

EXHIBIT 1
CHART OF PROPERTIES TO BE ACQUIRED

FLAGSTAFF Parcel No.	Assesor's Parcel Number and/or Legal Description	Owner	Site Address / Owner Address	Property Interest Being Acquired
HW180-04	A Portion of or All of Coconino County Assessor Parcel Number: 111-01-012C	Grand Canyon Trust, an Arizona Corporation	2601 N FORT VALLEY RD FLAGSTAFF, AZ 86001	Drainage Easement and Temporary Construction Easement
HW180-05	A Portion of Coconino County Assessor Parcel Number: 111-01- 009M See Legal Description	Sandra Claire Roy-Mailloux fka Sandra Claire Roy, as Personal Representativ of the Estate of James Scott Roy, Deceased	2555 N FORT VALLEY RD FLAGSTAFF, AZ 86001	All Right, Title, and Interest
HW180-06	A Portion of Coconino County Assessor Parcel Number: 111-01- 009K See Legal Description	David R. Christiana and Kristie B. Atwood, Husband and Wife, as Community Property with Right of Survivorship	2557 N FORT VALLEY RD FLAGSTAFF, AZ 86001	Drainage Easement and Temporary Construction Easement

EXHIBIT A

PARCEL NO. 1:

A parcel of land situated in Section 4, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being a part of that certain parcel described at Docket 1785, page 238 (R1), records of Coconino County, Arizona, and as shown on the Record of Survey recorded in Book 8 of Surveys, page 94, records of Coconino County, Arizona, (said plat being the basis for this description) being more particularly described as follows:

BEGINNING FOR REFERENCE at the Southwest corner of said Section 4:

Thence North $89^{\circ}39'27''$ East (R1), a distance of 1762.74 feet to the Southwest corner of (R1);

Thence North $10^{\circ}25'43''$ West (North $10^{\circ}20'00''$ West) a distance of 301.61 feet to the Northwest corner of (R1);

Thence North $58^{\circ}59'32''$ East (North $59^{\circ}01'12''$ East) a distance of 200.00 feet to the TRUE POINT OF BEGINNING;

Thence North $58^{\circ}59'32''$ East (North $59^{\circ}01'12''$ East), a distance of 250.69 feet to a Northeast corner of (R1);

Thence South $31^{\circ}24'39''$ East (South $32^{\circ}35'30''$ East) a distance of 180.55 feet (179.00 feet) to an angle point of (R1);

Thence South $58^{\circ}59'32''$ West, a distance of 250.82 feet;

Thence North $31^{\circ}22'12''$ West, a distance of 180.55 feet, back to the Point of Beginning.

PARCEL NO. 2:

An easement for ingress, egress and utilities over the Northwesterly 30 feet of the Southwesterly 60 feet and over the Southwesterly 40 feet of the following described property:

A parcel of land situated in Section 4, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being a part of that certain parcel described at Docket 1785, page 238 (R1), records of Coconino County, Arizona, and as shown on the Record of Survey recorded in Book 8 of Surveys, page 94, records of Coconino County, Arizona, (said plat being the basis for this description) being more particularly described as follows:

BEGINNING FOR REFERENCE at the Southwest corner of said Section 4:

Thence North $89^{\circ}39'27''$ East (R1), a distance of 1762.74 feet (R1);

Thence North $89^{\circ}51'26''$ East (North $89^{\circ}39'27''$ East) a distance of 360.00 feet to the TRUE POINT OF BEGINNING;

Thence North $31^{\circ}22'12''$ West, a distance of 286.50 feet;

Thence North $58^{\circ}59'32''$ East (North $59^{\circ}01'12''$ East), a distance of 350.80 feet;

Thence South $31^{\circ}22'12''$ East, a distance of 495.26 feet to the South line of (R1);

Thence South $89^{\circ}36'08''$ West (South $89^{\circ}39'27''$ West) a distance of 204.48 feet;

Thence South $89^{\circ}41'14''$ West (South $89^{\circ}39'27''$ West), a distance of 184.33 feet;

EXHIBIT A (Continued)

Thence South 89°51'26" West (South 89°39'27" West), a distance of 20.53 feet to the Point of Beginning.

