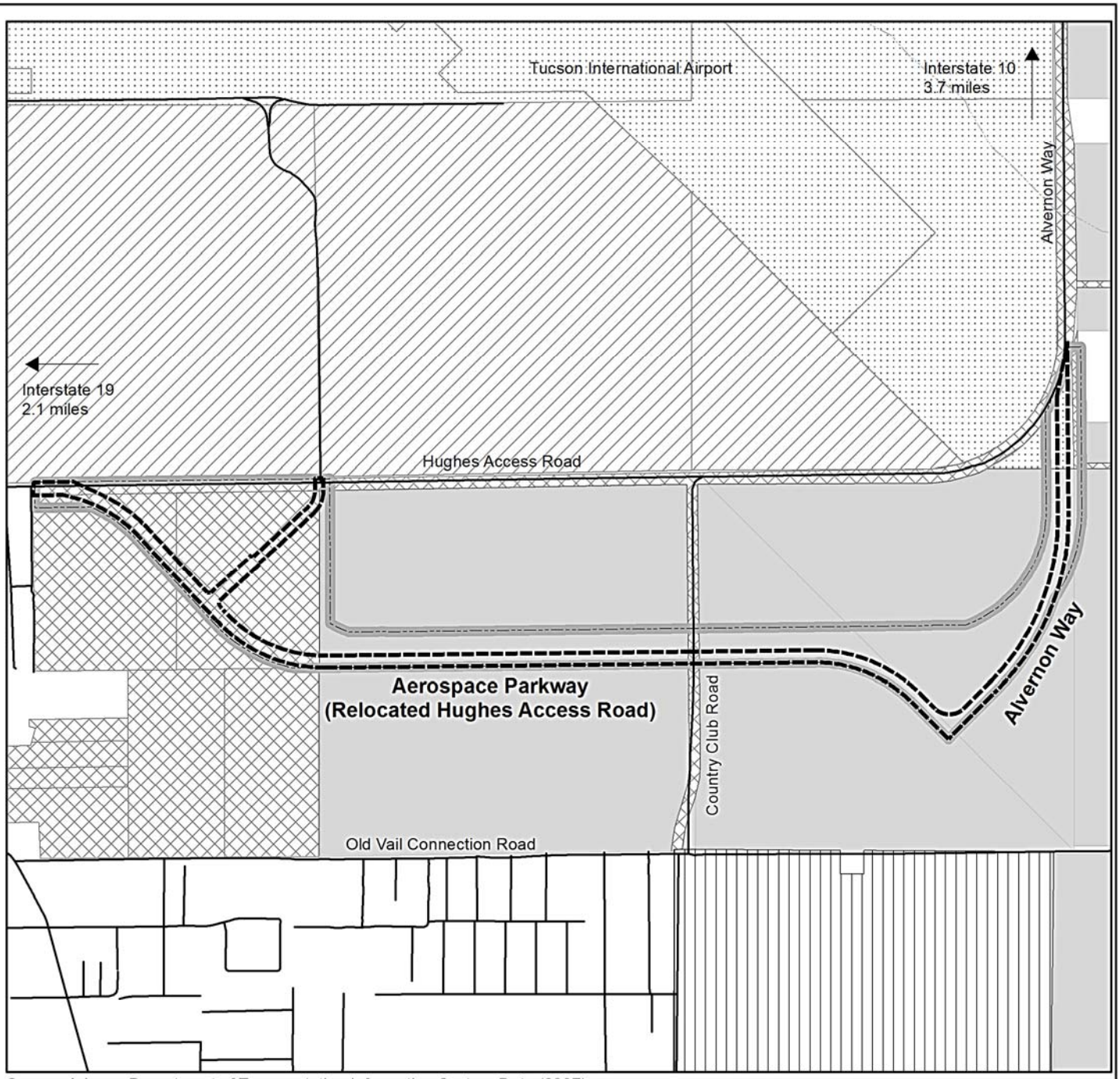
Respectfully submitted,

C.H. Huckelberry
County Administrator

CHH/anc – January 13, 2014

Attachment

c: John Bernal, Deputy County Administrator for Public Works
Priscilla Cornelio, Transportation Director



Source: Arizona Department of Transportation Information System Data (2007).

Study Area

Proposed Right-of-Way

Land Ownership

City of Tucson

Pima County

Private

State Lands

Tucson Airport Authority

U.S. Air Force

Miles

0 0.1 0.2 0.4

Figure 1. Project Vicinity Map

ROADWAY ESTABLISHMENT NO. 3018

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: January 21, 2014
TRANSPORTATION AGENDA

ITEM SUMMARY, JUSTIFICATION and/or SPECIAL CONSIDERATIONS:

Seeking permission to advertise on January 31, and February 7, 2014.

Establishment of public roads, these roads being:

Hughes Access Road, S. Hughes Access Road and Alvernon Way
Road Establishment No. 3018
Ramon Valadez - District 2

Hearing Date: February 18, 2014

The purpose of Road Proceeding No. 3018 is to establish the relocation of Hughes Access Road, S. Hughes Access Road and Alvernon Way. This establishment would reflect the roadway improvements under Pima County roadway Project Number 4HARDR and Project Name: "Hughes Access Road Relocation."

Seeking Permission to Advertise

CONTRACT NUMBER (If applicable)

STAFF RECOMMENDATION(S): The Transportation Department recommends that the Board of Supervisors approve permission to advertise.

CLERK OF THE BOARD USE ONLY BOS MTG._____
ITEM NO. _____

PIMA COUNTY COST: $ 12.7M and/or REVENUE TO PIMA COUNTY $ _____

FUNDING SOURCE(S): HURF
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium District Fund, etc.)

ADVERTISED PUBLIC HEARING: YES NO **X**

BOARD OF SUPERVISORS DISTRICT: 1 2 **X** 3 4 5 All

IMPACT:

IF APPROVED:

Will proceed to advertise on: January 31 and February 7, 2014.

IF DENIED:

Will not advertise and will not pursue the establishment of Hughes Access Road, S. Hughes Access Road and Alvernon Way and there will not be a clear delineation of road right-of-way for the relocation of these roads.

DEPARTMENT NAME: Transportation

CONTACT PERSON: Claire Logue TELEPHONE NO.: 724-6332 ext: 6737

DEPARTMENT DIRECTOR: _____ DATE: 1/7/14

PUBLICATION TRANSMITTAL FORM

1. PUBLICATION TO:

(X) Daily Territorial Newspaper
3280 E. Hemisphere Lane, Tucson, Arizona 85706

( ) The Arizona Daily Star, 4850 S. Park Av.
P.O. Box 26767, Tucson, AZ 85726

( ) Tucson Citizen, 4850 S. Park Av.
P.O. Box 26767, Tucson, AZ 85726

( ) Other: _____

2. ADVERTISEMENT PREPARED BY: Claire Logue

Department: Pima County Department of Transportation
Telephone No.: (520) 724-6332 Ext. 6737

3. PROJECT NAME: Hughes Access Road, S. Hughes Access Road and Alvernon Way – Road Proceeding No. 3018

4. PUBLISHING DATE(S): January 31st, 2014 and February 7th, 2014

5. PIMA COUNTY FUNDING SOURCE FOR PAYMENT OF ADVERTISEMENT:

_____General Fund _____Special Revenue Fund __X__Bond Fund

_____Enterprise Fund _____Internal Service Fund _____Grant Fund

6. PUBLICATION COSTS TO BE BILLED TO:

(General Fund Charges Only)

___Clerk of the Board
130 W. Congress, 5th Fl.
Tucson, AZ 85701

(County Department Name, Address, & Contact Person)

_X_Dept. of Transportation
201 N. Stone 5th floor
Tucson, AZ. 85701

Contact Person: Claire Logue
Telephone No.: (520) 724-6332/724-6367

FOR NEWSPAPER USE ONLY:

After publication has been completed, and if there is no charge for an affidavit of publication, please provide a copy to the Clerk of the Board at the above address.

