

Exhibit A

Legal Description of the Property

LEGAL DESCRIPTION

EXHIBIT 'A'

APN: 106-04-007B

Ref No. #18245

1-17-2019

A portion of that parcel of land as described in Instrument Number 3207467, Official Records of Coconino County (herein referred to as R1), lying within the northeast quarter of Section 23, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at a the northeast corner of said Section 23, a found 2"x 2" metal plate set in concrete;

Thence along the east line of said Section 23, South 00°44'24" East, 706.41 feet (Basis of Bearing) to a found ½" rebar with yellow plastic cap stamped "RLS 11369" on the north Right-of-Way line of Butler Avenue as shown on Book 21 of Surveys, Page 25, Official Records of Coconino County (herein referred to as R2);

Thence South 00°37'35" East, 93.27 feet to a found ½" rebar with yellow plastic cap stamped "RLS 11369" on the south Right-of-Way line of Butler Avenue as shown on R2;

Thence along the east line of that parcel of land as shown on R2, South 00°44'14" East, 523.54 feet to a found 1.5" brass cap stamped "ARENCO RLS 4321" at the southeast corner of said parcel;

Thence along the south line of said parcel, South 88°43'33" West, 326.77 feet to a found ½" rebar with yellow plastic cap stamped "RLS 11369" at the southeast corner of that parcel of land as described in R1;

Thence along the south line of said parcel as described in R1, South 88°40'49" West, 216.15 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said south line, South 88°40'49" West, 110.66 feet to a found ½" rebar with yellow plastic cap stamped "WILLDAN PE 10301" at the southwest corner of said parcel;

Thence along the west line of said parcel, North 00°32'50" West, 93.37 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 74.57 feet and being subtended by a chord which bears South 62°16'52" East, 11.88 feet;

Thence leaving said west line and southeasterly along said curve, 11.90 feet through a central angle of 9°08'27";

Thence South 58°15'33" East, 19.67 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 388.50 feet and being subtended by a chord which bears South 49°18'05" East 102.42 feet;

Thence southeasterly along said curve, 102.72 feet through a central angle of 15°08'55";

Thence South 39°04'21" East, 10.51 feet to the **TRUE POINT OF BEGINNING**;

Containing 5,854 square feet, or 0.134 Acres, more or less.

Parcel 2:

Commencing at a the northeast corner of said Section 23, a found 2"x 2" metal plate set in concrete;

Thence along the east line of said Section 23, South 00°44'24" East, 706.41 feet (Basis of Bearing) to a found ½" rebar with yellow plastic cap stamped "RLS 11369" on the north Right-of-Way line of Butler Avenue as shown on Book 21 of Surveys, Page 25, Official Records of Coconino County (herein referred to as R2);

Thence South 00°37'35" East, 93.27 feet to a found ½" rebar with yellow plastic cap stamped "RLS 11369" on the south Right-of-Way line of Butler Avenue as shown on R2;

Thence along the east line of that parcel of land as shown on R2, South 00°44'14" East, 523.54 feet to a found 1.5" brass cap stamped "ARENCO RLS 4321" at the southeast corner of said parcel;

Thence along the south line of said parcel, South 88°43'33" West, 326.77 feet to a found ½" rebar with yellow plastic cap stamped "RLS 11369" at the southeast corner of that parcel of land as described in R1;

Thence along the south line of said parcel as described in R1, South 88°40'49" West, 100.63 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said south line, South 88°40'49" West, 115.52 feet;

Thence North 39°04'21" West, 10.51 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 388.50 feet and being subtended by a chord which bears North 49°18'05" West 102.42 feet;

Thence northwesterly along said curve, 102.72 feet through a central angle of 15°08'55";

Thence North 58°15'33" West, 19.67 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 74.57 feet and being subtended by a chord which bears North 62°16'52" West 11.88 feet;

Thence northwesterly along said curve, 11.90 feet through a central angle of $9^{\circ}08'27''$ to a point on the west line of said parcel;

Thence along said west line, North $00^{\circ}32'50''$ West, 50.42 feet to a set $\frac{1}{2}$ " rebar with aluminum cap "RLS 48756" on the southerly Right-of-Way line of Butler Avenue as described in Docket 918, Page 572, Official Records of Coconino County;

Thence North $57^{\circ}20'18''$ East, 359.20 feet to a set $\frac{1}{2}$ " rebar with aluminum cap stamped "RLS 48756" on the southerly Right-of-Way line of said Butler Avenue, said point being in common with a point on the northwesterly property line of that parcel of land as shown on R2.

