

**EXHIBIT 2**

**RIO DE FLAG FLOOD CONTROL PROJECT PHASE 1 - ADDITIONAL PROPERTY INTERESTS**

Intention is to acquire a perpetual easement, unless listed as a temporary work area easement. If deemed appropriate fee simple may be acquired in lieu of perpetual easement.

**CLAY AVENUE WASH AREA (see also Resolution No. 2020-24):**

LEGAL DESCRIPTION APN: 103-02-030A

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION APN: 103-02-030A

**LOWER REACH (see also Resolution Nos. 2020-05, 2020-24)**

TEMPORARY WORK AREA EASEMENT APN: 104-07-005Y

RIGHT OF WAY APN: 104-07-005Z

TEMPORARY WORK AREA EASEMENT (2) APN: 104-07-008

Council previously authorized acquisition of one temporary easement and one perpetual easement across this parcel 104-07-008 per Resolution No. 2020-05. As redesigned, a perpetual easement is no longer needed but this second temporary easement is needed.

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 103-02-030A**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown in Instrument Number 3794080, Official Records of Coconino County (herein referred to as R1), lying within the Northwest quarter of Section 21, 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 Malpais Lane, from which the northeast corner of said parcel bears North 00°39'17" West, 152.96 feet (Basis of Bearing; North 00°28'31" West, 153.33 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, and along the south line of said parcel, South 88°02'27" West, 512.26 feet to the southwest corner of said parcel;

Thence along the west line of said parcel, North 02°11'36" West, 22.82 feet;

Thence leaving said west line, North 86°22'56" East, 513.43 feet to a point on said Right-of-Way line and the east line of said parcel;

Thence along said east line, and said Right-of-Way line, South 00°39'17" East, 37.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.36 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: May 19, 2020-4:58pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-02-001D

APN:  
103-02-001C

SUBJECT PARCEL  
APN: 103-02-030A  
INSTRUMENT NO. 3794080

EXISTING 20' PUE

N 86°22'56" E 513.43'

37.70'

S 88°02'27" W 512.26'

N 2°11'36" W 22.82'

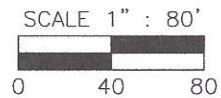
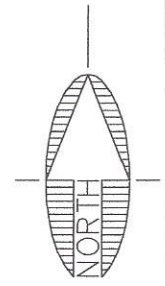
N 0°39'17" W 152.96'  
BASIS OF BEARING  
115.26'

P.O.B

S MALPAIS LN

APN:  
103-02-031

APN:  
103-02-005Y



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 RW 103-02-030A.DWG ABORLING



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

www.swiaz.com

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

APN: 103-02-030A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

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

**APN: 103-02-030A**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown in Instrument Number 3794080, Official Records of Coconino County (herein referred to as R1), lying within the Northwest quarter of Section 21, 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 Malpais Lane, from which the northeast corner of said parcel bears North 00°39'17" West, 152.96 feet (Basis of Bearing; North 00°28'31" West, 153.33 feet per R1);

Thence leaving said Right-of-Way line, and along the south line of said parcel, South 88°02'27" West, 512.26 feet to the southwest corner of said parcel;

Thence along the west line of said parcel, North 02°11'36" West, 42.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, North 02°11'36" West, 13.48 feet;

Thence leaving said west line, North 87°54'29" East, 191.56 feet;

Thence South 02°00'27" East, 8.38 feet;

Thence South 86°22'56" West, 191.60 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.05 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.



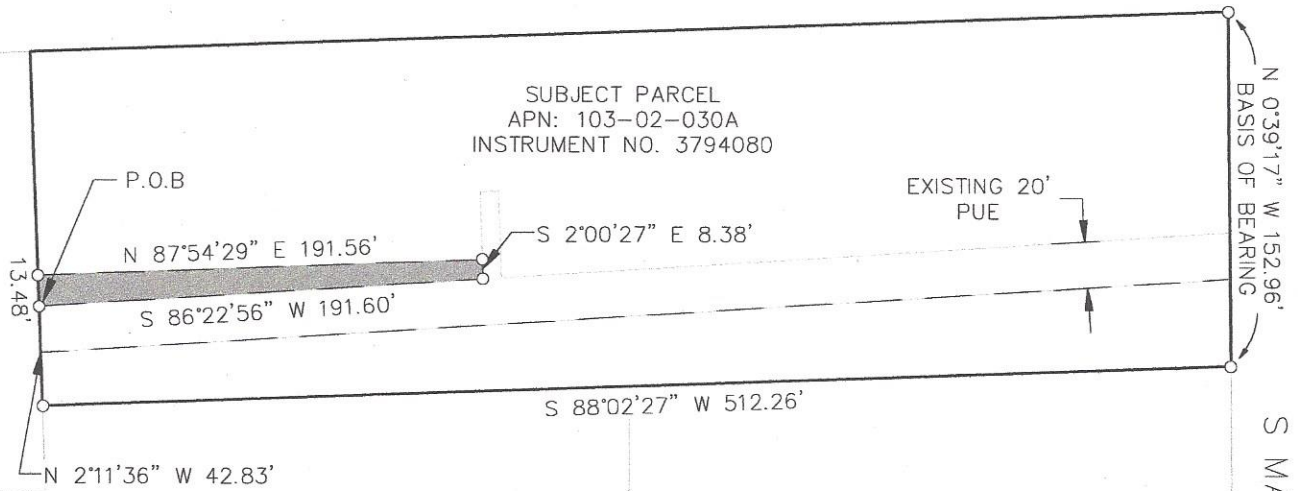
\_\_\_\_\_  
City File No.

