

Statement of Work for Whiteriver Exclusion Survey

1. PROJECT SUMMARY

The Phoenix Area Indian Health Service requires amendment to a survey performed on the Whiteriver Apache reservation. The amendment will delete 2.477 acres from a survey describing the existing land lease in order to conform to the requirements of the attached 1974 land lease agreement.

2. SCOPE OF WORK

- a. Contractor shall furnish all labor, material, equipment, supervision, and transportation required to perform the work of amending the attached survey (Attachment A) to delete the 2.477 acres as described below and in "Supplemental Lease Agreement No. 1" (Attachment B) –

"A parcel of land on the Fort Apache Indian Reservation located in Navajo County, Arizona, more particularly described as follows:
Commencing at the 1929 BLM Brass Cap, which marks the Northwest corner of Section 6, Township 5 North, Range 23 East, G&SRM; thence North 25 Degrees 26' 16' East a distance of 4779.29 feet to the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING also being the easterly corner of the original White River Hospital property as platted by Varney Sexton Snyder - Architects and Planners in July, 1974;
Thence South 47 Degrees 56' 44' West 285.00 feet;
Thence North 43 Degrees 25' 15' West 418.49 feet;
Thence North 38 Degrees 50' 50' East 210.00 feet;
Thence South 53 Degrees 02' 07' East 460.00 feet to the TRUE POINT OF BEGINNING, and containing 2.477 acres, more or less."

3. WORK REQUIREMENTS

- a. All site work shall be performed during normal duty hours which are 8:00 am to 5:00 pm, Monday through Friday. No on-site work shall be permitted outside normal duty hours or on Federal Holidays. Any deviation from these hours must be requested by the contractor 48 hours or more before the work period commences and authorized in writing by the COR. This requirement is due to the need for security of patients, government personnel and property.
- b. There must be a 'responsible government agent' on site when any contractor is present on Phoenix Area Indian Health Service property. POC for arranging this requirement is Lance Matthews, Whiteriver Hospital Facility Manager.

4. QUALIFICATIONS

- a. Contractor performing survey work must be a registered land surveyor within any of the United States.

5. KEY PERSONNEL

One person may be qualified for each of these requirements, separate individuals with these qualifications are not required.

- a. Contractor must be registered within any of the United States as a land surveyor
- b. Draftsman with 3 years' experience in developing ACAD drawing records for land surveys.

6. SUBMITTALS

- a. Proof of registration as a land surveyor
- b. Resumes of individual(s) performing survey and drafting work

7. DELIVERABLES

- a. Record of survey in the following formats to include a written legal description of the survey
 - 1). Printed and sealed Record of Survey drawing(s)
 - 2). Electronic ACAD file of Record of Survey drawing

8. POINTS OF CONTACT

- a. The COR for this service is CDR Christian Guess. His email is christian.guess@ihs.gov;
Phone – 602-364-5071.
- b. Whiteriver Facility point of contact is Lance Matthews. Lance.matthews@ihs.gov
Phone - 928-338-4911

Attachment A – Existing Survey

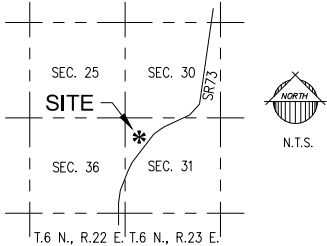
NOTES

- THIS IS A BOUNDARY SURVEY ONLY AND MAKES NO GUARANTEE FOR ANY RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS NOTED OTHERWISE.

RECORD DOCUMENTS

- LEGAL DESCRIPTION AS PROVIDED IN A REQUEST FOR PROPOSALS FROM PHOENIX AREA INDIAN HEALTH SERVICES FOR WHITERIVER REPLACEMENT HOSPITAL AND QUARTERS.
- ADOT R/W PLANS FOR YUCCA FLAT - IHS HOSPITAL, PROJECT NUMBER S-215-712, DRAWING NUMBER D-9-T-317

A PORTION OF SECTIONS 25 AND 36, T.6 N., R.22 E., SECTIONS 30 AND 31, T.6 N., R.23 W. GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA



VICINITY MAP

(NOT TO SCALE)