Thence North $88^{\circ}40'26''$ East, 21.88 feet to a found $\frac{1}{2}$ " rebar with aluminum cap stamped "LS 18548" at an angle point in the northwesterly property line of said parcel of land as shown on R2;

Thence along the west line of said parcel, South $00^{\circ}39'43''$ East, 30.29 feet;

Thence leaving said west line, South $52^{\circ}21'57''$ West, 17.99 feet;

Thence South $62^{\circ}44'34''$ West, 20.31 feet;

Thence South $51^{\circ}25'21''$ West, 1.30 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 1169.67 feet and being subtended by a chord which bears South $52^{\circ}48'05''$ West, 72.98 feet;

Thence southwesterly along said curve, 72.99 feet through a central angle of $3^{\circ}34'31''$;

Thence South $49^{\circ}09'35''$ West, 38.94 feet;

Thence South $41^{\circ}07'19''$ West, 12.46 feet to the beginning of a non-tangent curve concave to the east having a radius of 31.06 feet and being subtended by a chord which bears South $16^{\circ}49'28''$ West, 21.91 feet;

Thence southwesterly and southerly along said curve, 22.39 feet through a central angle of $41^{\circ}18'32''$;

Thence South $03^{\circ}49'48''$ East, 54.18 feet to the beginning of a non-tangent curve concave to the east having a radius of 424.97 feet and being subtended by a chord which bears South $14^{\circ}21'56''$ East 118.06 feet;

Thence southerly along said curve, 118.45 feet through a central angle of $15^{\circ}58'09''$;

Thence South $22^{\circ}15'26''$ East, 14.24 feet to the **TRUE POINT OF BEGINNING**;

Containing 41,256 square feet, or 0.947 Acres, more or less.

Parcel 3:

Commencing at a the northeast corner of said Section 23, a found 2"x 2" metal plate set in concrete;

Thence along the east line of said Section 23, South 00°44'24" East, 706.41 feet (Basis of Bearing) to a found ½" rebar with yellow plastic cap stamped "RLS 11369" on the north Right-of-Way line of Butler Avenue as shown on Book 21 of Surveys, Page 25, Official Records of Coconino County (herein referred to as R2);

Thence South 00°37'35" East, 93.27 feet to a found ½" rebar with yellow plastic cap stamped "RLS 11369" on the south Right-of-Way line of Butler Avenue as shown on R2;

Thence along the east line of that parcel of land as shown on R2, South 00°44'14" East, 523.54 feet to a found 1.5" brass cap stamped "ARENCO RLS 4321" at the southeast corner of said parcel;

Thence along the south line of said parcel, South 88°43'33" West, 326.77 feet to a found ½" rebar with yellow plastic cap stamped "RLS 11369" at the southeast corner of that parcel of land as described in R1 and the **TRUE POINT OF BEGINNING**;

Thence along the south line of said parcel as described in R1, South 88°40'49" West, 100.63 feet;

Thence leaving said south line, North 22°15'26" West, 14.24 feet to the beginning of a non-tangent curve concave to the east having a radius of 424.97 feet and being subtended by a chord which bears North 14°21'56" West 118.06 feet;

Thence northerly along said curve, 118.45 feet through a central angle of 15°58'09";

Thence North 03°49'48" West, 54.18 feet to the beginning of a tangent curve concave to the east, having a radius of 31.06 feet;

Thence northeasterly along said curve, 22.39 feet through a central angle of 41°18'32";

Thence North 41°07'19" East, 12.46 feet;

Thence North 49°09'35" East, 38.94 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 1169.67 feet and being subtended by a chord which bears North 52°48'05" East 72.98 feet;

Thence northeasterly along said curve, 72.99 feet through a central angle of 3°34'31";

Thence North 51°25'21" East, 1.30 feet;

Thence North 62°44'34" East, 20.31 feet;

Thence North 52°21'57" East, 17.99 feet to a point on the west line of that parcel of land as shown on R2;

Thence along said west line, South 00°39'43" East, 300.35 feet to the **TRUE POINT OF BEGINNING**;

Containing 32,404 square feet, or 0.7439 Acres, more or less.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, AZ.

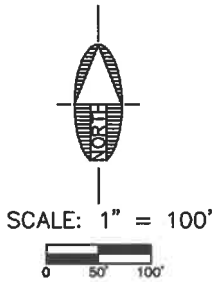


PLOTTED: Jan 18, 2019-10:02am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

POINT OF
COMMENCEMENT
NE COR.
SEC. 23



S 0°44'24" E 706.41'
(BASIS OF BEARING)

'RLS 11369'

'RLS 11369'

APN: 106-04-006B

'RLS 48756'

'RLS 11369'

APN:
106-04-006C

E. BUTLER AVE

LS 18548

N 0°40'53" W
186.85'

'RLS 48756'

SUBJECT PARCEL
APN: 106-04-007B

PARCEL 3

APN: 106-04-006C

PARCEL 2

PARCEL 1



S 0°39'43" E 300.35'

'RLS 11369'

S 0°44'14" E 523.54'

PARCEL 2

PARCEL 1

S 88°43'33" W 326.77'

'RLS 4321'

E 1/4 COR.
SEC. 23

APN:
106-04-005B

'PE 10301'

