

**EXHIBIT 2**  
**LEGAL DESCRIPTIONS**

NAVAJO DRIVE  
TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

100-02-098

100-02-099

100-02-100

100-02-101

100-02-102

100-02-103

100-02-104

100-02-105

100-02-106

100-02-107

100-02-108

100-02-109

100-02-110

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-098

11/15/2019

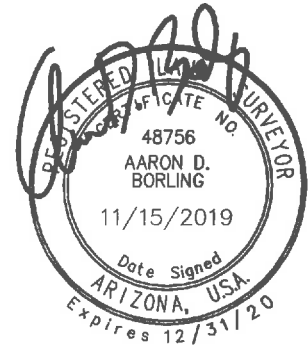
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3143507, Official Records of Coconino County, said parcel of land being Lot 3, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

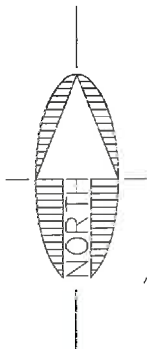
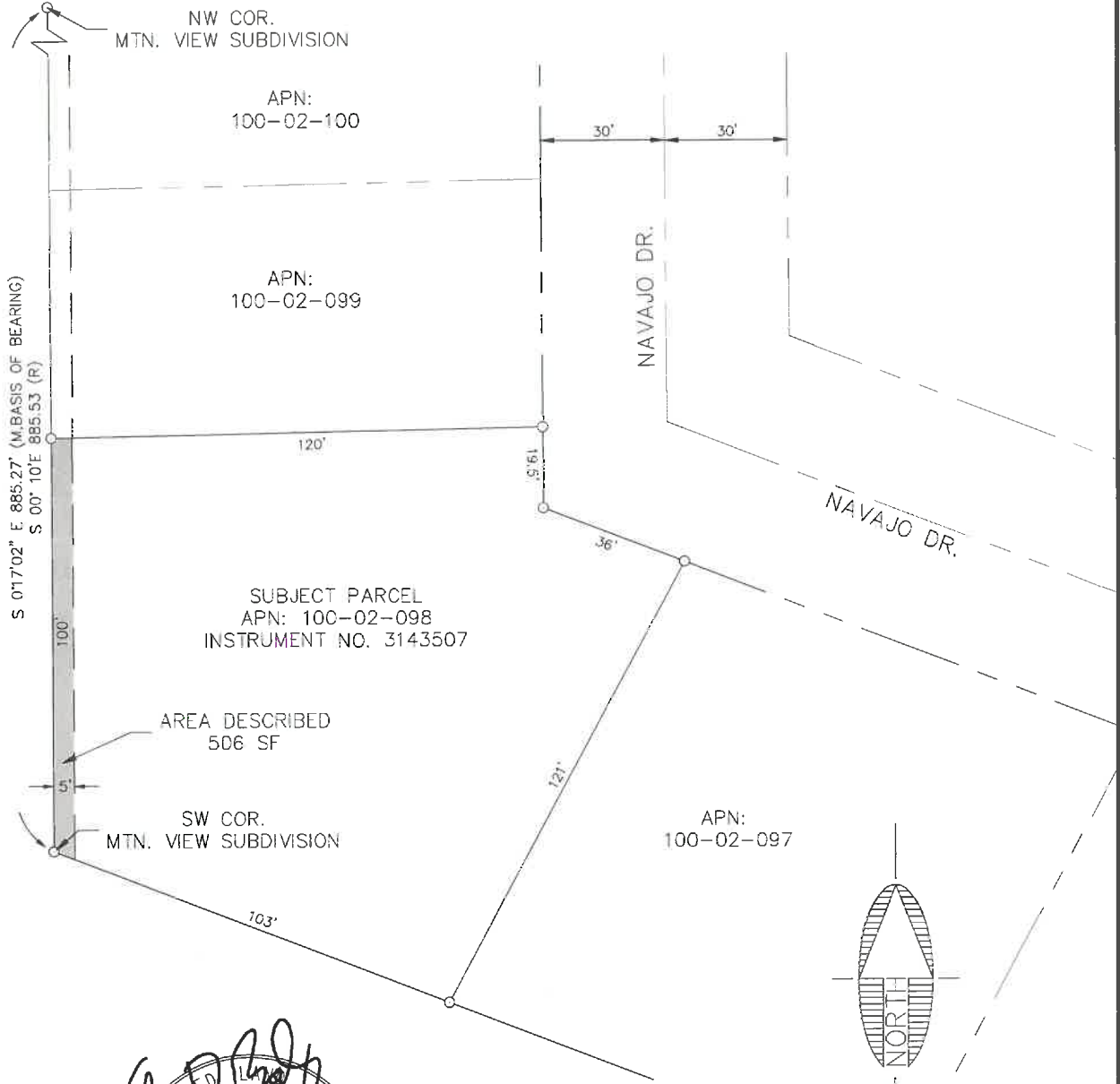
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



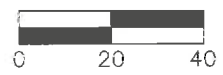
PLOTTED: Nov 15, 2019--3:15pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 40'




CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 3 EXHIBIT B.dwg SWI--C3D-1B

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	JOB NO. 04473 DATE NOV 2019 SCALE 1"=40' DRAWN MB DESIGN CHECKED ADB	RIO DE FLAG    LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-099

11/15/2019

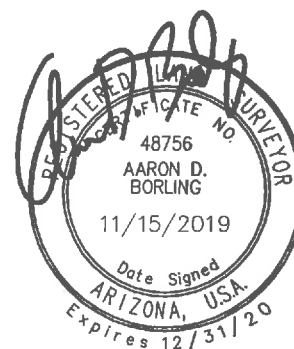
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3229628, Official Records of Coconino County, said parcel of land being Lot 4, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

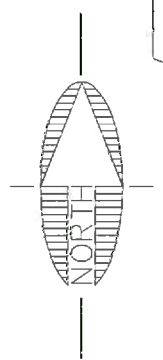
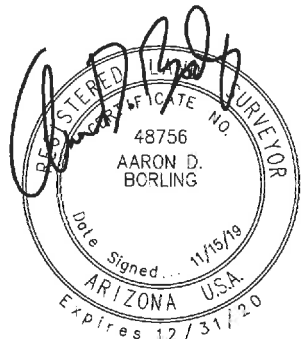
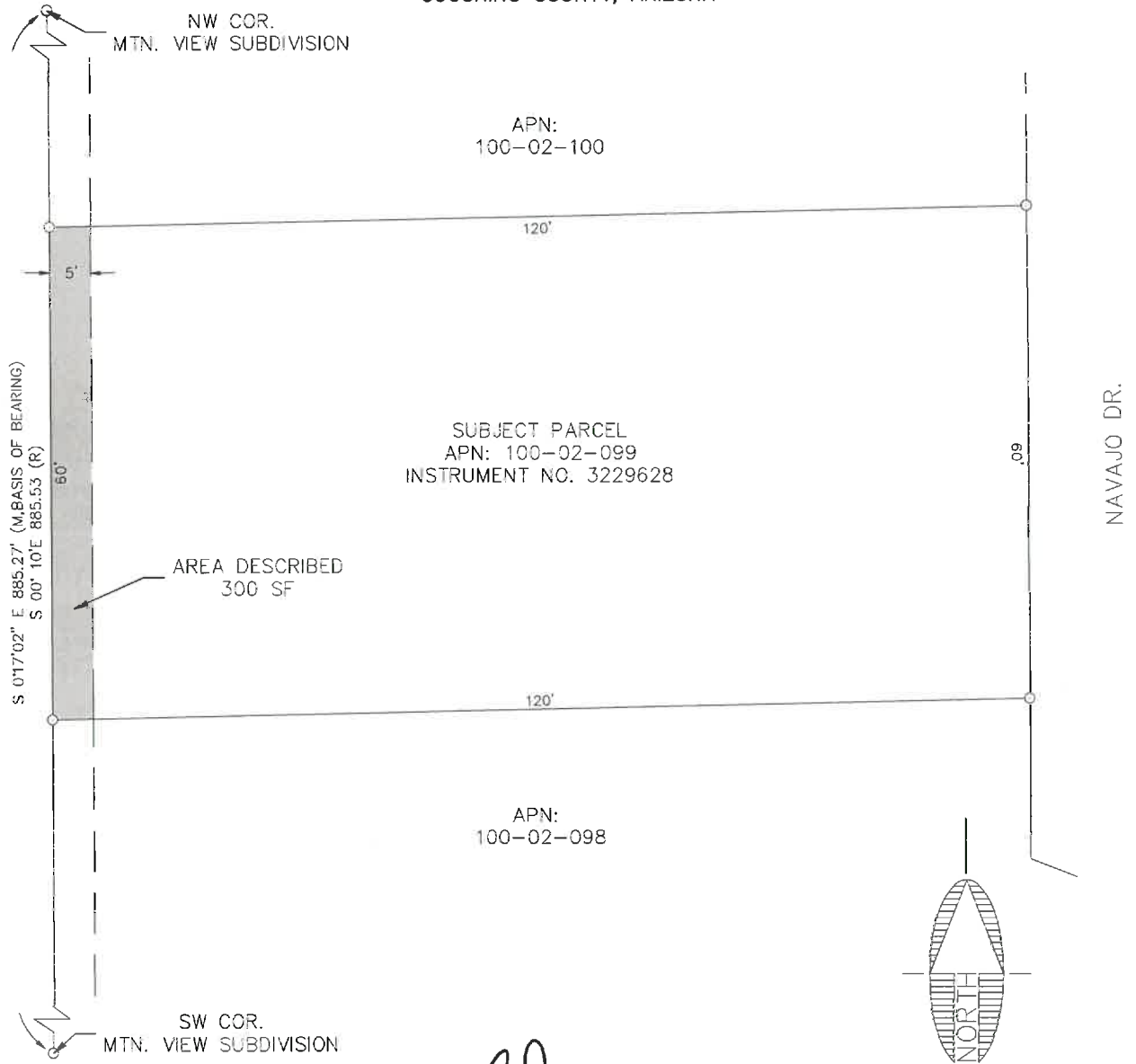
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



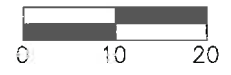
PLOTTED: Nov 15, 2019-3:07pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
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RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
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LOCATION OF THE AREA DESCRIBED.

FILE: \\v-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 4 EXHIBIT B.dwg SWI-C3D-18

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

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG

FLAGSTAFF, ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-100

11/15/2019

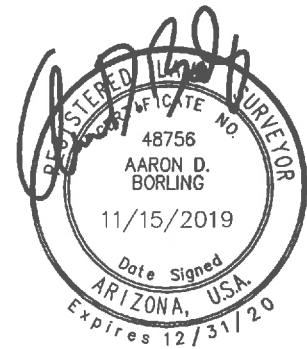
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3635281, Official Records of Coconino County, said parcel of land being Lot 5, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

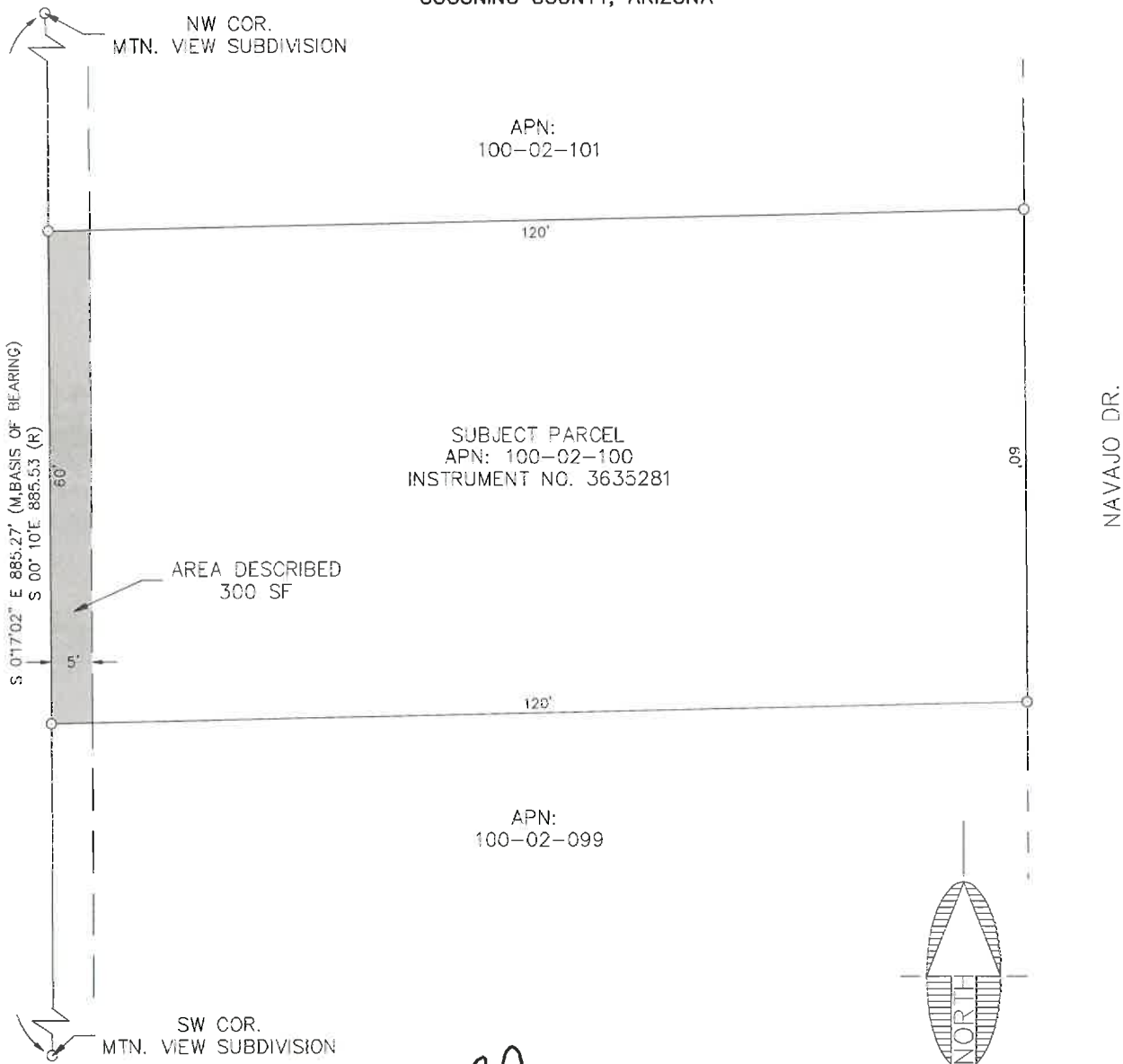
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



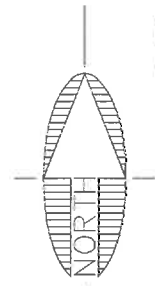
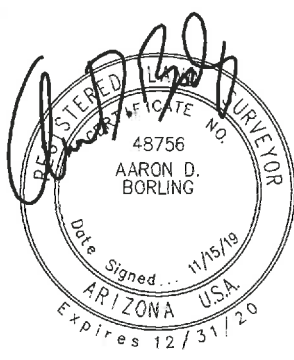
PLOTTED: Nov 15, 2019--3:04pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

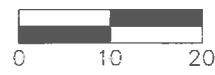
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 5 EXHIBIT B.dwg SWI-C3D-1B




SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
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 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE NOV 2019 SCALE 1"=20' DRAWN MB DESIGN CHECKED ADB	RIO DE FLAG FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
	LEGAL EXHIBIT			

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-101

11/15/2019

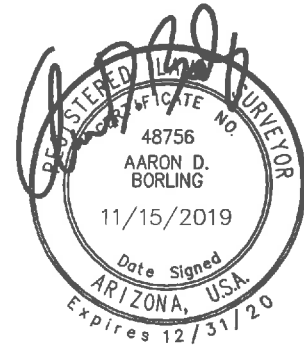
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3361610, Official Records of Coconino County, said parcel of land being Lot 6 together with the south 5 feet of Lot 7, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 325 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

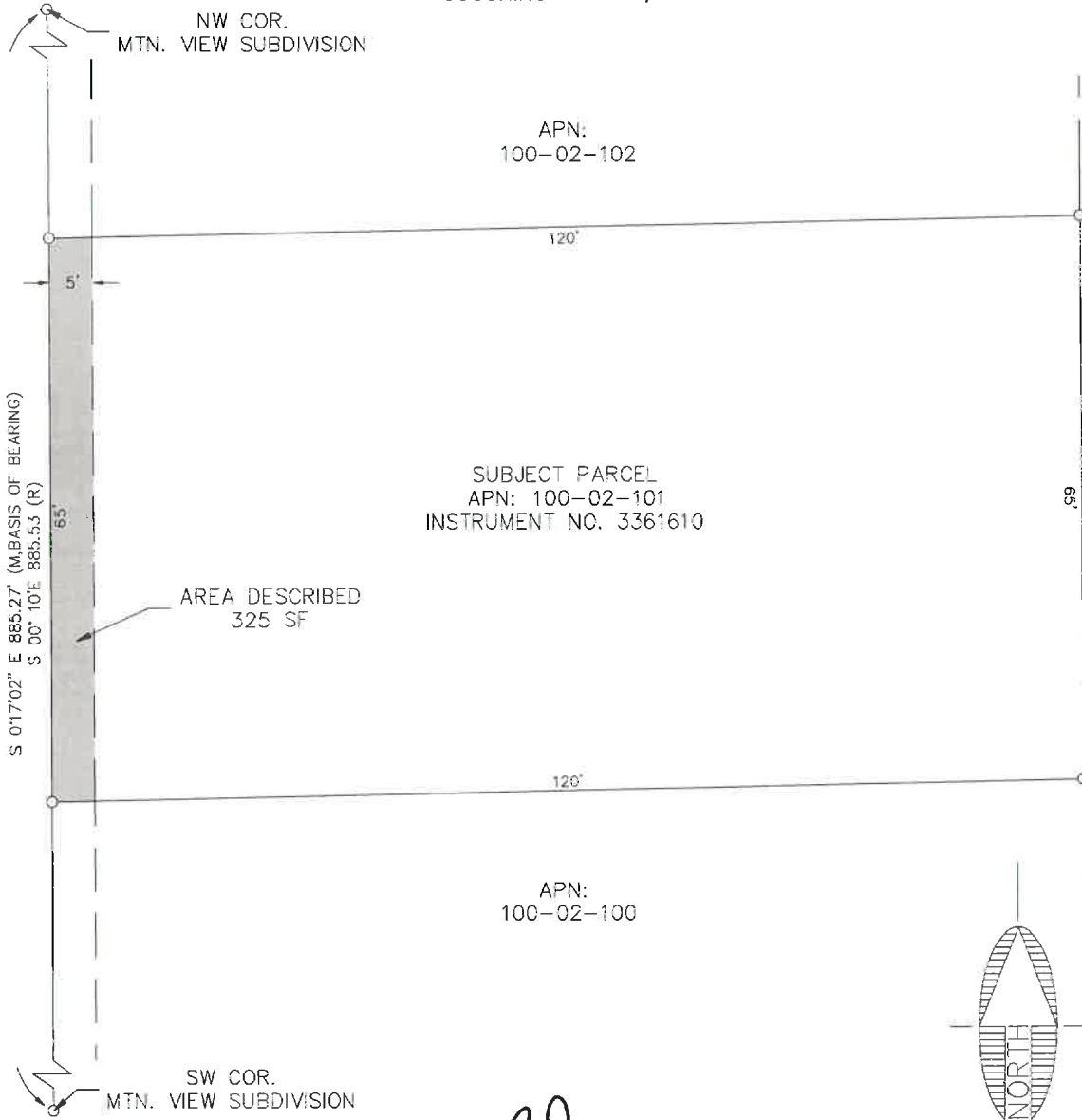
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019 - 3:00pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

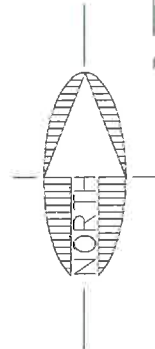
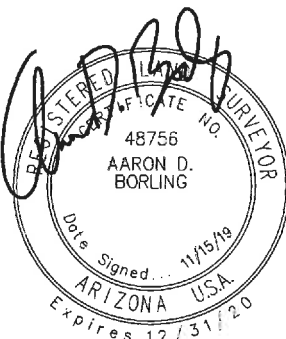
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 6 EXHIBIT B.dwg SWI-C3D-18

SUBJECT PARCEL  
APN: 100-02-101  
INSTRUMENT NO. 3361610

APN:  
100-02-100



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
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 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 2019			2
	SCALE 1"=20'			
	DRAWN MB			
	DESIGN			
CHECKED ADB		LEGAL EXHIBIT		OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-102

11/15/2019

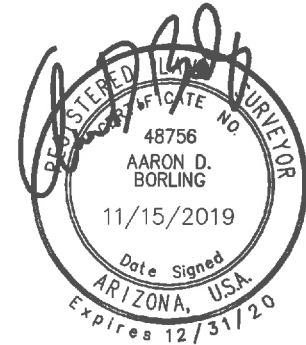
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3749774, Official Records of Coconino County, said parcel of land being the north 55 feet of Lot 7 together with the south 5 feet of Lot 8, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

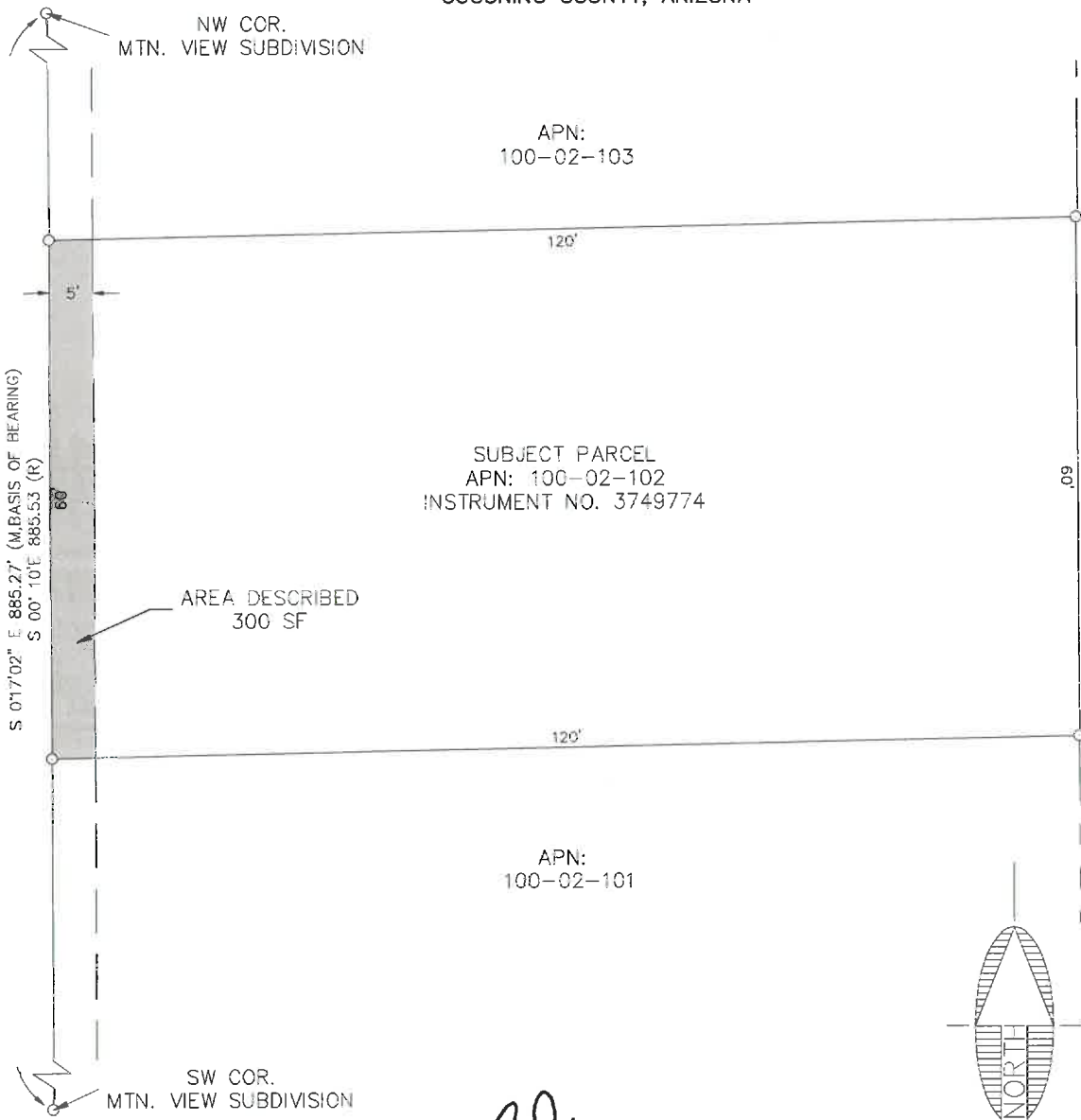
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019-2:54pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

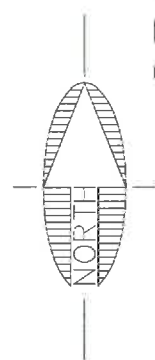
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



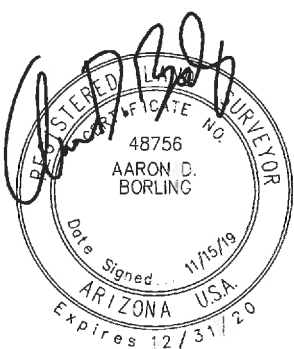
SUBJECT PARCEL  
APN: 100-02-102  
INSTRUMENT NO. 3749774

APN:  
100-02-101

NAVAJO DR.



SCALE: 1" = 20'



NOTE:  
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CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swioz.com	JOB NO. 04473	RIO DE FLAG  FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
	DATE NOV 2019		
	SCALE 1"=20'		
	DRAWN MB		
	DESIGN		
CHECKED ADB	LEGAL EXHIBIT		

FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE 7 EXHIBIT B.dwg SWI-C3D-18

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-103

11/15/2019

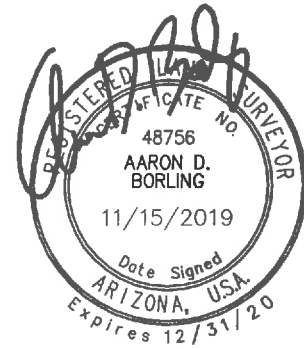
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Book 1722, Page 41, Official Records of Coconino County, said parcel of land being the north 55 feet of Lot 8 together with the south 10 feet of Lot 9, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 325 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

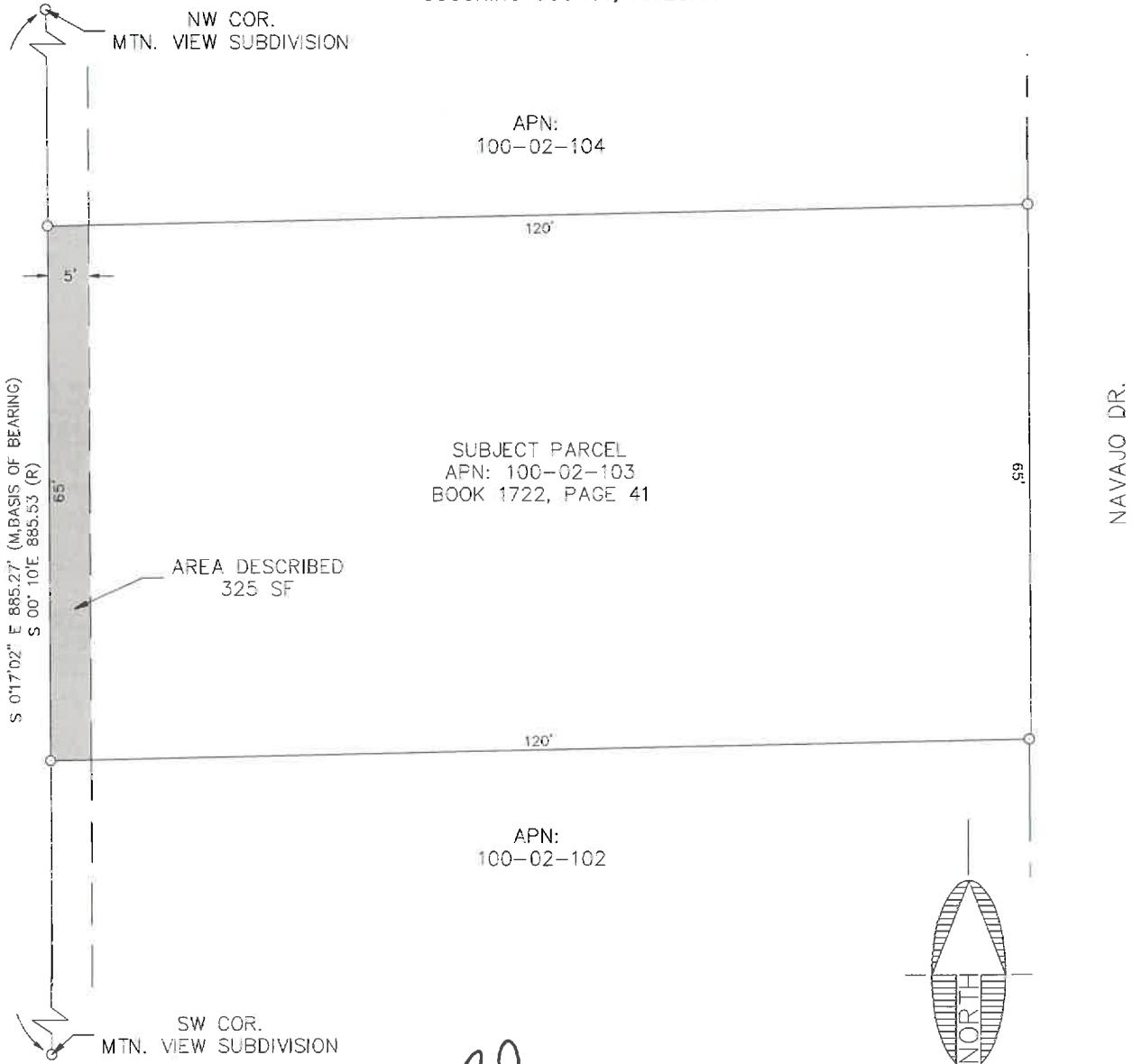
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



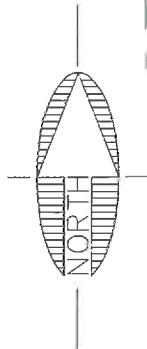
PLOTTED: Nov 15, 2019-2:48pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

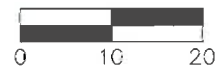
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 8 EXHIBIT B.dwg SWI-C3D-18




SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
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 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE NOV 2019 SCALE 1"=20' DRAWN MB DESIGN CHECKED ADB	RIO DE FLAG  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-104

11/15/2019

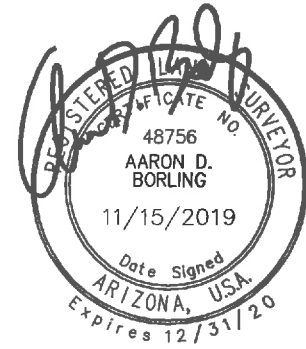
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Book 1906, Page 571, Official Records of Coconino County, said parcel of land being Lot 10 together with the north 50 feet of Lot 9, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 546 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

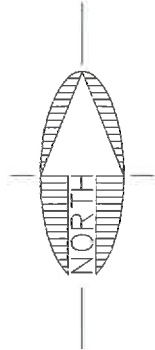
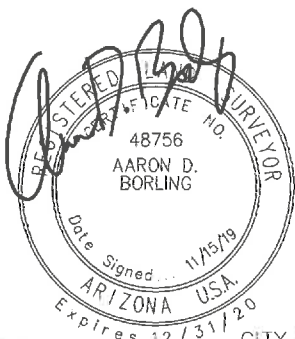
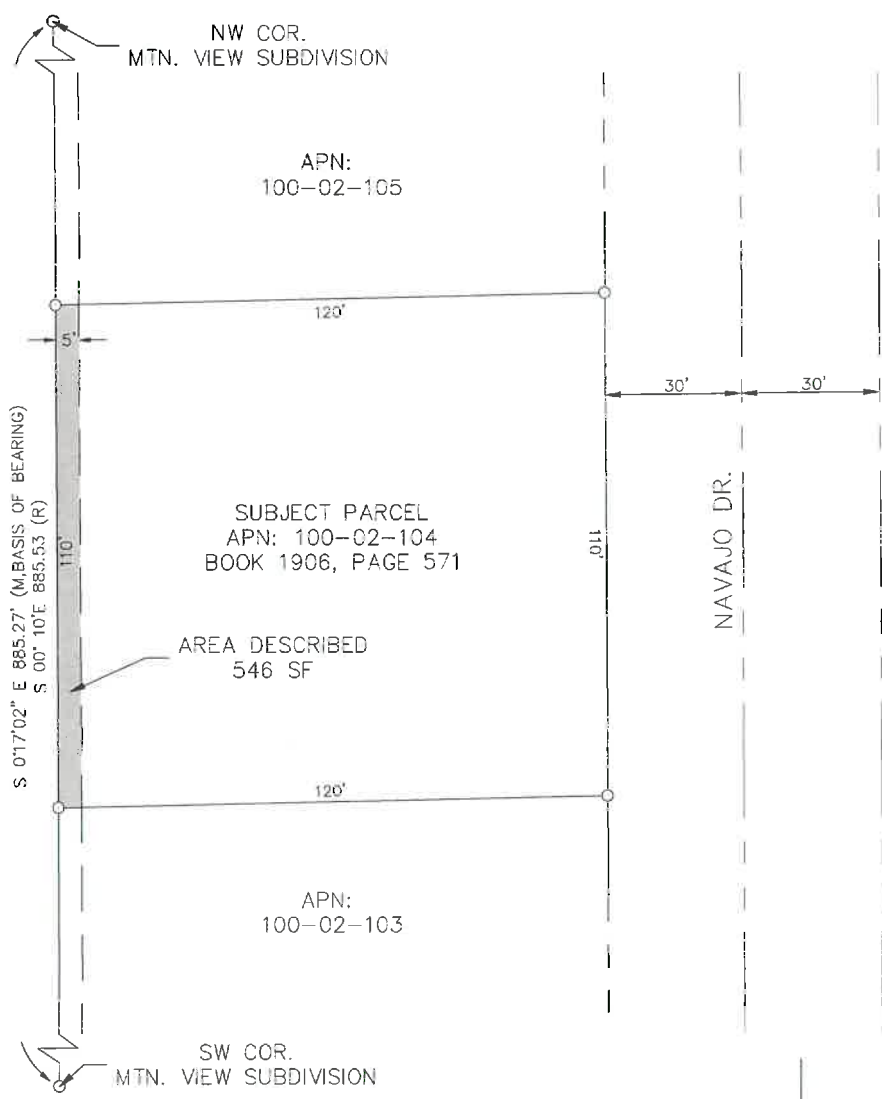
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



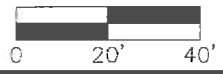
PLOTTED: Nov 15, 2019 - 3:38pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 40'



NOTE:  
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CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

<p>110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com</p>	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 20:9			2
	SCALE 1"=40'			
	DRAWN MB			
	DESIGN			
CHECKED ADB		LEGAL EXHIBIT		OF 2

FILE: P:\2004\04473\Survey\legals\Exhibits\TCE\TCE 10 EXHIBIT B.dwg SWI-C3D-18

**LEGAL DESCRIPTION**

**Exhibit 'A'**  
**APN: 100-02-105**  
**11/15/2019**

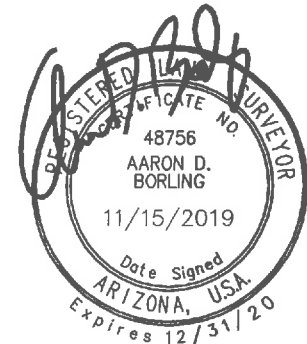
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3610222, Official Records of Coconino County, said parcel of land being Lot 11, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

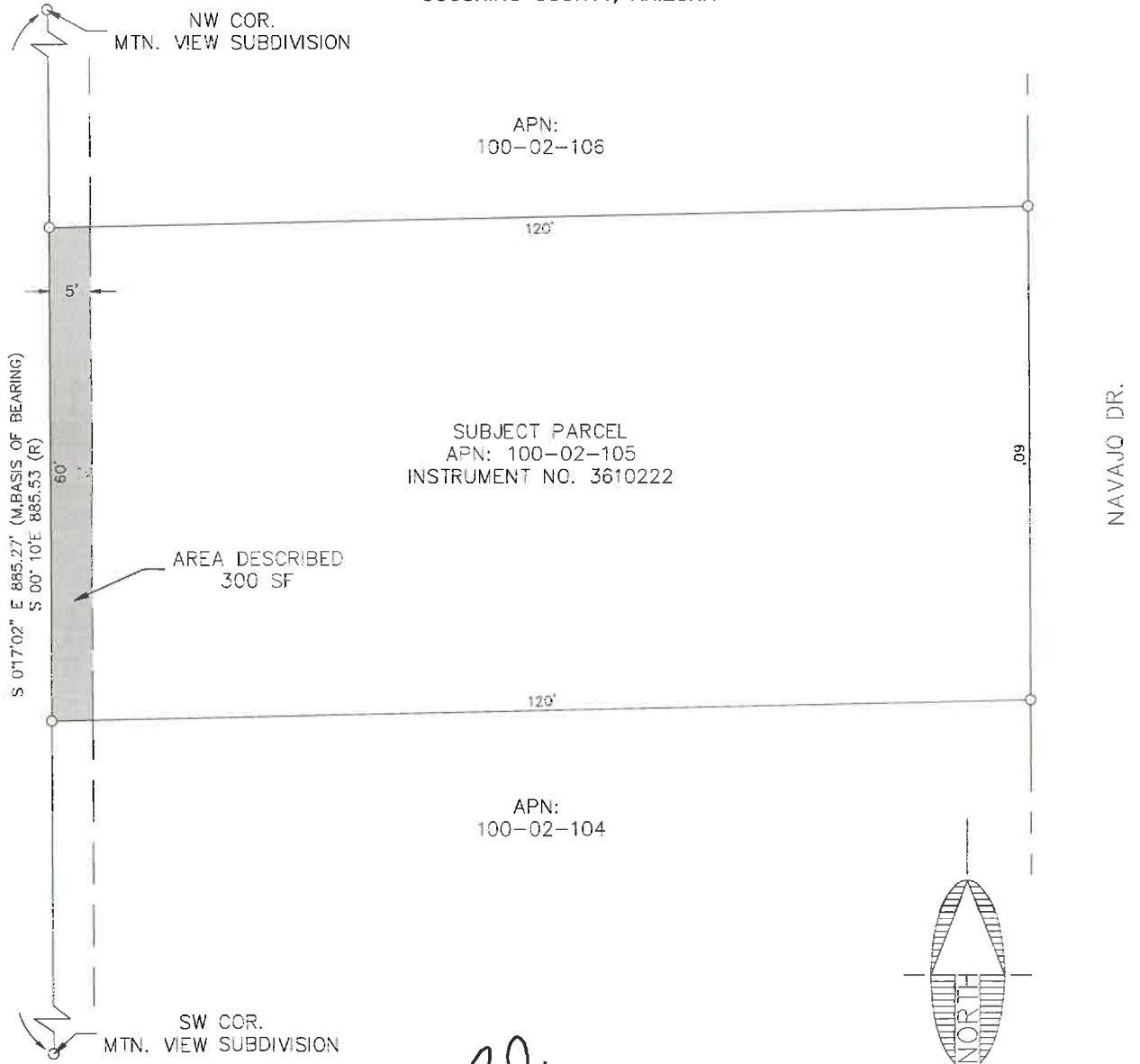
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 14, 2019--3:06pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



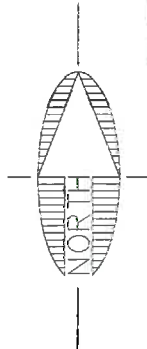
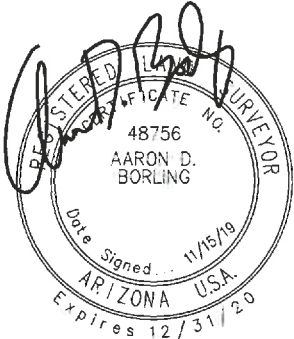
SUBJECT PARCEL  
APN: 100-02-105  
INSTRUMENT NO. 3610222

APN:  
100-02-104

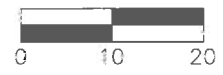
SW COR.  
MTN. VIEW SUBDIVISION

NW COR.  
MTN. VIEW SUBDIVISION

NAVAJO DR.



