

**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**

LEGAL DESCRIPTION APN: 100-39-005D

LEGAL DESCRIPTION APN: 103-01-001

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION APN: 103-01-001

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 103-01-007C

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION APN: 103-01-007C

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION APN: 103-02-005Y

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 103-02-021

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION APN: 103-02-021

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 103-02-031

LEGAL DESCRIPTION APN: 103-02-033

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 103-06-004

LEGAL DESCRIPTION APN: 103-06-008A

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION APN: 103-06-018E

LEGAL DESCRIPTION APN: 112-04-012

LEGAL DESCRIPTION APN: 112-35-001A

TEMPORARY WORK AREA EASEMENT LEGAL DESCRIPTION MCCRACKEN VILLAGE UNIT 1

LEGAL DESCRIPTION APN: 103-06-018A, 103-06-019, 103-06-017A, 103-06-003B

**LOWER REACH (see also Resolution No. 2020-05)**

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 104-07-005T

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 104-07-005W

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 104-07-007C

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 104-07-009(1)

RIGHT-OF-WAY LEGAL DESCRIPTION APN: 104-07-009(2)

**CLAY AVENUE WASH AREA**

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 100-39-005D**

A portion of that parcel of land described in Instrument Number 3524794, Official Records of Coconino County, lying within the southeast quarter of Section 16, and northeast 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 northeast corner of said parcel, said point being in common with the northwesterly Right-of-Way line of South Mikes Pike, from which a point on the southeasterly line of said parcel, and said Right-of-Way line bears South 57°15'34" West, 201.20 feet;

Thence along said southeasterly line, and said Right-of-Way line, South 57°15'34" West, 121.28 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southeasterly line, and said Right-of-Way line, South 57°15'34" West, 79.92 feet to the beginning of a non-tangent curve concave to the north having a radius of 8.00 feet and a central angle of 57°32'43" and being subtended by a chord which bears South 86°02'40" West, 7.70 feet;

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, and westerly along said curve, 8.03 feet to the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Milton Road and the beginning of a non-tangent curve concave to the west having a radius of 699.92 feet and a central angle of 3°17'36" and being subtended by a chord which bears North 24°54'17" East, 40.23 feet,

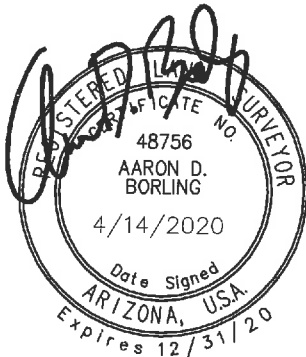
Thence along the westerly line of said parcel, and said Right-of-Way line, and northeasterly along said curve, 40.23 feet;

Thence leaving said westerly line and said Right-of-Way line, North 82°51'07" East, 58.42 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.026 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: Apr 15, 2020-3:49pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
100-39-004C

SUBJECT PARCEL  
APN: 100-39-005D  
INSTRUMENT NO. 3524794

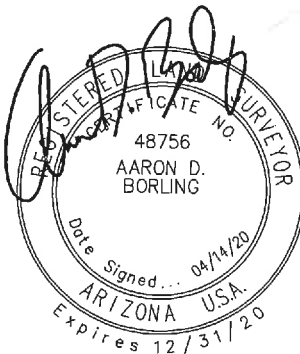
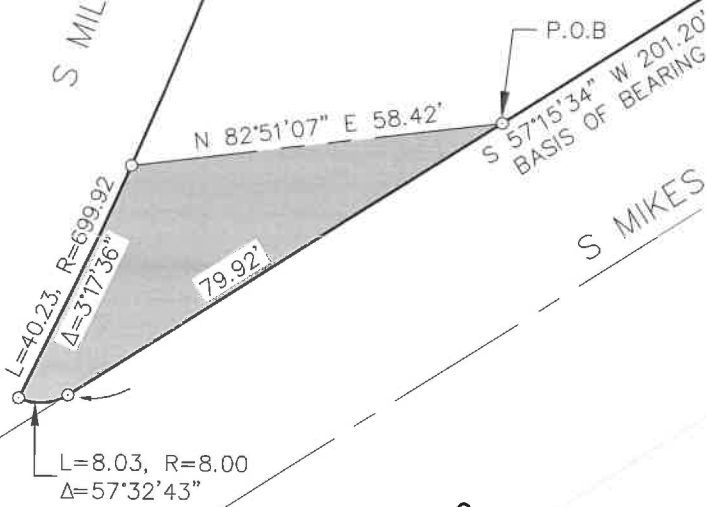
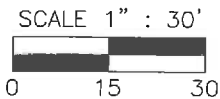
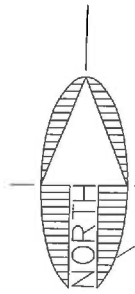
SEC. 16  
SEC. 21

S MILTON RD

S MIKES PIKE

APN:  
103-06-007

APN:  
103-06-008A



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 APR 2020  
SCALE 1" = 30'  
DRAWN MB  
DESIGN  
CHECKED ADB

APN: 100-39-005D

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 100-39-005D.DWG ABORLING

## EXHIBIT 'A'

### LEGAL DESCRIPTION

APN: 103-01-001

A portion of that parcel of land as described in Instrument Number 3699146, Official Records of Coconino County (herein referred to as R1), located in 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:

#### **Parcel 1:**

Commencing at the northwest corner of said parcel, from which the northeast corner bears North 70°02'28" East, 1090.37 feet (Basis of Bearing North 70°08'03" East, 1090.87 feet per R1) and the **TRUE POINT OF BEGINNING;**

Thence along the northerly line of said parcel, North 70°02'28" East, 286.06 feet;

Thence leaving said northerly line, South 45°14'27" West, 7.26 feet;

Thence South 06°37'18" East, 64.59 feet;

Thence South 83°22'42" West, 22.00 feet;

Thence North 06°37'18" West, 37.54 feet;

Thence North 44°45'33" West, 7.69 feet;

Thence South 45°14'27" West, 143.11 feet;

Thence South 67°10'11" West, 87.56 feet;

Thence South 56°51'36" West, 22.82 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 25°52'38" West, 87.40 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.36 Acres, more or less.

#### **Parcel 2:**

Commencing at the northwest corner of said parcel, from which the northeast corner of said parcel bears North 70°02'28" East, 1090.37 feet (Basis of Bearing, North 70°08'03" East, 1090.87 feet per R1);

Thence along the northerly line of said parcel, North 70°02'28" East, 1026.09 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, North 70°02'28" East, 64.28 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 28°35'37" East, 20.27 feet;

Thence leaving said easterly line, South 86°36'55" West, 70.24 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

# 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

PLOTTED: Mar 11, 2020-3:45pm

BNSF RAILWAY

APN:  
103-01-007C

P.O.B.  
PARCEL 2

S 28°35'37" E  
20.27'  
64.28'

S 86°36'55" W 70.24'

N 70°02'28" E 1090.37'  
BASIS OF BEARING  
740.03'

P.O.B.  
PARCEL 1

286.06'

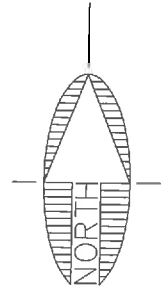
SUBJECT PARCEL  
APN: 103-01-001  
INSTRUMENT NO. 3699146

S 45°14'27" W 7.26'  
S 6°37'18" E 64.59'  
N 6°37'18" W 37.54'  
S 83°22'42" W 22.00'  
N 44°45'33" W 7.69'  
S 45°14'27" W 143.11'

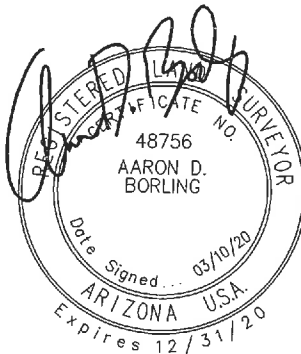
S 67°10'11" W 87.56'  
S 56°51'36" W 22.82'  
N 25°52'38" W 87.40'

APN:  
103-01-003A

APN:  
103-01-002



SCALE 1" : 150'  
0 75 150



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 103-01-001.DWG ABORLING



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

www.swiaz.com

Shephard & Wesnitzer, Inc.

JOB NO. 04473  
DATE MAR 2020  
SCALE 1" = 150'  
DRAWN MB  
DESIGN  
CHECKED ADB

APN: 103-01-001

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

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

**APN: 103-01-001**

A portion of that parcel of land as described in Instrument Number 3699146, Official Records of Coconino County (herein referred to as R1), located in 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:

**Parcel 1:**

Commencing at the northeast corner of said parcel, from which the northwest corner of said parcel bears South 70°02'28" West, 1090.37 feet (Basis of Bearing, South 70°08'03" West, 1090.87 feet per R1);

Thence along the easterly line of said parcel, South 28°35'37" East, 20.27 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said easterly line, South 28°35'37" East, 11.09 feet;

Thence leaving said easterly line, South 77°11'24" West, 44.68 feet;

Thence South 14°51'24" West, 23.60 feet;

Thence North 75°08'36" West, 36.50 feet;

Thence South 52°56'40" West, 36.87 feet;

Thence North 58°08'20" West, 35.22 feet;

Thence South 70°02'42" West, 154.99 feet;

Thence South 73°32'09" West, 116.92 feet to a point on the northerly line of said parcel;

Thence along said northerly line, North 70°02'28" East, 347.49 feet;

Thence leaving said northerly line, North 86°36'55" East, 70.24 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.12 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said parcel, from which the northeast corner bears North 70°02'28" East, 1090.37 feet (Basis of Bearing, North 70°08'03" East, 1090.87 feet per R1);

Thence along the northerly line of said parcel, North 70°02'28" East, 286.06 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, North 70°02'28" East, 155.13 feet;

Thence leaving said northerly line, South 19°57'18" East, 10.13 feet;

Thence South 69°33'59" West, 148.74 feet;

Thence South 45°14'27" West, 18.51 feet;

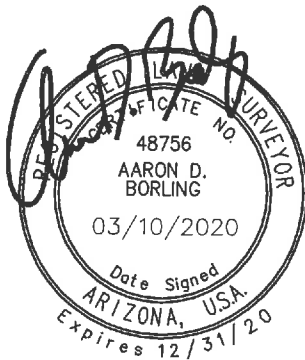
Thence North 06°37'18" West, 16.53 feet;

Thence North 45°14'27" East, 7.26 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

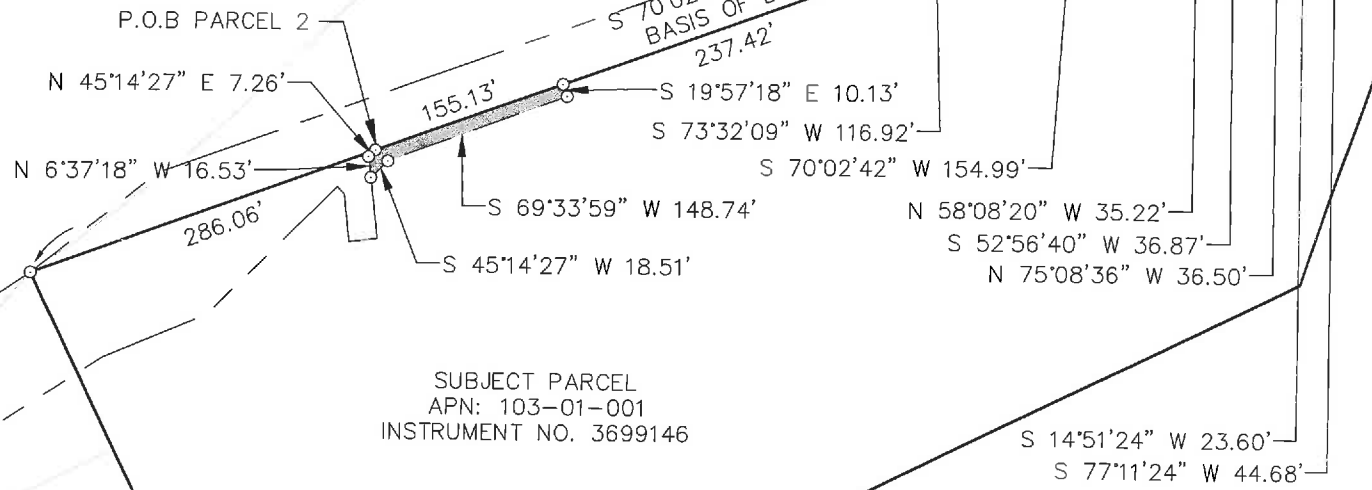
PLOTTED: Mar 11, 2020-3:53pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

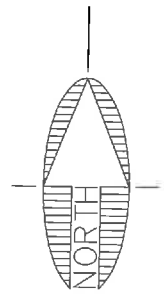
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
103-01-007C

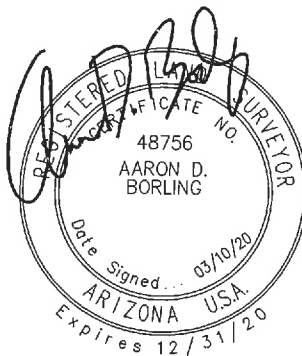
P.O.B. PARCEL 1  
S 28°35'37" E 20.27'  
S 28°35'37" E 11.09'  
N 86°36'55" E 70.24'



SUBJECT PARCEL  
APN: 103-01-001  
INSTRUMENT NO. 3699146



SCALE 1" : 150'  
0 75 150




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 103-01-001.DWG ABORLING

 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swioz.com	JOB NO. 04473 DATE FEB 2020 SCALE 1" = 150' DRAWN MB DESIGN CHECKED ADB	APN: 103-01-001	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT				

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**  
**APN: 103-01-007C**

A portion of that parcel of land as described in Instrument Number 3613815 (herein referred to as R1), Official Records of Coconino County located in 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, and the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of said parcel, South 70°02'28" West, 1026.50 feet (Basis of Bearing, South 70°16'36" West, 1026.24 feet per R1), to the southwest corner of said parcel and the beginning of a non-tangent curve concave to the northwest having a radius of 1532.04 feet and a central angle of 5°04'11" and being subtended by a chord which bears North 52°52'48" East, 135.51 feet;

Thence along the northwesterly line of said parcel, and northeasterly along said curve, 135.56 feet;

Thence leaving said northwesterly line, North 70°02'01" East, 797.07 feet, to a point on the easterly line of said parcel;

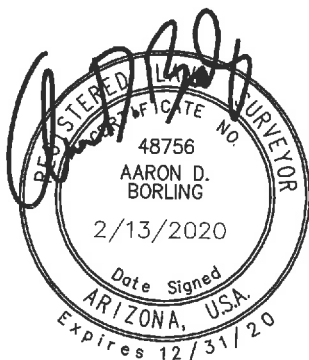
Thence along said easterly line, North 70°04'43" East, 99.96 feet;

