

LEGAL DESCRIPTION

EXHIBIT 'A'

APN: 116-61-006

Ref No. #18245

2-7-2019

A portion of 'Tract 4' according to the Final Plat of Pulliam Airpark Tracts 4 & 6 Unit 3 Amended, Case 8, Map 19, Official Records of Coconino County (herein referred to as R1), lying within the southwest quarter of Section 5, Township 20 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at the southeasterly corner of said 'Tract 4', said point being in common with the northwesterly Right-of-Way line of John Wesley Powell Boulevard as shown on R1, and the **TRUE POINT OF BEGINNING;**

Thence along the southeasterly property line of said 'Tract 4' and said Right-of-Way line, South 41°12'04" West, 1141.75 feet (Basis of Bearing, South 41°00'14" West, 1141.60 feet per R1) to the beginning of a tangent curve concave to the northwest having a radius of 605.00 feet;

Thence continuing along said property line and said Right-of-Way line, and southwesterly along said curve, 283.72 feet through a central angle of 26°52'11";

Thence continuing along said property line and said Right-of-Way line, North 21°55'45" West, 5.00 feet to the beginning of a non-tangent curve concave to the north having a radius of 600.00 feet and being subtended by a chord which bears South 73°11'11" West 107.00 feet;

Thence continuing along said property line and said Right-of-Way line, and westerly along said curve, 107.14 feet through a central angle of 10°13'53" to the southwest corner of said 'Tract 4';

Thence along the westerly property line of said 'Tract 4', North 44°06'49" West, 9.79 feet to the beginning of a non-tangent curve concave to the north, having a radius of 597.91 feet and being subtended by a chord which bears North 74°36'31" East 88.30 feet;

Thence easterly along said curve, 88.38 feet through a central angle of 8°28'10" to the beginning of a tangent curve concave to the northwest, having a radius of 70.80 feet;

Thence northeasterly along said curve, 107.50 feet through a central angle of 86°59'55";

Thence North 16°37'29" West, 37.77 feet;

Thence North 73°22'31" East, 95.02 feet to beginning of a non-tangent curve concave to the north having a radius of 49.89 feet and being subtended by a chord which bears South 74°44'57" East 85.08 feet;

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CITY OF FLAGSTAFF
ENGINEERING DIV.

R.M.

3/12/19

INT

DATE

Thence southeasterly along said curve, 101.87 feet through a central angle of $116^{\circ}59'40''$ to the beginning of a non-tangent curve concave to the northwest having a radius of 591.00 feet and being subtended by a chord which bears North $43^{\circ}52'54''$ East, 55.27 feet;

Thence northeasterly along said curve, 55.29 feet through a central angle of $5^{\circ}21'38''$;

Thence North $41^{\circ}12'04''$ East, 1155.66 feet to a point on the easterly property line of said 'Tract 4';

Thence along said easterly property line, South $03^{\circ}59'46''$ East, 19.73 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.725 Acres, more or less.

Parcel 2:

Commencing at the northwest corner of said 'Tract 4' and the **TRUE POINT OF BEGINNING**;

Thence along the north line of said 'Tract 4', North $89^{\circ}43'16''$ East, 775.85 feet (Basis of Bearing, North $89^{\circ}32'07''$ East, 776.00 feet per R1) to a point on the westerly Right-of-Way line of Pulliam Drive as shown on R1, and the beginning of a non-tangent curve concave to the northeast having a radius of 1277.14 feet and being subtended by a chord which bears South $33^{\circ}34'25''$ East 671.08 feet;

Thence along said Right-of-Way line, and southeasterly along said curve, 679.05 feet through a central angle of $30^{\circ}27'49''$;

Thence continuing along said Right-of-Way line, South $48^{\circ}59'46''$ East, 35.00 feet;

Thence continuing along said Right-of-Way line, South $03^{\circ}59'46''$ East, 8.45 feet;

Thence South $41^{\circ}12'04''$ West, 1155.66 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 591.00 feet and being subtended by a chord which bears South $43^{\circ}52'54''$ West 55.27 feet;