AS-SURVEYED LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 25 AND 36, TOWNSHIP 6 NORTH, RANGE 22 EAST, SECTIONS 30 AND 31, TOWNSHIP 6 NORTH, RANGE 23 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 MARKED WITH A BLM BRASS CAP FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 31 MARKED WITH A BLM BRASS CAP BEARS SOUTH 00°08'10" EAST, 5279.97 FEET;

THENCE SOUTH 00°08'10" EAST, 534.62 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING;

THENCE NORTH 66°23'28" WEST, 283.53 FEET;
THENCE NORTH 16°47'06" EAST, 1035.75 FEET;
THENCE SOUTH 53°00'01" EAST, 2519.91 FEET;
THENCE SOUTH 47°58'57" WEST, 1769.24 FEET;
THENCE NORTH 42°16'57" WEST, 1058.36 FEET;
THENCE NORTH 20°01'14" EAST, 70.45 FEET;
THENCE NORTH 36°53'02" EAST, 28.49 FEET;
THENCE NORTH 25°03'25" EAST, 636.59 FEET;
THENCE NORTH 66°23'28" WEST, 366.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,918,022 SQUARE FEET, 66.989 ACRES, MORE OR LESS.

OWNER OF RECORD

WHITE MOUNTAIN APACHE TRIBE INDIAN RESERVATION
201 E WALNUT ST.
WHITERIVER AZ, 85941

BASIS OF BEARING

THE WEST LINE OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 23 EAST FROM THE NORTHWEST CORNER OF SAID SECTION 31 MARKED WITH A BLM BRASS CAP TO THE SOUTHWEST CORNER OF SAID SECTION 31 MARKED WITH A BLM BRASS CAP. BEARING = S 00°08'10" E.

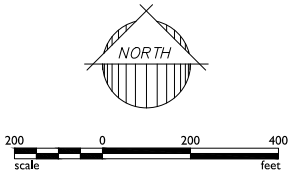
CERTIFICATION

I, JIMMIE D. CRUME, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT, CONSISTING OF 1 SHEET, REPRESENTS A SURVEY THAT WAS PERFORMED UNDER MY DIRECTION; THAT THE MONUMENTS REFERENCED HEREON ARE AS DESCRIBED AND ARE SUFFICIENT TO RETRACE THE SURVEY; AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JIMMIE D. CRUME AZ PLS 19817
EPS GROUP INC.
2045 S. VINEYARD AVE. SUITE 101
MESA, AZ 85210
(480) 503-2250

LEGEND

- FOUND OR SET MONUMENT AS NOTED
- FND FOUND
- BOUNDARY LINE
- - - HIGHWAY CENTERLINE
- - - RIGHT OF WAY LINE



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 F:480.503.2258
www.epsgroupinc.com



IHS WHITERIVER HOSPITAL

WHITERIVER, ARIZONA
WHITERIVER, NAVAJO COUNTY, ARIZONA

RECORD OF SURVEY

Project:

Revisions:



Designer: JC
Drawn by: JDC

Professional Land Surveyor AZ No. 19817

Jim Crume
Digitally signed by Jim Crume
Date: 07/01/2019 05:07:01-07:00
(Expires 6-30-20)
Electronic Seal
https://btr.az.gov/

Job No.

18-273

ROS

Sheet No.

1 of 1

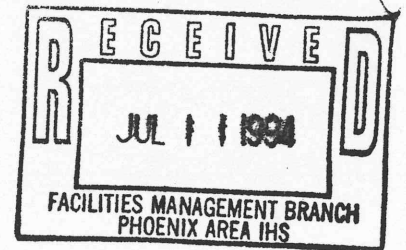
Attachment B – Supplemental Lease Agreement No. 1



DEPARTMENT OF HEALTH & HUMAN SERVICES

Memorandum

Date July 7, 1994
From Realty Officer
PHS/Office of Engineering Services VI
Subject Lease HSM73-74-273 Land Lease-Whiteriver AZ
Eva Morales
To Realty Specialist, PAIHS



Enclosed is a copy of signed Supplemental Lease Agreement No. 1 to delete a 2.477 acre parcel of land from the above referenced lease. This leaves a total of 64.623 acres in the medical center tract of land under this lease. All other terms and conditions of the lease remain the same.

Please contact me at (214) 767-3491 if you have any questions.

