

LEGAL DESCRIPTION

EXHIBIT 'C'

W. UNIVERSITY DRIVE

Commencing at the northwest corner of 'Parcel No. 1' as shown on Instrument Number 3742956, Official Records of Coconino County (herein referred to as R1), from which the northeast corner of said parcel bears North 87°36'18" East, 413.32 feet (Basis of Bearing);

Thence along the north line of said parcel, and along the south Right-of-Way line of W. University Drive as shown on R1, North 87°36'18" East, 119.29 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line and said Right-of-Way line, North 87°36'18" East, 213.92 feet;

Thence leaving said north line and said Right-of-Way line, North 15°12'06" East, 22.63 feet;

Thence North 11°04'06" East, 39.89 feet to a point on the north Right-of-Way line of W. University Drive, said point being the beginning of a non-tangent curve concave to the north, having a radius of 25.00 feet and being subtended by a chord which bears South 82°43'50" West 4.25 feet;

Thence along said Right-of-Way line, and westerly along said curve, 4.25 feet through a central angle of 9°44'56";

Thence continuing along said Right-of-Way line, South 87°36'18" West, 281.29 feet;

Thence leaving said Right-of-Way line, South 18°30'39" West, 28.27 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 528.56 feet and being subtended by a chord which bears South 65°16'14" East 73.67 feet;

Thence southeasterly along said curve 73.73 feet through a central angle of 7°59'31" to the **TRUE POINT OF BEGINNING**;

Containing 0.37 Acres, more or less.

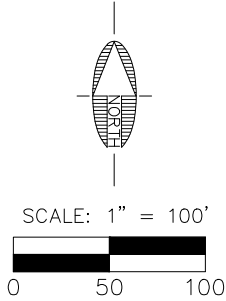
See Exhibit 'C-1' attached hereto and made a part hereof.

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

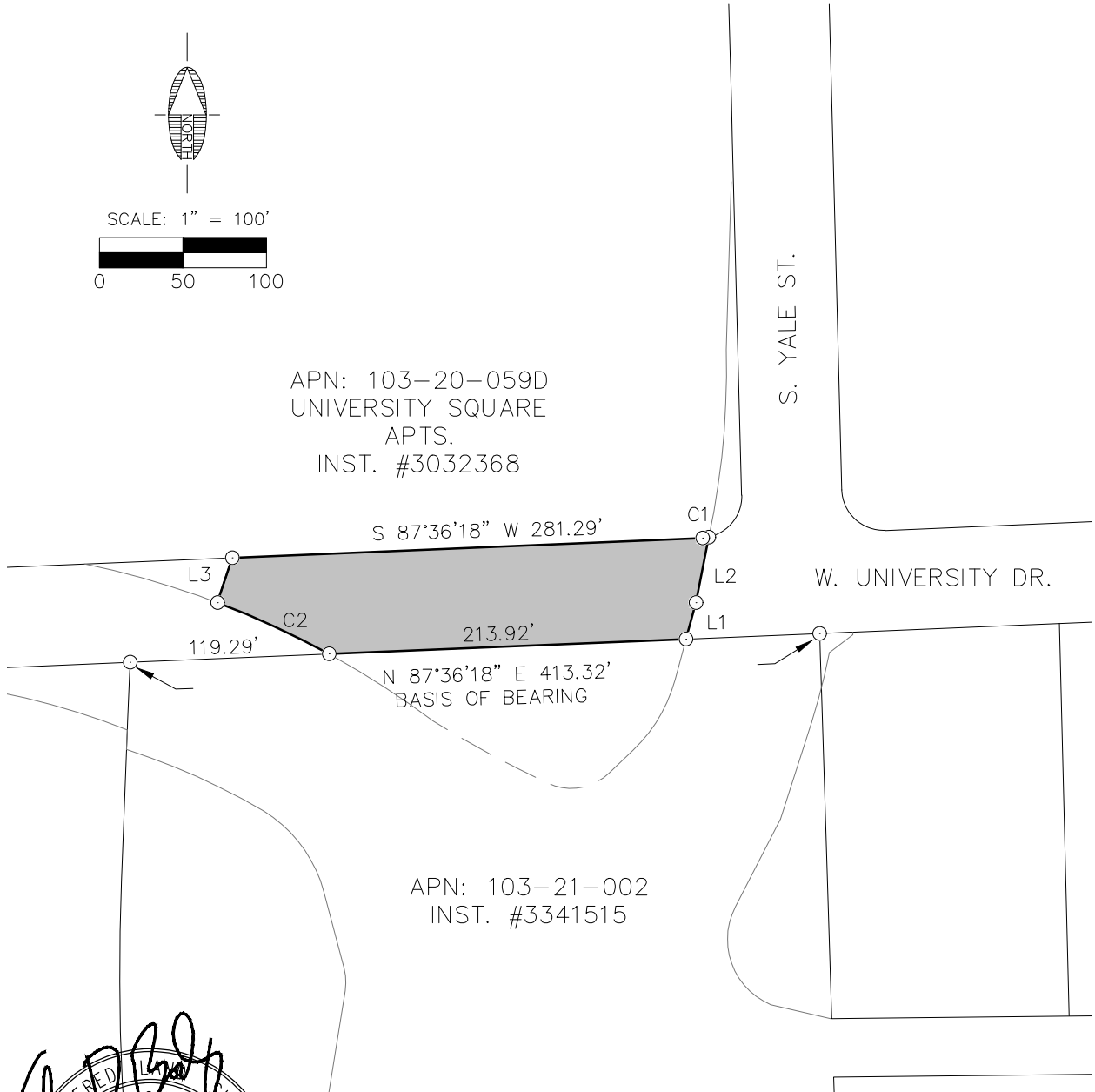


# EXHIBIT 'C-1'

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



APN: 103-20-059D  
UNIVERSITY SQUARE  
APTS.  
INST. #3032368



APN: 103-21-002  
INST. #3341515



L1-N 15°12'06" E 22.63'  
L2-N 11°04'06" E 39.89'  
L3-S 18°30'39" W 28.27'

C1-Δ=09°44'56" R=25.00' L=4.25'  
C2-Δ=07°59'31" R=528.56' L=73.73'



110 West Dale Ave  
Flagstaff, Az 86001  
928.773.0354  
928.774.8934 fax

Shephard & Associates, Inc. www.swiaz.com

JOB NO: 14225  
DATE: 11/7/2017  
SCALE: 1" = 100'  
DRAWN: ADB  
DESIGN: ADB  
CHECKED: ADB

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

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