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
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SHOULD NOT BE CONSTRUED AS ONE.  
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FILE: \\V-fileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 11 EXHIBIT B.dwg SWI-C30-18

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiez.com	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fex	JOB NO. 04473	RIO DE FLAG	FLAGSTAFF, ARIZONA	SHEET
		DATE NOV 2019			<b>2</b> OF 2
		SCALE 1"=20'			
		DRAWN MB			
		DESIGN		LEGAL EXHIBIT	
	CHECKED ADB				

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-106

11/15/2019

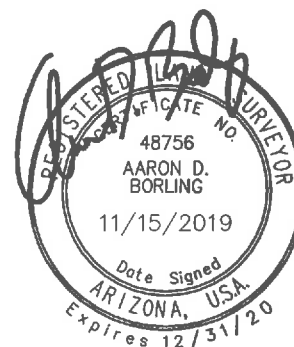
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3740582, Official Records of Coconino County, said parcel of land being Lot 12, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

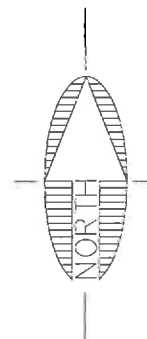
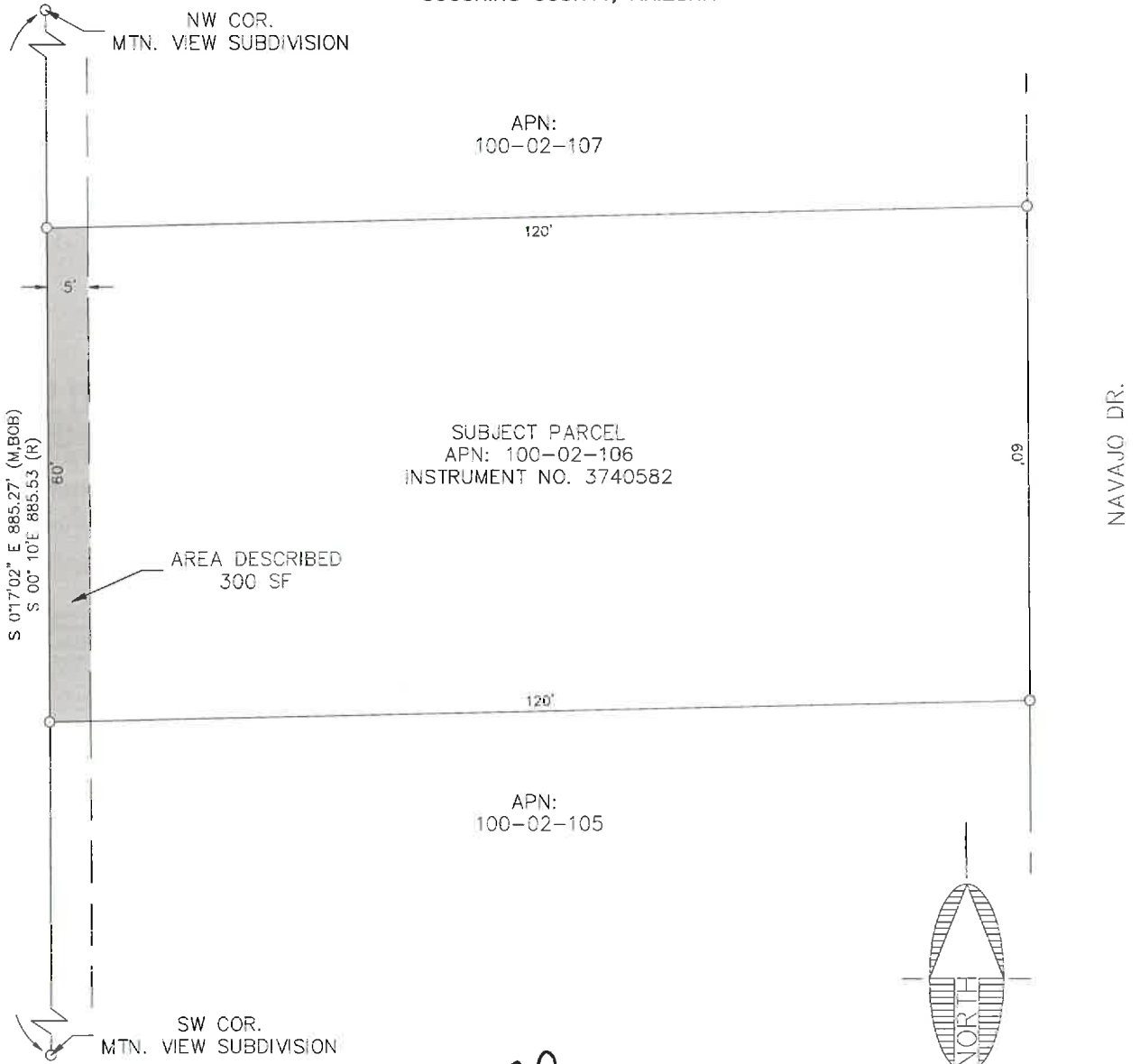
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



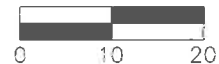
PLOTTED: Nov 14, 2019-2:59pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

FILE: \\vr-fileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 12 EXHIBIT B.dwg SWI-C3D-18

**SWI**  
Shephard & Wesnitzer, Inc.  
110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swioz.com

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG  
FLAGSTAFF, ARIZONA  
**LEGAL EXHIBIT**

SHEET  
**2**  
OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-107

11/15/2019

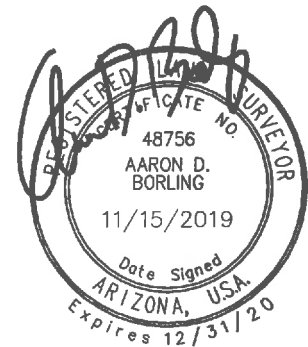
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3695487, Official Records of Coconino County, said parcel of land being Lot 13, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

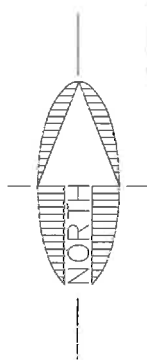
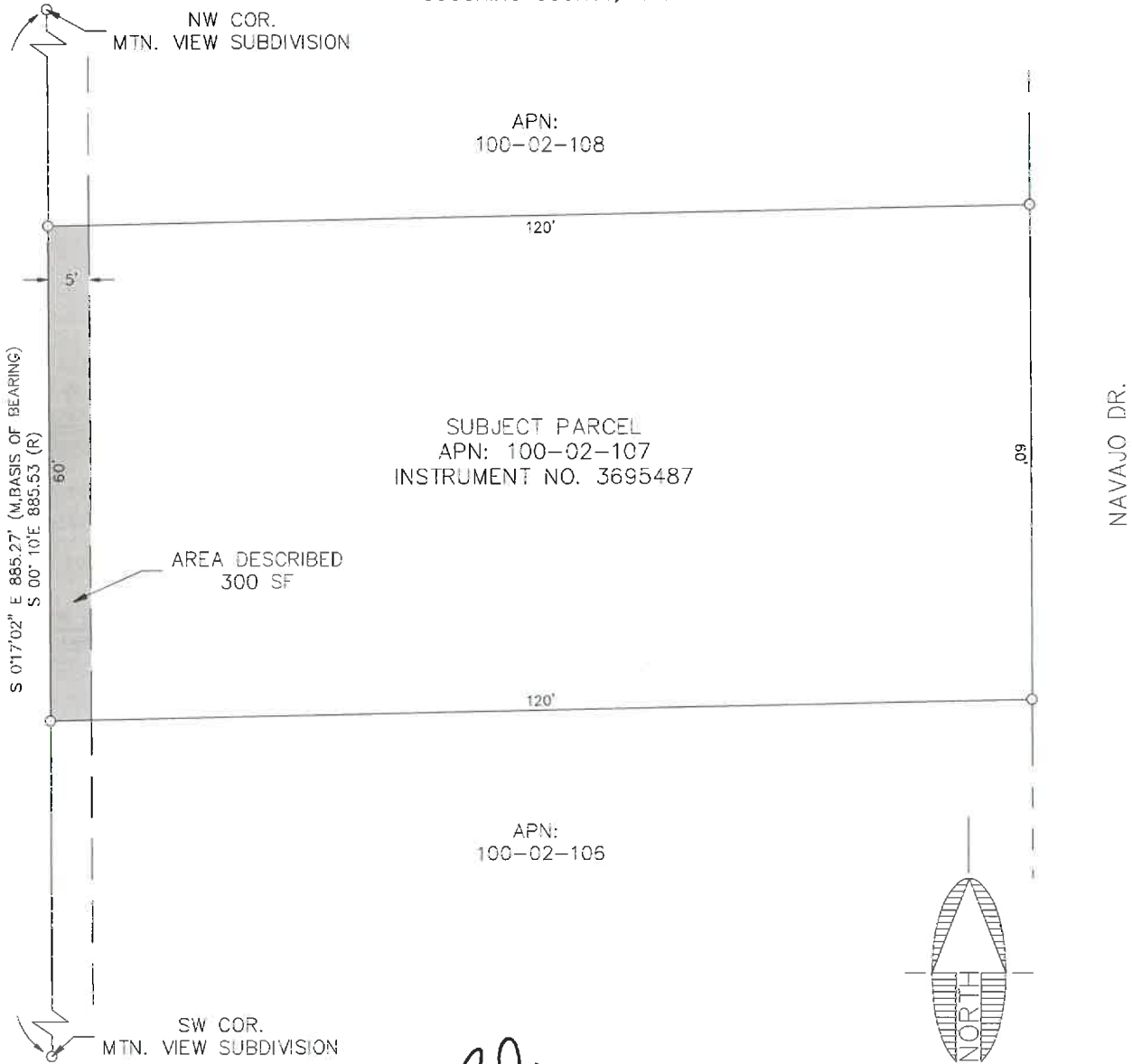
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



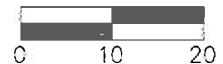
PLOTTED: Nov 14, 2019--2:56pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

FILE: \\v- fileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 13 EXHIBIT B.dwg SWI-C3D-18



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

Shephard & Wesnitzer, Inc.

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-108

11/15/2019

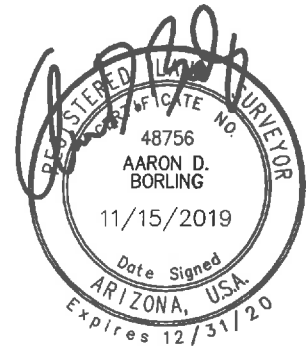
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3729521, Official Records of Coconino County, said parcel of land being Lot 14, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

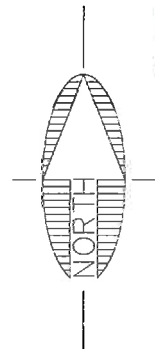
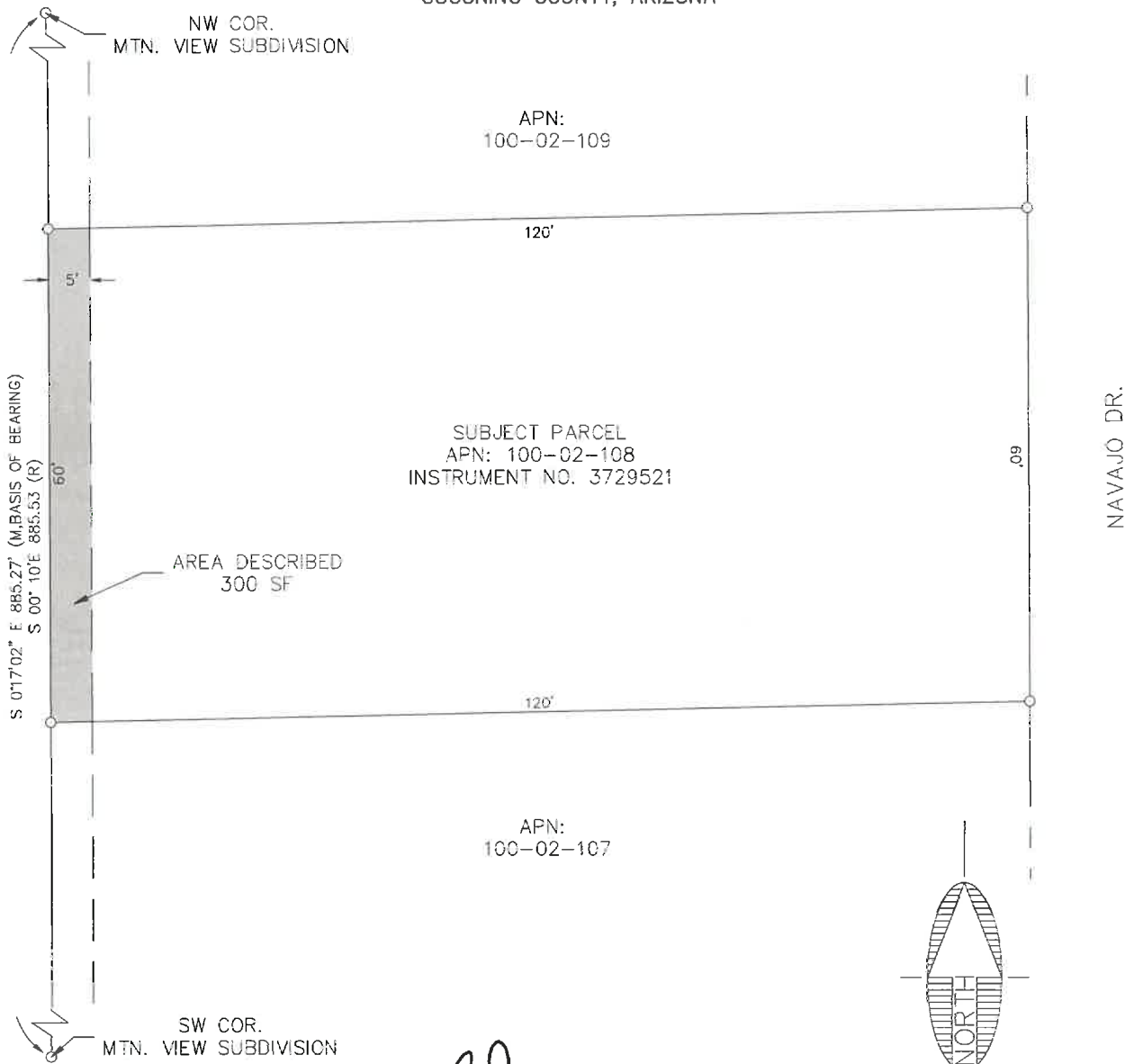
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



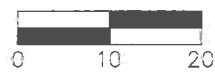
FILE: \\v-ffileflag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 14 EXHIBIT B.dwg SWI-C3D-18 PLOTTED: Nov 14, 2019--2:50pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	JOB NO. 04473	RIO DE FLAG  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET
	DATE NOV 2019		2 OF 2	
	SCALE 1"=20'			
	DRAWN MB			
	DESIGN			
CHECKED ADB				

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-109

11/15/2019

A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Instrument Number 3188176, Official Records of Coconino County, said parcel of land being Lot 15, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 300 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

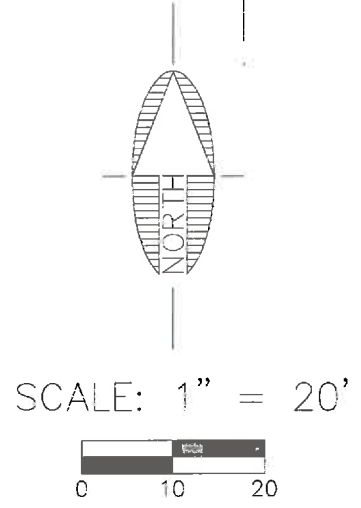
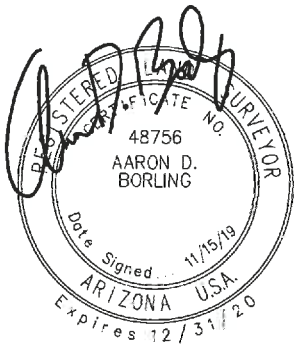
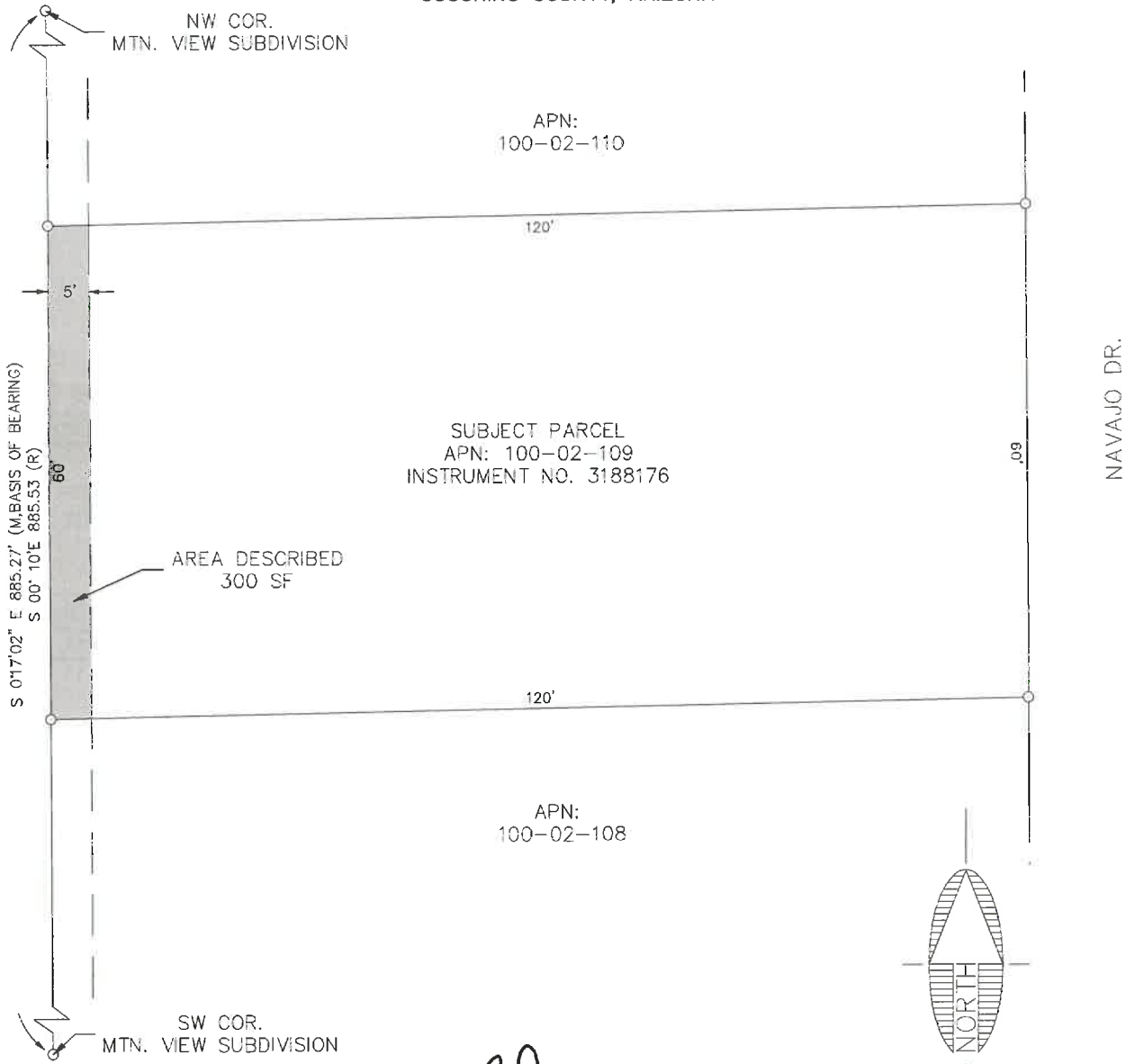
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 14, 2019--2: 43pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: \\w-filer\flag\projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 15 EXHIBIT B.dwg SWI-C3D-18

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE NOV 2019 SCALE 1"=20' DRAWN MS DESIGN CHECKED ADB	RIO DE FLAG FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
	LEGAL EXHIBIT			

**LEGAL DESCRIPTION**

**Exhibit 'A'**

APN: 100-02-110

11/15/2019

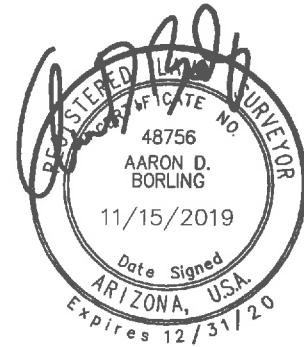
A parcel of land lying within the northeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

The westerly 5.00 feet of that parcel of land described in Book 2153, Page 684, Official Records of Coconino County, said parcel of land being Lot 16, Block 10G of the Mountain View Subdivision, Book 2 of Surveys, Page 25, Official Records of Coconino County;

Containing 305 square feet, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

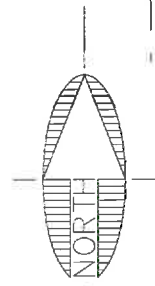
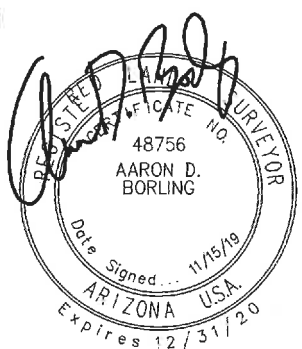
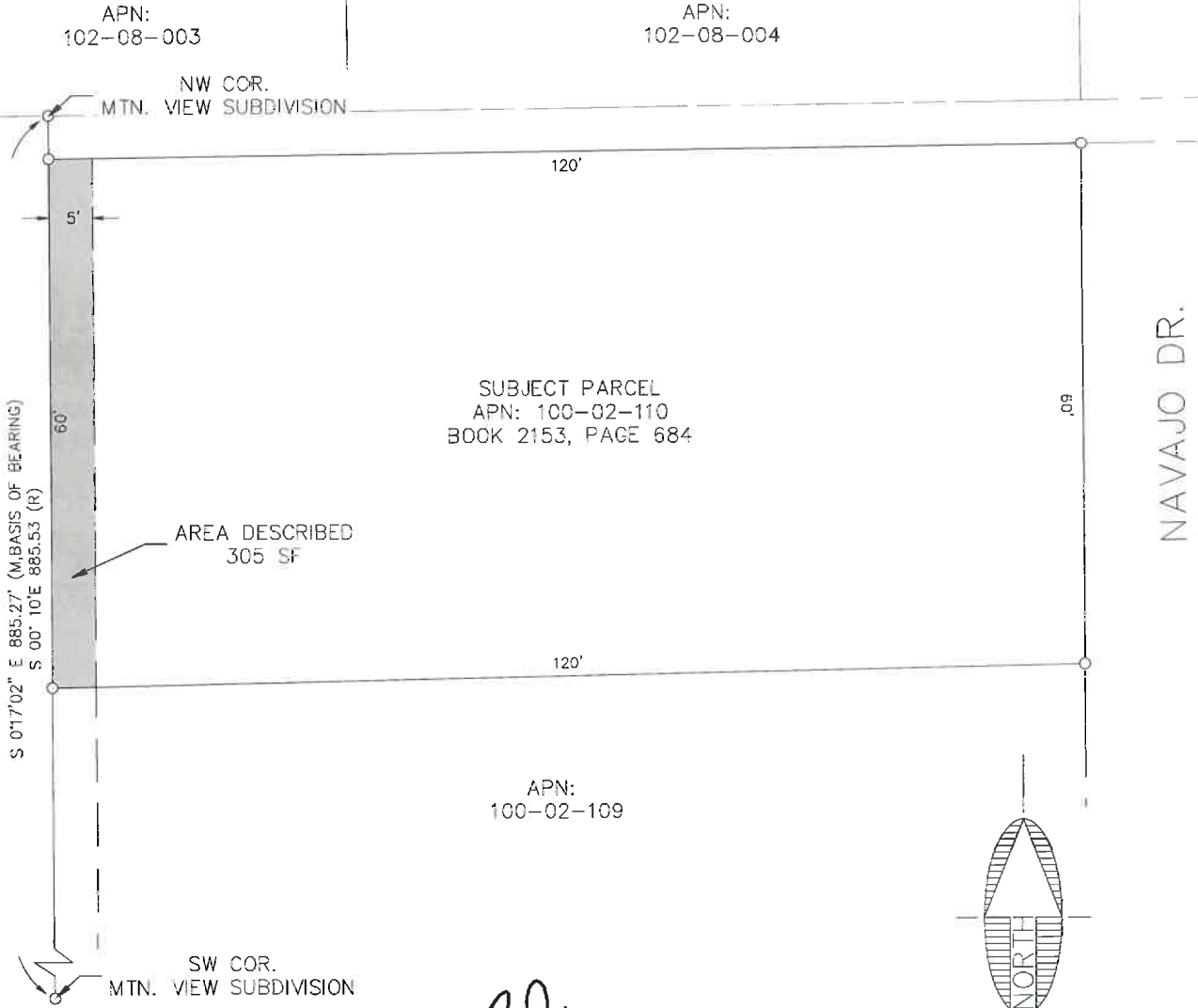
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: Nov 15, 2019--2:18pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 20'



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

FILE: \\vr-fileflag\Projects\2004\04473\Survey\Legals\Exhibits\TCE\TCE 16 EXHIBIT B.dwg SWI-C30-18

**SWI**  
Shephard & Wesnitzer, Inc.  
110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

JOB NO.	04473
DATE	NOV 2019
SCALE	1"=20'
DRAWN	MB
DESIGN	
CHECKED	ADB

RIO DE FLAG  
FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

## BNSF

### PERMANENT EASEMENTS

#### Parcel Numbers

100-44-002A

100-44-006A

101-27-001C

101-27-002A

104-01-094D

100-43-001C

100-44-001

100-44-003E

101-27-002C

104-01-098A

104-04-011C

104-07-007A

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**

**APN: 100-44-002A**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 2A described as follows:

Commencing at the southwest corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the northerly Right-of-Way line of East Phoenix Avenue;

Thence along the westerly line of said parcel, North 20°45'54" East, 205.80 feet (Basis of Bearing) to the southwest corner of said Assessor's Parcel Number 100-44-002A;

Thence along the westerly line of said Parcel, North 20°45'54" East, 23.16 feet to the northwest corner of said Parcel and the beginning of a non-tangent curve concave to the south having a radius of 3107.64 feet and a central angle of 00°22'30" and being subtended by a chord which bears South 80°23'08" East, 20.34 feet;

Thence along the northerly line of said Parcel, and easterly along said curve, 20.34 feet to the beginning of a of a tangent curve concave to the south having a radius of 3107.64 feet and a central angle of 0°33'31" and being subtended by a chord which bears South 79°55'08" East, 30.30 feet and the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, and easterly along said curve, 30.31 feet to the beginning of a non-tangent curve concave to the east having a radius of 225.00 feet and a central angle of 6°02'55" and being subtended by a chord which bears South 01°36'22" East, 23.74 feet;

Thence leaving said northerly line, and southerly along said curve, 23.75 feet to a point on the southerly line of said Parcel, and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°30'27" and being subtended by a chord which bears North 79°22'08" West, 30.96 feet;

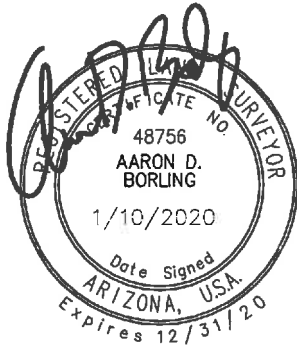
Thence along said southerly line, and westerly along said curve, a distance of 30.96 feet to the beginning of a non-tangent curve concave to the east having a radius of 255.00 feet and a central angle of 5°14'34" and being subtended by a chord which bears North 00°10'39" West, 23.32 feet;

Thence leaving said southerly line, and northerly along said curve, 23.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.02 Acres, more or less.

See Exhibit 'B' 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.



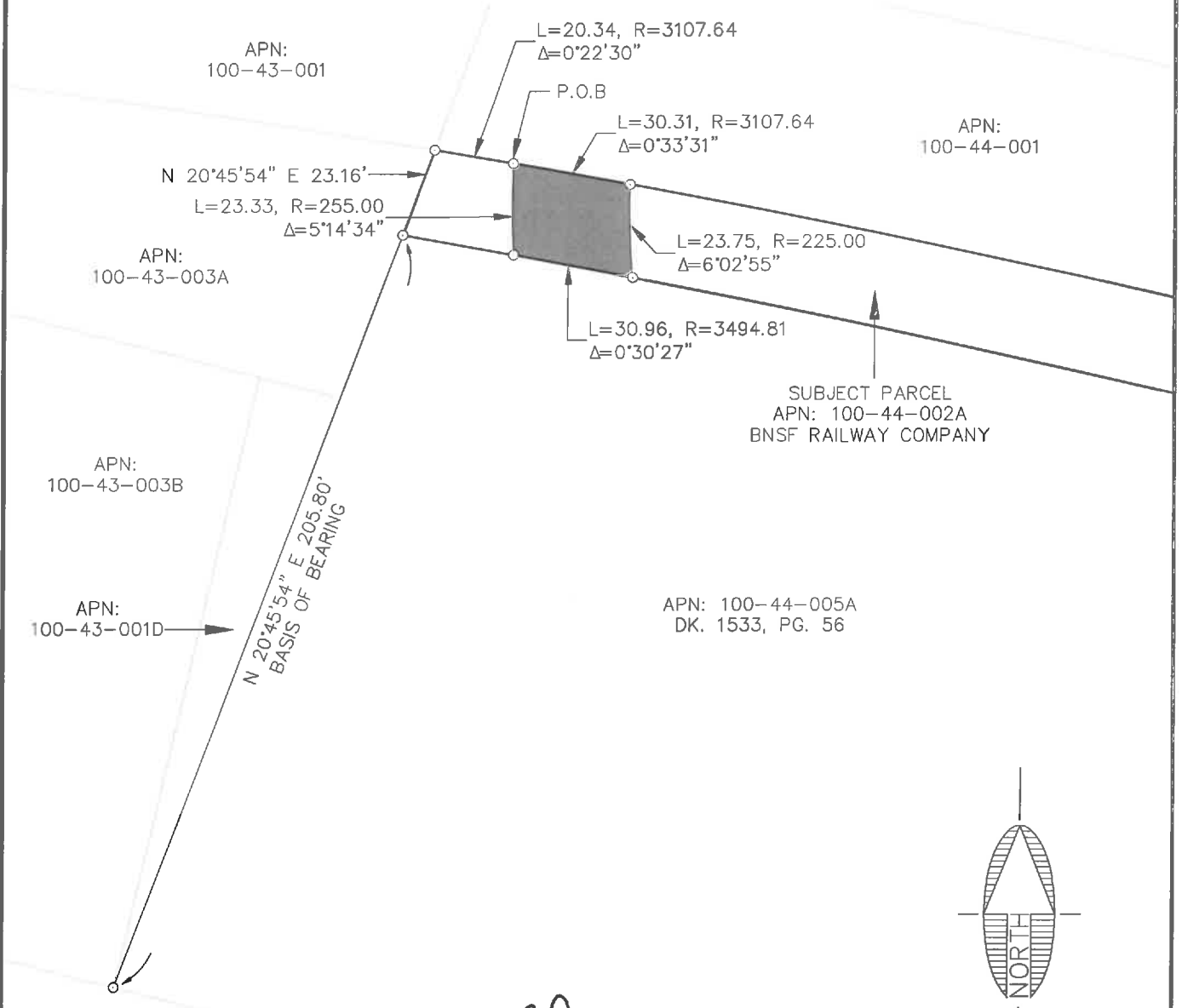
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

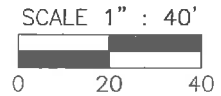
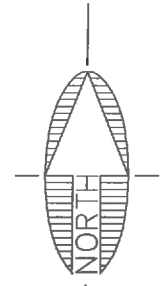
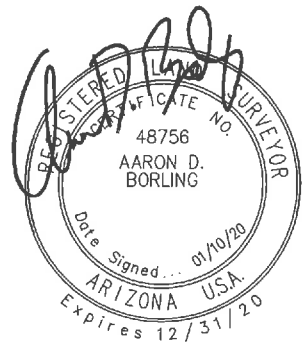
PLOTTED: Jan 07, 2020-3:56pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-002A.DWG ABORLING

 <b>Shephard Wesnitzer, Inc.</b> www.swiaz.com	JOB NO. 04473	APN: 100-44-002A	FLAGSTAFF ARIZONA	SHEET
	DATE JAN 2020			<b>3</b> OF 3
	SCALE 1" = 40'			
	DRAWN MB			
	DESIGN			
CHECKED ADB		LEGAL EXHIBIT		

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**

**APN: 100-44-006A**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 6A described as follows:

Commencing at the northwest corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southwest corner of said Parcel bears South 20°45'48" West, 137.76 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said Parcel, South 20°45'48" West, 120.56 feet;

Thence leaving said westerly line, South 06°29'43" West, 16.91 feet to a point on the southerly line of said parcel, said point being the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 0°32'38" and being subtended by a chord which bears South 79°58'12" East 30.10 feet;

Thence along said southerly line, and easterly along said curve, 30.10 feet to the beginning of a non-tangent curve concave to the east having a radius of 435.00 feet and a central angle of 4°02'52" and being subtended by a chord which bears North 07°09'39" East 30.72 feet;

Thence leaving said southerly line, and northerly along said curve, 30.73 feet

Thence South 80°15'29" East, 29.72 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 10°52'57" and being subtended by a chord which bears North 15°03'48" East 88.19 feet;

Thence northerly along said curve, 88.32 feet;

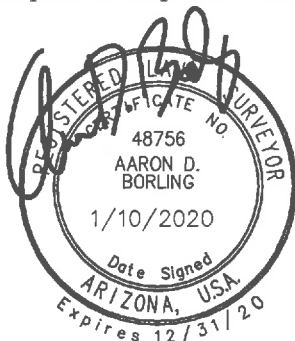
Thence North 21°17'26" East, 7.99 feet to a point on the northerly line of said parcel, said point being in common with the southerly Right-of-Way line of said West Route 66;

Thence along said northerly line, and said Right-of-Way line, North 69°09'49" West, 47.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.14 Acres, more or less.

See Exhibit 'B' 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.



