

EXHIBIT 'A'
LEGAL DESCRIPTION

A portion of the Hoskins Avenue public Right-of-Way according to the Revised Plat of the Washington Addition, Book 2 of Maps, Page 2, Official Records of Coconino County, located in the northwest quarter of Section 22, Township 21 North, Range 7 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a 2-inch aluminum cap marked 'City of Flagstaff' at the centerline intersection of Hoskins Avenue and South Fountain Street, from which a 2-inch aluminum cap marked 'City of Flagstaff' at the centerline intersection of Hoskins Avenue and South O'Leary Street bears North 89°35'02" East, 268.59 feet (Basis of Bearing, North 89°11'20 East, 268.70 feet per Instrument Number 3859846);

Thence South 59°00'46" West, 29.15 feet to the **TRUE POINT OF BEGINNING**;

Thence South 89°51'09" West, 107.00 feet to a point on the west line of said Section 22;

Thence along said west line, North 0°03'18" West, 48.40 feet to the southwest corner of Lot 27, Block A of said Washington Addition;

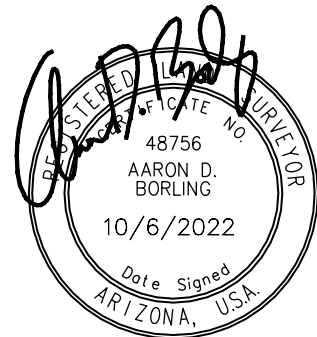
Thence leaving said west line, and along the south line of said Lot 27, South 89°16'24" East, 107.01 feet to the southeast corner of said Lot 27;

Thence leaving said south line, South 0°03'18" East, 49.48 feet to the **TRUE POINT OF BEGINNING**.

Containing 5,237 square feet, or 0.12 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.

