

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/30/2022

A portion of Lot 8 and Lot 9 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northeast corner of said Lot 9, from which the northwest corner of said Lot 9 bears South 89°26'37" West, 500.30 feet (Basis of Bearing, South 89°18'19" West, 496.39 feet per R1) and the **POINT OF BEGINNING;**

Thence along the north line of said Lot 9, South 89°26'37" West, 24.29 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 33.00 feet and a central angle of 26°29'03" and being subtended by a chord which bears South 17°13'20" East;

Thence southerly along said curve 15.25 feet to the beginning of a tangent curve concave to the southwest having a radius of 18.00 feet and a central angle of 25°52'22";

Thence southerly along said curve, 8.13 feet;

Thence South 04°35'29" East, 167.39 feet to the beginning of a tangent curve concave to the west having a radius of 18.00 feet and a central angle of 15°28'53";

Thence southerly along said curve, 4.86 feet;

Thence South 10°53'24" West, 24.57 feet;

Thence South 78°04'54" East, 2.90 feet to a point on the westerly Right-of-Way line of South Beulah Boulevard as shown on R1, and to the beginning of a non-tangent curve concave to the west having a radius of 472.00 feet and a central angle of 13°33'58" and being subtended by a chord which bears North 04°55'01" East 111.50 feet;

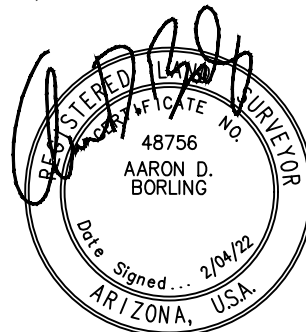
Thence northerly along said Right-of-Way line and along said curve, 111.76 feet;

Thence continuing along said Right-of-Way, North 01°51'52" West, 107.75 feet to the **POINT OF BEGINNING;**

Containing 2,730 square feet, or 0.063 Acres, more or less.

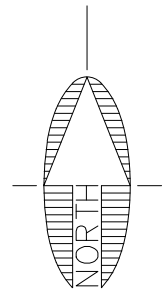
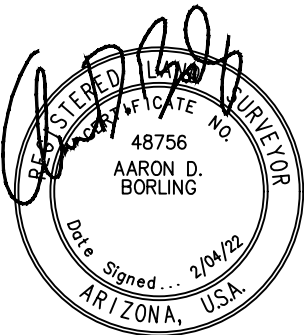
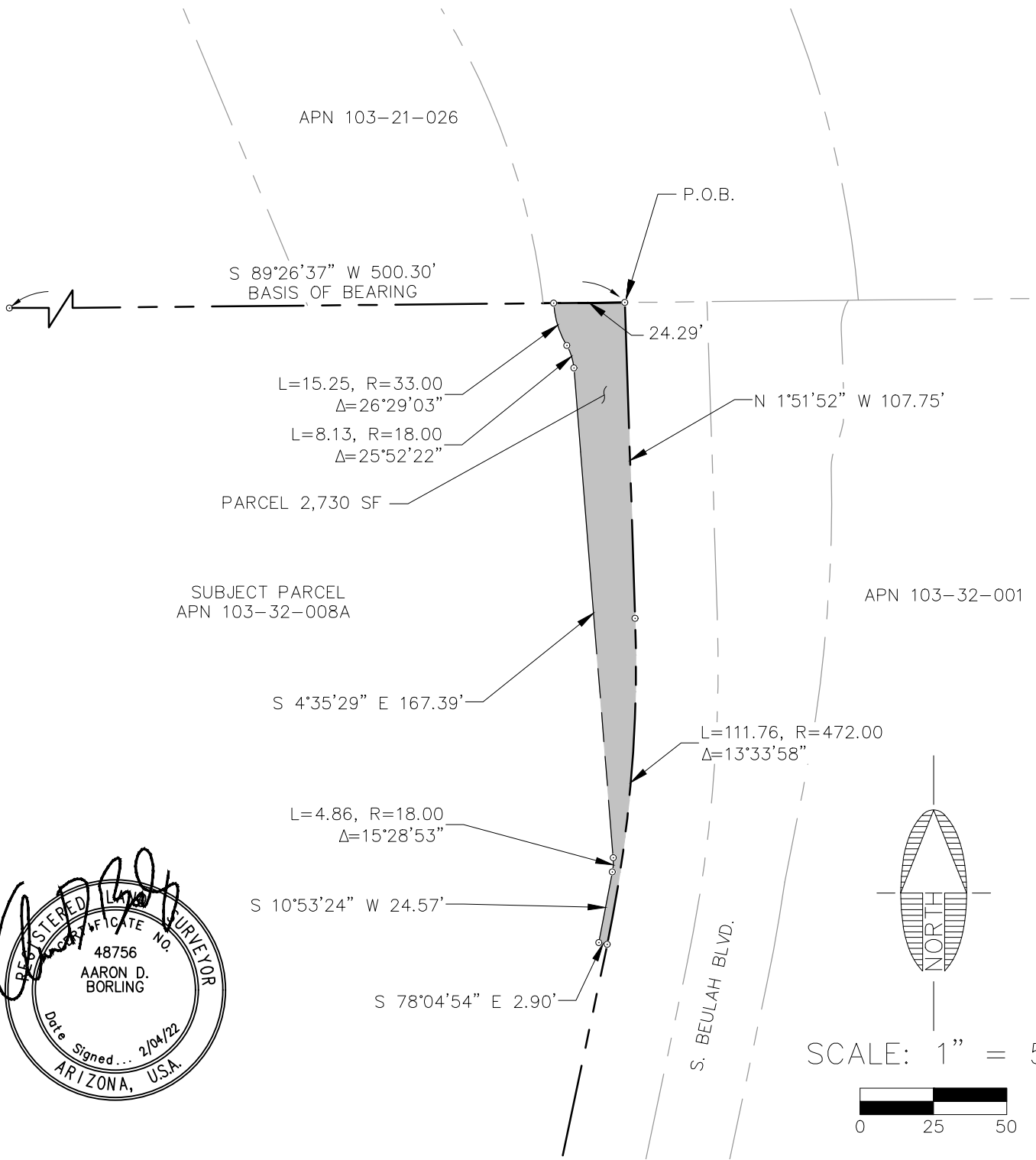
See Exhibit 'B' attached hereto and made a part hereof.

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 NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 50'



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.

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/30/2021

A portion of Lot 9 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northeast corner of said Lot 9, from which the northwest corner of said Lot 9 bears South 89°26'37" West, 500.30 feet (Basis of Bearing, South 89°18'19" West, 496.39 feet per R1);

Thence along the north line of said Lot 9, South 89°26'37" West, 24.29 feet to the **POINT OF BEGINNING**;

Thence continuing along said north line, South 89°26'37" West, 8.23 feet;

Thence leaving said north line, South 01°43'36" East, 7.67 feet;

Thence South 35°30'19" East, 13.00 feet;

Thence South 14°47'52" East, 13.93 feet;

Thence South 05°57'22" East, 107.49 feet;

Thence North 85°18'12" East, 2.00 feet;

Thence North 04°35'29" West, 116.79 feet to the beginning of a tangent curve concave to the southwest, having a radius of 18.00 feet and a central angle of 25°52'22";

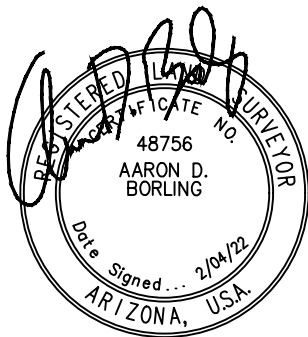
Thence northerly along said curve, 8.13 feet to the beginning of a tangent curve concave to the northeast, having a radius of 33.00 feet and a central angle of 26°29'03";

Thence northerly along said curve, 15.25 feet to the **POINT OF BEGINNING**;

Containing 581 square feet, or 0.013 Acres, more or less.