M. JoAn Whitten

Enclosure

UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH SERVICE VI
DALLAS, TEXAS

94 JUN 10 1994
PHS/CEA/...
DALLAS
SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO
PHS Lease No. HSM73-74-273
Dated April 25, 1994

THIS SUPPLEMENTAL LEASE AGREEMENT, made and entered into this date by and between the White Mountain Apache Tribe of the Fort Apache Indian Reservation, whose address is P.O. Box 1150, Whiteriver, Arizona 85954, and whose interest in the property hereinafter described is that of owner, hereinafter called the Lessor, pursuant to the authority contained in the Act of August 9, 1955 (69 Stat. 539, 25 U.S.C. 415) and supplemented by Part 162, Leasing and Permitting, Code of Federal Regulations, Title 25-Indians, and amendments thereto, which by reference are made a part hereof, and the UNITED STATES OF AMERICA, United States Department of Health and Human Services, Public Health Service (PHS), whose address is 1200 Main Tower, Suite 1900, Dallas, Texas 75202, hereinafter called the Lessee, pursuant to the authority found in PL 94-437, as amended, and delegations of authority thereunder:

WHEREAS, on April 19, 1974, the Phoenix Area Indian Health Service entered into a lease with the the said Lessor for a parcel of land containing 67.1 acres to use as a site for a medical center to serve the health needs of Indian people, and

WHEREAS, the Indian Health Service constructed and is currently operating the said medical center, and

WHEREAS, the parties hereto mutually desire to amend this lease to delete a 2.477 acre parcel of the leased premises to accommodate a lease of the said parcel to Renal West, Inc., for the provision of renal dialysis services at this location.

NOW THEREFORE the following described parcel is hereby released and omitted from Lease No. HSM73-74-273:

A parcel of land on the Fort Apache Indian Reservation located in Navajo County, Arizona, more particularly described as follows:

Commencing at the 1929 BLM Brass Cap, which marks the Northwest corner of Section 6, Township 5 North, Range 23 East, G&SRM; thence North 25 Degrees 26' 16" East a distance of 4779.29 feet to the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING also being the easterly corner of the original White River Hospital property as platted by Varney Sexton Sydney - Architects and Planners in July, 1974;

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Thence South 53 Degrees 02' 07" East 460.00 feet to the TRUE POINT OF BEGINNING, and containing 2.477 acres, more or less.

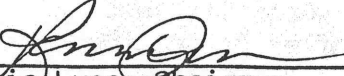
Leaving a total of 64.623 acres in the medical center tract.

64-1-002-94

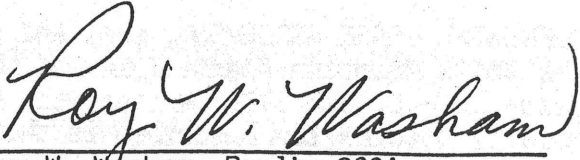
All other provisions of this lease remain in full force and effect.

WHITE MOUNTAIN APACHE TRIBE OF THE
FORT APACHE INDIAN RESERVATION

UNITED STATES OF AMERICA, LESSEE:



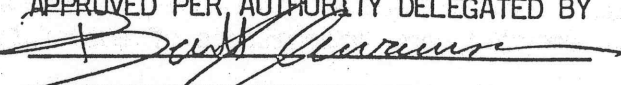
Ronnie Lupe, Chairman



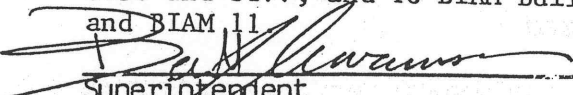
Roy W. Washam, Realty Officer
OES VI, Public Health Service, Dallas
Dept. of Health and Human Services

Approved: 5/2/94

APPROVED PER AUTHORITY DELEGATED BY



Pursuant to the authority delegated
by 209 DM 8, Secretary's Order Nos.
3150 and 3177, and 10 BIAM Bulletin 13,
and BIAM 11