POB
PARCEL 1

POB
PARCEL 2

POB
PARCEL 3



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swlaz.com

JOB NO. 18245
DATE JAN. '19
SCALE AS SHOWN
DRAWN TNO
DESIGN
CHECKED ADB

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

6

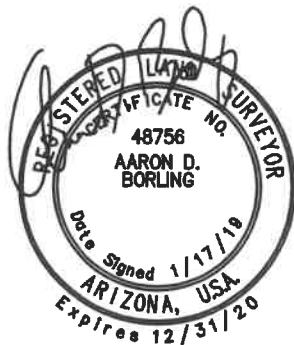
OF 7

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

Curve Table						Parcel Line Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction
C1	11.90	74.57	9.14	S62° 16' 52"E	11.88	L1	110.66	S88° 40' 49"W
C2	102.72	388.50	15.15	S49° 18' 05"E	102.42	L2	93.37	N0° 32' 50"W
C3	72.99	1169.67	3.58	N52° 48' 05"E	72.98	L3	19.67	S58° 15' 33"E
C4	22.39	31.06	41.31	N16° 49' 28"E	21.91	L4	10.51	S39° 04' 21"E
C5	118.45	424.97	15.97	N14° 21' 56"W	118.06	L5	115.52	S88° 40' 49"W
						L6	50.42	N0° 32' 50"W
						L8	21.88	N88° 40' 26"E
						L9	30.29	S0° 39' 43"E
						L10	17.99	N52° 21' 57"E
						L11	20.31	N62° 44' 34"E
						L12	1.30	S51° 25' 21"W
						L13	38.94	S49° 09' 35"W
						L14	12.46	S41° 07' 19"W
						L15	54.18	S3° 49' 48"E
						L16	14.24	S22° 15' 26"E
						L17	100.63	S88° 40' 49"W
						L21	93.27	S0° 37' 35"E



Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	18245
DATE	JAN. '19
SCALE	AS SHOWN
DRAWN	TNO
DESIGN	
CHECKED	ADB

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

7

OF 7

Exhibit B

Approved Preliminary Plat

JOB NO.	17759
DATE	MAY 19
SCALE	AS SHOWN
DRAWN BY	DR
CHECKED BY	DR
DATE	

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934 FAX
www.swhz.com

Shephard & Shephard Inc.