Thence continuing along said easterly line, South 19°57'32" East, 40.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.88 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 13, 2020-6:19pm

# 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

BNSF RAILWAY

SUBJECT PARCEL  
APN: 103-01-007C  
INSTRUMENT NO. 3613815

APN:  
103-01-007B

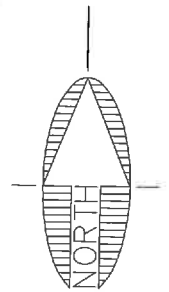
N 70°04'43" E  
99.96'  
S 19°57'32" E  
40.02'  
P.O.B

L=135.56, R=1532.04  
Δ=5°04'11"

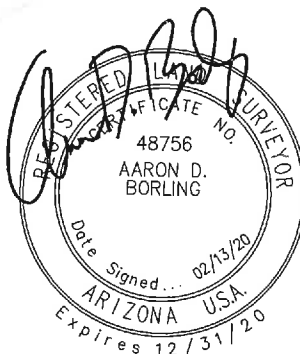
N 70°02'01" E 797.07'

S 70°02'28" W 1026.50'  
BASIS OF BEARING

APN:  
103-01-001



SCALE 1" : 150'  
0 75 150



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. 04473  
DATE FEB 2020  
SCALE 1" = 150'  
DRAWN MB  
DESIGN  
CHECKED ADB

APN: 103-01-007C

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 103-01-007C.DWG ABORLING

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-01-007C**

A portion of that parcel of land as described in Instrument Number 3613815 (herein referred to as R1), Official Records of Coconino County located in 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, from which the southwest corner bears South 70°02'28" West, 1026.50 feet (Basis of Bearing, South 70°16'36" West, 1026.24 feet per R1);

Thence along the easterly line of said parcel, North 19°57'32" West, 40.02 feet;

Thence continuing along said easterly line, South 70°04'43" West, 99.96 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, South 70°02'01" West, 797.07 feet to a point on the northwesterly line of said parcel, and the beginning of a non-tangent curve concave to the northwest having a radius of 1532.04 feet and a central angle of 2°42'08" and being subtended by a chord which bears North 48°59'39" East, 72.24 feet;

Thence along said northwesterly line, and northeasterly along said curve, 72.25 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 2963.66 feet and a central angle of 2°00'00" and being subtended by a chord which bears North 45°52'10" East, 103.45 feet;

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

Thence continuing along said northwesterly line, North 44°52'10" East, 304.61 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 3424.55 feet and a central angle of 1°37'01" and being subtended by a chord which bears North 45°30'41" East, 96.65 feet;

Thence continuing along said northwesterly line, and northeasterly along said curve, 96.65 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1662.47 feet and a central angle of 3°53'59" and being subtended by a chord which bears North 48°25'20" East, 113.13 feet;

Thence continuing along said northwesterly line, and northeasterly along said curve, 113.15 feet;

Thence continuing along said northwesterly line, North 51°58'58" East, 171.55;

Thence leaving said northwesterly line, South 20°32'29" East, 61.20 feet to a point on the easterly line of said parcel;

Thence continuing along said easterly line, South 48°45'13" West, 1.52 feet;

Thence continuing along said easterly line, South 20°50'33" East, 271.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.19 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.

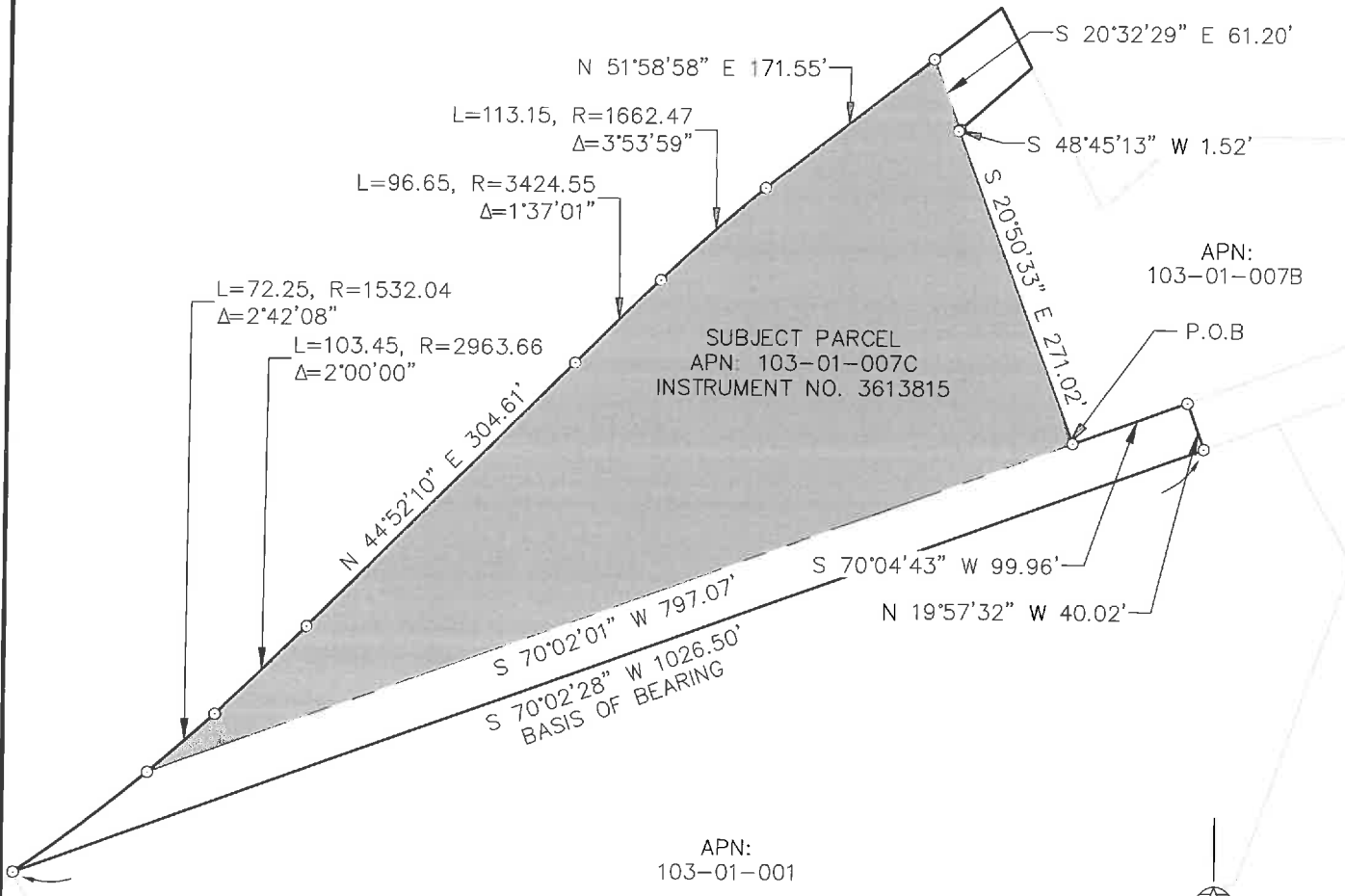
---

Descriptive Title

PLOTTED: Feb 21, 2020-3:30pm

# 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

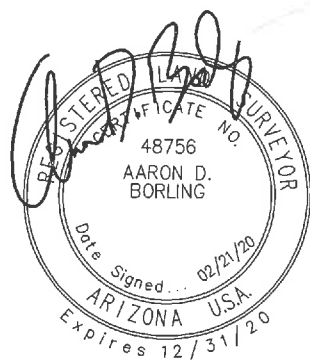
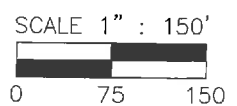
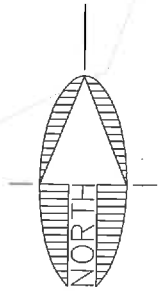


APN:  
103-01-007B

SUBJECT PARCEL  
APN: 103-01-007C  
INSTRUMENT NO. 3613815

P.O.B

APN:  
103-01-001



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 103-01-007C.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" = 150'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 103-01-007C

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-005Y**

A portion of that parcel of land as described in Instrument Number 3797213, 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 northeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Malpais Lane, from which the southeast corner of said parcel bears South 00°39'17" East, 299.87 feet (Basis of Bearing, South 00°02'45" East, 300.00 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said parcel, and said Right-of-Way line, South 00°39'17" East, 10.63 feet;

Thence South 86°21'34" West, 259.77 feet to a point on the west line of said parcel;

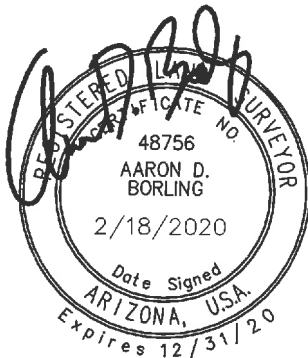
Thence along said west line, North 00°24'52" West, 18.25 feet to the northwest corner of said parcel;

Thence along the north line of said parcel, North 88°02'27" East, 259.41 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.09 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 21, 2020-12:18pm

# 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: 103-02-030A

P.O.B.

N 88°02'27" E 259.41'

S 86°21'34" W 259.77'

10.63'

N 0°24'52" W 18.25'

S MALPAIS LN

APN:  
103-06-019

APN:  
103-02-031

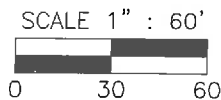
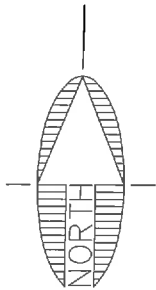
SUBJECT PARCEL  
APN: 103-02-005Y  
INSTRUMENT NO. 3797213

S 0°39'17" E 299.87'  
BASIS OF BEARING

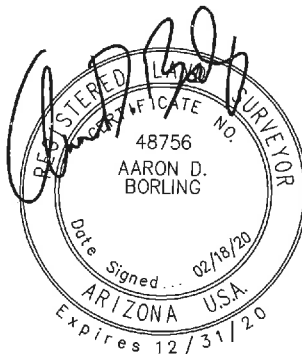
289.25'

S MALPAIS LN

APN:  
103-06-006A



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. Dole Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

www.swiaz.com

JOB NO. 04473  
DATE FEB 2020  
SCALE 1" = 60'  
DRAWN MB  
DESIGN  
CHECKED ADB

APN: 103-02-005Y

FLAGSTAFF  
ARIZONA

SHEET

2

LEGAL EXHIBIT

OF 2

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 103-02-005Y.DWG ABORLING

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**  
**APN: 103-02-021**

A portion of that parcel of land as described in Instrument Number 3800802, 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 northwest corner of said parcel, and said point being in common with the southerly Right-of-Way line of West Chateau Drive, from which the northeast corner said parcel bears North 70°04'43" East, 335.93 feet (Basis of Bearing, North 70°16'00" East, 335.93 feet per R1), and the **TRUE POINT OF BEGINNING**;

Thence along the northerly line of said parcel, and said Right-of-Way line, North 70°04'43" East, 57.90 feet;

Thence leaving said northerly line, and said Right-of-Way line, North 88°11'28" East, 175.17 feet to the beginning of a non-tangent curve concave to the south having a radius of 515.00 feet and a central angle of 10°05'55" and being subtended by a chord which bears South 87°43'28" East, 90.65 feet;

Thence easterly along said curve, 90.77 feet to a point on the east line of said parcel, and the west Right-of-Way line of South Blackbird Roost;

Thence along said east line, and said Right-of-Way line, South 02°38'31" East, 30.49 feet to the beginning of a non-tangent curve concave to the south having a radius of 485.00 feet and a central angle of 10°43'19" and being subtended by a chord which bears North 87°24'45", West 90.63 feet;

Thence leaving said east line, and said Right-of-Way line, and westerly along said curve, 90.76 feet;

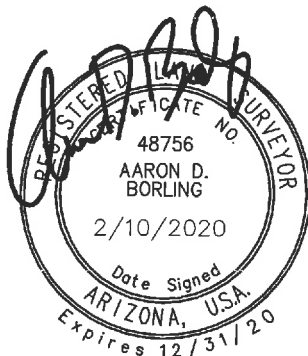
Thence South 86°36'55" West, 221.67 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 28°35'37" West, 20.27 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.

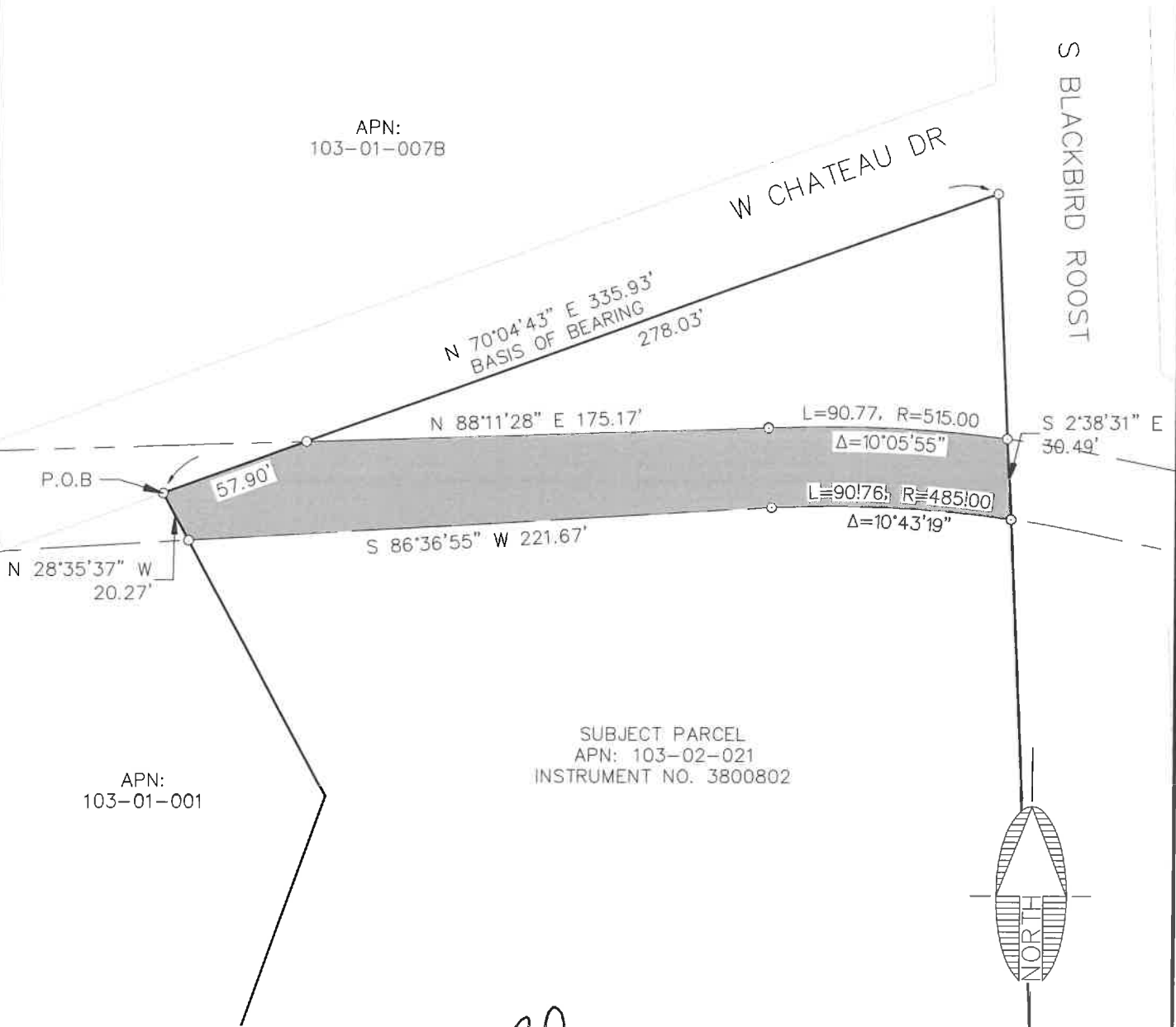
\_\_\_\_\_  
Descriptive Title

PLOTTED: Feb 13, 2020-5:37pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

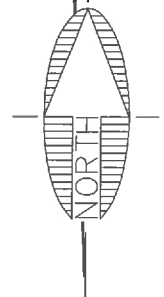
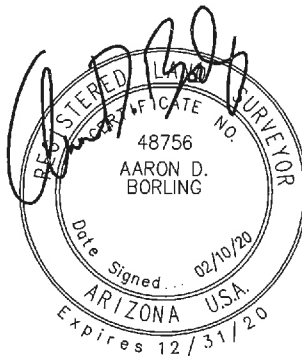
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
103-01-007B