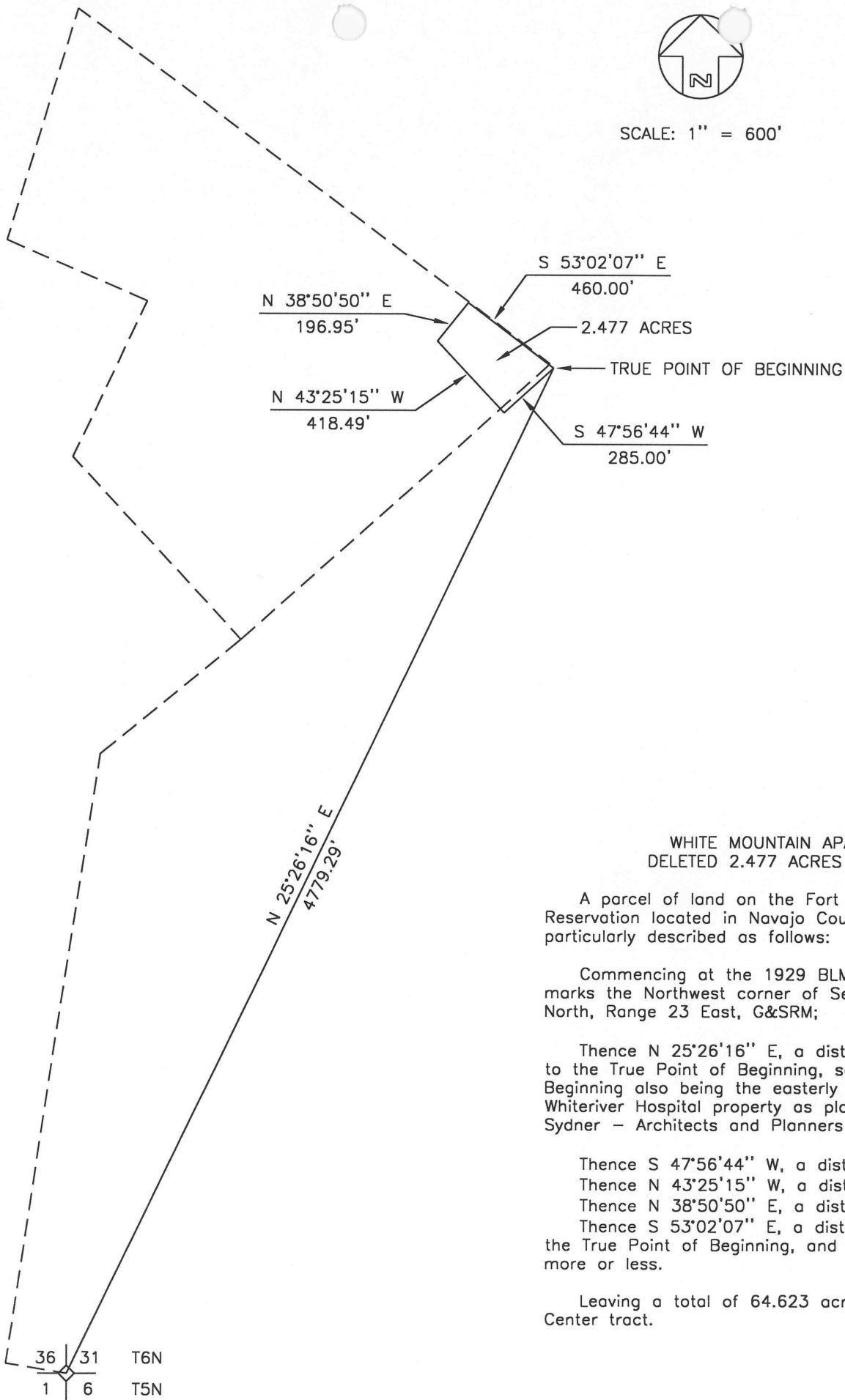


Superintendent
Fort Apache Agency
Bureau of Indian Affairs

641-002-94



SCALE: 1" = 600'



WHITE MOUNTAIN APACHE
DELETED 2.477 ACRES PARCEL

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Thence S 47°56'44" W, a distance of 285.00 feet;
Thence N 43°25'15" W, a distance of 418.49 feet;
Thence N 38°50'50" E, a distance of 210.00 feet;
Thence S 53°02'07" E, a distance of 460.00 feet to the True Point of Beginning, and containing 2.477 acres, more or less.

Leaving a total of 64.623 acres in the Medical Center tract.