

Exhibit 1

Drainage Easement

APN: 111-01-025D

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-025D

A portion of that parcel of land as described in Docket 1086, Page 388, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwesterly corner of said parcel, said point being in common with the northeasterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the southeasterly corner of said parcel bears North 72°11'21" East, 752.39 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, North 72°11'21" East, 306.86 feet;

Thence leaving said southerly line, North 57°00'22" West, 259.52 feet;

Thence South 67°16'47" West, 196.73 feet to a point on said Right-of-Way line, and the westerly line of said parcel, said point being the beginning of a non-tangent curve concave to the east, having a radius of 3596.22 feet and a central angle of 2°51'16" and being subtended by a chord which bears South 29°17'33" East, 179.15 feet;

Thence along said Right-of-Way line, and said westerly line, and southerly along said curve, 179.17 feet;

Thence continuing along said Right-of-Way line, and the southerly line of said parcel, North 59°11'38" East, 15.01 feet;

Thence continuing along said Right-of-Way line, and said southerly line, South 31°09'01" East, 12.44 feet to the **TRUE POINT OF BEGINNING**;

Containing 50,787 square feet, or 1.17 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.

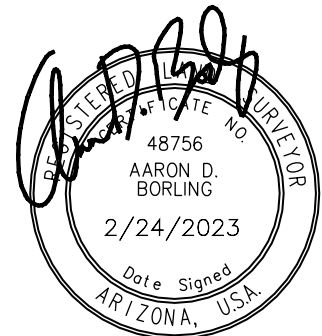


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 24, 2023--4:30pm

FILE: \\VR-FILEFLAG\DATA\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-025D_DRAINAGE EASEMENT.DWG ABORLING

APN 111-19-015

SUBJECT PARCEL
APN 111-01-025D

AREA DESCRIBED
50,787 SF

U.S. HWY 180
FORT VALLEY RD

S 67°16'47" W 196.73'

N 57°00'22" W 259.52'

L=179.17, R=3596.22
Δ=25°16"

306.86'

N 72°11'21" E 752.39'
BASIS OF BEARING

APN 110-14-003

APN 111-01-009Y

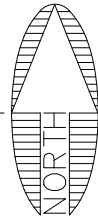
S 31°09'01" E 12.44'

P.O.B.

APN 111-01-010G

N 59°11'38" E 15.01'

APN 111-01-012C



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.



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

JOB NO.	223008
DATE	FEB 23
SCALE	AS SHOWN
DRAWN	JEE
DESIGN	
CHECKED	ADB

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

Temporary Construction Easement

APN: 111-01-025D

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-025D

A portion of that parcel of land as described in Docket 1086, Page 388, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwesterly corner of said parcel, said point being in common with the northeasterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the southeasterly corner of said parcel bears North 72°11'21" East, 752.39 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, North 72°11'21" East, 326.21 feet;

Thence leaving said southerly line, North 57°00'22" West, 279.68 feet;

Thence South 67°16'47" West, 205.98 feet to a point on said Right-of-Way line, and the westerly line of said parcel, said point being the beginning of a non-tangent curve concave to the east, having a radius of 3596.22 feet and a central angle of 3°05'40" and being subtended by a chord which bears South 29°10'21" East, 194.20 feet;

Thence along said Right-of-Way line, and said westerly line, and southerly along said curve, 194.22 feet;

Thence continuing along said Right-of-Way line, and the southerly line of said parcel, North 59°11'38" East, 15.01 feet;

Thence continuing along said Right-of-Way line, and said southerly line, South 31°09'01" East, 12.44 feet to the **TRUE POINT OF BEGINNING**;

Containing 57,852 square feet, or 1.33 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.

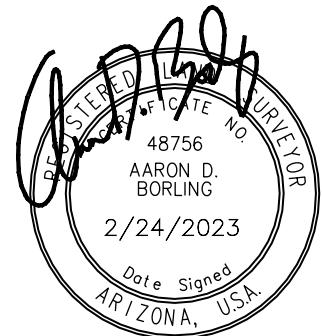


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COCONINO COUNTY, ARIZONA

PLOTTED: Feb 24, 2023-4:07pm

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APN 111-19-015

SUBJECT PARCEL
APN 111-01-025D

AREA DESCRIBED
57,836 SF

U.S. HWY 180
FORT VALLEY RD

S 67°16'47" W 205.98'

N 57°00'22" W 279.68'

L=194.22, R=3596.22
Δ=3°05'40"

326.21'
N 72°11'21" E 752.39'
BASIS OF BEARING

APN 110-14-003

APN 111-01-009Y

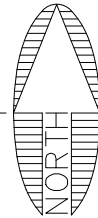
S 31°09'01" E 12.44'

P.O.B.

APN 111-01-010G

N 59°11'38" E 15.01'

APN 111-01-012C



SCALE: 1" = 80



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FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

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