SUBJECT PARCEL  
APN: 103-02-021  
INSTRUMENT NO. 3800802

APN:  
103-01-001



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: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 103-02-021.DWG ABORLING



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

www.swiaz.com

JOB NO.	04473
DATE	FEB 2020
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 103-02-021

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-021**

A portion of that parcel of land as described in Instrument Number 3800802, 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:

**Parcel 1:**

Commencing at the northwest corner of said parcel, and said point being in common with the southerly Right-of-Way line of West Chateau Drive, from which the northeast corner of said parcel bears North 70°04'43" East, 335.93 feet (Basis of Bearing, North 70°16'00" East, 335.93 feet per R1);

Thence along the northerly line of said parcel, and said Right-of-Way line, North 70°04'43" East, 57.90 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, and said Right-of-Way line, North 70°04'43" East, 80.87 feet;

Thence leaving said northerly line, and said Right-of-Way line, North 87°07'37" East, 105.13 feet;

Thence North 90°00'00" East, 38.25 feet;

Thence South 83°28'30" East, 45.51 feet to a point on the east line of said parcel, and the west Right-of-Way line of South Blackbird Roost;

Thence along said east line, and said Right-of-Way line, South 02°38'31" East, 25.75 feet to the beginning of a non-tangent curve concave to the south having a radius of 515.00 feet and a central angle of 10°05'55" and being subtended by a chord which bears North 87°43'28" West, 90.65 feet;

Thence leaving said east line, and said Right-of-Way line, and westerly along said curve, 90.77 feet;

Thence South 88°11'28" West, 175.17 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.14 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said parcel, and said point being in common with the southerly Right-of-Way line of West Chateau Drive, from which the northeast corner of said parcel bears North 70°04'43" East, 335.93 feet (Basis of Bearing, North 70°16'00" East, 335.93 feet per R1);

Thence along westerly line of said parcel, South 28°35'37" East, 20.27 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said westerly line, North 86°36'55" East, 221.67 feet to the beginning of a non-tangent curve concave to the south having a radius of 485.00 feet and a central angle of 10°43'19" and being subtended by a chord which bears South 87°24'45" East, 90.63 feet;

Thence easterly along said curve, 90.76 feet to a point on the east line of said parcel, and the west Right-of-Way line of South Blackbird Roost;

Thence along said east line, and said Right-of-Way line, South 02°38'31" East, 25.45 feet;

Thence leaving said east line, and said Right-of-Way line, North 86°37'52" West, 71.34 feet;

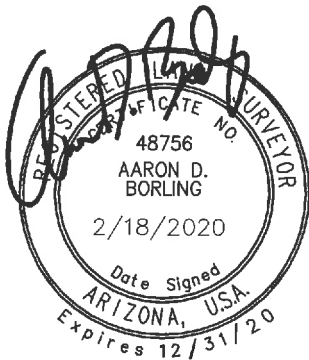
Thence South 87°21'31" West, 229.58 feet to a point on said westerly line;

Thence along said westerly line, North 28°35'37" West, 25.98 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.18 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.



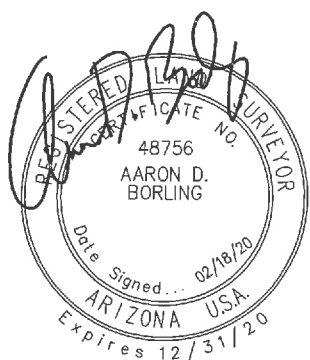
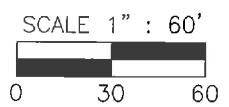
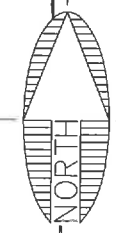
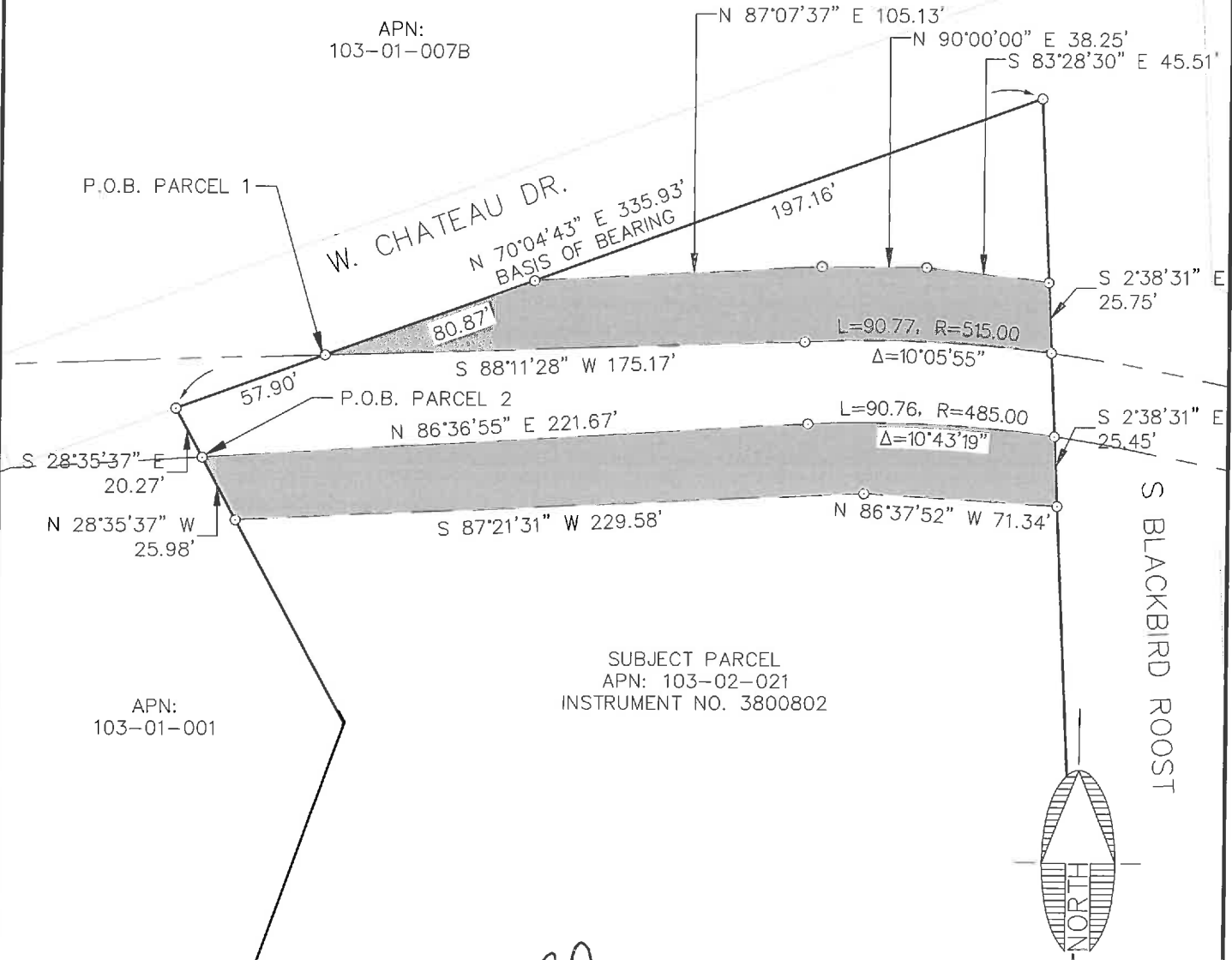
\_\_\_\_\_  
City File No.

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

PLOTTED: Feb 21, 2020-2:48pm

# 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



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 103-02-021.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE FEB 2020 SCALE 1" = 60' DRAWN MB DESIGN CHECKED ADB	APN: 103-02-021	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT				

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**  
**APN: 103-02-031**

A portion of that parcel of land as described in Instrument Number 3356846, 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 a point on the north line of said parcel, from which the northeast corner of said parcel bears North 88°02'27" East, 252.85 feet (Basis of Bearing, North 88°36'00" East, 252.96 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said north line, North 88°02'27" East, 200.62 feet;

Thence leaving said north line, South 86°36'01" West, 176.65 feet to the beginning of a tangent curve concave to the south, having a radius of 170.00 feet and a central angle of 8°07'58";

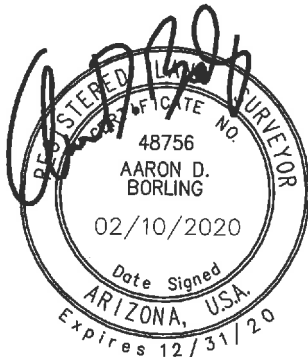
Thence westerly along said curve, 24.13 feet to a point on northerly line of said parcel;

Thence continuing along said northerly line, North 02°11'36" West, 6.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.01 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

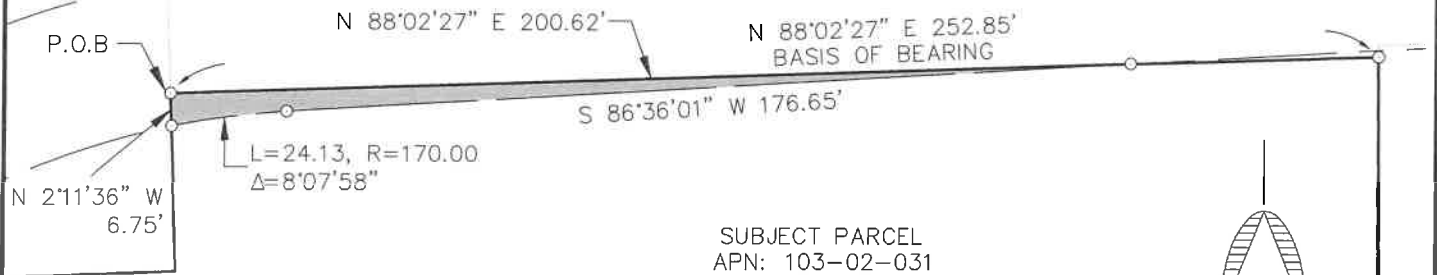
PLOTTED: Feb 13, 2020--4:58pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

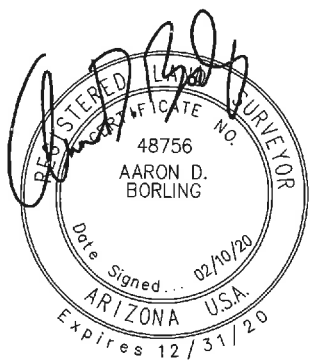
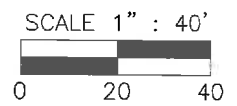
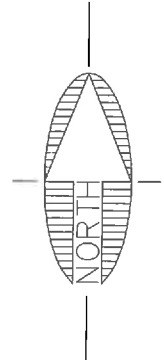
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
103-02-030A

APN:  
103-02-033



SUBJECT PARCEL  
APN: 103-02-031  
INSTRUMENT NO. 3356846



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 103-02-031.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE FEB 2020 SCALE 1" = 40' DRAWN MB DESIGN CHECKED ADB	APN: 103-02-031	FLAGSTAFF ARIZONA	SHEET <b>2</b> OF 2
	LEGAL EXHIBIT				

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 103-02-033**

A portion of a parcel of land as described in Instrument Number 3356846, Official Records of Coconino County, said parcel being 'Tract B' according to the Final Plat for McCracken Village, Unit I and II, Case 3, Map 147, 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 northwest corner of said parcel, from which the southwest corner of said parcel bears South 02°11'36" East, 189.92 feet (Basis of Bearing, South 01°38'45" East, 190.00 feet per R1);

Thence along the west line of said parcel, South 02°11'36" East, 152.13 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said west line, North 87°42'02" East, 109.55 feet;

Thence North 59°19'45" East, 89.29 feet;

Thence South 1°58'58" East, 12.10 feet;

Thence North 64°11'56" East, 21.74 feet to a point on the east line of said parcel;

Thence along said east line, South 02°11'36" East, 47.58 feet to the beginning of a non-tangent curve concave to the south having a radius of 170.00 feet and a central angle of 9°42'51" and being subtended by a chord bearing South 73°36'37" West, 28.79 feet;

Thence leaving said east line, and westerly along said curve, 28.82 feet;

Thence South 68°45'11" West, 19.29 feet to the beginning of a tangent curve concave to the north having a radius of 200.00 feet and a central angle of 18°33'23";

Thence westerly along said curve, 64.77 feet;

Thence South 87°18'35" West, 98.22 feet to a point on the west line of said parcel, said point being in common with the easterly Right-of-Way line of East McCracken Street;

Thence along said west line and said Right-of-Way line, North 02°11'36" West, 33.35 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: Mar 26, 2020--5:33pm