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

PLOTTED: May 19, 2020-5:11pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

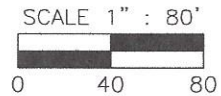
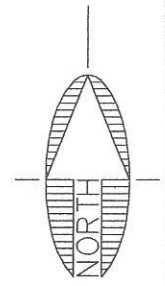
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-02-030A  
INSTRUMENT NO. 3794080

APN:  
103-02-031

APN:  
103-02-005Y



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

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



110 W. Dale Avenue  
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928.774.8934 fax

www.swiaz.com

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

APN: 103-02-030A

FLAGSTAFF  
ARIZONA

SHEET

2

LEGAL EXHIBIT

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 103-02-030A.DWG ABORLING

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**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 (herein referred to as R2) 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, 10.81 feet to the beginning of a non-tangent curve concave to the south having a radius of 333.95 feet and a central angle of 11°50'06" and being subtended by a chord which bears South 84°06'58" East 68.86 feet;

Thence leaving said northerly line, and easterly along said curve, 68.98 feet to the beginning of a non-tangent curve concave to the south having a radius of 322.69 feet and a central angle of 28°10'04" and being subtended by a chord which bears South 75°03'01" East 157.05 feet;

Thence southeasterly along said curve, 158.64 feet;

Thence South 60°04'02" East, 34.19 feet;

Thence South 56°30'19" East, 64.95 feet;

Thence South 48°05'52" East, 17.39 feet;

Thence South 45°50'12" East, 4.85 feet;

Thence North 52°03'24" West, 32.55 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 620.27 feet and a central angle of 7°19'29" and being subtended by a chord which bears North 57°59'50" West 79.24 feet;

Thence northwesterly along said curve, 79.29 feet to the beginning of a curve concave to the south having a radius of 339.30 feet and a central angle of 39°36'09" and being subtended by a chord which bears North 81°10'38" West 229.88 feet;

Thence westerly along said curve, 234.52 feet;

Thence South 80°52'22" West, 10.69 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.