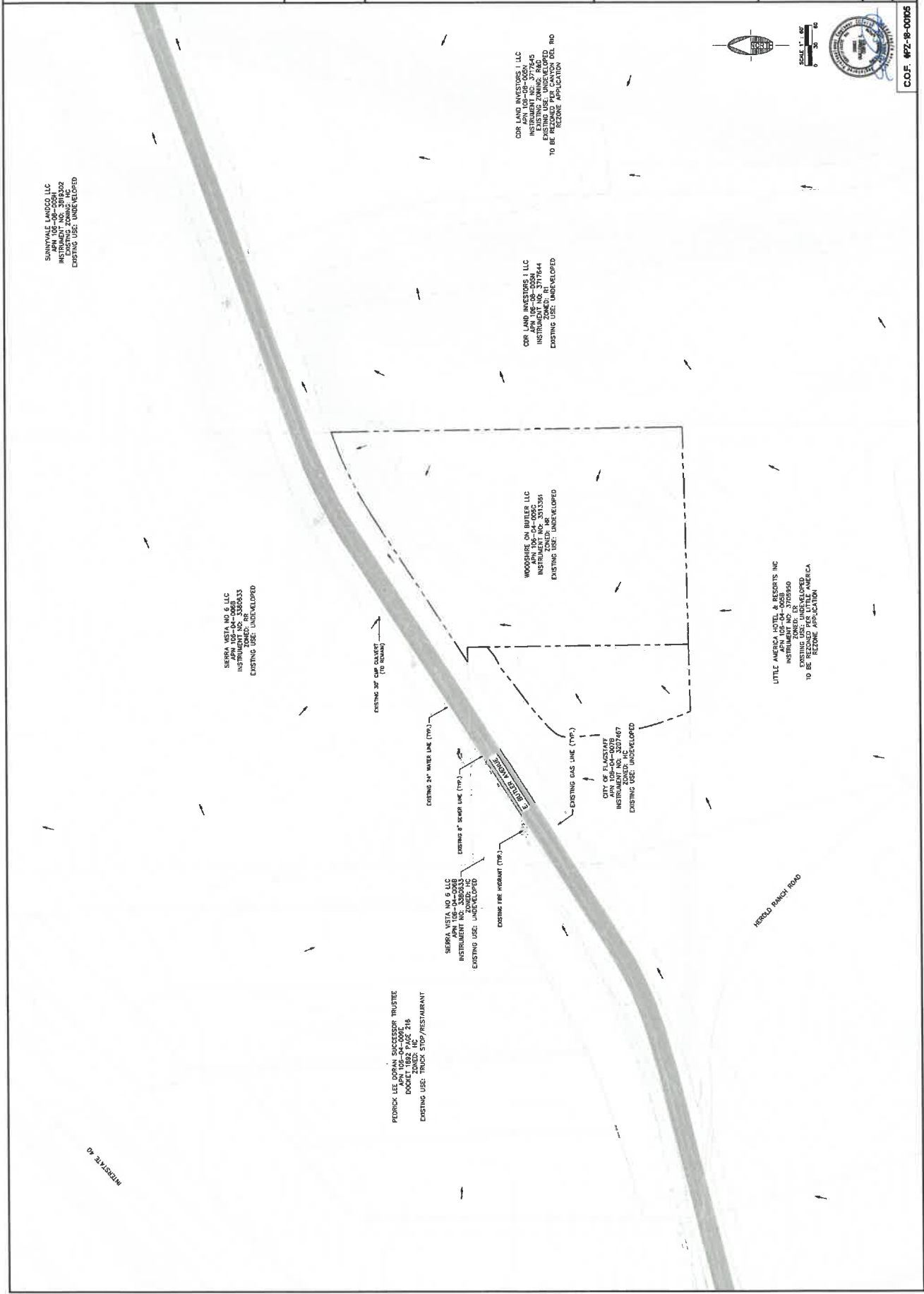
NO.	DESCRIPTION	DATE	BY

City of Flagstaff
Arizona 811
Call it first, let us help you
before you begin excavating

8-1-1 or 1-800-525-1111 (Toll-Free)