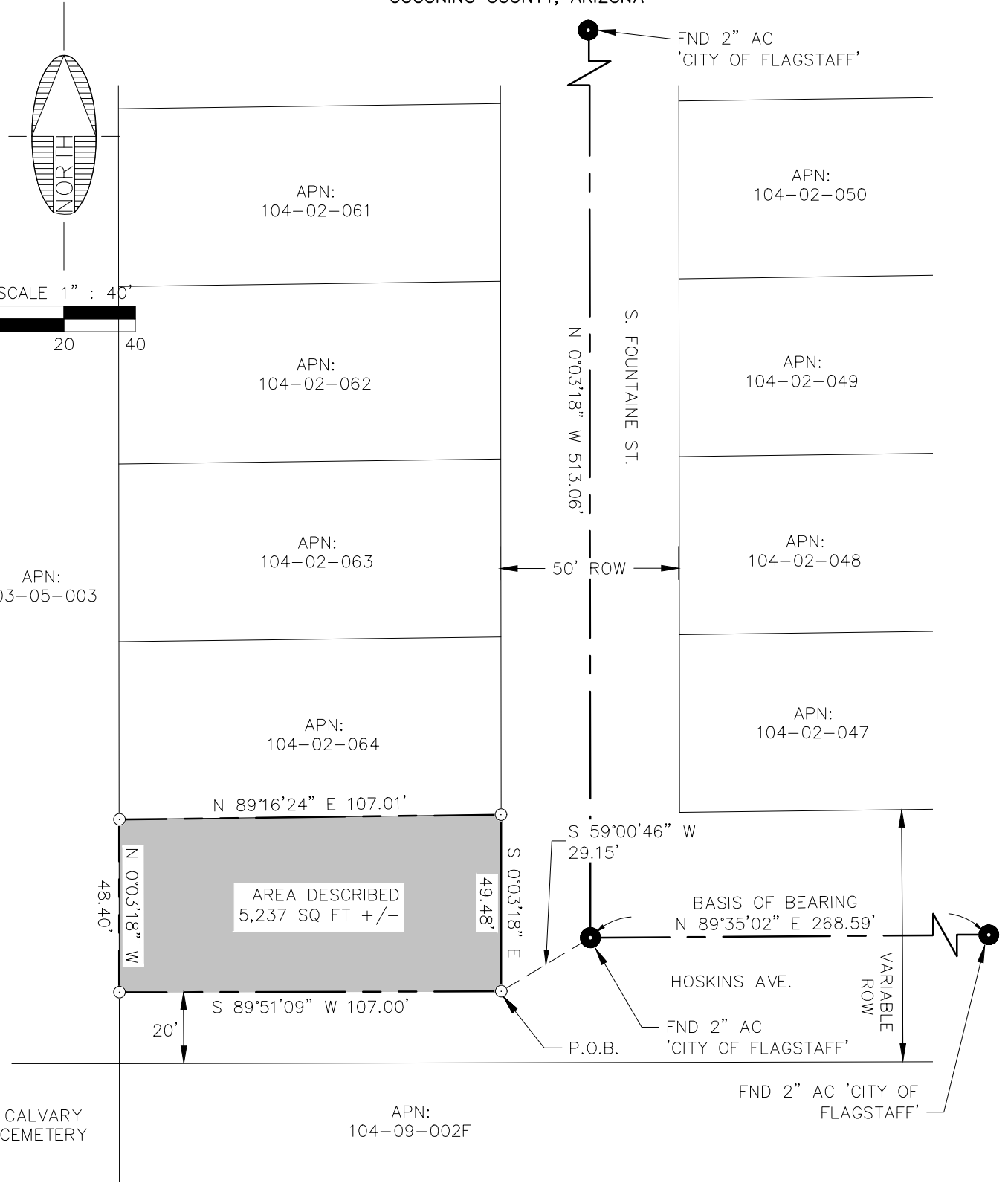



PLOTTED: Oct 06, 2022-3:32pm

FILE: \\192.168.1.15\PROJECTS\2018\18121\SURVEY\LEGAL DESCRIPTIONS\CHECK SET 2022-10-06\HOSKINS-FOUNTAINE_ROW.DWG ABORLING

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF BLOCK 'A', ACCORDING TO THE REVISED PLAT WASHINGTON ADDITION,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 21 NORTH, RANGE 7 EAST,
 OF THE GILA AND SALT RIVER MERIDIAN,
 COCONINO COUNTY, ARIZONA



 Shephard Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 18121 DATE OCT 22 SCALE 1" = 40' DRAWN JEE DESIGN CHECKED ADB	HOSKINS AVE. FLAGSTAFF ARIZONA	SHEET 2 OF 2
	LEGAL EXHIBIT			

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.

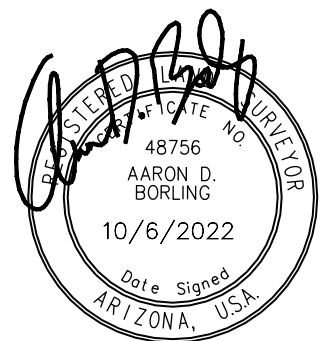
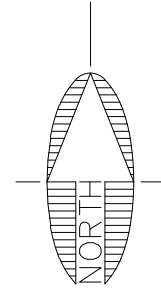


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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.



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

www.swiaz.com

Shephard & Wesnitzer, Inc.

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

BEULAH & UNIVERSITY

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

PLOTTED: Oct 06, 2022-4:25pm

FILE: \\192.168.1.15\projects\2018\18121\Survey\Legal Descriptions\CHECK SET 2022-10-06\UNIVERSITY AVENUE EXHIBIT.dwg SWI-C3D-2021

When recorded, return to:
City Clerk
211 West Aspen Avenue
Flagstaff, Arizona 86001

Coconino County APN: 103-22-003A; 103-18-001

DRAINAGE EASEMENT

For valuable consideration, the sufficiency and receipt of which is hereby acknowledged, ARIZONA BOARD OF REGENTS for and on behalf of NORTHERN ARIZONA UNIVERSITY, (“Grantor”), hereby grants and conveys unto the CITY OF FLAGSTAFF, an Arizona municipal corporation (“Grantee”), its successors and assigns, a non-exclusive drainage easement over, under, upon, and across the real property legally described and depicted in the attached Exhibit (the “easement”) subject to the following terms and conditions:

1. Grantee shall have the right to use the easement for drainage and flood control purposes, including without limitation, construction, operation, maintenance, modification, replacement and repair of natural and man-made channels, washes, watercourses, levees, dikes, dams, retention and detention basins, storage basins, storm drains, monitoring devices, and any facilities and appurtenances which facilitate drainage (“the drainage system”).
2. Grantee shall have a limited, temporary right of ingress and egress across adjacent real property owned or controlled by the Grantor when reasonably required to gain access to the easement.
3. Grantee shall have the right to use the easement for drainage from other real properties that are part of an overall drainage area.
4. Grantee may remove, alter, or maintain vegetation, improvements, or obstructions within the easement that conflict with drainage purposes, as determined in Grantee’s reasonable discretion.
5. Upon completion of any work by Grantee, its employees, contractors or licensees in the easement, Grantee shall restore the real property surrounding the drainage system to its prior condition.
6. Grantor shall have the right to use and enjoy the real property encumbered by this easement, provided such use and enjoyment does not interfere with Grantee's ability to use the easement.
7. Grantor shall maintain the easement free and clear of vegetation, improvements, or obstructions that interfere with the easement purposes.
8. The easement granted herein is perpetual and shall run with the land and be binding upon the Grantor and its heirs, assigns, and successors in interest.

LEGAL DESCRIPTION

Exhibit 'A'

A portion of West University Drive as shown on Book 10 of Maps, Page 10, 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, more particularly described as follows:

Commencing at a found concrete nail and tag in sidewalk on the northerly Right-of-Way line of West University Drive, from which a found concrete nail and tag in sidewalk on said Right-of-Way line bears North 89°30'08" East, 520.91 feet (Basis of Bearing);

Thence leaving said Right-of-Way line, South 80°58'10" West, 1.33 feet to the **TRUE POINT OF BEGINNING**;

Thence North 89°54'20" East, 370.05 feet;

Thence North 00°58'27" West, 2.80 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, South 89°54'20" East, 16.00 feet;

Thence leaving said Right-of-Way line, South 00°58'27" East, 2.79 feet;

Thence North 89°01'33" East, 159.42 feet;

Thence North 68°45'34" East, 15.10 feet to a point on said Right-of-Way line, and the beginning of a non-tangent curve concave to the northwest having a radius of 181.42 feet and a central angle of 17°43'29" and being subtended by a chord bearing North 68°45'34" East, 55.90 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 56.12 feet;

Thence leaving said Right-of-Way line, North 68°45'34" East, 40.17 feet;

Thence North 44°20'05" East, 147.70 feet;

Thence North 45°37'31" West, 9.53 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, North 44°30'57" East, 16.00 feet;

Thence leaving said Right-of-Way line, South 45°37'31" East, 9.48 feet;

Thence North 44°20'05" East, 153.15 feet;

Thence North 45°29'03" West, 8.99 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, North 44°30'57" East, 15.98 feet;

Thence leaving said Right-of-Way line, South 45°38'13" East, 8.94 feet;

Thence North 44°20'05" East, 297.84 feet;

Thence North 45°28'32" West, 8.00 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, North 44°30'56" East, 16.12 feet;