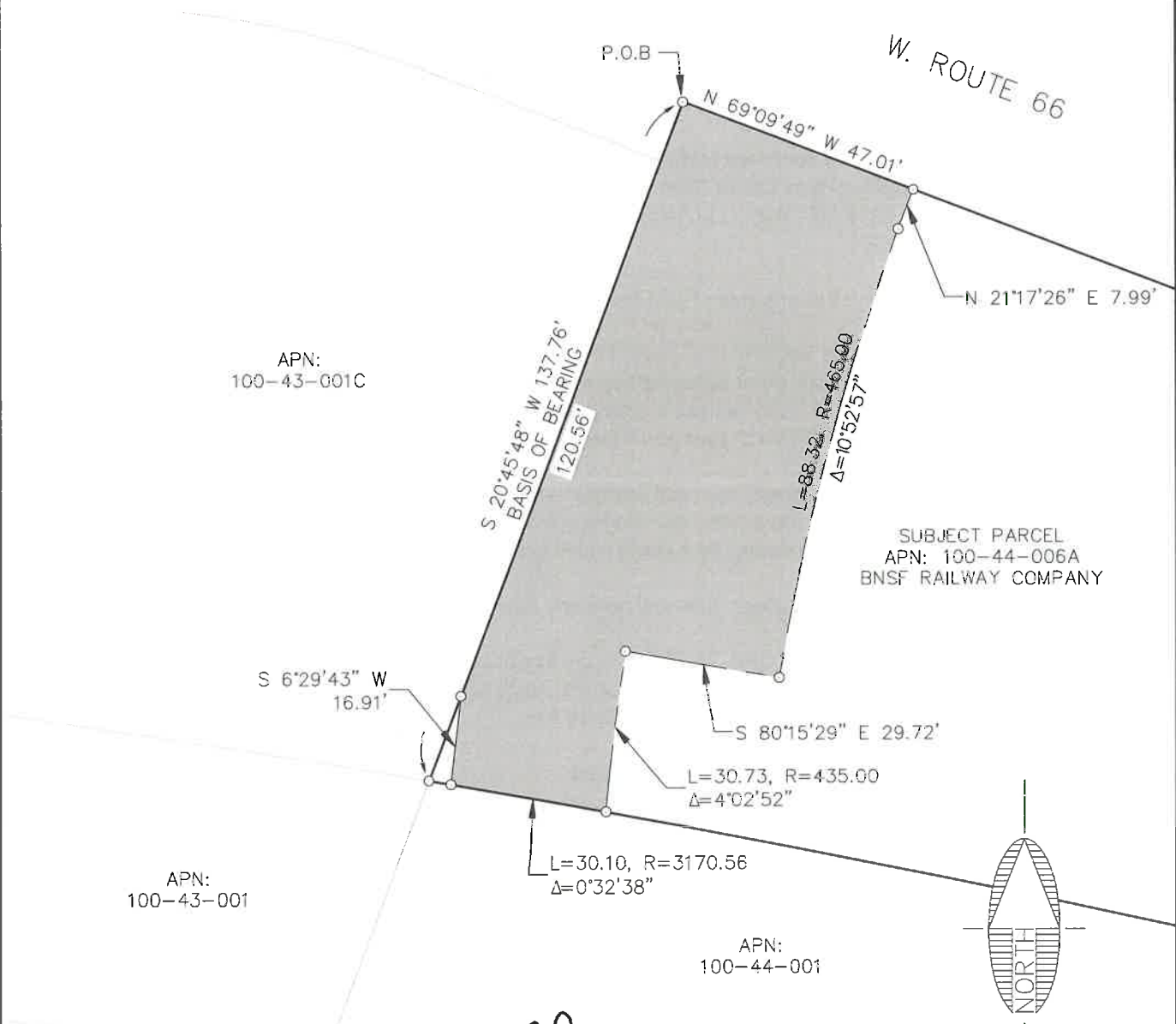
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 09, 2020--4:05pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




NOTE:  
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SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swicz.com	JOB NO. 04473	APN: 100-44-006A	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020	LEGAL EXHIBIT		2
		SCALE 1" = 30'			
		DRAWN MB			
		DESIGN			
		CHECKED ADB			
					OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-006A.DWG ABORLING

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 101-27-001C**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 1C described as follows:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, North 20°55'30" East, 169.94 feet to the southwest corner of said Parcel, and the **TRUE POINT OF BEGINNING**;

Thence continuing along said centerline, and the westerly line of said parcel, North 20°55'30" East, 5.67 feet;

Thence leaving said centerline, and said westerly line, South 70°10'46" East, 365.79 feet;

Thence South 67°38'13" East, 32.51 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 368.94 feet and a central angle of 9°13'52" and being subtended by a chord which bears South 60°30'02" East 59.38 feet;

Thence southeasterly along said curve, 59.44 feet;

Thence South 55°52'45" East, 87.60 feet;

Thence South 59°38'33" East, 44.63 feet;

Thence South 63°24'21" East, 323.73 feet to a point on the southerly line of said Parcel, said point being in common with the south line of said Section 15;

Thence along said southerly line, South 89°29'02" West, 87.78 feet;

Thence leaving said southerly line, North 63°24'21" West, 226.83 feet to a point on said southerly line;

Thence along said southerly line, North 31°20'42" West, 51.58 feet;

Thence continuing along said southerly line, North 48°29'45" West, 100.00 feet

Thence continuing along said southerly line, North 69°10'22" West, 466.57 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.38 Acres, more or less.

See Exhibit 'B' 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.



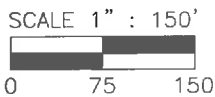
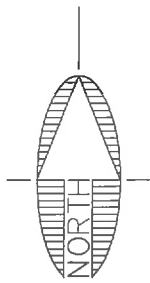
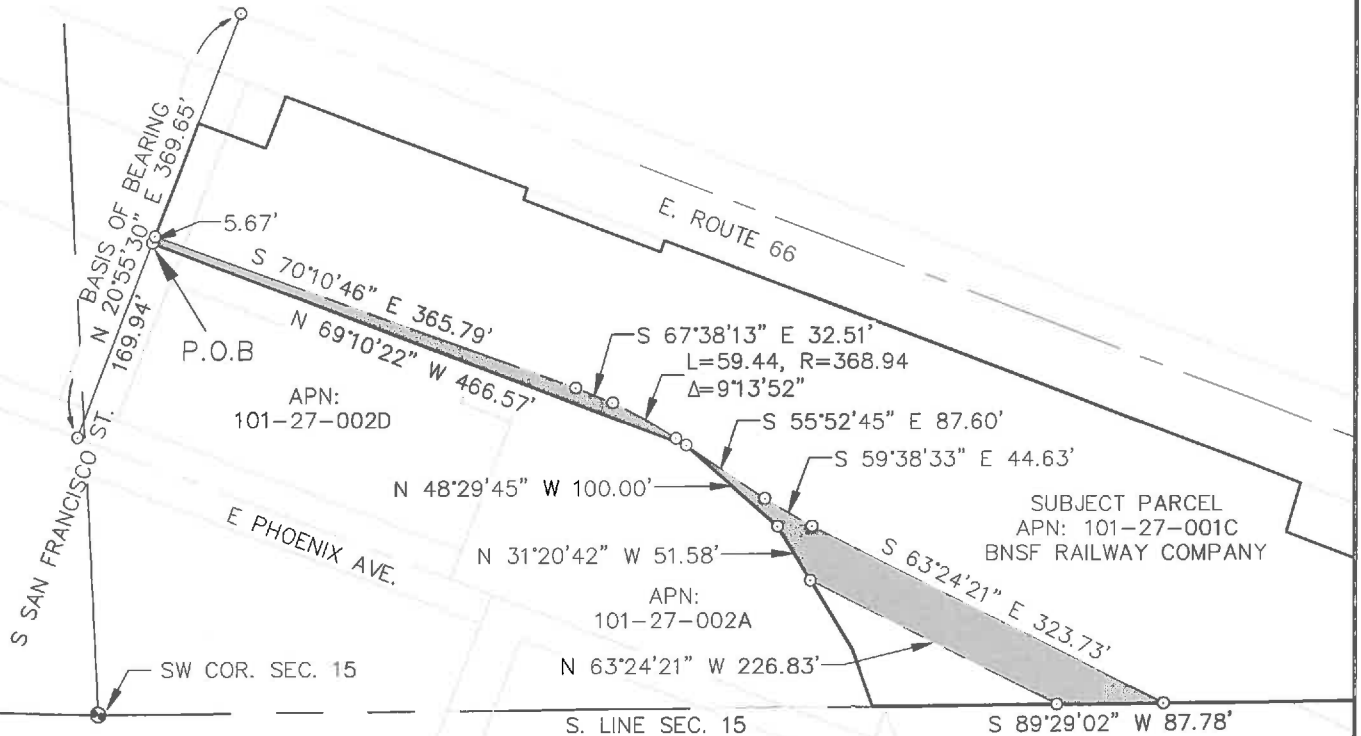
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 03, 2020-11:32am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-001C.DWG ABORLING

**SWI**  
Shepherd  Wesnitzer, Inc.

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

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 150'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-001C

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 101-27-002A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 2A described as follows:

Commencing at the centerline intersection of South Agassiz Street and East Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Phoenix Avenue bears North 69°10'22" West, 362.32 feet (Basis of Bearing);

Thence along said centerline of East Phoenix Street, North 69°10'22" West, 35.98 feet to a point on the westerly line of said Parcel;

Thence along the westerly line of said Parcel, North 20°51'04" East, 141.31 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 20°51'04" East, 28.63 feet to the northwest corner of said Parcel;

Thence along the northerly line of said Parcel, South 69°10'22" East, 140.46 feet;

Thence continuing along said northerly line, South 48°29'45" East, 100.00 feet;

Thence continuing along said northerly line, South 31°20'42" East, 51.58 feet;

Thence leaving said northerly line, North 63°24'21" West, 20.08 feet;

Thence North 59°38'33" West, 47.26 feet;

Thence North 55°52'45" West, 88.59 feet;

Thence North 58°08'18" West, 26.18 feet;

Thence North 62°41'57" West, 26.52 feet;

Thence North 67°38'13" West, 30.45 feet;

Thence North 70°12'53" West, 39.48 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.19 Acres, more or less.

See Exhibit 'B' 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.



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City File No.

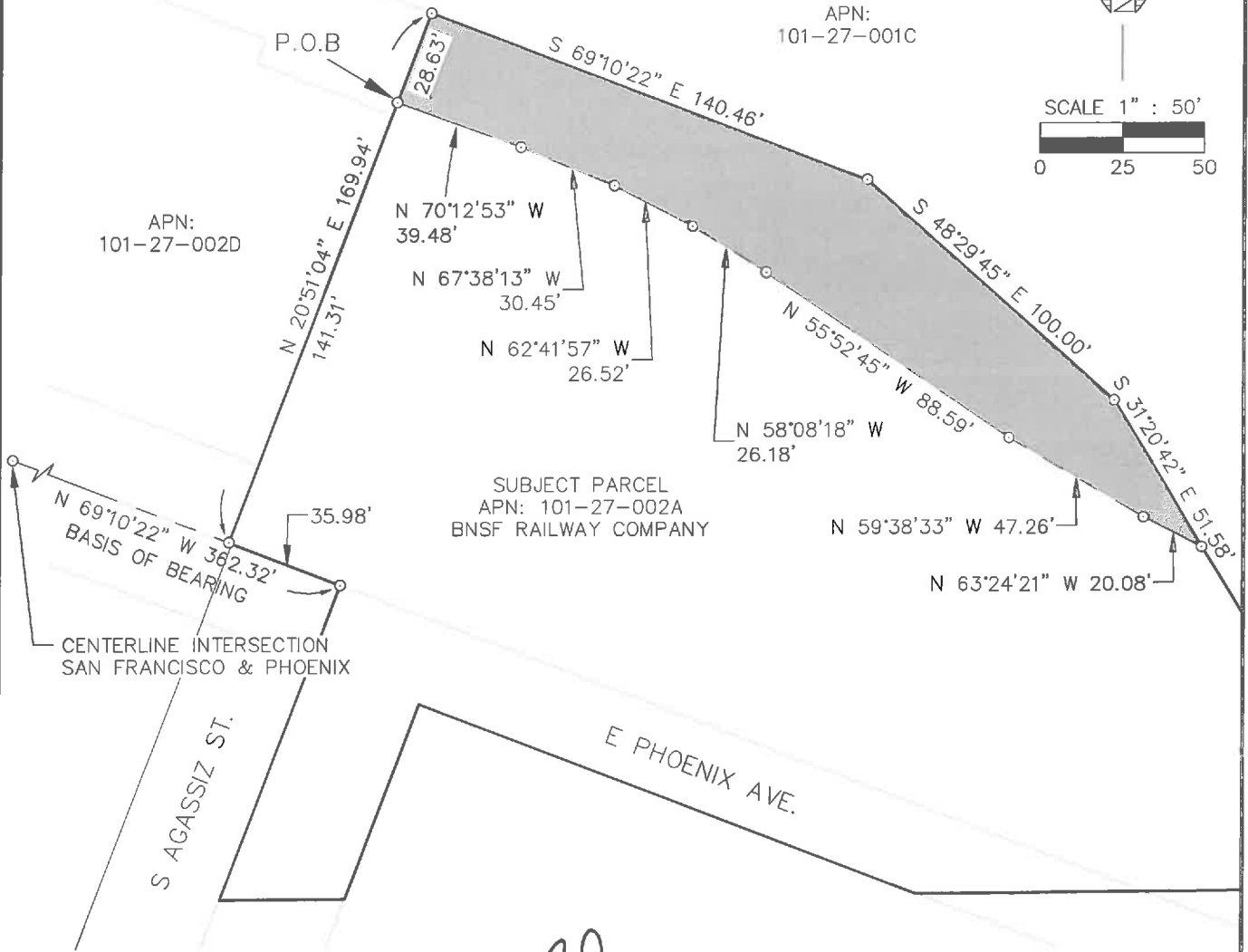
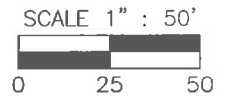
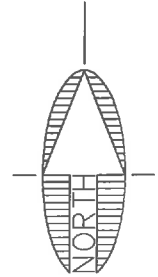
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Descriptive Title

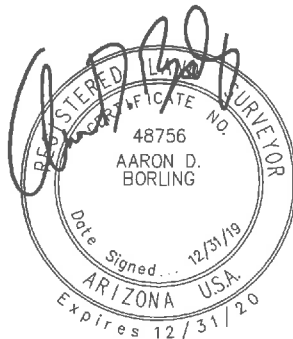
PLOTTED: Jan 03, 2020-2:58pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-002A.DWG ABORLING



Shephard & Wesnitzer, Inc.

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

www.swiez.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**

**APN: 104-01-094D**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 94D described as follows:

Commencing at the northwest corner of said BNSF Railway Parcel, said point being in common with the north line of said Section 22, from which the northeast corner of said BNSF Railway Parcel bears North 89°29'02" East, 343.63 feet (Basis of Bearing);

Thence along the north line of said Parcel, and the north line of said Section 22, North 89°29'02" East, 151.70 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 89°29'02" East, 87.78 feet;

Thence leaving said north line, South 63°24'21" East, 202.54 feet;

Thence North 26°35'39" East, 30.50 feet;

Thence South 63°24'21" East, 40.11 feet to a point on the northeasterly line of said Parcel;

Thence along said northeasterly line, South 83°04'48" West, 12.06 feet;

Thence continuing along said northeasterly line, South 76°37'42" West, 27.23 feet;

Thence continuing along said northeasterly line, South 75°40'35" West, 29.50 feet;

Thence continuing along said northeasterly line, South 72°53'13" West, 28.87 feet;

Thence continuing along said northeasterly line, South 69°31'46" West, 9.67 feet

Thence North 63°24'21" West, 240.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.22 Acres, more or less.

See Exhibit 'B' 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.



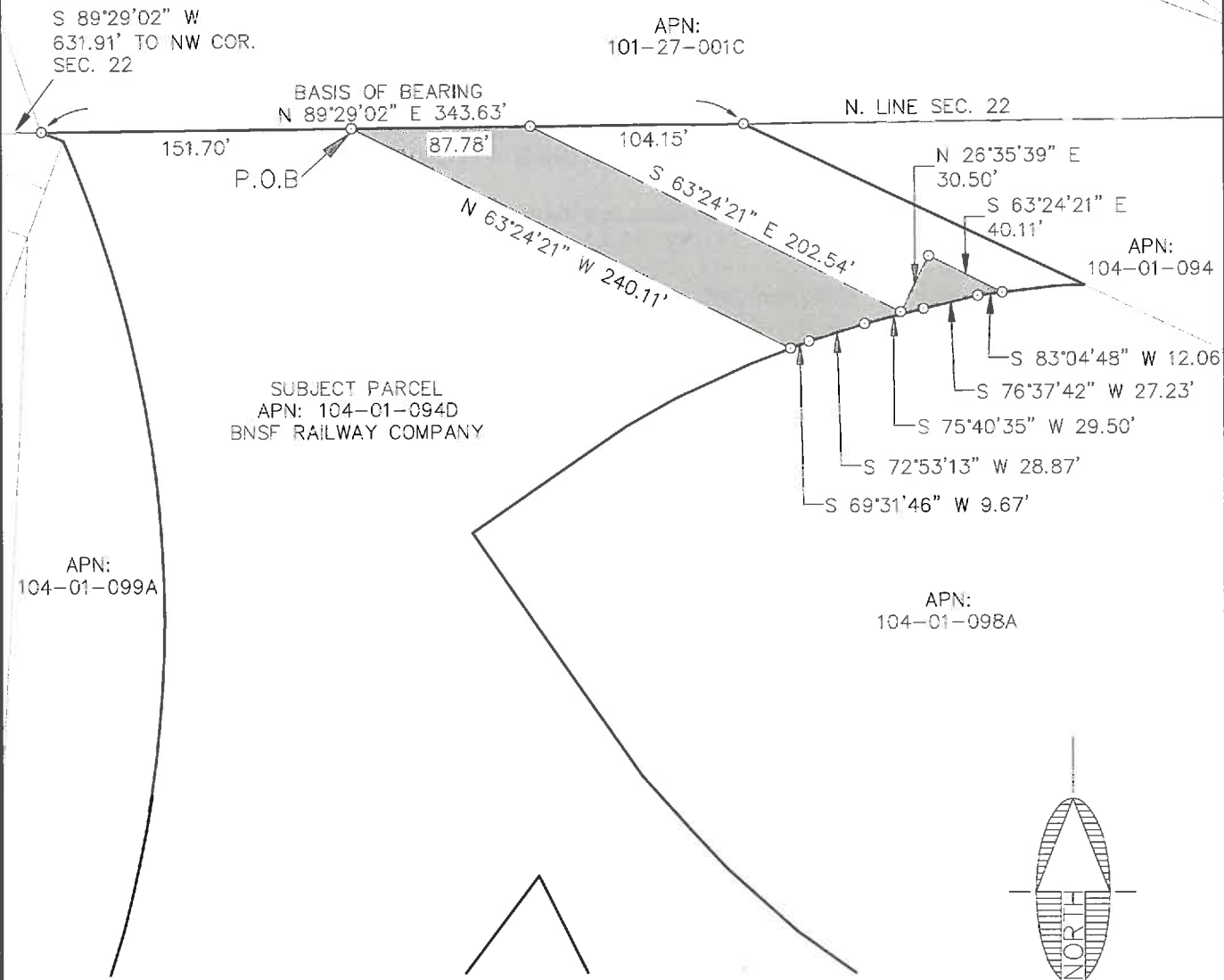
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Feb 11, 2020--12:09pm

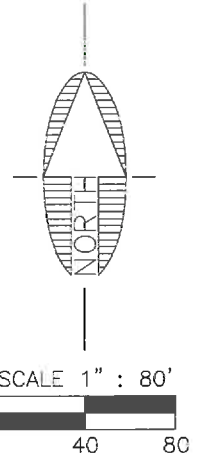
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




FILE: P:\2004\04473\SURVEY\LEGAL\S\EXHIBITS\EXHIBIT RW 104-01-094D.DWG ABORLING

NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE DEC 2019 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 104-01-094D	FLAGSTAFF ARIZONA	SHEET <b>2</b> OF 2
	LEGAL EXHIBIT				

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**

**APN: 100-43-001C**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 43, Parcel 1C described as follows:

Commencing at the northeast corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southeast corner of said Parcel bears South 20°45'48" West, 125.86 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING;**

Thence along the easterly line of said Parcel, South 20°45'48" West, 108.66 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 13°30'24" and being subtended by a chord which bears North 14°17'27" East 109.36 feet;

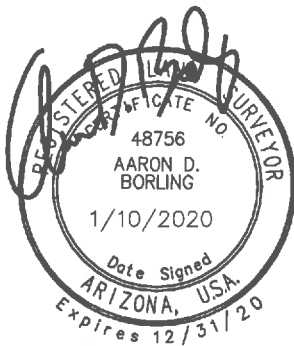
Thence leaving said easterly line, and northerly along said curve, 109.62 feet to a point on the northerly line of said Parcel, said point being in common with said southerly Right-of-Way line;

Thence along said northerly line, and said Right-of-Way line, South 69°12'12" East, 12.33 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.02 Acres, more or less.

See Exhibit 'B' 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.



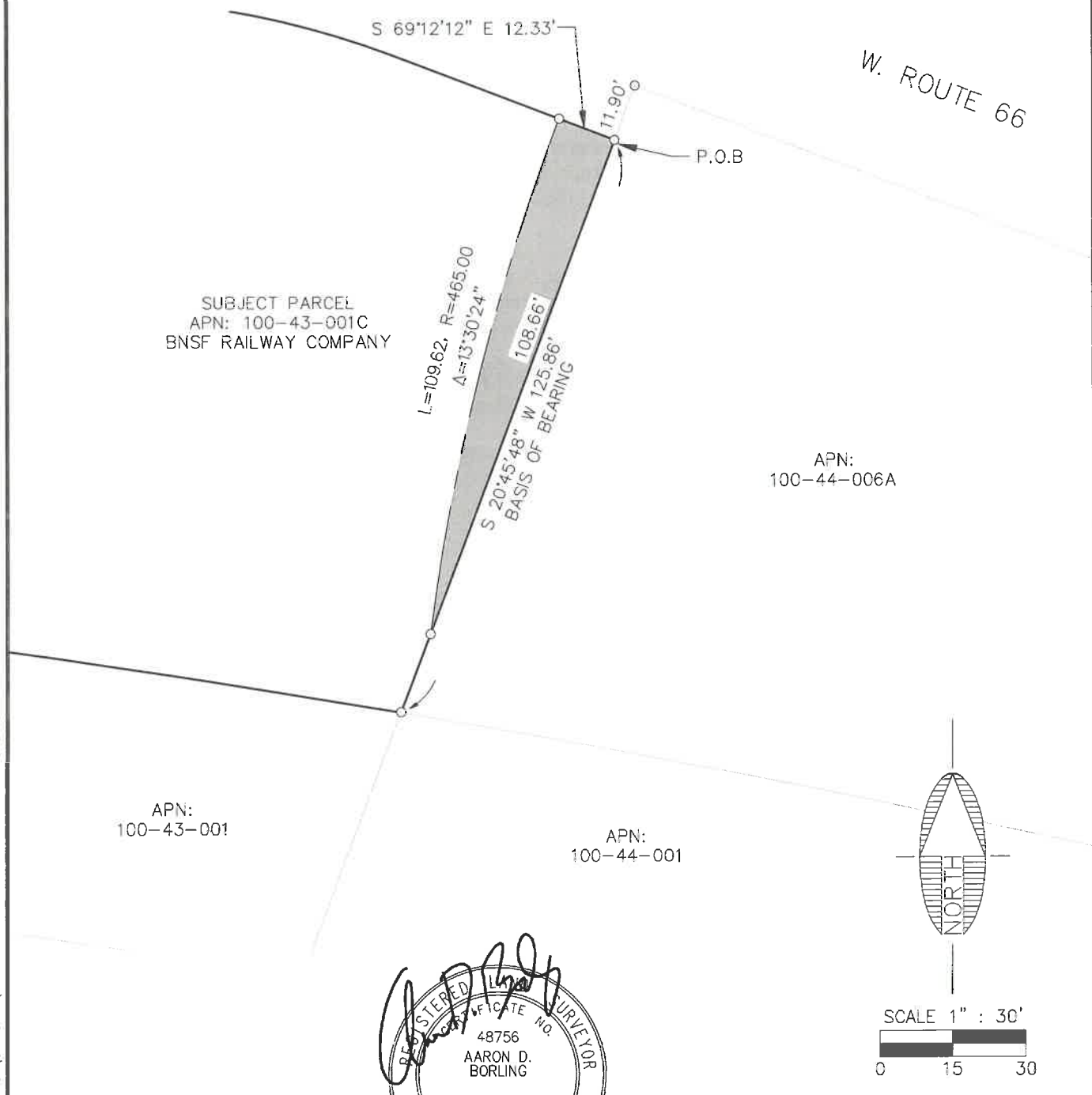
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City File No.

\_\_\_\_\_  
Descriptive Title

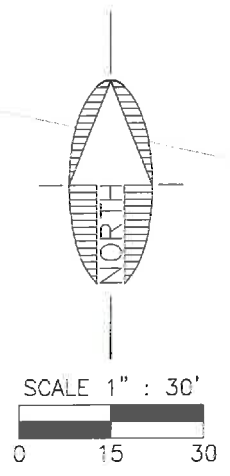
PLOTTED: Jan 07, 2020-5:08pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fcx  
www.swioz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-43-001C

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT RW 100-43-001C.DWG ABORLING

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**

**APN: 100-44-001**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 1 described as follows:

Commencing at northwest corner of Assessor's Parcel Number 100-44-006A, said point being in common with the southerly Right-of-Way line of West Route 66;

Thence along the westerly line of said Parcel, South 20°45'48" West, 137.76 feet (Basis of Bearing), to the northwest corner of Assessor's Parcel 100-44-001, said point being the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 0°04'36" and being subtended by a chord which bears South 80°16'50" East 4.25 feet;

Thence along the northerly line of said Parcel, and easterly along said curve, 4.25 feet to the beginning of a curve concave to the south having a radius of 3170.56 feet and a central angle of 0°32'38" and being subtended by a chord which bears South 79°58'12" East 30.10 feet and the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, and easterly along said curve, 30.10 feet;

Thence leaving said northerly line, South 04°17'34" West, 57.49 feet to a point on the southerly line of said Parcel, and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°33'22" and being subtended by a chord which bears North 79°53'28" West 30.31 feet;

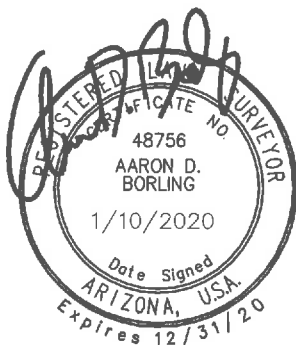
Thence along said southerly line, and westerly along said curve, 30.31 feet;

Thence North 04°29'30" East, 57.43 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.04 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

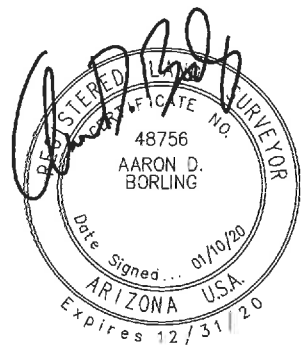
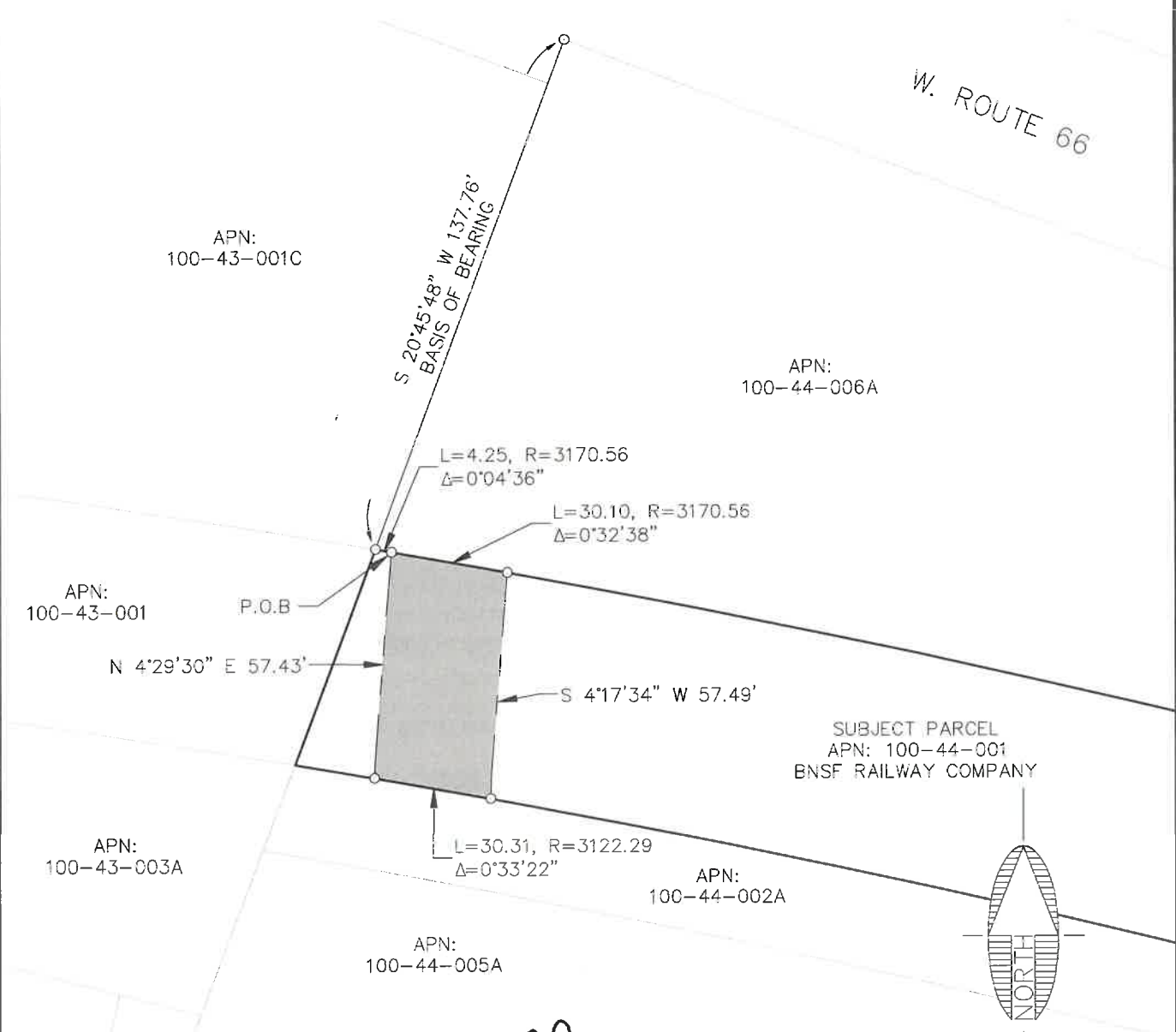
\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

PLOTTED: Jan 08, 2020--2:53pm


FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-001.DWG ABORLING



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard Wesnitzer, Inc.</b>	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473	APN: 100-44-001	FLAGSTAFF ARIZONA	SHEET <b>2</b> OF 2
		DATE JAN 2020	LEGAL EXHIBIT		
		SCALE 1" = 40'			
		DRAWN MB			
		DESIGN			
		CHECKED ADB			

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**

**APN: 100-44-003E**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16 and the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 3E described as follows:

Commencing at the southeast corner of that parcel of land as described in Instrument Number 3158373, Official Records of Coconino County, said point being in common with the westerly Right-of-Way line of South San Francisco Street and the northerly Right-of-Way line of East Phoenix Avenue;

Thence along said westerly Right-of-Way line, and along the easterly line of said parcel, North 20°55'30" East, 129.94 feet (Basis of Bearing) to the southeast corner of said Assessor's Parcel Number 100-44-003E and the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, and the easterly line of said Parcel, North 20°55'30" East, 20.23 feet;

Thence leaving said Right-of-Way line, and said easterly line, North 70°10'46" West, 20.00 feet;

Thence North 70°14'00" West, 138.04 feet;

Thence North 70°14'03" West, 392.10 feet to a point on the southerly line of said Parcel;

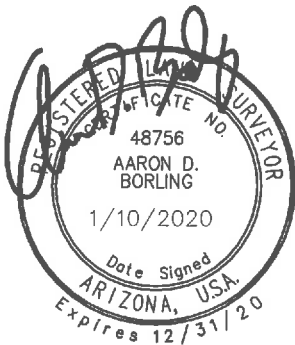
Thence along said southerly line, South 69°14'12" East, 169.93 feet;

Thence continuing along said southerly line, South 67°37'42" East, 380.23 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.11 Acres, more or less.

See Exhibit 'B' 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.



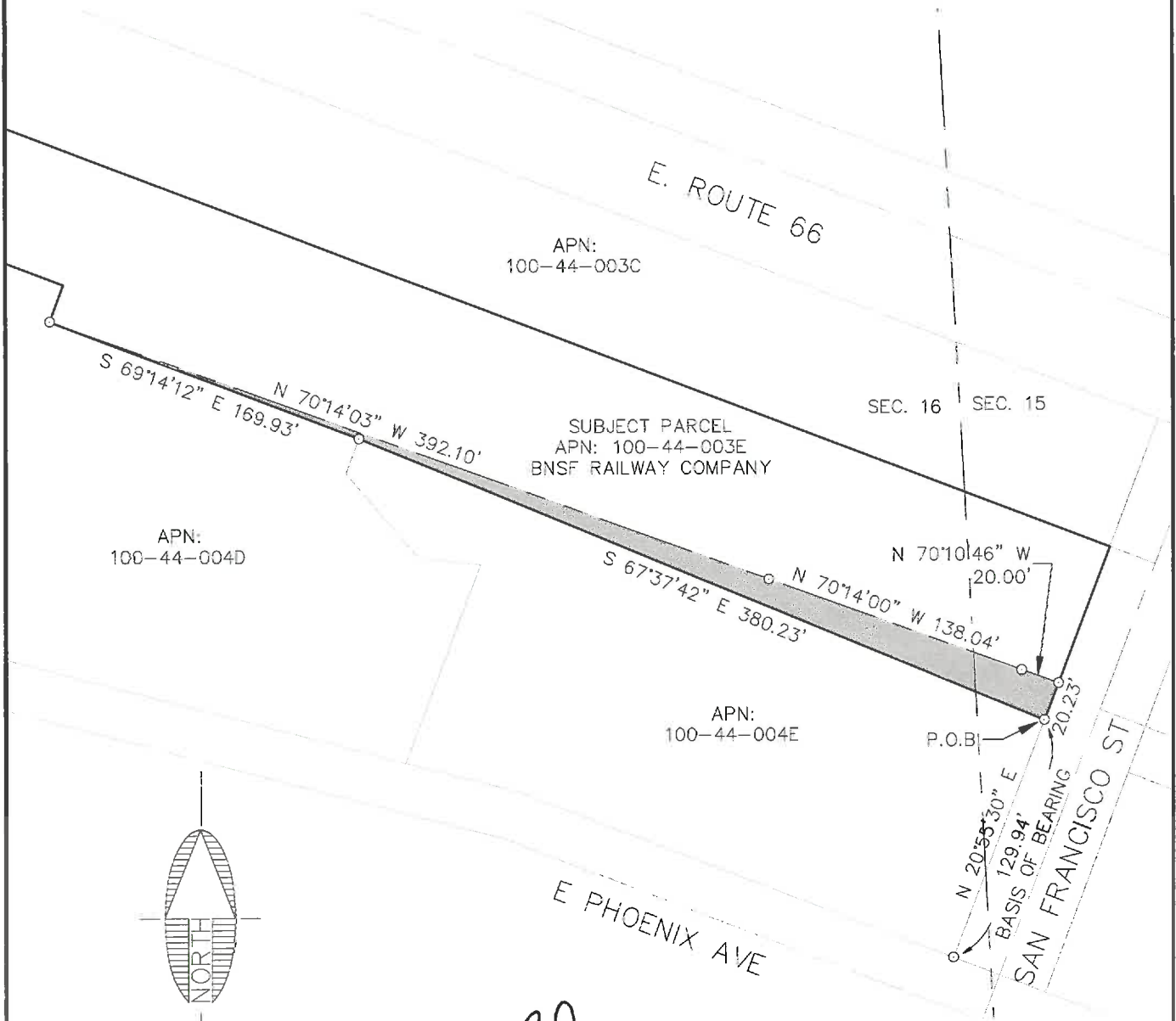
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 07, 2020--2:18pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

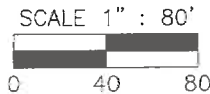
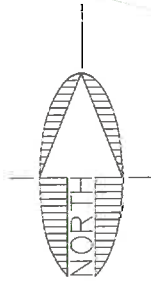


APN:  
100-44-004D

APN:  
100-44-003C

SUBJECT PARCEL  
APN: 100-44-003E  
BNSF RAILWAY COMPANY

APN:  
100-44-004E



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

www.swioz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-003E

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-003E.DWG ABORLING

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 101-27-002C**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 2C described as follows:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, and the westerly line of said parcel, North 20°55'30" East, 135.38 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said centerline, and said westerly line, North 20°55'30" East, 34.56 feet to the northwest corner of said parcel;

Thence along the northerly line of said Parcel, South 69°10'22" East, 326.11 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 20°51'04" West, 28.63 feet;

Thence leaving said easterly line, North 70°12'53" West, 43.68 feet to a point on the southerly line of said parcel;

Thence along said southerly line, North 20°49'38" East, 4.43 feet;

Thence continuing along said southerly line, North 69°10'22" West, 257.48 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°55'30" West, 9.11 feet;

Thence leaving said easterly line, North 70°12'53" West, 24.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.20 Acres, more or less.