DRAWING NO.	OM01
SHEET NO.	2
TOTAL SHEETS	9

C.O.F. #FZ-B-0005

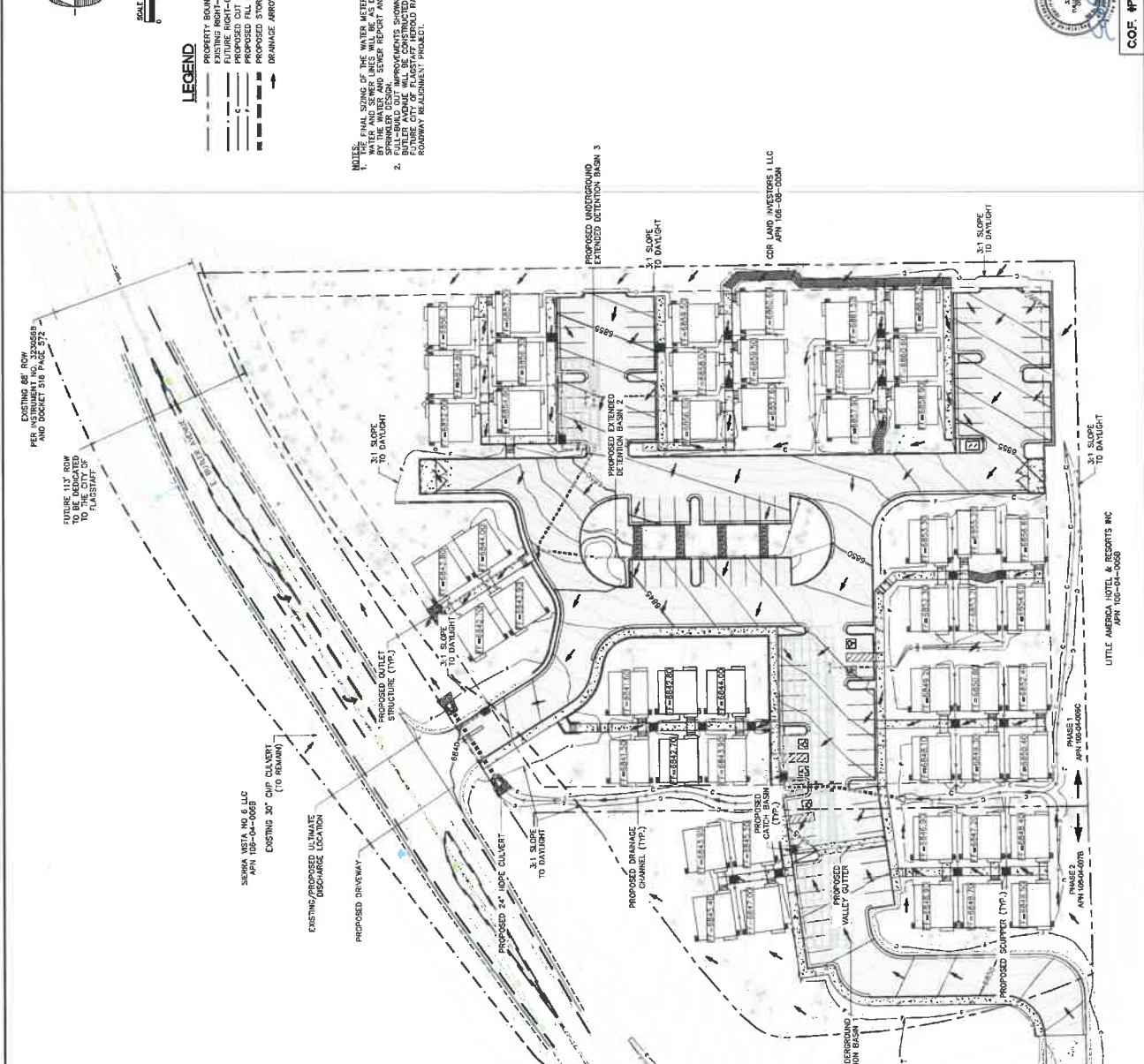




Impervious Areas & LID Analysis

Basin ID	Basin Area (sf)	Existing Basin Impervious Area for LID (sf)	Proposed Basin Impervious Area for LID (sf)	Net Impervious Area (sf)	LID required depth (ft)
A	176,641	7,977	89,712	81,735	0.033
Total					6.811

Notes:
1. The required LID volume is based on the impervious area for LID.
2. The required detention volume is independent of the required LID volume.
3. For the CONDOM, LID is not provided for the south half of Butler Avenue abutting the property.



LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- PROPOSED CUT LIMITS
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- DRAINAGE ARROW

NOTES:

- ALL WORKS OF THE WATER, WASTEWATER, AND SEWER SYSTEMS SHALL BE AS SHOWN ON THE WATER AND SEWER REPORT AND FIRE REPORT.
- FULL-BUILD-OUT IMPROVEMENTS SHOWN TO EAST OF THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE FUTURE CITY OF FLAGSTAFF RANCH ROAD ROADWAY REALIGNMENT PROJECT.



COF. #PZ-8-0005
 SHEET NO. 7
 OF 9

DATE: 12/15/2018
 NO. 12456
 SHEET NO. 7
 OF 9

110 W. Dale Avenue
 Fort Lauderdale, FL 33304
 954.774.0354
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Shepard & Associates Inc.
 110 W. Dale Avenue
 Fort Lauderdale, FL 33304
 954.774.0354
 www.swhz.com