Thence leaving said Right-of-Way line, South 46°19'33" East, 7.95 feet;
Thence North 44°18'32" East, 55.23 feet;
Thence North 87°30'44" East, 46.27 feet;
Thence North 41°31'35" East, 49.47 feet;
Thence South 88°26'26" East, 36.24 feet;
Thence South 01°33'34" West, 16.00 feet;
Thence North 88°26'26" West, 28.78 feet;
Thence South 41°31'35" West, 48.80 feet;
Thence South 87°30'44" West, 46.73 feet;
Thence South 44°19'44" West, 252.47 feet;
Thence South 45°39'55" East, 35.41 feet to a point on the southerly Right-of-Way line of West University Drive;
Thence along said Right-of-Way line, South 44°31'28" West, 16.00 feet;
Thence leaving said Right-of-Way line, North 45°39'55" West, 35.36 feet;
Thence South 44°20'05" West, 97.13 feet;
Thence South 18°10'24" East, 36.39 feet;
Thence South 46°01'15" East, 2.71 feet to a point on said Right-of-Way line;
Thence along said Right-of-Way line, South 44°31'28" West, 16.00 feet;
Thence leaving said Right-of-Way line, North 45°48'27" West, 6.57 feet;
Thence North 18°10'24" West, 31.97 feet;
Thence South 44°20'05" West, 315.66 feet;
Thence South 68°45'34" West, 117.49 feet;
Thence South 89°01'33" West, 170.66 feet;
Thence South 89°54'20" West, 377.91 feet;
Thence North 00°05'40" West, 16.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.62 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.

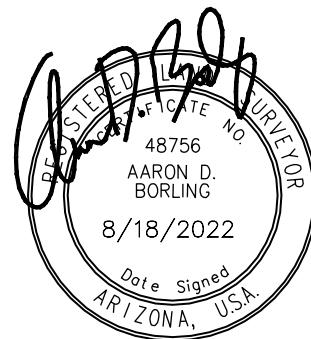
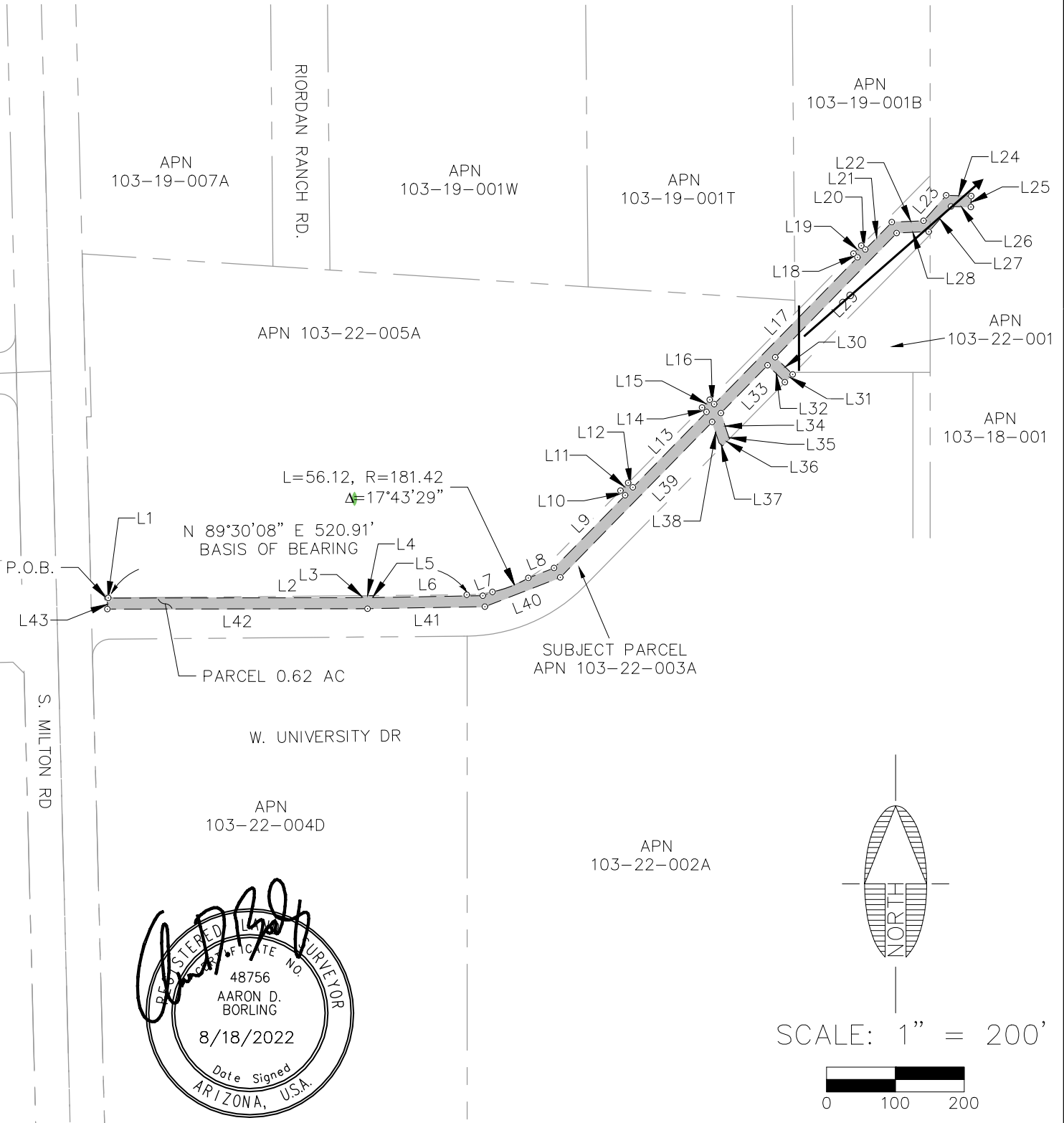
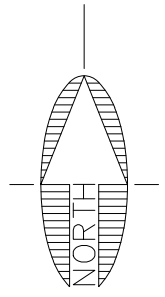