PARCEL NO. 3:

An easement for ingress, egress and utilities over the South 40 feet of the following described property:

A parcel of land situated in Section 4, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being a part of that certain parcel described at Docket 1785, page 238 (R1), records of Coconino County, Arizona, and as shown on the Record of Survey recorded in Book 8 of Surveys, page 94, records of Coconino County, Arizona, (said plat being the basis for this description) being more particularly described as follows:

BEGINNING FOR REFERENCE at the Southwest corner of said Section 4:

Thence North 89°39'27" East (R1), a distance of 1762.74 feet (R1);

Thence North 89°51'26" East (North 89°39'27" East) a distance of 380.53 feet;

Thence North 89°41'14" East (North 89°39'27" East), a distance of 184.33 feet;

Thence North 89°36'08" East (North 89°39'27" East) a distance of 204.48 feet to the TRUE POINT OF BEGINNING;

Thence North 31°22'12" West, a distance of 495.26 feet to the North line of (R1);

Thence North 58°59'32" East (North 59°01'12" East) a distance of 179.88 feet to the Northeast corner of (R1);

Thence South 32°36'04" East, a distance of 8.29 feet;

Thence South 57°24'30" West (South 57°24'12" West) a distance of 7.00 feet (R1);

Thence South 32°35'30" East (South 32°35'36" East) a distance of 307.92 feet (R1);

Thence South 30°42'53" East (South 30°43'09" East) a distance of 244.21 feet (R1);

Thence South 57°24'30" West (South 57°24'14" West) a distance 7.00 feet (R1);

Thence South 32°35'30" West (South 32°35'46" West) a distance of 33.00 feet (R1);

Thence North 57°24'30" East (North 57°24'14" East) a distance of 22.00 feet (R1);

Thence South 32°35'30" East (R1), a distance of 16.97 feet;

Thence South 89°54'46" West (South 89°57'47" West) a distance of 36.10 feet (36.08 feet);

Thence South 89°36'08" West (South 89°39'27" West) a distance of 188.99 feet to the Point of Beginning.

LEGAL DESCRIPTION

APN: 111-01-009K

A portion of that parcel of land as described in Instrument Number 3062114, Official Records of Coconino County (herein referred to as R1), lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a found 1/2-inch rebar with illegible plastic cap at the northeasterly corner of said parcel, from which the southeasterly corner of said parcel bears South 31°22'43" East, 233.52 feet (Basis of Bearing, South 31°22'12" East, 233.52 feet per R1), and the **TRUE POINT OF BEGINNING**;

Thence along the easterly line of said parcel, South 31°22'43" East, 180.44 feet to a found 1/2-inch rebar;

Thence continuing along said easterly line, South 30°22'43" East, 53.08 feet to the southeasterly corner of said parcel;

Thence along the southerly line of said parcel, South 78°55'37" West, 63.98 feet;

Thence leaving said southerly line, North 31°22'43" West, 211.70 feet, to a point on the northerly line of said parcel;

Thence along said northerly line, North 58°59'01" East, 60.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 13,357 square feet, or 0.31 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. _____