Thence southwesterly along said curve, 55.29 feet through a central angle of $5^{\circ}21'38''$ to the beginning of a non-tangent curve concave to the north having a radius of 49.89 feet and being subtended by a chord which bears North $74^{\circ}44'57''$ West 85.08 feet;

Thence northwesterly along said curve, 101.87 feet through a central angle of $116^{\circ}59'40''$;

Thence South $73^{\circ}22'31''$ West, 95.02 feet;

Thence South $16^{\circ}37'29''$ East, 37.77 feet to the beginning of a tangent curve concave to the northwest having a radius of 70.80 feet;

Thence southwesterly along said curve, 107.50 feet through a central angle of 86°59'55" to the beginning of a tangent curve concave to the north, having a radius of 597.91 feet;

Thence westerly along said curve, 88.38 feet through a central angle of 8°28'10" to a point on the westerly property line of said 'Tract 4';

Thence along said property line, North 44°06'49" West, 39.92 feet;

Thence continuing along said property line, North 03°16'48" West, 201.43 feet;

Thence continuing along said property line, North 16°30'37" West, 391.18 feet;

Thence continuing along said property line, North 06°53'45" West, 564.89 feet to the beginning of a non-tangent curve concave to the east having a radius of 5756.59 feet and being subtended by a chord which bears North 15°16'07" East 389.92 feet;

Thence continuing along said property line, and northerly along said curve, 390.00 feet through a central angle of 3°52'54";

Thence continuing along said property line, North 17°12'28" East, 110.64 feet to the **TRUE POINT OF BEGINNING;**

Containing 31.468 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.

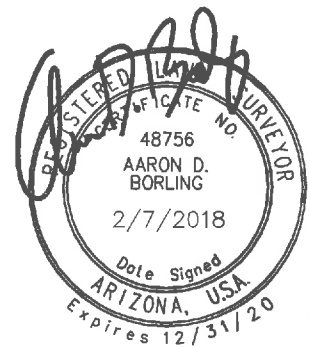
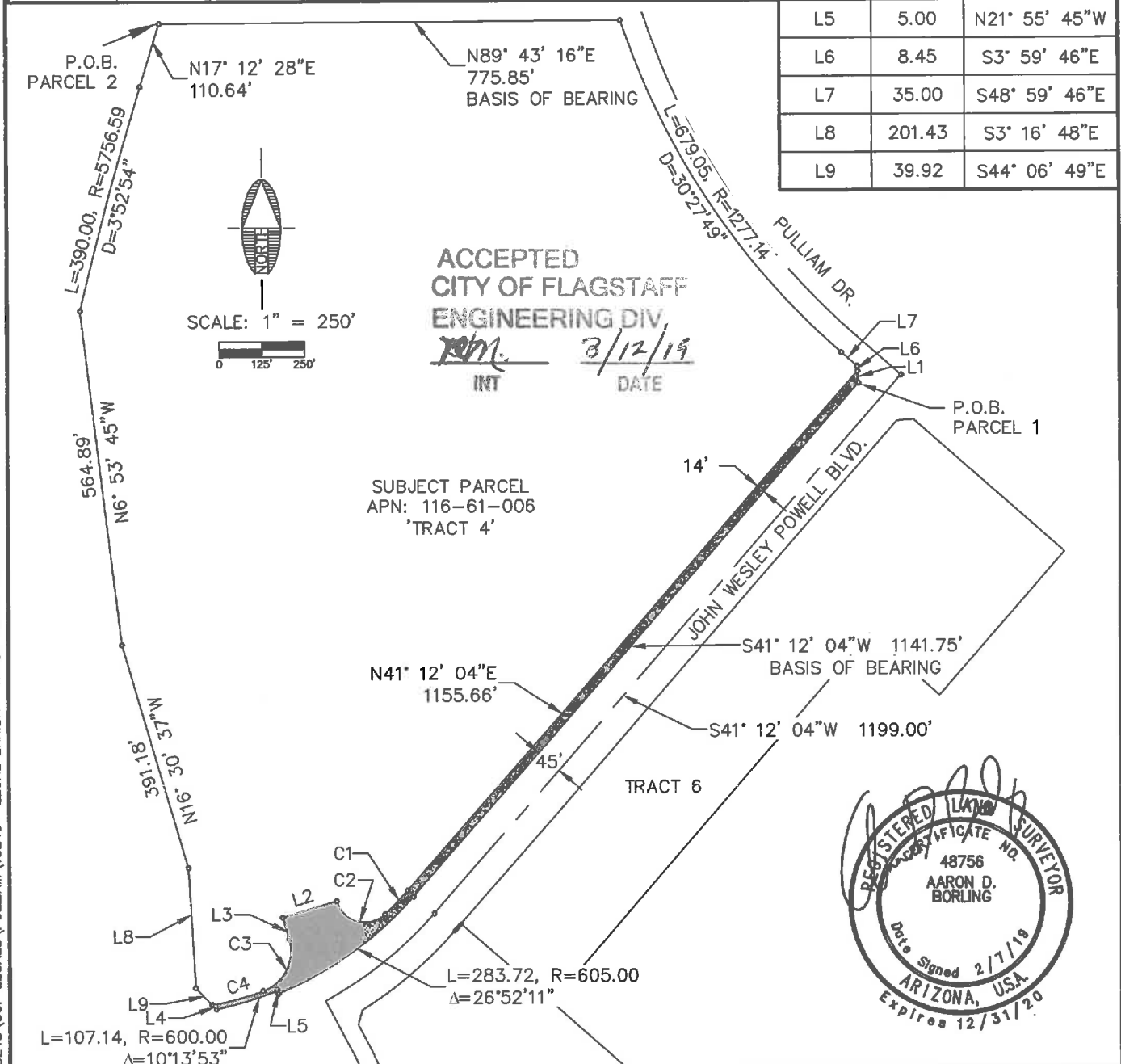


