

Exhibit 3

LEGAL DESCRIPTION

Exhibit 'A'

#18121

9/18/2019

A portion of that parcel of land as described in Instrument Number 3032368, 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, said point being in common with northerly Right-of-Way line of West University Avenue as shown on Instrument Number 3742956, Official Records of Coconino County (herein referred to as R1), and the **POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 87°36'18" East (Basis of Bearing, R1), 124.40 feet to the beginning of a non-tangent curve concave to the south, having a radius of 528.00 feet and being subtended by a chord which bears North 84°12'41" West, 125.40 feet;

Thence westerly along said curve 125.70 feet through a central angle of 13°38'24" to a point on the west line of said parcel;

Thence along said west line, South 01°29'47" East, 17.85 feet to the **POINT OF BEGINNING**;

Containing 1,423 square feet, or 0.033 Acres, more or less.

Parcel 2:

Commencing at the northeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Yale Street, and the **POINT OF BEGINNING**;

Thence along said Right-of-Way line, South 01°29'47" East (Basis of Bearing), 324.51 feet to the beginning of a tangent curve concave to the northwest, having a radius of 25.00 feet;

Thence southwesterly along said curve 28.20 feet through a central angle of 64°37'13" to the beginning of a non-tangent curve concave to the west having a radius of 541.44 feet and being subtended by a chord which bears North 03°23'46" East, 91.29 feet;

Thence northerly along said curve 91.40 feet through a central angle of 09°40'18";

Thence North 01°26'24" West, 256.14 feet to a point on the north line of said parcel;

Thence along said north line, North 88°29'25" East, 6.25 feet to the **POINT OF BEGINNING**;

Containing 2,369 square feet, or 0.054 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.

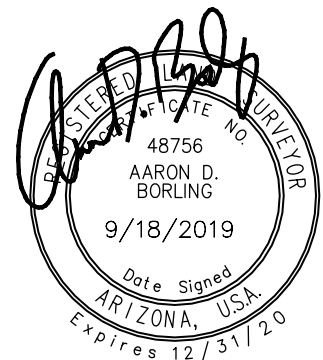
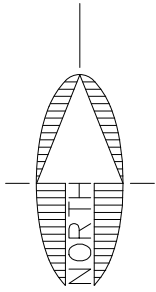
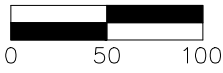


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

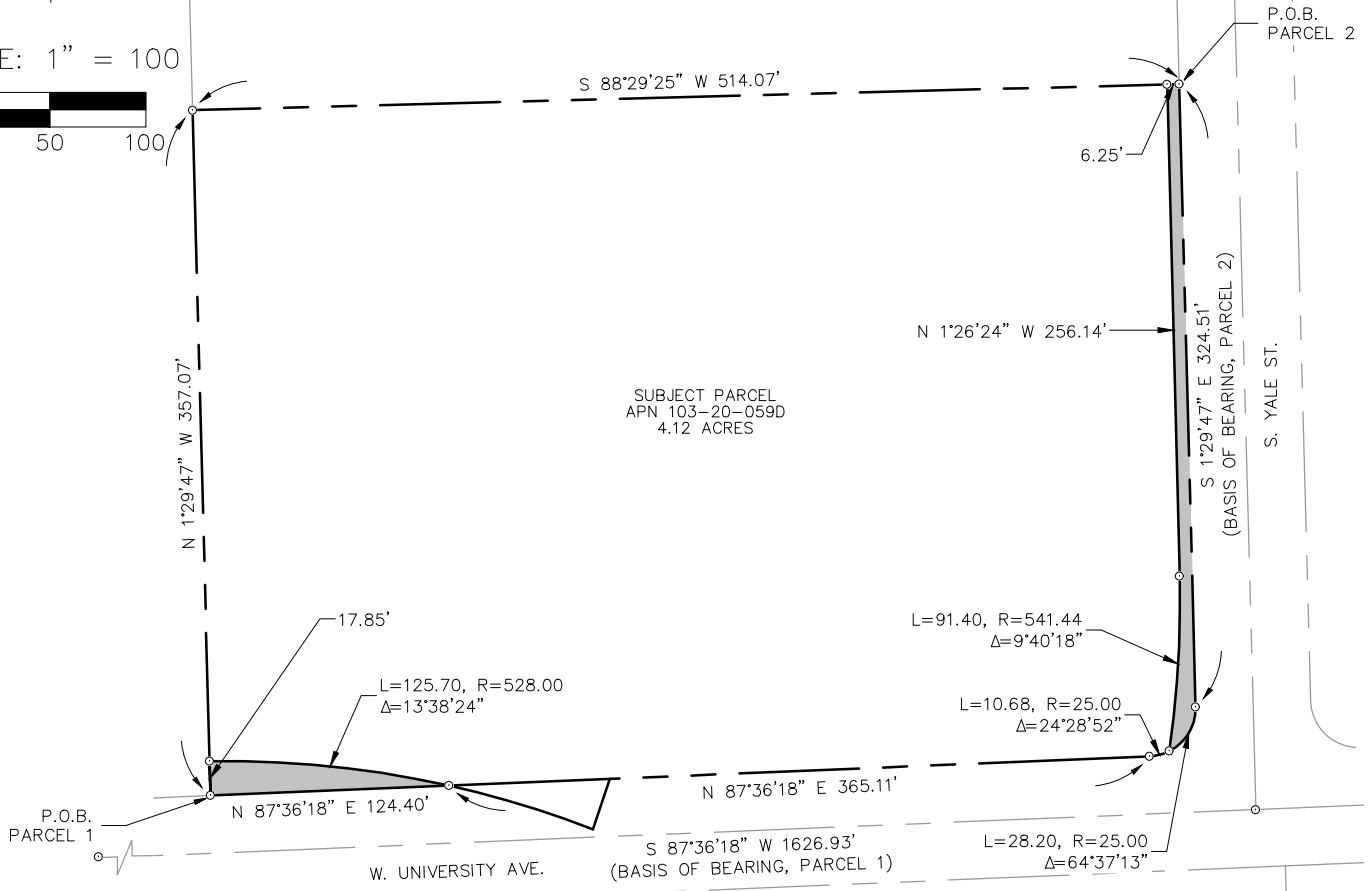
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



SCALE: 1" = 100'



APN 103-20-059C



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.