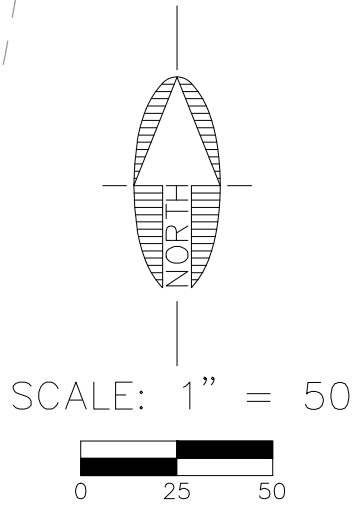
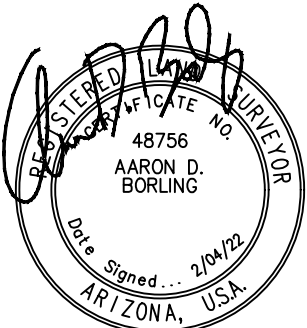
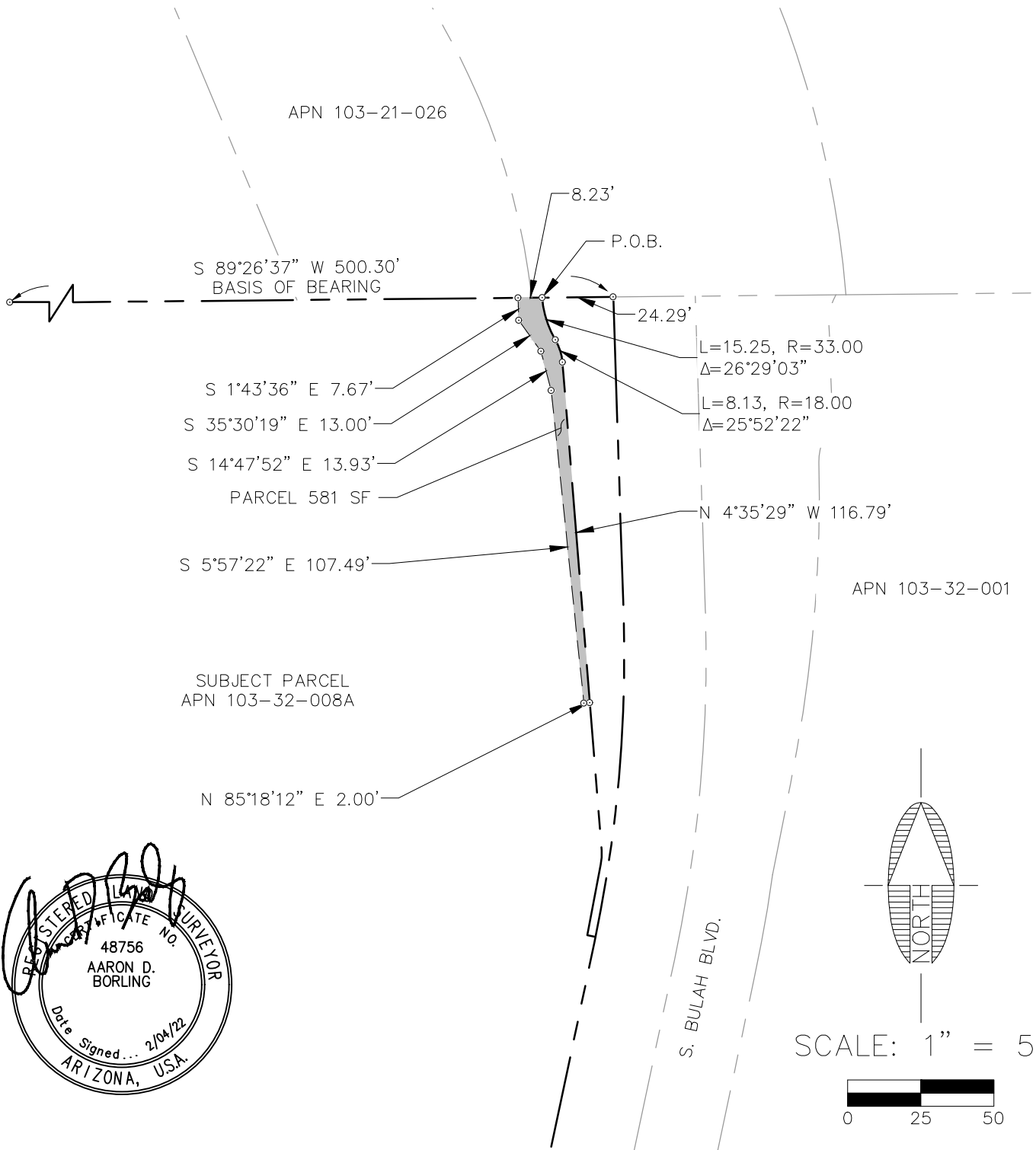
See Exhibit 'B' attached hereto and made a part hereof.

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 NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



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.

FILE: \\Vr-fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-01-26 Check Set\BU-02 103-32-008A\_LQ PROPERTIES LLC\_SLOPE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Feb 03, 2022-4:28pm

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 22 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/27/2022

A portion of that parcel of land as described in Docket 1598, Page 663, said parcel being a portion of Lot 2 as shown on Book 12 of Surveys, Page 76, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northwest corner of said Lot 2, said point being in common with the easterly Right-of-Way line of South Beulah Boulevard, from which the northeast corner of said Lot 2 bears North 88°29'35" East, 412.26 feet (Basis of Bearing, North 88°29'35" East, 413.91 feet per R1);

Thence along said Right-of-Way line, South 11°55'06" West, 38.37 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, South 11°55'06" West, 23.26 feet to the beginning of a tangent curve concave to the southeast having a radius of 472.00 feet and a central angle of 02°36'00";

Thence continuing along said Right-of-Way line, and southerly along said curve, 21.42 feet;

Thence leaving said Right-of-Way line, South 80°27'46" East, 5.40 feet;

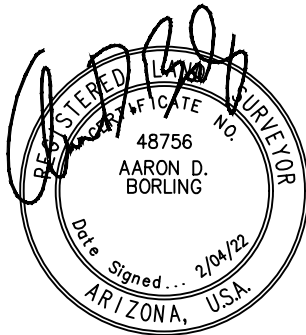
Thence North 10°58'27" East, 44.45 feet;

Thence North 78°04'54" West, 5.08 feet to the **POINT OF BEGINNING**;

Containing 240 square feet, or 0.006 Acres, more or less.

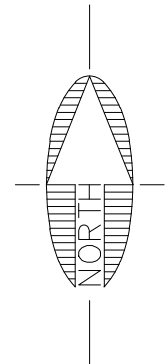
See Exhibit 'B' attached hereto and made a part hereof.

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

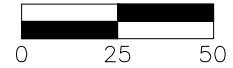


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 50'



APN 103-32-008A

APN 103-32-001

S. BULAH BLVD.

P.O.B.  
S 11°55'06" W 23.26'  
L=21.42, R=472.00  
Δ=2°36'00"

S 11°55'06" W 38.37'  
N 78°04'54" W 5.08'

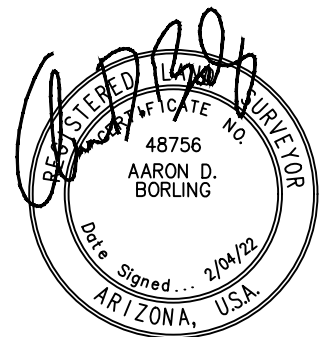
PARCEL 240 SF  
N 10°58'27" E 44.45'

SUBJECT PARCEL  
APN 103-32-002B

S 80°27'46" E 5.40'

N 88°29'35" E 412.26'  
BASIS OF BEARING

NOTE:  
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Shephard & Associates, Inc.

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

www.swiaz.com

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/27/2022

A portion of Lot 1 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northwest corner of said Lot 1, said point being in common with the easterly Right-of-Way line of South Beulah Boulevard as shown on R1, from which the northeast corner of said Lot 1 bears North 89°26'37" East, 370.92 feet (Basis of Bearing, North 89°18'19" East, 369.48 feet per R1) and the **POINT OF BEGINNING;**

Thence along said Right-of-Way line, South 01°51'52" East, 106.47 feet to the beginning of a tangent curve concave to the northwest having a radius of 528.00 feet and a central angle of 9°58'08";

Thence continuing along said Right-of-Way line, and southerly along said curve, 91.87 feet;

Thence leaving said Right-of-Way line, North 11°10'34" East, 31.69 feet to the beginning of a tangent curve concave to the northwest having a radius of 502.50 feet and a central angle of 12°36'29";

Thence northerly along said curve, 110.58 feet to the beginning of a tangent curve concave to the southeast having a radius of 18.00 feet and a central angle of 26°44'07";

Thence northerly along said curve 8.40 feet to the beginning of a tangent curve concave to the northwest having a radius of 27.00 feet and a central angle of 27°20'56";

Thence northerly along said curve, 12.89 feet;

Thence North 02°03'31" West, 26.60 feet to the beginning of a tangent curve concave to the east having a radius of 18.00 feet and a central angle of 33°09'25";

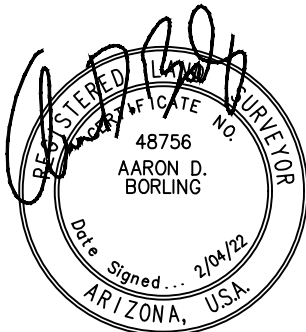
Thence northerly along said curve, 10.42 feet to a point on the north line of said Lot 1;

Thence along said north line, South 89°26'37" West, 20.10 feet to the **POINT OF BEGINNING;**

Containing 1,930 square feet, or 0.044 Acres, more or less.

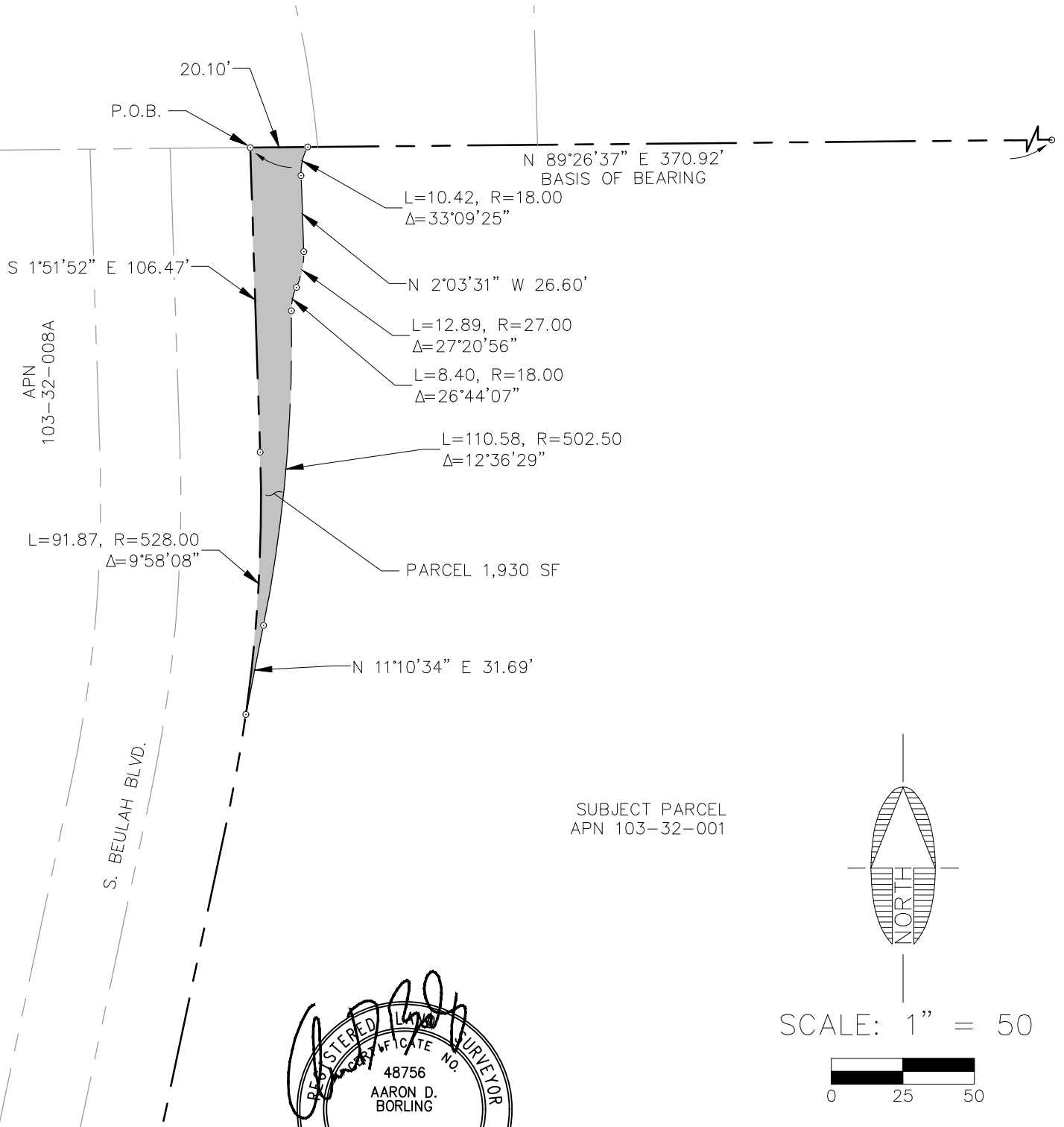
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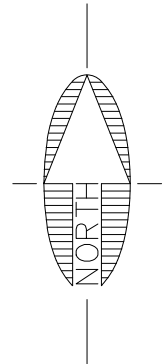