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 20 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 07, 2019--5:05pm

Curve Table						Parcel Line Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction
C1	55.29	591.00	5°21'38"	N43° 52' 54"E	55.27	L1	19.73	S3° 59' 46"E
C2	101.87	49.89	116°59'40"	S74° 44' 57"E	85.08	L2	95.02	S73° 22' 31"W
C3	107.50	70.80	86°59'55"	N26° 52' 29"E	97.47	L3	37.77	S16° 37' 29"E
C4	88.38	597.91	8°28'10"	N74° 36' 31"E	88.30	L4	9.79	N44° 06' 49"W



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SWI
Shephard & Wesnitzer, Inc.

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

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

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

LEGAL DESCRIPTION

EXHIBIT 'A'

APN: 116-61-005A

Ref No. #18245

2-11-2019

A portion of 'Tract 3' according to the Final Plat of Pulliam Airpark, Unit 2 Amended, Case 7, Map 96, Official Records of Coconino County (herein referred to as R1), lying within the southwest quarter of Section 5, and the northwest quarter of Section 8, Township 20 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at the southeast corner of said 'Tract 3', said point being in common with the northeasterly Right-of-Way line of Shamrell Boulevard as shown on R1, and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 57°13'21" West, 945.94 feet (Basis of Bearing, North 57°25'29" West, 885.00 feet per R1) to the beginning of a non-tangent curve concave to the northeast having a radius of 420.00 feet and being subtended by a chord which bears North 35°15'29" West, 314.29 feet;

Thence continuing along said Right-of-Way line, and northwesterly along said curve, 322.13 feet through a central angle of 43°56'40";

Thence continuing along said Right-of-Way line, North 13°14'07" West, 197.95 feet to the beginning of a non-tangent curve concave to the west having a radius of 379.98 feet and being subtended by a chord which bears North 20°37'52" West 97.45 feet;

Thence continuing along said Right-of-Way line, and northerly along said curve, 97.72 feet through a central angle of 14°44'03";

Thence continuing along said Right-of-Way line, North 27°59'25" West, 38.25 feet;