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

JOB NO.	18121
DATE	SEP 2019
SCALE	1"=100'
DRAWN	CNP
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF, ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

LEGAL DESCRIPTION

Exhibit 'A'

#18121

10/14/2021

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 3861259, 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), 424.08 feet to the northwest corner of said Tract 'B';

Thence along the west line of said Tract 'B', South 2°23'43" East, 23.00 feet;

Thence leaving said west line, North 87°36'18" East, 267.38 feet to the beginning of a tangent curve concave to the south, having a radius of 427.00 feet;

Thence easterly along said curve, 155.99 feet through a central angle of 20°55'53" to a point on the east line of said Tract 'B';

Thence along said east line, North 2°14'41" East, 51.35 feet to the **POINT OF BEGINNING**;

Containing 11,178 square feet, or 0.257 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.

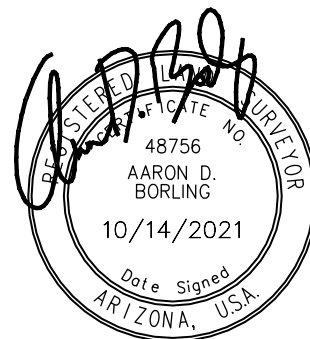
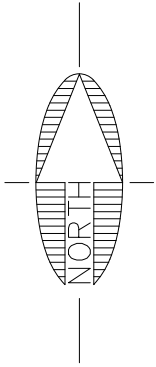
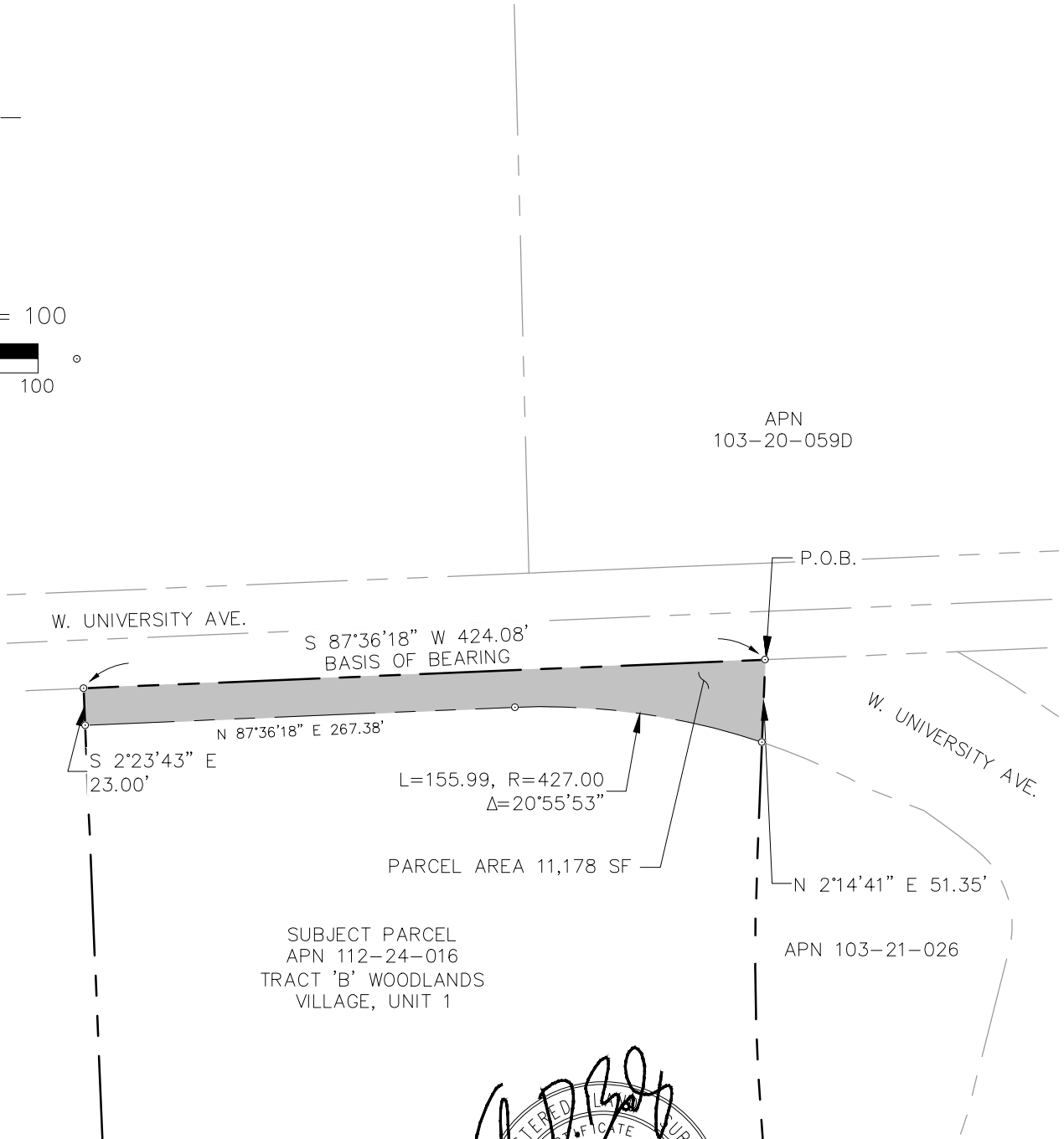
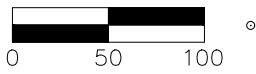