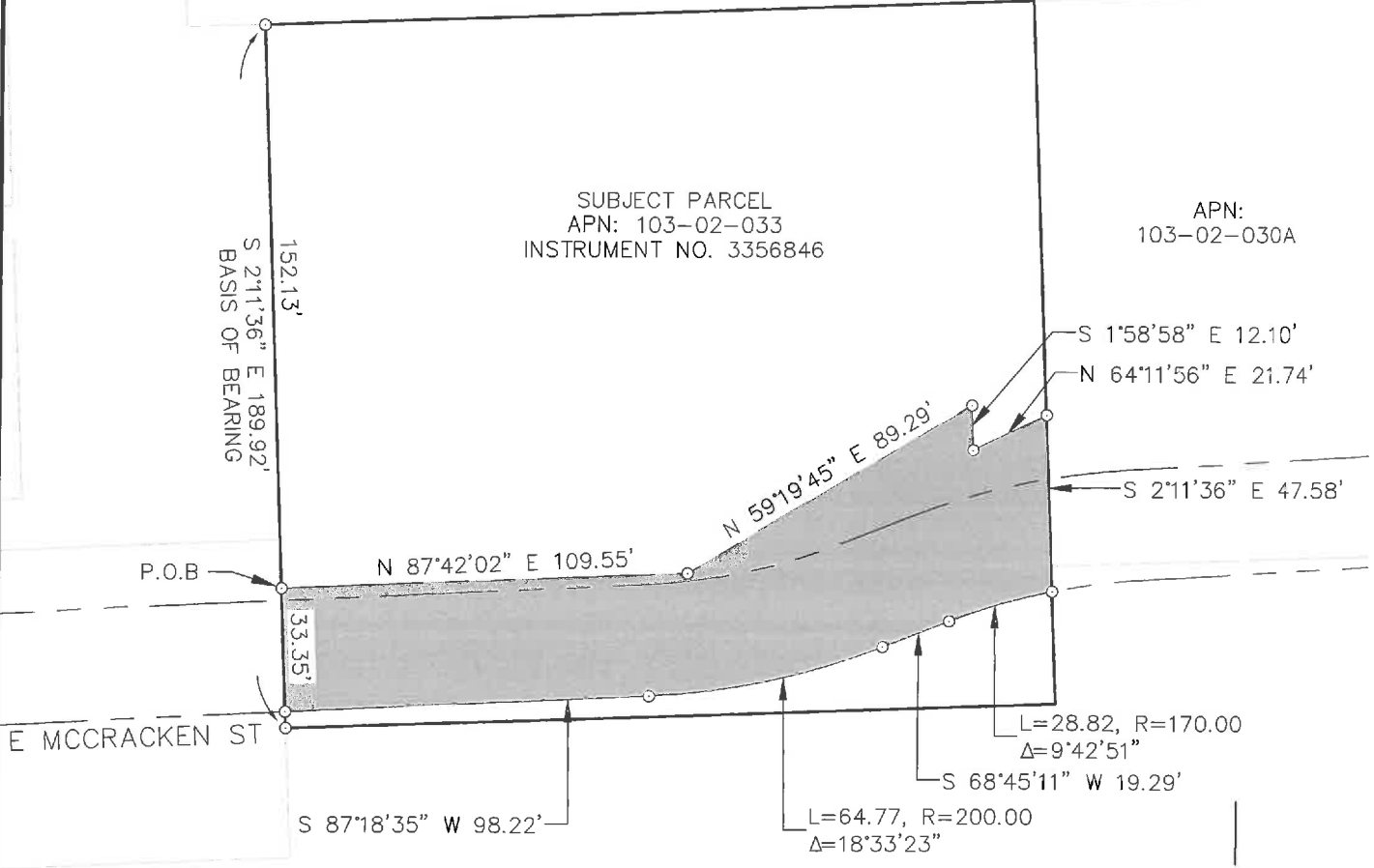
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

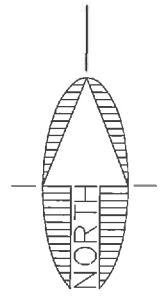
APN:  
103-02-001A

SUBJECT PARCEL  
APN: 103-02-033  
INSTRUMENT NO. 3356846

APN:  
103-02-030A



APN:  
103-02-031




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 103-02-033.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 MAR 2020 SCALE 1" = 50' DRAWN MB DESIGN CHECKED ADB	APN: 103-02-033	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT				

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**  
**APN: 103-06-004**

A portion of that parcel of land as described in Instrument Number 3218319, Official Records of Coconino County, and as shown on Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 of South Milton Road, from which the northeast corner of said parcel bears North 43°19'34" West, 125.00 (Basis of Bearing, North 43°10'26" West, 124.82 per R1);

Thence leaving said Right-of-Way line, and along the northeasterly line of said parcel, North 43°19'34" West, 58.87 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northeasterly line, South 78°17'12" West, 125.58 feet to a point on the northwesterly line of said parcel;

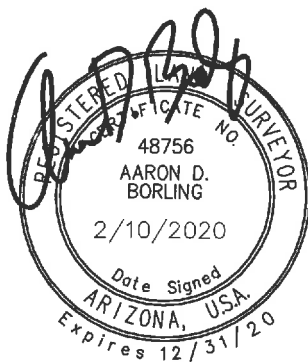
Thence along said northwesterly line North 46°30'42" East, 106.95 feet to the northeast corner of said parcel;

Thence along said northeasterly line, South 43°19'34" East, 66.13 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.08 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.



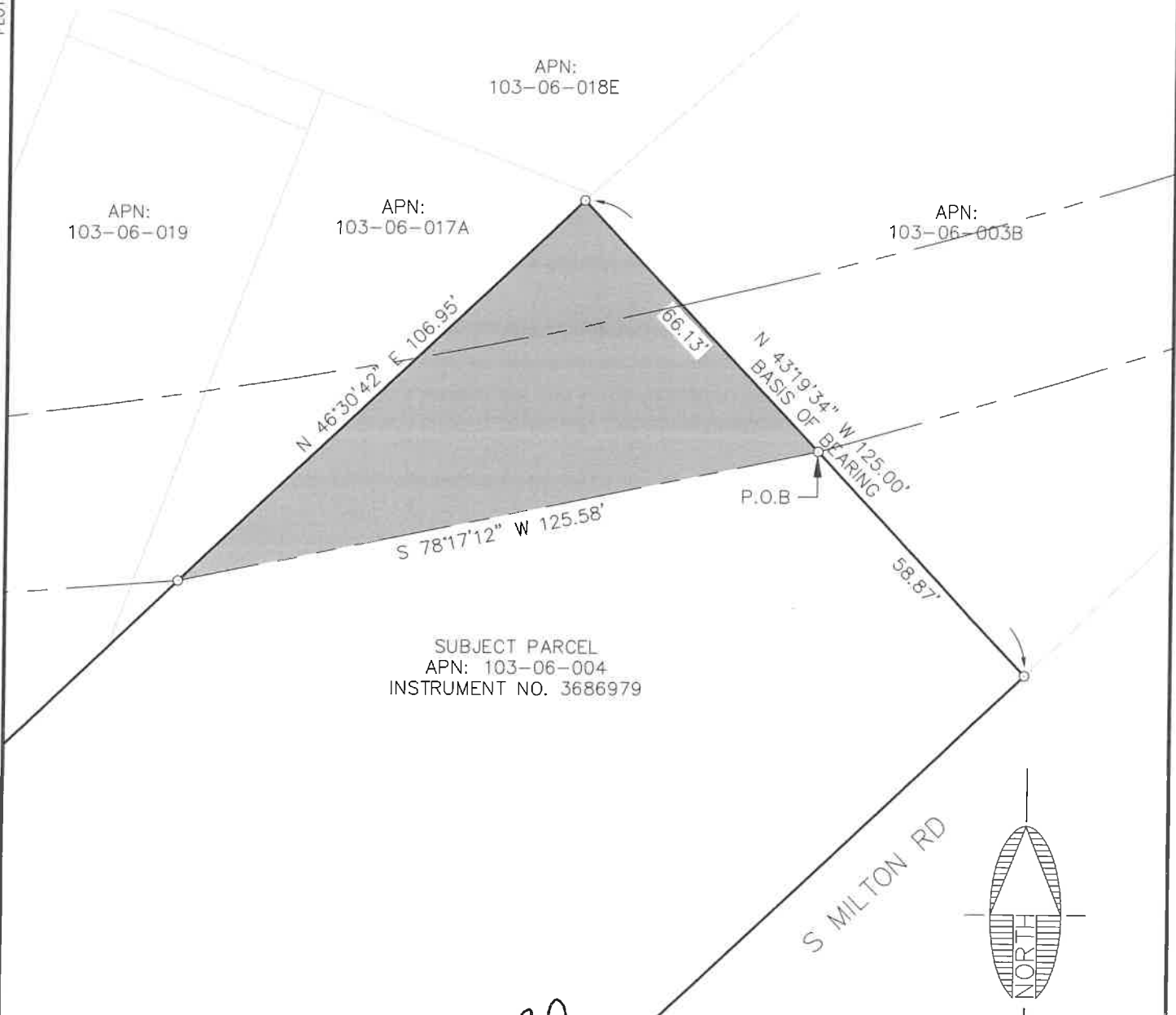
\_\_\_\_\_  
City File No.

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

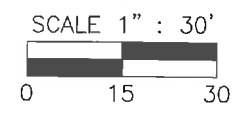
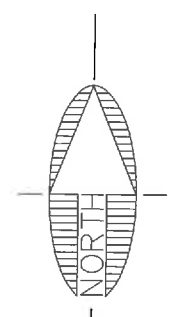
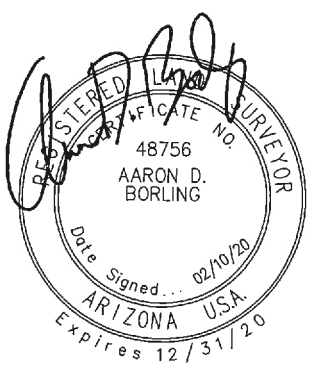
PLOTTED: Feb 13, 2020-12:10pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL  
APN: 103-06-004  
INSTRUMENT NO. 3686979



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 103-06-004.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: 103-06-004	FLAGSTAFF ARIZONA	SHEET <b>2</b> OF 2
	LEGAL EXHIBIT				

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**APN: 103-06-008A**

A portion of that parcel of land as described in Instrument Number 3475601, and shown as in Instrument Number 3825194 (herein referred to as R1), Official Records of Coconino County, located in the northeast 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 calculated centerline intersection of South Mikes Pike and West Butler Avenue as shown on R1, from which a 3-inch brass cap in hand hole at the centerline intersection of South Mikes Pike and West Benton Avenue bears North 57°15'34" East, 371.18 feet (Basis of Bearing, North 57°20'49" East, 371.18 feet per R1);

Thence leaving said centerline, South 89°22'57" East, 72.83 feet to a point on the southerly line of said parcel, said point being in common with the northerly Right-of-Way line of West Butler Avenue, and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said parcel, North 09°53'34" East, 16.38 feet to a point on the southeasterly Right-of-Way line of South Mikes Pike;

Thence along said Right-of-Way line, and the northwesterly line of said parcel, North 57°15'34" East, 28.05 feet;

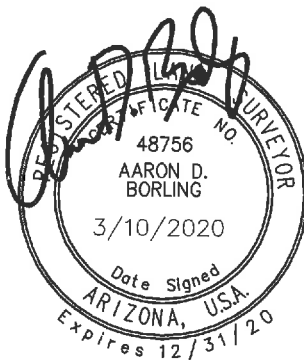
Thence leaving said Right-of-Way line, and said northwesterly line, South 20°41'34" West, 38.61 feet to a point on the southerly line of said parcel, said point being in common with the northerly Right-of-Way line of West Butler Avenue;

Thence along said southerly line, and said Right-of-Way line, North 69°18'26" West, 13.64 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.01 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.



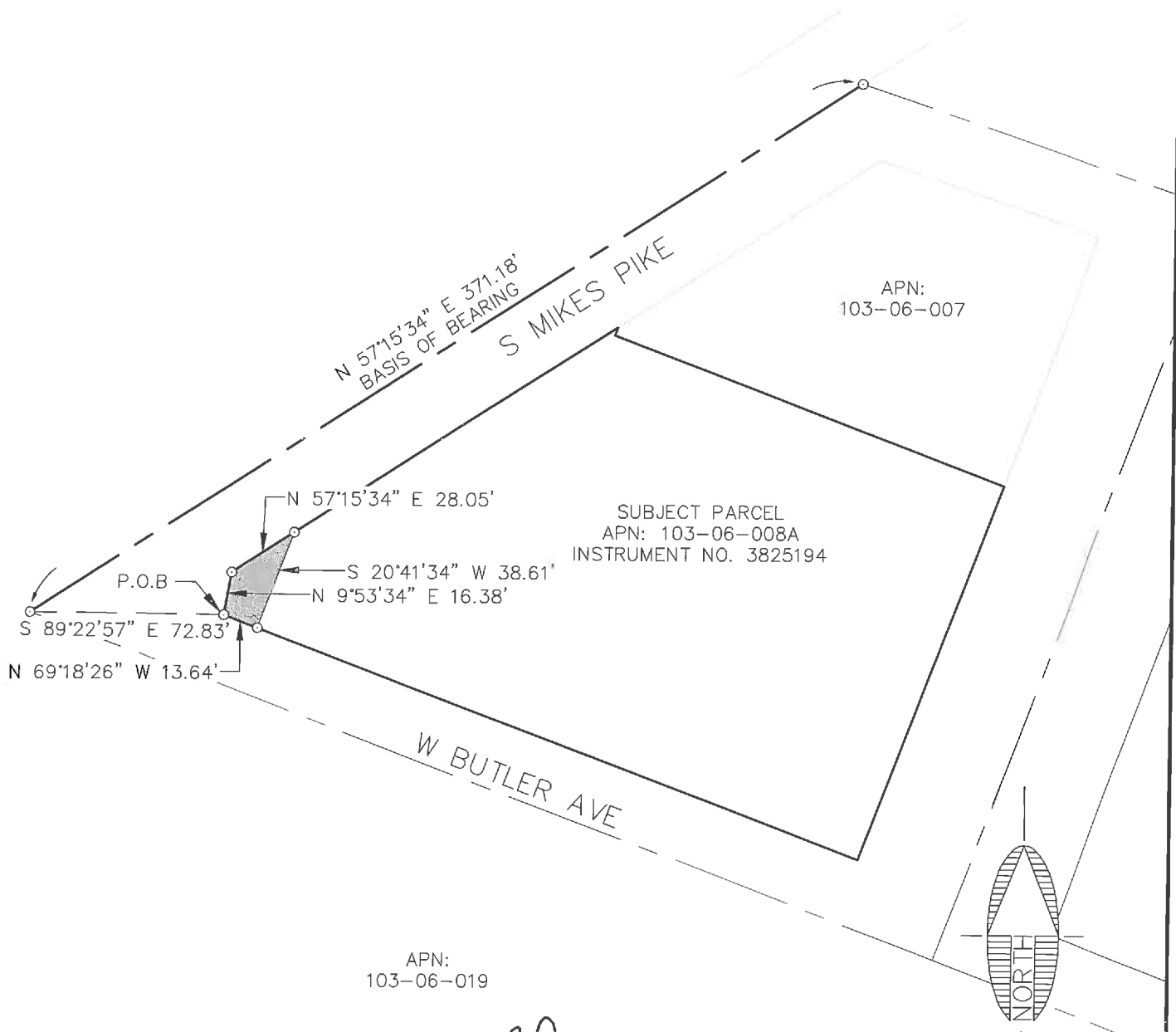
\_\_\_\_\_  
City File No.