See Exhibit 'B' 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.



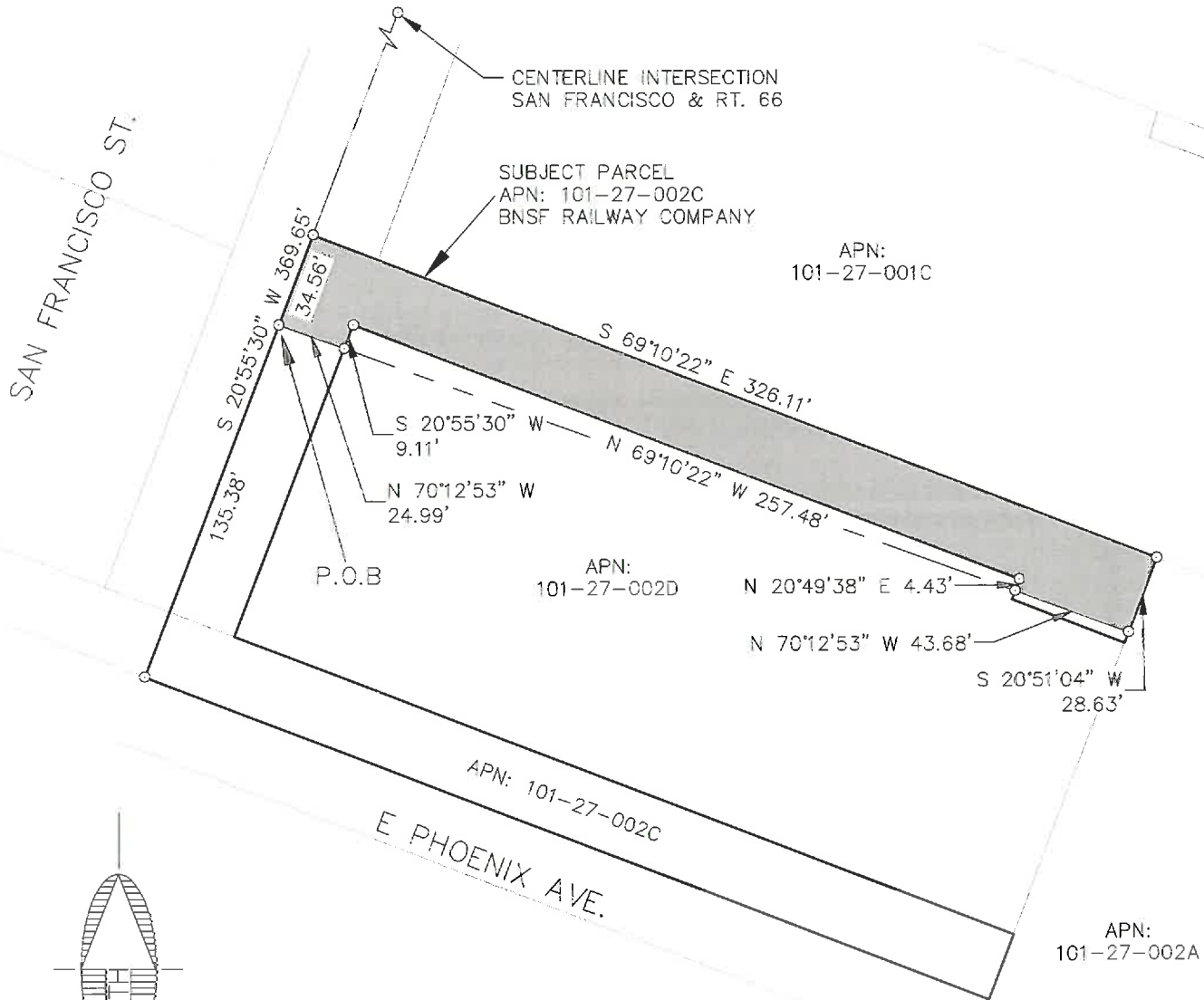
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 03, 2020--4:07pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SAN FRANCISCO ST.

CENTERLINE INTERSECTION  
SAN FRANCISCO & RT. 66

SUBJECT PARCEL  
APN: 101-27-002C  
BNSF RAILWAY COMPANY

APN:  
101-27-001C

APN:  
101-27-002D

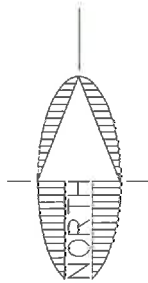
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N 70°12'53" W 43.68'

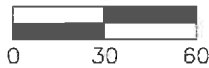
S 20°51'04" W  
28.63'

APN: 101-27-002C  
E PHOENIX AVE.

APN:  
101-27-002A



SCALE 1" : 60'



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

www.swicz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002C

FLAGSTAFF  
ARIZONA

SHEET

2

LEGAL EXHIBIT

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 101-27-002C.DWG ABORLING

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 104-01-098A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 98A described as follows:

Commencing at the southeast corner of said BNSF Railway Parcel, said point being in common with the southwest corner of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County, from which the northeast corner of said BNSF Railway Parcel bears North 00°19'02" East, 393.71 feet (Basis of Bearing);

Thence along the east line of said Parcel, North 00°19'02" East, 221.20 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said east line, North 63°24'21" West, 545.67 feet;

Thence North 26°35'39" East, 53.90 feet;

Thence North 63°24'21" West, 40.56 feet to a point on the northwesterly line of said Parcel;

Thence along said northwesterly line, North 69°31'46" East, 9.67 feet;

Thence continuing along said northwesterly line, North 72°53'13" East, 28.87 feet;

Thence continuing along said northwesterly line, North 75°40'35" East, 29.50 feet;

Thence continuing along said northwesterly line, North 76°37'42" East, 27.23 feet;

Thence continuing along said northwesterly line, North 83°04'48" East, 12.06 feet;

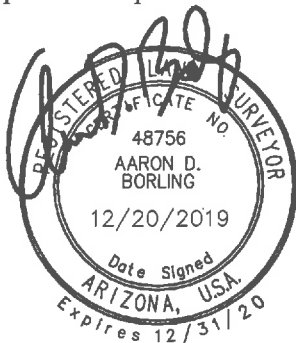
Thence leaving said northwesterly line, South 63°24'21" East, 444.14 feet to a point on the east line of said Parcel;

Thence along said east line, South 00°19'02" West, 138.74 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.48 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

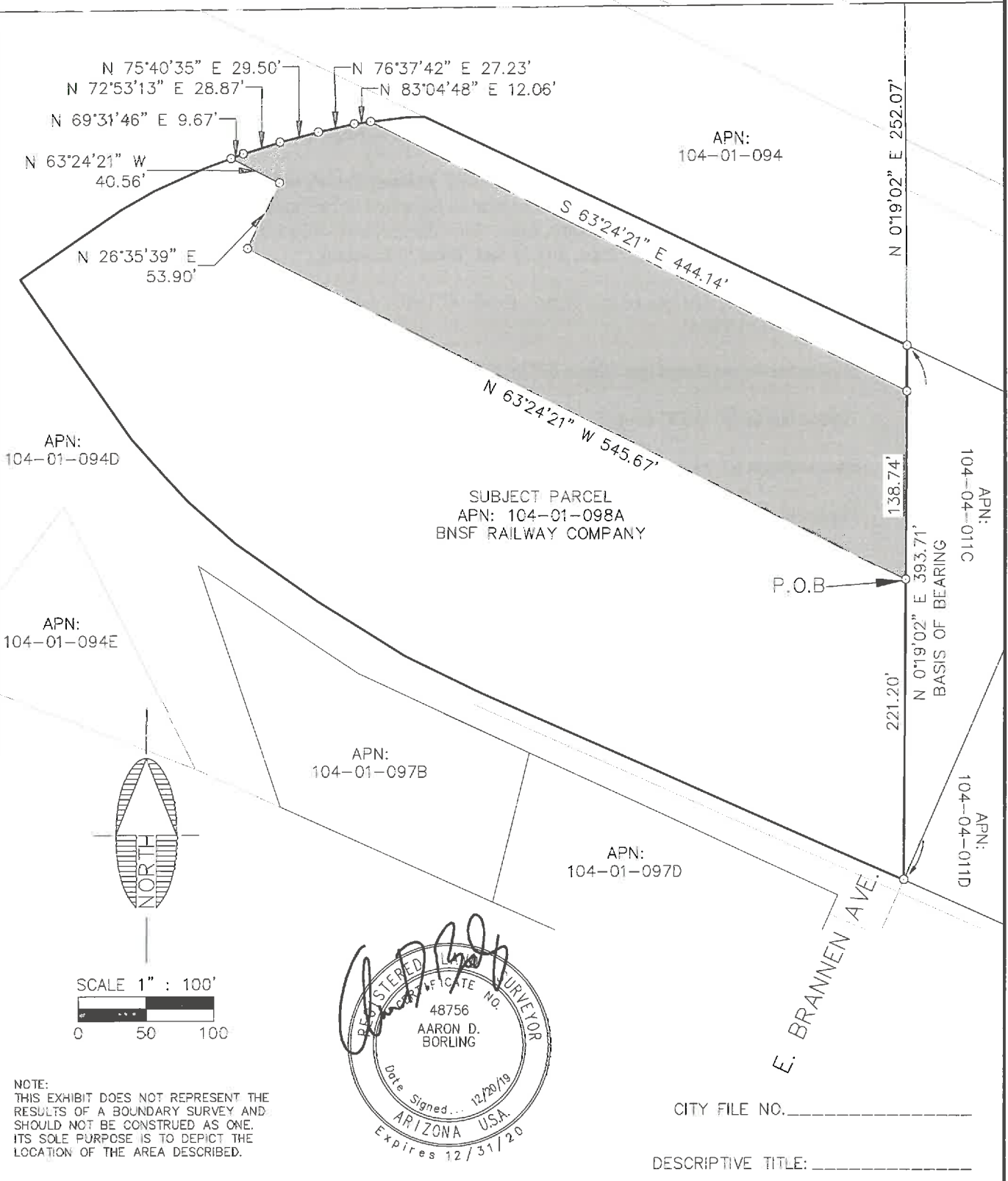
\_\_\_\_\_  
Descriptive Title

PLOTTED: Dec 20, 2019 --3:09pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

N. LINE SEC. 22



APN:  
104-01-094D

APN:  
104-01-094E

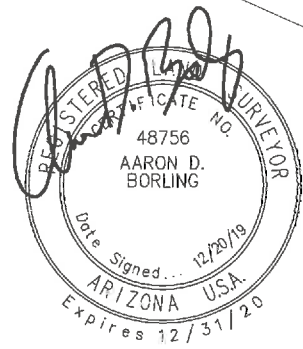
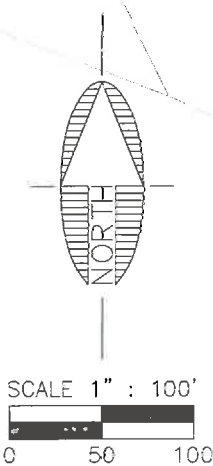
APN:  
104-01-097B

APN:  
104-01-097D

APN:  
104-01-094

APN:  
104-04-011C

APN:  
104-04-011D



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

P.O.B

E. BRANNEN AVE.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-01-098A.DWG ABORLING



Shephard & Associates, Inc.

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

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 100'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-01-098A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 104-04-011C**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 11C described as follows:

Commencing at the southeast corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northeast corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the east line of said Parcel, North 00°00'01" West, 238.48 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 469.50 feet and a central angle of 19°18'50" and being subtended by a chord which bears North 59°53'58" West 157.52 feet and the **TRUE POINT OF BEGINNING**;

Thence northwesterly along said curve, 158.26 feet;

Thence North 50°14'33" West, 107.53 feet;

Thence North 63°51'51" West, 397.25 feet;

Thence North 64°21'03" West, 132.36 feet to a point on the easterly line of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County;

Thence along said easterly line, North 23°44'45" East, 57.32 feet to the northeast corner of said parcel;

Thence along the northerly line of said parcel, North 61°40'51" West, 426.18 feet to the northwest corner of said parcel;

Thence along the westerly line of said parcel, South 23°44'45" West, 70.31 feet;

Thence leaving said westerly line, North 63°24'21" West, 88.30 feet to a point on the west line of BNSF Railway Parcel;

Thence along said westerly line, North 00°19'02" West, 138.74 feet;

Thence leaving said westerly line, South 63°24'21" East, 832.50 feet to the beginning of a tangent curve concave to the northeast, having a radius of 249.50 feet and a central angle of 5°11'12";

Thence southeasterly along said curve, 22.59 feet;

Thence South 68°35'34" East, 118.06 feet to the beginning of a tangent curve concave to the southwest, having a radius of 450.50 feet and a central angle of 18°21'01";

Thence southeasterly along said curve, 144.28 feet;

Thence South 50°14'33" East, 123.97 feet to the beginning of a tangent curve concave to the northeast, having a radius of 349.50 feet and a central angle of 11°46'27";

Thence southeasterly along said curve, 71.82 feet to a point on the east line of said Parcel;

Thence along said east line, South 00°00'01" East, 131.29 feet to the **TRUE POINT OF BEGINNING.**

Containing 3.11 Acres, more or less.

See Exhibit 'B' 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.



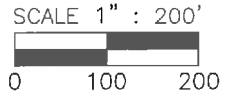
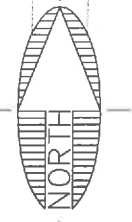
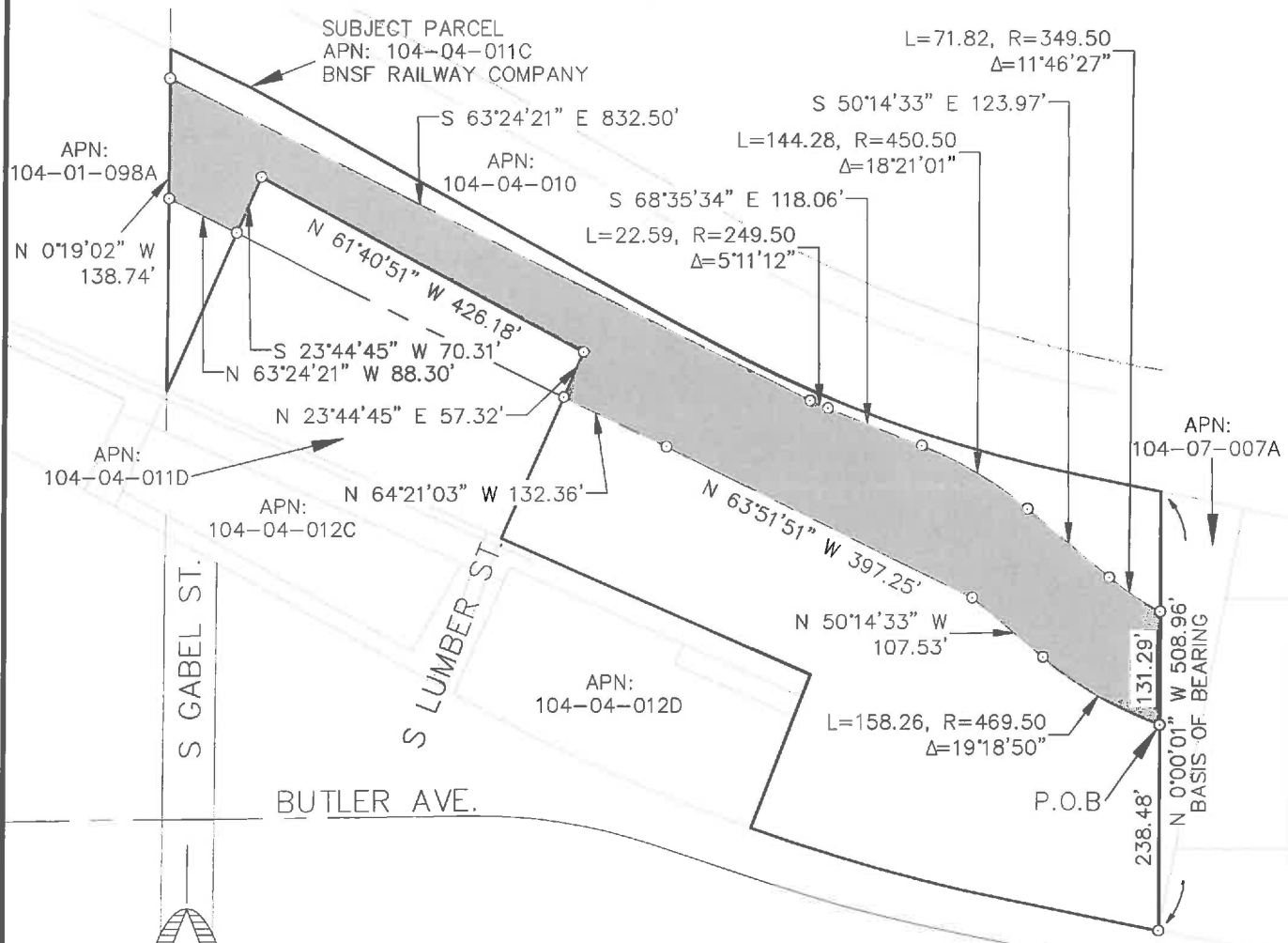
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Dec 20, 2019-10:07am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_  
DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-04-011C.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swioz.com	JOB NO. 04473 DATE DEC 2019 SCALE 1" = 200' DRAWN MB DESIGN CHECKED ADB	APN: 104-04-011C	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT				

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 104-07-007A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 7, Parcel 7A described as follows:

Commencing at the southerly corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northwest corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the west line of said Parcel, North 00°00'01" West, 238.48 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said mid-section line, and said west line, North 00°00'01" West, 131.29 feet to the beginning of a non-tangent curve concave to the north having a radius of 349.50 feet and a central angle of 12°06'31" and being subtended by a chord which bears South 68°04'16" East 73.72 feet;

Thence leaving said mid-section line, and said west line, and southeasterly along said curve, 73.86 feet to a point on the easterly line of said Parcel;

Thence along said easterly line, South 11°14'57" West, 120.29 feet to the beginning of a non-tangent curve concave to the north having a radius of 469.50 feet and a central angle of 5°45'10" and being subtended by a chord which bears North 72°25'58" West 47.12 feet;

Thence northwesterly along said curve, 47.14 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.166 Acres, more or less.

See Exhibit 'B' 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.



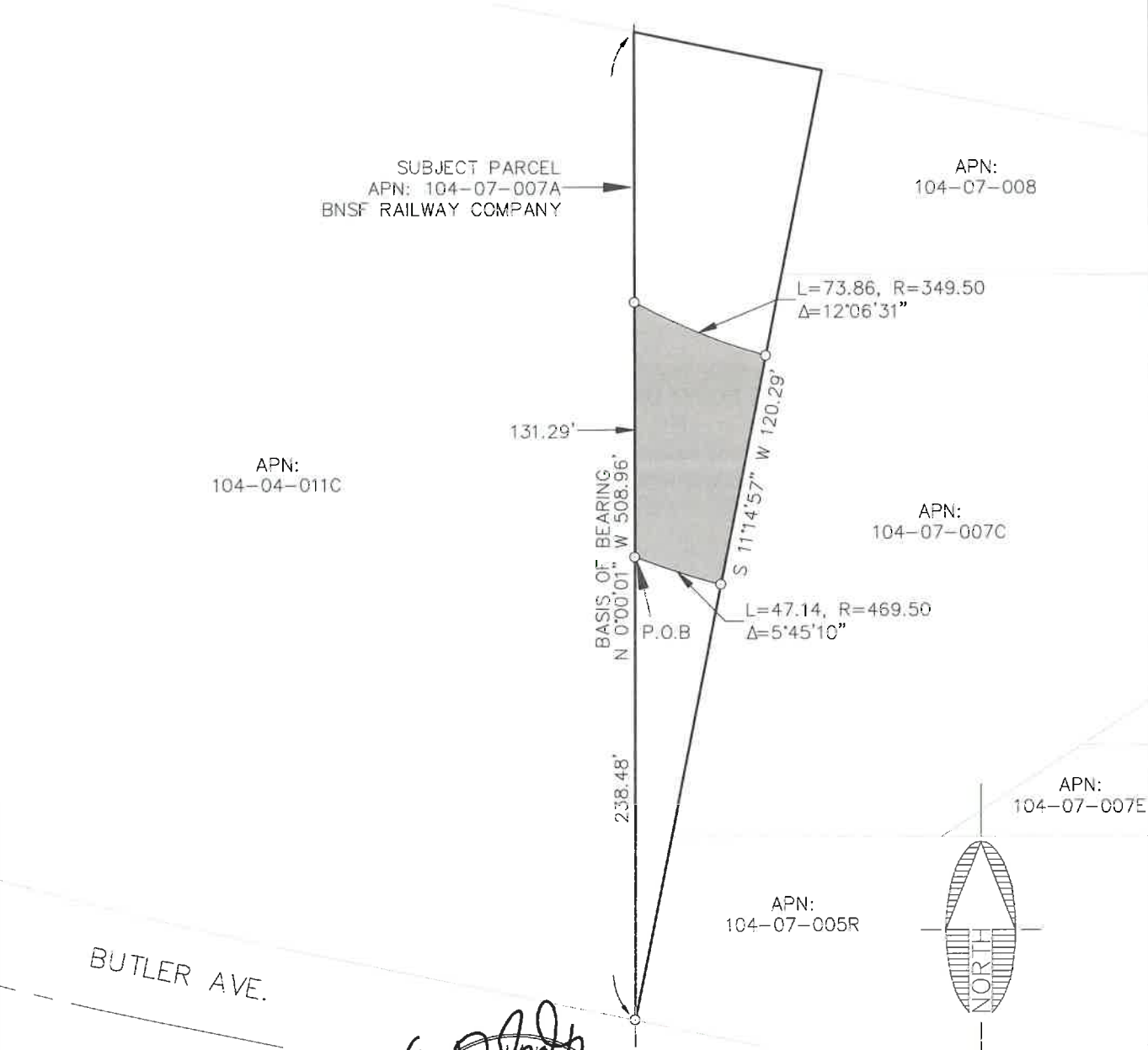
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City File No.

\_\_\_\_\_  
Descriptive Title

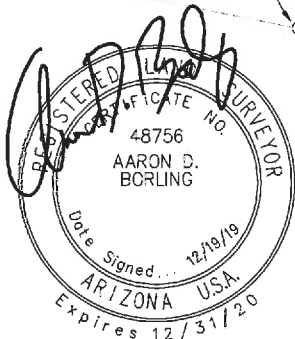
PLOTTED: Dec 19, 2019--3:58pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

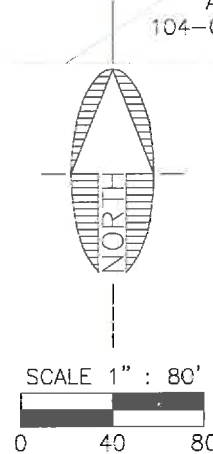
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



BUTLER AVE.




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473	APN: 104-07-007A	FLAGSTAFF ARIZONA	SHEET
	www.swiaz.com	DATE DEC 2319			2
		SCALE 1" = 80'			
		DRAWN MB			
		DESIGN			
	CHECKED ADB		LEGAL EXHIBIT		OF 2

FILE: P:\2004\04473\SURVEY\LEGAL\S\EXHIBITS\EXHIBIT RW 104-07-007A.DWG ABORLING

COMMERCIAL

RIGHT-OF-WAY

Parcel Numbers

104-07-008

104-07-005Y

104-04-011D

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 104-07-008**

The following is a legal description of a parcel of land lying with in Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

**Parcel 1:**

Commencing at a point on the southerly line of that parcel of land as described in Instrument Number 3367466, Official Records of Coconino County (herein referred to as R1), and as shown on Instrument Number 3854611, Official Records of Coconino County, said point being in common with the north Right-of-Way line of Butler Avenue as described in R1, from which a point on said north Right-of-Way line bears North 87°00'29" West, 101.95 feet (Basis of Bearing, North 87°34'09" West, 102.00 feet per R1);

Thence along said Right-of-Way line, North 87°00'29" West, 8.00 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°00'29" West, 45.84 feet to a point on the westerly line of said parcel;

Thence leaving said Right-of-Way line, and along said westerly line, North 12°51'25" West, 19.88 feet;

Thence leaving said westerly line, South 35°54'21" East, 20.69 feet;

Thence North 64°55'10" East, 37.29 feet;

Thence South 11°38'57" East, 21.26 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.012 Acres, more or less.

**Parcel 2:**

Commencing at the southwest corner of a portion of that parcel of land as described in Instrument Number 3556691, Official Records of Coconino County (herein referred to as R1), said point being in common with the north Right-of-Way line of Butler Avenue as described in R1;

Thence along the westerly line of said parcel, North 02°59'32" East, 264.02 feet (Basis of Bearing, North 03°09'54" East per R1) to a point on the westerly line of that parcel as described in Instrument Number 3367466, Official Records of Coconino County, and as shown on Instrument Number 3854611, Official Records of Coconino County, and the **TRUE POINT OF BEGINNING;**

Thence continuing along said westerly line, North 02°59'32" East, 3.69 feet;

Thence continuing along said westerly line, North 42°04'05" East, 9.53 feet;

Thence leaving said westerly line, South 51°03'37" East, 90.82 feet;

Thence South 35°54'21" East, 34.77 feet to a point on said westerly line, and the beginning of a non-tangent curve concave to the southwest, having a radius of 312.95 feet and a central angle of 4°31'22" and being subtended by a chord which bears North 52°57'55" West, 24.70 feet;

Thence along said westerly line, and northwesterly along said curve, 24.70 feet;

Thence continuing along said westerly line, North 52°34'22" West, a distance of 98.08 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.027 Acres, more or less.

See Exhibit 'B' 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.

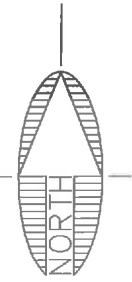


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City File No.

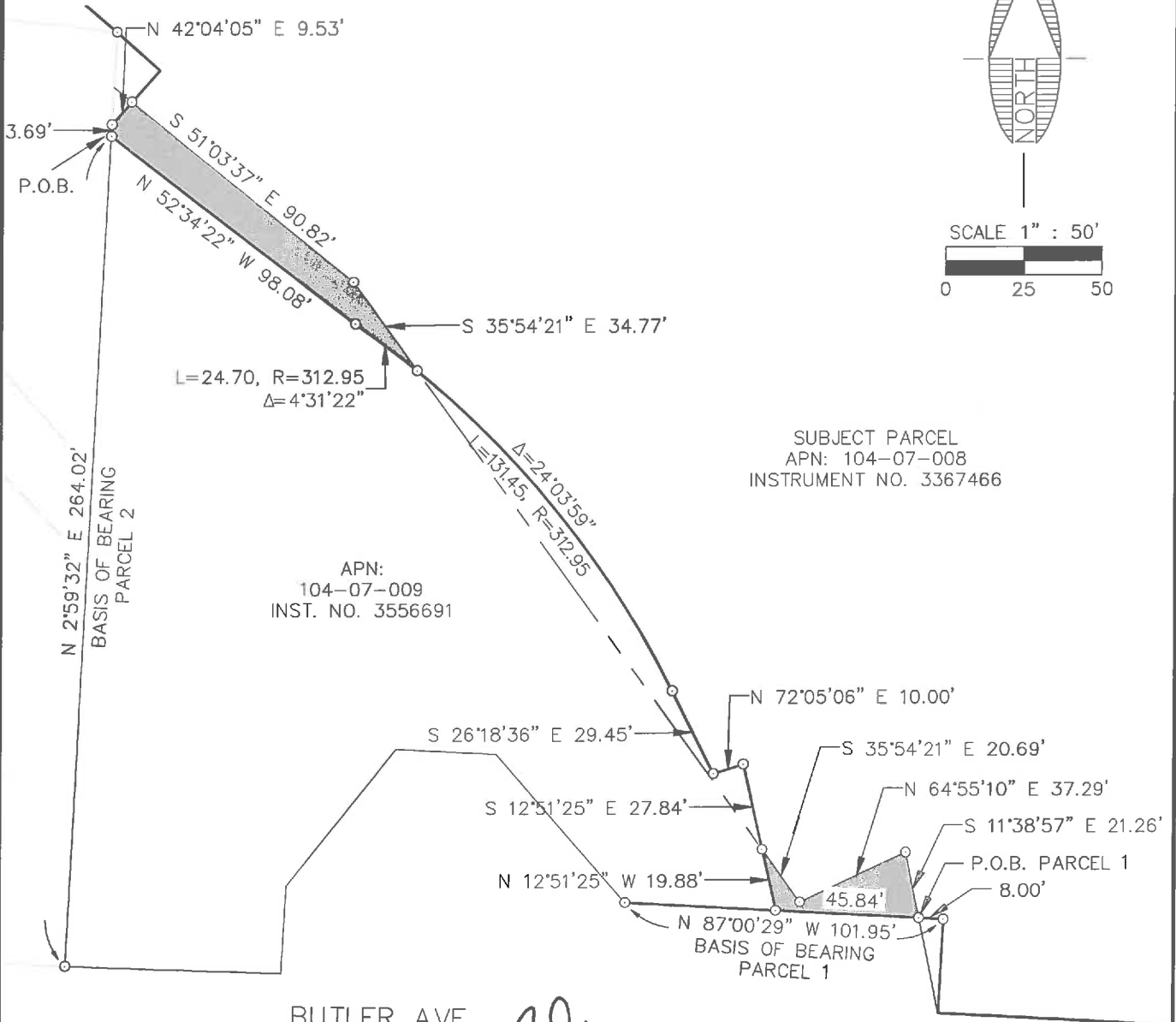
\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



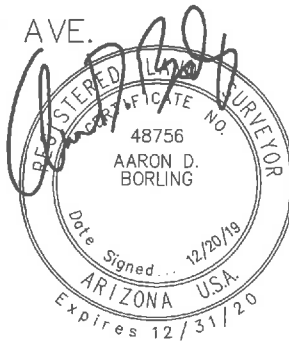
PLOTTED: Dec 20, 2019-1:09pm



SUBJECT PARCEL  
APN: 104-07-008  
INSTRUMENT NO. 3367466

APN:  
104-07-009  
INST. NO. 3556691

BUTLER AVE.



NOTE:  
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RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-008.DWG ABORLING

**SWI**  
Shepherd Wesnitzer, Inc.

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

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-008

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 104-07-005Y**

The following is a legal description of a parcel of land lying within Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the southwest corner of that parcel of land as described in Instrument Number 3650503, Official Records of Coconino County (herein referred to as R1), said point being in common with the north Right-of-Way line of Butler Avenue as shown on Book 6 of Surveys, Page 26, Official Records of Coconino County, from which the northwest corner of that parcel of land as described in Instrument Number 3583219, Official Records of Coconino County bears North 10°02'54" East, 302.47 feet (Basis of Bearing, North 10°10'00" East per R1);

Thence along the westerly line of said parcel, North 10°02'54" East, 272.82 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 10°02'54" East, 12.73 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, North 47°08'14" East, 33.75 feet to the beginning of a non-tangent curve concave to the south having a radius of 349.95 feet and a central angle of 8°49'44" and being subtended by a chord which bears South 82°51'49" East 53.87 feet;

Thence continuing along said northerly line, and easterly along said curve, 53.92 feet to the beginning of a non-tangent curve concave to the south having a radius of 338.69 feet and a central angle of 27°55'49" and being subtended by a chord which bears South 74°54'36" East 163.47 feet;

Thence continuing along said northerly line, and southeasterly along said curve, 165.10 feet;

Thence continuing along said northerly line, South 60°04'02" East, 34.81 feet;

Thence continuing along said northerly line, South 56°30'19" East, 66.63 feet;

Thence continuing along said northerly line, South 48°05'52" East, 18.88 feet;

Thence continuing along said northerly line, South 45°50'12" East, 13.17 feet;

Thence continuing along said northerly line, South 43°50'02" East, 102.10 feet to the northeast corner of said parcel;

Thence North 52°13'50" West, 143.30 feet to the beginning of a curve concave to the southwest having a radius of 620.30 feet and a central angle of 7°19'47" and being subtended by a chord which bears North 58°00'00" West 79.30 feet;

Thence northwesterly along said curve, 79.35 feet to the beginning of a curve concave to the south having a radius of 339.30 feet and a central angle of 39°35'33" and being subtended by a chord which bears North 81°10'57" West 229.83 feet;

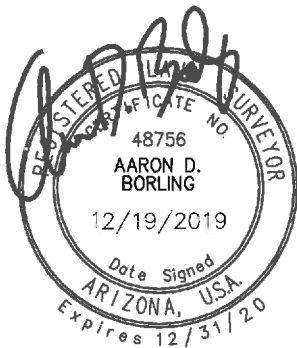
Thence westerly along said curve, 234.46 feet;

Thence South 80°52'22" West, 10.69 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.19 Acres, more or less.

See Exhibit 'B' 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.



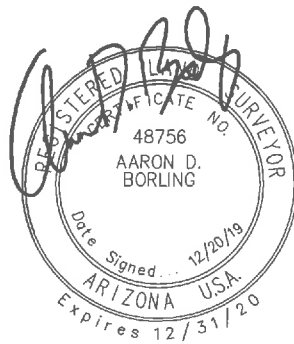
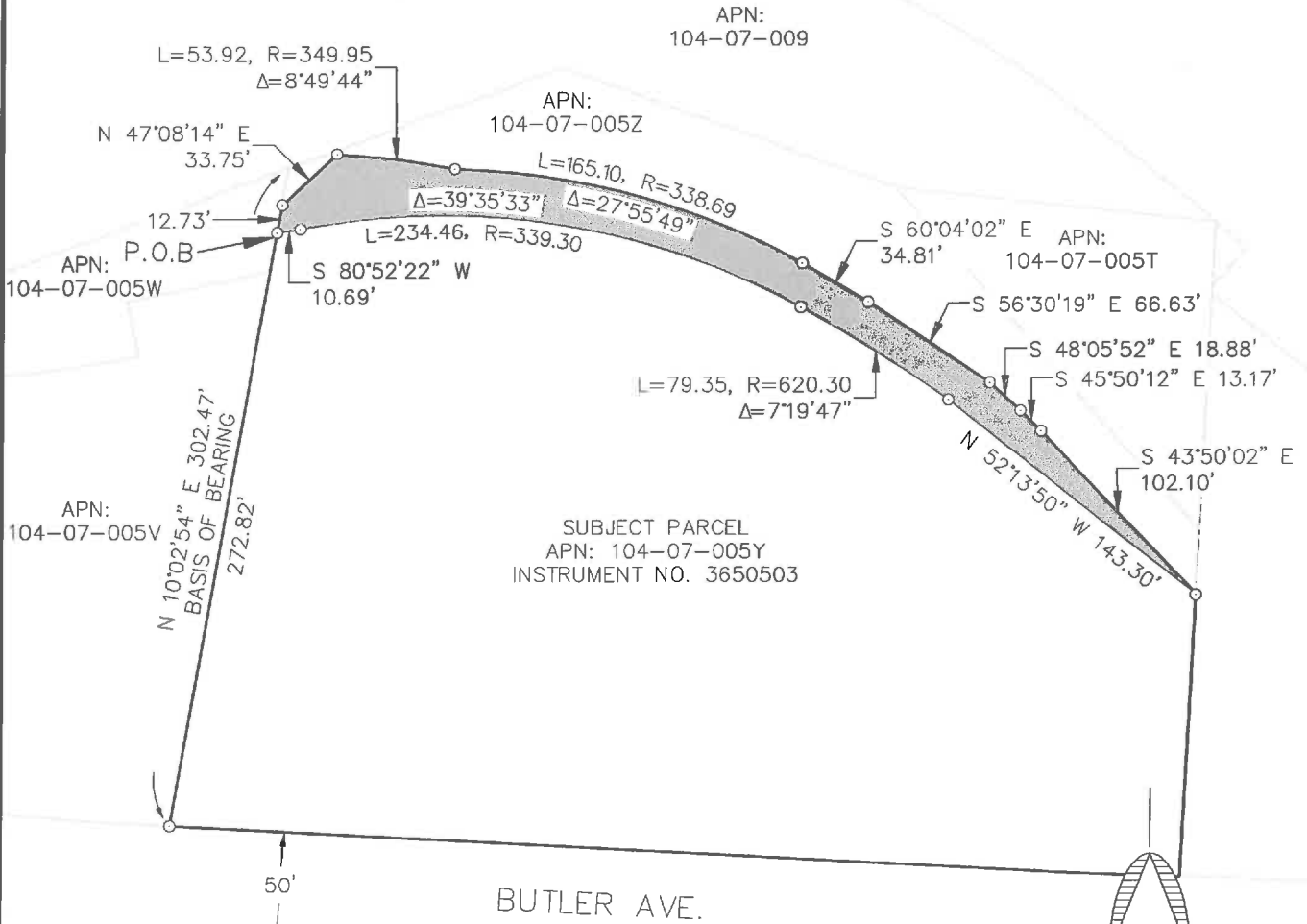
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Dec 19, 2019-11:22pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE DEC 2019 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 104-07-005Y FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT			

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-005Y.DWG ABORLING

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 104-04-011D**

The following is a legal description of a parcel of land lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the southwest corner of that parcel of land as describe in Instrument Number 3507503, Official Records of Coconino County, from which the northwest corner of said parcel bears North 23°44'45" East, 268.89 feet (Basis of Bearing);

Thence along the westerly line of said parcel, North 23°44'45" East, 198.58 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 23°44'45" East, 70.31 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, South 61°40'51" East, 426.18 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 23°44'45" West, 57.32 feet

Thence leaving said easterly line, North 64°21'03" West, 8.84 feet;

Thence North 63°24'26" West, 150.35 feet;

Thence North 63°51'34" West, 150.77 feet;

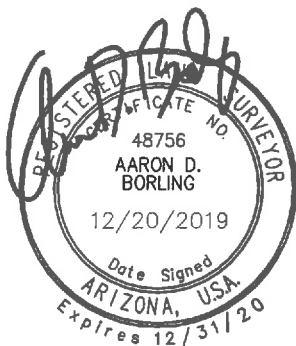
Thence North 62°04'37" West, 51.46 feet;

Thence North 63°24'21" West, 63.95 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.63 Acres, more or less.