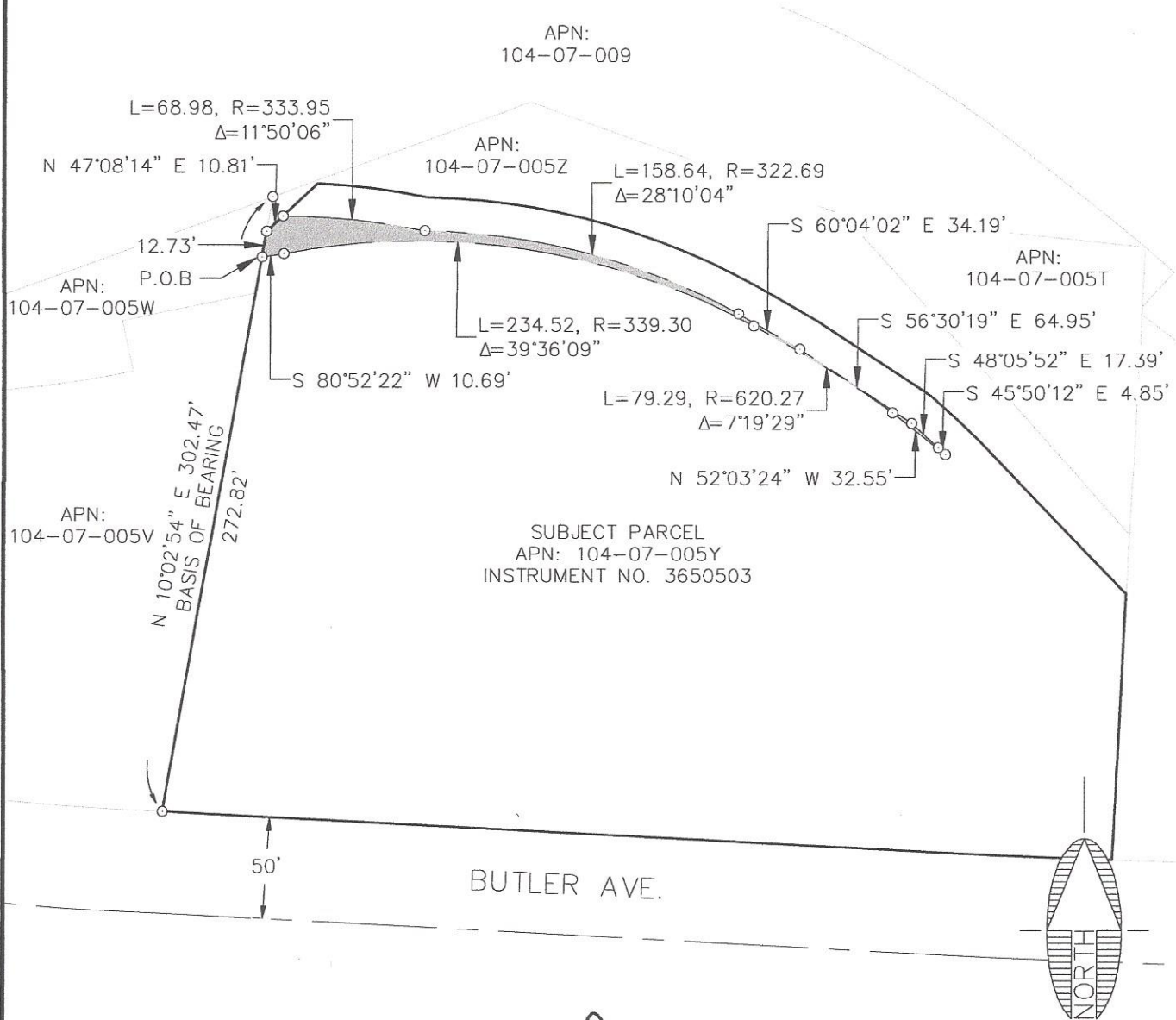
\_\_\_\_\_  
City File No.

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

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

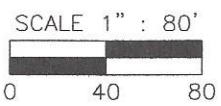
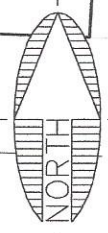
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 21, 2020-10:26am



SUBJECT PARCEL  
APN: 104-07-005Y  
INSTRUMENT NO. 3650503

BUTLER AVE.



NOTE:  
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LOCATION OF THE AREA DESCRIBED.

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

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



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

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

APN: 104-07-005Y

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

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

**APN: 104-07-005Z**

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 (herein referred to as R2) 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, 285.55 feet to the southwest corner of said parcel of land as described in R2, and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said parcel, North 10°02'54" East, 16.92 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, North 69°52'54" East, 132.66 feet;

Thence continuing along said northerly line, South 70°16'37" East, 160.54 feet;

Thence continuing along said northerly line, South 41°51'19" East, 208.09 feet to the easterly line of said parcel;

Thence along said easterly line, South 02°59'32" West, 29.02 feet to the southeast corner of said parcel;

Thence along the southerly line of said parcel, North 43°50'02" West, 102.10 feet;

Thence continuing along said southerly line, North 45°50'12" West, 13.17 feet;

Thence continuing along said southerly line, North 48°05'52" West, 18.88 feet;

Thence continuing along said southerly line, North 56°30'19" West, 66.63 feet;

Thence continuing along said southerly line, North 60°04'02" West, 34.81 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 North 74°54'36" West 163.47 feet;

Thence continuing along said southerly line, and northwesterly along said curve, 165.10 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 North 82°51'49" West 53.87 feet;

Thence continuing along said southerly line, and westerly along said curve, 53.92 feet;

Thence continuing along said southerly line, South 47°08'14" West, 33.75 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.36 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.