JOB NO. 17159
 DATE: 12/15/2018

WOODSHIRE ON BUTLER CONDOMINIUMS
 PRELIMINARY PLAT (3)
 FLAGSTAFF
 MARIONA

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	9.34	S 87°10' E	L137	23.00	S 07°45' E	L169	6.00	N 89°20' W	L201	23.00	N 07°45' W	L233	30.00	N 89°20' W
L2	13.09	S 80°53' E	L138	6.00	N 07°45' W	L170	23.00	S 07°45' E	L202	23.00	N 07°45' W	L234	30.00	N 89°20' W
L3	9.68	N 83°50' E	L139	30.00	S 89°20' W	L171	23.00	N 07°45' W	L203	6.00	S 07°45' E	L235	30.00	N 89°20' W
L4	11.09	N 77°02' E	L140	33.00	N 07°45' W	L172	33.00	S 07°45' E	L204	30.00	N 89°20' W	L236	30.00	N 89°20' W
L5	4.48	S 80°10' E	L141	30.00	N 89°20' W	L173	18.00	N 89°20' W	L205	30.00	N 89°20' W	L237	30.00	N 89°20' W
L6	4.48	S 80°10' E	L142	23.00	S 07°45' E	L174	18.00	N 89°20' W	L206	30.00	N 89°20' W	L238	30.00	N 89°20' W
L7	46.03	S 87°42' E	L143	11.00	N 89°20' W	L175	23.00	S 07°45' E	L207	30.00	N 89°20' W	L239	30.00	N 89°20' W
L8	27.14	S 88°17' E	L144	30.00	N 89°20' W	L176	23.00	S 07°45' E	L208	30.00	N 89°20' W	L240	30.00	N 89°20' W
L9	26.59	N 84°25' W	L145	23.00	N 07°45' W	L177	23.00	S 07°45' E	L209	30.00	N 89°20' W	L241	30.00	N 89°20' W
L10	113.00	N 87°50' E	L146	30.00	N 89°20' W	L178	23.00	S 07°45' E	L210	30.00	N 89°20' W	L242	30.00	N 89°20' W
L11	30.00	N 87°50' E	L147	23.00	S 07°45' E	L179	23.00	S 07°45' E	L211	30.00	N 89°20' W	L243	30.00	N 89°20' W
L12	30.00	S 87°20' W	L148	6.00	S 07°45' E	L180	15.62	N 89°15' W	L212	30.00	N 89°20' W	L244	30.00	N 89°20' W
L13	23.00	N 87°20' W	L149	30.00	S 89°20' W	L181	23.00	S 07°45' E	L213	30.00	N 89°20' W	L245	30.00	N 89°20' W
L14	30.00	N 87°20' W	L150	23.00	N 07°45' W	L182	30.00	N 89°20' W	L214	30.00	N 89°20' W	L246	30.00	N 89°20' W
L15	23.00	S 82°36' E	L151	30.00	N 89°20' W	L183	23.00	N 89°20' W	L215	30.00	N 89°20' W	L247	30.00	N 89°20' W
L16	11.00	N 87°50' E	L152	23.00	N 07°45' W	L184	30.00	N 89°20' W	L216	30.00	N 89°20' W	L248	30.00	N 89°20' W
L17	30.00	S 87°20' W	L153	6.00	S 07°45' E	L185	6.00	N 89°20' W	L217	30.00	N 89°20' W	L249	30.00	N 89°20' W
L18	33.00	N 87°50' E	L154	30.00	S 89°20' W	L186	23.00	N 89°20' W	L218	30.00	N 89°20' W	L250	30.00	N 89°20' W
L19	30.00	S 87°20' W	L155	23.00	N 07°45' W	L187	30.00	N 89°20' W	L219	30.00	N 89°20' W	L251	30.00	N 89°20' W
L20	23.00	S 82°36' E	L156	23.00	N 07°45' W	L188	30.00	N 89°20' W	L220	30.00	N 89°20' W	L252	30.00	N 89°20' W
L21	6.00	S 82°36' E	L157	23.00	S 07°45' E	L189	30.00	N 89°20' W	L221	30.00	N 89°20' W	L253	30.00	N 89°20' W
L22	30.00	S 87°20' W	L158	16.00	N 89°20' W	L190	23.00	N 89°20' W	L222	30.00	N 89°20' W	L254	30.00	N 89°20' W
L23	23.00	N 82°36' E	L159	30.00	N 89°20' W	L191	23.00	N 89°20' W	L223	30.00	N 89°20' W	L255	30.00	N 89°20' W
L24	30.00	N 87°50' E	L160	23.00	N 07°45' W	L192	30.00	N 89°20' W	L224	30.00	N 89°20' W	L256	30.00	N 89°20' W
L25	23.00	S 82°36' E	L161	30.00	N 89°20' W	L193	30.00	N 89°20' W	L225	30.00	N 89°20' W	L257	30.00	N 89°20' W
L26	11.00	N 87°20' E	L162	23.00	S 07°45' E	L194	30.00	S 07°45' E	L226	30.00	N 89°20' W	L258	30.00	N 89°20' W
L27	30.00	S 82°36' E	L163	11.00	S 89°20' W	L195	51.00	N 89°20' W	L227	30.00	N 89°20' W	L259	30.00	N 89°20' W
L28	23.00	N 82°36' E	L164	30.00	N 89°20' W	L196	22.59	N 89°17' E	L228	30.00	N 89°20' W	L260	30.00	N 89°20' W
L29	30.00	N 87°20' E	L165	23.00	N 07°45' W	L197	23.00	N 89°20' W	L229	30.00	N 89°20' W	L261	30.00	N 89°20' W
L30	23.00	S 82°36' E	L166	30.00	N 89°20' W	L198	30.00	N 89°20' W	L230	30.00	N 89°20' W	L262	30.00	N 89°20' W
L31	13.18	N 84°41' E	L167	23.00	N 07°45' W	L199	23.00	N 89°20' W	L231	30.00	N 89°20' W	L263	30.00	N 89°20' W
L32	20.24	N 89°17' E	L168	6.00	S 07°45' E	L200	30.00	N 89°20' W	L232	30.00	N 89°20' W	L264	30.00	N 89°20' W
L33	23.00	S 89°20' W	L169	6.00	N 89°20' W	L201	6.00	N 89°20' W	L233	30.00	N 89°20' W	L265	30.00	N 89°20' W