See Exhibit 'B' 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.



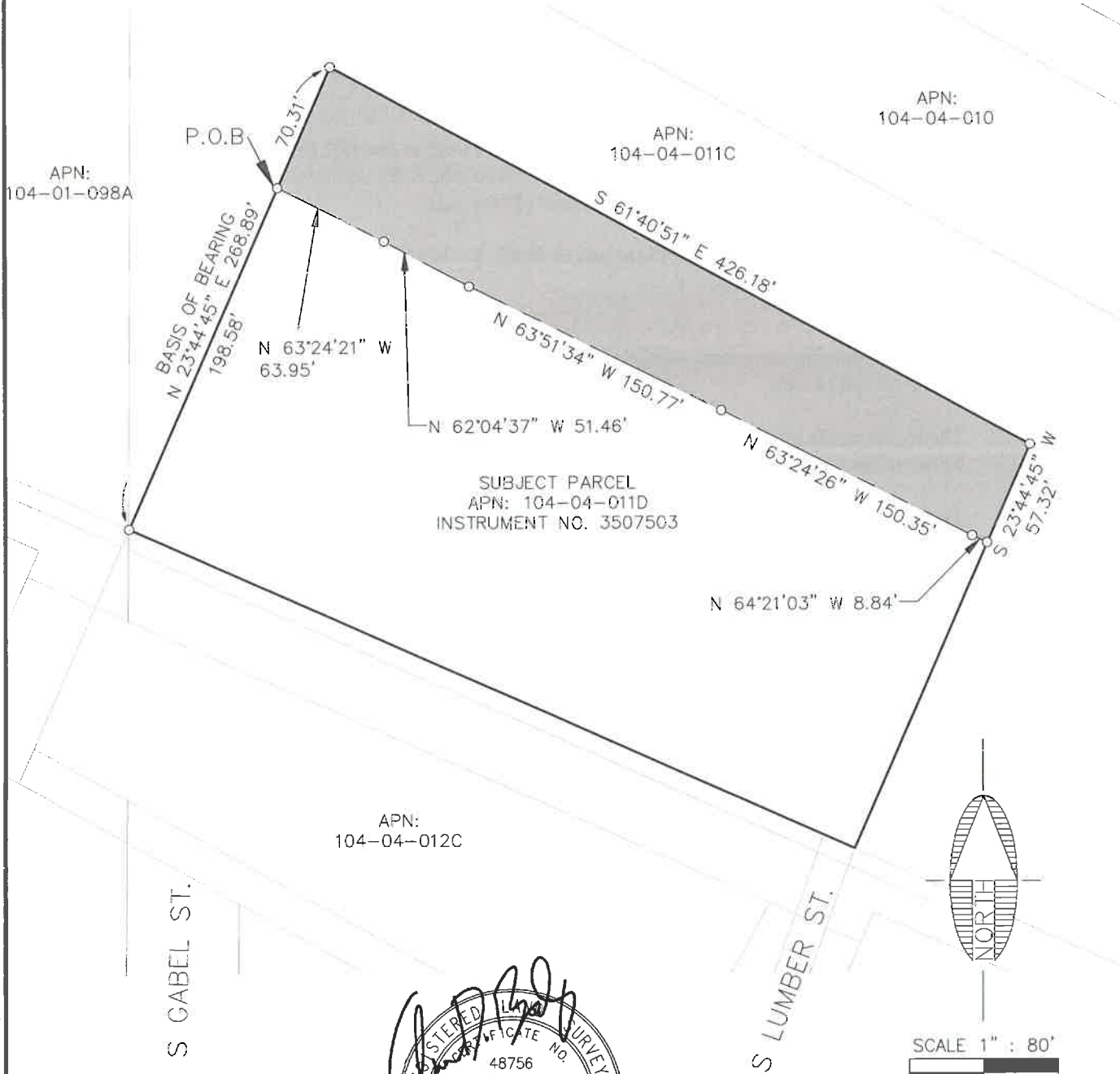
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City File No.

\_\_\_\_\_  
Descriptive Title

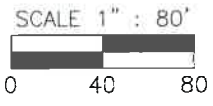
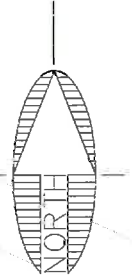
FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-04-011D.DWG ABORLING  
 PLOTTED: Dec 20, 2019 - 10:38am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
 TOWNSHIP 21 NORTH, RANGE 7 EAST  
 GILA AND SALT RIVER MERIDIAN,  
 COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
 APN: 104-04-011D  
 INSTRUMENT NO. 3507503



NOTE:  
 THIS EXHIBIT DOES NOT REPRESENT THE  
 RESULTS OF A BOUNDARY SURVEY AND  
 SHOULD NOT BE CONSTRUED AS ONE.  
 ITS SOLE PURPOSE IS TO DEPICT THE  
 LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Wesnitzer, Inc.

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

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-04-011D

LEGAL EXHIBIT

FLAGSTAFF  
 ARIZONA

SHEET

2

OF 2

BNSF

TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

104-01-098A

100-43-001C

100-44-002A

100-44-006A

101-27-001C

101-27-002A

104-01-094

104-01-094D

104-04-010

104-04-011C

104-07-007A (1)

104-07-007A (2)

100-44-001

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-01-098A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 98A described as follows:

**Parcel 1:**

Commencing at the southeast corner of said BNSF Railway Parcel, said point being in common with the southwest corner of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County, from which the northeast corner of said BNSF Railway Parcel bears North 00°19'02" East, 393.71 feet (Basis of Bearing);

Thence along the east line of said Parcel, North 00°19'02" East, 221.20 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said east line, North 63°24'21" West, 425.76 feet to a point hereinafter referred to as 'Point A';

Thence South 87°00'55" East, 54.91 feet to a point on the northerly line of said Parcel;

Thence along said northerly line, South 64°43'28" East, 360.58 feet to the northeast corner of said Parcel;

Thence along said east line, South 00°19'02" West, 33.78 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.234 Acres,

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence South 66°16'30" West, 91.60 feet to the **TRUE POINT OF BEGINNING**;

Thence South 26°35'39" West, 12.85 feet;

Thence North 63°24'21" West, 52.52 feet to a point on the northwesterly line of said Parcel;

Thence along said northwesterly line, North 69°31'46" East, 17.55 feet;

Thence leaving said northwesterly line, South 63°24'21" East, 40.56 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.014 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

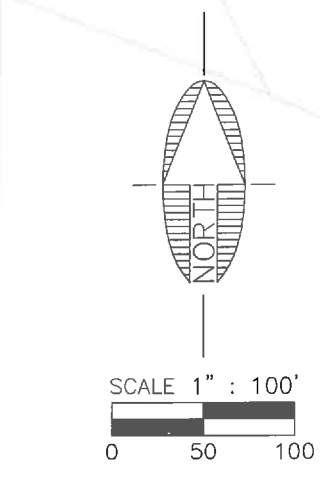
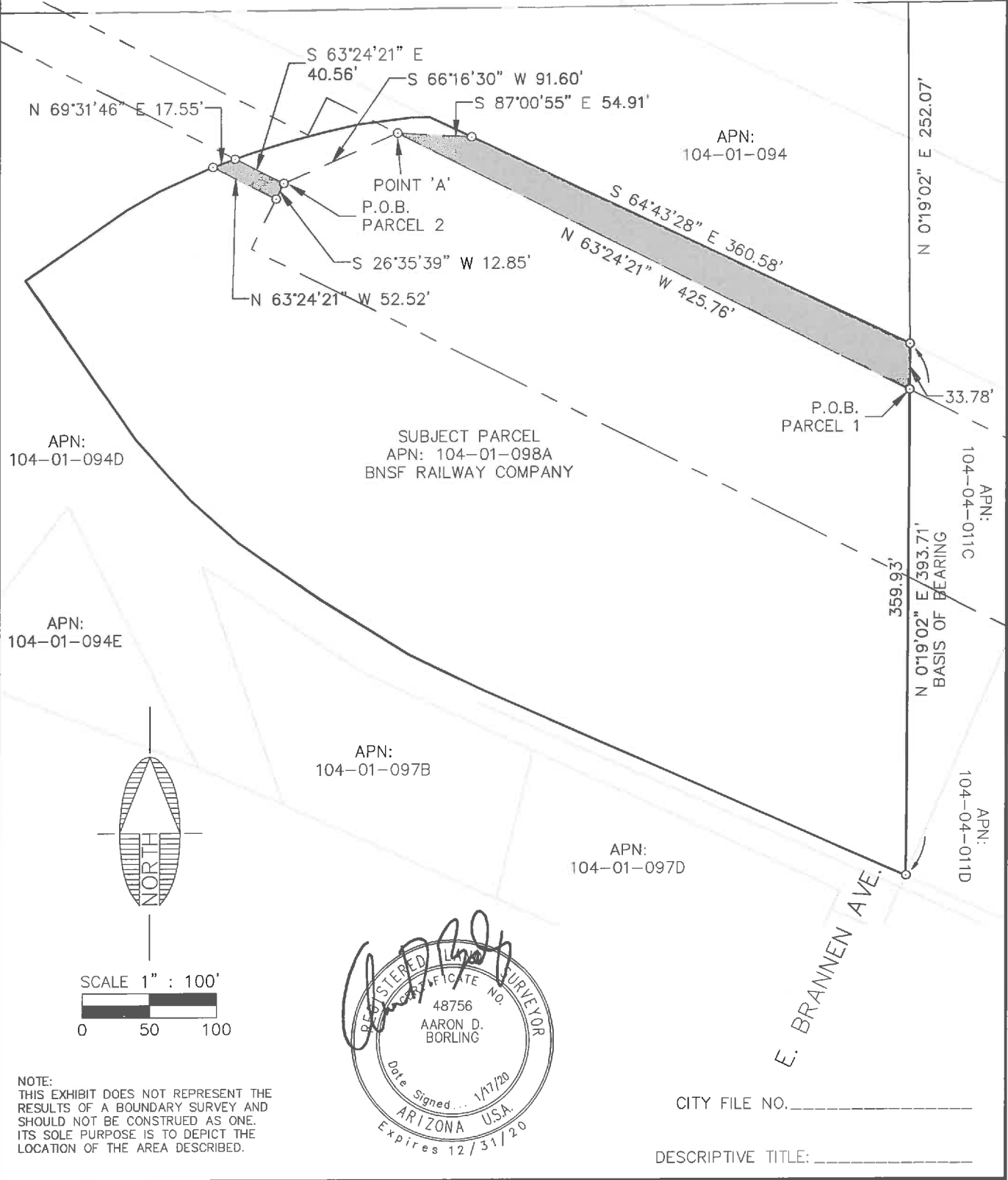
\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

N. LINE SEC. 22

PLOTTED: Jan 28, 2020-6:13pm




**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-01-098A.DWG ABORLING

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473	APN: 104-01-098A	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			LEGAL EXHIBIT
SCALE 1" = 100'					
DRAWN MB					
DESIGN					
CHECKED ADB					

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 100-43-001C**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 43, Parcel 1C described as follows:

Commencing at the northeast corner of said parcel, said point being in common with the southerly Right-of-Way line of West Route 66, and lying 700.00 feet westerly of the northerly prolongation of the westerly Right-of-Way line of North Beaver Street, and from which the southeast corner of said parcel bears South 20°45'48" West, 125.86 feet (Basis of Bearing);

Thence along the easterly line of said parcel, South 20°45'48" West, 108.66 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, South 20°45'48" West, 13.48 feet;

Thence leaving said easterly line, North 35°27'48" West, 35.16 feet;

Thence North 13°07'59" East, 59.71 feet;

Thence North 22°10'53" East, 43.45 feet to a point on the northerly line of said parcel, said point being in common with the southerly Right-of-Way line of West Route 66;

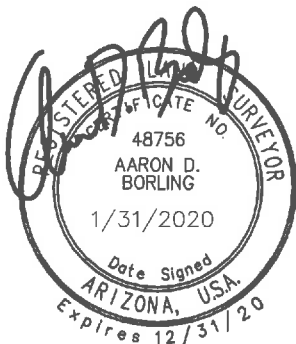
Thence along said northerly line and said Right-of-Way line, South 69°12'12" East, 23.75 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 13°30'24" and being subtended by a chord which bears South 14°17'27" West, 109.36 feet;

Thence leaving said northerly line and said Right-of-Way line, and southerly along said curve, 109.62 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.07 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

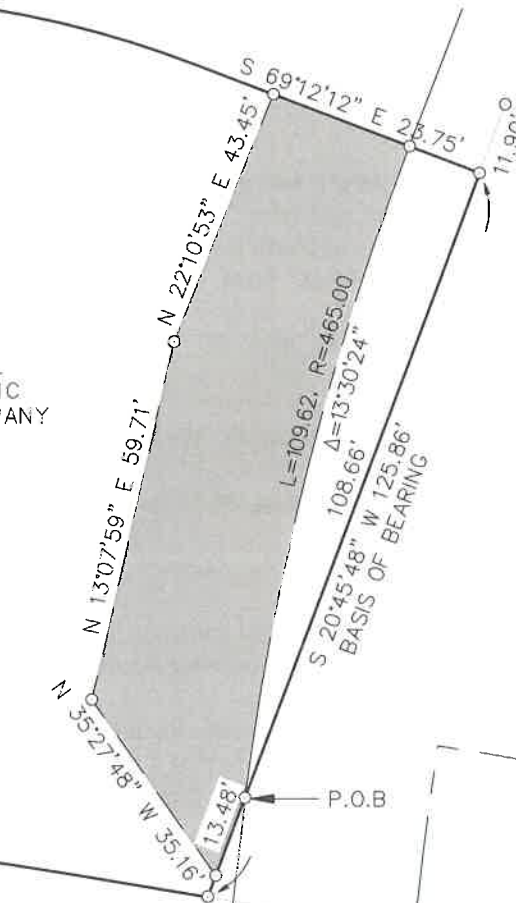
\_\_\_\_\_  
Descriptive Title

PLOTTED: Feb 06, 2020-3:53pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

SUBJECT PARCEL  
APN: 100-43-001C  
BNSF RAILWAY COMPANY

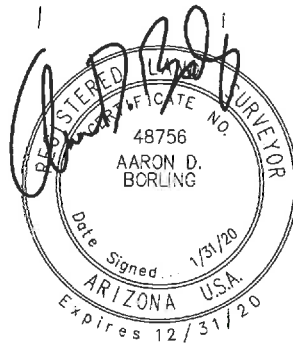


W. ROUTE 66

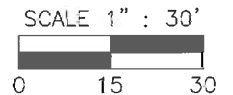
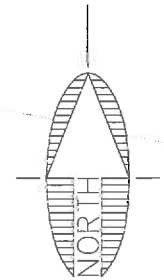
APN:  
100-44-006A

APN:  
100-43-001

APN:  
100-44-001



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-43-001C.DWG ABORLING



Shephard & Associates, Inc.

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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-43-001C

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 100-44-002A**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 2A described as follows:

**Parcel 1:**

Commencing at the southwest corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the northerly Right-of-Way line of West Phoenix Avenue;

Thence along the westerly line of said parcel, North 20°45'54" East, 205.80 feet (Basis of Bearing) to the southwest corner of said Assessor's Parcel Number 100-44-002A and the beginning of a curve concave to the south having a radius of 3494.81 feet and a central angle of 0°14'53" and being subtended by a chord which bears South 79°58'14" East 15.12 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 15.12 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said southerly line, North 21°18'54" East, 23.32 feet to a point on the northerly line of said parcel, and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°05'28" and being subtended by a chord which bears South 80°12'54" East, 4.97 feet;

Thence along said northerly line, and easterly along said curve, 4.97 feet to the beginning of a non-tangent curve concave to the east having a radius of 255.00 feet and a central angle of 5°14'25" and being subtended by a chord which bears South 00°10'44" East, 23.31 feet;

Thence leaving said northerly line, and southerly along said curve, 23.32 feet to a point on the southerly line of said parcel, hereinafter referred to as 'Point A', and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°13'26" and being subtended by a chord which bears North 79°44'05" West, 13.66 feet;

Thence along said southerly line, and westerly along said curve, 13.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.005 Acres, more or less.

**Parcel 2:**

Commencing at the aforementioned 'Point A', and the beginning of a curve concave to the south having a radius of 3494.81 feet and a central angle of 0°30'27" and being subtended by a chord which bears South 79°22'08" East, 30.96 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 30.96 feet to the beginning of a non-tangent curve concave to the east having a radius of 225.00 feet and a central

angle of 5°20'37" and being subtended by a chord which bears North 01°57'31" West 20.98 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, and northerly along said curve, 20.98 feet to a point on the northerly line of said parcel;

Thence leaving said northerly line, South 49°56'22" East, 42.26 feet to a point on the southerly line of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°31'43" and being subtended by a chord which bears North 78°51'03" West 32.24 feet;

Thence along said southerly line, and westerly along said curve, 32.24 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.008 Acres, more or less.

**Parcel 3:**

Commencing at the southeast corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the westerly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of West Phoenix Avenue;

Thence along the easterly line of said parcel, and along said westerly Right-of-Way line, North 20°45'48" East, 189.91 feet (Basis of Bearing) to the southeast corner of said Assessor's Parcel Number 100-44-002A and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°14'45" and being subtended by a chord which bears North 68°40'53" West, 15.00 feet and the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of said parcel, and westerly along said curve, 15.00 feet;

Thence leaving said southerly line, North 20°35'31" East, 20.44 feet to a point on the northerly line of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°16'35" and being subtended by a chord which bears South 67°46'03" East, 15.07 feet;

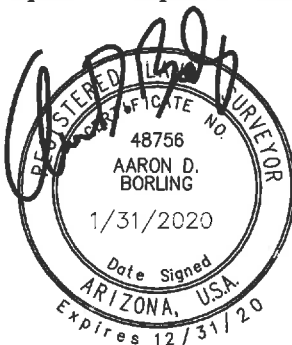
Thence along said northerly line, and easterly along said curve, 15.07 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, and along said westerly Right-of-Way line, South 20°45'48" West, 20.20 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.007 Acres, more or less.

See Exhibit 'B' 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.



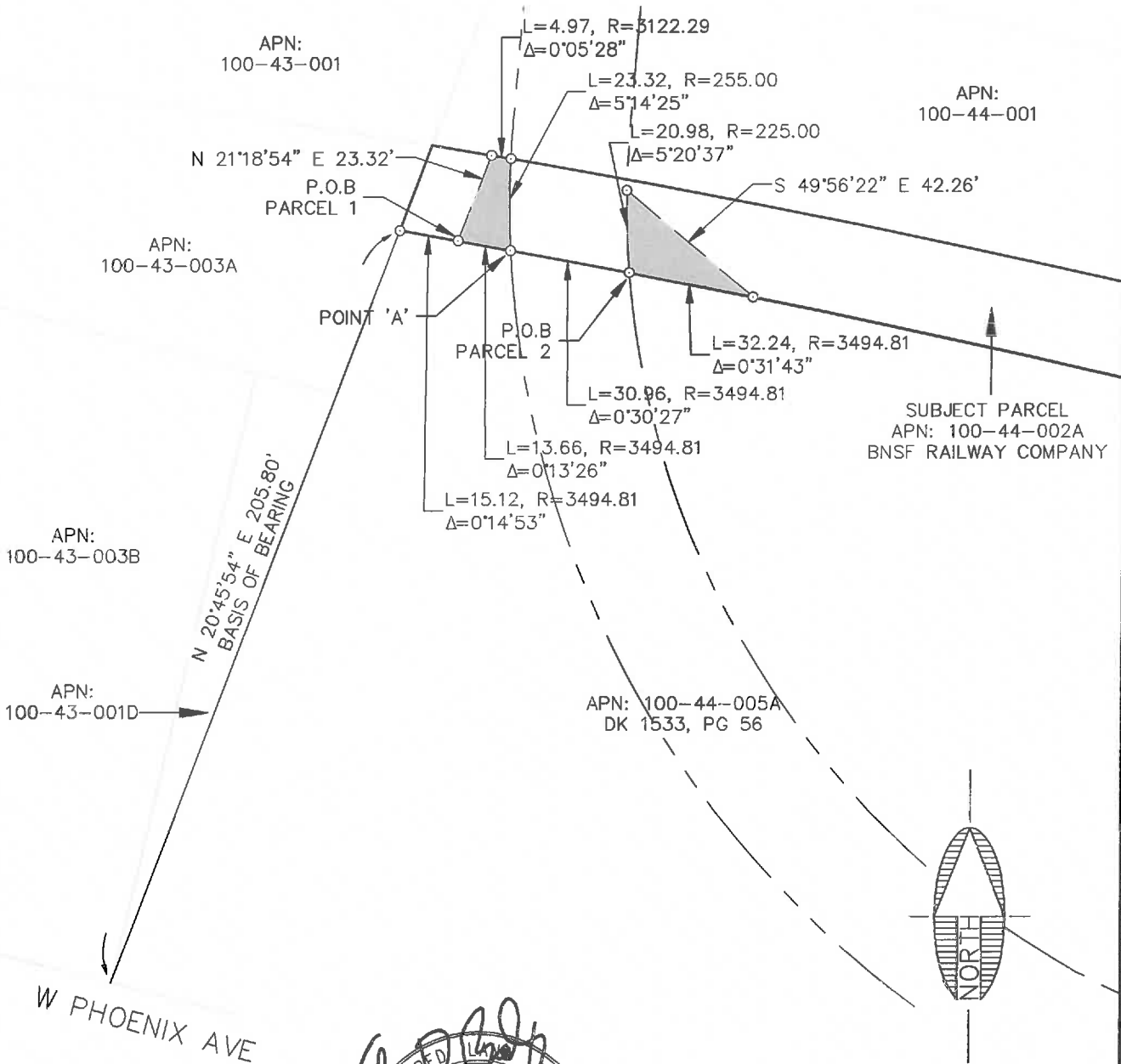
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City File No.

\_\_\_\_\_  
Descriptive Title

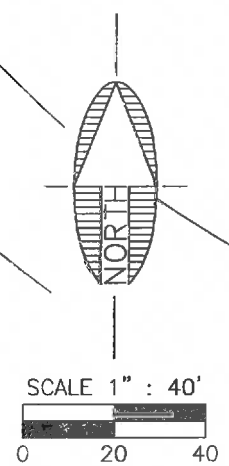
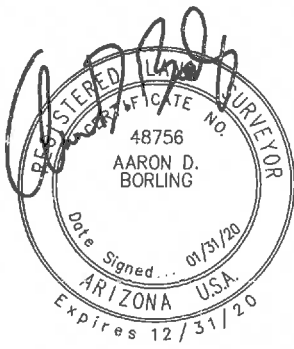
PLOTTED: Feb 06, 2020--3:01pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 100-44-002A  
BNSF RAILWAY COMPANY



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-002A 1.DWG ABORLING

<p>Shephard Wesnitzer, Inc.</p>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. D4473 DATE JAN 2020 SCALE 1" = 40' DRAWN MB DESIGN CHECKED ADB	APN: 100-44-002A	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 4
	LEGAL EXHIBIT				

PLOTTED: Feb 06, 2020-3:09pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

SUBJECT PARCEL  
APN: 100-44-002A  
BNSF RAILWAY COMPANY

APN:  
100-44-003E

N 20°35'31" E 20.44'

L=15.07, R=3122.29  
Δ=0°16'35"

S 20°45'48" W 20.20'

P.O.B.  
PARCEL 3

L=15.00, R=3494.81  
Δ=0°14'45"

APN: 100-44-005A  
DK 1533, PG 56

N 20°45'48" E 189.21'  
BASIS OF BEARING

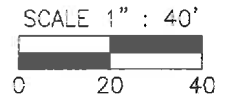
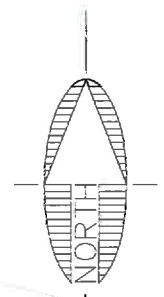
S BEAVER ST

APN:  
100-44-004D

W PHOENIX AVE



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 40'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-002A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 100-44-002A 2.DWG ABORLING

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 100-44-006A**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 6A described as follows:

**Parcel 1:**

Commencing at the northwest corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southwest corner of said Parcel bears South 20°45'48" West, 137.76 feet (Basis of Bearing);

Thence along the westerly line of said parcel, South 20°45'48" West, 120.56 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said westerly line, South 06°29'43" West, 16.76 feet to a point on the southerly line of said parcel;

Thence leaving said southerly line, North 35°27'48" West, 4.97 feet to a point on said westerly line;

Thence along said westerly line, North 20°45'48" East, 13.48 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.001 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said Parcel, said point being in common with the southerly Right-of-Way line of West Route 66, from which the southwest corner of said Parcel bears South 20°45'48" West, 137.76 feet (Basis of Bearing);

Thence along the west line of said parcel South 20°45'48" West, 137.76 feet to the southwest corner of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 00°37'15" and being subtended by a chord which bears South 80°00'31" East, 34.35 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 34.35 feet to the beginning of a non-tangent curve concave to the east having a radius of 435.00 feet and a central angle of 4°02'52" and being subtended by a chord which bears North 07°09'39" East, 30.72 feet and the **TRUE POINT OF BEGINNING;**

Thence leaving said southerly line, and northerly along said curve, 30.73 feet;

Thence South 80°15'29" East, 29.72 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 10°52'57" and being subtended by a chord which bears North 15°03'48" East, 88.19 feet;

Thence northerly along said curve, 88.32 feet;

Thence South 69°29'44" East, 14.15 feet to the beginning of a non-tangent curve concave to the east having a radius of 465.00 feet and a central angle of 14°25'46" and being subtended by a chord which bears South 13°17'23" West, 116.80 feet;

Thence southerly along said curve, 117.11 feet to a point on said southerly line and the beginning of a non-tangent curve concave to the south having a radius of 3170.56 feet and a central angle of 0°46'51" and being subtended by a chord which bears North 79°18'28" West, 43.20 feet;

Thence along said southerly line, and westerly along said curve, 43.20 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.06 Acres, more or less.

See Exhibit 'B' 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.



---

City File No.

---

Descriptive Title

PLOTTED: Feb 06, 2020-3:41pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

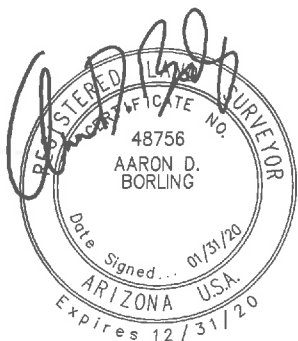
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
100-43-001C

APN:  
100-43-001

APN:  
100-44-001

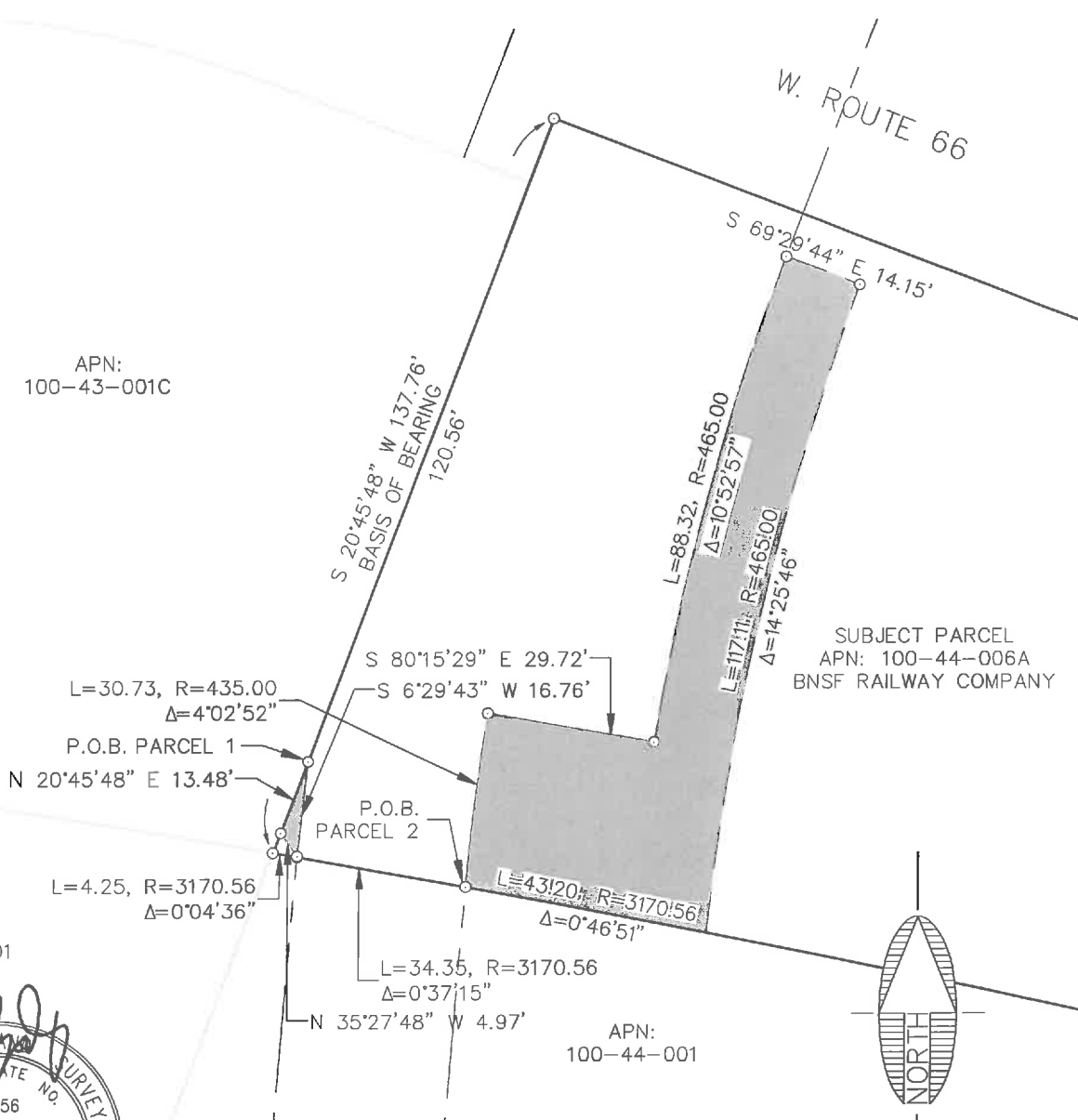
SUBJECT PARCEL  
APN: 100-44-006A  
BNSF RAILWAY COMPANY



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-006A.DWG ABORLING



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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 30'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-006A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 101-27-001C**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 1C described as follows:

**Parcel 1:**

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, North 20°55'30" East, 169.94 feet to the southwest corner of said Parcel;

Thence along the southerly line of said parcel, South 69°10'22" East, 466.57 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 55°52'45" West, 9.88 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 368.94 feet and a central angle of 4°31'12" and being subtended by a chord which bears North 58°08'43" West 29.10 feet;

Thence northwesterly along said curve, 29.11 feet;

Thence North 28°01'10" East, 10.04 feet;

Thence South 66°04'56" East, 36.29 feet;

Thence South 55°52'45" East, 80.02 feet;

Thence South 59°38'33" East, 44.63 feet;

Thence South 63°24'21" East, 12.75 feet;

Thence North 26°35'39" East, 11.05 feet;

Thence South 67°30'17" East, 95.28 feet;

Thence South 36°41'58" East, 39.74 feet;

Thence South 63°24'21" East, 210.51 feet to a point on the south line of said parcel, said point being in common with the south line of said Section 15;

Thence along said south line, South 89°29'02" West, 33.78 feet to a point hereinafter referred to as 'Point A';

Thence leaving said south line, North 63°24'21" West, 323.73 feet;

Thence North 59°38'33" West, 44.63 feet;

Thence North 55°52'45" West, 77.72 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.213 Acres, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence continuing along said south line, South 89°29'02" West, 87.78 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said south line, South 89°29'02" West, 28.20 feet;

Thence leaving said south line, North 63°24'21" West, 181.22 feet to a point on the southwesterly line of said parcel;

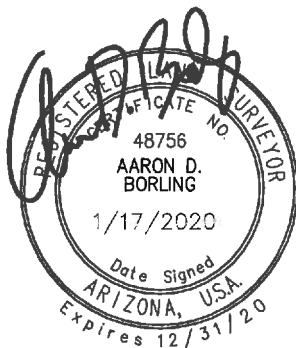
Thence along said southwesterly line, North 31°20'42" West, 24.21 feet

Thence leaving said southwesterly line, South 63°24'21" East, 226.83 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.060 Acres, more or less.

See Exhibit 'B' 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.



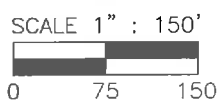
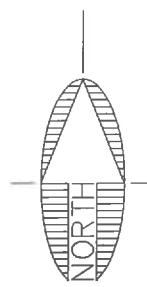
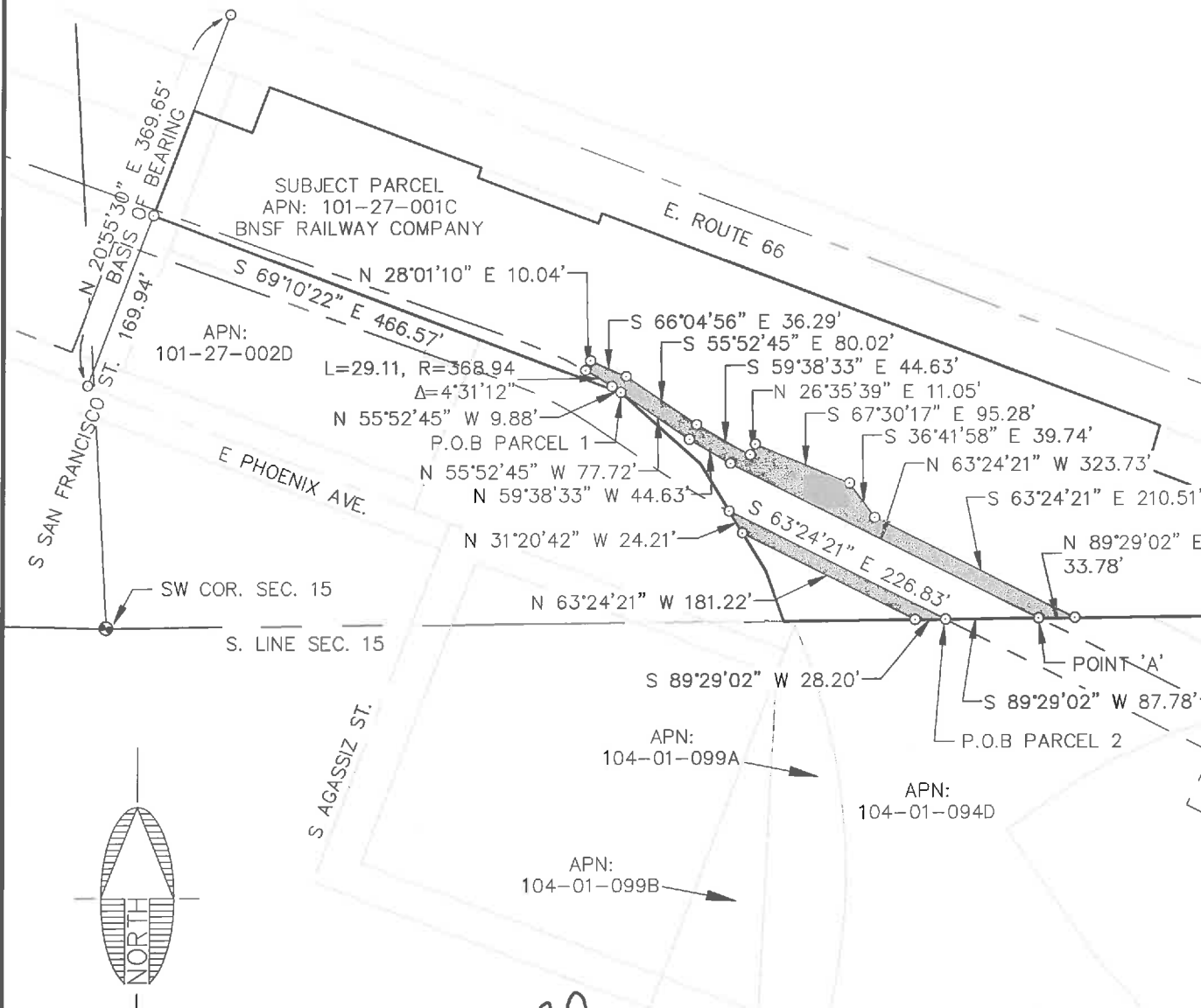
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City File No.