TO BE COMPLETED BY THE CLERK OF THE BOARD'S OFFICE ONLY:

_____
Robin Brigode, Clerk of the Board

Date Processed_____
Board Approval Date_____

Sent to newspaper office via:
( ) Mail
( ) Courthouse Pick-up
( ) Hand Delivered by Originating Dept.
( ) Fax Machine

PETITION FOR PUBLIC HIGHWAY

ROAD PROCEEDING NO. 3018

Honorable Board of Supervisors
Pima County, Arizona

Honorable members of the Board of Supervisors:

The Pima County Engineer respectfully petitions that, pursuant to A.R.S. § 28-6701(B), the Board of Supervisors establish and declare as a County Highway the roads being more fully described in the attached Exhibit A.

Dated this 7th day of JANUARY, 2014

Priscilla S. Cornelio P.E., Pima County Engineer

NOTICE OF PUBLIC HEARING

PIMA COUNTY BOARD OF SUPERVISORS

Notice is hereby given that the Pima County Board of Supervisors will hold a public hearing for the proposed Establishment of Hughes Access Road, S. Hughes Access Road and Alvernon Way. These county roads are situated within portions of Section 28, 31, 32, and 33, T15S, R14E, Gila and Salt River Meridian, Pima County, Arizona. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A"

The public hearing for the Establishment of these roads will be held on **Tuesday, February 18th, 2014 at 9:00 A.M.**, or thereafter, located at the Pima County Administration Building, Board of Supervisors Hearing Room, 130 West Congress, 1st Floor, Tucson, Arizona.

A copy of the proposed Establishment for the aforementioned roads can be obtained at the Pima County Department of Transportation, EIM/Mapping and Records; 201 North Stone Avenue, 5th Floor or by calling (520) 724-6332.

Dated this 7th day of Jan., 2014

Priscilla S. Cornelio, P.E., Director
Pima County Department of Transportation

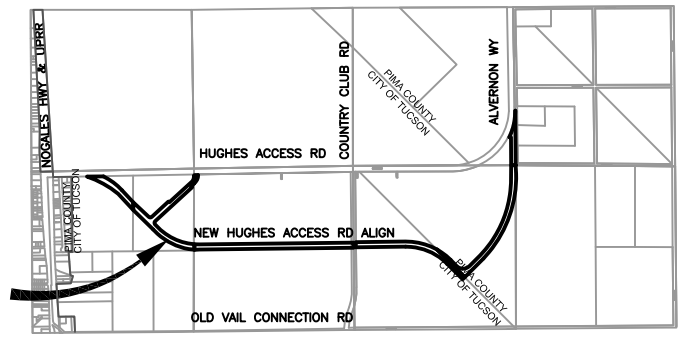
Published: Daily Territorial
January 31st and February 7th, 2014

DEPICTION OF "EXHIBIT A"

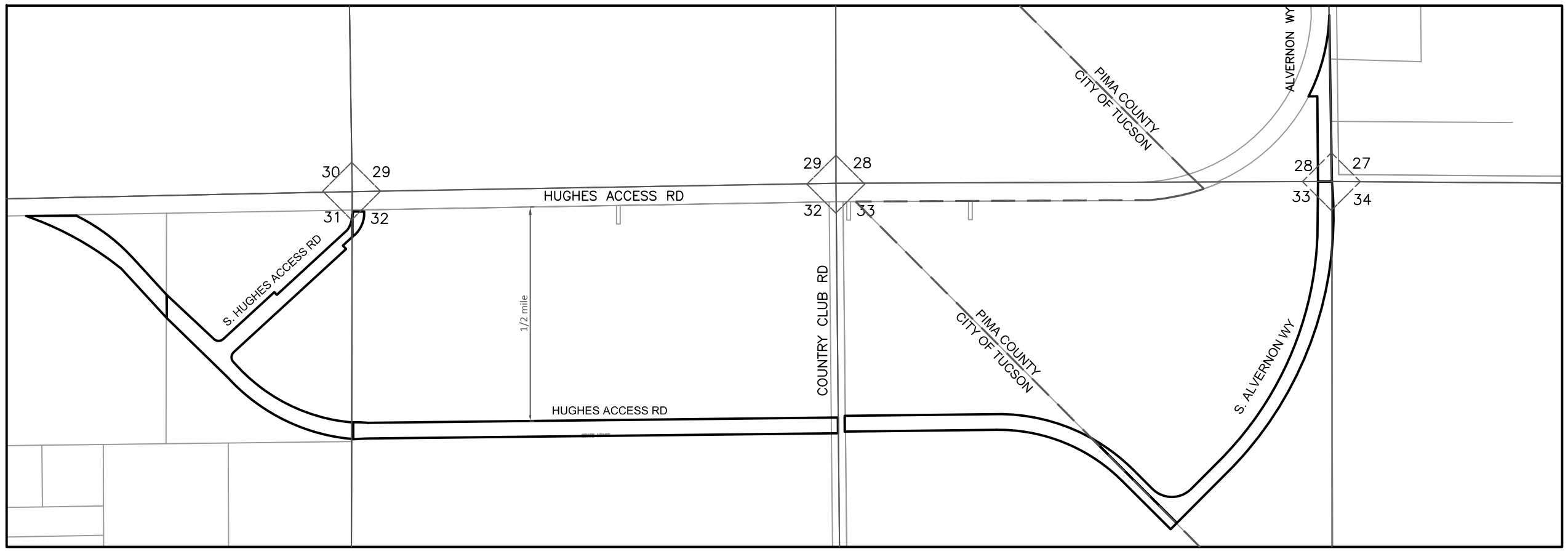
HUGHES ACCESS RD, S. HUGHES ACCESS RD & ALVERNON WAY

SEC 28, T15S, R14E
SEC 31, T15S, R14E
SEC 32, T15S, R14E
SEC 33, T15S, R14E

SUBJECT AREA



SECTION 31, 32, 33 & 28
G&SRM
PIMA COUNTY, ARIZONA



ROAD PROCEEDING ESTABLISHMENT #3018

JURISDICTIONS LINES

N

3018

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

DRAWING NOT TO SCALE

DRAWN BY: SRBUTLER

DATE: DEC 2013

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 1-A

A portion of the North half of Section 31, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Commencing at the North quarter corner of said Section 31, said point being a found 2 1/4" lead capped pipe marked "T15S, S30, 1/4, 31, R14E";

Thence South 0°18'56" East 200.01 feet along the North – South mid-section line of said Section 31 to the South right-of-way Hughes Access Road according to Pima County Roadway Proceedings No. 859, Road Map Book 7 Page 22 and Docket 839, Page 419 in the Pima County Recorders Office; from this point a found 1 ½" aluminum capped pin marked "RLS 16845", bears South 0°18'56" East, 2463.11 feet at the Center quarter corner of said section 31;