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



REGISTERED PROFESSIONAL SURVEYOR
 48756
 AARON D. BORLING
 8/18/2022
 Date Signed
 ARIZONA, U.S.A.



SCALE: 1" = 200'



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.

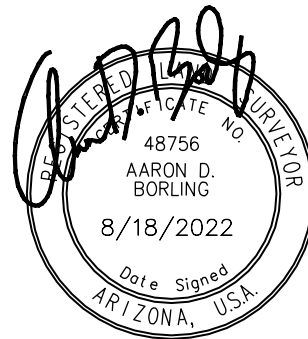
 Shephard & Associates, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE AUG 22 SCALE 1"=200' DRAWN RPR DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET 3 OF 4
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EXHIBIT '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	1.33	S80° 58' 10"W
L2	370.05	N89° 54' 20"E
L3	2.80	N0° 58' 27"W
L4	16.00	N89° 30' 08"E
L5	2.79	S0° 58' 27"E
L6	159.42	S89° 01' 33"W
L7	15.10	S68° 45' 34"W
L8	40.17	N68° 45' 34"E
L9	147.70	N44° 20' 05"E
L10	9.53	N45° 37' 31"W
L11	16.00	N44° 30' 57"E
L12	9.48	S45° 37' 31"E
L13	153.15	N44° 20' 05"E
L14	8.99	N45° 29' 03"W
L15	15.98	N44° 30' 57"E
L16	8.94	S45° 38' 13"E
L17	297.84	N44° 20' 05"E
L18	8.00	N45° 28' 32"W
L19	16.12	N44° 30' 56"E
L20	7.95	S46° 19' 33"E
L21	55.23	N44° 18' 32"E
L22	46.27	N87° 30' 44"E
L23	49.47	N41° 31' 35"E
L24	36.24	S88° 26' 26"E
L25	16.00	S1° 33' 34"W

Line Table		
Line #	Length	Direction
L26	28.78	N88° 26' 26"W
L27	48.80	S41° 31' 35"W
L28	46.73	S87° 30' 44"W
L29	252.47	S44° 19' 44"W
L30	35.41	S45° 39' 55"E
L31	16.00	S44° 31' 28"W
L32	35.36	N45° 39' 55"W
L33	97.13	S44° 20' 05"W
L34	36.39	S18° 10' 24"E
L35	2.71	S46° 01' 15"E
L36	16.00	S44° 31' 28"W
L37	6.57	N45° 48' 27"W
L38	31.97	N18° 10' 24"W
L39	315.66	S44° 20' 05"W
L40	117.49	S68° 45' 34"W
L41	170.66	S89° 01' 33"W
L42	377.91	S89° 54' 20"W
L43	16.00	N0° 05' 40"W



