

Exhibit 3

LEGAL DESCRIPTION

Exhibit 'A'

#18121

9/18/2019

A portion of Tract 'B', Woodlands Village Unit One as shown on Case 4, Map 62, Official Records of Coconino County, lying within the southwest 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 Tract 'B', said point being in common with the southwest corner of Parcel No. 1 as shown on Instrument Number 3742956, Official Records of Coconino County (herein referred to as R1), and the **POINT OF BEGINNING**;

Thence along the easterly property line of said Tract 'B', North 22°42'39" West (Basis of Bearing, R1), 329.07 feet;

Thence leaving said easterly line, South 67°17'21" West, 57.88 feet;

Thence South 12°59'31" East, 151.10 feet;

Thence South 25°52'42" East, 149.78 feet to a point on the south line of said Tract 'B';

Thence along said south line, North 89°26'37" East, 81.10 feet to the **POINT OF BEGINNING**;

Containing 23,520 square feet, or 0.540 Acres, more or less.

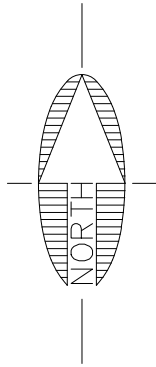
See Exhibit 'B' attached hereto and made a part hereof.

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

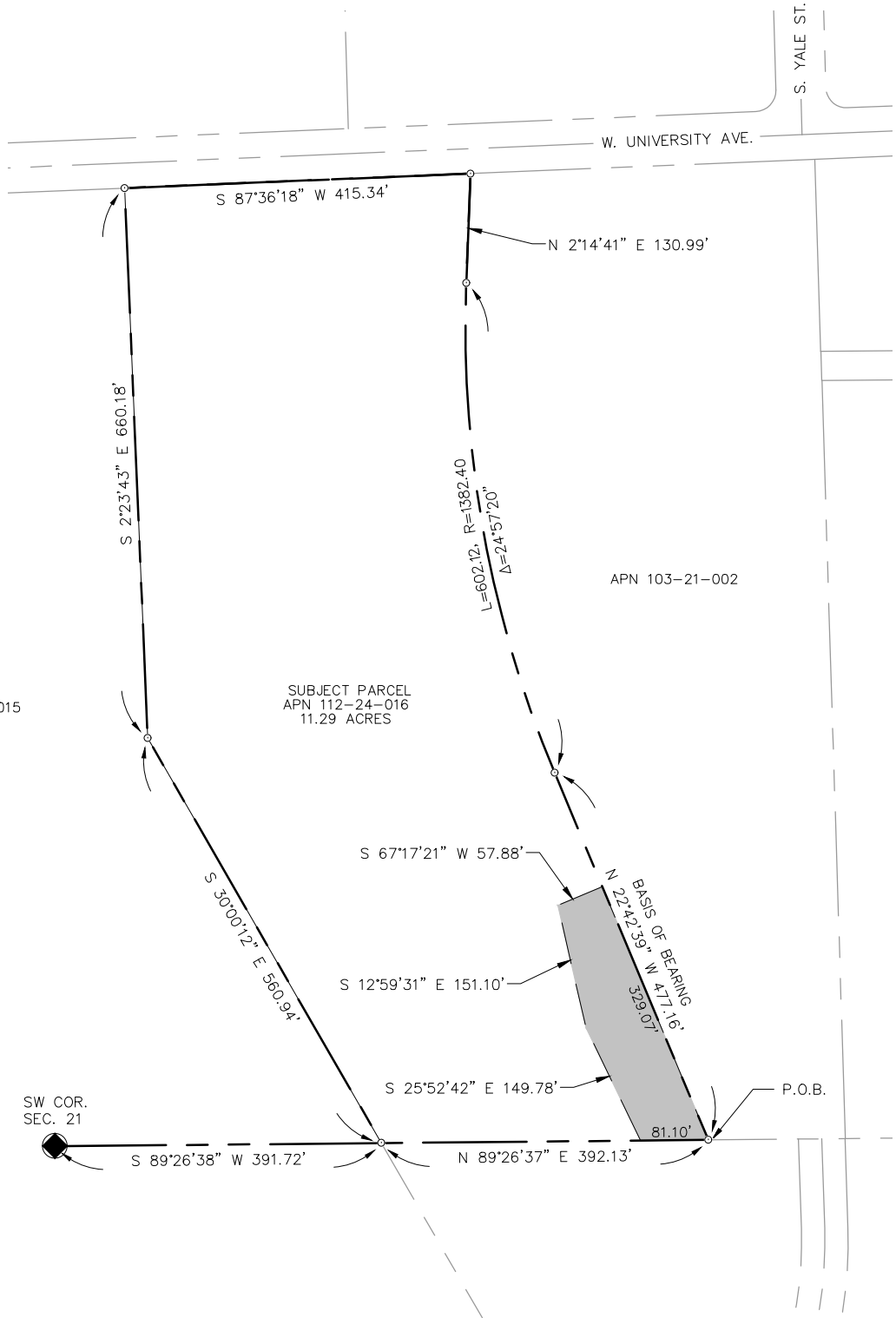
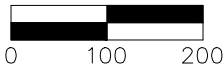


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SCALE: 1" = 200



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.