Thence South 89°11'24" West 305.46 feet along said South right-of -way to a point of curvature on a non-tangent curve concave to the southwest with a local radial bearing of North 26°09'18" East and the Point of Beginning;

Thence southeasterly along the arc of said curve to the right, having a radius of 2065.00 feet, through a central angle of 21°16'49", for an arc length of 766.97 feet to a point of tangency;

Thence South 42°33'53" East 541.14 feet to the east line of said parcel;

Thence South 0°18'56" East 252.84 feet along said east property line;

Thence North 42°33'53" West 728.31 feet to a point of curvature on a tangent curve concave to the southwest;

Thence northwesterly along the arc of said curve to the left, having a radius of 1895.00 feet, through a central angle of 34°28'15", for an arc length of 1140.09 feet to a point of non-tangency on the South right-of-way Hughes Access Road;

Thence North 89°11'24" East 485.16 feet along said South right-of-way Hughes Access Road to the Point of Beginning.

HDR Engineering, Inc.

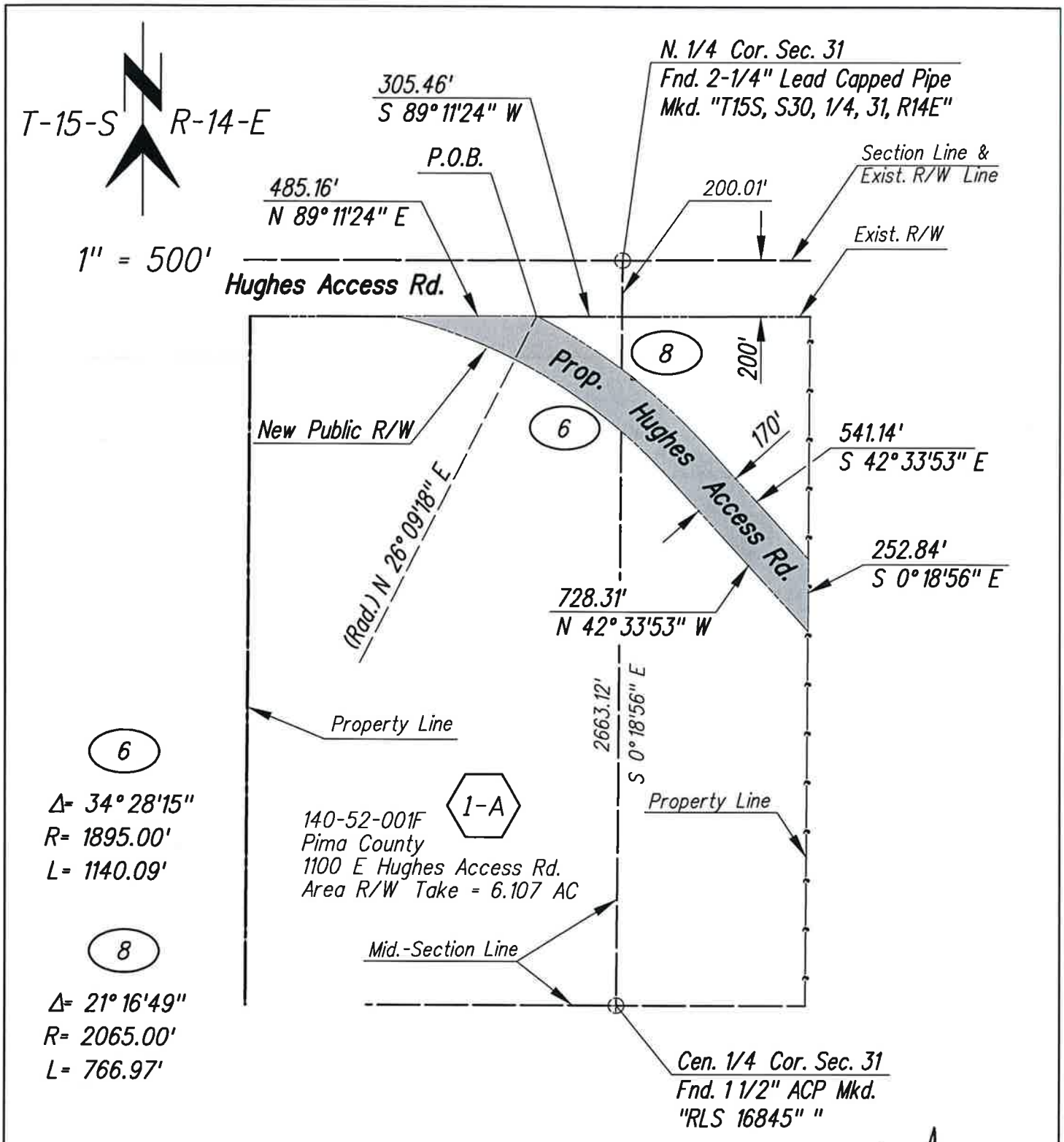
5210 E. Williams Circle
Suite 530
Tucson, AZ 85711-4459

Phone (520) 584-3600
Fax (520) 584-3624
www.hdrinc.com

The basis of bearing for the above parcel is the East line of the northwest quarter of Section 31, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being South 0°18'56" East according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11.21.13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 1-A

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11-22-13
ARIZONA, U.S.A.
Expires 3/31/2014

11\21\13 1:28:33 PM jschmid

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 2-A

A portion of the northeast quarter of Section 31, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Commencing at the northeast corner of said Section 31, said point being a found 2-1/4" Steel Capped Pipe in Conc. Marked"T15S, 30, 29, 31, 32, R14E",

Thence South 0°13'54" East, 240.91 feet along the East line of the northeast quarter of said Section 31 to a point of curvature on a non-tangent curve concave to the northwest with a local radial bearing of South 76°15'45" East and the Point of Beginning, from this point a found 1 1/2" aluminum cap marked "1/4, 31, 32" bears South 0°13'54" East, 2429.87 feet at the East quarter corner of said Section 31;

Thence southwesterly along the arc of said curve to the right, having a radius of 311.00 feet, through a central angle of 33° 41'52", for an arc length of 182.91 feet to a point of tangency;

Thence South 47°26'07" West, 1039.20 feet;

Thence North 42°33'53" West, 40.00 feet;

Thence South 47°26'07" West, 750.00 feet; to a point of curvature on a tangent curve concave to the north;

Thence westerly along the arc of said curve to the right, having a radius of 75.00 feet, through a central angle of 90°00'00", for an arc length of 117.81 feet to a point of tangency;

Thence North 42°33'53" West, 645.11 feet to the west property line of said parcel;

Thence South 0°18'56" East, 252.84 feet along said west property line;

Thence South 42°33'53" East, 874.80 feet to a point of curvature on a tangent curve concave to the northeast;

Thence southeasterly along the arc of said curve to the left, having a radius of 2085.00 feet, through a central angle of 43°35'01", for an arc length of 1586.01 feet to a point of non-tangency on the East line of the northeast quarter of said Section 31; from this point a found 1-1/2" Aluminum Cap marked "1/4, 31, 32", bears South 0°13'54" East, 6.40 feet at the East quarter corner of said Section 31;