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

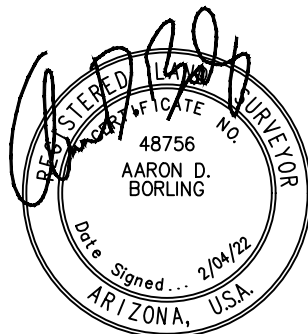
A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN 103-32-001



SCALE: 1" = 50'



NOTE:  
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/27/2022

A portion of Lot 1 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northwest corner of said Lot 1, said point being in common with the easterly Right-of-Way line of South Beulah Boulevard as shown on R1, from which the northeast corner of said Lot 1 bears North 89°26'37" East, 370.92 feet (Basis of Bearing, North 89°18'19" East, 369.48 feet per R1);

Thence along the north line of said Lot 1, North 89°26'37" East, 20.10 feet to the beginning of a non-tangent curve concave to the southeast, having a radius of 18.00 feet and being subtended by a chord which bears South 13°18'16" West, 10.28 feet and the **POINT OF BEGINNING**;

Thence southerly along said curve, 10.35 feet through a central angle of 32°57'16";

Thence South 02°03'31" East, 26.60 feet to the beginning of a tangent curve concave to the northwest having a radius of 27.00 feet and a central angle of 27°20'56";

Thence southerly along said curve, 12.89 feet to the beginning of a tangent curve concave to the southeast having a radius of 18.00 feet and a central angle of 26°44'07";

Thence southerly along said curve, 8.40 feet to the beginning of a tangent curve concave to the west having a radius of 502.50 feet and a central angle of 09°36'51";

Thence southerly along said curve, 84.32 feet;

Thence South 81°38'11" East, 3.55 feet;

Thence North 11°18'48" East, 55.66 feet;

Thence North 01°51'52" West, 84.71 feet;

Thence North 89°18'08" East, 11.95 feet;

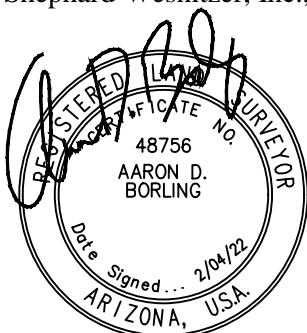
Thence North 59°54'08" East, 5.11 feet to a point on the north line of said Lot 1;

Thence along said north line, South 89°26'37" West, 17.04 feet to the **POINT OF BEGINNING**;

Containing 848 square feet, or 0.019 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

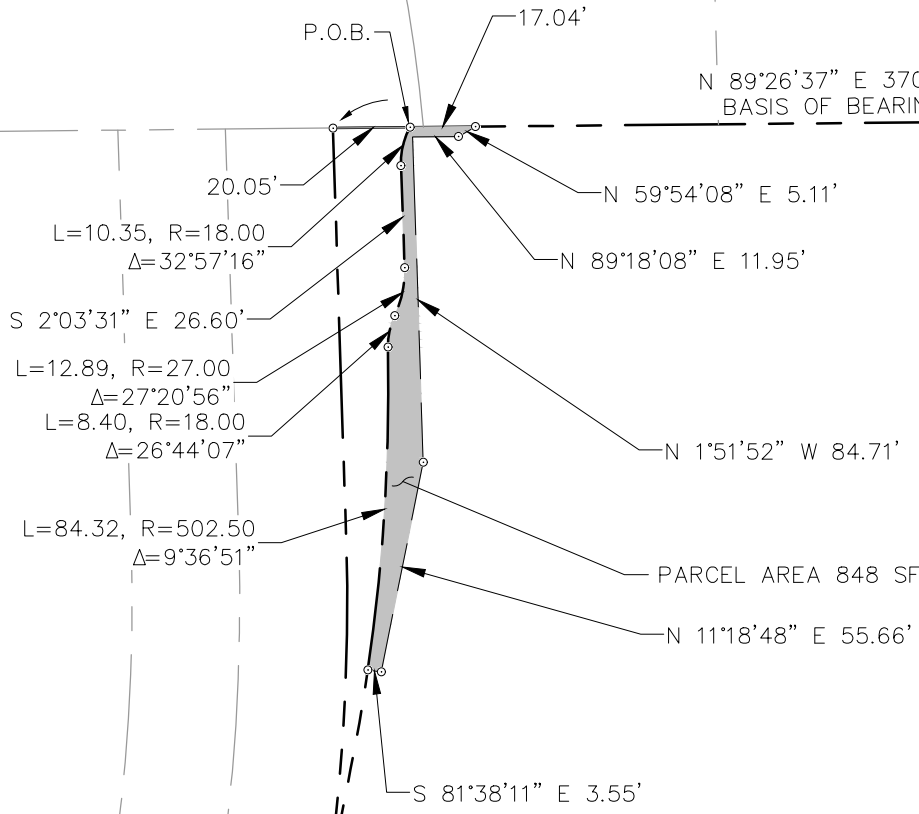
A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 03, 2022-5:36pm

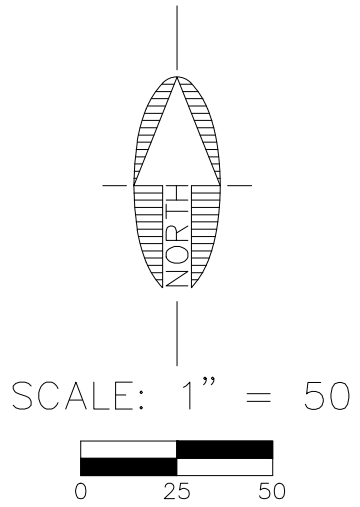
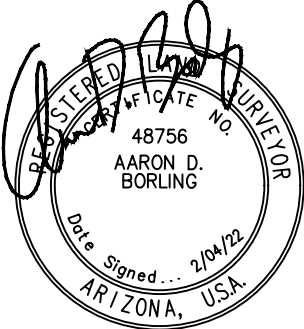
FILE: \\Vr-fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-01-26 Check Set\BU-07 103-32-001\_FLAGSTAFF HOTEL\_TCE EXHIBIT B.dwg SWI-C3D-2021

APN 103-32-008A

S. BEULAH BLVD.



SUBJECT PARCEL  
APN 103-32-001



NOTE:  
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LOCATION OF THE AREA DESCRIBED.

**SWI**  
**Shephard & Wesnitzer, Inc.**  
www.swiaz.com

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

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/27/2022

A portion of Lot 1 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northwest corner of said Lot 1, said point being in common with the easterly Right-of-Way line of South Beulah Boulevard as shown on R1, from which the northeast corner of said Lot 1 bears North 89°26'37" East, 370.92 feet (Basis of Bearing, North 89°18'19" East, 369.48 feet per R1);

Thence along the north line of said Lot 1, North 89°26'37" East, 20.10 feet to the beginning of a non-tangent curve concave to the east having a radius of 18.00 feet and being subtended by a chord which bears South 25°21'51" West, 2.83 feet;

Thence southerly along said curve, 2.83 feet through a central angle of 09°00'57" to the beginning of a tangent curve concave to the east having a radius of 18.00 feet and being subtended by a chord which bears South 08°53'52" West 7.46 feet and the **POINT OF BEGINNING**;

Thence southerly along said curve, 7.58 feet through a central angle of 24°08'29";

Thence South 02°03'31" East, 2.58 feet;

Thence North 89°18'08" East, 15.02 feet;

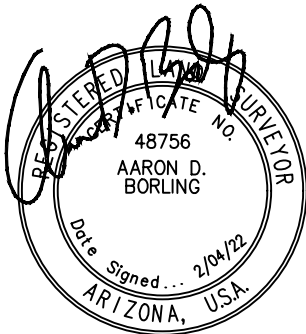
Thence North 00°41'52" West, 10.00 feet;

Thence South 89°18'08" West, 13.84 feet to the **POINT OF BEGINNING**;

Containing 148 square feet, or 0.003 Acres, more or less.