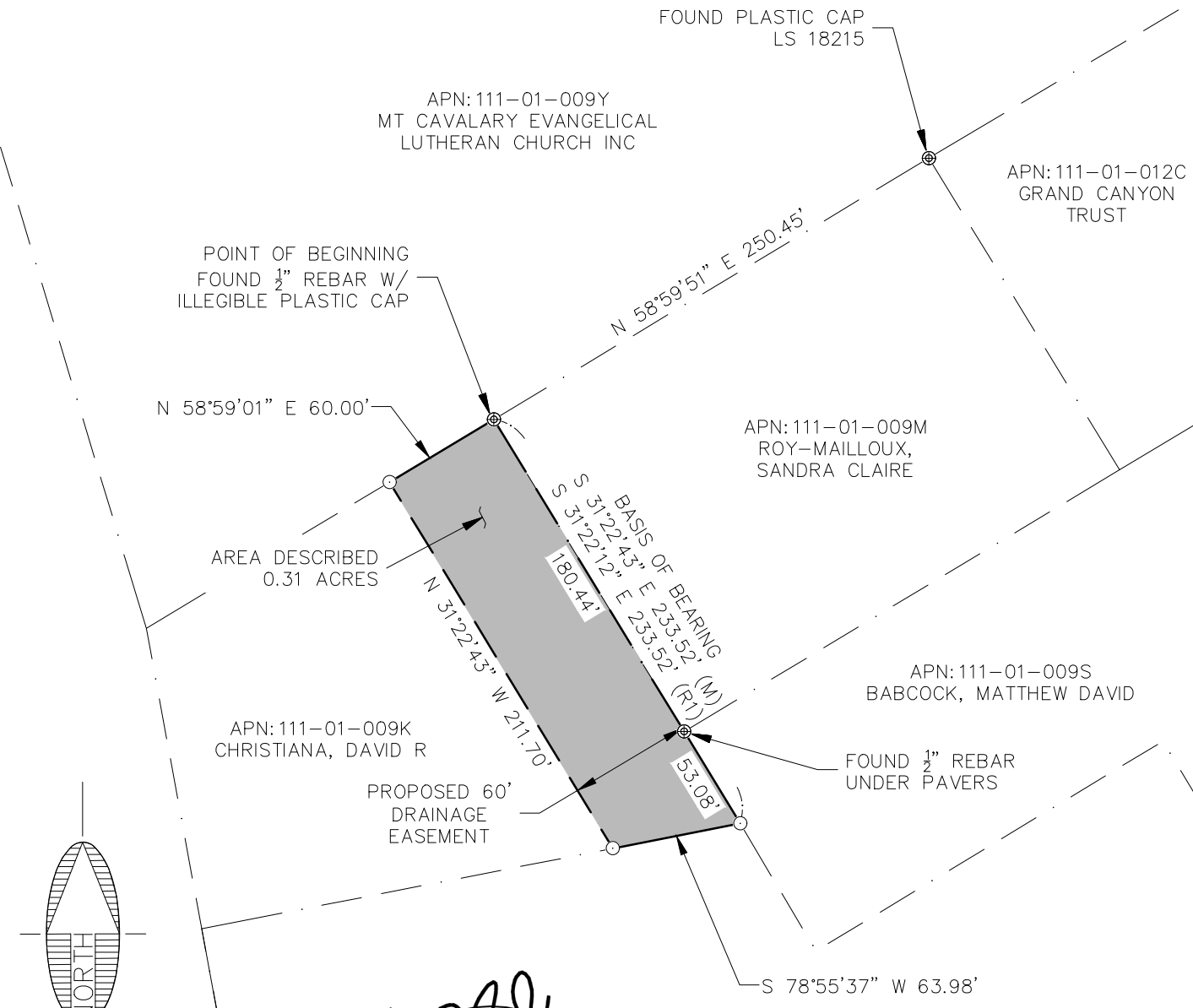
Descriptive Title: _____

PLOTTED: May 11, 2023-11:38am

FILE: \\VR-FILEFLAG.SWAZ.COM\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-009K DRAINAGE EASEMENT.DWG ABORLING

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 04,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



POINT OF BEGINNING
FOUND 1/2" REBAR W/
ILLEGIBLE PLASTIC CAP

FOUND PLASTIC CAP
LS 18215

APN: 111-01-009Y
MT CAVALARY EVANGELICAL
LUTHERAN CHURCH INC

APN: 111-01-012C
GRAND CANYON
TRUST

N 58°59'01" E 60.00'

N 58°59'51" E 250.45'

APN: 111-01-009M
ROY-MAILLOUX,
SANDRA CLAIRE

AREA DESCRIBED
0.31 ACRES

N 31°22'45" W 211.70'

BASIS OF BEARING
S 31°22'43" E 180.44'
S 31°22'12" E 233.52'
(M)
(R)

APN: 111-01-009S
BABCOCK, MATTHEW DAVID

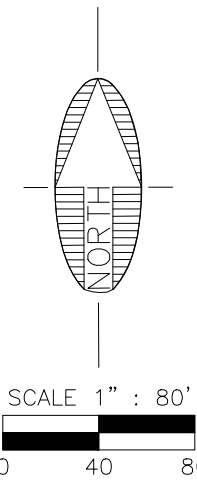
APN: 111-01-009K
CHRISTIANA, DAVID R

PROPOSED 60'
DRAINAGE
EASEMENT

FOUND 1/2" REBAR
UNDER PAVERS

S 78°55'37" W 63.98'

APN: 102-10-021G
BABCOCK, MATTHEW DAVID



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.



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Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.ardurra.com

JOB NO.	223008
DATE	MAY 23
SCALE	AS SHOWN
DRAWN	HAS
DESIGN	
CHECKED	ADB

CITY OF FLAGSTAFF	FLAGSTAFF ARIZONA
LEGAL EXHIBIT	

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OF 2