Thence North 0°13'54" West, 170.47 feet along said East line of the northeast quarter of said Section 31 to a point on a non-tangent curve being concave to the northeast with a local radial bearing of South 4°12'54" West;

Thence northwesterly along the arc of said curve to the right, having a radius of 1915.00 feet, through a central angle of 43°13'13", for an arc length of 1444.56 feet to a point of tangency;

Thence North 42°33'53" West, 56.85 feet to a point of curvature on a tangent curve concave to the east;

Thence northerly along the arc of said curve to the right, having a radius of 75.00 feet, through a central angle of 90°00'00", for an arc length of 117.81 feet to a point of tangency;

Thence North 47°26'07" East, 1650.00 feet;

Thence North 42°33'53" West, 50.00 feet;

Thence North 47°26'07" East, 139.20 feet to a point of curvature on a tangent curve concave to the northwest;

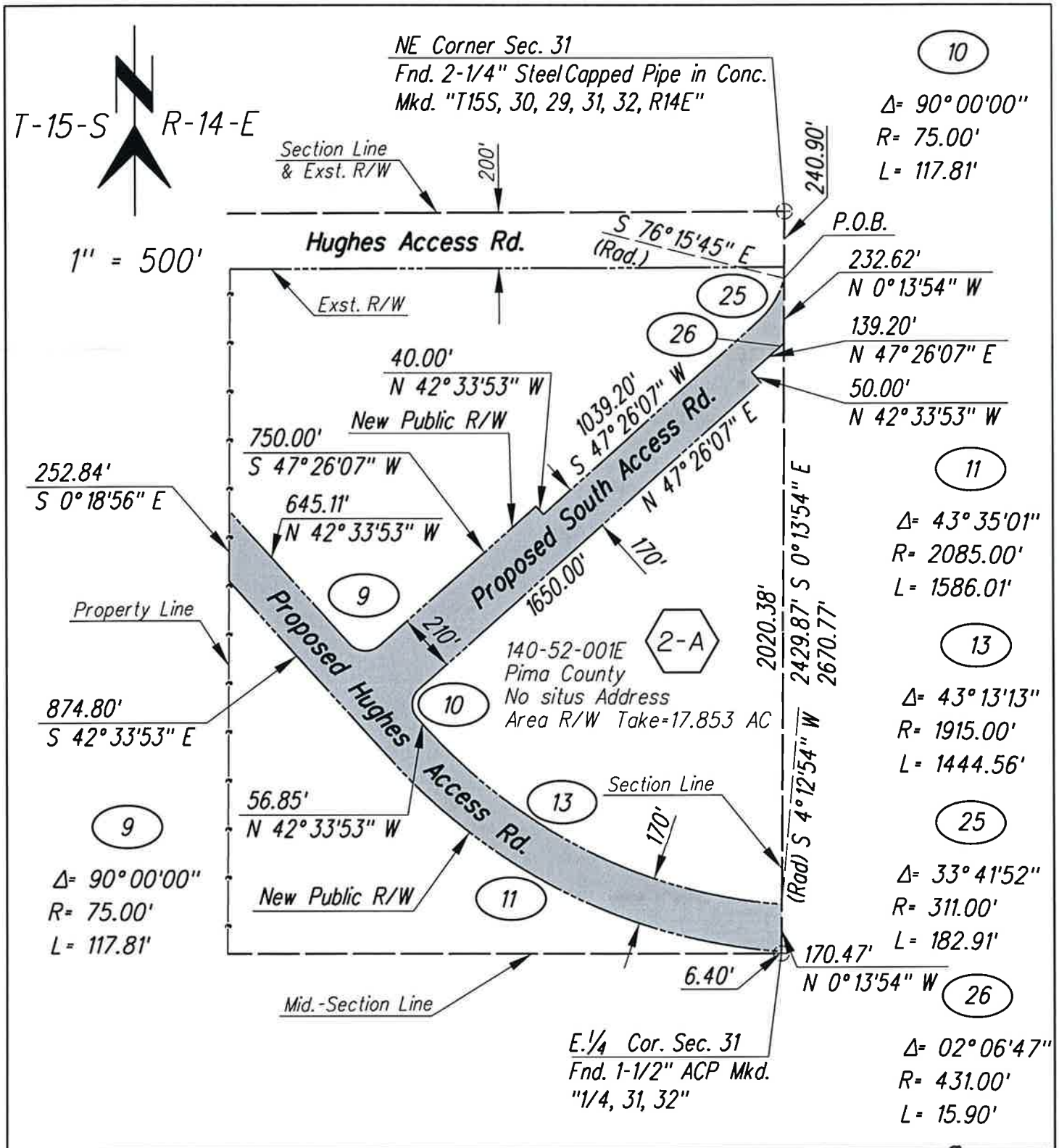
Thence northeasterly along the arc of said curve to the left, having a radius of 431.00 feet, through a central angle of 02°06'47", for an arc length of 15.90 feet to a point of non-tangency on the East line of the northeast quarter of said Section 31;

Thence North 0°13'54" West, 232.62 feet along said East line of the northeast quarter of said Section 31 and the Point of Beginning.

The basis of bearing for the above parcel is the East line of said northeast quarter of Section 31, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being South 0°13'54" East according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11-19-13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 2-A

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11/19/13
ARIZONA, U.S.A.
Expires 3/31/2014

11/19/2013 8:00:33 AM jschmid

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 3-A

A portion of the North half of Section 32, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Commencing at the northwest corner of said Section 32, said point being a found 2 ¼ steel capped pipe in concrete marked "T15S, 30, 29, 31, 32, R14E";

Thence South 0°13'54" East, 2493.90 feet along the west line of the northwest quarter of said Section 32 to the Point of Beginning, from this point a found 1 1/2" aluminum cap marked "1/4 31/32" bears South 0°13'54" East, 176.87 feet at the West quarter corner of said Section 32, said point being on a non-tangent curve concave to the North with a local radial bearing of South 4°12'54" West;

Thence easterly along the arc of said curve to the left, having a radius of 1915.00 feet, through a central angle of 4°51'17", for an arc length of 162.26 feet to a point of tangency;

Thence North 89°21'37" East, 5083.00 feet parallel with and 170.00 feet northerly of the East – West mid-section line of said Section 32 to the West right-of-way of Country Club Road according to Pima County Proceedings No. 1309, Road Map Book 14, Page 86 and Docket 4314 at Page 223 at the Pima County Recorders Office;

Thence South 0°26'15" East, 170.00 feet along said West right-of-way parallel with and 75.00 feet westerly from the East line of the northeast quarter of said Section 32 to a found ½" rebar tagged "RLS 22759";

Thence South 89°21'37" West, 5082.40 feet along the East-West mid-section line of said Section 32 to a point of curvature on a tangent curve concave to the North;