\_\_\_\_\_  
Descriptive Title

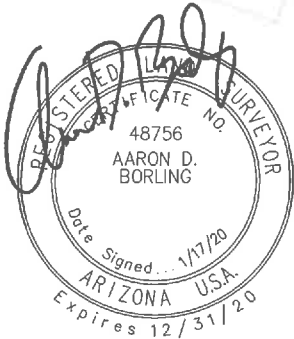
PLOTTED: Jan 29, 2020-11:13am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 101-27-001C 1.DWG ABORLING

 <b>Shephard Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 150' DRAWN MB DESIGN CHECKED ADB	APN: 101-27-001C FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT			

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 101-27-002A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 101, Map 27, Parcel 2A described as follows:

Commencing at the centerline intersection of South Agassiz Street and East Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Phoenix Avenue bears North 69°10'22" West, 362.32 feet (Basis of Bearing);

Thence along said centerline of East Phoenix Street, North 69°10'22" West, 35.98 feet to a point on the westerly line of said Parcel;

Thence along the westerly line of said Parcel, North 20°51'04" East, 141.31 feet

Thence leaving said westerly line, South 70°12'53" East, 35.07 feet to the **TRUE POINT OF BEGINNING**;

Thence South 70°12'53" East, 4.41 feet;

Thence South 67°38'13" East, 30.45 feet;

Thence South 62°41'57" East, 26.52 feet;

Thence South 58°08'18" East, 26.18 feet;

Thence South 55°52'45" East, 88.59 feet;

Thence South 59°38'33" East, 47.26 feet;

Thence South 63°24'21" East, 20.08 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 31°20'42" East, 24.21 feet;

Thence leaving said northerly line, North 63°24'21" West, 40.64 feet;

Thence North 59°38'33" West, 47.26 feet;

Thence North 55°52'45" West, 88.59 feet;

Thence North 60°26'02" West, 52.66 feet;

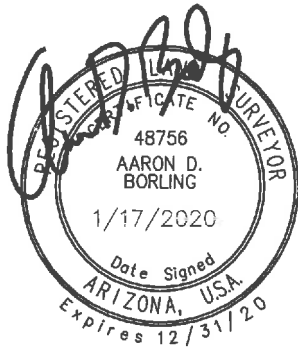
Thence North 67°51'23" West, 33.28 feet;

Thence North 19°47'07" East, 12.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.075 Acres, more or less.

See Exhibit 'B' 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.



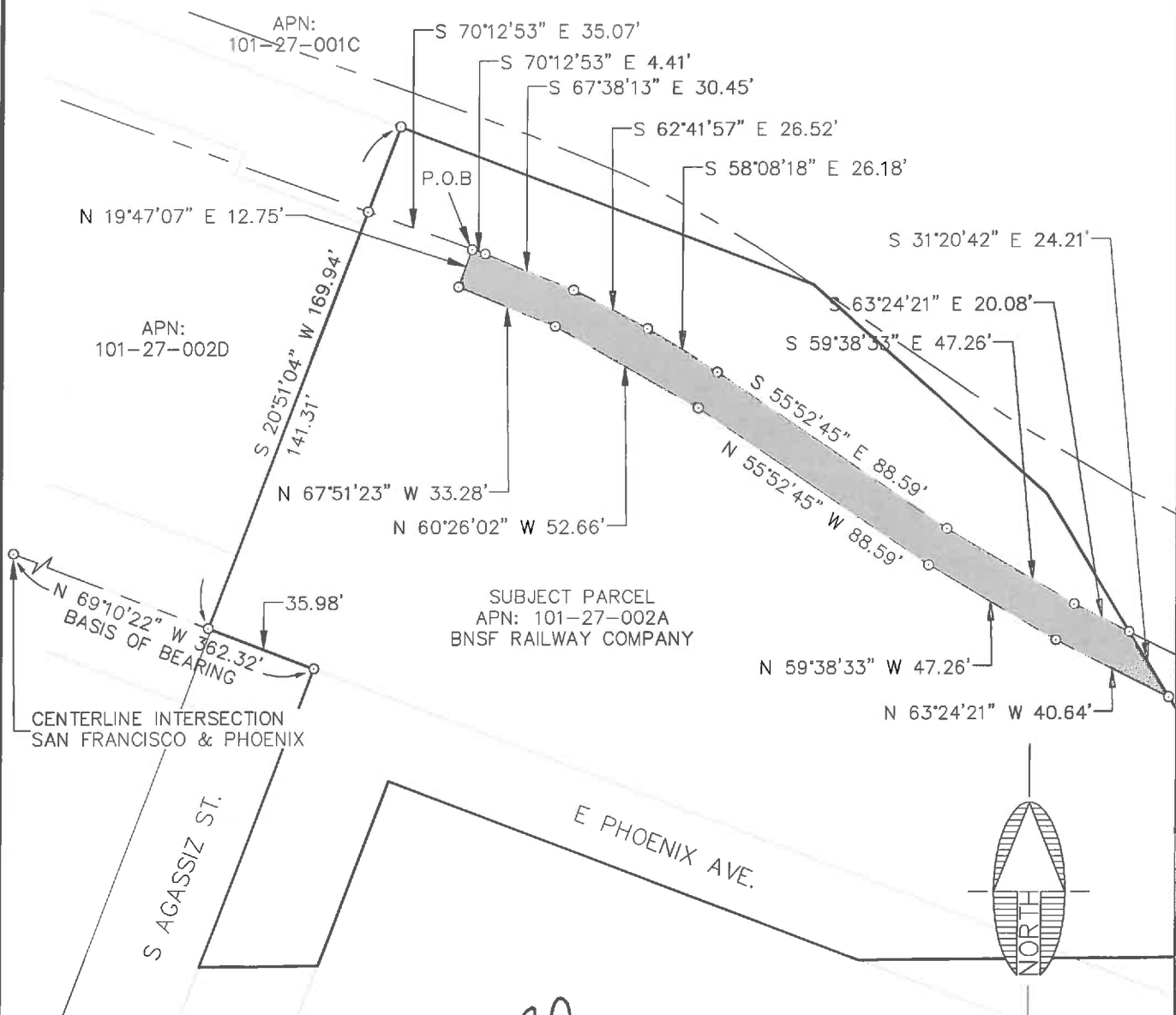
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City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 29, 2020-11:38am

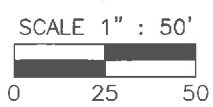
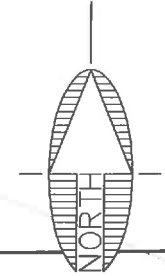
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



CENTERLINE INTERSECTION  
SAN FRANCISCO & PHOENIX

SUBJECT PARCEL  
APN: 101-27-002A  
BNSF RAILWAY COMPANY



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TOE 101-27-002A.DWG ABORLING

**SWI**  
Shephard Wesnitzer, Inc.

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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-01-094**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 94 described as follows:

Commencing at the southeast corner of that parcel of land being a portion of the BNSF Railway Station Grounds as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 98A, said point being in common with the southwest corner of that parcel of land as described in Instrument Number 3507503, Official Records of Coconino County, from which the northeast corner of said parcel bears North 00°19'02" East, 393.71 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING;**

Thence along the northerly line of said parcel, North 64°43'28" West, 360.58 feet;

Thence leaving said northerly line, South 87°00'55" East, 12.36 feet;

Thence South 75°04'01" East, 219.92 feet;

Thence South 62°51'11" East, 35.12 feet;

Thence South 49°29'37" East, 39.72 feet

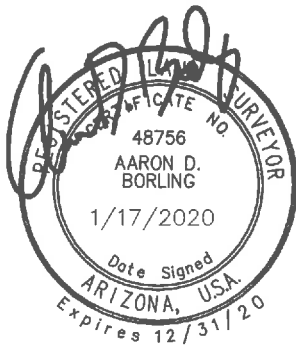
Thence South 49°55'14" East, 51.80 feet;

Thence South 00°22'55" East, 21.47 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.222 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

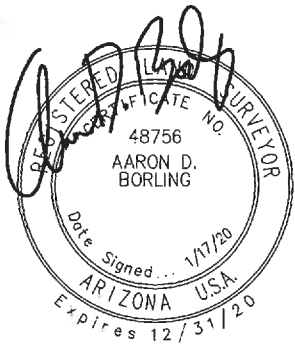
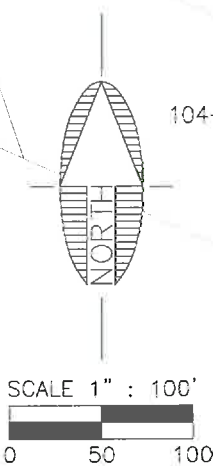
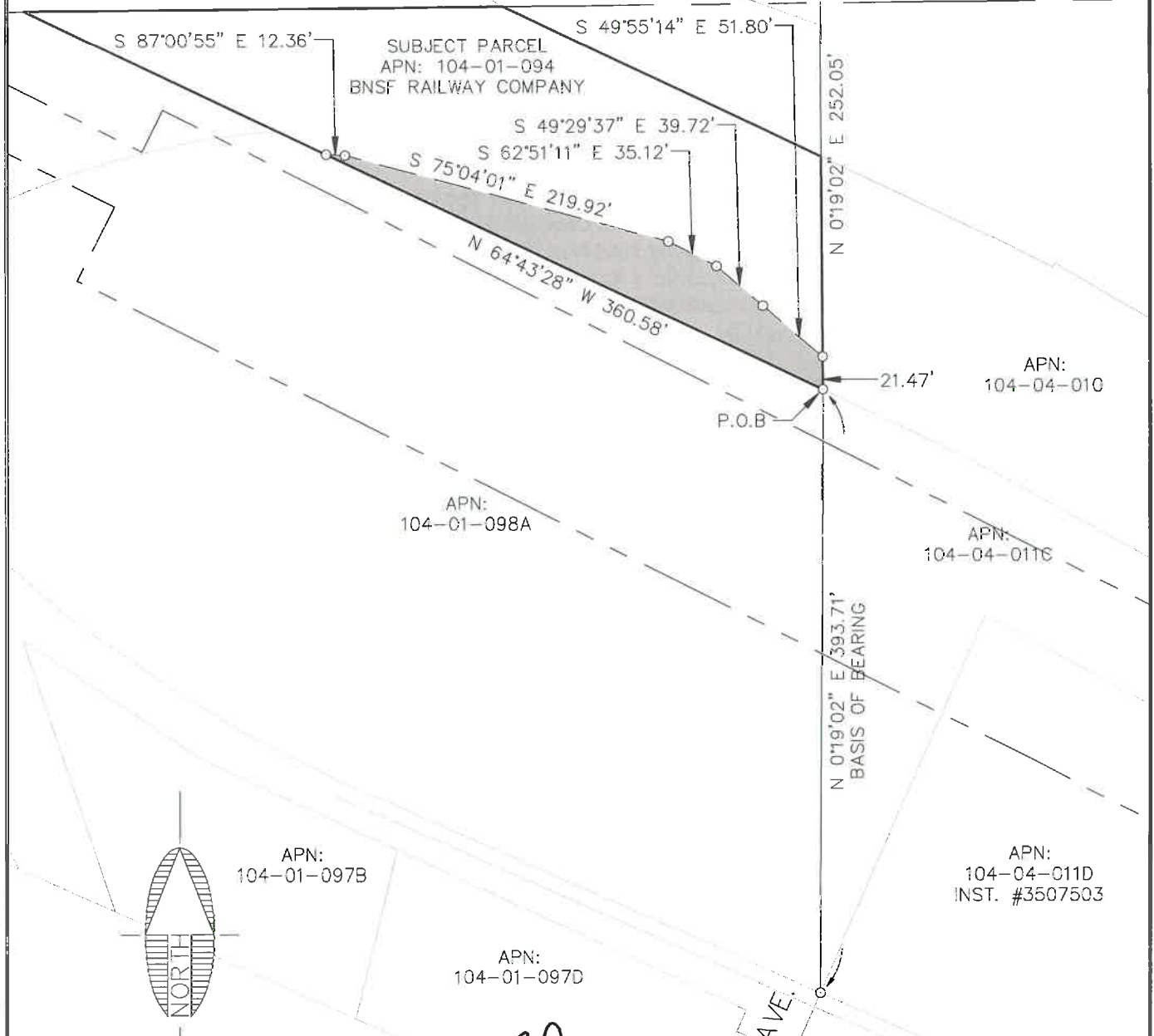
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Descriptive Title

PLOTTED: Jan 28, 2020 - 6:10pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

N. LINE SEC. 22




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 104-01-094.DWG ABORLING

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JCB NO. 04473	APN: 104-01-094	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			<h1>2</h1>
		SCALE 1" = 100'			
		DRAWN MB			
		DESIGN			
	CHECKED ADB				
LEGAL EXHIBIT					OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-01-094D**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 1, Parcel 94D described as follows:

**Parcel 1:**

Commencing at the northwest corner of said BNSF Railway Parcel, said point being in common with the north line of said Section 22, from which the northeast corner of said BNSF Railway Parcel bears North 89°29'02" East, 343.63 feet (Basis of Bearing);

Thence along the north line of said Parcel, and the north line of said Section 22, North 89°29'02" East, 123.50 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 89°29'02" East, 28.20 feet to a point hereinafter referred to as 'Point A';

Thence leaving said north line, South 63°24'21" East, 240.11 feet to a point on the northeasterly line of said parcel;

Thence along said northeasterly line, South 69°31'46" West, 17.55 feet;

Thence leaving said northeasterly line, North 63°24'21" West, 253.26 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.073 Acres, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence continuing along said north line, North 89°29'02" East, 87.78 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 89°29'02" East, 33.78 feet;

Thence leaving said north line, South 63°24'21" East, 172.47 feet;

Thence South 26°35'39" West, 15.39 feet;

Thence North 63°24'21" West, 202.54 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.066 Acres, more or less.

See Exhibit 'B' 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.



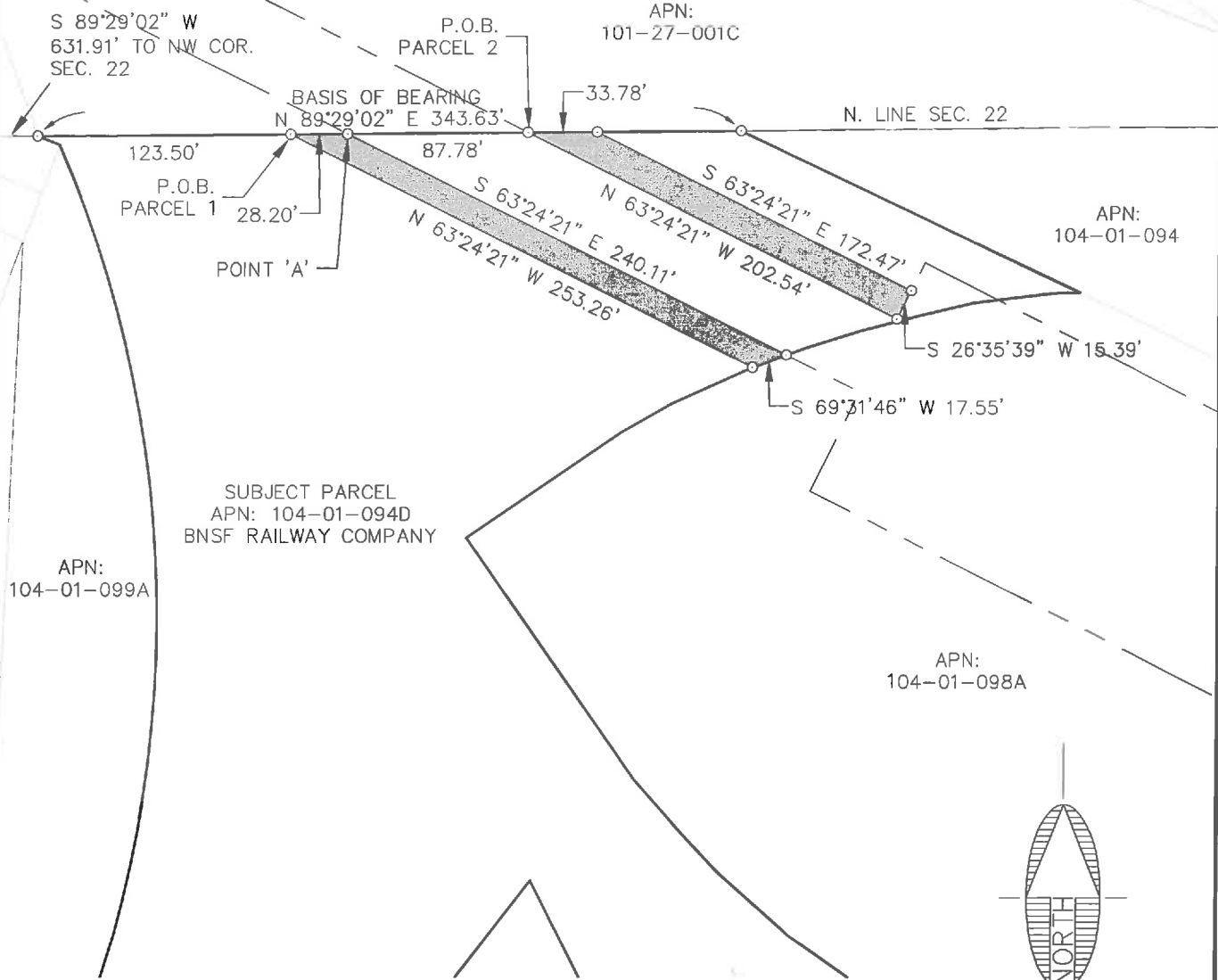
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City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 29, 2020-10:34am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

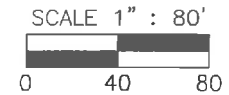
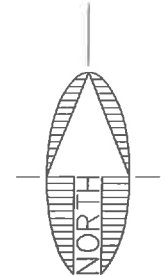
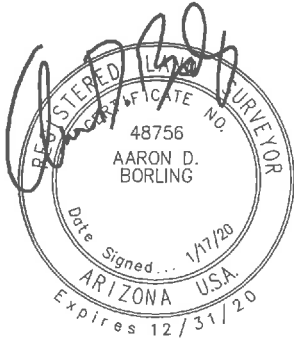
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 104-01-094D  
BNSF RAILWAY COMPANY

APN:  
104-01-099A

APN:  
104-01-098A




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TOE 104-01-094D.DWG ABORLING

 <b>Shephard Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473	APN: 104-01-094D	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			<h1>3</h1>
		SCALE 1" = 80'			
		DRAWN MB			
		DESIGN			
		CHECKED ADB			OF 3

LEGAL EXHIBIT

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-04-010**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 10 described as follows:

**Parcel 1:**

Commencing at the southeast corner of that parcel of land being a portion of said BNSF Railway Station grounds as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 11C, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22;

Thence along said mid-section line, and the east line of said parcel, North 00°00'01" West, 508.96 feet (Basis of Bearing), to the northeast corner of said parcel;

Thence along the north line of said parcel, North 78°27'39" West, 46.59 feet to the beginning of a tangent curve concave to the north, having a radius of 2963.67 feet and a central angle of 2°00'00";

Thence continuing along said north line, and westerly along said curve, 103.45 feet to the beginning of a non-tangent curve concave to the north having a radius of 1532.04 feet and a central angle of 5°04'54" and being subtended by a chord which bears North 74°16'16" West 135.83 feet;

Thence continuing along said north line, and westerly along said curve, 135.88 feet to the beginning of a tangent curve concave to the north having a radius of 1532.04 feet and a central angle of 2°19'49", and the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, and westerly along said curve, 62.31 feet to a point hereinafter referred to as 'Point A';

Thence leaving said north line, North 84°13'19" East, 17.88 feet;

Thence South 61°11'26" East, 46.76 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.006 Acres, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A', said point being the beginning of a tangent curve concave to the northeast having a radius of 1532.04 feet and a central angle of 1°00'24";

Thence continuing along said north line, and northwesterly along said curve, 26.92 feet to the beginning of a tangent curve concave to the northeast having a radius of 1532.04 feet and a central angle of  $5^{\circ}12'53''$  and the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, and westerly along said curve, 139.44 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 2963.67 feet and a central angle of  $2^{\circ}00'00''$  and being subtended by a chord which bears North  $62^{\circ}10'42''$  West 103.45 feet;

Thence continuing along said north line, and northwesterly along said curve, 103.45 feet;

Thence continuing along said north line, North  $61^{\circ}10'42''$  West, 4.96 feet to a point hereinafter referred to as 'Point B';

Thence leaving said north line, North  $80^{\circ}54'41''$  East, 18.48 feet;

Thence South  $76^{\circ}39'05''$  East, 13.96 feet;

Thence South  $62^{\circ}02'58''$  East, 52.57 feet;

Thence South  $64^{\circ}03'19''$  East, 74.53 feet;

Thence South  $50^{\circ}03'19''$  East, 28.95 feet;

Thence South  $60^{\circ}15'02''$  East, 63.90 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.064 Acres, more or less.

**Parcel 3:**

Commencing from the aforementioned 'Point B';

Thence continuing along said north line, North  $61^{\circ}10'42''$  West, 184.09 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North  $61^{\circ}10'42''$  West, 32.69 feet to a point hereinafter referred to as 'Point C';

Thence leaving said north line, South  $72^{\circ}41'40''$  East, 9.60 feet;

Thence South  $59^{\circ}56'56''$  East, 19.49 feet;

Thence South  $39^{\circ}36'55''$  East, 4.08 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.001 Acres, more or less.

**Parcel 4:**

Commencing from the aforementioned 'Point C';

Thence continuing along said north line, North  $61^{\circ}10'42''$  West, 324.04 feet;

Thence continuing along said north line, North 64°43'28" West, 36.74 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said north line, North 64°43'28" West, 41.74 feet;

Thence continuing along said north line, North 64°43'28" West, 26.73 feet to the northwest corner of said parcel;

Thence leaving said north line, North 00°22'42" West, 21.47 feet;

Thence South 49°55'14" East, 39.80 feet;

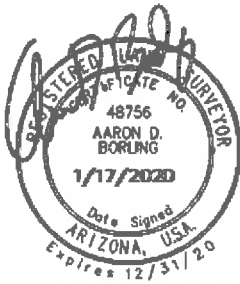
Thence South 70°56'31" East, 14.70 feet;

Thence South 37°27'49" East, 12.33 feet;

Thence South 44°12'59" East, 14.64 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.017 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.



\_\_\_\_\_  
City File No.

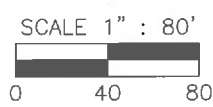
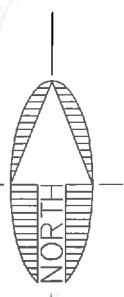
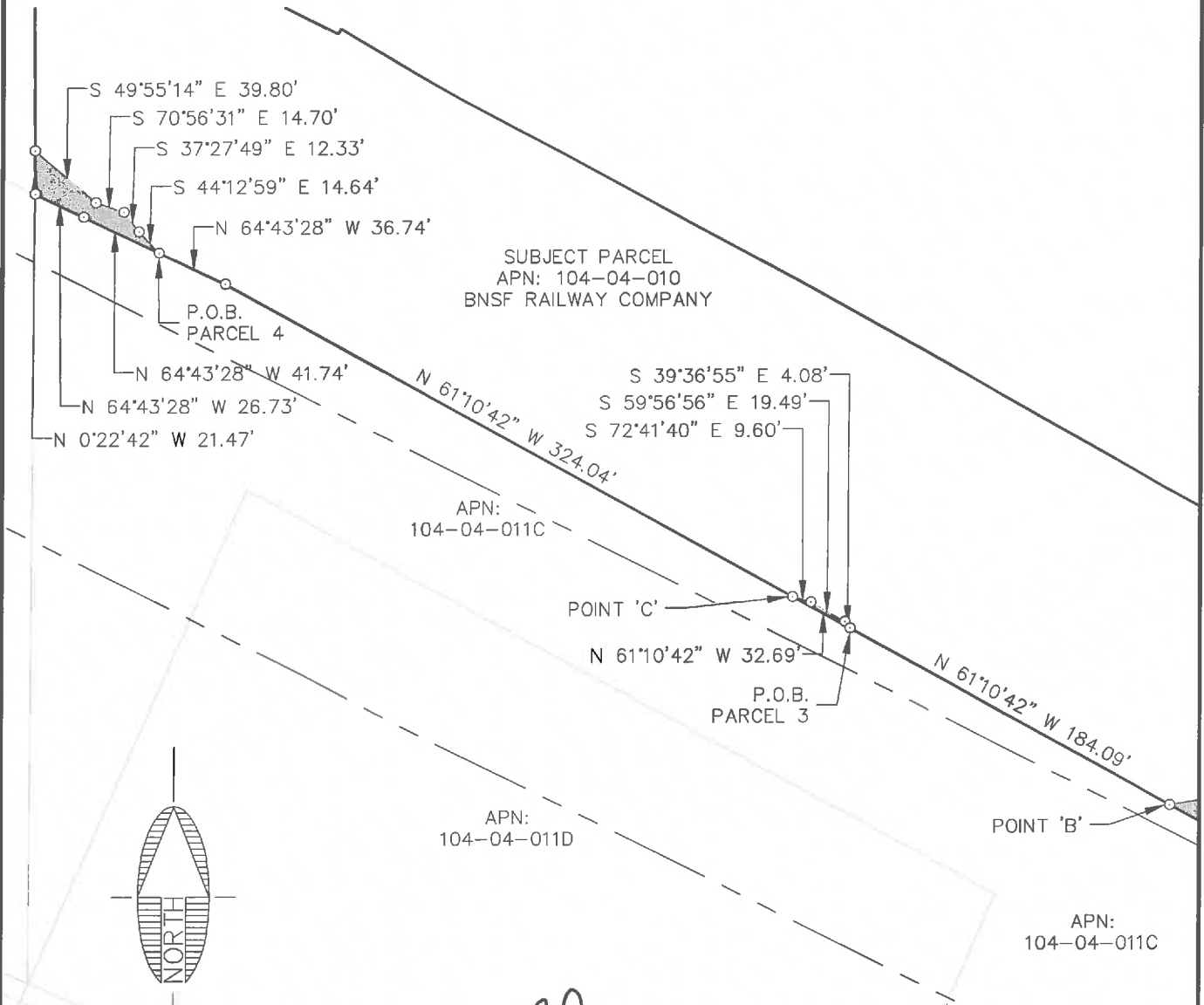
\_\_\_\_\_  
Descriptive Title



PLOTTED: Jan 28, 2020-5:20pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_  
DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-010 2.DWG ABORLING

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 104-04-010  LEGAL EXHIBIT	FLAGSTAFF ARIZONA  SHEET <b>5</b> OF 5
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**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-04-011C**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 4, Parcel 11C described as follows:

**Parcel 1:**

Commencing at the southeast corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northeast corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the east line of said Parcel, North 00°00'01" West, 233.15 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 474.50 feet and a central angle of 19°32'20" and being subtended by a chord which bears North 60°00'42" West, 161.03 feet and the **TRUE POINT OF BEGINNING**;

Thence northwesterly along said curve, 161.81 feet;

Thence North 50°14'33" West, 128.16 feet;

Thence South 63°51'51" East, 21.23 feet;

Thence South 50°14'33" East, 107.53 feet to the beginning of a tangent curve concave to the northeast, having a radius of 469.50 feet and a central angle of 19°18'50";

Thence southeasterly along said curve, 158.26 feet to a point on said mid-section line;

Thence along said mid-section line, South 00°00'01" East, 5.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.032 Acres, more or less.

**Parcel 2:**

Commencing at the southeast corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northeast corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the east line of said Parcel, North 00°00'01" West, 369.77 feet to the beginning of a non-tangent curve concave to the northeast having a radius of

349.50 feet and a central angle of  $11^{\circ}46'27''$  and being subtended by a chord which bears North  $56^{\circ}07'46''$  West 71.70 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said mid-section line, and northwesterly along said curve, 71.82 feet;

Thence North  $50^{\circ}14'33''$  West, 123.97 feet to the beginning of a tangent curve concave to the southwest, having a radius of 450.50 feet and a central angle of  $18^{\circ}21'01''$ ;

Thence westerly along said curve, 144.28 feet;

Thence North  $68^{\circ}35'34''$  West, 118.06 feet to the beginning of a tangent curve concave to the northeast, having a radius of 249.50 feet and a central angle of  $5^{\circ}11'12''$ ;

Thence northwesterly along said curve, 22.59 feet;

Thence North  $63^{\circ}24'21''$  West, 282.33 feet to a point hereinafter referred to as 'Point A';

Thence South  $71^{\circ}04'28''$  East, 86.17 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 2963.67 feet and a central angle of  $2^{\circ}00'00''$  and being subtended by a chord which bears South  $62^{\circ}10'42''$  East, 103.45 feet;

Thence southeasterly 103.45 feet to the beginning of a tangent curve concave to the north, having a radius of 1532.04 feet and a central angle of  $9^{\circ}55'21''$ ;

Thence southeasterly along said curve, 265.32 feet;

Thence South  $61^{\circ}36'19''$  East, 127.65 feet;

Thence South  $25^{\circ}41'54''$  East, 47.89 feet;

Thence South  $56^{\circ}17'26''$  East, 78.11 feet;

Thence North  $88^{\circ}50'11''$  East, 44.54 feet to a point on said mid-section line;

Thence along said mid-section line, South  $00^{\circ}00'01''$  East, 49.80 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.245 Acres, more or less.

**Parcel 3:**

Commencing from the aforementioned 'Point A';

Thence North  $63^{\circ}24'21''$  West, 40.09 feet to the **TRUE POINT OF BEGINNING**;

Thence North  $63^{\circ}24'21''$  West, 142.00 feet to a point hereinafter referred to as 'Point B';

Thence North  $77^{\circ}42'47''$  East, 26.44 feet;

Thence South  $71^{\circ}18'27''$  East, 25.59 feet;

Thence South  $61^{\circ}10'42''$  East, 32.69 feet;

Thence South 46°51'10" East, 66.15 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.043 Acres, more or less.

**Parcel 4:**

Commencing from the aforementioned 'Point B';

Thence North 63°24'21" West, 47.65 feet to the **TRUE POINT OF BEGINNING**;

Thence North 63°24'21" West, 100.14 feet to a point hereinafter referred to as 'Point C';

Thence South 74°01'43" East, 64.66 feet;

Thence South 50°26'33" East, 22.10 feet;

Thence South 38°34'52" East, 16.58 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.015 Acres, more or less.

**Parcel 5:**

Commencing from the aforementioned 'Point C';

Thence North 63°24'21" West, 34.03 feet to the **TRUE POINT OF BEGINNING**;

Thence North 63°24'21" West, 186.26 feet to a point on the westerly line of said Parcel;

Thence along said westerly line, North 00°19'02" East, 33.78 feet to the northwest corner of said Parcel;

Thence along the northerly line of said parcel, South 64°43'28" East, 68.47 feet;

Thence leaving said northerly line, South 44°12'59" East, 47.95 feet;

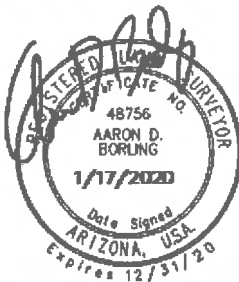
Thence South 59°03'02" East, 39.81 feet;

Thence South 48°05'34" East, 49.54 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.089 Acres, more or less.

See Exhibit 'B' 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.



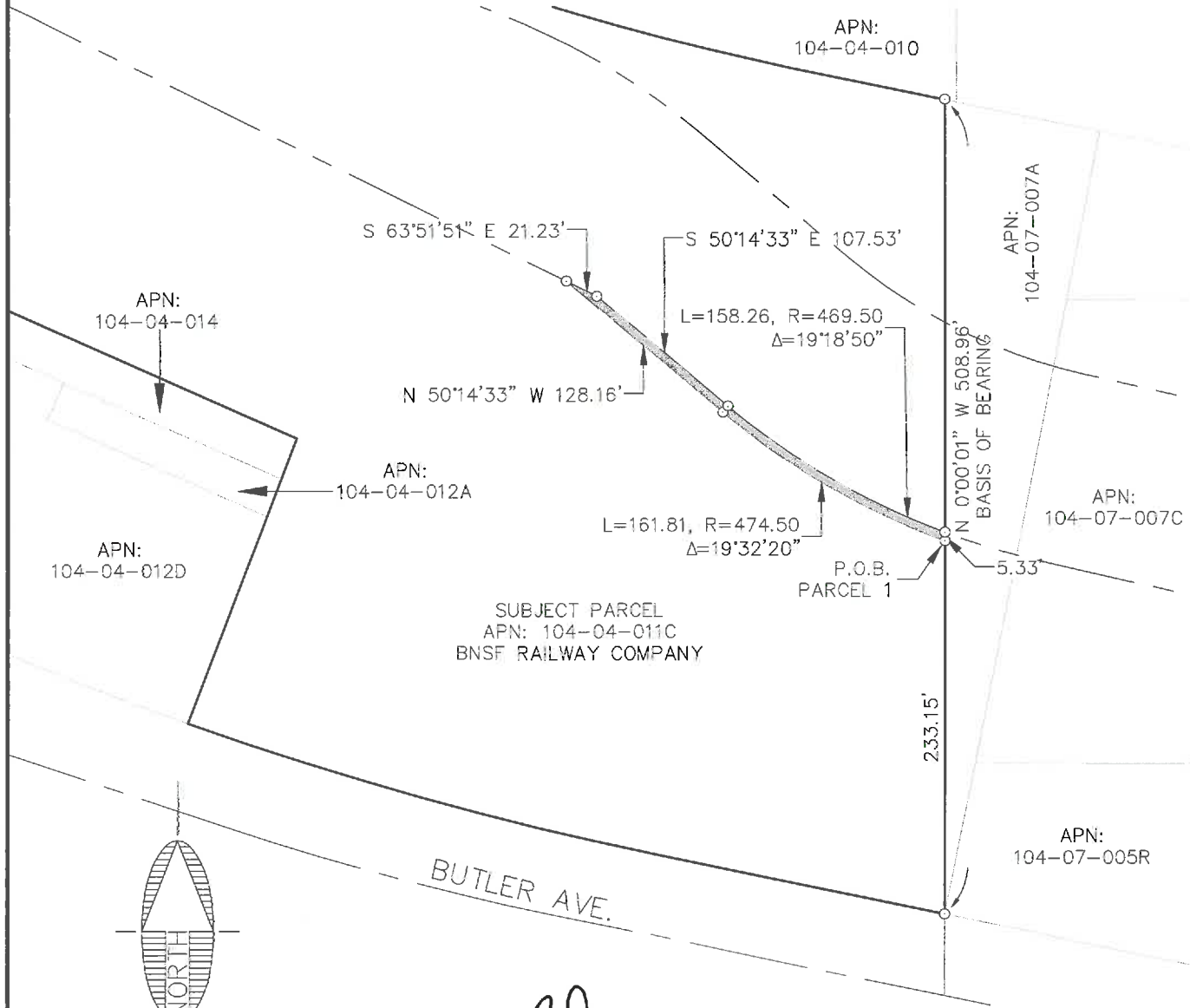
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City File No.

\_\_\_\_\_  
Descriptive Title

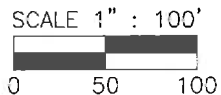
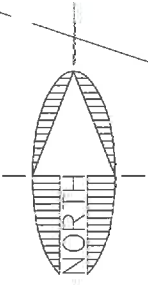
PLOTTED: Jan 28, 2020 - 3:57pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-011C 1.DWG ABORLING



NOTE:  
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CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

JOB NO.	C4473
DATE	JAN 2020
SCALE	1" = 100'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-04-011C

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET

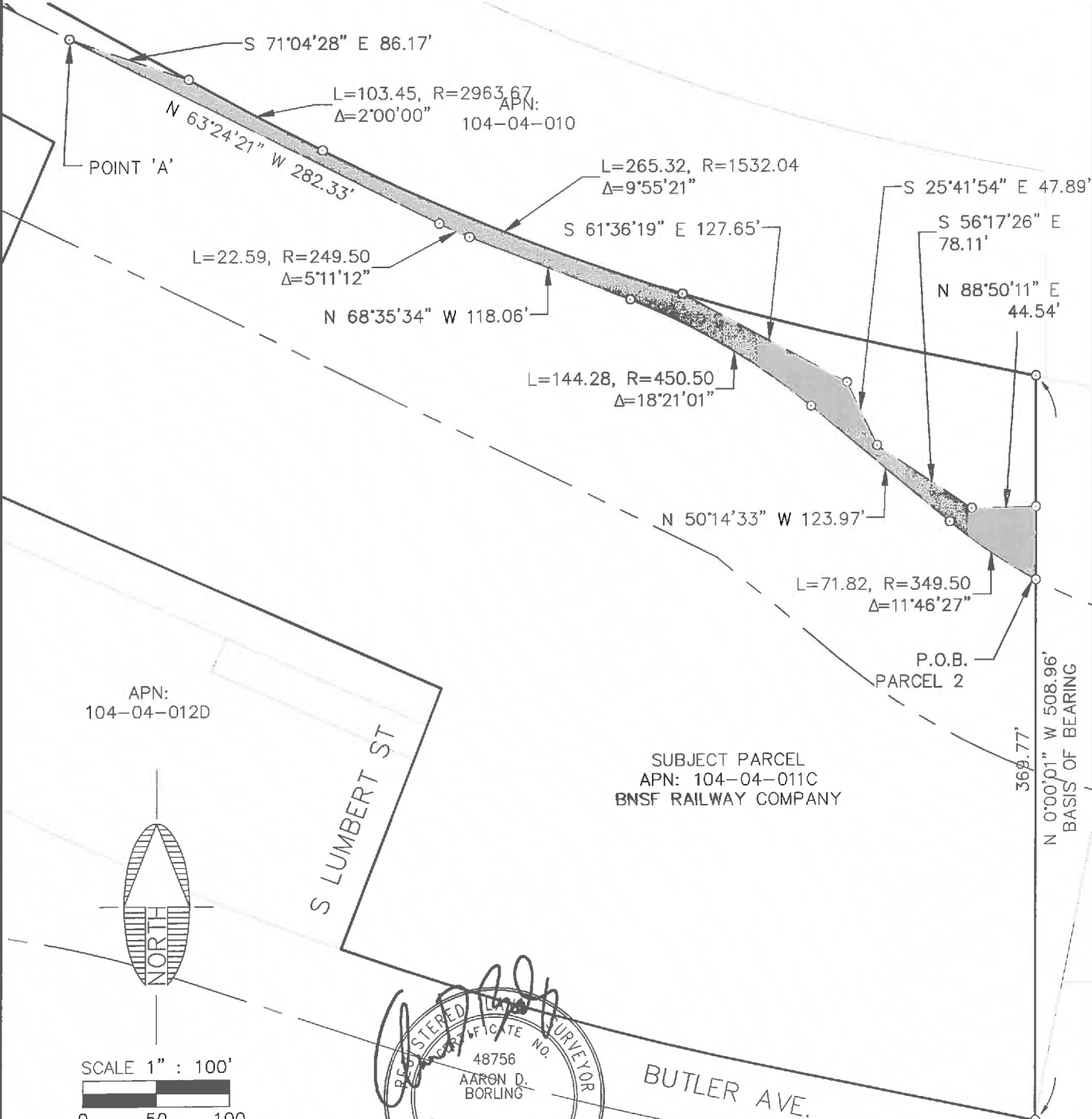
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OF 6

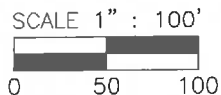
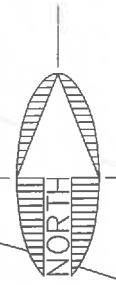
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# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

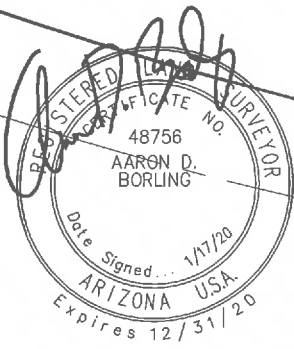
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



APN:  
104-04-012D



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SUBJECT PARCEL  
APN: 104-04-011C  
BNSF RAILWAY COMPANY

BUTLER AVE.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

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**SWI**  
Shephard & Wesnitzer, Inc.