L34	30.00	N 89°20' W	L170	23.00	N 89°20' W	L202	23.00	N 89°20' W	L234	30.00	N 89°20' W	L266	30.00	N 89°20' W
L35	23.00	N 89°20' W	L171	30.00	N 89°20' W	L203	30.00	N 89°20' W	L235	30.00	N 89°20' W	L267	30.00	N 89°20' W
L36	30.00	S 89°20' W	L172	33.00	S 07°45' E	L204	30.00	N 89°20' W	L236	30.00	N 89°20' W	L268	30.00	N 89°20' W
L37	6.00	N 89°20' W	L173	18.00	N 89°20' W	L205	30.00	N 89°20' W	L237	30.00	N 89°20' W	L269	30.00	N 89°20' W
L38	23.00	N 89°20' W	L174	30.00	N 89°20' W	L206	30.00	N 89°20' W	L238	30.00	N 89°20' W	L270	30.00	N 89°20' W
L39	30.00	N 89°20' W	L175	23.00	N 07°45' W	L207	30.00	N 89°20' W	L239	30.00	N 89°20' W	L271	30.00	N 89°20' W
L40	30.00	N 89°20' W	L176	30.00	N 07°45' W	L208	30.00	N 89°20' W	L240	30.00	N 89°20' W	L272	30.00	N 89°20' W
L41	30.00	S 89°20' W	L177	33.00	S 07°45' E	L209	30.00	N 89°20' W	L241	30.00	N 89°20' W	L273	30.00	N 89°20' W
L42	6.00	S 89°20' W	L178	6.00	N 07°45' W	L210	30.00	N 89°20' W	L242	6.00	N 07°45' W	L274	30.00	N 89°20' W
L43	23.00	N 89°20' W	L179	30.00	N 89°20' W	L211	30.00	N 89°20' W	L243	30.00	N 89°20' W	L275	30.00	N 89°20' W
L44	30.00	N 89°20' W	L180	23.00	N 07°45' W	L212	30.00	N 89°20' W	L244	30.00	N 89°20' W	L276	30.00	N 89°20' W
L45	23.00	N 89°20' W	L181	23.00	N 07°45' W	L213	15.54	N 89°15' W	L245	30.00	N 89°20' W	L277	30.00	N 89°20' W
L46	23.00	N 89°20' W	L182	30.00	N 89°20' W	L214	30.00	N 89°20' W	L246	30.00	N 89°20' W	L278	30.00	N 89°20' W
L47	41.00	N 84°41' E	L183	11.00	N 89°20' W	L215	23.00	N 89°20' W	L247	41.00	N 84°41' E	L279	30.00	N 89°20' W
L48	15.64	S 89°17' E	L184	30.00	S 07°45' E	L216	30.00	S 07°45' E	L248	15.64	S 89°17' E	L280	30.00	N 89°20' W
L49	23.00	S 89°20' W	L185	23.00	N 89°20' W	L217	6.00	S 89°20' W	L249	23.00	S 89°20' W	L281	30.00	N 89°20' W
L50	30.00	N 89°20' W	L186	23.00	N 89°20' W	L218	30.00	N 89°20' W	L250	30.00	N 89°20' W	L282	30.00	N 89°20' W
L51	23.00	N 89°20' W	L187	23.00	N 89°20' W	L219	30.00	N 89°20' W	L251	23.00	N 89°20' W	L283	30.00	N 89°20' W
L52	30.00	N 89°20' W	L188	45.32	N 07°45' W	L220	30.00	N 89°20' W	L252	30.00	N 89°20' W	L284	30.00	N 89°20' W
L53	6.00	N 89°20' W	L189	15.00	N 89°20' W	L221	30.00	N 89°20' W	L253	30.00	N 89°20' W	L285	30.00	N 89°20' W
L54	23.00	N 89°20' W	L190	30.00	N 89°20' W	L222	30.00	N 89°20' W	L254	23.00	N 89°20' W	L286	30.00	N 89°20' W
L55	30.00	N 89°20' W	L191	23.00	N 07°45' W	L223	30.00	N 89°20' W	L255	30.00	N 89°20' W	L287	30.00	N 89°20' W
L56	23.00	N 89°20' W	L192	30.00	N 89°20' W	L224	30.00	N 89°20' W	L256	23.00	N 89°20' W	L288	30.00	N 89°20' W
L57	30.00	S 89°20' W	L193	30.00	N 89°20' W	L225	30.00	N 89°20' W	L257	30.00	N 89°20' W	L289	30.00	N 89°20' W
L58	6.00	N 89°20' W	L194	6.00	S 89°20' W	L226	30.00	N 89°20' W	L258	6.00	N 07°45' W	L290	30.00	N 89°20' W
L59	23.00	N 89°20' W	L195	23.00	S 07°45' E	L227	30.00	N 89°20' W	L259	23.00	N 89°20' W	L291	30.00	N 89°20' W
L60	30.00	N 89°20' W	L196	23.00	N 07°45' W	L228	30.00	N 89°20' W	L260	30.00	N 89°20' W	L292	30.00	N 89°20' W
L61	30.00	N 89°20' W	L197	30.00	N 89°20' W	L229	30.00	N 89°20' W	L261	30.00	N 89°20' W	L293	30.00	N 89°20' W
L62	30.00	N 89°20' W	L198	30.00	N 89°20' W	L230	30.00	N 89°20' W	L262	30.00	N 89°20' W	L294	30.00	N 89°20' W
L63	103.99	S 07°45' E	L199	6.00	S 07°45' E	L231	30.00	N 89°20' W	L263	6.00	S 07°45' E	L295	30.00	N 89°20' W
L64	25.43	N 89°17' E	L200	30.00	N 89°20' W	L232	30.00	N 89°20' W	L264	25.43	N 89°17' E	L296	30.00	N 89°20' W
L65	23.00	S 89°20' W	L201	23.00	N 07°45' W	L233	6.00	S 07°45' E	L265	23.00	S 89°20' W	L297	30.00	N 89°20' W
L66	30.00	N 89°20' W	L202	30.00	N 07°45' W	L234	30.00	N 89°20' W	L266	30.00	N 89°20' W	L298	30.00	N 89°20' W
L67	30.00	N 89°20' W	L203	23.00	N 07°45' W	L235	23.00	N 89°20' W	L267	30.00	N 89°20' W	L299	30.00	N 89°20' W
L68	30.00	S 89°20' W	L204	11.00	N 89°20' W	L236	11.00	N 89°20' W	L268	30.00	S 89°20' W	L300	30.00	N 89°20' W