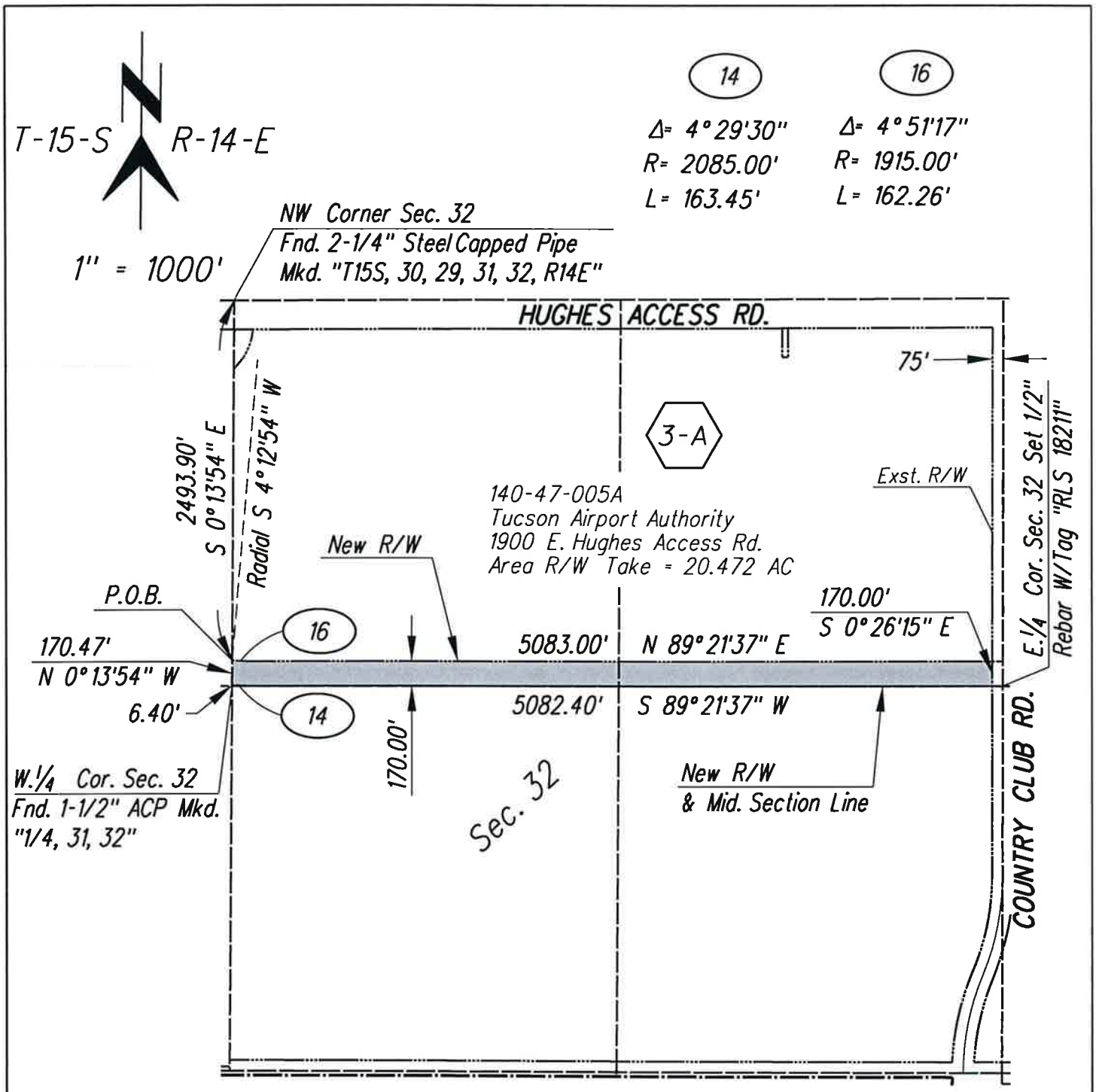
Thence westerly along the arc of said curve to the right, having a radius of 2085.00 feet, through a central angle of 4°29'30", for an arc length of 163.45 feet to a point of non-tangency on the West line of the northwest quarter of said Section 32, from this point a found 1 1/2" aluminum cap marked "1/4 31/32" bears South 0°13'54" East, 6.40 feet at the West quarter corner of said Section 32;

Thence North 0°13'54" West, 170.47 feet along the West line of said northwest quarter to the Point of Beginning.

The basis of bearing for the above parcel is the West line of said northwest quarter of Section 32, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being North 0°13'54" West according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11.5.13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 3-A

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11-19-13
ARIZONA, U.S.A.
Expires 3/31/2014

11/19/2013 8:12:01 AM jschmid

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 3-A NORTH

A portion of the northwest quarter of Section 32, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Commencing at the northwest corner of said Section 32, said point being a found 2 ¼ steel capped pipe in concrete marked "T15S, 30, 29, 31, 32, R14E";

Thence South 0°13'54" East, 200.01 feet along the west line of the northwest quarter of said Section 32 to the South right-of-way of Hughes Access Road according to Pima County Roadway Proceedings No. 859, Road Map Book 7 Page 22 and Docket 839, Page 419 in the Pima County Recorders Office, from this point a found 1 1/2" aluminum cap marked "1/4 31/32" bears South 0°13'54" East, 2470.76 feet at the West quarter corner of said Section 32;

Thence North 89°11'27" East, 7.32 feet easterly along said South right-of-way parallel with and 200.00 feet southerly from the North line of the northwest quarter of said Section 32 to the Point of Beginning, said point being on a non-tangent curve concave to the Northwest with a local radial bearing of South 83°56'08" East;

Thence Southwesterly along the arc of said curve to the right, having a radius of 311.00 feet, through a central angle of 7°40'23", for an arc length of 41.65 feet to a point of non-tangency on the West line of the northwest quarter of said Section 32;

Thence South 0°13'54" East, 232.62 feet along said West line of the northwest quarter, said point being on a non-tangent curve concave to the Northwest with a local radial bearing of South 44°40'40" East;