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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 100'
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DESIGN	
CHECKED	ADB

APN: 104-04-011C

FLAGSTAFF  
ARIZONA

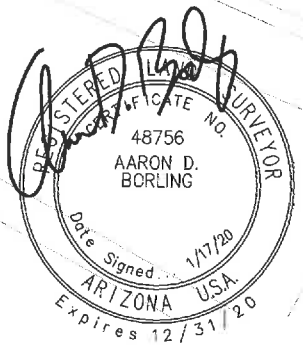
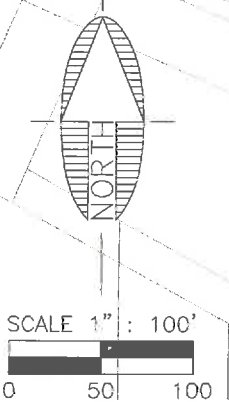
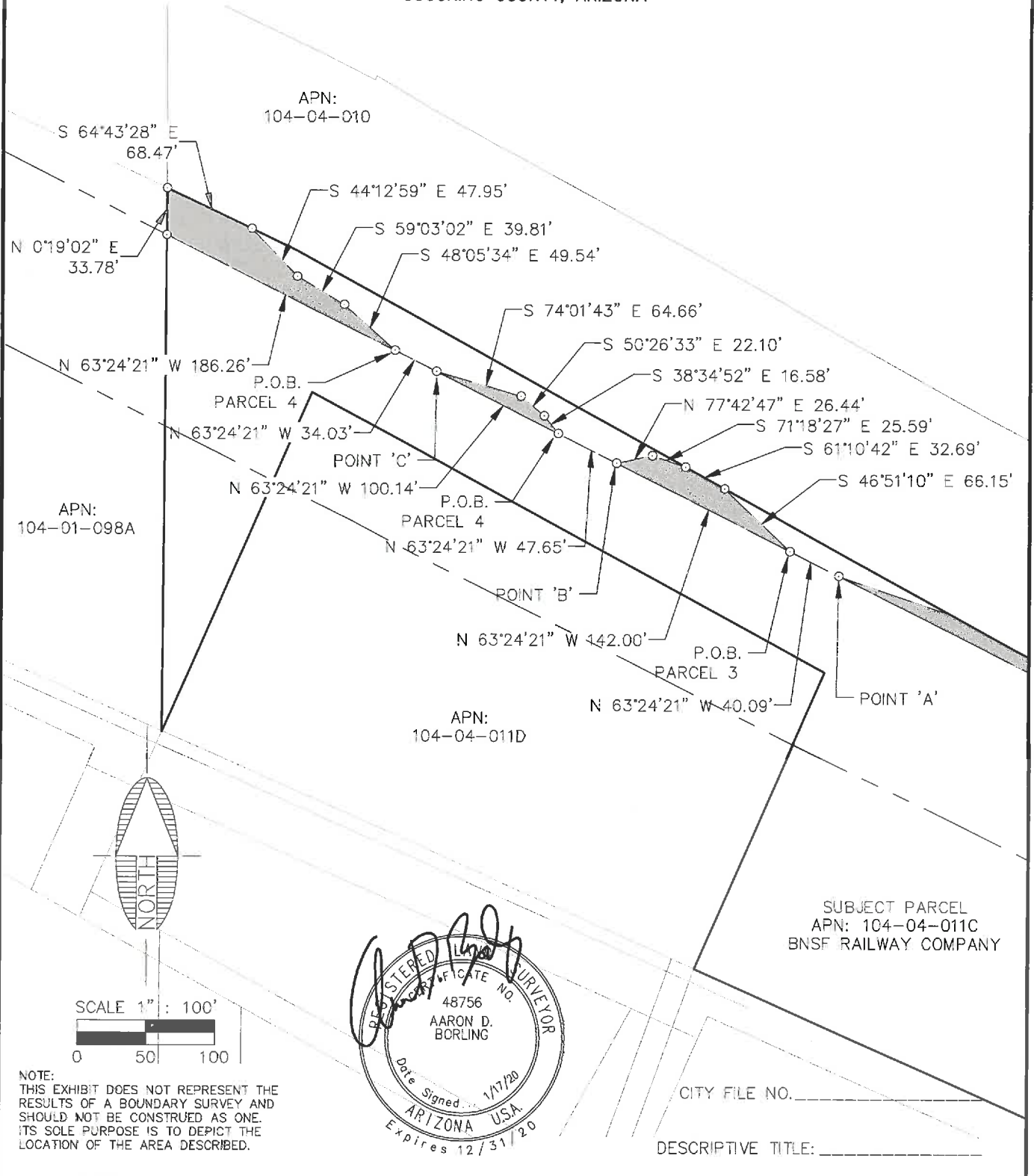
LEGAL EXHIBIT

SHEET  
**5**  
OF 6

PLOTTED: Jan 28, 2020-4:00pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



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CITY FILE NO. \_\_\_\_\_  
 DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-04-011C 3.DWG ABORLING

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 100' DRAWN MB DESIGN CHECKED ADB	APN: 104-04-011C	FLAGSTAFF ARIZONA	SHEET <b>6</b> OF 6
	LEGAL EXHIBIT				

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 104-07-007A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 7, Parcel 7A described as follows:

Commencing at the southerly corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northwest corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the west line of said Parcel, North 00°00'01" West, 369.77 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said mid-section line, and said west line, North 00°00'01" West, 49.80 feet;

Thence leaving said mid-section line, and said west line, North 89°18'39" East, 10.94 feet;

Thence North 75°45'23" East, 12.43 feet;

Thence North 89°53'02" East, 7.77 feet;

Thence South 15°38'48" East, 22.04 feet;

Thence South 08°13'17" East, 22.82 feet;

Thence South 33°54'46" East, 41.39 feet;

Thence South 69°59'14" East, 5.76 feet;

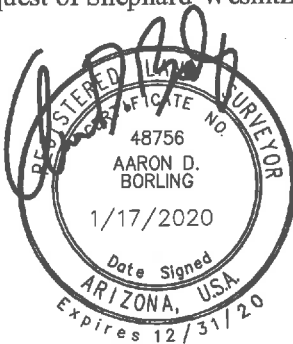
Thence South 11°14'57" West, 0.41 feet to the beginning of a non-tangent curve concave to the north having a radius of 349.50 feet and a central angle of 12°06'31" and being subtended by a chord which bears North 68°04'16" West 73.72 feet;

Thence northwesterly along said curve, 73.86 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.060 Acres, more or less.

See Exhibit 'B' 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.



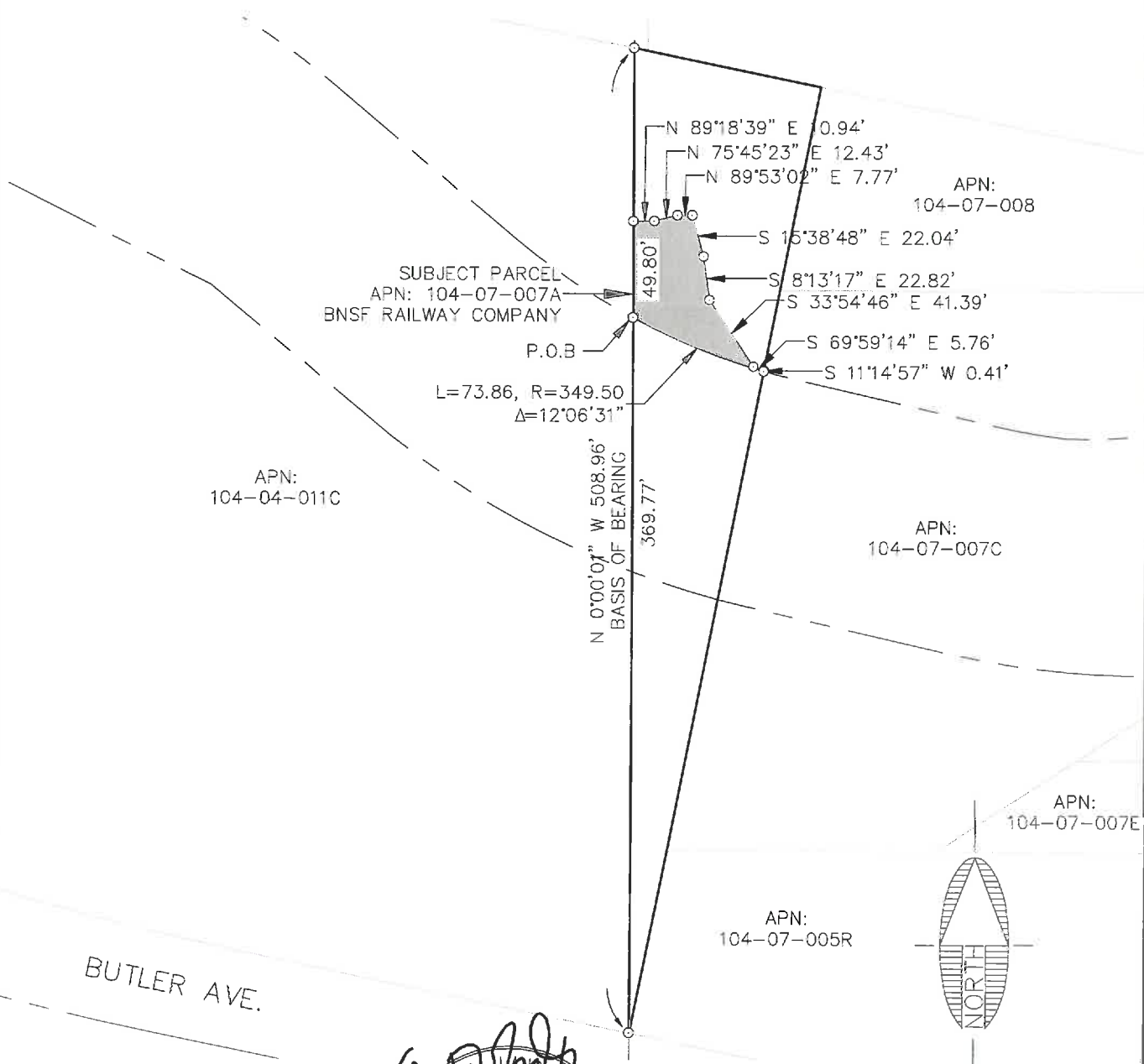
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City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 29, 2020--11:50am

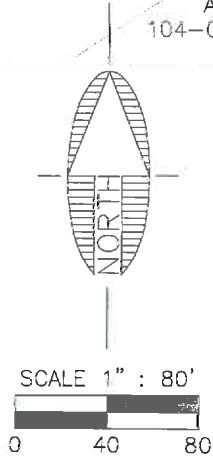
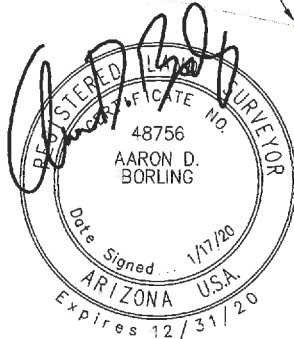
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-07-007A 1.DWG ABORLING

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CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swicz.com	JOB NO. C4473	APN: 104-07-007A	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			<b>2</b>
		SCALE 1" = 80'			
		DRAWN MB			
		DESIGN			
		CHECKED ADB			OF 2

LEGAL EXHIBIT

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 104-07-007A**

A portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, Map 7, Parcel 7A described as follows:

Commencing at the southerly corner of said Parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue as shown on Book 7 of Maps, Page 41, Official Records of Coconino County, and the North-South mid-section line of said Section 22, from which the northwest corner of said Parcel bears North 00°00'01" West, 508.96 feet (Basis of Bearing);

Thence along said mid-section line, and the west line of said Parcel, North 00°00'01" West, 231.15 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said mid-section line, and said west line, North 00°00'01" West, 5.33 feet to the beginning of a non-tangent curve concave to the north having a radius of 469.50 feet and a central angle of 5°45'10" and being subtended by a chord which bears South 72°25'58" East 47.12 feet;

Thence leaving said mid-section line, and said west line, and easterly along said curve, 47.14 feet to a point on the easterly line of said parcel;

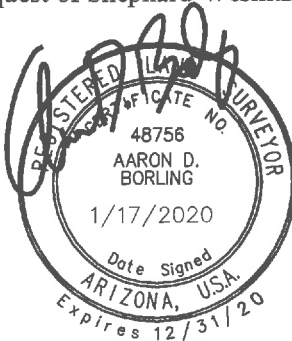
Thence along said easterly line, South 11°14'57" West, 5.01 feet to the beginning of a non-tangent curve concave to the north having a radius of 474.50 feet and a central angle of 5°33'51" and being subtended by a chord which bears North 72°33'48" West 46.06 feet;

Thence leaving said easterly line, and westerly along said curve, 46.08 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.005 Acres, more or less.

See Exhibit 'B' 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.



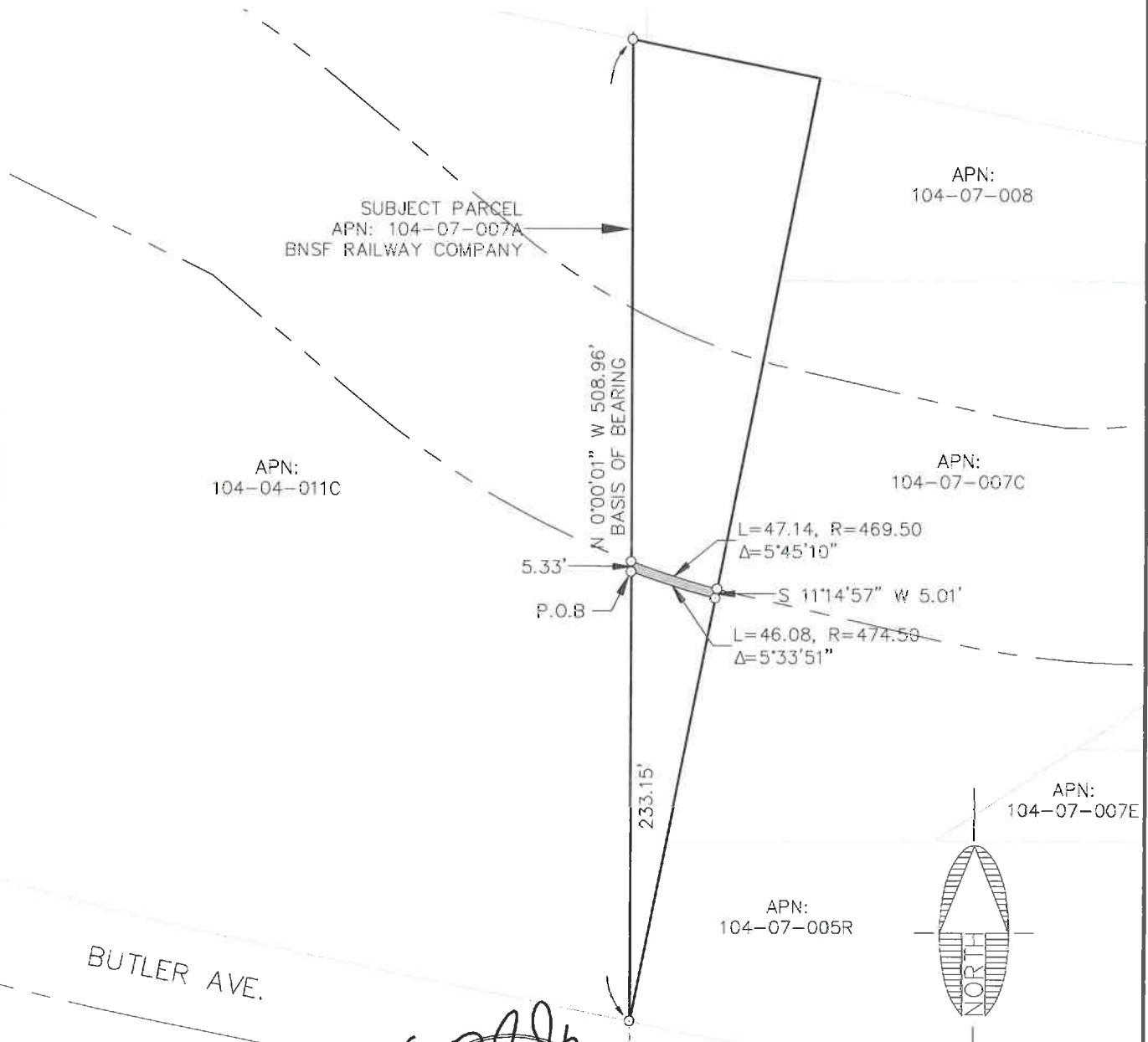
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City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 29, 2020-11:51am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

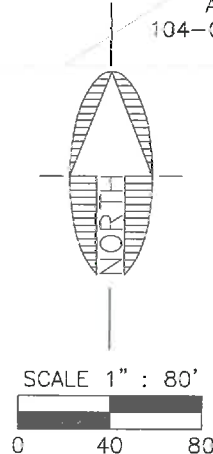


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APN: 104-07-005R



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 80'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-007A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 100-44-001**

A portion of that BNSF Railway parcel lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 100, Map 44, Parcel 1 described as follows:

Commencing at the southwest corner of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, said point being in common with the northerly Right-of-Way of West Phoenix Avenue;

Thence along the westerly line of said parcel, North 20°45'54" East, 205.80 feet (Basis of Bearing) to the southwest corner of Assessor's Parcel 100-44-002A;

Thence North 20°33'13" East, 23.14 feet to the southwest corner of said Assessor's Parcel 100-44-001, and the beginning of a non-tangent curve concave to the south having a radius of 3122.29 feet and a central angle of 0°17'01" and being subtended by a chord which bears South 80°24'09" East, 15.46 feet;

Thence along the southerly line of said parcel, and easterly along said curve, 15.46 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 21°18'54" East, 16.59 feet;

Thence South 04°37'45" West, 6.60 feet to the beginning of a non-tangent curve concave to the east having a radius of 255.00 feet and a central angle of 2°11'16" and being subtended by a chord which bears South 03°32'07" West, 9.74 feet;

Thence southerly along said curve, 9.74 feet to the southerly line of said parcel, and the beginning of a curve concave to the south having a radius of 3122.29 feet and a central angle of 0°05'28" and being subtended by a chord which bears North 80°12'54" West, 4.97 feet;

Thence along said southerly line, and westerly along said curve, 4.97 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.001 Acres, more or less.

See Exhibit 'B' 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



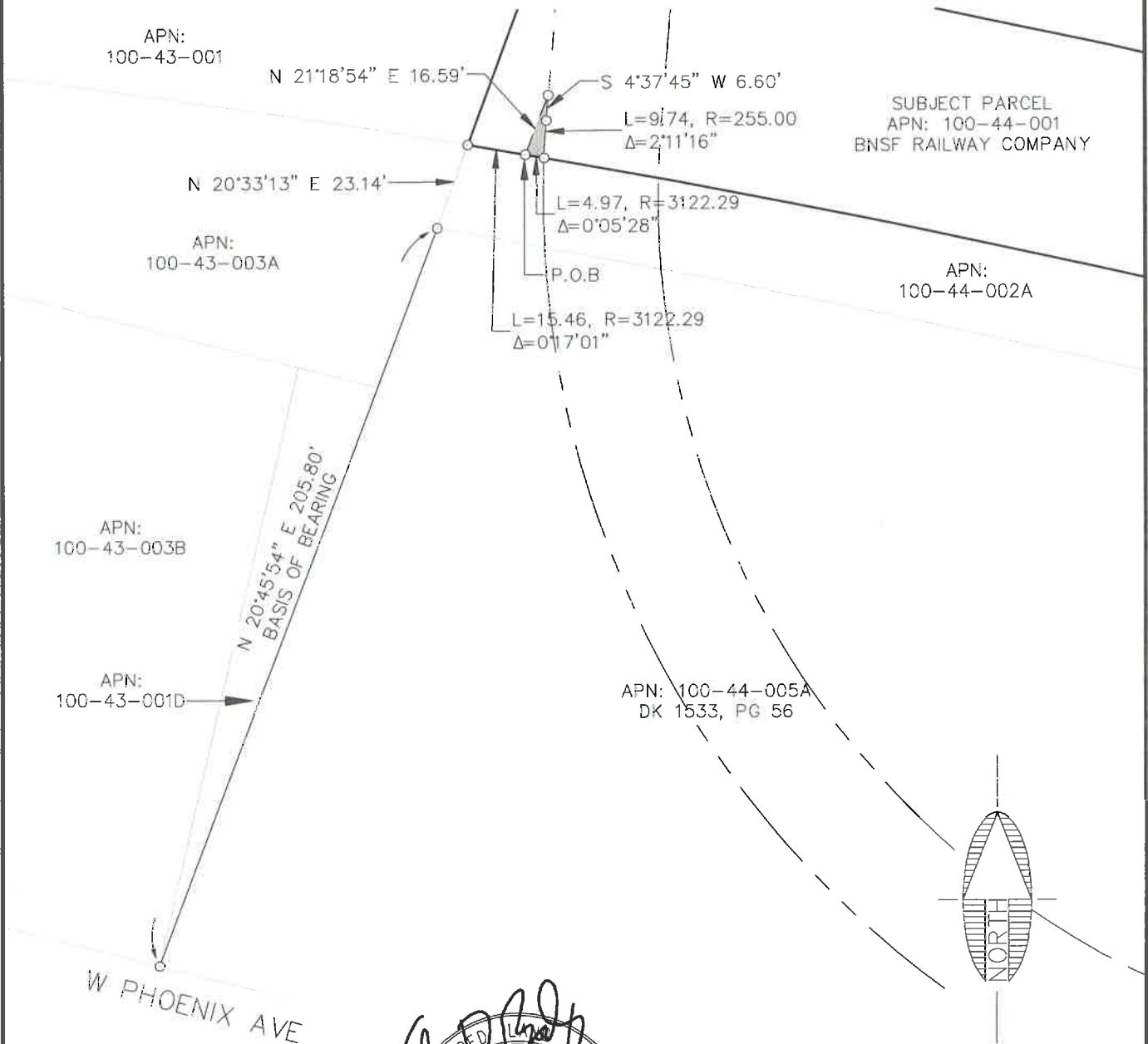
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City File No.

\_\_\_\_\_  
Descriptive Title

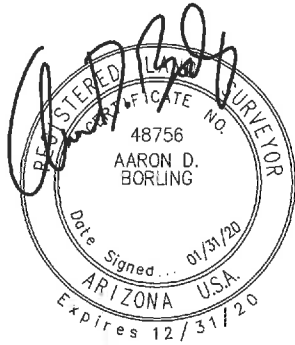
PLOTTED: Feb 07, 2020--4:16pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



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CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\0447\3\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-001.DWG ABORLING



Shephard & Wesnitzer, Inc.

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

www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 40'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-001

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

COMMERCIAL  
TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

104-07-005V

104-07-007E

104-07-008

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 104-07-005V**

A portion of that parcel of land as described in Instrument Number 3708913 (herein referred to as R1), Official Records of Coconino County, lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said parcel, said point being in common with the northerly Right-of-Way line of Butler Avenue;

Thence along the westerly line of said parcel, North 09°37'14" East, 146.72 feet (Basis of Bearing, North 09°43'53" East, 149.50 feet per R1) to a point on the south line of that parcel of land as described in Instrument Number 3708914 (herein referred to as R2), Official Records of Coconino County;

Thence continuing along said westerly line, South 89°59'18" East, 14.99 feet to the southeast corner of said parcel as described in R2;

Thence continuing along said westerly line, North 00°04'10" East, 24.57 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 00°04'10" East, 22.35 feet to the northwest corner of said parcel as described R1 and northeast corner of said parcel as described in R2, and the beginning of a non-tangent curve concave to the north having a radius of 515.22 feet and a central angle of 1°40'12" and being subtended by a chord which bears North 85°29'49" East 15.02 feet;

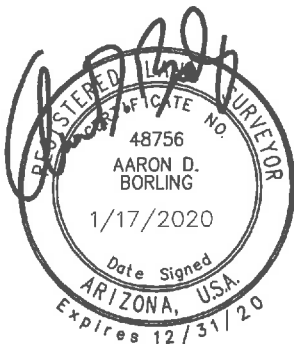
Thence along the northerly line of said parcel as described in R1, and easterly along said curve, 15.02 feet;

Thence leaving said northerly line, South 32°30'54" West, 27.90 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.004 Acres, more or less.

See Exhibit 'B' 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.



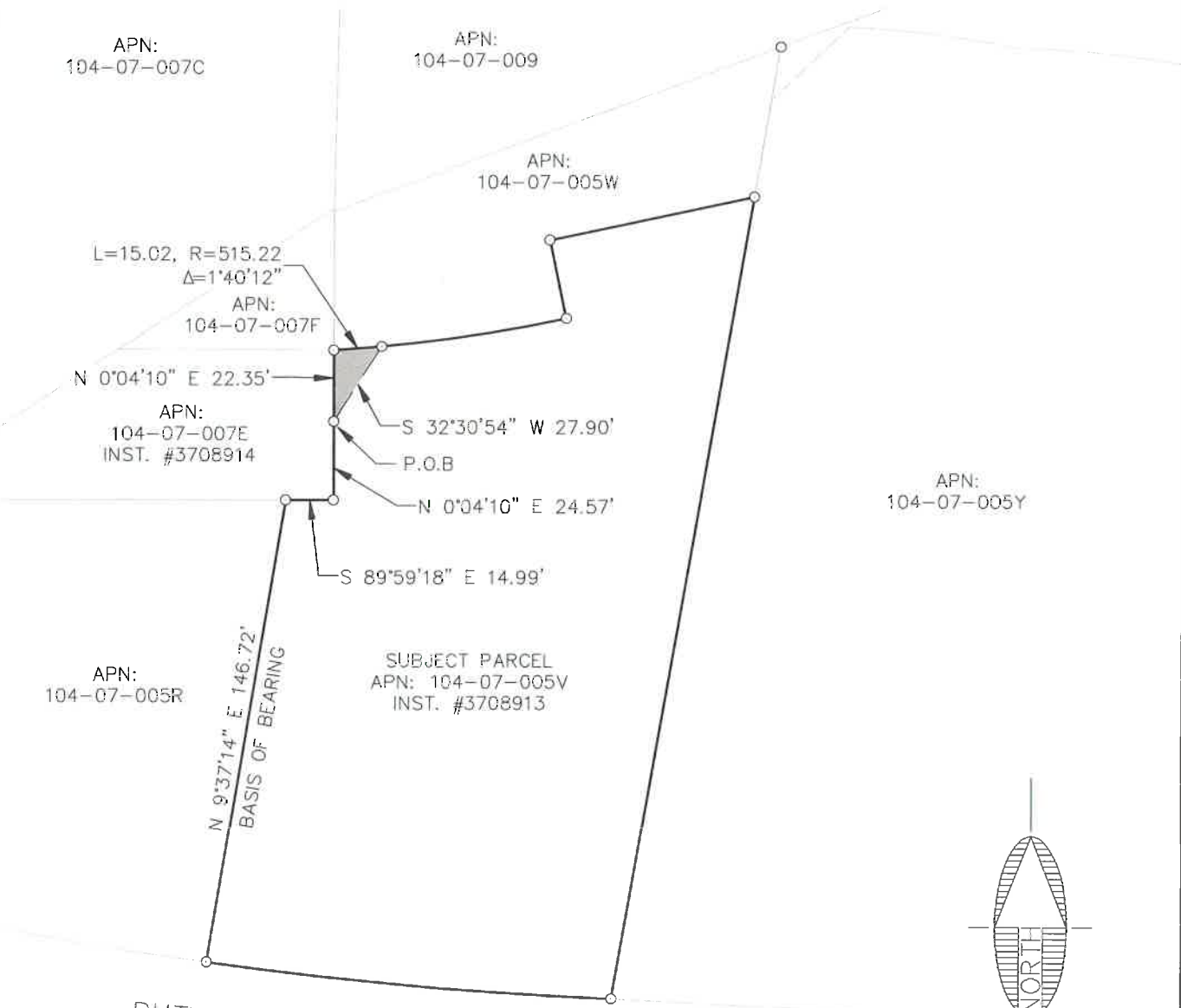
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 28, 2020--11:41am

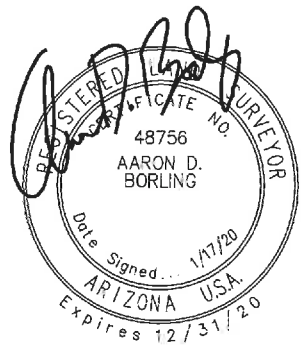
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

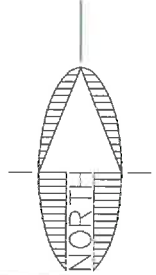


FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 104-07-005V.DWG ABORLING

BUTLER AVE.



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	AOB

APN: 104-07-005V

FLAGSTAFF ARIZONA

SHEET

LEGAL EXHIBIT

2

CF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 104-07-007E**

A portion of that parcel of land as described in Instrument Number 3708914 (herein referred to as R1), Official Records of Coconino County, lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, from which the southwest corner of said Parcel bears North 89°59'22" West, 140.24 feet (Basis of Bearing, North 89°52'29" West, 140.39 feet per R1);

Thence along the east line of said parcel, North 00°04'10" East, 24.57 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said east line, North 68°36'19" West, 58.61 feet;

Thence North 18°38'38" West, 1.32 feet to a point on the north line of said parcel;

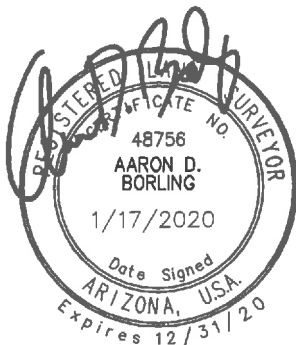
Thence along said north line, South 89°42'40" East, 55.02 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, South 00°04'10" West, 22.35 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.015 Acres, more or less.

See Exhibit 'B' 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.



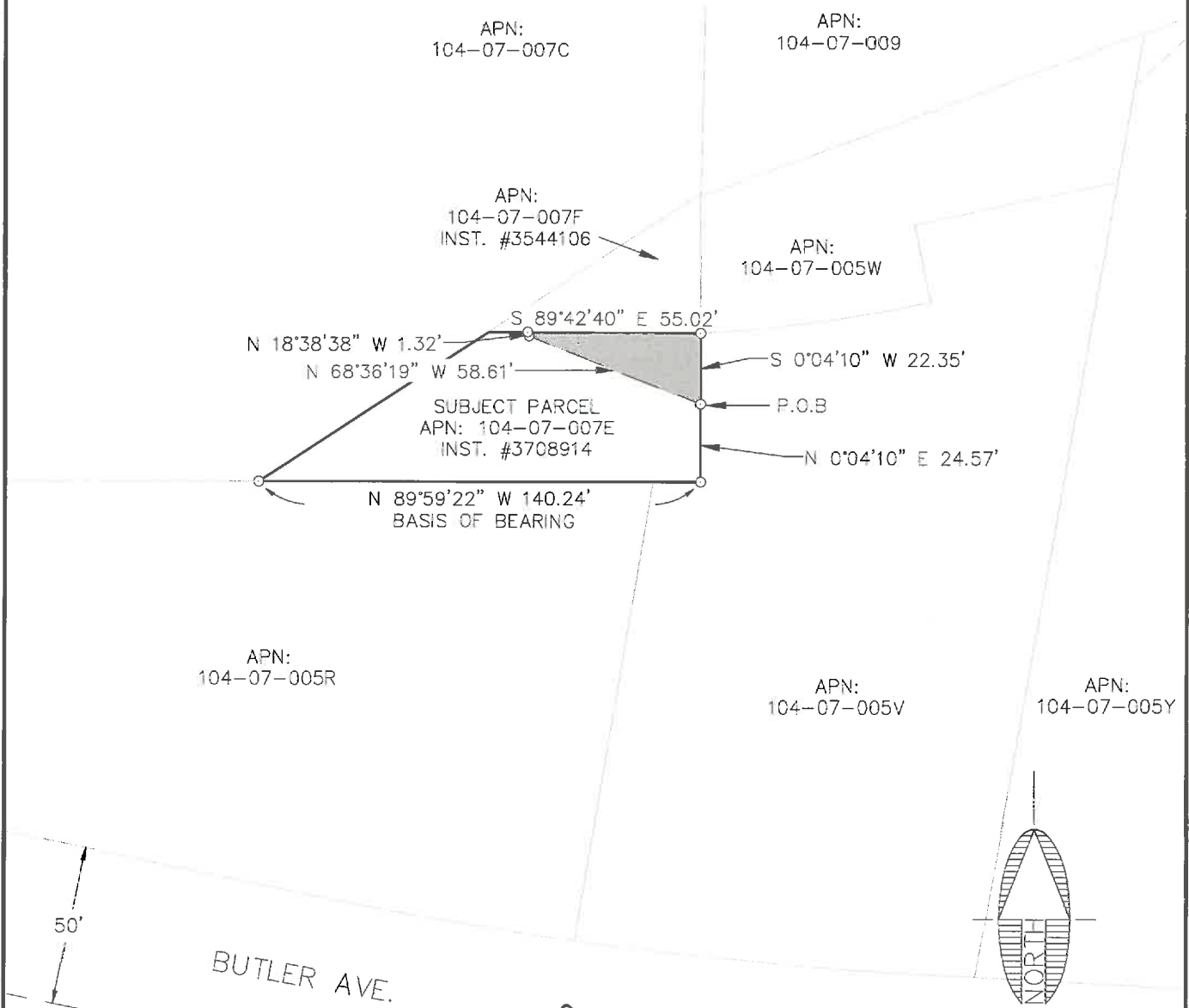
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 28, 2020-10:58am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

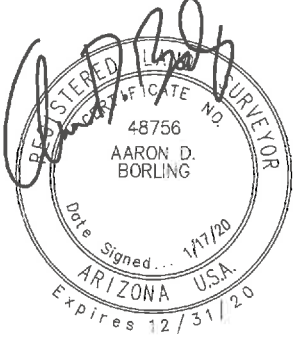
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



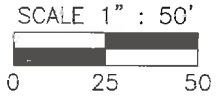
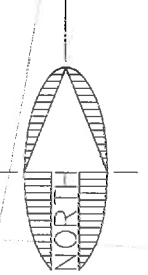
FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 104-07-007E.DWG ABORLING

50'

BUTLER AVE.



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

JOB NO.	C4473
DATE	JAN 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-007E

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-07-008**

The following is a legal description of a parcel of land lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at a point on the southerly line of that parcel of land as described in Instrument Number 3367466, Official Records of Coconino County (herein referred to as R1), and as shown on Instrument Number 3854611, Official Records of Coconino County, from which a point on said southerly line bears South 89°55'37" East, 227.55 feet (Basis of Bearing, South 89°33'27" East, 227.68 feet per R1);

Thence along said southerly line, South 89°55'37" East, 64.47 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 22°03'56" East, 19.87 feet;

Thence South 39°51'12" East, 16.16 feet;

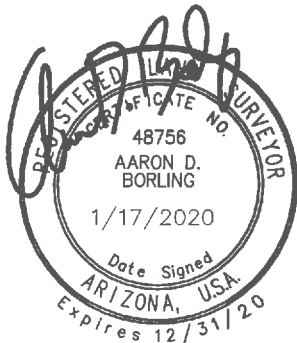
Thence South 33°22'41" East, 7.23 feet to a point on said southerly line;

Thence along said southerly line, North 89°55'37" West, 21.80 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.005 Acres, more or less.

See Exhibit 'B' 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.