Thence continuing along said Right-of-Way line, North 15°03'01" East, 25.00 feet to a point on the southerly Right-of-Way line of John Wesley Powell Boulevard as shown on R1, and the beginning of a non-tangent curve concave to the northwest having a radius of 695.00 feet and being subtended by a chord which bears North 49°39'31" East 204.43 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 205.18 feet through a central angle of 16°54'53";

Thence continuing along said Right-of-Way line, North 41°12'04" East, 16.68 feet;

Thence leaving said Right-of-Way line, South 48°49'02" East, 5.00 feet;

Thence South 41°12'04" West, 16.68 feet;

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.
R-M 3/12/19
INT DATE

Thence South 42°56'36" West, 44.30 feet;

Thence South 37°39'56" West, 42.35 feet;

Thence South 36°41'22" West, 45.31 feet to the beginning of a tangent curve concave to the east having a radius of 95.76 feet;

Thence southerly along said curve, 119.48 feet through a central angle of 71°29'15" to the beginning of a non-tangent curve concave to the west having a radius of 393.98 feet and being subtended by a chord which bears South 20°38'50" East, 101.03 feet;

Thence southerly along said curve, 101.31 feet through a central angle of 14°44'00";

Thence South 13°16'50" East, 197.93 feet to the beginning of a tangent curve concave to the northeast, having a radius of 406.00 feet;

Thence southerly along said curve, 286.42 feet through a central angle of 40°25'12";

Thence South 57°13'21" East, 912.26 feet;

Thence South 41°10'58" West, 14.15 feet to the **TRUE POINT OF BEGINNING**;

Containing 1.08 Acres, more or less.

Parcel 2:

Commencing at the northeast corner of said 'Tract 3' and the **TRUE POINT OF BEGINNING**;

Thence along the northeasterly property line of said 'Tract 3',

North 48°49'02" West, 1500.18 feet (Basis of Bearing, North 48°59'46" West, 1505.18 feet per R1)

Thence South 41°12'04" West, 16.68 feet;

Thence South 42°56'36" West, 44.30 feet;

Thence South 37°39'56" West, 42.35 feet;

Thence South 36°41'22" West, 45.31 feet to the beginning of a tangent curve concave to the east, having a radius of 95.76 feet;

Thence southerly along said curve, 119.48 feet through a central angle of 71°29'15" to the beginning of a non-tangent curve concave to the west having a radius of 393.98 feet and being subtended by a chord which bears South 20°38'50" East 101.03 feet;

Thence southerly along said curve, 101.31 feet through a central angle of 14°44'00";

Thence South 13°16'50" East, 197.93 feet to the beginning of a tangent curve concave to the northeast, having a radius of 406.00 feet;

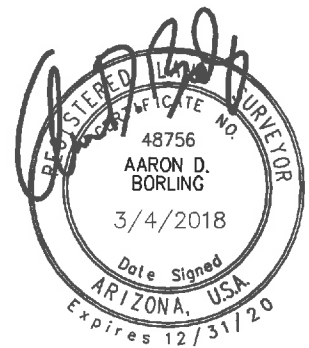
Thence southeasterly along said curve, 286.42 feet through a central angle of 40°25'12";

Thence South 57°13'21" East, 912.26 feet to a point on the southeasterly property line of said 'Tract 3';

Thence along said property line, North 41°10'58" East, 337.34 feet to the **TRUE POINT OF BEGINNING**;

Containing 13.31 Acres, more or less.