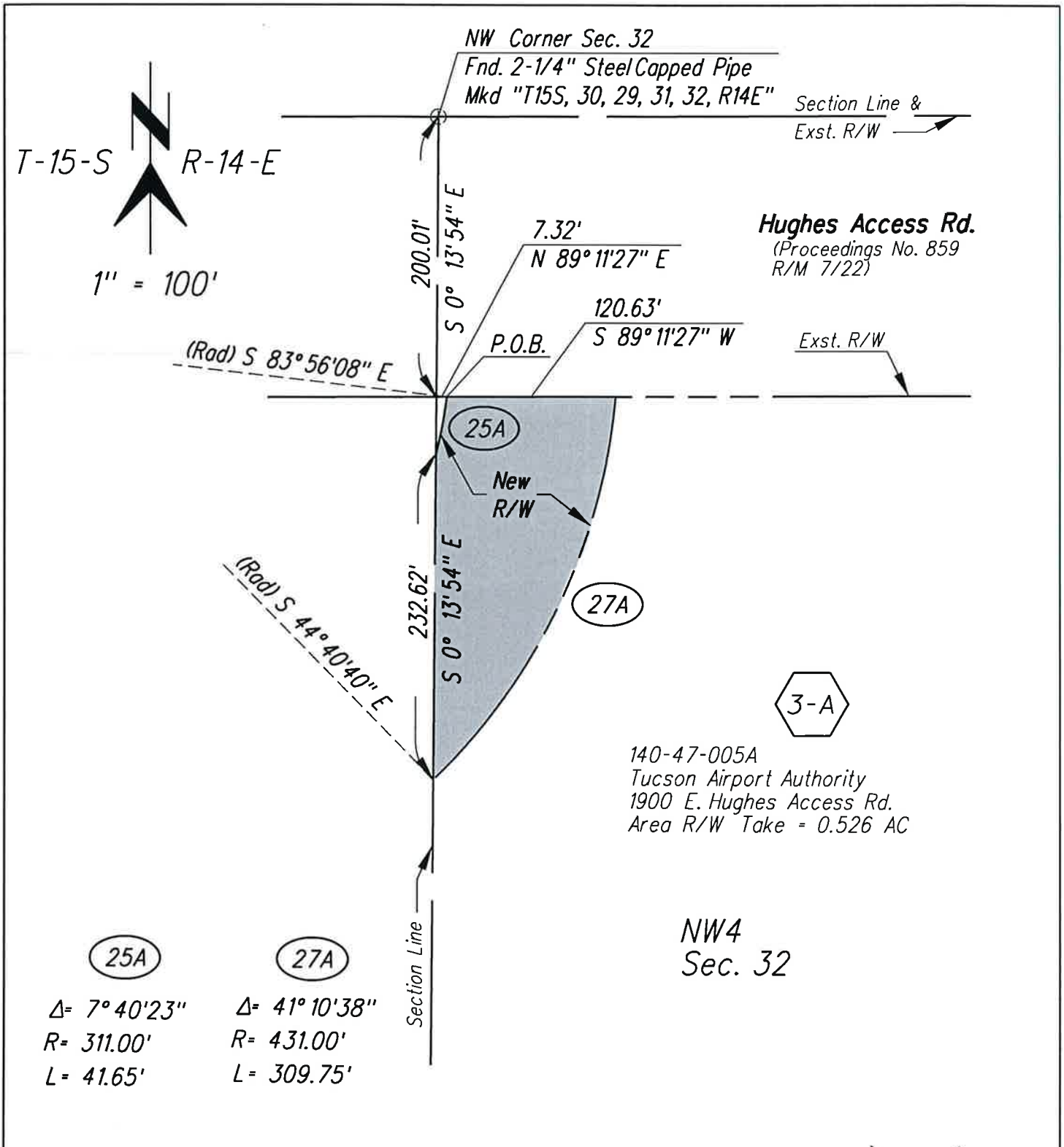
Thence Northeasterly along the arc of said curve to the left, having a radius of 431.00 feet, through a central angle of 41°10'38", for an arc length of 309.75 feet to a point of non-tangency on the South right-of-way of Hughes Access Road;

Thence South 89°11'27" West, 120.63 feet along North line of said northwest quarter to the Point of Beginning.

The basis of bearing for the above parcel is the West line of said northwest quarter of Section 32, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being North 0°13'54" West according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11-7-13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 3-A NORTH

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11-19-13
ARIZONA, U.S.A.
Expires 3/31/2014

11/19/2013 8:06:52 AM jschmid

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 4-A

A portion of Section 33, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Commencing at the northwest corner of said Section 33, said point being a found ½" rebar with no tag, affixed a tag with "RLS 18211";

Thence South 0°26'15" East, 2686.44 feet along the West line of the northwest quarter of said Section 33, from this point a found 5/8" rebar with no tag, affixed a tag with "RLS 18211", bears South 0°26'15" East, 2686.44 feet at the southwest corner of said Section 33;

Thence North 89°20'21" East, 75.00 feet along the West - East mid-section line of said Section 33 to the Point of Beginning, said point being on the East right-of-Way of Country Club Road according to Pima County Proceedings Number 1309, Road Map Book 14, Page 86 and Docket 4314 at Page 223 at the Pima County Recorders Office, said point being a found 1/2" rebar, tagged "RLS 22759";

Thence continuing North 89°20'21" East, 1642.44 feet along said West – East mid-section line of said Section 32 to a point of curvature on a tangent curve concave to the southwest;

Thence southeasterly along the arc of said curve to the right, having a radius of 1895.00 feet, through a central angle of 45°32'49", for an arc length of 1506.42 feet to a point of tangency;

Thence South 45°06'50" East, 740.69 feet;

Thence North 44°53'10" East, 95.00 feet to the line connecting the southeast corner and the northwest corner of said Section 33, from this point said southeast corner bears South 45°06'50" East, 2339.99 feet, said southeast corner being a found lead capped pipe with no marks, affixed a tag with "RLS 18211";

Thence North 45°06'50" West, 1292.16 feet along said line connecting the southeast corner and the northwest corner of said Section 33 to a point on a non-tangent curve being concave to the southwest with a local radial bearing of North 29°23'48" East;

Thence northwesterly along the arc of said curve to the left, having a radius of 2065.00 feet, through a central angle of 30°03'28", for an arc length of 1083.31 feet to a point of tangency;

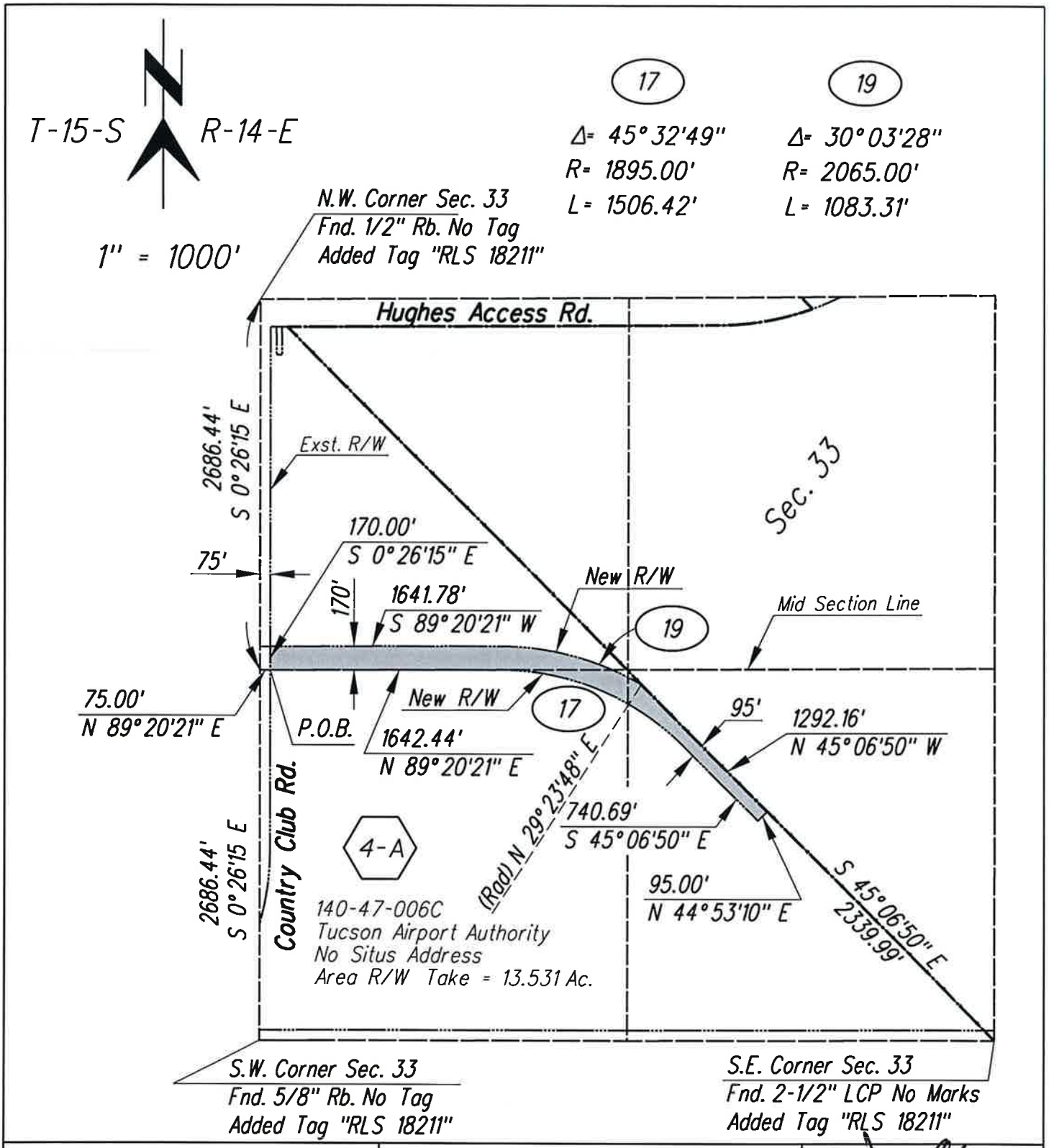
Thence South 89°20'21" West, 1641.78 feet parallel with and 170.00 northerly of the East – West mid-section line of said Section 33;