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

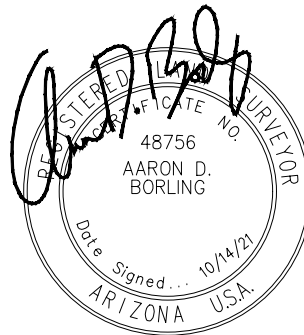
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



SCALE: 1" = 100'



SUBJECT PARCEL
APN 112-24-016
TRACT 'B' WOODLANDS
VILLAGE, UNIT 1



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.



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

www.swiaz.com

JOB NO. 18121
DATE OCT 21
SCALE 1"=100'
DRAWN JEE
DESIGN
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

LEGAL DESCRIPTION

Exhibit 'A'

#18121

10/14/2021

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, 30.82 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°27'27" West, 6.42 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.

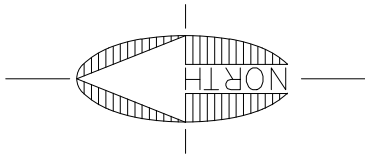
See Exhibit 'B' attached hereto and made a part hereof.

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



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

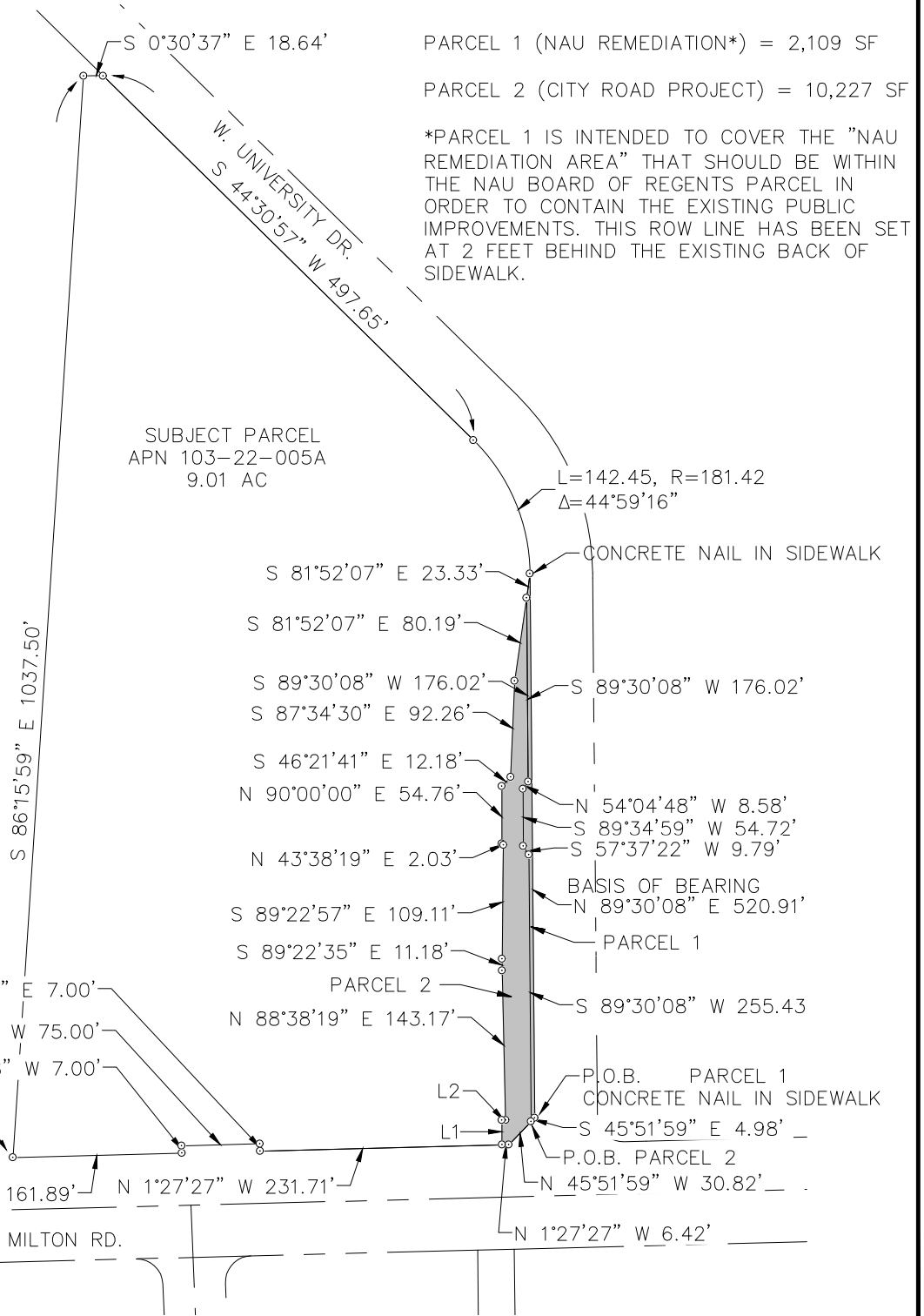
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



SCALE: 1" = 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) = 10,227 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.

