

GTS/Gilbert Technical Services, Inc.

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Land Description (Parcel 1)

A portion of Parcel # 20, "Bellflower Ranch" as shown on a Report of Survey recorded in Survey Book 1 at Pages 24 thru 24D in the records of Cochise County, Arizona, being in the Southeast 1/4 of Section 30, Township 13 South, Range 25 East, of the Gila and Salt River Meridian, Cochise County, Arizona, more particularly described as follows;

Beginning at the Northeast corner of said Parcel # 20, ("Bellflower Ranch"), Book 1, Pages 24 thru 24D;

Thence South 00° 19' 14" East (M) coincident with the East line of said Section 30 and the East line of said Parcel # 20 a distance of 642.73 feet;

Thence South 89° 36' 32" West a distance of 1246.94 feet to a point on the West line of said Parcel # 20;

Thence North 00° 20' 47" West (M) coincident with the West line of said Parcel # 20 a distance of 644.13 feet to the Northwest corner of said Parcel # 20;

Thence North 89° 40' 24" East coincident with the North line of said "Parcel # 20" a distance of 1247.23 feet (M) to the Northeast corner of said "Parcel # 20", and the **Point of Beginning.**

Subject to an easement for ingress, egress and utilities over the West 50.00 feet for ingress, egress and utilities of the herein described parcel (N. Calle Caya).

Subject to any and all prior easements, rights-of-way, covenants, restrictions and encumbrances of record or not of record that may otherwise legally exist.



Linda Self / 2024-048
A portion "Parcel # 20" (Bk. 1, Pg. 24)
In SE ¼ Section
(Parcel 1) 18.42 acres
09/03/2024