Thence South 0°26'15" East, 170.00 feet along said East right-of-Way parallel with and 75.00 feet easterly from the West line of said northwest quarter of said Section 33 to the Point of Beginning.

The basis of bearing for the above parcel is the West line of said northwest quarter of Section 33, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being North 0°26'15" West according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11.5.13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 4-A

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11-19-13
ARIZONA, U.S.A.
Expires 3/31/2014

11/19/2013 8:15:57 AM jschmid

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 5-A

A portion of Section 33, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Beginning at the northeast corner of said Section 33, said point being a found ½" rebar with no tag, affixed a tag with "RLS 18211";

Thence South 0°23'35" East, 662.40 feet along the East line of the northeast quarter of said Section 33 to a point of curvature on a tangent curve concave to the northwest, from this point a found 1/2" rebar tagged "LS 4527", bears South 0°23'35" East, 2038.05 feet at the East quarter corner of said Section 33;

Thence southwesterly along the arc of said curve to the right, having a radius of 3465.00 feet, through a central angle of 45°16'45", for an arc length of 2738.28 feet to a point of tangency;

Thence South 44°53'10" West, 872.31 feet to the line connecting the southeast corner and the northwest corner of said Section 33, from this point said southeast corner bears South 45°06'50" East, 2339.99 feet, said southeast corner being a found lead capped pipe with no marks, affixed a tag with "RLS 18211";

Thence North 45°06'50" West, 1292.16 feet along said line connecting the southeast corner and the northwest corner of said Section 33 to a point on a non-tangent curve being concave to the southwest with a local radial bearing of North 29°23'48" East;

Thence southeasterly along the arc of said curve to the right, having a radius of 2065.00 feet, through a central angle of 15°29'21", for an arc length of 558.25 feet to a point of tangency;

Thence South 45°06'50" East, 294.69 feet parallel with and 75.00 northeasterly of the line connecting the northwest corner and the southeast corner of said Section 33, this point being the point curvature on a tangent curve concave to the North;

Thence easterly along the arc of said curve to the left, having a radius of 296.00 feet, through a central angle of 90°00'00", for an arc length of 464.96 feet to a point of tangency;

Thence North 44°53'10" East, 501.31 feet to a point of curvature on a tangent curve concave to the northwest;

Thence northeasterly along the arc of said curve to the left, having a radius of 3315.00 feet, through a central angle of 45°16'45", for an arc length of 2619.74 feet to a point of tangency;

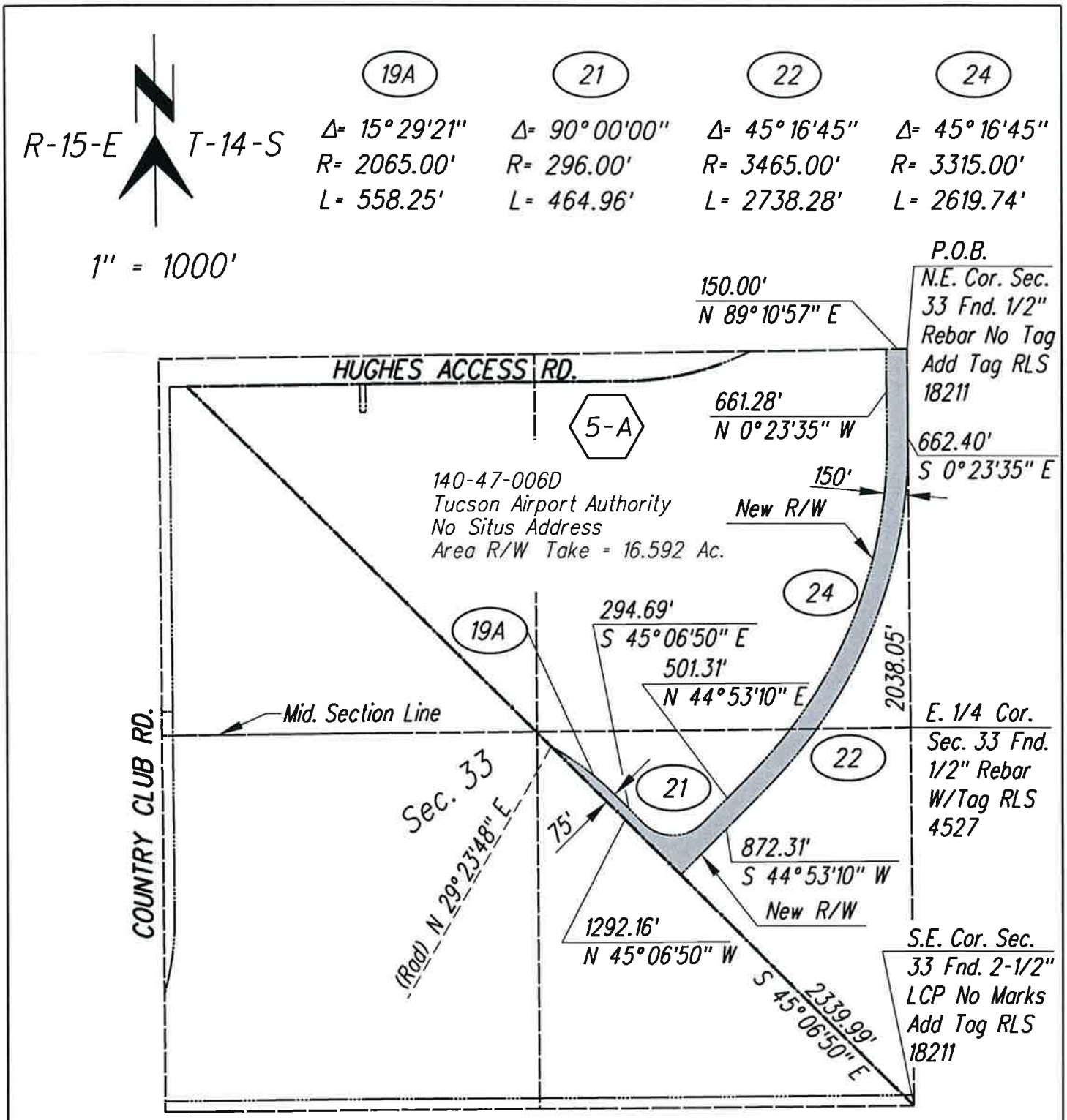
Thence North 0°23'35" West, 661.28 feet parallel with and 150.00 feet westerly from the East line of the northeast quarter of said Section 33 to the North line of the said northeast quarter;

Thence North 89°10'57" East, 150.00 feet along said North line to the northeast quarter of said Section 33 and the Point of Beginning.