SUBJECT PARCEL
APN 103-22-005A
9.01 AC

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

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 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:

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, 35.80 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°27'27" West, 6.42 feet to the **POINT OF BEGINNING**;

Thence North 01°27'27" West, 26.79 feet;

Thence North 88°40'23" East, 37.63 feet;

Thence South 80°10'25" East, 134.28 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 10.50 feet and being subtended by a chord which bears South 60°47'27" East 10.04 feet;

Thence southeasterly along said curve, 10.47 feet through a central angle of 57°08'39";

Thence North 89°22'35" West, 11.18 feet;

Thence South 88°38'19" West, 143.17 feet;

Thence North 01°21'41" West, 3.66 feet;

Thence South 89°28'30" West, 23.52 feet to the **POINT OF BEGINNING**;

Containing 3,415 square feet, or 0.078 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.

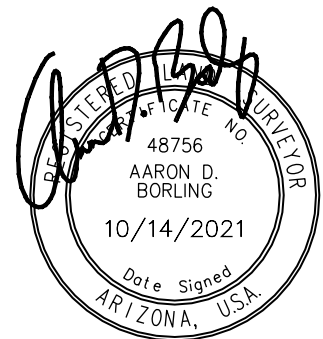
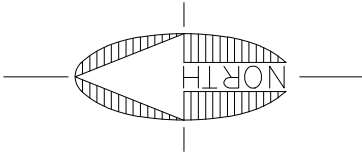


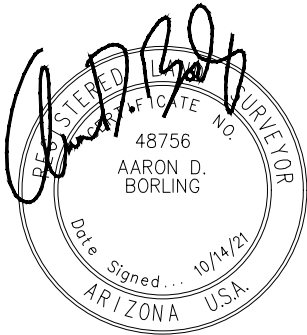
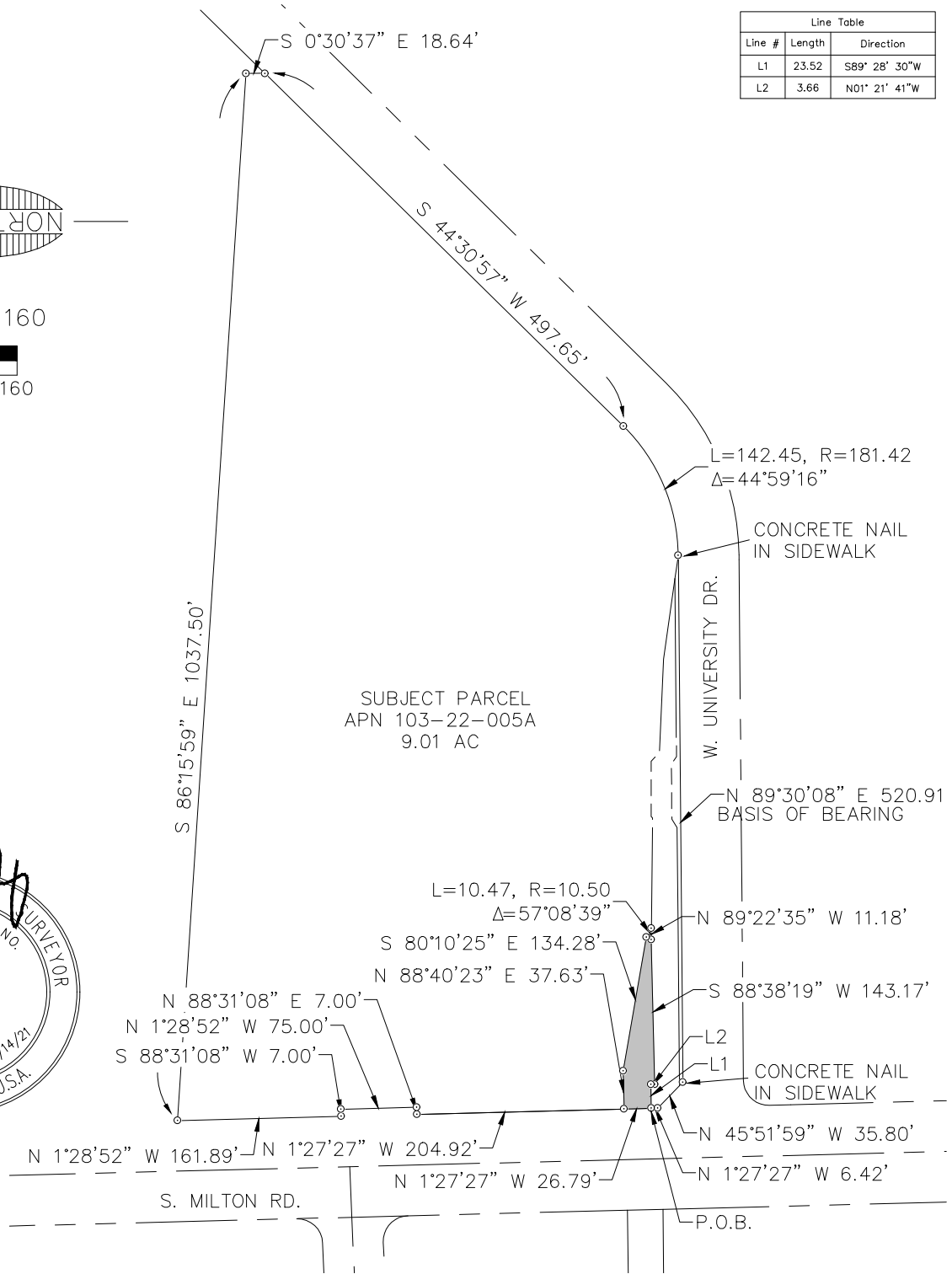
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

Line Table		
Line #	Length	Direction
L1	23.52	S89° 28' 30"W
L2	3.66	N01° 21' 41"W



SCALE: 1" = 160'