LEGAL DESCRIPTION

Exhibit 'A'

#18121

9/18/2019

A portion of Tract 'B', Woodlands Village Unit One as shown on Case 4, Map 62, Official Records of Coconino County, lying within the southwest 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 Tract 'B', said point being in common with the northwest corner of Parcel No. 1 as shown on Instrument Number 3742956, Official Records of Coconino County (herein referred to as R1), and the south Right-of-Way line of West University Avenue as shown on R1, and the **POINT OF BEGINNING**;

Thence along the north line of said Tract 'B', and said Right-of-Way line, South 87°36'18" West (Basis of Bearing, R1), 191.42 feet;

Thence leaving said Right-of-Way line, South 86°55'17" East, 35.12 feet to the beginning of a non-tangent curve concave to the south having a radius of 482.02 feet, and being subtended by a chord which bears South 78°38'12" East, 157.67 feet;

Thence easterly along said curve 158.38 feet through a central angle of 18°49'35" to a point on the east line of said Tract 'B';

Thence along said east line, North 2°14'41" East, 40.98 feet to the **POINT OF BEGINNING**;

Containing 2,827 square feet, or 0.065 Acres, more or less.

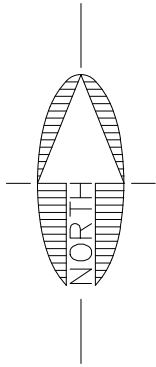
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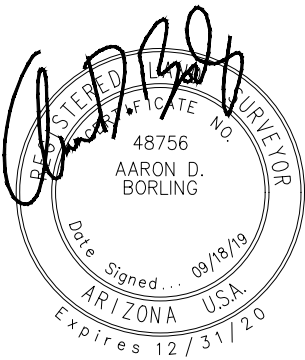
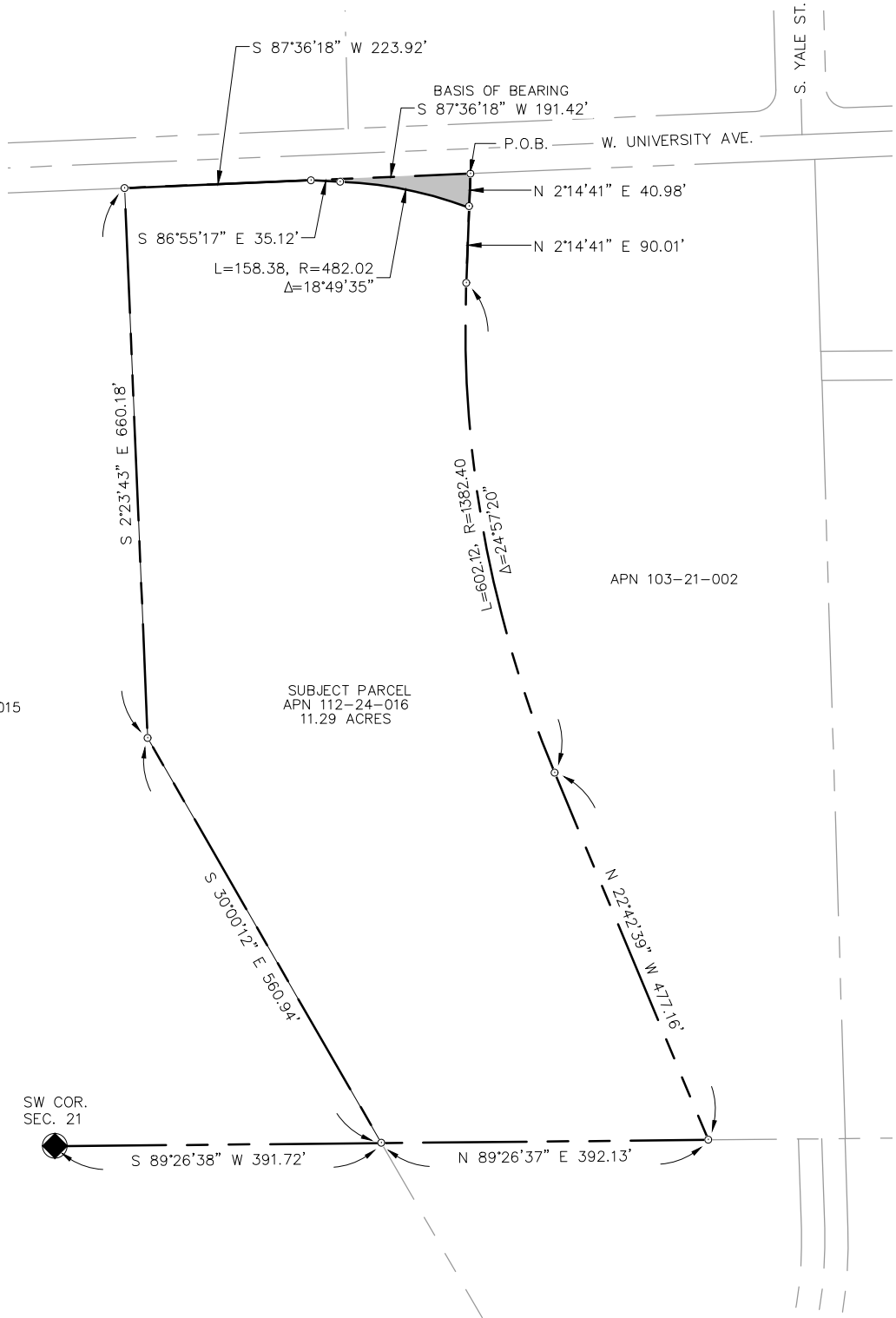