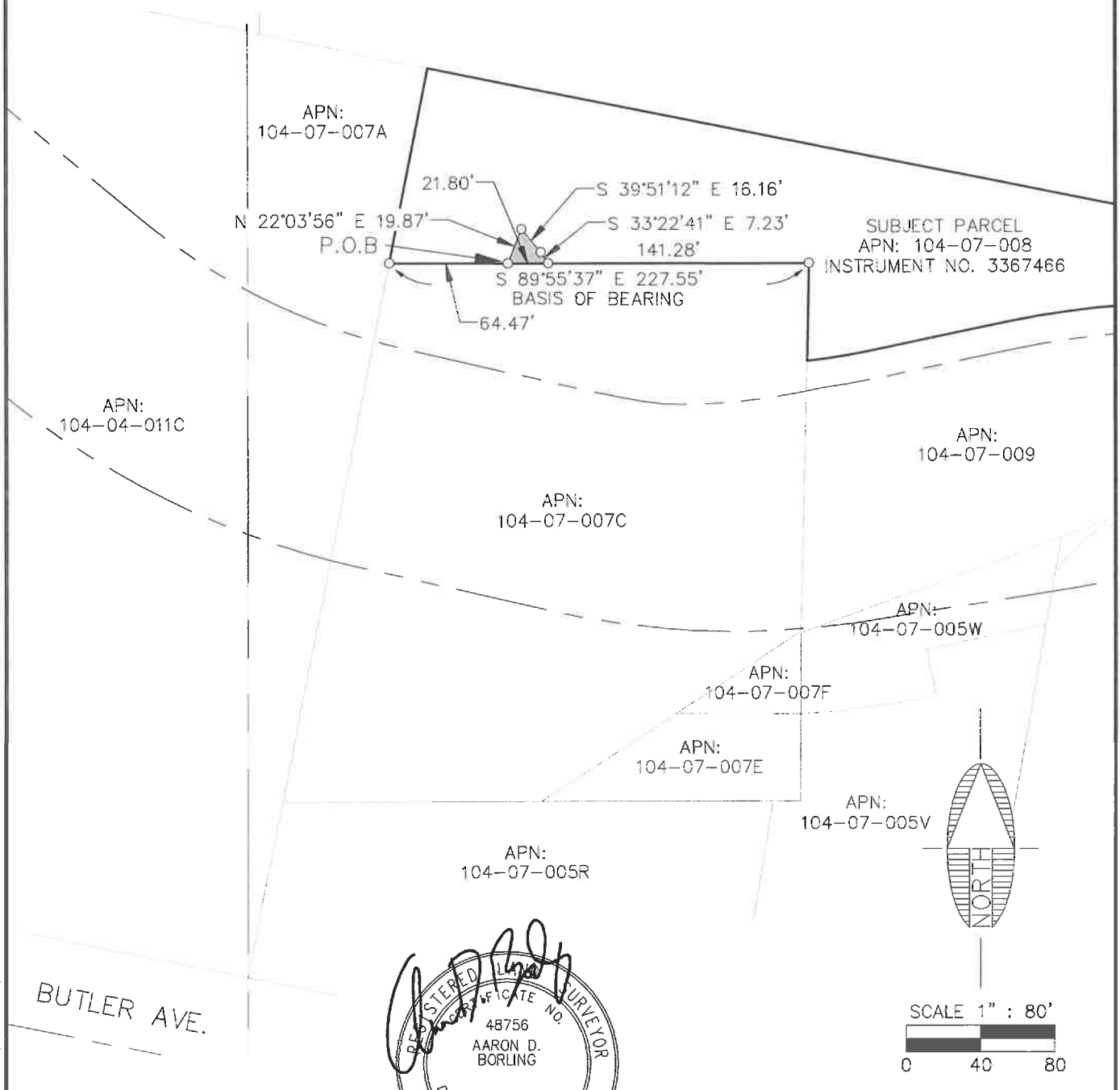
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

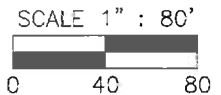
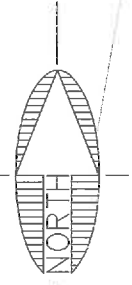
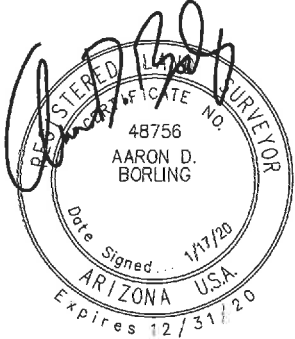
PLOTTED: Jan 29, 2020--12:03pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




BUTLER AVE.



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473	APN: 104-07-008	FLAGSTAFF ARIZONA	SHEET
		DATE JAN 2020			<h1>2</h1>
		SCALE 1" = 80'	LEGAL EXHIBIT		
		DRAWN MB			
		DESIGN			
	CHECKED ADB				OF 2

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\EXHIBIT TCE 104-07-008.DWG ABOURLING

CITY OF FLAGSTAFF  
TEMPORARY WORK AREA EASEMENTS

Parcel Numbers

100-44-004D

100-44-004E

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 100-44-004D**

A portion of that parcel of land as described in Instrument Number 3119242, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of East Phoenix Avenue, from which the northwest corner of said parcel bears North 20°45'48" East, 204.91 feet (Basis of Bearing);

Thence along said easterly Right-of-Way line and the westerly line of said parcel, North 20°45'48" East, 79.05 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line and said Right-of-Way line, North 20°45'48" East, 64.22 feet;

Thence leaving said westerly line and said Right-of-Way line, South 70°02'38" East, 99.83 feet;

Thence South 70°14'03" East, 202.16 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 40°17'09" East, 20.33 feet;

Thence continuing along said northerly line, South 83°47'47" East, 19.20 feet;

Thence leaving said northerly line, South 65°39'20" West, 26.04 feet;

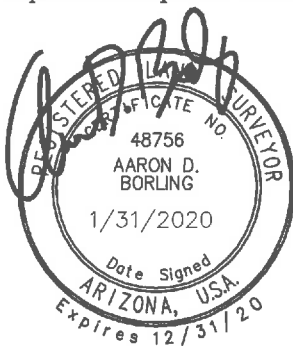
Thence North 70°25'07" West, 267.84 feet;

Thence South 73°10'29" West, 65.83 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.20 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Feb 04, 2020-3:03pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
100-44-003E

APN:  
100-44-003C

S BEAVER ST

N 20°45'48" E 204.91'  
BASIS OF BEARING  
79.05'  
P.O.B.

S 70°02'38" E 99.83'

S 73°10'29" W 65.83'

N 70°25'07" W 267.84'

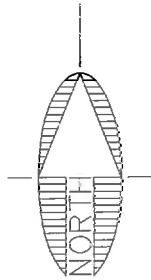
S 70°14'03" E 202.16'

S 83°47'47" E 19.20'  
S 40°17'09" E 20.33'

SUBJECT PARCEL  
APN: 100-44-004D  
INSTRUMENT NO. 3119242

S 65°39'20" W 26.04'

E PHOENIX AVE



SCALE 1" : 60'  
0 30 60



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

JOB NO. 04473  
DATE JAN 2020  
SCALE 1" = 60'  
DRAWN MB  
DESIGN  
CHECKED ADB

APN: 100-44-004D

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-004D.DWG ABORLING

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 100-44-004E**

A portion of that parcel of land as described in Instrument Number 3158373, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16 and the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South San Francisco Street, and the northerly Right-of-Way line of East Phoenix Avenue, from which the northeast corner of said parcel bears North 20° 55'30" East, 129.94 feet (Basis of Bearing);

Thence, along the westerly Right-of -Way line of South San Francisco Street and the easterly line of said parcel, North 20° 55'30" East, 75.75 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line and said Right-of-Way line, North 69°11'36" West, 151.53 feet;

Thence South 16°55'24" West, 5.87 feet;

Thence North 69°34'11" West, 16.53 feet;

Thence South 20°36'44" West, 10.08 feet;

Thence North 69°39'56" West, 79.64 feet;

Thence North 20°20'04" East, 20.05 feet;

Thence North 68°04'08" West, 4.93 feet;

Thence North 20°32'15" East, 21.64 feet;

Thence North 69°04'11" West, 46.67 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 20°45'48" East, 0.94 feet;

Thence continuing along said westerly line, North 83°47'47" West, 31.99 feet;

Thence continuing along said westerly line, North 40°17'09" West, 20.33 feet;

Thence leaving said westerly line, South 70°14'03" East, 190.01 feet;

Thence South 70°14'00" East, 138.00 feet;

Thence South 70°10'46" East, 20.00 feet to a point on the easterly line of said parcel and the westerly Right-of-Way line of South San Francisco Street;

Thence along said easterly line and said Right-of-Way line, South 20°55'30" West, 34.17 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.23 Acres, more or less.

See Exhibit 'B' 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.



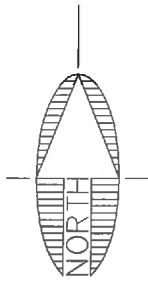
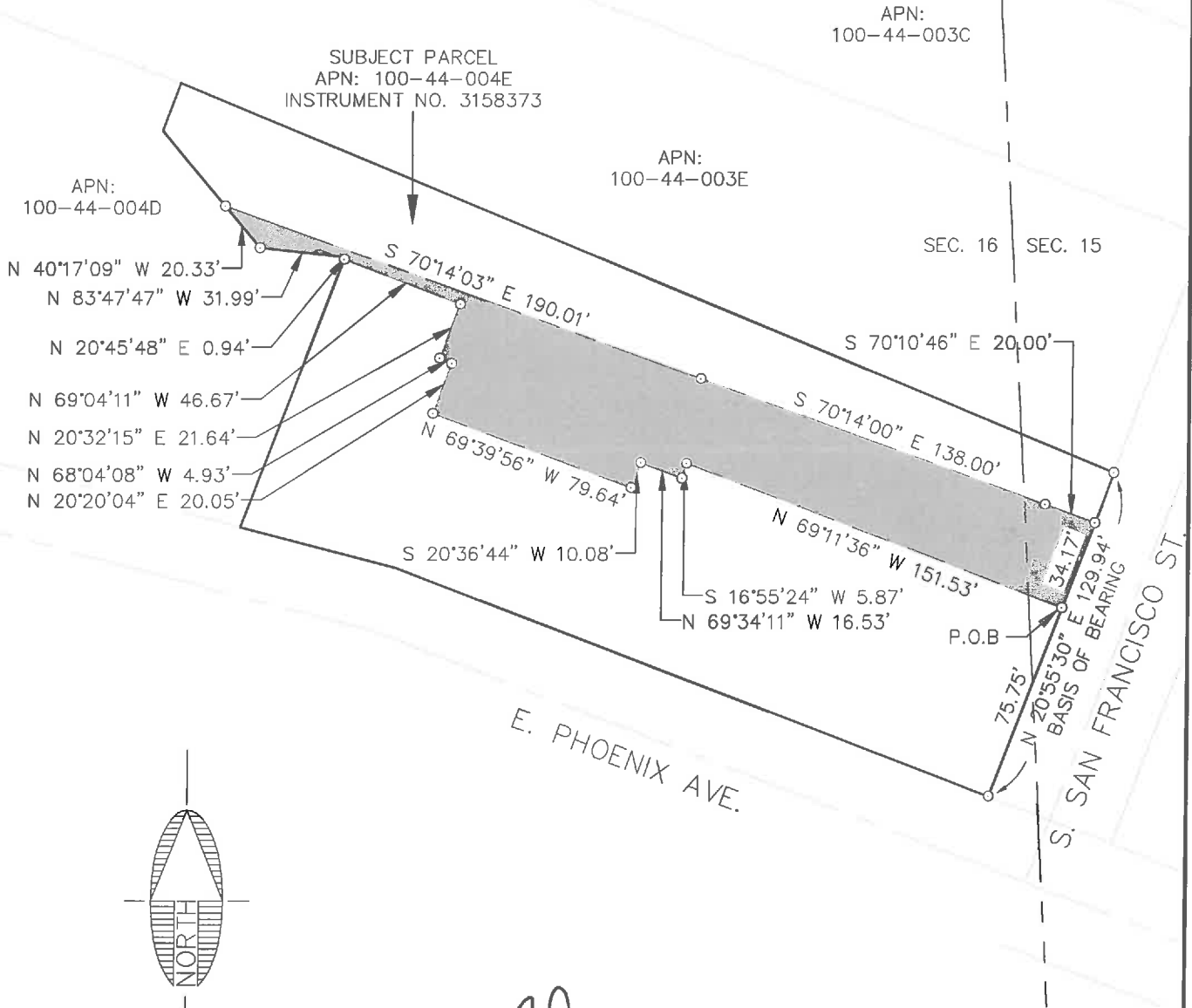
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Feb 04, 2020-2:45pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SCALE 1" : 60'

0 30 60



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard Wesnitzer, Inc.

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

www.swiaz.com

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-004E

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 100-44-004E.DWG ABORLING

**CITY OF FLAGSTAFF  
PERMANENT EASEMENT**

**Parcel Numbers**

**100-44-004D**

**100-44-004E**

**100-44-005A**

**101-27-002D**

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 100-44-004D**

A portion of that parcel of land as described in Instrument Number 3119242, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of East Phoenix Avenue, from which the northwest corner of said parcel bears North 20°45'48" East, 204.91 feet (Basis of Bearing);

Thence along said easterly Right-of-Way line and the westerly line of said parcel, North 20°45'48" East, 143.27 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line and said westerly line, North 20°45'48" East, 61.65 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, South 69°14'12" East, 99.96 feet;

Thence continuing along said northerly line, South 20°45'48" West, 19.99 feet;

Thence continuing along said northerly line, South 69°14'12" East, 169.93 feet;

Thence continuing along said northerly line, South 20°45'48" West, 18.99 feet;

Thence continuing along said northerly line, South 40°17'09" East, 36.64 feet;

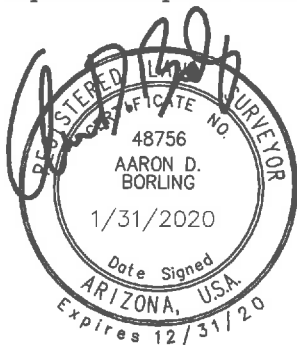
Thence leaving said northerly line, North 70°14'03" West, 202.16 feet;

Thence North 70°02'38" West, 99.83 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.30 Acres, more or less.

See Exhibit 'B' 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

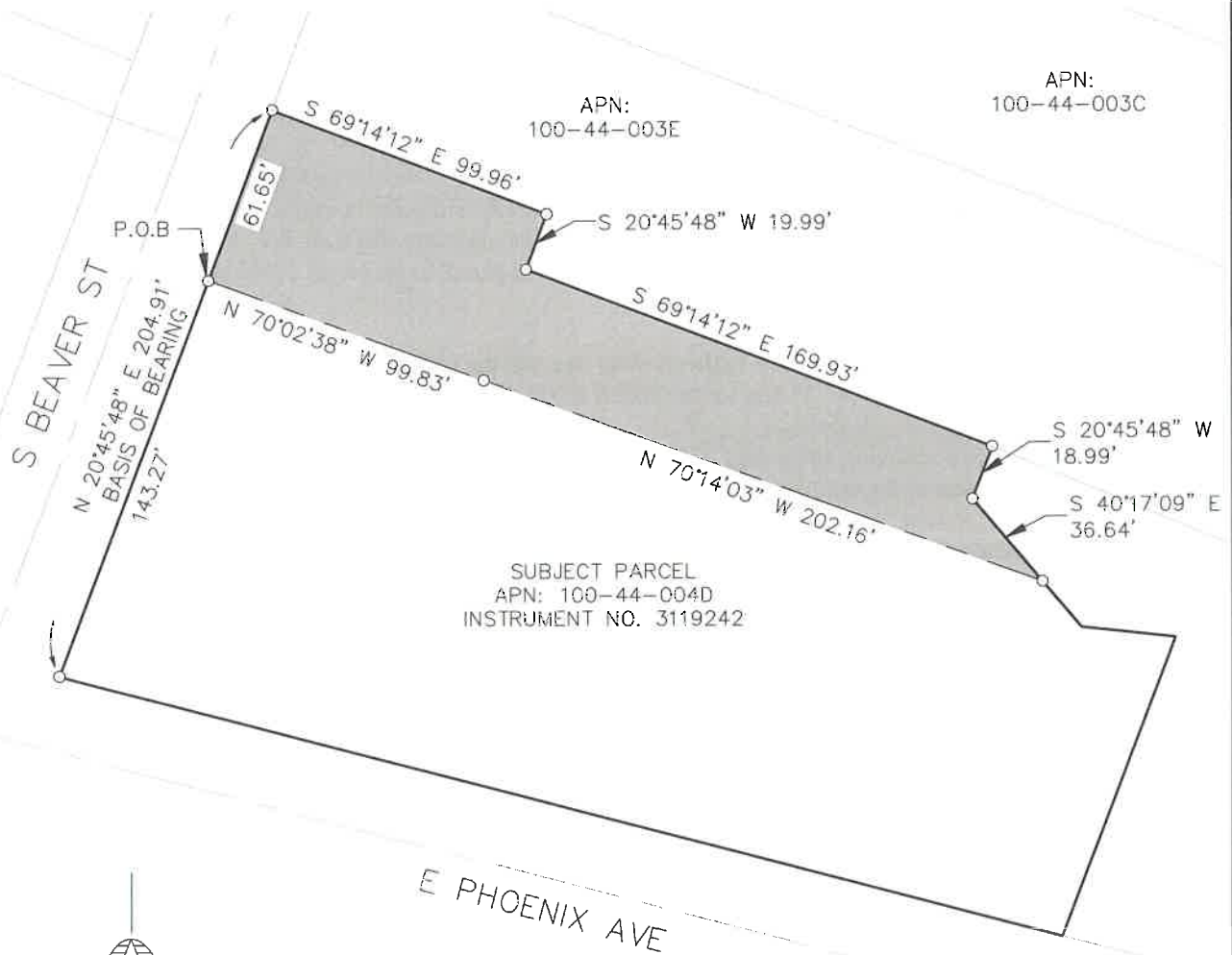
PLOTTED: Jan 31, 2020--1:04pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

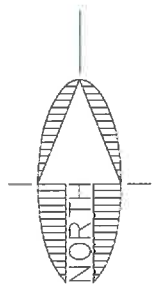
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
100-44-003C

APN:  
100-44-003E



SUBJECT PARCEL  
APN: 100-44-004D  
INSTRUMENT NO. 3119242



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-004D.DWG RROSS



Shephard & Wesnitzer, Inc.

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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-004D

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 100-44-004E**

A portion of that parcel of land as described in Instrument Number 3158373, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southeast quarter of Section 16 and the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South San Francisco Street, and the northerly Right-of-Way line of East Phoenix Avenue, from which the northeast corner of said parcel bears North 20° 55'30" East, 129.94 feet (Basis of Bearing);

Thence, along the westerly Right-of -Way line of South San Francisco Street and the easterly line of said parcel North 20° 55'30" East, 109.93 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line and said easterly line, North 70°10'46" West, 20.00 feet;

Thence North 70°14'00" West, 138.00 feet;

Thence North 70°14'03" West, 190.01 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 40°17'09" West, 36.64 feet;

Thence continuing along said westerly line, North 20°45'48" East, 18.99 feet to the northwest corner of said parcel;

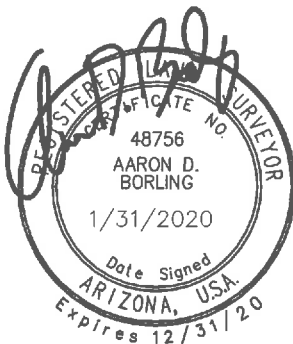
Thence along the northerly line of said parcel, South 67°37'42" East, 380.23 feet to the northeast corner of said parcel;

Thence along said easterly line of said parcel, South 20°55'30" West, 20.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.24 Acres, more or less.

See Exhibit 'B' 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.



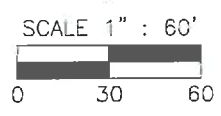
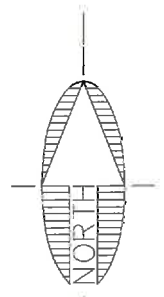
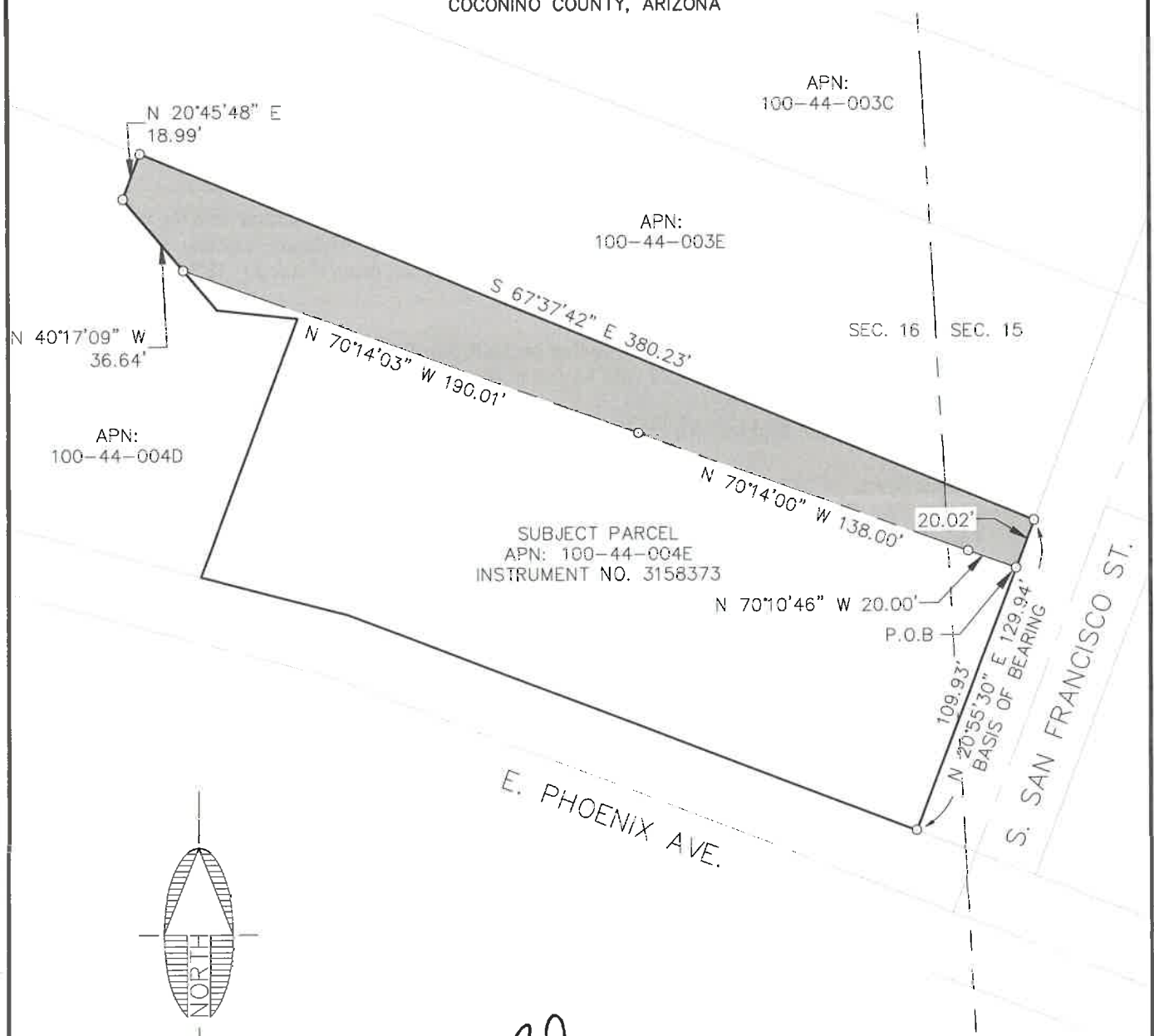
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 31, 2020-10:44am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

JOB NO.	04473
DATE	JAN 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 100-44-004E

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-004E.DWG ABORLING

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 100-44-005A**

A portion of that parcel of land as described in Docket 1533, Page 56, Official Records of Coconino County, lying within the Southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Beaver Street and the northerly Right-of-Way line of East Phoenix Avenue, from which the northeast corner bears North 20°45'48" East, 189.21 feet (Basis of Bearing);

Thence along said westerly Right-of-Way line and the easterly line of said parcel, North 20°45'48" East, 142.64 feet to the beginning of a non-tangent curve concave to the south having a radius of 284.00 feet and a central angle of 8°48'18" and being subtended by a chord which bears North 89°13'09" West, 43.60 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line and said easterly line, and westerly along said curve, 43.64 feet;

Thence South 83°34'44" West, 148.97 feet to the beginning of a non-tangent curve concave to the south having a radius of 184.00 feet and a central angle of 28°24'46" and being subtended by a chord which bears South 71°28'24" West, 90.31 feet;

Thence southwesterly along said curve, 91.25 feet;

Thence South 57°16'01" West, 40.63 feet to a point on the southerly line of said parcel, and the northerly Right-of-Way line of East Phoenix Avenue;

Thence along said Right-of-Way line and said southerly line, North 75°40'14" West, 43.71 feet;

Thence leaving said Right-of-Way line and said southerly line, North 57°16'01" East, 70.40 feet to the beginning of a tangent curve concave to the southeast having a radius of 216.00 feet and a central angle of 5°31'47";

Thence northeasterly along said curve, 20.85 feet;

Thence South 85°40'44" West, 81.30 feet to the beginning of a tangent curve concave to the northeast having a radius of 255.00 feet and a central angle of 91°31'20";

Thence northwesterly along said curve, 407.33 feet to a point on the northerly line of said parcel and the beginning of a non-tangent curve concave to the south having a radius of 3494.81 feet and a central angle of 0°30'27" and being subtended by a chord which bears South 79°22'08" East, 30.96 feet;

Thence along said northerly line, and easterly along said curve, 30.96 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 225.00 feet and a central angle of 89°41'27" and being subtended by a chord which bears South 49°28'33" East, 317.34 feet;

Thence leaving said northerly line, and southeasterly along said curve, 352.21 feet;

Thence North 85°40'44" East, 60.80 feet;

Thence North 87°36'09" East, 254.87 feet to the beginning of a non-tangent curve concave to the south having a radius of 315.00 feet and a central angle of 10°11'42" and being subtended by a chord which bears South 88°20'44" East, 55.98 feet;

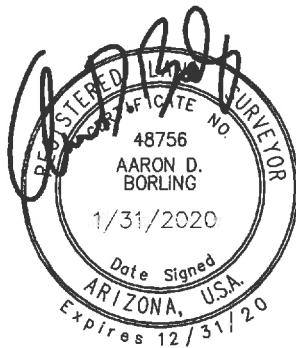
Thence easterly along said curve, 56.05 feet to a point on the easterly line of said parcel, and the westerly Right-of-Way line of South Beaver Street;

Thence along said easterly line and said Right-of-Way line, South 20°45'48" West, 32.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.62 Acres, more or less.

See Exhibit 'B' 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.



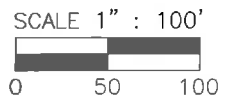
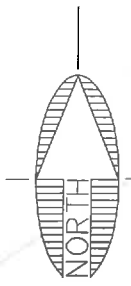
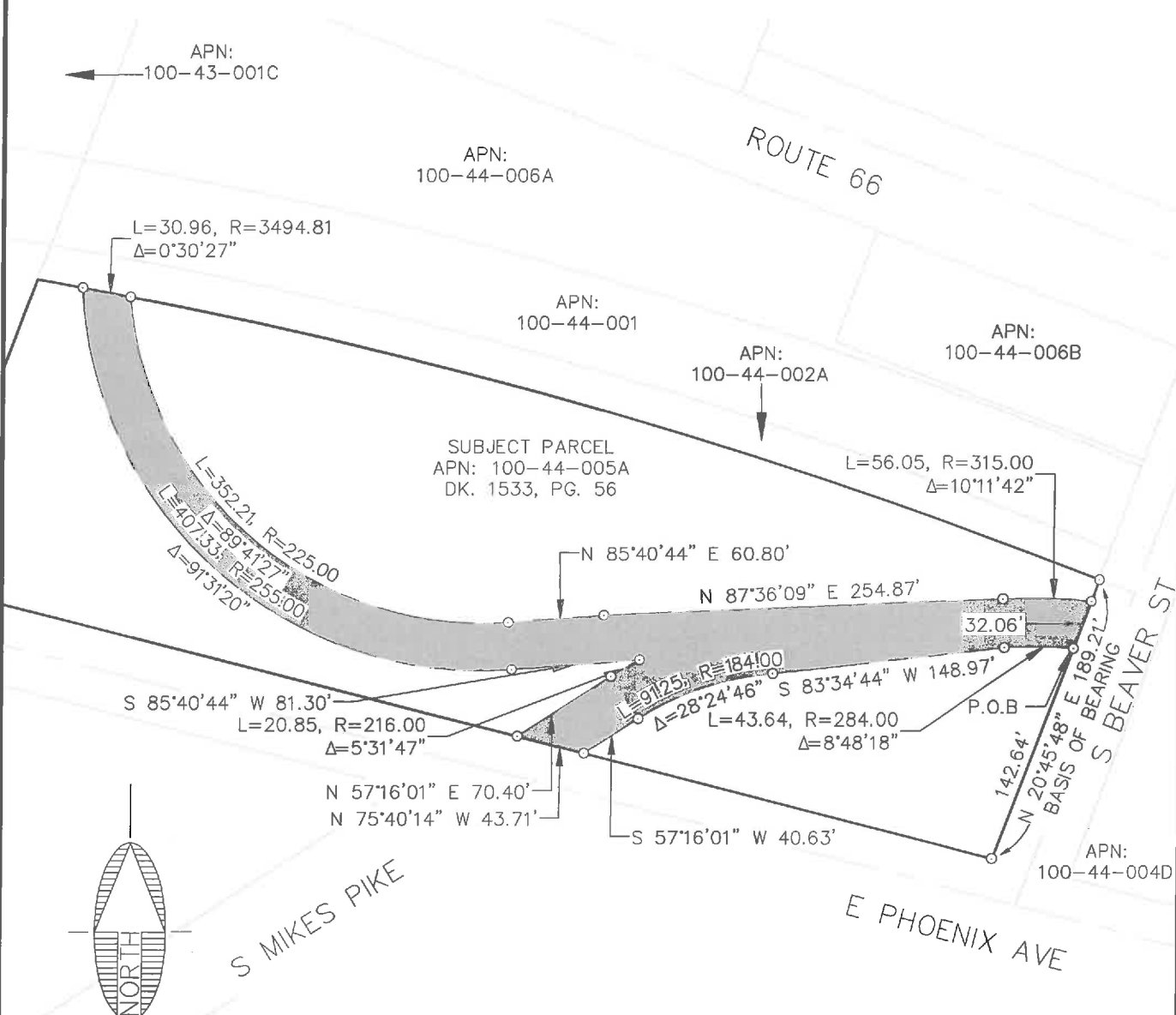
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 31, 2020-12:21pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA




NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 100' DRAWN MB DESIGN CHECKED ADB	APN: 100-44-005A	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT				

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-44-005A.DWG ROSS

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 101-27-002D**

A portion of that parcel of land as described in Instrument Number 3119242, Official Records of Coconino County, being a portion of the BNSF Railway (formerly Atchison, Topeka, and Santa Fe Railway) Station Grounds lying within the Southwest quarter of Section 15, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the centerline intersection of South San Francisco Street and Phoenix Avenue as shown on the Revised Plat of the Brannen Addition to Flagstaff, Book 1 of Maps, Page 42, Official Records of Coconino County, from which the centerline intersection of South San Francisco Street and East Route 66 bears North 20°55'30" East, 369.65 feet (Basis of Bearing);

Thence along said centerline of South San Francisco Street, North 20°55'30" East, 25.00 feet;

Thence leaving said centerline, South 69°10'22" East, 25.00 feet to the southwest corner of said parcel;

Thence along the westerly line of said Parcel, North 20°55'30" East, 110.84 to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 20°55'30" East, 9.11 feet to the northwest corner of said parcel;

Thence along the northerly line of said Parcel, South 69°10'22" East, 257.48 feet;

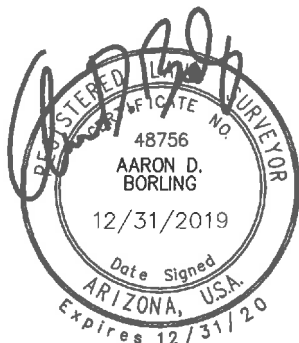
Thence continuing along said northerly line, South 20°49'38" West, 4.43 feet;

Thence leaving said northerly line, North 70°12'53" West, a distance of 257.54 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.04 Acres, more or less.

See Exhibit 'B' 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.



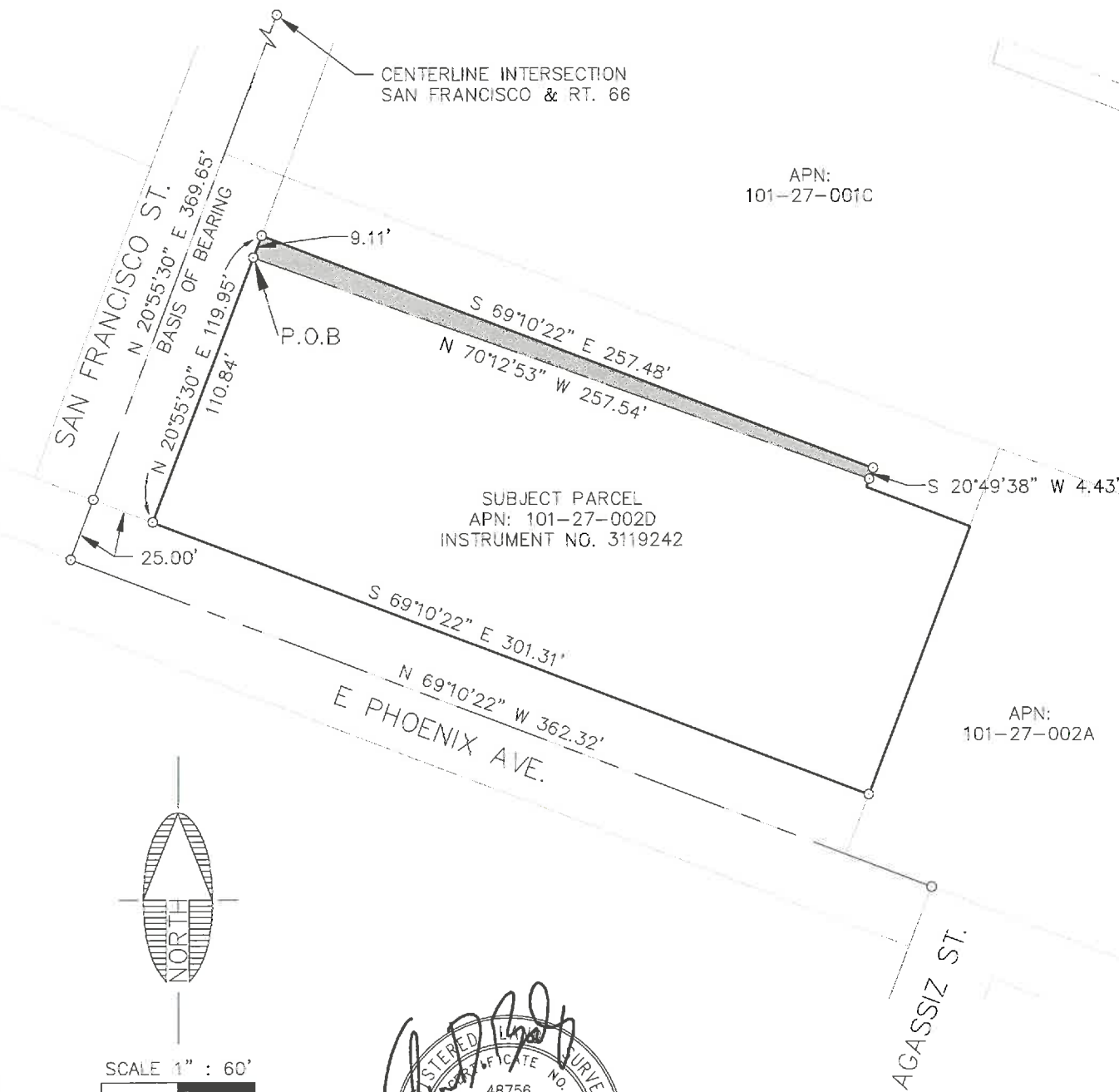
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Jan 03, 2020--3:53pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

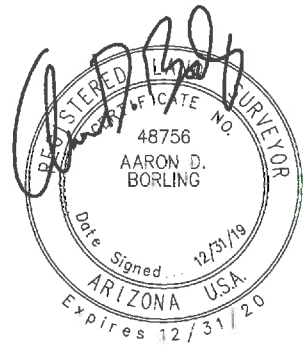
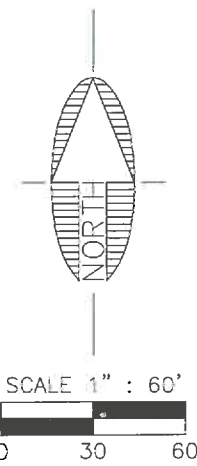
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



APN:  
101-27-001C

SUBJECT PARCEL  
APN: 101-27-002D  
INSTRUMENT NO. 3119242

APN:  
101-27-002A



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

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Shephard Wesnitzer. Inc.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fox  
www.swicz.com

JOB NO.	04473
DATE	DEC 2019
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 101-27-002D

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2