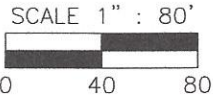
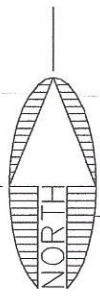
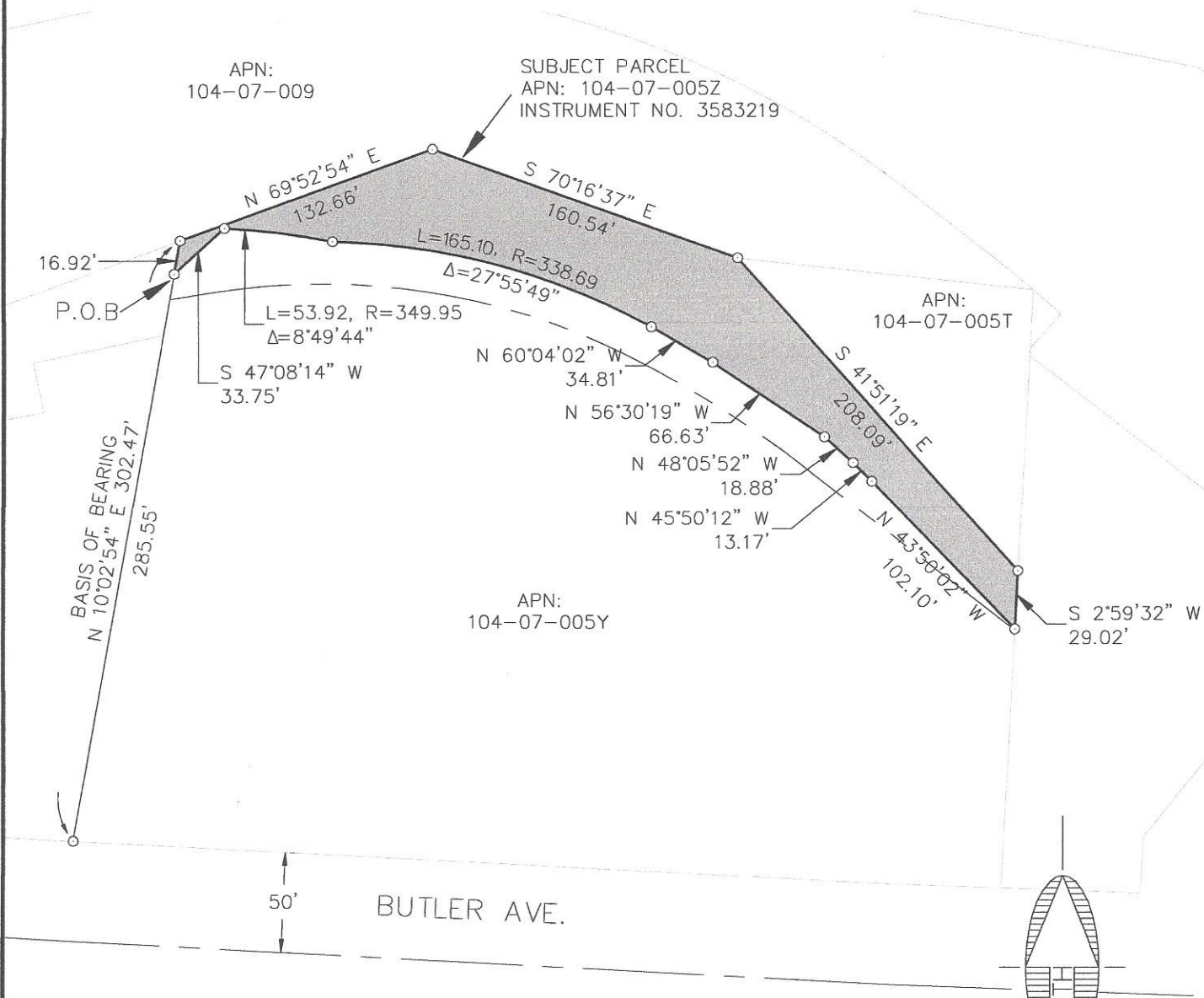
\_\_\_\_\_  
City File No.

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

PLOTTED: Dec 19, 2019-12:36pm

# 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:  
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LOCATION OF THE AREA DESCRIBED.

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

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

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



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: 104-07-005Z

FLAGSTAFF  
ARIZONA

SHEET

LEGAL EXHIBIT

3

OF 3

**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 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;

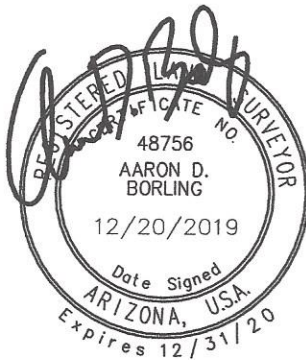
Thence along said westerly line, and northwesterly along said curve, 24.70 feet;

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.



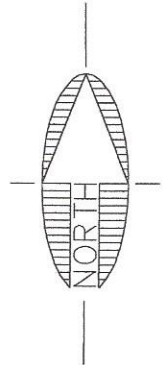
\_\_\_\_\_  
City File No.

