



## LEGAL DESCRIPTION

### Exhibit 'A'

A portion of the West University Avenue Right-of-Way as shown on Book 10 of Surveys, Page 10, and Instrument Number 3801242, 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 concrete nail and tag in sidewalk on the north 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 continuing along the northerly prolongation of said Right-of-Way line, South 89°30'08" West, 25.04 feet to a point on the east Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, South 1°28'21" West, 85.44 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 25.00 feet and a central angle of 90°58'29" and being subtended by a chord which bears North 44°00'53" East, 35.65 feet;

Thence northeasterly along said curve, 39.70 feet to a point on the south Right-of-Way line of West University Avenue;

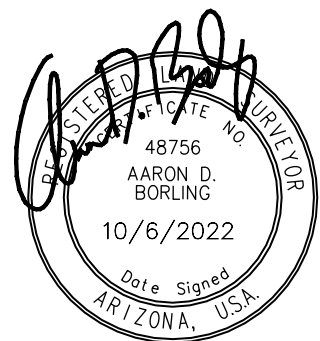
Thence along said Right-of-Way Line, North 89°30'08" East, 519.27 feet;

Thence leaving said Right-of-Way line, North 0°16'40" West, 60.00 feet to the **POINT OF BEGINNING**;

Containing 32,859 square feet, or 0.75 Acres, more or less.

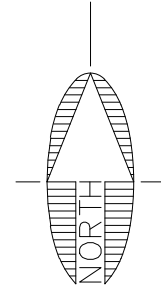
See Exhibit 'B' attached hereto and made a part hereof.

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

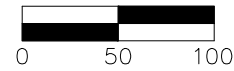


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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 103-22-005A  
BK 10, PG 10

CONCRETE NAIL  
IN SIDEWALK

CONCRETE NAIL IN SIDEWALK

P.O.B.

N 89°30'08" E 520.91'  
BASIS OF BEARING

N 0°16'40" W  
60.00'

S 1°28'21" E  
85.44'

25.04'

SUBJECT PARCEL  
APN 103-22-003A

W. UNIVERSITY AVE.

S. MILTON RD.

L=39.70, R=25.00  
Δ=90°58'29"

N 89°30'08" E 519.27'

AREA DESCRIBED  
32,859 SF

APN 103-22-004D  
INST. NO. 3940309

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.



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Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax

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Shephard & Wesnitzer, Inc.

JOB NO.	18121
DATE	OCT 22
SCALE	1"=30'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

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OF 2

PLOTTED: Oct 06, 2022-4:25pm

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