PLOTTED: Aug 18, 2022--9:16am

FILE: P:\2018\18121\Survey\Legal Descriptions\4_20_Rev_RPR\BU-52_103-22-003A_NAU_Drainage.dwg SWI-C3D-2021

When recorded, return to:
City Clerk
211 West Aspen Avenue
Flagstaff, Arizona 86001

Coconino County APN: 103-19-001B

DRAINAGE EASEMENT

For valuable consideration, the sufficiency and receipt of which is hereby acknowledged, ARIZONA BOARD OF REGENTS for and on behalf of NORTHERN ARIZONA UNIVERSITY, (“Grantor”), hereby grants and conveys unto the CITY OF FLAGSTAFF, an Arizona municipal corporation (“Grantee”), its successors and assigns, a non-exclusive drainage easement over, under, upon, and across the real property legally described and depicted in the attached Exhibits (the “easement”) subject to the following terms and conditions:

1. Grantee shall have the right to use the easement for drainage and flood control purposes, including without limitation, construction, operation, maintenance, modification, replacement and repair of natural and man-made channels, washes, watercourses, levees, dikes, dams, retention and detention basins, storage basins, storm drains, monitoring devices, and any facilities and appurtenances which facilitate drainage (“the drainage system”).
2. Grantee shall have a limited, temporary right of ingress and egress across adjacent real property owned or controlled by the Grantor when reasonably required to gain access to the easement.
3. Grantee shall have the right to use the easement for drainage from other real properties that are part of an overall drainage area.
4. Grantee may remove, alter, or maintain vegetation, improvements, or obstructions within the easement that conflict with drainage purposes, as determined in Grantee’s reasonable discretion.
5. Upon completion of any work by Grantee, its employees, contractors or licensees in the easement, Grantee shall restore the real property surrounding the drainage system to its prior condition.
6. Grantor shall have the right to use and enjoy the real property encumbered by this easement, provided such use and enjoyment does not interfere with Grantee's ability to use the easement.
7. Grantor shall maintain the easement free and clear of vegetation, improvements, or obstructions that interfere with the easement purposes.
8. The easement granted herein is perpetual and shall run with the land and be binding upon the Grantor and its heirs, assigns, and successors in interest.

IN WITNESS WHEREOF, Grantor has caused this drainage easement to be executed this ___ day of _____, 202__.

Grantor: _____

By: _____

Title: _____
Its authorized representative

State of _____)

County of _____)

ss.

ACKNOWLEDGMENT

On this _____ day of _____, 202__, before me, a Notary Public, personally appeared _____, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he or she executed the same for the purposes therein contained.

Notary Public

(Seal)

Attachment: Exhibit

LEGAL DESCRIPTION

Exhibit 'A'

A portion of that parcel of land as described in Docket 250, Page 139, 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, said point being in common with the northwesterly Right-of-Way line of West University Drive as shown on Book 10 of Surveys, Page 10, Official records of Coconino County, 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 and the southeasterly line of said parcel, North 44°30'56" East, 121.54 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line and said southeasterly line, North 44°30'56" East, 16.12 feet;

Thence leaving said Right-of-Way line and said southeasterly line, North 46°19'33" West, 56.20 feet;

Thence South 44°31'28" West, 15.29 feet;

Thence South 45°28'32" East, 56.19 feet to the **TRUE POINT OF BEGINNING**;

Containing 882 square feet, or 0.02 acres, more or less.

