

Exhibit "A"

LEGAL DESCRIPTION

APN: 112-01-019

EXHIBIT 'A'

A portion of that parcel of land as described in Instrument Number 3770238, Official Records of Coconino County (herein referred to as R1), lying within Section 9, 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 a point on the west line of said parcel bears South 00°42'05" West, 1107.36 feet (Basis of Bearing, R1);

Thence along said west line, South 00°42'05" West, 798.35 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, South 00°42'05" West, 309.01 feet;

Thence South 43°42'33" West, 785.53 feet to a point on the northerly Right-of-Way line of McAllister Ranch Road as shown on Instrument Number 3810031, Official Records of Coconino County (herein referred to as R2);

Thence along said Right-of-Way line, South 54°55'29" East, 708.84 feet (South 54°54'34" East, 708.72 per R2) to the beginning of a non-tangent curve concave to the southeast, having a radius of 93.00 feet and being subtended by a chord which bears North 66°57'32" East, 98.24 feet;

Thence leaving said Right-of-Way line, and northeasterly along said curve, 103.50 feet through a central angle of 63°45'51" to a point on the westerly Right-of-Way line of South Woody Mountain Road, and the beginning of a non-tangent curve concave to the northwest, having a radius of 5679.58 feet and being subtended by a chord which bears North 40°18'29" East 108.64 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 108.64 feet through a central angle of 1°05'46";

Thence continuing along said Right-of-Way line, North 39°45'36" East, 350.46 feet;

Thence South 50°13'40" East, 50.01 feet to a point in the centerline of said South Woody Mountain Road;

Thence continuing along said centerline, North 40°18'19" East, 261.46 feet to the beginning of a tangent curve concave to the west having a radius of 716.20 feet

Thence continuing along said centerline, and northerly along said curve, 508.05 feet through a central angle of 40°38'37";

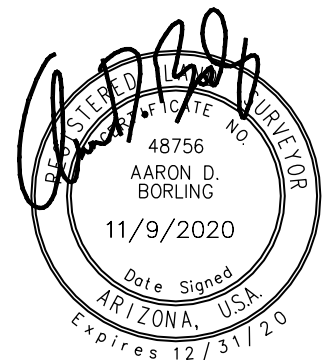
Thence continuing along said centerline, North 00°20'18" West, 256.93 feet;

Thence leaving said centerline, North 89°53'03" West, 794.41 feet to the **TRUE POINT OF BEGINNING**.

Containing 23.08 Acres, more or less.

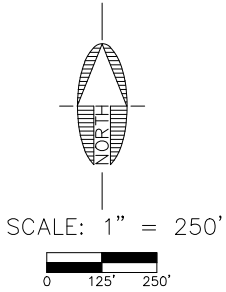
See Exhibit 'B' attached hereto and made a part hereof.

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



# EXHIBIT 'B'

PLOTTED: Nov 10, 2020-9:37am



POINT OF COMMENCEMENT

W. ROUTE 66

N 85°16'49" W 782.95'

WOODY MTN. CAMPGROUND

REMAINDER AREA  
13.86 AC

BASIS OF BEARING

S 0°42'05" W 798.35'

N 0°20'18" W 735.49'

S. WOODY MOUNTAIN RD.

POINT OF BEGINNING

N 89°53'02" W 794.41'

TIMBER SKY  
INST. #3810031

S 0°42'05" W  
309.01'

N 0°20'18" W  
256.93'

SUBJECT PARCEL  
APN: 113-28-003D

AREA DESCRIBED  
23.08 AC

S 43°42'33" W 785.53'

Δ=40°38'36"  
L=508.05, R=716.20

S 50°13'40" E 50.01'

PRESIDIO IN THE PINES  
CASE 9, MAP 72

L=103.50, R=93.00  
Δ=63°45'51"

W. McALLISTER RANCH RD.  
S 54°55'29" E 708.84'

N 39°45'36" E  
350.46'

L=108.64, R=5679.58  
Δ=1°05'46"

TIMBER SKY  
TRACT 'ZZ'

FILE: P:\2019\19188\SURVEY\LEGAL DESCRIPTIONS\RE-ZONE\EXHIBIT B.DWG ABORLING



Shephard Wesnitzer, Inc.

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

JOB NO.	19188
DATE	NOV 20
SCALE	1"=250'
DRAWN	CNP
DESIGN	
CHECKED	ADB

SKY COTTAGES

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2