The basis of bearing for the above parcel is the East line of said northeast quarter of Section 33, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being North 0°23'35" West according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11-7-13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 5-A

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11-19-13
ARIZONA, U.S.A.
Expires 3/31/2014

11/19/2013 8:19:12 AM jschmid

EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT OF WAY
PARCEL 6-A

A portion of the southeast quarter of Section 28, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Beginning at the southeast corner of said Section 28, said point being a found ½" rebar with no tag, affixed a tag with "RLS 18211";

Thence North 0°26'17" West, 1796.59 feet along the East line of the southeast quarter of said Section 28 to a point of cusp on a tangent curve concave to the northwest, this point also being on the easterly right-of-way of Hughes Access Road according to Proceeding No. 859, Road Map in Book 7 Page 22 and Docket 6598 at Page 883 in the Office of the Pima County Recorders, from this point a found 1-1/2" lead capped pipe in concrete with tack in the center bears North 0°26'17" West, 816.68 feet at the East quarter corner of said Section 28;

Thence southwesterly along the arc of said curve to the right, having a radius of 2009.86 feet, through a central angle of 25°46'39", for an arc length of 904.24 feet to a point of non-tangency;

Thence North 89°33'43" East, 50.00 feet;

Thence South 0°26'17" East, 923.54 feet parallel with and 150.00 feet westerly of the east line of said Section 28 to a point on the south line of Section 28;

Thence North 89°10'57" East, 150.00 feet along said South line to the southeast corner of said Section 28 and the Point of Beginning.

HDR Engineering, Inc.

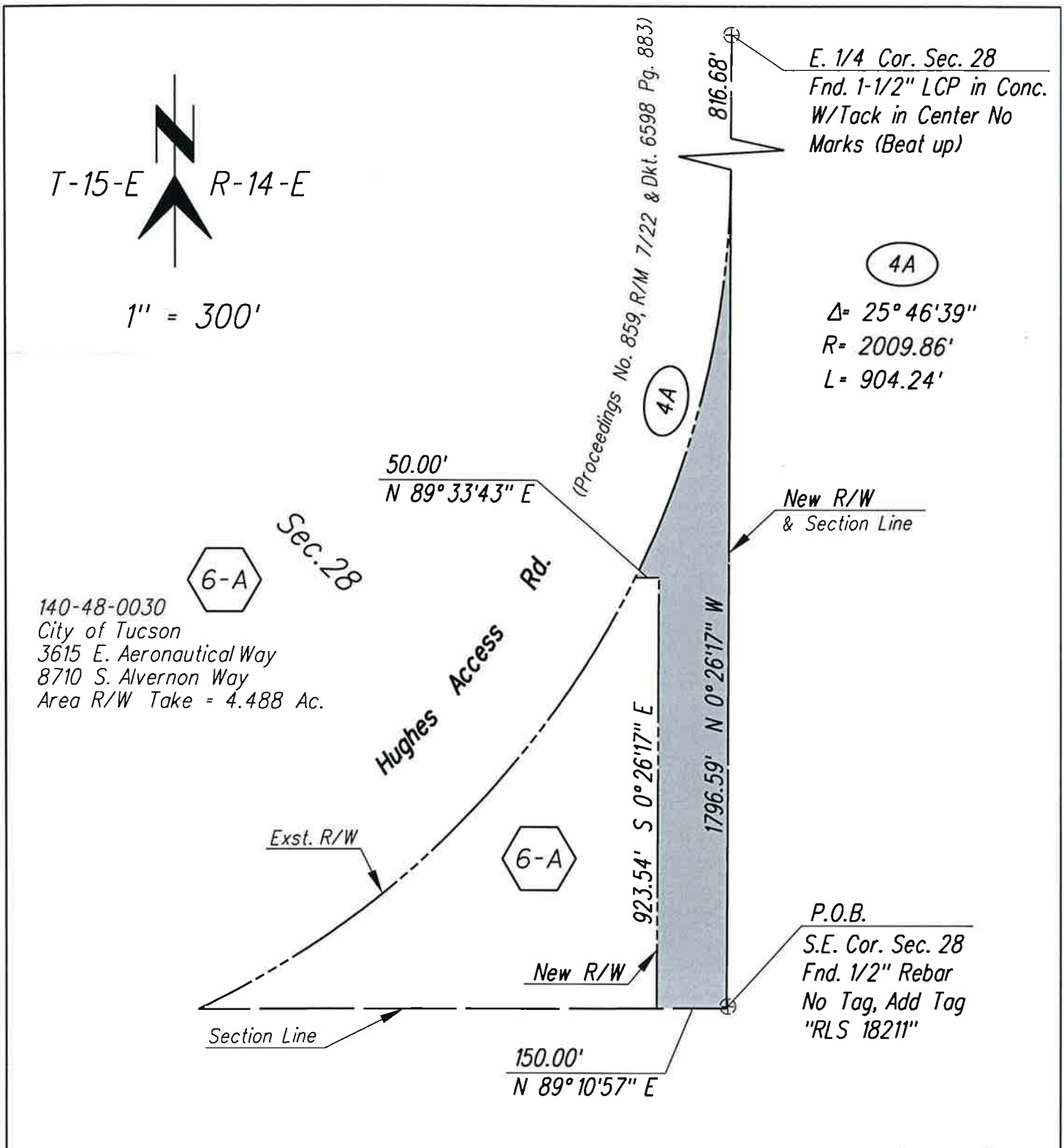
5210 E. Williams Circle
Suite 530
Tucson, AZ 85711-4459

Phone (520) 584-3600
Fax (520) 584-3624
www.hdrinc.com

The basis of bearing for the above parcel is the East line of said southeast quarter of Section 28, Township 15 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being North 0°26'17" West according to the Pima County Department of Transportation construction and right-of-way plans entitled Hughes Access Road, Nogales Highway to Alvernon Way, W.O. # 4HARDR, on file in the offices of the Pima County Engineer, Pima County, Arizona. This bearing is derived from the Arizona State Plane Coordinate System Grid, Central Zone, North American Datum of 1983.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18211
FRANK D.
ABELL
Date Signed 11-7-13
ARIZONA, U.S.A.

EXPIRES 3/31/2014



HDR

		DATE
DESIGNED	FDA	11-1-13
DRAWN	AY	11-1-13
CHECKED	FDA	11-1-13
PROJ. ENGR.	TLB	11-1-13

DEPICTION OF EXHIBIT A
HUGHES ACCESS ROAD
NOGALES HIGHWAY TO ALVERNON WAY
W.O. 4HARDR
PARCEL MAP NO. 6-A

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 18211
FRANK D. ABELL
Date Signed 11/19/13
ARIZONA, U.S.A.
Expires 3/31/2014

11/19/2013 8:21:41 AM jschmid