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

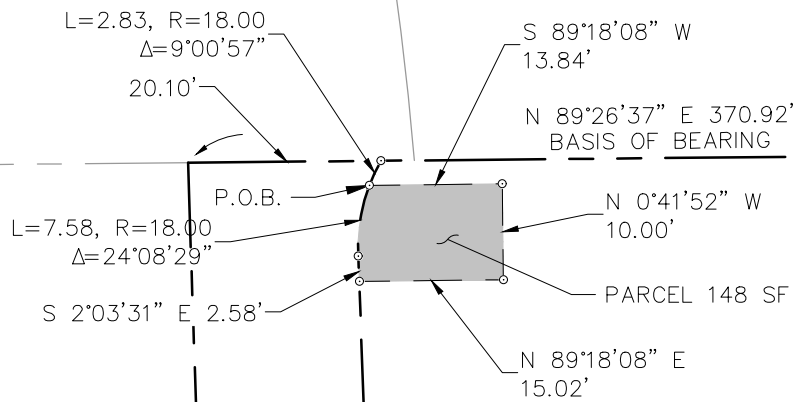
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

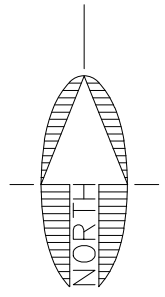
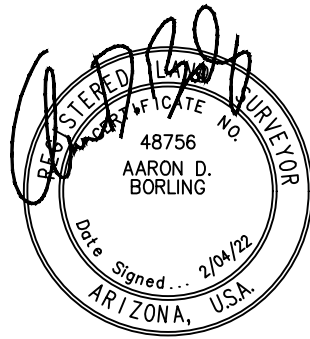
A PORTION OF THE NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA

APN  
103-21-024

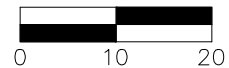


S. BEULAH BLVD.

SUBJECT PARCEL  
APN 103-32-001



SCALE: 1" = 20'



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

www.swiaz.com

Shephard & Associates, Inc.

JOB NO.	18121
DATE	FEB 22
SCALE	1"=80'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

PLOTTED: Feb 03, 2022-5:58pm

FILE: \\Vr-fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-01-26 Check Set\BU-08 103-32-001\_PUE EXHIBIT.dwg SWI-C3D-2021

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

2/14/2023

A portion of Tract 'B' as shown on Case 4, Map 62, 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 found aluminum cap marked 'RLS 48756' at the northeast corner of said parcel as shown on Instrument Number 3861259, Official Records of Coconino County, from which a ½" rebar with tag 'RLS 26407' on the easterly line of said parcel bears South 2°14'41" West, 130.99 feet (Basis of Bearing);

Thence along said easterly line, South 2°14'41" West, 45.28 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, South 2°14'41" West, 6.06 feet

Thence leaving said easterly line, South 39°36'07" West, 38.08 feet;

Thence North 50°23'53" West, 16.00 feet;

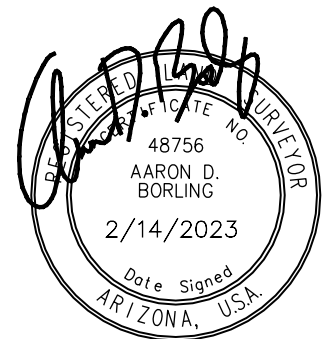
Thence North 39°36'07" East, 38.55 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 477.42 feet and a central angle of 1°34'05" and being subtended by a chord which bears South 69°50'34" East, 13.07 feet;

Thence southeasterly along said curve, 13.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 651 square feet, or 0.015 Acres, more or less.

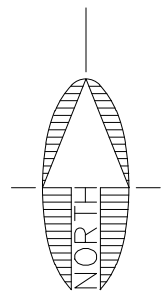
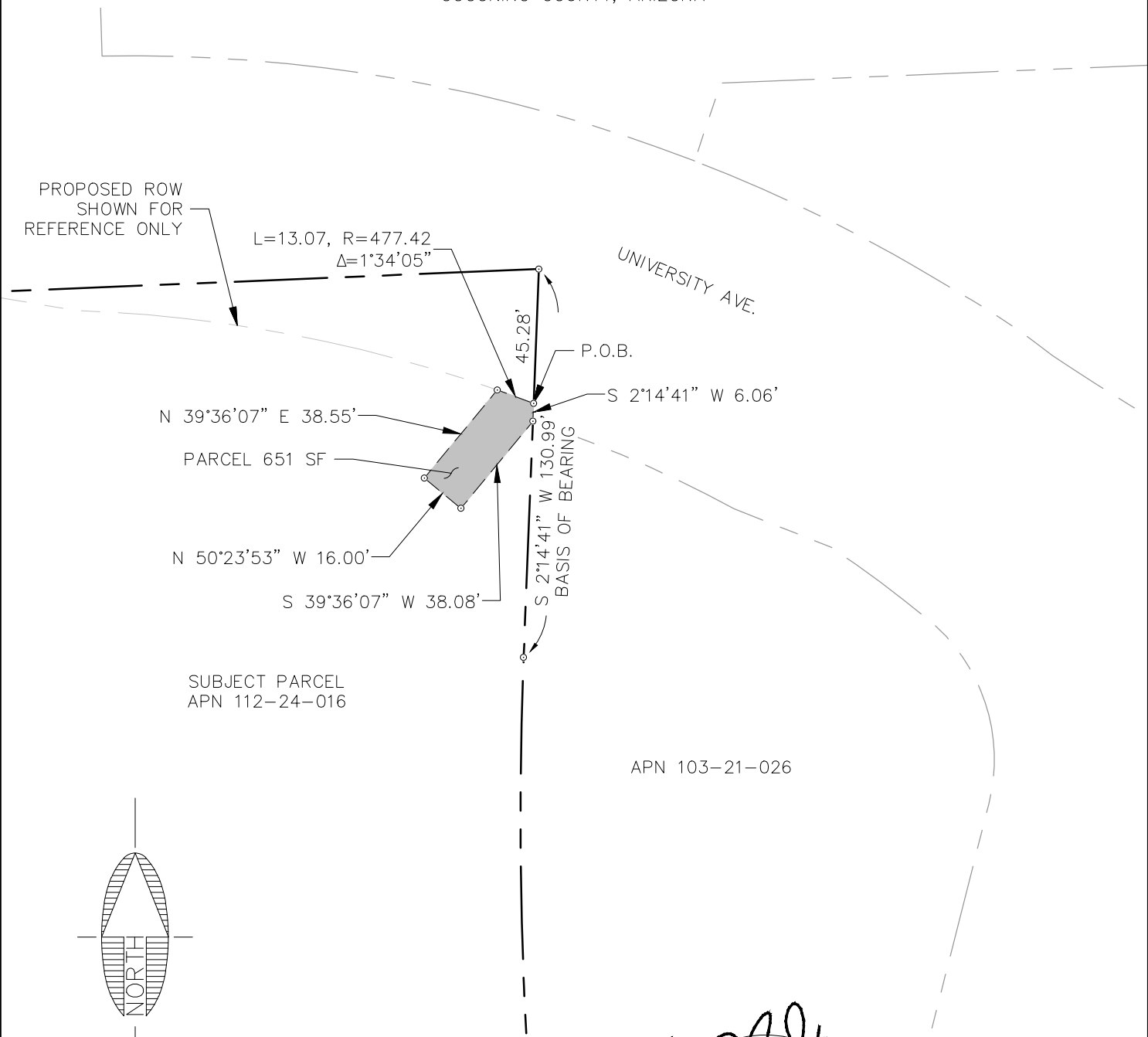
See Exhibit 'B' attached hereto and made a part hereof.

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

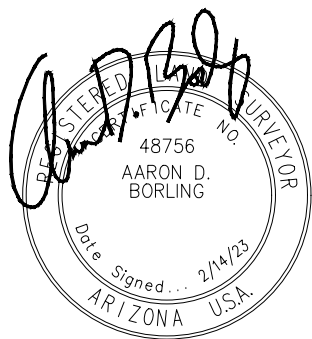
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA




SCALE: 1" = 50'



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.



 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 23 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2

FILE: P:\2018\18121\Survey\Legal Descriptions\2021-11 Legal Description Exhibits\DRAINAGE\BU-9 112-24-016 WOODLANDS VILLAGE APARTMENTS\_DRAINAGE\_NorthEast.dwg SWI-C3D-2020TTED: Feb 14, 2023-11:26am

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

2/14/2023

A portion of Tract 'B', Woodlands Village Unit One as shown on Case 4, Map 62, 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 northeast corner of said Tract 'B', said point being in common with the northwest corner of Parcel No. 1 as shown on Instrument Number 3861259, Official Records of Coconino County (herein referred to as R1), and the southerly Right-of-Way line of West University Avenue as shown on R1, from which the northwest corner of said parcel bears South 87°36'18" West, 424.08 feet (Basis of Bearing), and the **TRUE POINT OF BEGINNING**;

Thence along the north line of said Tract 'B', and along said Right-of-Way line, South 87°36'18" West, 191.40 feet;

Thence leaving said northerly line, and said Right-of-Way line, South 80°19'45" East, 35.68 feet to the beginning of a non-tangent curve concave to the south, having a radius of 477.42 feet and a central angle of 18°58'46" and being subtended by a chord bearing South 78°32'54" East, 157.43 feet;

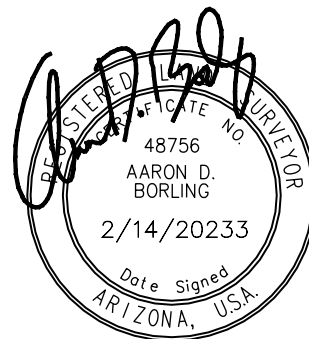
Thence easterly along said curve, 158.15 feet to a point on the east line of said Tract 'B';

Thence along said east line, North 2°14'41" East, 45.28 feet to the **TRUE POINT OF BEGINNING**;

Containing 3,545 square feet, or 0.081 Acres, more or less.

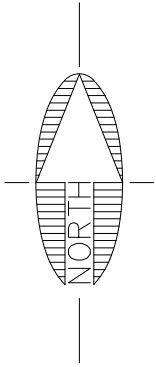
See Exhibit 'B' attached hereto and made a part hereof.