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

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 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:

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, 35.80 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°27'27" West, 67.16 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 01°27'27" West, 26.00 feet;

Thence leaving said Right-of-Way line, North 88°40'23" East, 199.49 feet;

Thence South 1°25'47" East, 91.75 feet;

Thence North 89°22'57" West, 26.02 feet;

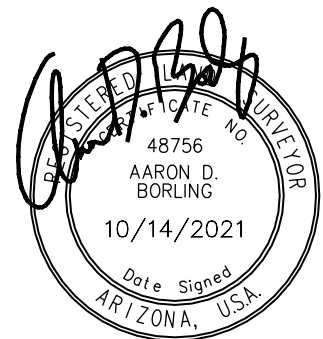
North 1°25'47" West, 64.87 feet;

Thence South 88°40'23" West, 173.48 feet to the **POINT OF BEGINNING**;

Containing 6,885 square feet, or 0.158 Acres, more or less.

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

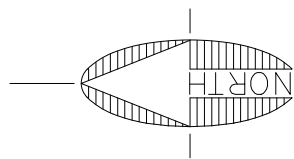
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



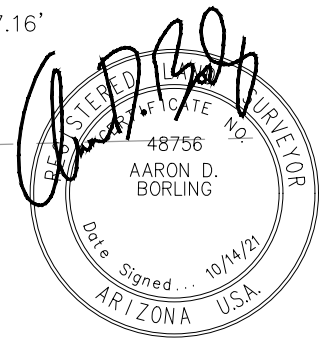
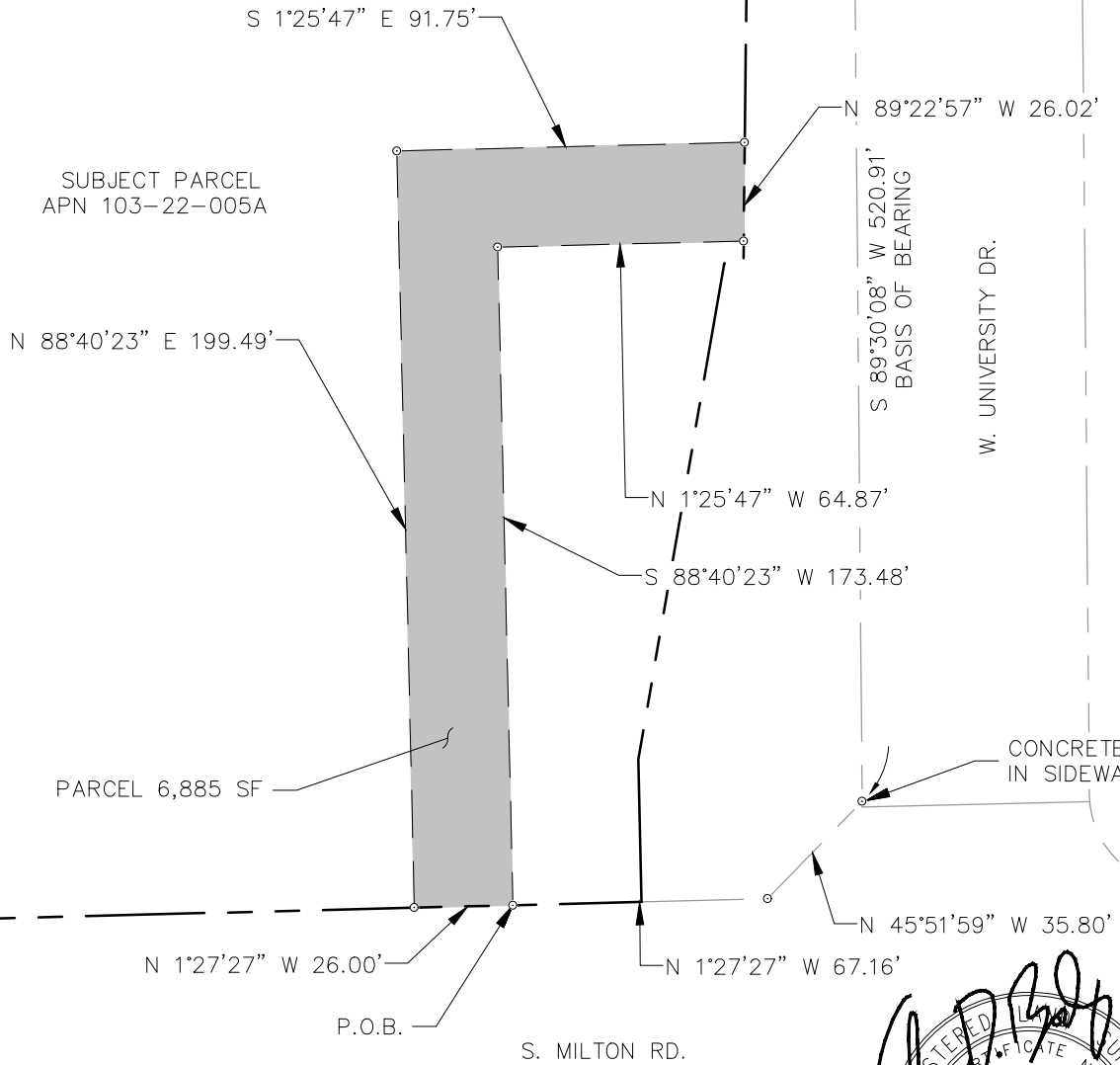
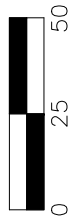
FILE: \\192.168.1.15\projects\2018\18121\Survey\Legal Descriptions\2021-08-13 Legal Description Exhibits\PUE\103-22-005A_TARGET_PUE_EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Oct 14, 2021-3:07pm

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" = 50'



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.

