

LEGAL DESCRIPTION

EXHIBIT 'A'

#21214

4/19/22

A portion of the northeast quarter of Section 8, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a found railroad rail at a point in common with the east line of said Section 8 and the northerly Right-of-Way line of Old Route 66 according to Arizona State Highway Department drawing No. 3-T-251, from which a found BLM brass cap at the northeast corner of said Section 8 bears North 00°30'57" East, 2019.50 feet (Basis of Bearing);

Thence along the east line of said Section 8, North 00°30'57" East, 523.54 feet to the **POINT OF BEGINNING**;

Thence continuing along said east line, North 00°30'57" East, 600.00 feet;

Thence leaving said east line, South 75°32'02" West, 631.75 feet;

Thence South 01°20'37" West, 436.73 feet;

Thence South 89°29'03" East, 616.59 feet to the **POINT OF BEGINNING**.

Containing 7.29 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, Arizona.



PLOTTED: Apr 19, 2022--1:52pm

EXHIBIT 'B'

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST, OF THE GILA AND
SALT RIVER MERIDIAN COCONINO COUNTY, ARIZONA

FOUND 3" BLM BRASS CAP
NE COR. SEC. 8

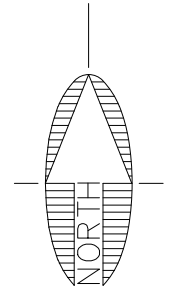
APN: 113-07-002A
CITY OF FLAGSTAFF

EXISTING ASLD R/W NO. 16-104033
INST. #3437696

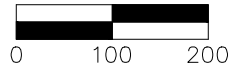
APN: 113-37-007A
UNITED METRO MATERIALS, INC.

SECTION 8 SECTION 9

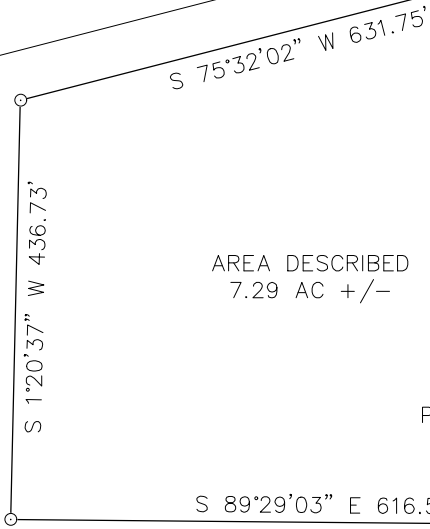
60'



SCALE: 1" = 200'



AREA DESCRIBED
7.29 AC +/-



P.O.B.

N 0°30'57\"/>

APN: 113-07-001D
CITY OF FLAGSTAFF

EXISTING ASLD R/W NO. 09-3670

STATE OF ARIZONA

EXISTING ROADWAY ESMT.
DK 240, PG 44

30'

30'

60'

FOUND RAILROAD RAIL

E. OLD ROUTE 66
200' R/W



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Shephard & Wesnitzer, Inc.

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

JOB NO.	21214
DATE	APR 22
SCALE	1"=200'
DRAWN	ADB/HAS
DESIGN	
CHECKED	ADB

ARIZONA STATE LAND

COCONINO COUNTY,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2