

## EXHIBIT "A"

The information used in the following description comes from the Plans for the Results of Survey for State Route 95, Project 095-D(204)A/095 MO 239 HX237 on file in the Office of the State Engineer of the Arizona Department of Transportation, Phoenix, Arizona.

That portion of the Grantor's property that is described in the following **PROPERTY DESCRIPTION** located in the Northwest quarter (NW¼) of Section 14, Township 19 North, Range 22 West, Gila and Salt River Meridian, Mohave County, Arizona, which lies southeasterly of a line that is 100.00 feet southeasterly of and parallel with the following described **EXISTING RIGHT OF WAY CENTERLINE** of State Route 95 (PARKER – BULLHEAD CITY HIGHWAY):

**PROPERTY DESCRIPTION:** (WD – Book 641, page 431, Mohave County Recorder)

That portion of Lot 53 of FIRST AMENDED SUBDIVISION PLAT OF RIO PALMAS – UNIT 1, according to the plat recorded February 8, 1960, Fee #92975, in the office of the County Recorder of Mohave County Arizona, which lies northwesterly of the following described line;

Commencing at the West quarter corner of Section 14, Township 19 North, Range 22 West, Gila and Salt River Meridian, Mohave County, Arizona;

thence South 89°35'20" East 17.23 feet;

thence South 0°24'40" West 35.00 feet;

thence South 89°35'20" East 100.00 feet to the point of beginning;

thence North 0°24'40" East 97.42 feet;

thence North 2°22'29" East 289.39 feet;

thence from a Local Tangent Bearing of North 6°24'40" East along the arc of a curve to the Right having a radius of 1332.39 feet, a distance of 646.82 feet;

thence North 38°15'43" East 289.39 feet;

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thence North 40°13'32" East 222.84 feet;

thence North 89°55'22" East 98.34 feet;

thence North 40°13'32" East 205.34 feet;

thence North 0°11'35" East 116.60 feet;

thence North 40°13'32" East 200.00 feet to the point of ending.

EXCEPT all minerals as reserved by the United States of America in Patent to Bonelli Cattle Company, dated 10-4-56 recorded 10-26-56, in Book 85 of Deeds, page 407.

**EXISTING RIGHT OF WAY CENTERLINE DESCRIPTION**

COMMENCING at a 3½ inch GLO brass cap on a 2 inch iron pipe marking the Northwest corner of said Section 14, being North 89°36'45" West 2646.65 feet from a 3 inch aluminum cap on 5/8 inch rebar stamped "LS 39229" marking the North quarter corner of said Section 14;

thence along the North line of said Section 14 South 89°36'45" East 1638.69 feet to the POINT OF BEGINNING on the existing right of way centerline of said State Route 95;

thence along said existing right of way centerline South 40°42'08" West 1833.93 feet to the POINT OF ENDING at Highway Engineer Station S.T. 647+30.65 of said existing right of way centerline;

thence for tie purposes along the tangent extension of said existing right of way centerline of State Route 95, continuing South 40°42'08" West 704.54 feet to the West line of said Section 14, being South 00°29'45" West 1935.59 feet from said Northwest corner of Section 14.

The parcel of land herein conveyed shall have no right or easement of access to or from said State Route 95.

The Access Control provisions set forth above shall be a covenant running with the land and shall be binding upon, and shall inure to the benefit of the State of Arizona, the landowners and their respective successors and assigns with respect to the property. The Access Control provisions shall also remain enforceable by the State of Arizona even if all or part of any roadway is abandoned to a local jurisdiction.

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**PROJECT:** F-065-1-083

**SECTION:** Milepost 239 Curve

**PARCEL:** L-NW-007

cg 03-11-2024

The parcel of land described above is landlocked, having no means of access to or from any public way. By acceptance of this deed, the Grantee acknowledges awareness of the landlocked condition of this parcel prior to purchase and further acknowledges that it is the Grantee's expressed intention to acquire a landlocked parcel of land. The Grantor makes no warranty, covenant or assurance, expressed or implied, concerning the suitability or usability of this parcel of land for any purpose.

**GRANTOR RESERVES** unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statute 28-7210. Access to the existing utilities will be by way of what exists at the time of the conveyance and shall be the responsibility of the Grantee herein and of the public or utility companies to show where that access is located.

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