

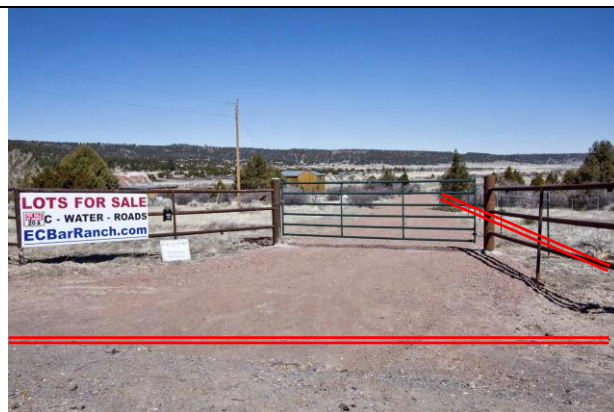
Fence lines on 5.11-acre property, includes 1.02 ac, 0.21 ac, 3.88 ac

The east, north, and west property lines (boundaries) of the 1.02 ac and 3.88 ac adjoining AZ Game & Fish Dept AGFD) was fenced in 2019 by AGFD. The fence is about 1 foot inside their property line, so they may own the fence. Fencing between neighbor (Barnes) 1.87 ac and the 3.88 ac is about 1 foot inside 3.88-acre boundary. The south boundary of 3.88 acres adjoins Apache County road easement (ACR 2112). The road, not the fence, is maintained by Apache County.

The 3.88 acres has two driveway easements per [Survey House & Barn](#). The east driveway easement is the primary ingress/egress to the house on 1.02 ac, water well on 0.21 acres, and barn. The owner of the 5.11 acres has sole right to use the east driveway easement. The west driveway easement is 30 ft wide and 270 ft long; it provides access to the 5.11 acres and 1.87 acres. The first 270 ft from ACR 2112 allows shared access on the west driveway easement. There is no fence on the west side of the north-south property line between 3.88 acres and 1.87 acres. There is a fence about 50-60 feet inside the west boundary of the 3.88 acres that includes the 30 ft wide driveway easement. This fence may be relocated by the owner of the 3.88 acres, but no closer than 30 feet east of the west boundary of the 3.88 acres for 270 feet north of ACR 2112. The approximate 30 ft width of the east side of the west driveway easement is currently marked by orange flagging at CR 2112 and at a gate 270 feet north at the end of west driveway easement.

Two 16 ft wide gates allow access from 1.02 ac and 3.88 ac through the east fence to 0.21 ac 30 ft wide by 310 ft long water well strip per [Well Survey](#). The north, east, and south boundaries of the well strip are not fenced. While AGFD owns the two gates, the 5.11 ac owner may use the gates with unrestricted access to the 0.21 ac parcel, which is part of the 5.11 acres; AGFD has no ownership, right to enter the 0.21 acres, or use the two gates to enter 5.11 acres. Under open range laws, if the 5.11-acre owner wanted to graze livestock on the 0.21 ac, and AGFD wanted to prevent access to their adjoining property, AGFD may need to construct a fence on the north, east, and south boundaries.

There is an earth irrigation ditch depicted at [Aerial map 2](#) that passes under a pipe gate in the west fence near the NW corner of AGFD property, and across about 135 feet of the 1.02 acres, then under a pipe gate in east fence near NE corner onto AGFD property. AGFD and two private parties may have exclusive rights to any water in this ditch. They may work on the ditch within a narrow easement along the ditch at any time, but water may only flow from April 15 to Sep 15; seldom past mid-June. Access is only through the west and east gates. The 5.11-acre owner has no water rights; may not divert or restrict water, nor infringe on the ditch or ditch easement.



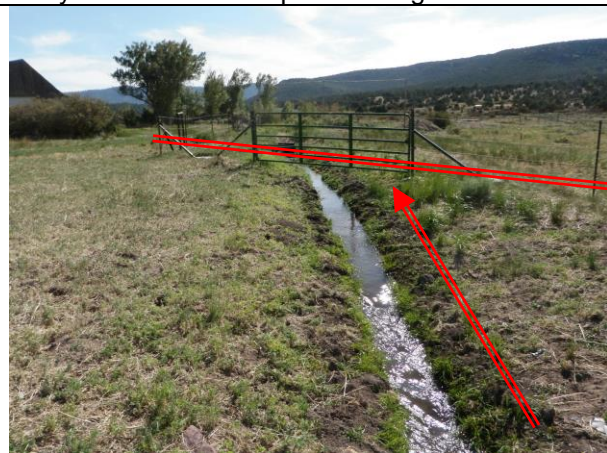
SE corner of east boundary at ACR 2112



Entry to 0.21 acre well parcel along east fence



Irrigation ditch from NE corner near north boundary



Ditch passing west boundary fence near north boundary



West boundary fence, south of irrigation ditch



West boundary fence near barn ends at SW corner



Fence from SW corner with 1.87 acre neighbor



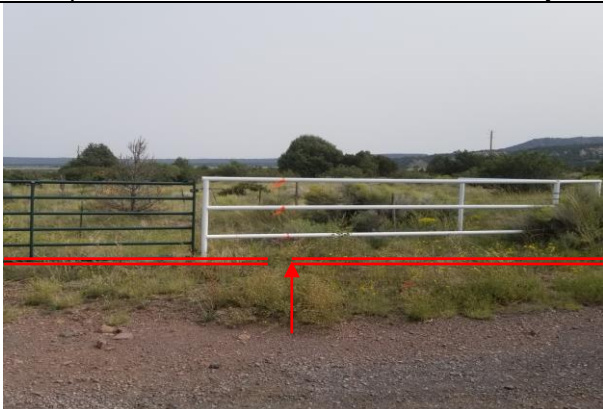
Gate across shared driveway with 1.87 acres



Gate post is 1-2 feet inside 3.88 acre boundary



Corral panels fence off shared driveway easement



Orange flagging marks 30 ft wide driveway easement



SW corner pin aligns with gatepost at ACR 2112. Driveway easement is 30 ft wide x 270 ft long. Double line is 3.88-acre boundary with 1.87 acres. Dotted line is width of easement.