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

PLOTTED: Mar 11, 2020-3:05pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

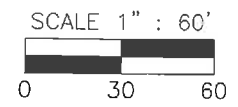
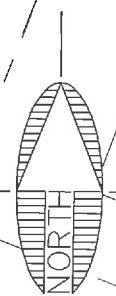
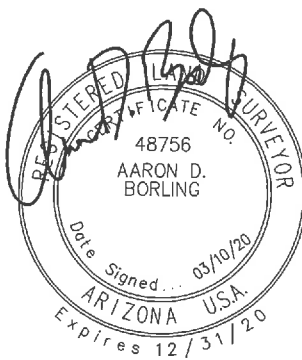
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



APN:  
103-06-007

SUBJECT PARCEL  
APN: 103-06-008A  
INSTRUMENT NO. 3825194

APN:  
103-06-019



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 103-06-008A.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE MAR 2020 SCALE 1" = 60' DRAWN MB DESIGN CHECKED ADB	APN: 103-06-008A	FLAGSTAFF ARIZONA	SHEET <b>2</b>
	LEGAL EXHIBIT			OF 2	

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

**APN: 103-06-018E**

A portion of that parcel of land as described in Instrument Number 3708158, Official Records of Coconino County, and as shown in Instrument Number 3686979 (hereafter referred to as R1), Official Records of Coconino County, lying in the Northeast 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 southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Malpais Lane, from which the northwest corner of said parcel bears North 20°38'44" East, 115.52 feet (Basis of Bearing, North 20°32'09" East, 115.52 feet per R1);

Thence along the westerly line of said parcel, and said Right-of-Way line, North 20°38'44" East, 7.62 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, and said Right-of-Way line, North 20°38'44" East, 21.46 feet;

Thence leaving said westerly line, and said Right-of-Way line, North 89°24'54" East, 12.77 feet;

Thence South 69°12'03" East, 250.19 feet;

Thence North 20°47'57" East, 27.53 feet;

Thence South 69°12'03" East, 20.00 feet;

Thence South 20°47'57" West, 47.53 feet;

Thence North 69°12'03" West, 266.42 feet;

Thence South 89°24'54" West, 16.76 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.



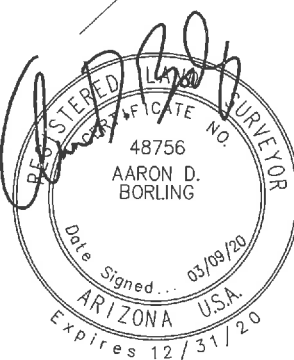
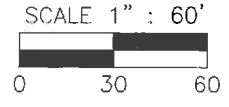
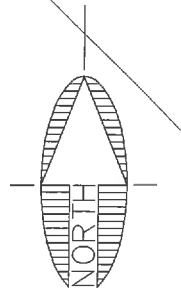
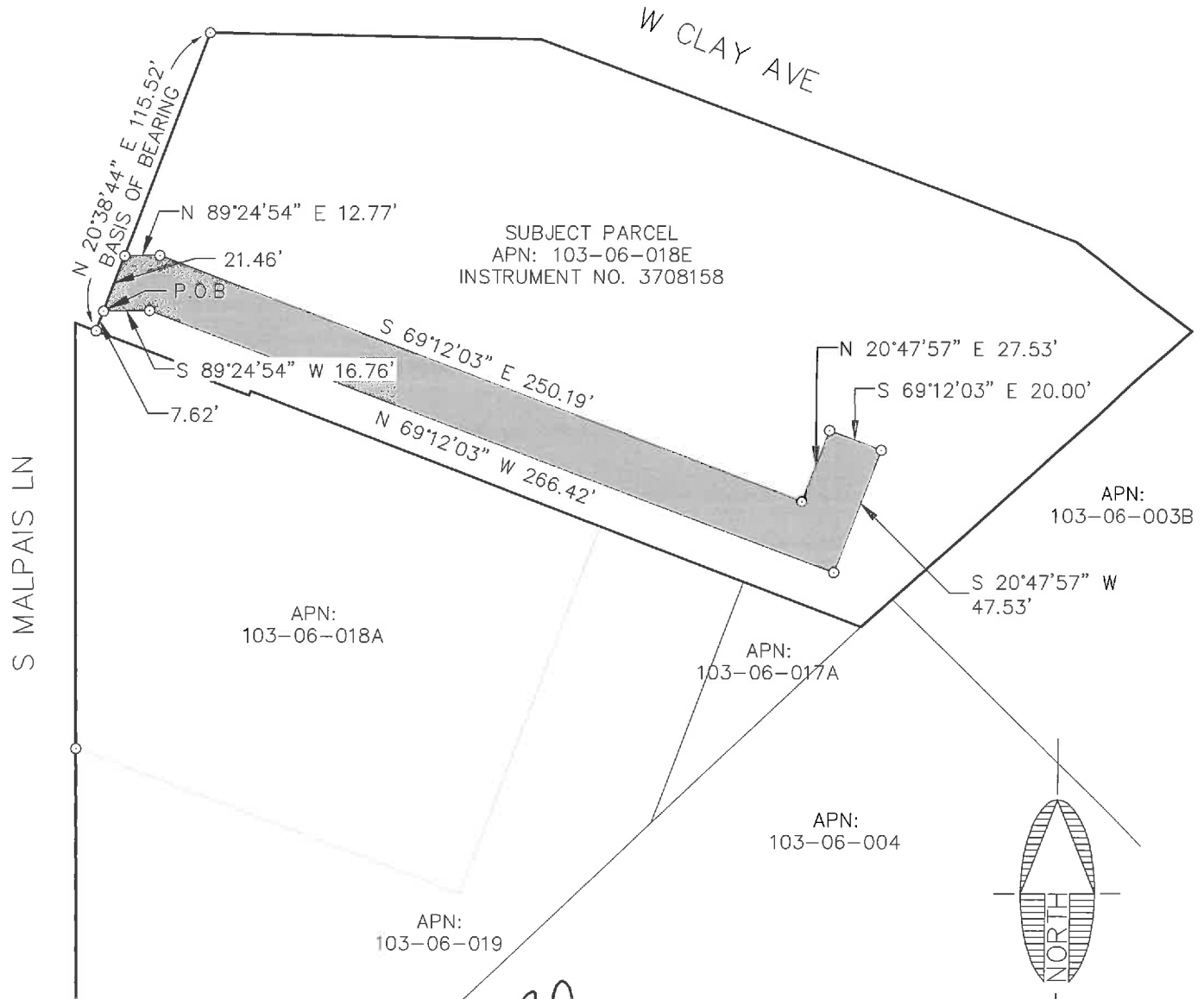
\_\_\_\_\_  
City File No.

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

PLOTTED: Mar 11, 2020--3:30pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
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 103-06-018E.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 MAR 2020 SCALE 1" = 60' DRAWN MB DESIGN CHECKED ADB	APN: 103-06-018E  <b>LEGAL EXHIBIT</b>	FLAGSTAFF ARIZONA	SHEET <b>2</b> OF 2
---	---	---	--	----------------------	---------------------------

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**APN: 112-04-012**

A portion of that parcel of land as described in Instrument Number 3509068, Official Records of Coconino County, said parcel being Tract D, Amended Plat of Coconino West, according to Case 2, Map 68, Official Records of Coconino County (herein referred to as R1), located in 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, from which the northeast corner bears North 25°52'38" West, 154.03 feet (Basis of Bearing, North 25°49'00" West, 153.35 feet per R1);

Thence along the easterly line of said parcel North 25°52'38" West, 66.63 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, South 56°51'36" West, 46.73 feet;

Thence South 07°00'08" West, 21.82 feet;

Thence North 82°59'52" West, 10.00 feet;

Thence North 07°00'08" East, 13.39 feet;

Thence South 56°51'36" West, 151.06 feet;

Thence North 33°08'24" West, 24.35 feet to a point on the northwesterly line of said parcel;

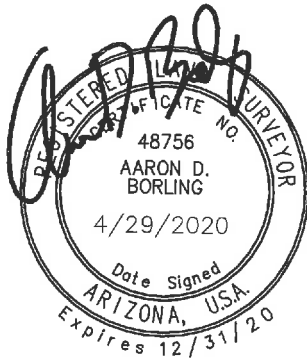
Thence along said northwesterly line, North 41°10'07" East, 230.51 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 25°52'38" East, 87.40 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.28 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.



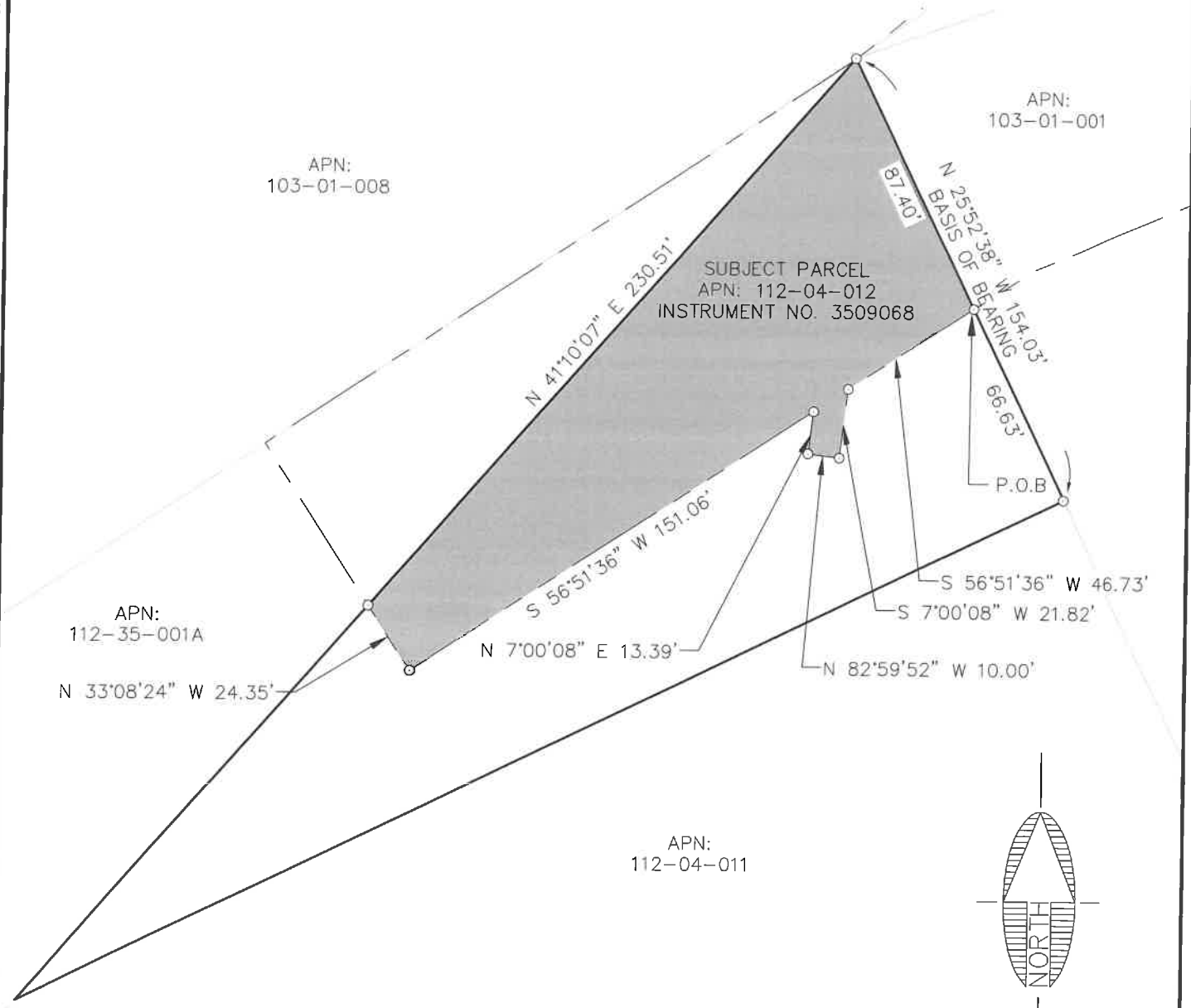
\_\_\_\_\_  
City File No.

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

PLOTTED: May 01, 2020-12:19pm

# 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

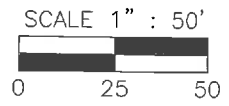
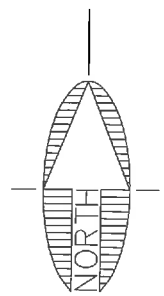


APN:  
103-01-008

APN:  
103-01-001

APN:  
112-35-001A

APN:  
112-04-011



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 112-04-012.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	APR 2020
SCALE	1" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 112-04-012

FLAGSTAFF  
ARIZONA

SHEET

LEGAL EXHIBIT

2

OF 2

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

**APN: 112-35-001A**

A portion of that parcel of land as shown in Instrument Number 3722841 (herein referred to as R1), Official Records of Coconino County, located in 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 northeast corner of said parcel, from which a point on the northerly line of said parcel bears South 56°23'35" West, 634.19 feet (Basis of Bearing, South 56°32'20" West, 634.29 per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said northerly line, South 56°23'35" West, 221.93 feet to

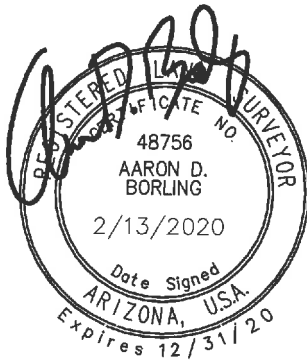
Thence leaving said northerly line, South 33°08'24" East, 60.53 feet to a point on the southeasterly line of said parcel;

Thence along said southeasterly line, North 41°10'07" East, 230.51 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.15 Acres, more or less.