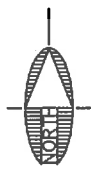
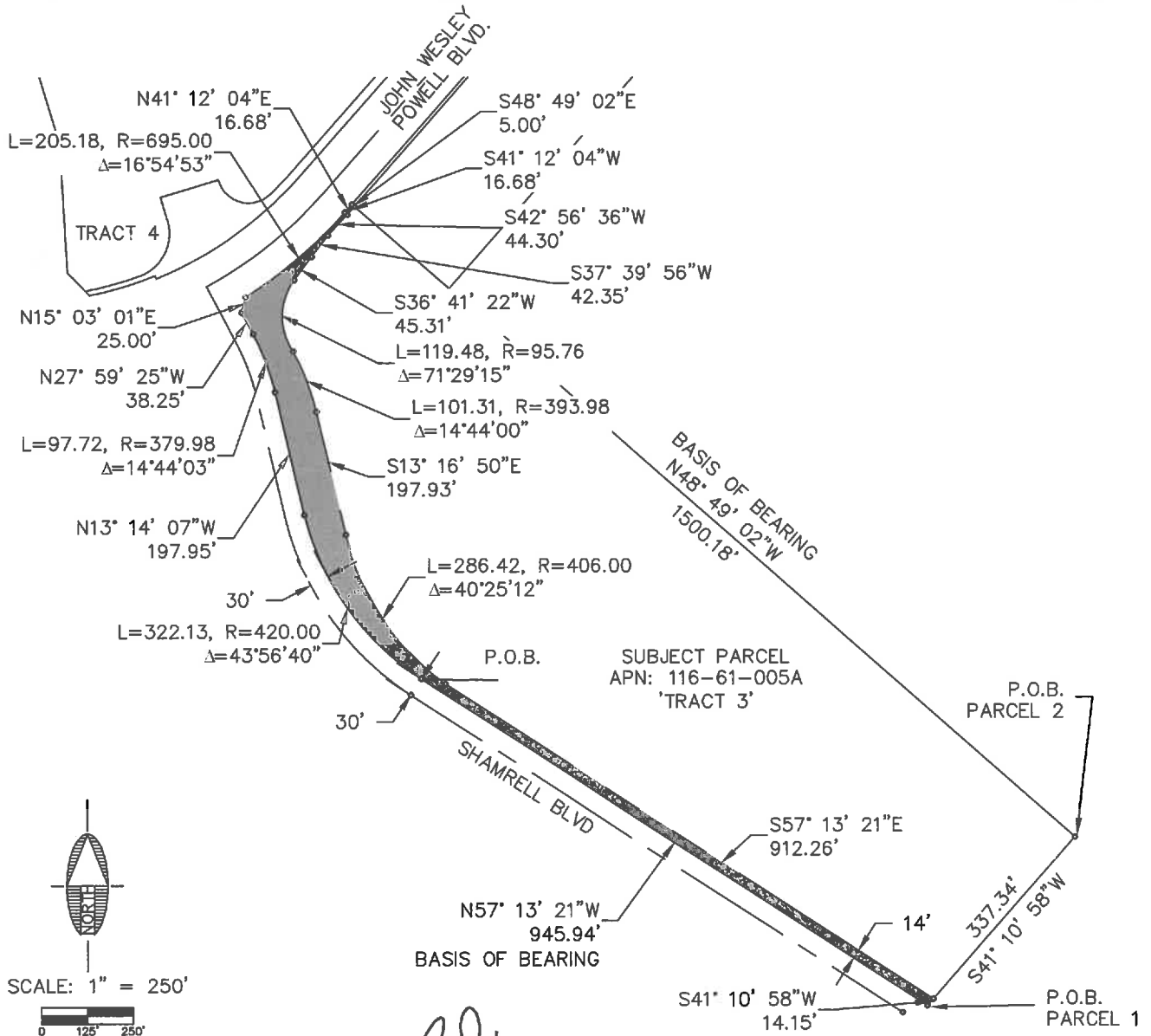
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, AZ.



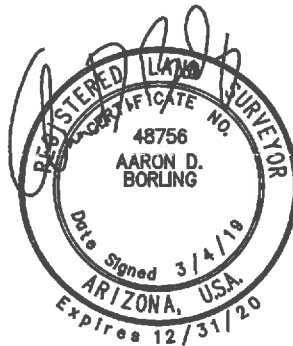
PLOTTED: Mar 04, 2019-4:42pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 20 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



SCALE: 1" = 250'



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.