Exhibit C

Easement

When recorded, mail to
City Clerk
211 West Aspen Avenue
Flagstaff, Arizona 86001

TEMPORARY INGRESS/EGRESS EASEMENT

For Valuable Consideration, the sufficiency and receipt of which is hereby acknowledged, the CITY OF FLAGSTAFF, a municipal corporation organized and existing under and by virtue of the laws of the State of Arizona, hereinafter referred to as "Grantor", hereby grants and conveys unto Woodshire on Butler, LLC, an Arizona limited liability company, hereinafter referred to as "Grantee", a non-exclusive easement for temporary access and street purposes under, over and across the real property of Grantor located at 2989 E. Butler Avenue, situated in Coconino County, Arizona, and described in Exhibit "1", which is attached hereto and by reference made a part hereof under the terms and conditions set forth below.

1. This Temporary Ingress/Egress Easement is granted to enable the Grantee to locate, operate, repair, replace, alter and maintain access services of all types. This shall include but not be limited to streets, sidewalks and other Grantee approved access improvements.
2. This Temporary Ingress/Egress includes the right to remove, alter or maintain vegetation, improvements, or obstructions within the limits of the easement that conflict with the legitimate use of This Temporary Ingress/Egress Easement.
3. Maintenance of the surface appearance of the real property subject to this easement after any disturbance or restoration caused by Grantee shall remain the responsibility of the Grantee.
4. To the extent permitted by Arizona law, Grantee hereby covenants to indemnify and save Grantor harmless from any liabilities for injuries or damages to persons or property arising out of Grantee's or its officers', agents', employees', and invitees' use of This Temporary Ingress/Egress Easement granted herein.
5. If the Grantee abandons the use contemplated by This Temporary Ingress/Egress Easement, said Easement shall terminate and the property interest herein shall revert to the Grantor. For the purposes of this agreement, the term "abandon" shall be defined as the discontinuation by Grantee to provide and maintain said street improvements for a period of one (1) year following termination of said utility or access services.
6. The Grantor shall have the right to use and enjoy the Property subject to This Temporary Ingress/Egress Easement provided such use and enjoyment does not interfere with Grantee's ability to utilize the Temporary Ingress/Egress granted herein, and further provided that, the Grantor shall not construct or permit erection or other structure or improvement that would interfere with the operation of this access or street improvement within the Temporary Ingress/Egress Easement granted herein without Grantee's written consent. The determination of whether Grantor's proposed construction of any structure or improvement interferes with the operation of this street and access improvement shall be the sole and absolute discretion of the Grantee.

Dated this _____ day of _____ 20____ in Flagstaff, Coconino County, Arizona.

By: _____
Mayor, Coral Evans

STATE OF ARIZONA)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____
by _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission expires

ATTEST:

City Clerk

Exhibit D

Roadway Contribution

ENGINEER'S OPINION OF PROBABLE COST

SWJ Job # 17159
 Woodshire on Butler
 E. Butler Avenue
 Flagstaff, Arizona
 April 16, 2019



PHASE 1 FULL-BUILD OUT IMPROVEMENTS				
Asphalt Square Footage-1 right turn lane	1,545	s.f.	\$15.58*	\$24,071.10
6" Vertical Curb and Gutter	487	l.f.	\$20.00	\$9,740.00
Sidewalk	2,681	s.f.	\$7.00	\$18,767.00
Street Lights	1	ea.	\$3,333.00	\$3,333.00
Street Trees	20	ea.	\$500.00	\$10,000.00
SUBTOTAL PHASE 1 FULL-BUILD OUT IMPROVEMENTS				\$65,911.10
PHASE 2 FULL-BUILD OUT IMPROVEMENTS				
6" Vertical Curb and Gutter	383	l.f.	\$20.00	\$7,660.00
Sidewalk	2,107	s.f.	\$7.00	\$14,749.00
Street Lights	1	ea.	\$3,333.00	\$3,333.00
Street Trees	16	ea.	\$500.00	\$8,000.00
SUBTOTAL PHASE 2 FULL-BUILD OUT IMPROVEMENTS				\$33,742.00
WOODSHIRE ON BUTLER PHASE 1 & PHASE 2 CASH-IN-LIEU				\$99,653.00

*Roadway Cost per Square Foot \$15.58 was taken from Canyon Del Rio