See Exhibit "B" attached thereto 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

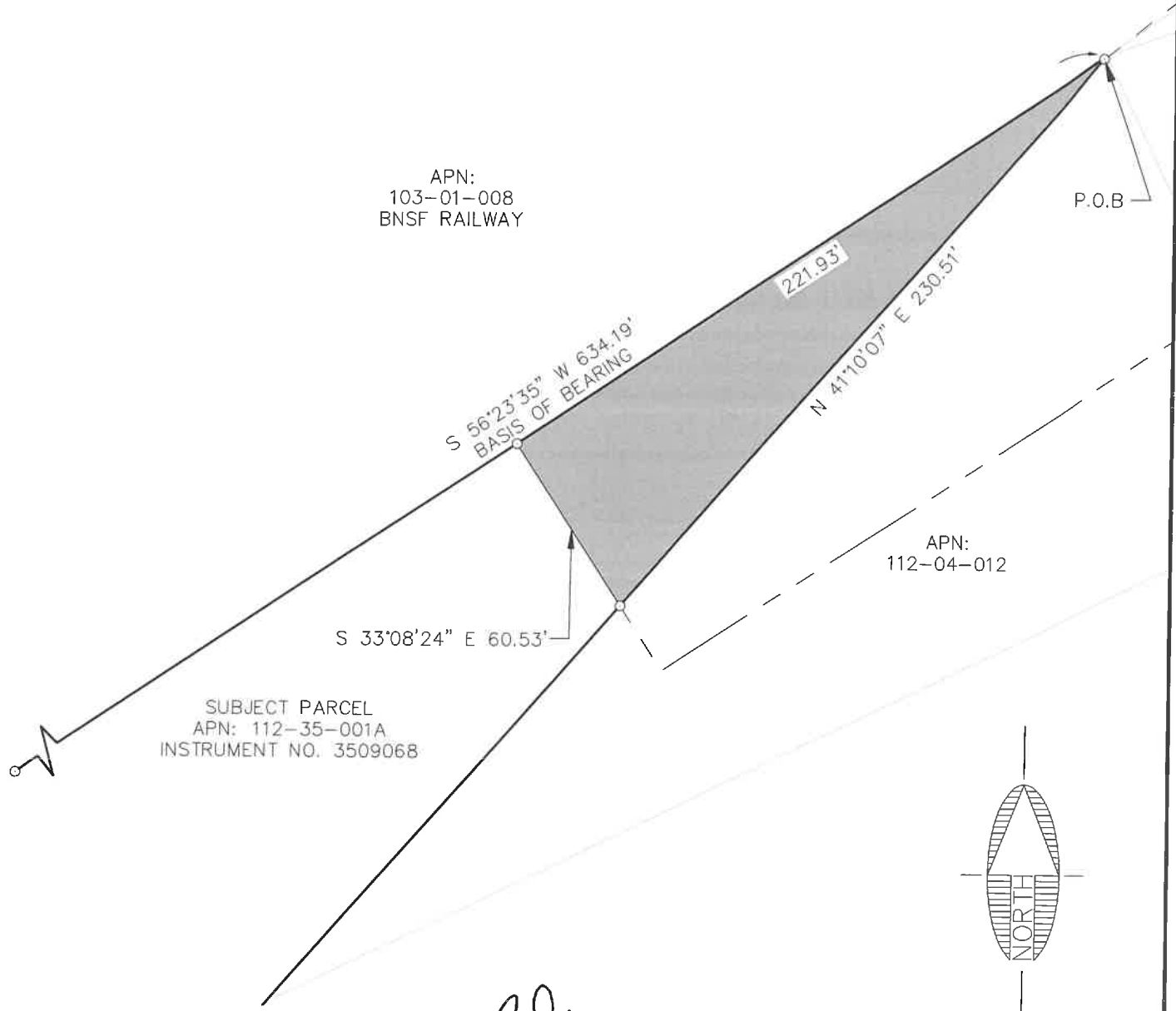
PLOTTED: Feb 13, 2020-6:55pm

# 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:  
103-01-008  
BNSF RAILWAY

P.O.B



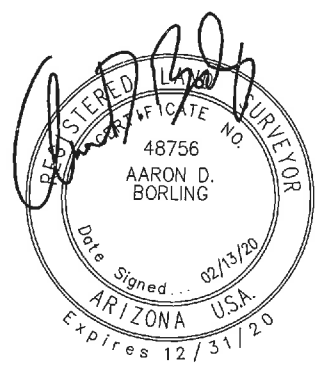
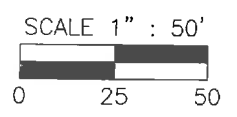
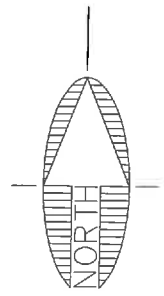
SUBJECT PARCEL  
APN: 112-35-001A  
INSTRUMENT NO. 3509068

APN:  
112-04-012

S 33°08'24\" E 60.53'

221.93'

N 41°10'07\" E 230.51'



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 112-35-001A.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" = 50'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 112-35-001A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**MCCRACKEN VILLAGE UNIT 1**

A portion of 'Tract A' according to the Amended Final Plat of McCracken Village, Unit I, Case 3, Map 220, 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:

**Parcel 1:**

Commencing at the southeast corner of said parcel, said point being in common with the northerly Right-of-Way line of East McCracken Street, from which a point on the southerly line of said parcel bears South 87°44'00" West, 165.92 feet (Basis of Bearing, South 88°18'00" West, 165.99 feet);

Thence along said southerly line, and said Right-of-Way line, South 87°44'00" West, 100.12 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southerly line, and along said Right-of-Way line, South 87°44'00" West, 65.80 feet;

Thence continuing along said southerly line, and said Right-of-Way line, North 63°32'06" West, 16.03 feet;

Thence leaving said southerly line, and said Right-of-Way line, South 86°17'14" East, 24.47 feet;

Thence North 87°47'44" East, 11.81 feet;

Thence North 87°52'00" East, 34.26 feet

Thence South 64°05'25" East, 10.73 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.01 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 East McCracken Street, from which a point on the southerly line of said parcel bears South 87°44'00" West, 165.92 feet (Basis of Bearing, South 88°18'00" West, 165.99 feet), and the **TRUE POINT OF BEGINNING**;

Thence along said southerly line, and said Right-of-Way line, South 87°44'00" West, 71.45 feet;

Thence leaving said southerly line, and said Right-of-Way line, North 02°16'00" West, 12.65 feet;

Thence North 87°44'00" East, 71.47 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 02°11'36" East, 12.65 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.

---

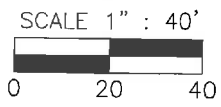
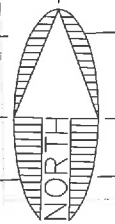
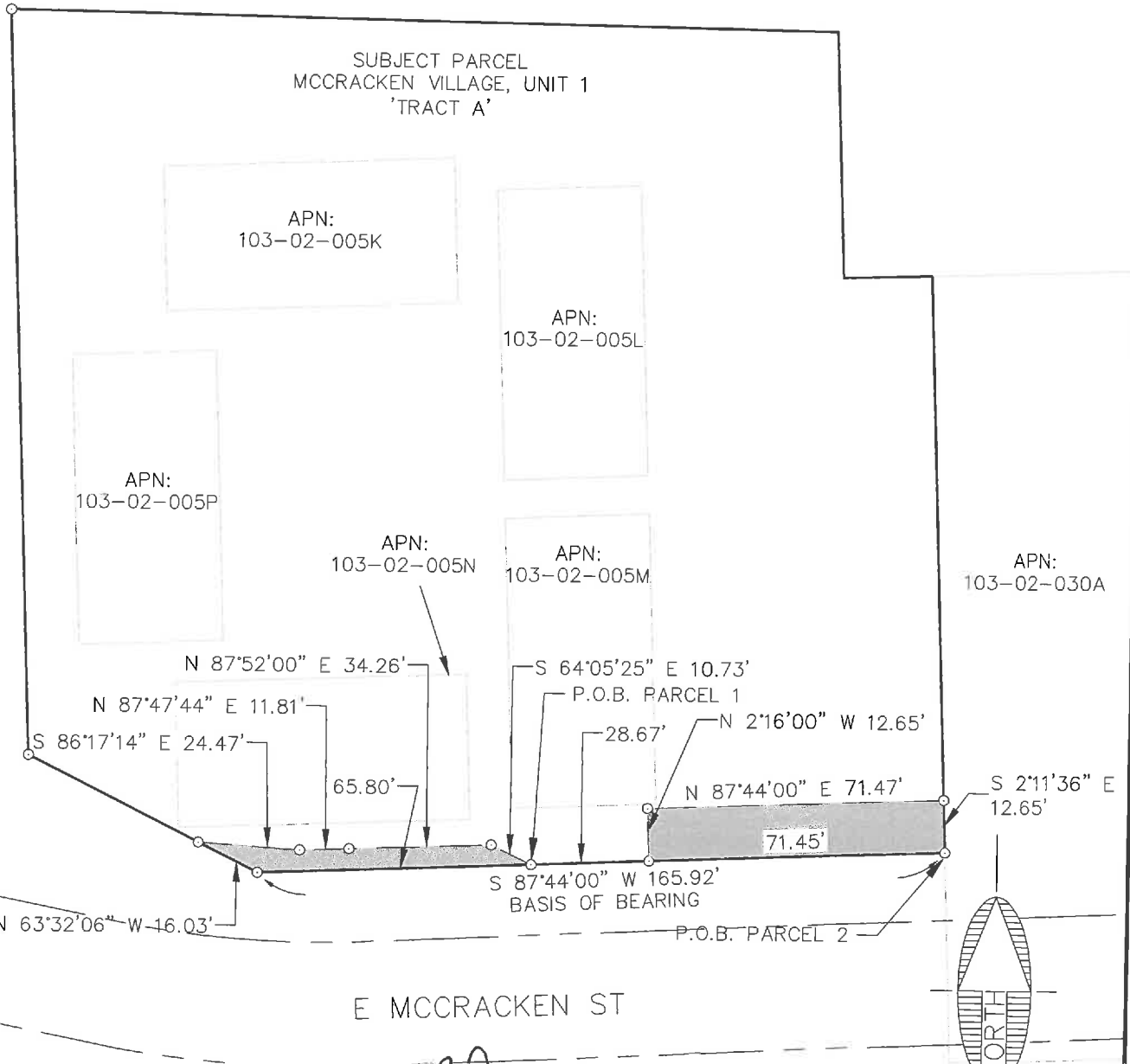
Descriptive Title

# 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

PLOTTED: Feb 21, 2020-4:02pm

S BLACKBIRD ROOST



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.swioz.com	JOB NO. 04473 DATE JAN 2020 SCALE 1" = 40' DRAWN MB DESIGN CHECKED ADB	MCCRACKEN VILLAGE, UNIT 1  LEGAL EXHIBIT	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE MCCRACKEN VILLAGE UNIT 1.DWG ABORLING

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**APN: 103-06-018A, 103-06-019, 103-06-017A, 103-06-003B**

A portion of Northeast quarter of Section 21, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

**Parcel 1:**

Commencing at the southwest corner of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown on Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), said point being in common with the east Right-of-Way line of South Malpais Lane, from which the northwest corner of that parcel of land as described in Instrument Number 3838325 bears North 00°28'51" West, 375.29 feet (Basis of Bearing, North 00°27'40" West, 375.25 feet per R1);

Thence along the west line of said parcel, and said Right-of-Way line, North 00°28'51" West, 145.76 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, and said Right-of-Way line, North 00°28'51" West, 85.28 feet;

Thence leaving said west line, and said Right-of-Way line, North 86°37'01" East, 11.86 feet;

Thence South 02°43'17" East, 62.76 feet;

Thence North 78°29'00" East, 218.68 feet to a point on the southeasterly line of said parcel, hereinafter referred to as 'Point A';

Thence along said southeasterly line, South 46°30'42" West, 37.77 feet;

Thence leaving said southeasterly line, South 78°29'00" West, 205.10 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.12 Acres, more or less.

**Parcel 2:**

Commencing at the aforementioned 'Point A';

Thence along said southeasterly line, North 46°30'42" East, 83.96 feet to the northwest corner of that parcel of land as described in Instrument Number 3690577, Official Records of Coconino County;

Thence along the southwesterly line of said parcel, South 43°19'34" East, 52.31 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southwesterly line, North 78°29'00" East, 68.36 feet;

Thence South 80°05'58" East, 45.64 feet to a point on the southeasterly line of said parcel, said point being in common with the northwesterly Right-of-Way line of South Milton Road;

Thence along said southeasterly line, and said Right-of-Way line, South 46°36'21" West, 24.95 feet;

Thence leaving said southeasterly line, and said Right-of-Way line, North 80°05'58" West, 26.95 feet;

Thence South 78°29'00" West, 52.17 feet to a point on the southwesterly line of said parcel;

Thence along said southwesterly line, North 43°19'34" West, 23.53 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.



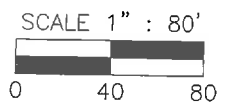
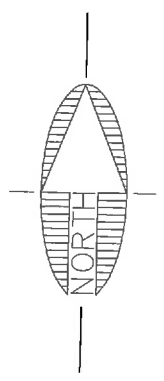
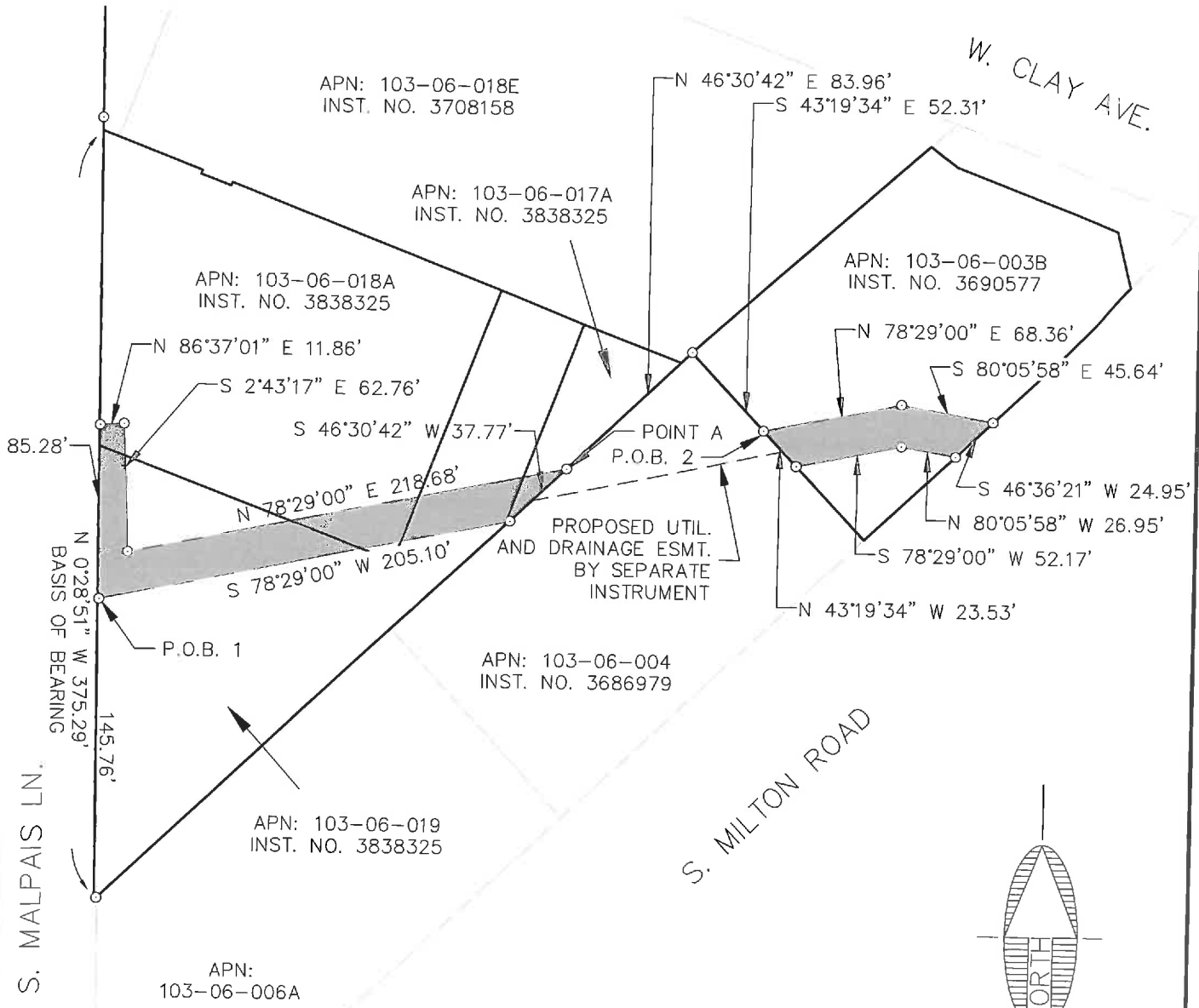
\_\_\_\_\_  
City File No.