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

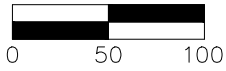


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

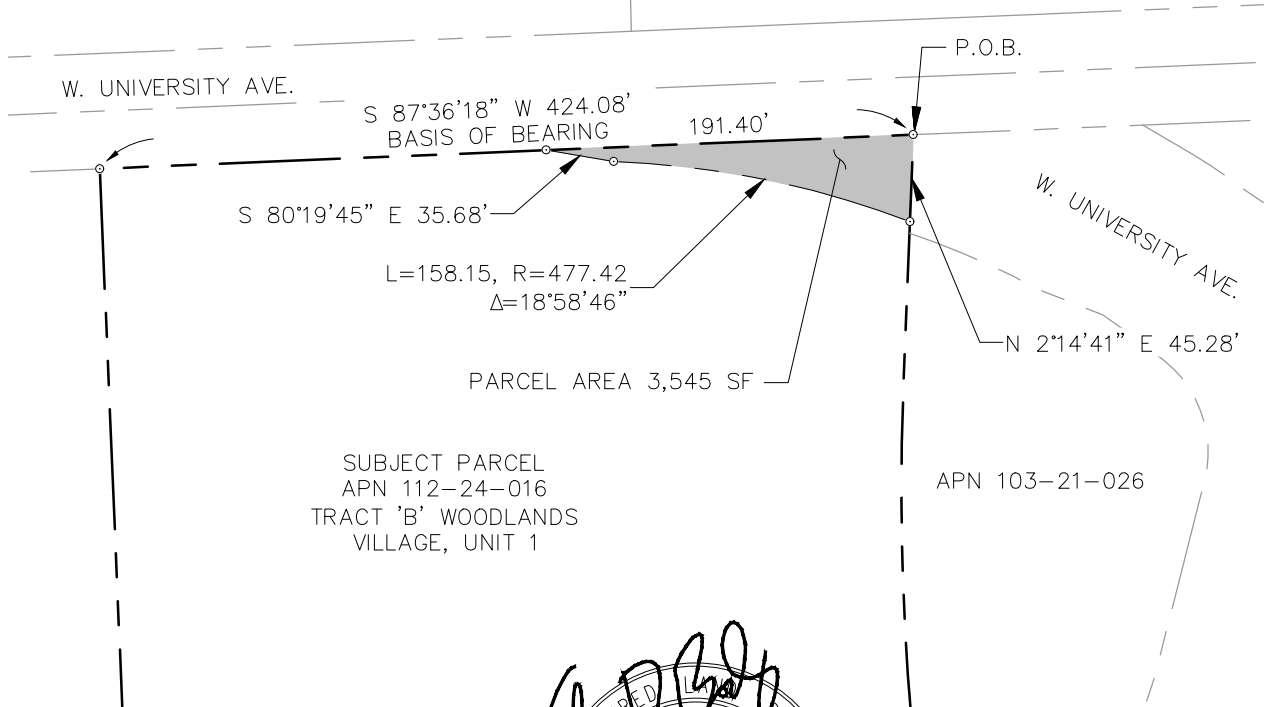


SCALE: 1" = 100



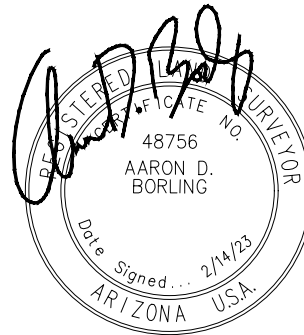
APN  
112-24-019

APN  
103-20-059D



SUBJECT PARCEL  
APN 112-24-016  
TRACT 'B' WOODLANDS  
VILLAGE, UNIT 1

APN 103-21-026



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

JOB NO. 18121  
DATE FEB 23  
SCALE 1"=100'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/28/2022

A portion of that parcel of land as described in Instrument Number 3773164 (herein referred to as R1), 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 southeast corner of said parcel, said point being in common with the north Right-of-Way line of West University Avenue, from which the northeast corner of said parcel bears North 01°29'47" West, 416.11 feet (Basis of Bearing, North 01°32'03" West, 415.82 feet per R1) and the **POINT OF BEGINNING**;

Thence along the east line of said parcel, North 01°29'47" West, 6.31 feet;

Thence leaving said east line, South 87°36'18" West, 57.37 feet;

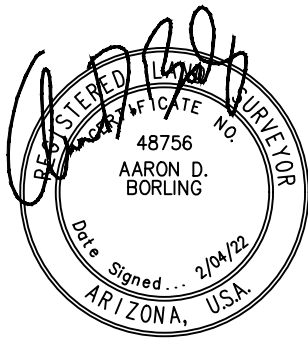
Thence South 02°23'42" East, 6.31 feet, to a point on the northerly Right-of-Way line of West University Avenue;

Thence along said Right-of-Way line, North 87°36'18" East, 57.27 feet to the **POINT OF BEGINNING**;

Containing 362 square feet, or 0.008 Acres, more or less.

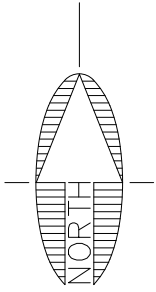
See Exhibit 'B' attached hereto and made a part hereof.

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" : 40'



N 1°29'47" W 416.11'  
BASIS OF BEARING

APN 103-20-059D

SUBJECT PARCEL  
APN 112-24-019

PARCEL AREA  
362 SF

S 87°36'18" W  
57.37'

S 2°23'42" E  
6.31'

N 87°36'18" E  
57.27'

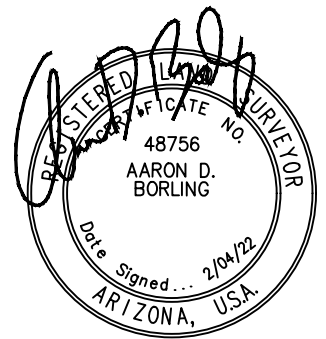
N 1°29'47" W  
6.31'

P.O.B.

W. UNIVERSITY AVE.

APN 112-24-016

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



Shephard & Associates, Inc.

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

www.swiaz.com

JOB NO. 18121  
DATE FEB 22  
SCALE 1"=40'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

## LEGAL DESCRIPTION

Exhibit 'A'

#18121

01/28/2022

A portion of Tract 'A' as shown on Instrument Number 3861259 (herein referred to as R1), 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 Tract 'A', from which a point on the westerly line of said Tract 'A' bears North 22°42'39" West, 477.16 feet (Basis of Bearing);

Thence along said south line of said Tract 'A', North 89°26'37" East, 75.65 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said south line, North 89°26'37" East, 4.68 feet, to the southeast corner of said Tract 'A', said point being in common with the westerly Right-of-Way line of South Beulah Boulevard as shown on R1, and the beginning of a non-tangent curve concave to the southwest having a radius of 245.00 feet and a central angle of 28°55'38" and being subtended by a chord which bears North 21°03'10" West, 122.39 feet;

Thence along said Right-of-Way line, and northerly along said curve, 123.70 feet;

Thence continuing along said Right-of-Way line, North 35°31'00" West, 216.60 feet, to the beginning of a tangent curve concave to northeast having a radius of 605.00 feet and a central angle of 36°29'22";

Thence continuing along said Right-of-Way line, and northerly along said curve, 385.30 feet;

Thence leaving said Right-of-Way line, South 02°34'12" West, 31.97 feet;

Thence South 04°15'28" East, 75.57 feet;

Thence South 10°12'58" East, 33.98 feet;

Thence South 12°31'22" East, 45.10 feet;

Thence South 16°52'55" East, 32.84 feet;

Thence South 19°07'02" East, 94.71 feet;

Thence South 21°31'05" East, 41.68 feet;

Thence South 29°21'44" East, 44.88 feet;

Thence South 34°17'48" East, 35.21 feet;

Thence South 42°41'47" East, 30.89 feet;

Thence South 42°46'33" East, 65.01 feet;

Thence South 36°57'31" East, 102.78 feet;

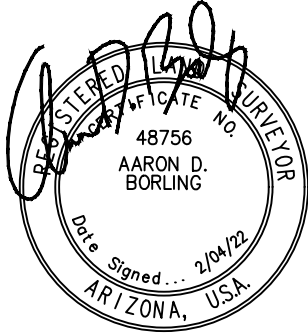
Thence South 26°04'17" East, 43.66 feet;

Thence South 16°06'48" East, 49.83 feet to the **POINT OF BEGINNING**;

Containing 7,902 square feet, or 0.181 Acres, more or less.