 Shephard & Wesnitzer, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE OCT 2019 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET 2 OF 2

LEGAL DESCRIPTION

Exhibit 'A'

#18121

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 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:

Commencing at a found 1.5-inch aluminum cap on the east Right-of-Way line of South Milton Road, from which a found 3-inch ADOT brass cap on said Right-of-Way line bears North 1°27'27" West, 238.13 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 01°27'27" West, 33.21 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 01°27'27" West, 78.67 feet;

Thence leaving said Right-of-Way line, North 88°33'48" East, 0.59 feet;

Thence South 2°28'11" East, 68.91 feet;

Thence South 45°00'00" East, 2.96 feet;

Thence South 2°28'11" East, 7.63 feet;

Thence South 88°40'23" West, 3.98 feet to the **POINT OF BEGINNING**;

Containing 119 square feet, or 0.003 Acres, more or less.

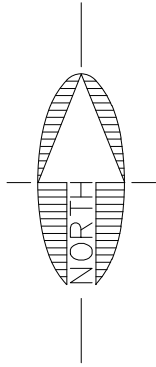
See Exhibit 'B' attached hereto and made a part hereof.

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

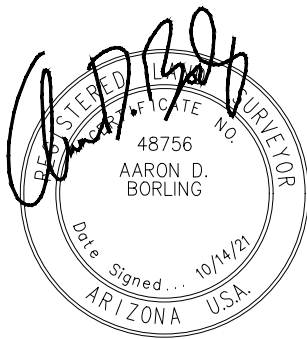
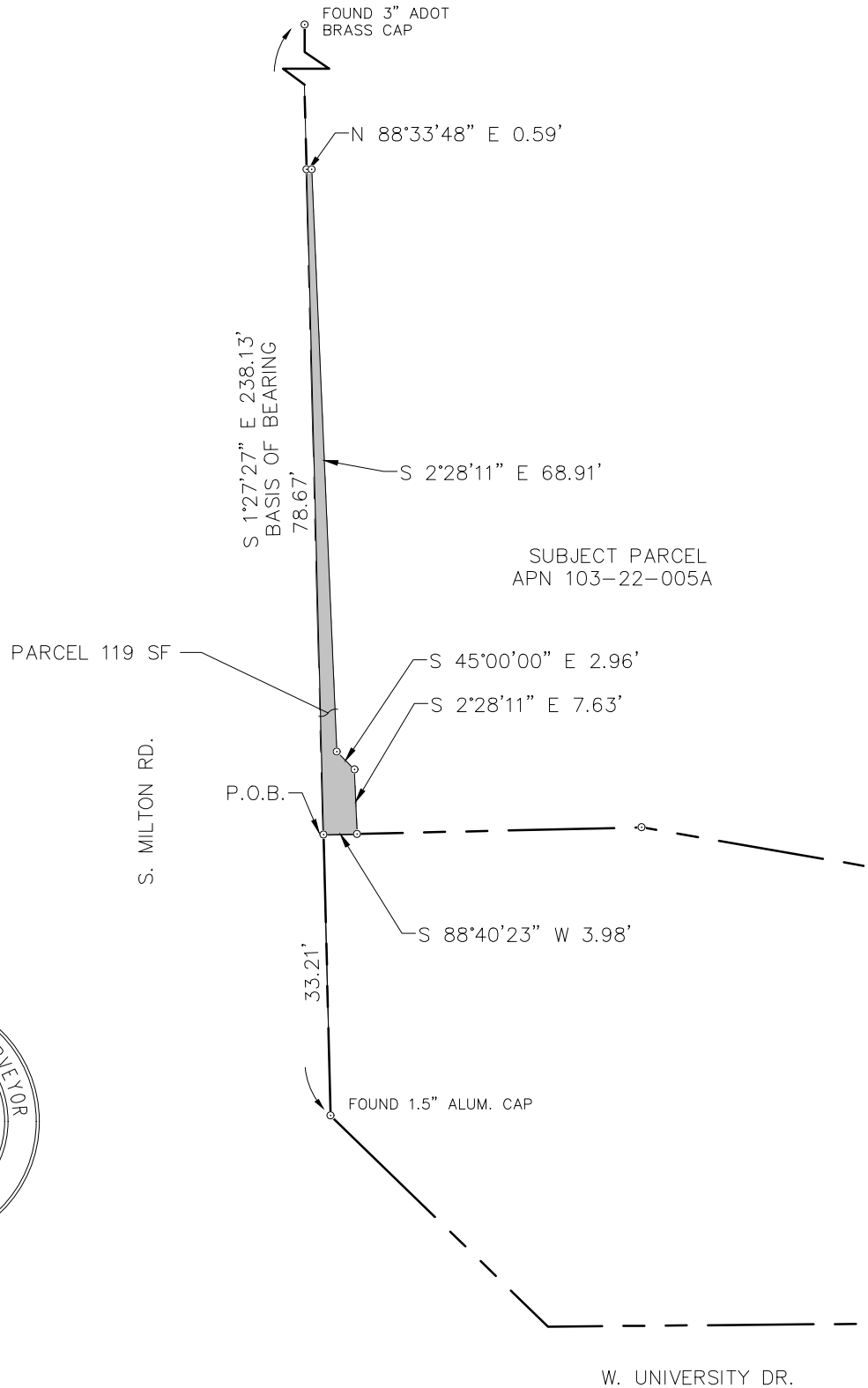
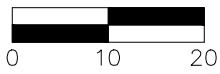


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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" = 20'



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.



Shephard & Associates, Inc.