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

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

PLOTTED: Apr 23, 2020-3:46pm



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 103-06-018A,103-06-019,103-06-017A,103-06-003B.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473 DATE APR 2020 SCALE 1" = 80' DRAWN MB DESIGN CHECKED ADB	APN: 103-06-018A, 019, 017A, 003B FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT			

**LOWER REACH**

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

**APN: 104-07-005T**

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 southeast 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 (herein referred to as R2), from which the northeast corner of that parcel of land as described in Instrument Number 3583219, and Instrument Number 3583218, Official Records of Coconino County (herein referred to as R3) bears North 02°59'32" East, 297.04 feet (Basis of Bearing, North 03°05'40" East per R1);

Thence along the east line of said parcel, North 02°59'32" East, 157.50 feet to the southeast corner of said parcel of land as shown on R2, and described in R3, and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said parcel, North 02°59'32" East, 121.96 feet;

Thence leaving said east line, North 51°03'37" West, 32.38 feet to a point on the north line of said parcel;

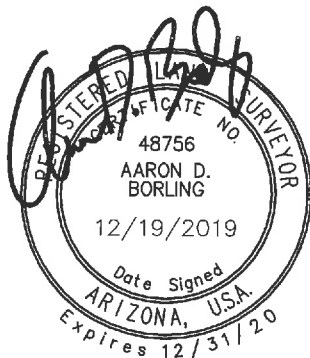
Thence along the north line of said parcel, North 83°53'25" West, 120.72 feet to the northwest corner of said parcel;

Thence along the southwesterly line of said parcel, South 41°51'19" East, 208.09 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.



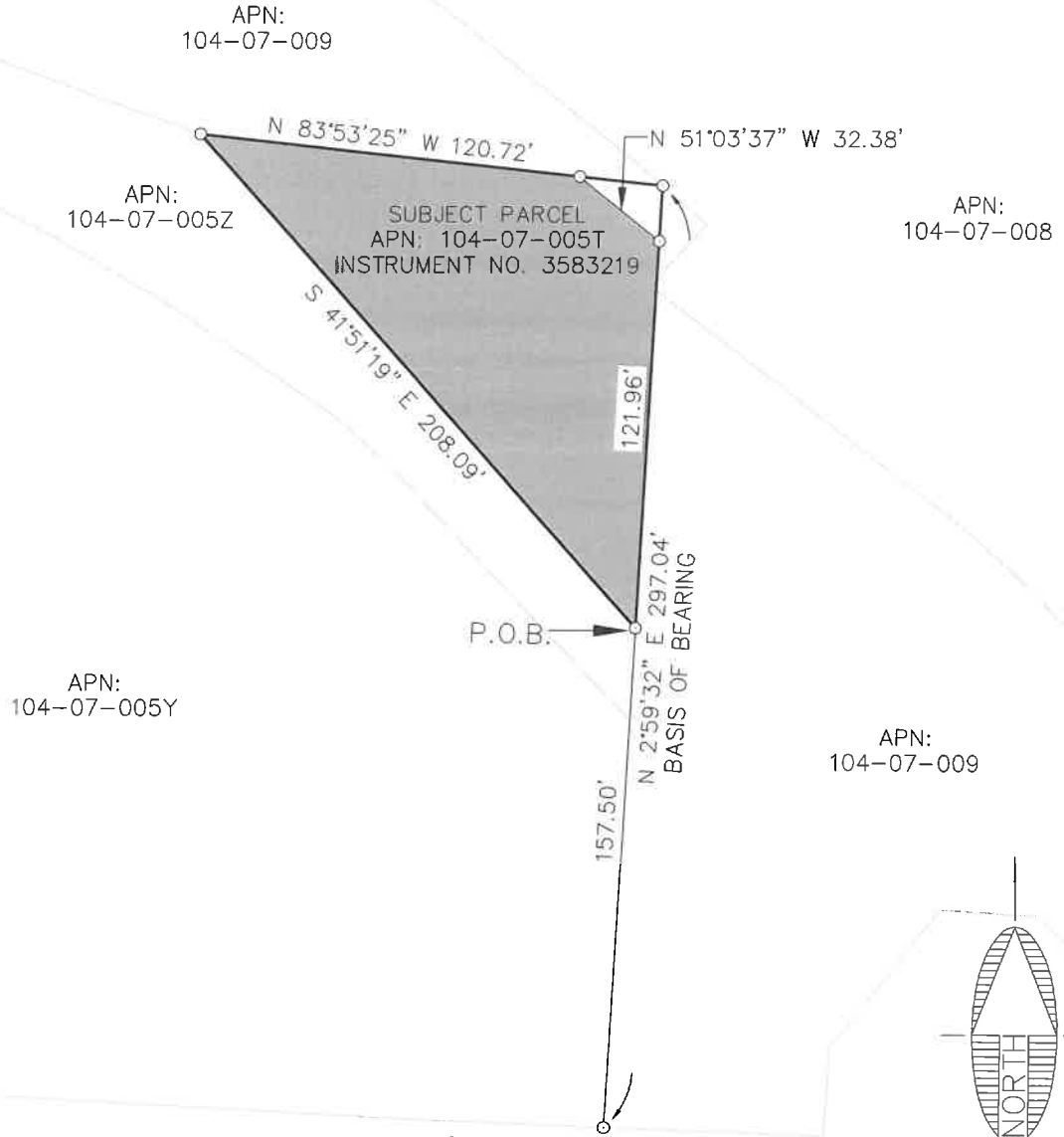
\_\_\_\_\_  
City File No.

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

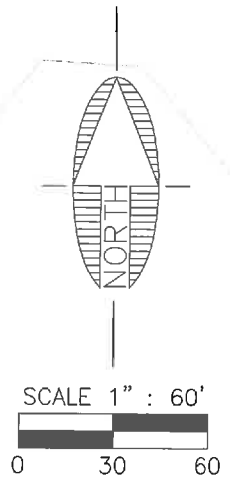
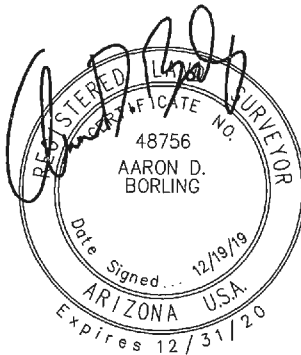
PLOTTED: Dec 19, 2019-9:32am

# 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: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-005T.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	DEC 2019
SCALE	1" = 60'
DRAWN	MB
DESIGN	
CHECKED	ADB

APN: 104-07-005T

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

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

**APN: 104-07-005W**

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 northeast corner of that parcel of land as described in Instrument Number 3544106, 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 as described in R1, North 10°02'54" East, 272.82 feet to a point on the easterly line of said parcel as described in R2, and the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, South 80°52'39" West, 107.52 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 2°37'09" and being subtended by a chord which bears South 83°42'40" West 21.46 feet;

Thence westerly along said curve, 21.46 feet to a point on the northerly line of said parcel;

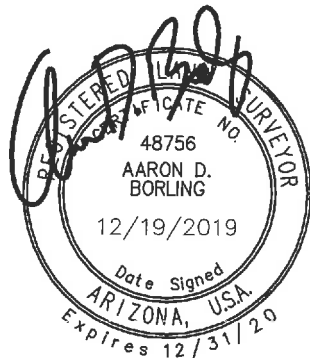
Thence along said northerly line, North 69°52'54" East, 141.28 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 10°02'54" West, 29.65 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.043 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--1:45pm

# 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

APN:  
104-07-007C

APN:  
104-07-009

SUBJECT PARCEL  
APN: 104-07-005W  
INSTRUMENT NO. 3544106

L=21.46, R=469.50  
 $\Delta=2^{\circ}37'09''$

APN:  
104-07-007F

APN:  
104-07-007E

APN:  
104-07-005V

APN:  
104-07-005R

APN:  
104-07-005Y

272.82'  
N 10°02'54" E 302.47'  
BASIS OF BEARING

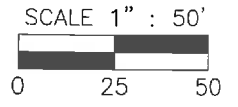
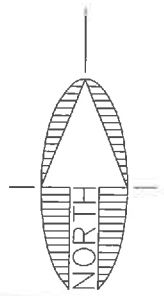
N 69°52'54" E 141.28'

S 80°52'39" W 107.52'

29.65'

P.O.B

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: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGAL\S\EXHIBITS\EXHIBIT RW 104-07-005W.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" = 50'  
DRAWN MB  
DESIGN  
CHECKED ADB

APN: 104-07-005W

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

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

**APN: 104-07-007C**

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 3583220, Official Records of Coconino County, and as shown on Book 7 of Surveys, Page 41, Official Records of Coconino County (herein referred to as R1), from which the northwest corner of said parcel bears North 11°14'57" East, 295.58 feet (Basis of Bearing, North 10°45'05" East per R1);

Thence along the westerly line of said parcel, North 11°14'57" East, 132.64 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 11°14'57" East, 120.29 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 3°03'46" and being subtended by a chord which bears South 75°39'24" East 18.68 feet;

Thence leaving said westerly line, and easterly along said curve, 18.68 feet;

Thence South 77°11'17" East, 105.39 feet to the beginning of a tangent curve concave to the north, having a radius of 349.50 feet and a central angle of 6°04'49";

Thence easterly along said curve, 37.09 feet to the beginning of a non-tangent curve concave to the north having a radius of 345.97 feet and a central angle of 12°48'19" and being subtended by a chord which bears North 85°03'27" East 77.16 feet;

Thence easterly along said curve, 77.32 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 01°19'44" West, 127.93 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 16°50'06" and being subtended by a chord which bears North 85°36'20" West 137.46 feet;

Thence leaving said easterly line, and westerly along said curve, 137.95 feet;

Thence North 77°11'17" West, 105.39 feet to the beginning of a tangent curve concave to the north, having a radius of 469.50 feet and a central angle of 1°52'44";

Thence westerly along said curve, 15.40 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.69 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 - 2:44pm

# 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

APN:  
104-04-011C

APN:  
104-07-007A

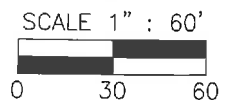
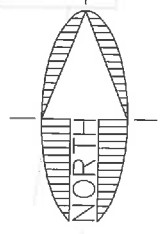
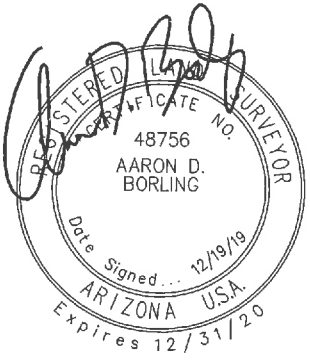
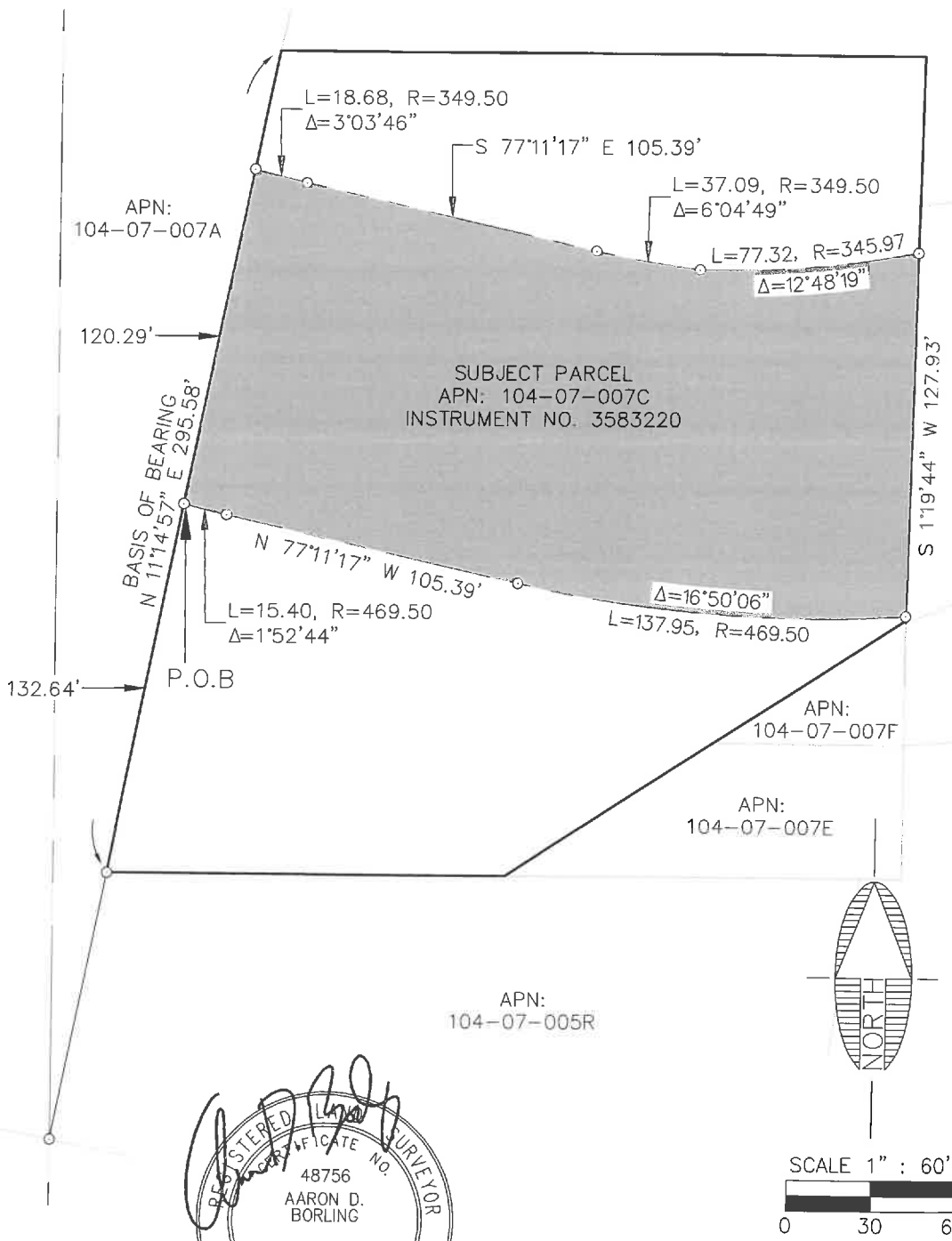
SUBJECT PARCEL  
APN: 104-07-007C  
INSTRUMENT NO. 3583220