R-M. *3/12/19*
INT DATE

FILE: P:\2018\18245\COF LEGALS\PULLIAM\18245- LEGAL EXHIBIT- TRACT 3.DWG ABORLING



Shephard & Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
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JOB NO.	18245
DATE	MAR. '19
SCALE	AS SHOWN
DRAWN	TNO
DESIGN	
CHECKED	ADB

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

LEGAL DESCRIPTION
EXHIBIT 'A'
APN: 116-61-008A
Ref No. #18245
3-4-2019

A portion of 'Tract 6' according to the Final Plat of Pulliam Airpark Tracts 4 & 6 Unit 3 Amended, Case 8, Map 19, Official Records of Coconino County (herein referred to as R1), lying within the southwest quarter of Section 5, Township 20 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at the southwesterly corner of said 'Tract 6', said point being in common with the southeasterly Right-of-Way line of John Wesley Powell Boulevard as shown on R1, and the **TRUE POINT OF BEGINNING;**

Thence along the northwesterly property line of said 'Tract 6' and said Right-of-Way line, North 41°12'04" East, 1119.65 feet (Basis of Bearing, North 41°00'14" East, 1119.55 feet per R1);

Thence along the northerly property line of said 'Tract 6' and said Right-of-Way line, North 86°00'14" East, 7.10 feet;

Thence leaving said property line and said Right-of-Way line, South 41°12'04" West, 1124.68 feet to a point on the southwesterly property line of said 'Tract 6';

Thence along said property line, North 48°49'02" West, 5.00 feet to the **TRUE POINT OF BEGINNING;**

Containing 5,611 square feet, or 0.129 Acres, more or less.

Parcel 2:

Commencing at the northeast corner of said 'Tract 6' and the **TRUE POINT OF BEGINNING;**

Thence along the southeasterly property line of said 'Tract 6', South 41°10'58" West, 320.86 feet (Basis of Bearing, South 41°00'14" West, 320.84 feet per R1);

Thence continuing along said property line, North 48°49'02" West, 157.45 feet;

Thence continuing along said property line, South 41°10'58" West, 818.99 feet to the southwest corner of said 'Tract 6';

Thence along the southwesterly property line of said 'Tract 6', North 48°49'02" West, 195.35 feet;

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.

RM. 3/12/19
INT DATE

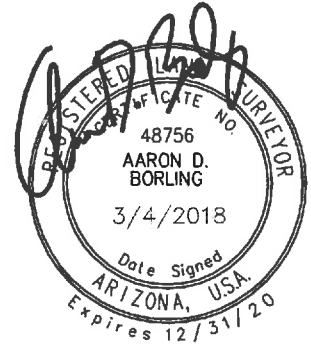
Thence North 41°12'04" East, 1124.68 feet to a point on the northerly property line of said 'Tract 6';

Thence along said north line, North 86°00'14" East, 21.53 feet;

Thence along the northeasterly property line of said 'Tract 6', South 48°47'56" East, 337.26 feet to the **TRUE POINT OF BEGINNING**;

Containing 6.265 Acres, more or less.

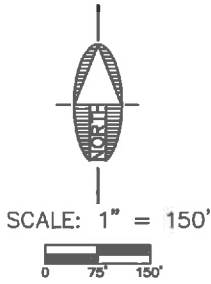
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, AZ.



PLOTTED: Mar 04, 2019-10:50am

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 20 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



APN: 116-61-006
TRACT 4

JOHN WESLEY POWELL BLVD
N41° 12' 04"E 1119.65' BASIS OF BEARING
S41° 12' 04"W 1124.68'

SUBJECT PARCEL
APN: 116-61-008A
TRACT 6

APN: 116-61-003A

P.O.B.
PARCEL 1

N48° 49' 02"W
5.00'

N48° 49' 02"W
195.35'

N86° 00' 14"E
7.10'

N86° 00' 14"E
21.53'

S48° 47' 56"E
337.26'

P.O.B.
PARCEL 2

S41° 10' 58"W
320.86'
BASIS OF BEARING

N48° 49' 02"W
157.45'

S41° 10' 58"W 818.99'

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV.

RM 3/12/19
INT DATE



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Shephard & Associates, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8834 fax

www.swiaz.com

JOB NO.	18245
DATE	FEB. '19
SCALE	AS SHOWN
DRAWN	TND
DESIGN	
CHECKED	ADB

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