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

www.swiaz.com

JOB NO.	18121
DATE	OCT 2021
SCALE	1"=20'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

LEGAL DESCRIPTION

Exhibit 'A'

#18121

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 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:

Commencing at a found 1.5-inch aluminum cap on the east Right-of-Way line of South Milton Road, from which a found 3-inch ADOT brass cap on said Right-of-Way line bears North 1°27'27" West, 238.13 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 01°27'27" West, 111.89 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 01°27'27" West, 26.33 feet;

Thence leaving said Right-of-Way line, North 88°33'48" East, 7.02 feet;

Thence South 1°26'12" East, 26.33 feet;

Thence South 88°33'48" West, 7.01 feet to the **POINT OF BEGINNING**;

Containing 184 square feet, or 0.158 Acres, more or less.

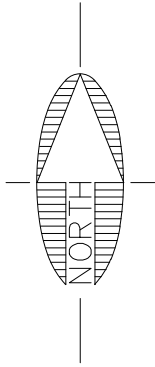
See Exhibit 'B' attached hereto and made a part hereof.

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

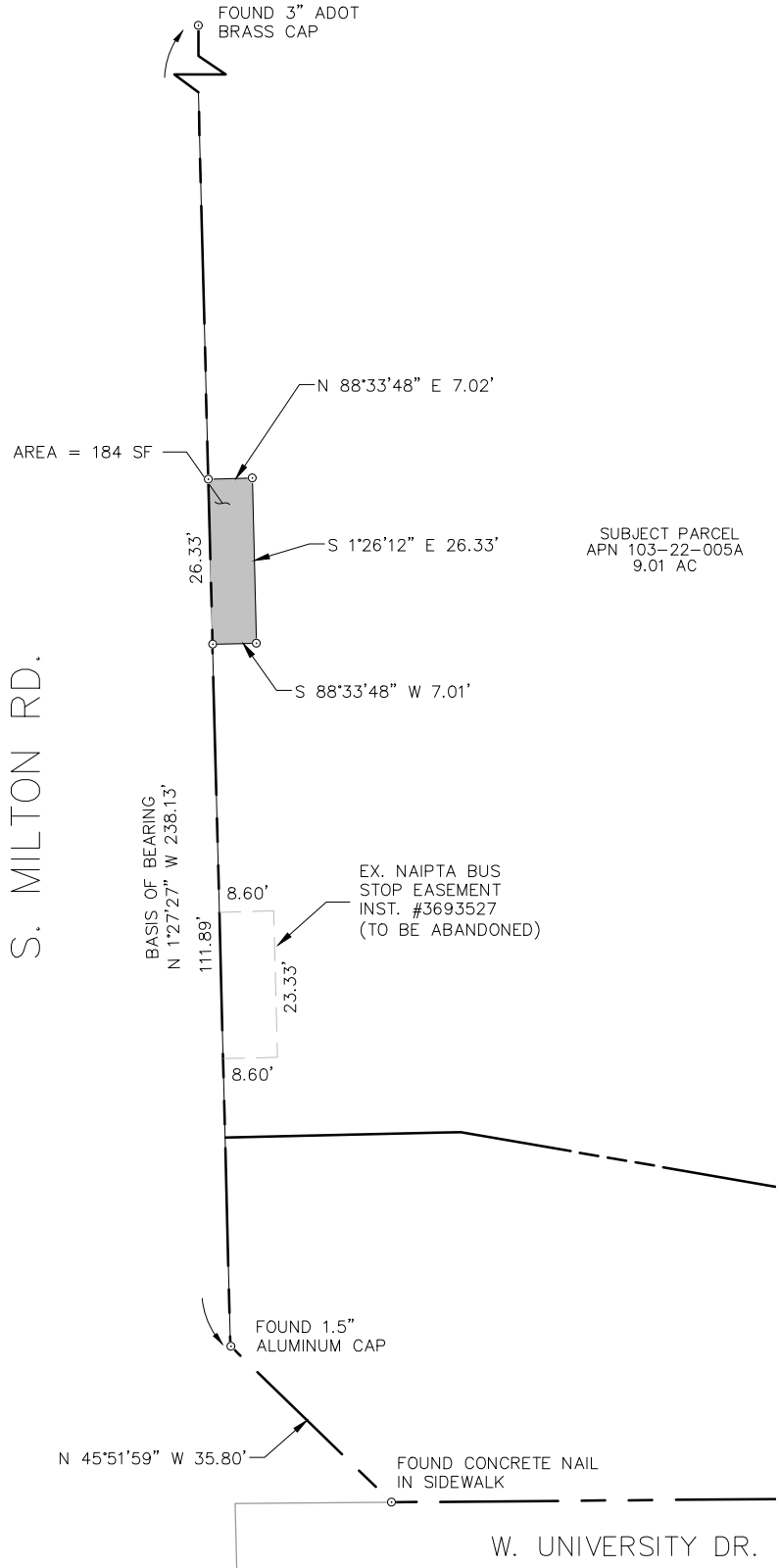


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

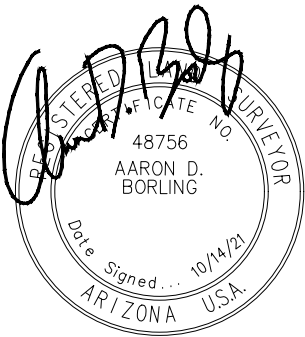
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



SCALE: 1" = 30'



SUBJECT PARCEL
APN 103-22-005A
9.01 AC



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.