APN:  
104-07-007F

APN:  
104-07-007E

APN:  
104-07-005R

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: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-007C.DWG ABORLING

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

**APN: 104-07-009(1)**

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 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, 297.04 feet (Basis of Bearing, North 03°09'54" East per R1) to the northeast corner of that parcel of land described in Instrument Number 3583218;

Thence along the northerly line of said parcel, and southerly line of said parcel described in R1, North 83°53'25" West, 26.25 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, and said southerly line, North 83°53'25" West, 120.72 feet;

Thence continuing along said southerly line, North 70°16'37" West, 160.54 feet;

Thence continuing along said southerly line, South 69°52'54" West, 282.32 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 01°19'44" East, 130.20 feet to the beginning of a non-tangent curve concave to the north having a radius of 345.97 feet and a central angle of 1°29'05" and being subtended by a chord which bears North 77°54'46" East 8.96 feet;

Thence leaving said westerly line, and easterly along said curve, 8.96 feet to the beginning of a non-tangent curve concave to the north having a radius of 341.50 feet and a central angle of 4°21'13" and being subtended by a chord which bears North 80°18'25" East 25.94 feet;

Thence easterly along said curve, 25.95 feet;

Thence North 78°07'48" East, 79.21 feet to the beginning of a tangent curve concave to the south, having a radius of 458.50 feet and a central angle of 49°48'48";

Thence easterly and southeasterly along said curve, 398.62 feet;

Thence South 52°03'24" East, 43.16 feet;

Thence South 51°03'37" East, 14.27 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.97 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.

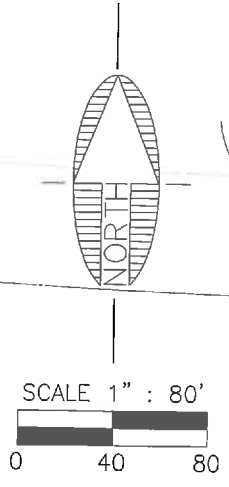
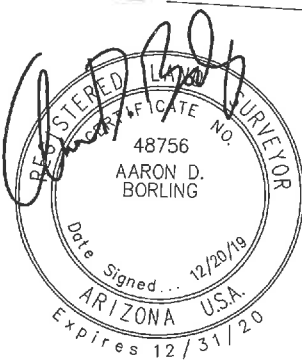
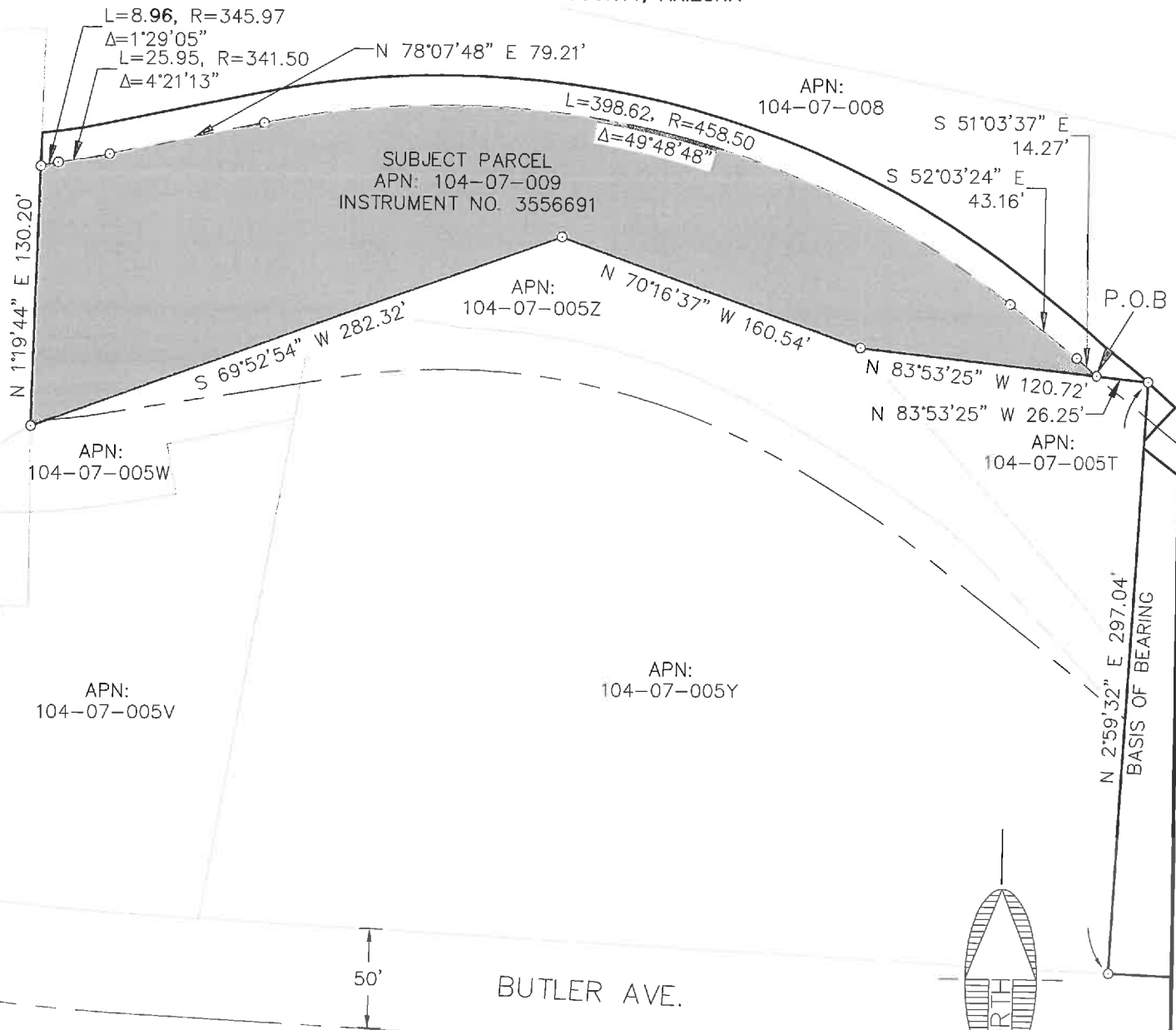
---

Descriptive Title

PLOTTED: Dec 20, 2019--11:46am

# 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: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT RW 104-07-009 1.DWG ABORLING

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 04473	APN: 104-07-009(1)	FLAGS/STAFF ARIZONA	SHEET
		DATE DEC 2019			3
		SCALE 1" = 80'			
		DRAWN MB			
	DESIGN		LEGAL EXHIBIT		
	CHECKED ADB				OF 3

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

**APN: 104-07-009(2)**

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 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, from which the northeast corner of that parcel of land described in Instrument Number 3583218 bears North 02°59'32" East, 297.04 feet (Basis of Bearing, North 03°09'54" East per R1) and the **TRUE POINT OF BEGINNING;**

Thence along the westerly line of said parcel, North 02°59'32" East, 264.02 feet;

Thence along the northeasterly line of said parcel, South 52°34'22" East, 98.08 feet to 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 South 52°57'55" East 24.70 feet;

Thence continuing along said northeasterly line, and southeasterly along said curve, 24.70 feet;

Thence leaving said northeasterly line, South 35°54'21" East, 188.08 feet to a point on said northeasterly line;

Thence along said northeasterly line, South 12°51'25" East, 19.88 feet to a point on said north Right-of-Way line of Butler Avenue;

Thence along said Right-of-Way line, North 87°00'29" West, 48.11 feet

Thence continuing along said Right-of-Way line, North 41°04'55" West, 62.60 feet;

Thence continuing along said Right-of-Way line, North 87°00'44" West, 31.99 feet;

Thence continuing along said Right-of-Way line, South 38°35'34" West, 55.61 feet;

Thence continuing along said Right-of-Way line, South 03°15'02" West, 27.93 feet;

Thence continuing along said Right-of-Way line, North 87°53'03" West, 68.76 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.69 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, from which the northeast corner of that parcel of land described in Instrument Number 3583218 bears North 02°59'32" East, 297.04 feet (Basis of Bearing, North 03°09'54" East per R1);

Thence along the westerly line of said parcel, North 02°59'32" East, 267.71 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 02°59'32" East, 11.75 feet;

Thence leaving said westerly line, South 51°03'37" East, 7.42 feet;

Thence South 42°04'05" West, 9.53 feet to the **TRUE POINT OF BEGINNING**;

Containing 35 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.



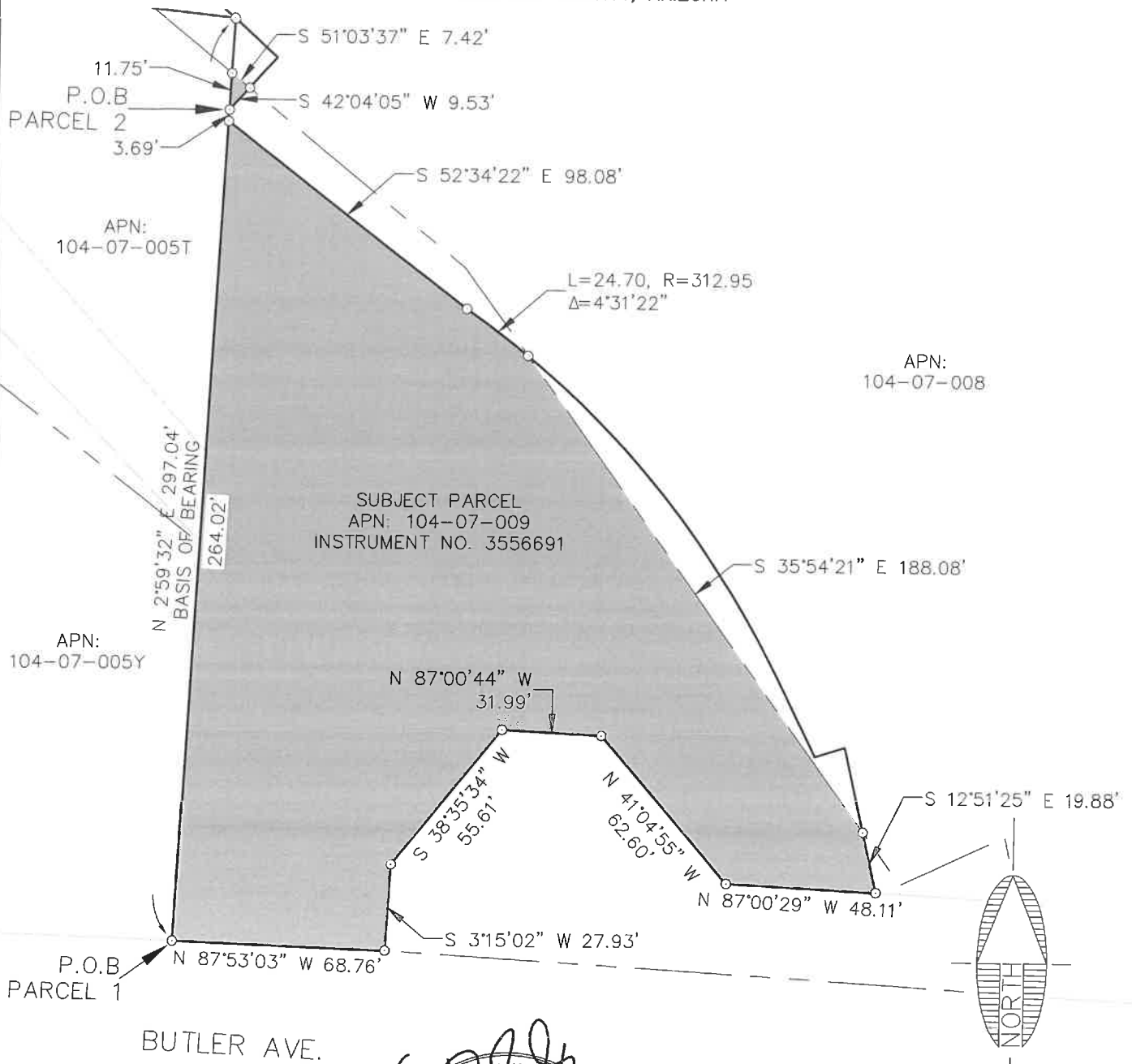
\_\_\_\_\_  
City File No.

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

PLOTTED: Dec 20, 2019-11:25am

# 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

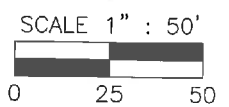
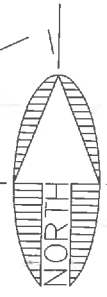
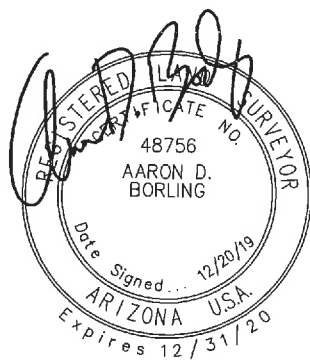


APN: 104-07-005T

APN: 104-07-008

APN: 104-07-005Y

SUBJECT PARCEL  
APN: 104-07-009  
INSTRUMENT NO. 3556691



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 104-07-009 2.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 DATE DEC 2019 SCALE 1" = 50' DRAWN MB DESIGN CHECKED ADB	APN: 104-07-009(2)	FLAGSTAFF ARIZONA	SHEET <b>3</b> OF 3
	LEGAL EXHIBIT				