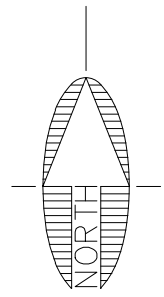
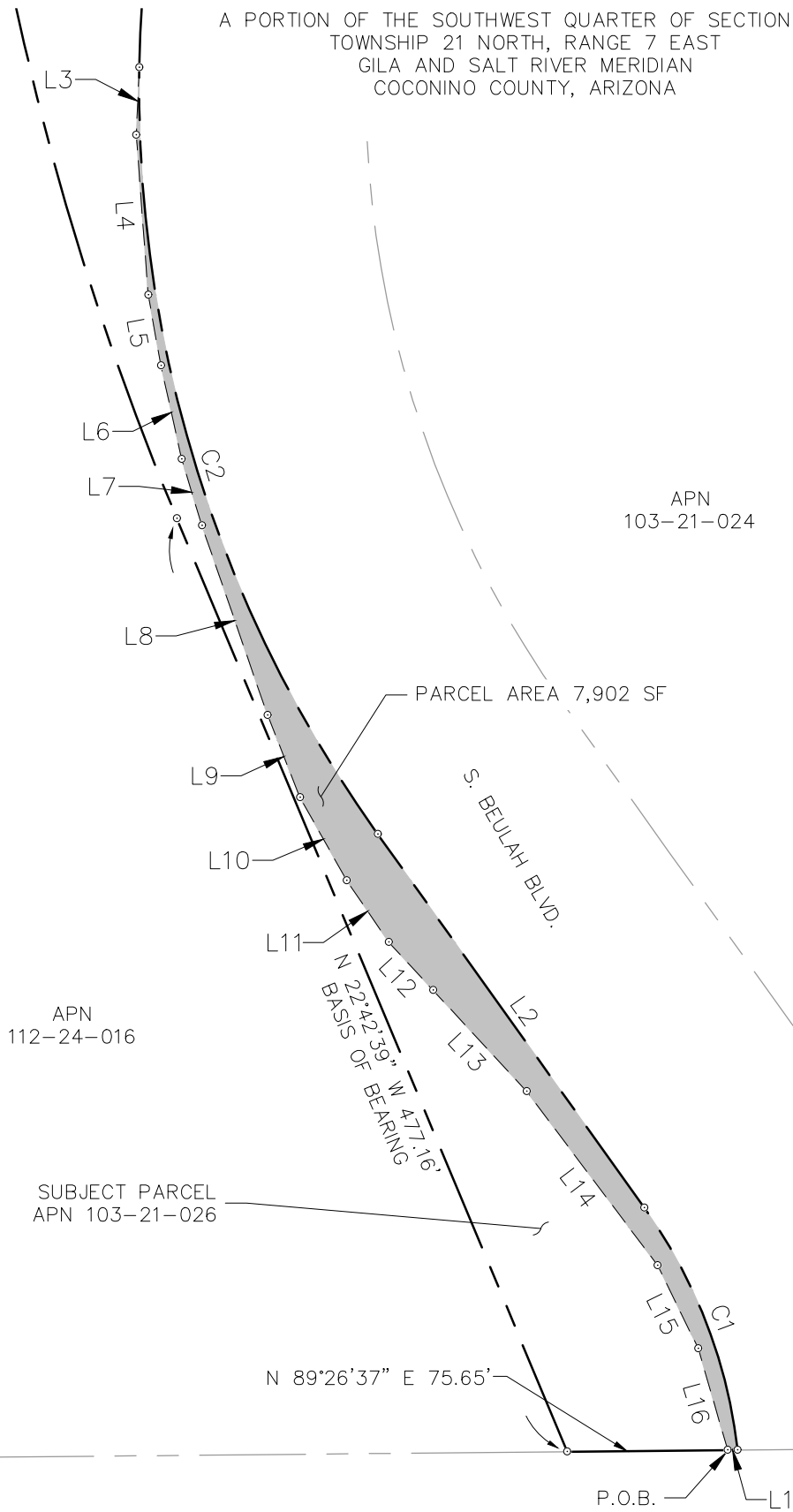
See Exhibit 'B' attached hereto and made a part hereof.

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

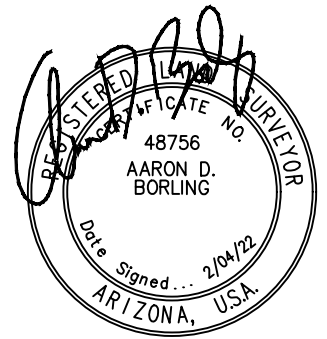
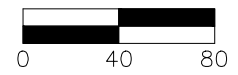


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


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" = 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.

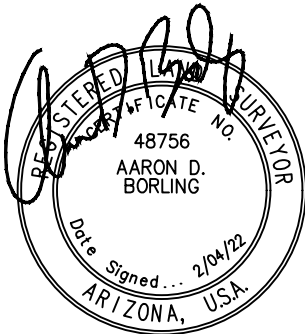
 <b>Shephard &amp; Associates, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 22 SCALE 1"=80' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>3</b> OF 4
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# 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	4.68	N89°26'37"E
L2	216.60	N35°31'00"W
L3	31.97	S2°34'12"W
L4	75.57	S4°15'28"E
L5	33.98	S10°12'58"E
L6	45.10	S12°31'22"E
L7	32.84	S16°52'55"E
L8	94.71	S19°07'02"E
L9	41.68	S21°31'05"E
L10	44.88	S29°21'44"E
L11	35.21	S34°17'48"E
L12	30.89	S42°41'47"E
L13	65.01	S42°46'33"E
L14	102.78	S36°57'31"E
L15	43.66	S26°04'17"E
L16	49.83	S16°06'48"E

Curve Table			
Curve #	Length	Radius	Delta
C1	123.70	245.00	28°55'38"
C2	385.30	605.00	36°29'22"



NOTE:  
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LOCATION OF THE AREA DESCRIBED.



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

JOB NO. 18121  
DATE FEB 22  
SCALE  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/26/2022

A portion of Tract 'A' as shown on Instrument Number 3861259 (herein referred to as R1), 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 point on the west line of said Tract 'A', from which a point on the westerly line of the proposed West University Avenue as shown on R1 bears North 02°14'41" East, 131.00 feet (Basis of Bearing, R1);

Thence along said west line, North 02°14'41" East, 79.65 feet, to the northwest corner of said Tract 'A', said point being in common with the southerly Right-of-Way line of West University Avenue as shown on R1, and the beginning of a non-tangent curve concave to the southwest having a radius of 427.00 feet and a central angle of 09°56'19" and being subtended by a chord which bears South 66°29'40" East, 73.98 feet;

Thence along said Right-of-Way line, and southeasterly along said curve, 74.07 feet;

Thence continuing along said Right-of-Way line, South 68°26'36" East, 5.24 feet, to the **POINT OF BEGINNING;**

Thence South 68°26'36" East, 30.04 feet, to the beginning of a non-tangent curve concave to the southwest having a radius of 481.00 feet and a central angle of 04°48'30" and being subtended by a chord which bears South 53°17'52" East, 40.35 feet;

Thence southeasterly along said curve 40.37 feet, to the beginning of a tangent curve concave to the southwest having a radius of 61.00 feet and a central angle of 21°39'26";

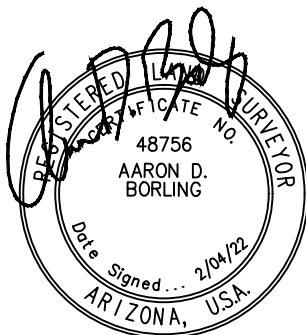
Thence southeasterly along said curve, 23.06 feet;

Thence leaving said Right-of-Way line, North 54°55'23" West, 91.70 feet to the **POINT OF BEGINNING;**

Containing 456 square feet, or 0.010 Acres, more or less.

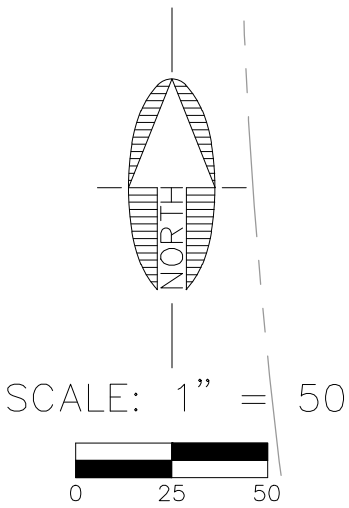
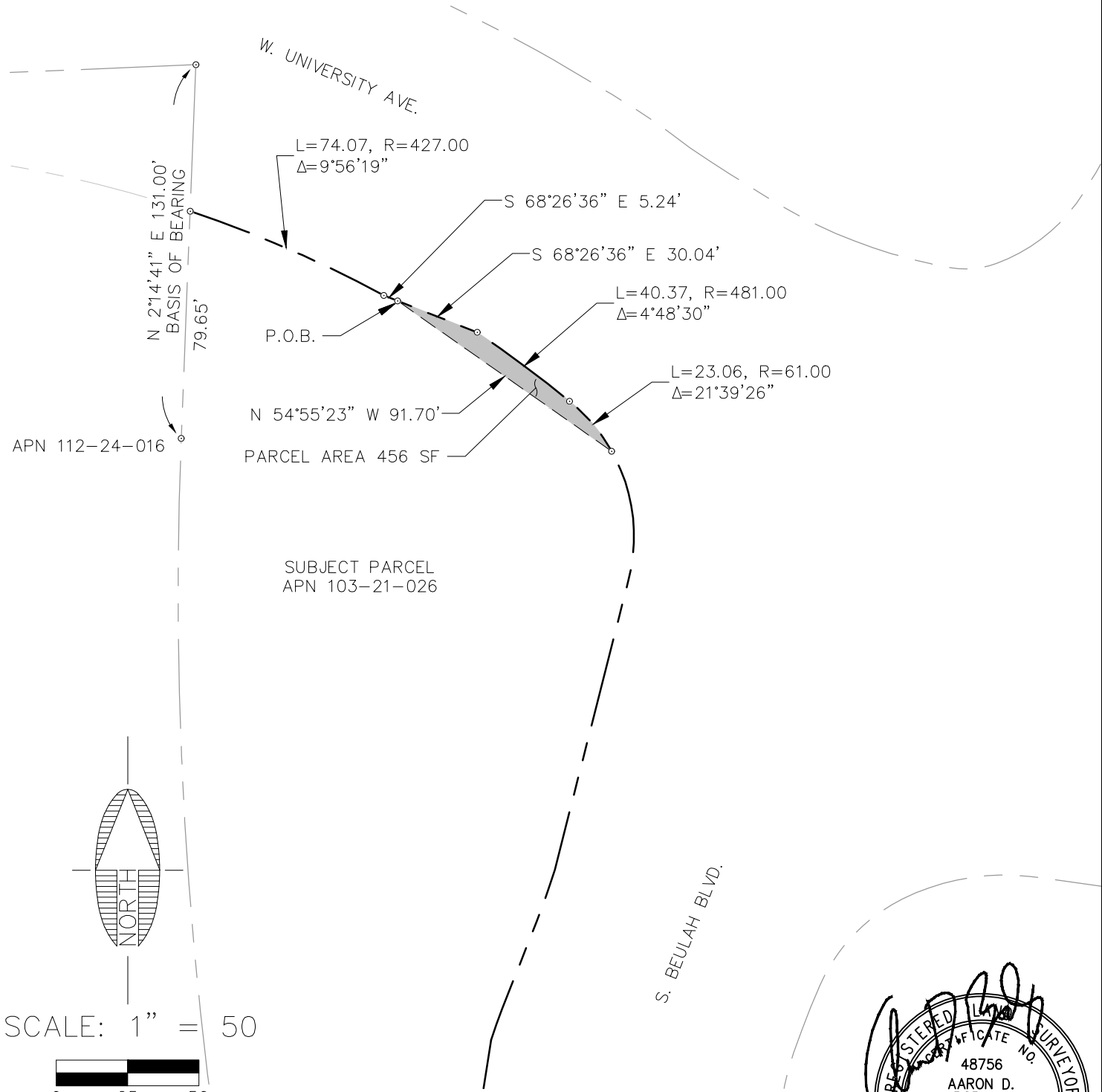
See Exhibit 'B' attached hereto and made a part hereof.