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

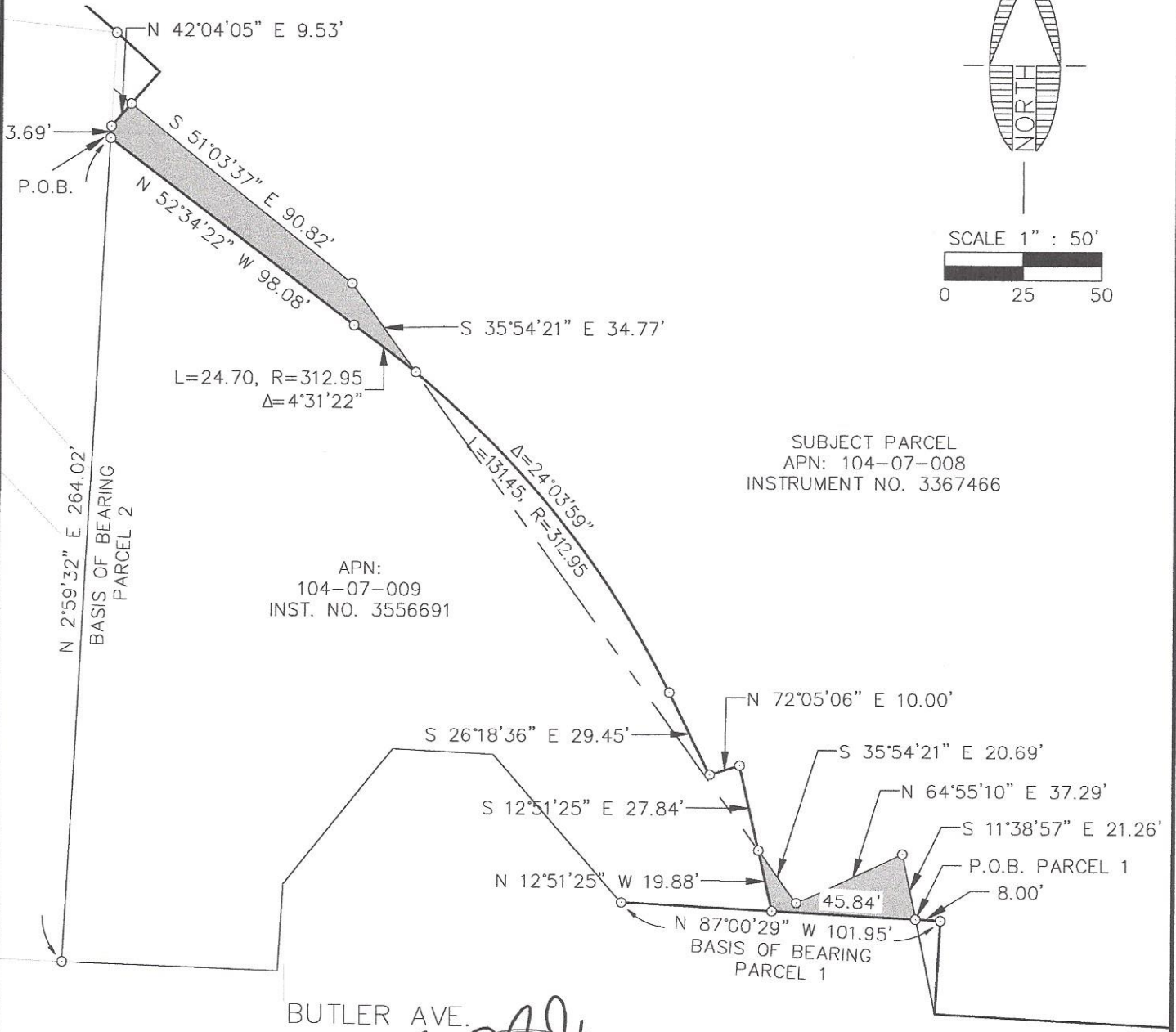
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



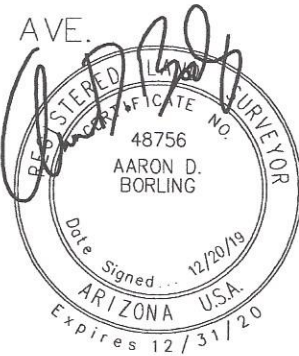
SCALE 1" : 50'  
0 25 50



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

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

BUTLER AVE.



NOTE:  
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DATE DEC 2019  
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CHECKED ADB

APN: 104-07-008

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3