

EXHIBIT "A"

The following is a description of a parcel of land, being a portion of the parcel described in Instrument 3695021, Coconino County Records (CCR), situate in section 8, Township 21 North, Range 8 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Beginning at the northeasterly corner of said parcel which is a point on the south line of Interstate 40;

Thence South  $05^{\circ}43'31''$  East along the east line of said parcel a distance 375.13 feet to the southeast corner of said parcel;

Thence South  $78^{\circ}05'39''$  West along the south line of said parcel a distance of 1,250.52 feet to a point on the east line of Cortland Blvd.;

Thence South  $79^{\circ}04'33''$  West along the north line of Cortland Blvd. a distance of 88.01 feet;

Thence continue South  $79^{\circ}04'33''$  West a distance of 7.00 feet;

Thence North  $10^{\circ}57'05''$  West a distance of 35.74 feet to a point which is the beginning of a curve concave to the west and having a radius of 149.00 feet;

Thence northwesterly along said curve a distance of 14.75 feet through a central angle of  $05^{\circ}40'16''$  to the beginning of a compound curve concave to the west having a radius of 13.00 feet;

Thence northwesterly along said curve a distance of 12.12 feet through a central angle of  $53^{\circ}25'08''$  to the beginning of a reverse curve concave to the east having a radius of 73.50 feet;

Thence northeasterly, northerly, and northwesterly along said curve a distance of 133.99 feet through a central angle of  $104^{\circ}27'00''$ ;

Thence North  $36^{\circ}56'42''$  West a distance of 89.61 feet to a point which is the beginning of a curve, concave to the east having a radius of 123.50 feet;

Thence northwesterly, north, and northeasterly along said curve a distance of 57.49 feet through a central angle of  $26^{\circ}40'11''$ ;

Thence North  $10^{\circ}16'31''$  West a distance of 117.29 feet to a point on the south line of Interstate 40;

Thence North  $76^{\circ}26'10''$  East along the south line of Interstate 40 a distance of 10.65 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 9,000.00 feet and to which beginning a radial line bears North  $12^{\circ}32'20''$  West;

Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 770.40 feet through a central angle of  $04^{\circ}54'16''$ ;

Thence North  $81^{\circ}21'17''$  East along the south line of Interstate 40 a distance of 391.59 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 14,123.95 feet and to which beginning a radial line bears North  $07^{\circ}09'02''$  West;

Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 279.56 feet through a central angle of  $01^{\circ}08'03''$  to the **True Point of Beginning**;

Said parcel contains 587,901 sq. ft. or 13.4963 acres of land more or less as shown on attached Exhibit B which by this reference is made a part hereof.



Parcel to be Rezoned to HR

# THE LOFTS @ CONTINENTAL

PORTION OF INSTRUMENT 3695021  
 LOCATED IN A PORTION THE SW1/4 OF SECTION 8,  
 TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.,  
 FLAGSTAFF, COCONINO COUNTY, ARIZONA

INTERSTATE 40

R=14123.95' L=279.52' P.O.B.  
 D=1'08.02"  
 Chord-N83°08'02"E  
 279.52'

N81°21'17"E  
 391.59'

R=9000.00' L=770.40'  
 D=4°54'16"

PARCEL 1  
 587,901 S.F.  
 13.4963± ACRES  
 TO BE REZONED

Chord-N78°54'48"E  
 770.16'

N76°26'10"E  
 248.99'  
 238.34'

S10°16'31"E  
 117.29'

S36°56'42"E  
 89.61' 2"

PARCEL 2  
 254,150 S.F.  
 5.8345± ACRES  
 NOT TO BE REZONED

W"02'08.00"  
 292.61'  
 385.01'

1250.52'  
 N78°05'39"E  
 Basis of Bearing

SCALE: 1" = 200'



Information shown is from Ins. 3695021  
 and ALTA survey by Extreme Measures.  
 Information shown hereon is true and  
 correct to the best of my knowledge.

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.88	N06°43'11"E
L2	7.00	N79°04'33"E
L3	35.74	N10°57'05"W
L4	88.01	N79°04'33"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	133.99	73.50	104°27'00"
C5	12.12	13.00	53°25'08"
C6	14.75	149.00	5°40'16"
C7	147.49	448.67	18°50'06"

HORIZONTAL SCALE: 1" = 200'

VERTICAL SCALE:

DESIGNED/DRAWN BY:

PROJECT NO. 20356

DATE: 7/26/21

**Mogollon**  
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 & SURVEYING

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EXHIBIT B  
 REZONING LEGAL DESCRIPTION  
 LOFTS @ CONTINENTAL