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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



SCALE: 1" = 200



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
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LOCATION OF THE AREA DESCRIBED.

LEGAL DESCRIPTION

Exhibit 'A'

#18121

10/23/2019

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 (herein referred to as R1) and as described in Instrument Number 3732791, Official Records of Coconino County, lying within the southwest 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 said parcel, a found concrete nail and tag in sidewalk, said point being in common with northerly Right-of-Way line of West University Avenue, and the **POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 89°30'08" East, 520.91 feet (Basis of Bearing) to a found concrete nail and tag in sidewalk;

Thence leaving said Right-of-Way line, North 54°04'48" West, 8.58 feet;

Thence South 89°34'59" West, 54.72 feet;

Thence South 57°37'22" West, 9.79 feet;

Thence South 89°30'08" West, 255.43 feet to a point on the southwesterly property line of said parcel;

Thence along said southwesterly line, South 45°51'59" East, 4.98 feet to the **POINT OF BEGINNING**;

Containing 2,109 square feet, or 0.048 Acres, more or less.

Parcel 2:

Commencing at the southwest corner of said parcel, a found concrete nail and tag in sidewalk, said point being in common with northerly Right-of-Way line of West University Avenue, and from which a found concrete nail and tag in sidewalk bears North 89°30'08" East, 520.91 feet (Basis of Bearing);

Thence leaving said Right-of-Way line, and along the southwesterly property line of said parcel North 45°51'59" West, 4.98 to the **POINT OF BEGINNING**;

Thence continuing along said southwesterly line, North 45°51'59" West, 30.68 feet to a found 1.5-inch aluminum cap on the east Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, North 01°28'52" West, 6.52 feet;

Thence leaving said Right-of-Way line, North 89°28'30" East, 23.52 feet;

Thence South 01°21'41" East, 3.66 feet;

Thence North 88°38'19" East, 143.17 feet;

Thence South 89°22'35" East, 11.18 feet;

Thence South 89°22'57" East, 109.11 feet;

Thence North 43°38'19" East, 2.03 feet;
Thence South 90°00'00" East, 54.76 feet;
Thence South 46°21'41" East, 12.18 feet;
Thence South 87°34'30" East, 92.26 feet;
Thence South 81°52'07" East, 80.19 feet;
Thence South 89°30'08" West, 176.02 feet;
Thence North 54°04'48" West, 8.58 feet;
Thence South 89°34'59" West, 54.72 feet;
Thence South 57°37'22" West, 9.79 feet;
Thence South 89°30'08" West, 255.43 feet to the **POINT OF BEGINNING**;
Containing 10,226 square feet, or 0.235 Acres, more or less.

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

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

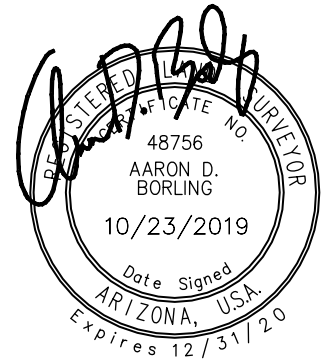
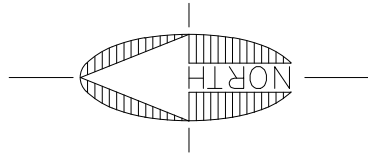