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

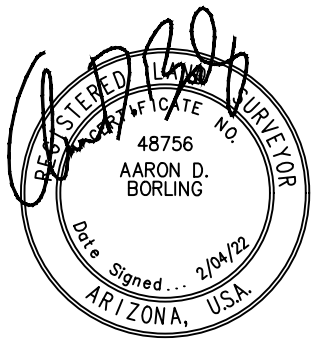



# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



NOTE:  
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 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 22 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

11/22/2021

A portion of Tract 'A' as shown on Instrument Number 3861259, 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 an aluminum cap 'RLS 48756' at the southwest corner of said parcel, from which a ½" rebar with tag 'RLS 48756' on the westerly line of said parcel bears North 22°42'39" West, 477.16 feet (Basis of Bearing);

Thence along said westerly line, North 22°42'39" West, 307.61 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 22°42'39" West, 21.35 feet;

Thence leaving said westerly line, North 25°48'52" East, 28.73 feet to a point on the easterly line of said parcel, said point being in common with the westerly Right-of-Way line of South Beulah Boulevard, and the beginning of a non-tangent curve concave to the northeast having a radius of 605.00 feet and a central angle of 1°47'19" and being subtended by a chord bearing South 32°05'55" East, 18.88 feet;

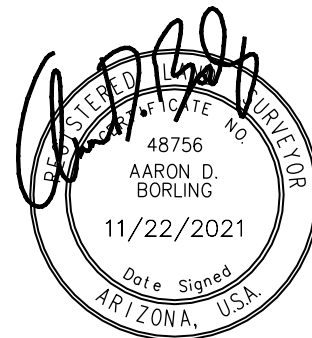
Thence southeasterly along said curve, and along said Right-of-Way line, 18.89 feet;

Thence leaving said said Right-of-Way line, South 25°48'52" West, 32.84 feet to the **TRUE POINT OF BEGINNING**.

Containing 492 square feet, more or less.

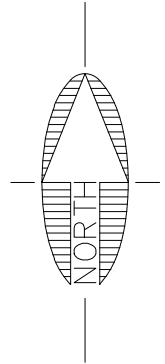
See Exhibit 'B' attached hereto and made a part hereof.

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

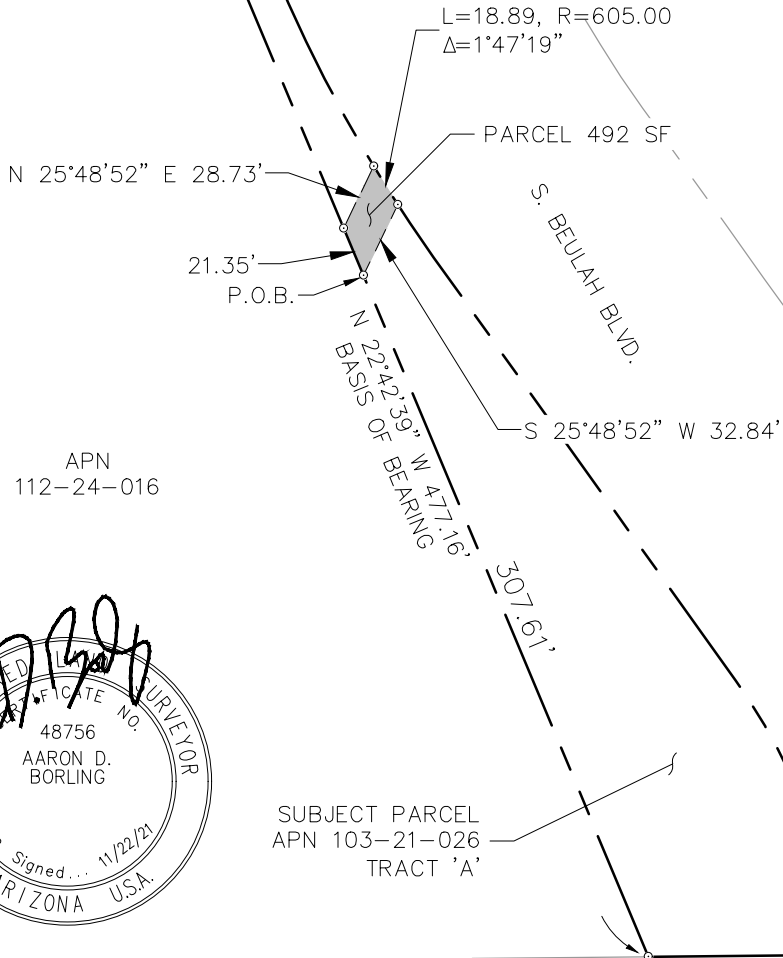
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 80'



APN  
103-21-024




APN  
112-24-016



SUBJECT PARCEL  
APN 103-21-026  
TRACT 'A'

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.

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121	BEULAH & UNIVERSITY	FLAGSTAFF, ARIZONA	SHEET
		DATE NOV 21			<b>2</b>
		SCALE 1"=80'			
		DRAWN JEE			
		CHECKED ADB			
			LEGAL EXHIBIT		OF 2

## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

01/28/2022

A portion of Tract 'A' as shown on Instrument Number 3861259 (herein referred to as R1), 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 point on the west line of said Tract 'A', from which a point on the westerly line of the proposed West University Avenue as shown on R1 bears North 02°14'41" East, 131.00 feet (Basis of Bearing, R1);

Thence along said west line, North 02°14'41" East, 79.65 feet, to the northwest corner of said Tract 'A', said point being in common with the southerly Right-of-Way line of West University Avenue as shown on R1, and the beginning of a non-tangent curve concave to the southwest having a radius of 427.00 feet and a central angle of 09°56'19" and being subtended by a chord which bears South 66°29'40" East, 73.98 feet;

Thence along said Right-of-Way line, and southeasterly along said curve, 74.07 feet;

Thence continuing along said Right-of-Way, South 68°26'36" East, 35.27 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 481.00 feet and a central angle of 04°48'30" and being subtended by a chord which bears South 53°17'52" East, 40.35 feet;

Thence southeasterly along said curve, 40.37 feet to the beginning of a tangent curve concave to the southwest having a radius of 61.00 feet and a central angle of 21°39'26";

Thence southeasterly along said curve, 23.06 feet to the **POINT OF BEGINNING**;

Thence leaving said Right-of-Way, North 54°55'23" West, 13.24 feet;

Thence South 25°21'38" East, 23.26 feet;

Thence South 06°51'23" West, 29.72 feet;

Thence South 16°35'49" West, 166.28 feet;

Thence South 12°15'20" West, 99.91 feet;

Thence South 02°36'31" East, 51.96 feet;

Thence South 11°09'41" East, 24.47 feet, to the beginning of a non-tangent curve concave to the southeast having a radius of 608.50 feet and a central angle of 08°47'00" and being subtended by a chord which bears North 04°51'15" East, 93.19 feet;

Thence northerly along said curve, 93.28 feet;

Thence South 80°51'50" East, 3.50 feet, to a point on the westerly Right-of-Way line of South Beulah Boulevard as shown on R1;

Thence along said Right-of-Way line, North 09°08'10" East, 78.39 feet, to the beginning of a non-tangent curve concave to the southeast having a radius of 152.00 feet and a central angle of 04°19'53" and being subtended by a chord which bears North 19°23'12" East, 11.49 feet;

Thence continuing along said Right-of-Way line, and northerly along said curve 11.49 feet;

Thence continuing along said Right-of-Way line, North 21°33'09" East, 33.04 feet, to the beginning of a non-tangent curve concave to the southeast having a radius of 251.57 feet and a central angle of 04°21'17" and being subtended by a chord which bears North 19°21'05" East, 19.12 feet;

Thence continuing along said Right-of-Way line, and northerly along said curve, 19.12 feet;

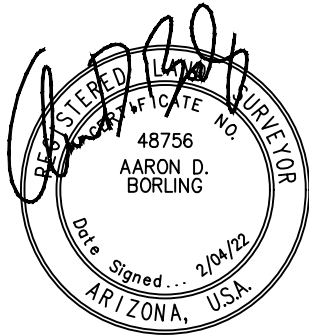
Thence continuing along said Right-of-Way line, North 14°15'29" East, 104.94 feet, to the beginning of a tangent curve concave to the west having a radius of 61.00 feet and a central angle of 43°29'40" and being subtended by a chord which bears North 07°29'21" West, 45.20 feet;

Thence continuing along said Right-of-Way line, and northerly along said curve, 46.31 feet to the **POINT OF BEGINNING;**

Containing 4,236 square feet, or 0.097 Acres, more or less.