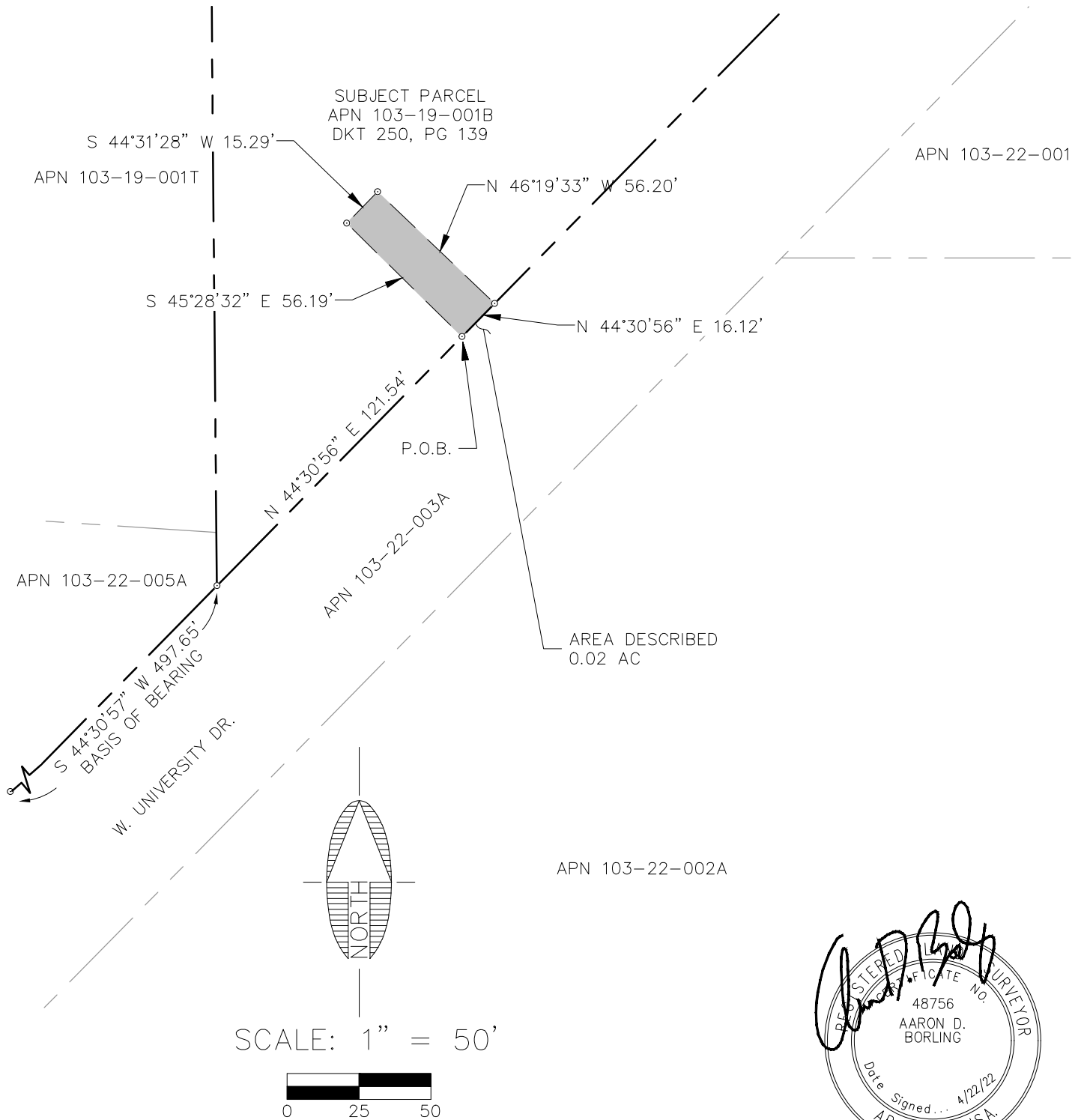
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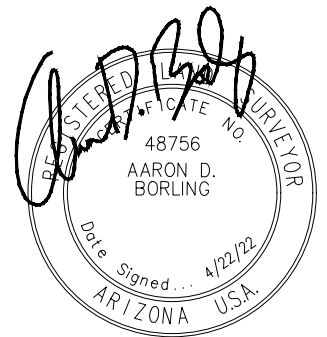


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



NOTE:
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RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
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LOCATION OF THE AREA DESCRIBED.



Shephard & Wesnitzer, Inc.

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928.774.8934 fax

www.swiaz.com

JOB NO.	18121
DATE	APR 22
SCALE	1"=50'
DRAWN	RPR
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2