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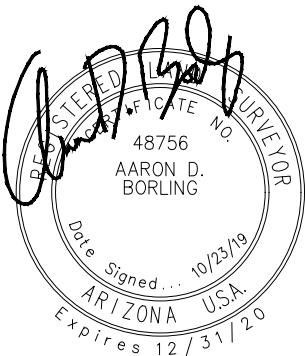
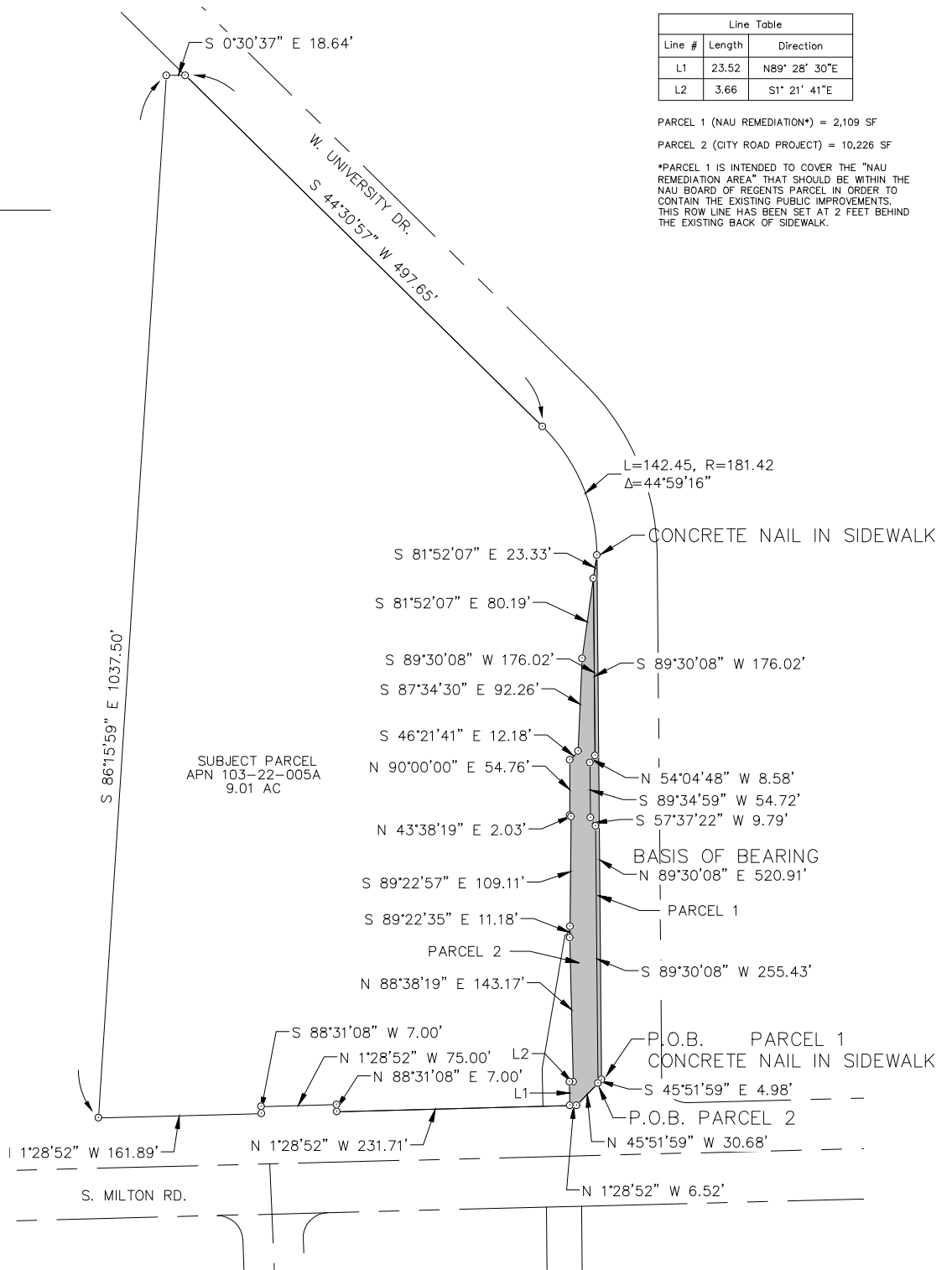
SCALE: 1" = 160



Line Table		
Line #	Length	Direction
L1	23.52	N89° 28' 30"E
L2	3.66	S1° 21' 41"E

PARCEL 1 (NAU REMEDIATION*) = 2,109 SF
PARCEL 2 (CITY ROAD PROJECT) = 10,226 SF

*PARCEL 1 IS INTENDED TO COVER THE "NAU REMEDIATION AREA" THAT SHOULD BE WITHIN THE NAU BOARD OF REGENTS' PARCEL IN ORDER TO CONTAIN THE EXISTING PUBLIC IMPROVEMENTS. THIS ROW LINE HAS BEEN SET AT 2 FEET BEHIND THE EXISTING BACK OF SIDEWALK.



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.