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

www.swiaz.com

JOB NO.	18121
DATE	OCT 2021
SCALE	1"=30'
DRAWN	KMF
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

LEGAL DESCRIPTION

Exhibit 'A'

#18121

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 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:

Commencing at a point on the northerly Right-of-Way line of West University Avenue, from which a point on said Right-of-Way line bears South 44°30'57" West, 497.65 feet (Basis of Bearing);

Thence along said Right-of-Way line, South 44°30'57" West, 163.52 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, South 44°30'57" West, 334.00 feet to the beginning of a tangent curve concave to the north, having a radius of 181.42 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 142.45 feet through a central angle of 44°59'15";

Thence continuing along said Right-of-Way line, North 81°52'07" West, 50.41 feet;

Thence leaving said Right-of-Way line, North 89°05'15" East, 51.56 feet to the beginning of a tangent curve concave to the north, having a radius of 180.00 feet;

Thence easterly along said curve, 138.07 feet through a central angle of 43°56'54";

Thence North 44°29'37" East, 315.43 feet;

Thence North 8°22'58" West, 8.73 feet;

Thence North 44°40'15" East, 9.80 feet;

Thence South 45°29'03" East, 14.21 feet to the **POINT OF BEGINNING**;

Containing 3,784 square feet, or 0.087 Acres, more or less.

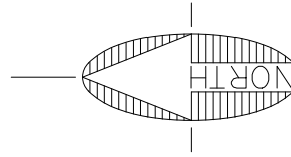
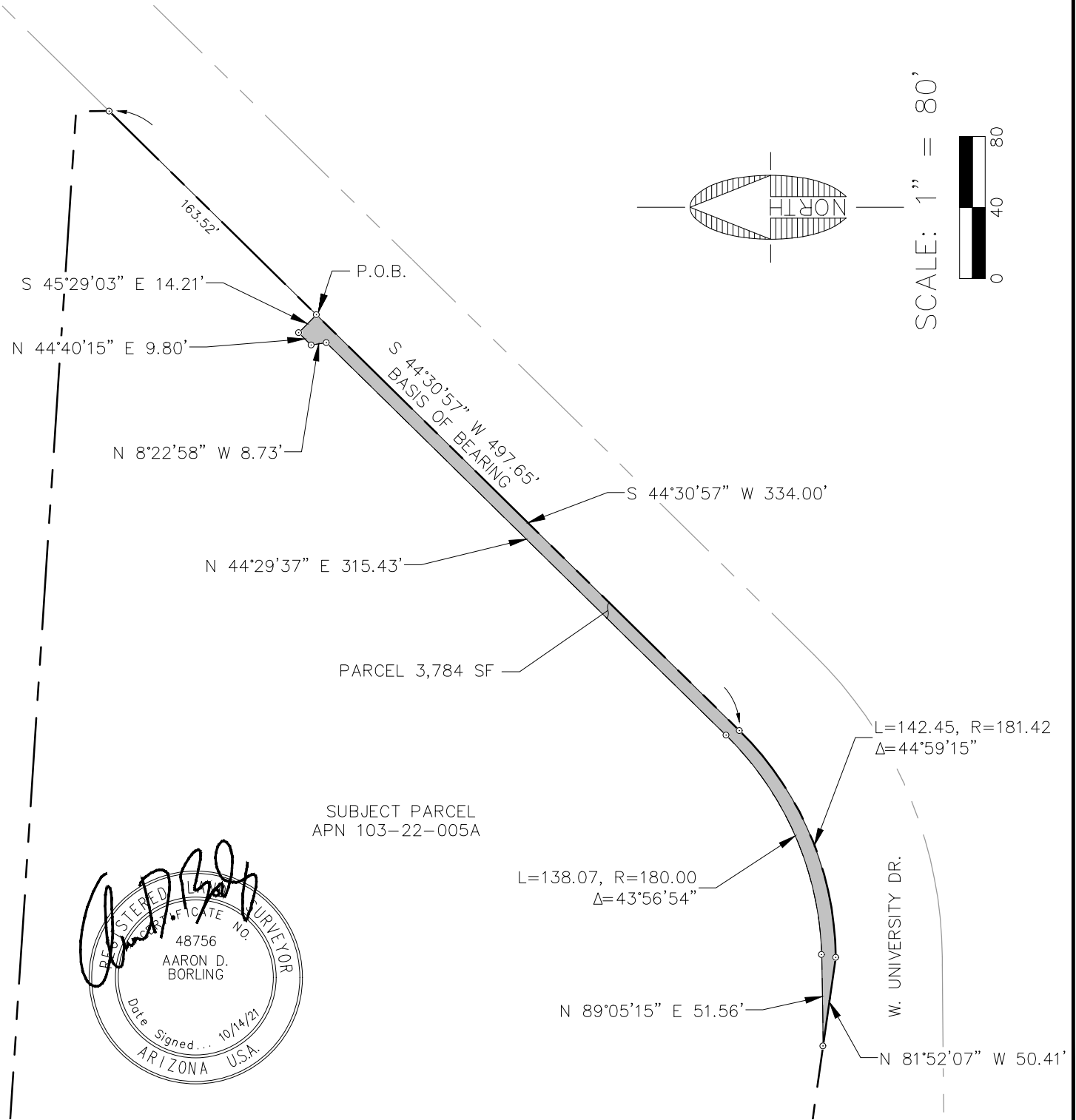
See Exhibit 'B' attached hereto and made a part hereof.

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

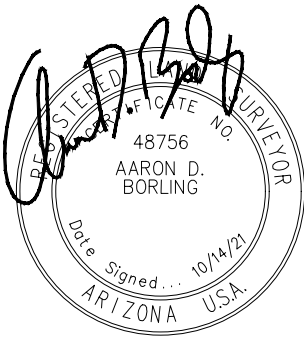
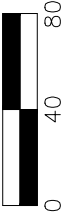


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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" = 80'



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.