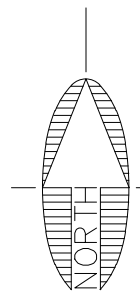
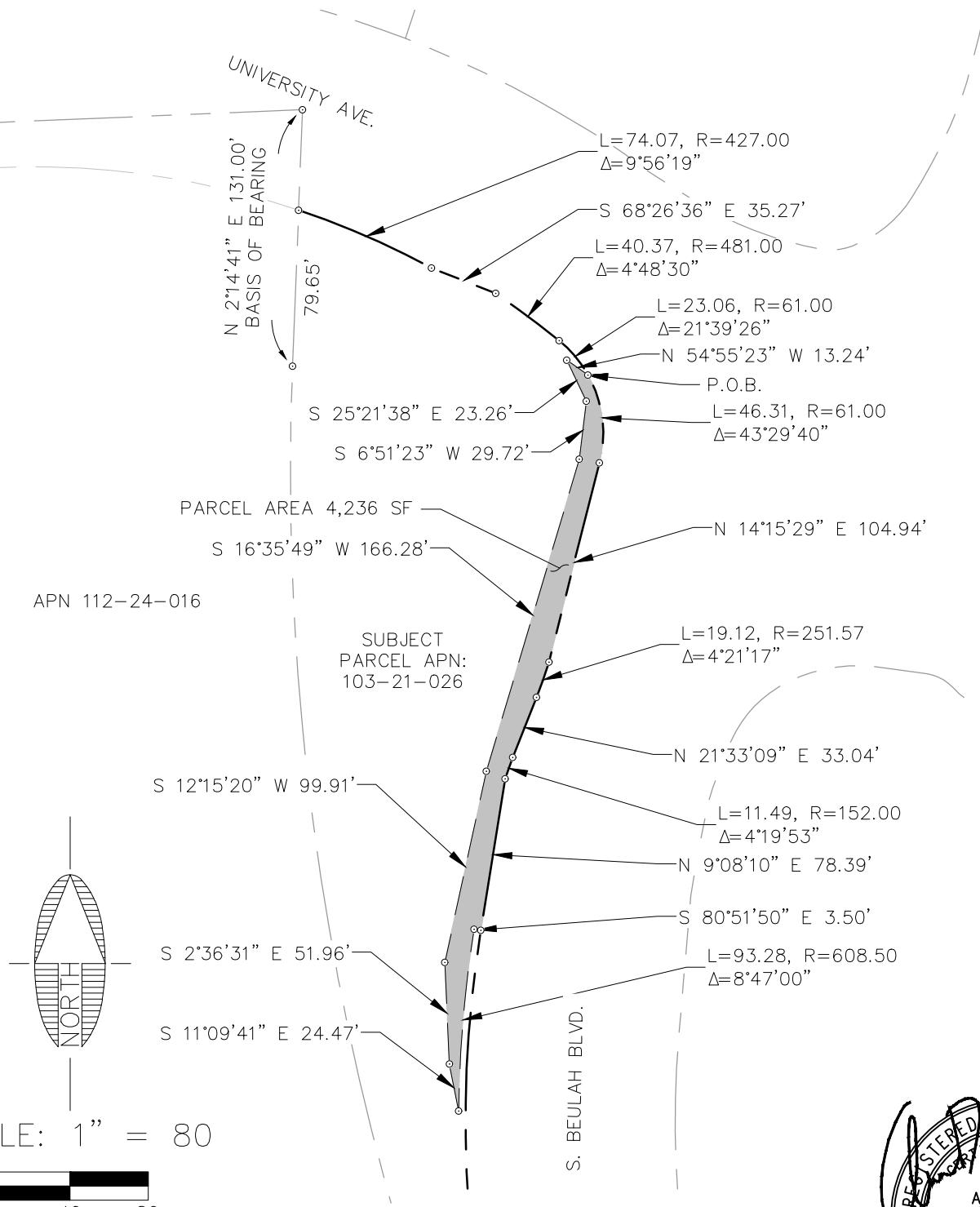
See Exhibit 'B' attached hereto and made a part hereof.

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

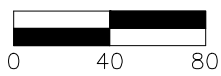


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

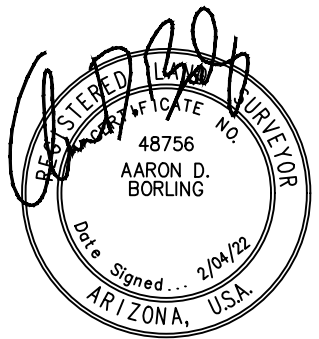
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 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.



 <b>Shephard &amp; Associates, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 22 SCALE 1"=80' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>3</b> OF 3
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## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

02/03/2022

A portion of Lot 1 as shown on Instrument Number 3861259 (herein referred to as R1), 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 Lot 1, from which the southeast corner of said Lot 1 bears North 89°26'37" East, 363.36 feet (Basis of Bearing, R1) and the **POINT OF BEGINNING**;

Thence along the south line of said Lot 1, North 89°26'37" East, 38.29 feet;

Thence leaving said south line, North 00°33'23" West, 21.17 feet;

Thence North 17°00'51" West, 114.03 feet;

Thence North 35°26'51" West, 357.58 feet;

Thence North 18°41'35" West, 129.98 feet;

Thence North 05°39'17" West, 123.83 feet;

Thence North 06°24'42" East, 133.35 feet;

Thence North 31°17'33" East, 53.35 feet;

Thence South 70°34'34" East, 162.57 feet;

Thence South 01°13'25" East, 53.73 feet;

Thence North 88°48'44" East, 58.88 feet;

Thence North 01°13'25" West, 43.55 feet;

Thence North 88°48'49" East, 330.23 feet;

Thence North 45°16'07" West, 13.79 feet to a point on the southerly Right-of-Way line of West University Avenue as shown on R1;

Thence along said Right-of-Way line, South 88°38'19" West, 108.10 feet to the beginning of a tangent curve concave to the north having a radius of 55.25 feet and a central angle of 28°04'21";

Thence continuing along said Right-of-Way line, and westerly along said curve, 27.07 feet to the beginning of a tangent curve concave to the south having a radius of 38.25 feet and a central angle of 28°04'21";

Thence continuing along said Right-of-Way line, and westerly along said curve, 18.74 feet;

Thence continuing along said Right-of-Way line, South 88°38'19" West, 69.24 feet to the beginning of a tangent curve concave to the north having a radius of 488.50 feet and a central angle of 08°21'07";

Thence continuing along said Right-of-Way line, and westerly along said curve, 71.21 feet;

Thence continuing along said Right-of-Way line, South 53°11'05" West, 7.18 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 493.50 feet and a central angle of 06°27'20" and being subtended by a chord which bears North 79°03'34" West 57.64 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 57.67 feet

Thence continuing along said Right-of-Way line, North 31°17'01" West, 7.18 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 488.50 feet and a central angle of 04°40'09" and being subtended by a chord which bears North 72°46'30" West 39.80 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 39.81 feet

Thence continuing along said Right-of-Way line, North 70°26'26" West, 31.67 feet;

Thence continuing along said Right-of-Way line, North 70°04'18" West, 14.03 feet to the beginning of a tangent curve concave to the northeast having a radius of 52.00 feet and a central angle of 26°45'11";

Thence continuing along said Right-of-Way line, and westerly along said curve, 24.28 feet to the beginning of a tangent curve concave to the southwest having a radius of 22.72 feet and a central angle of 38°49'43";

Thence continuing along said Right-of-Way line, and westerly along said curve, 15.40 feet to the beginning of a non-tangent curve concave to the north having a radius of 5012.00 feet and a central angle of 00°15'31" and being subtended by a chord which bears North 82°01'04" West 22.63 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 22.63 feet to the beginning of a non-tangent curve concave to the north having a radius of 118.00 feet and a central angle of 01°57'56" and being subtended by a chord which bears North 82°52'16" West 4.05 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 4.05 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 81.00 feet and a central angle of 32°26'42" and being subtended by a chord which bears South 79°55'25" West 45.26 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 45.87 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 61.00 feet and a central angle of 39°51'34" and being subtended by a chord which bears South 43°46'17" West 41.59 feet;

Thence continuing along said Right-of-Way line, and southwesterly along said curve, 42.44 feet to a point on the easterly Right-of-Way line of South Beulah Boulevard as shown on R1, and the beginning of a non-tangent curve concave to the southeast having a radius of 298.00 feet and a central angle of 04°55'24" and being subtended by a chord which bears South 21°22'47" West 25.60 feet;

Thence continuing along said Right-of-Way line, and southerly along said curve, 25.61 feet to the beginning of a non-tangent curve concave to the east having a radius of 98.00 feet and a central angle of 06°57'54" and being subtended by a chord which bears South 15°26'08" West 11.91 feet;

Thence continuing along said Right-of-Way line, and southerly along said curve, 11.91 feet to the beginning of a non-tangent curve concave to the east having a radius of 857.50 feet and a central angle of 02°57'25" and being subtended by a chord which bears South 10°28'28" West 44.25 feet;

Thence continuing along said Right-of-Way line, and southerly along said curve, 44.25 feet;

Thence South 04°54'08" West, 72.81 feet to the beginning of a non-tangent curve concave to the east having a radius of 498.00 feet and a central angle of 40°25'08" and being subtended by a chord which bears South 15°18'26" East, 344.07 feet;

Thence continuing along said Right-of-Way line, and southerly along said curve, 351.31 feet;

Thence South 35°31'00" East, 60.66 feet;

Thence South 35°31'00" East, 26.33 feet;

Thence South 35°31'00" East, 103.16 feet;

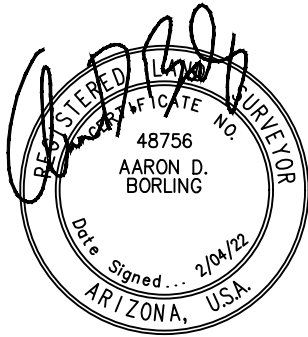
Thence South 35°31'00" East, 26.44 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 352.00 feet and a central angle of 30°45'55" and being subtended by a chord which bears South 20°08'04" East 186.74 feet;

Thence continuing along said Right-of-Way line, and southerly along said curve, 189.01 feet to the **POINT OF BEGINNING**;

Containing 44,335 square feet, or 1.018 Acres, more or less.

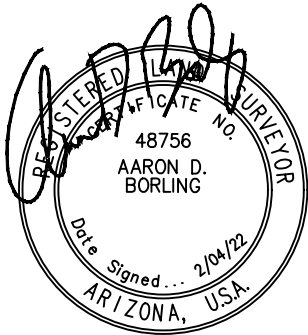
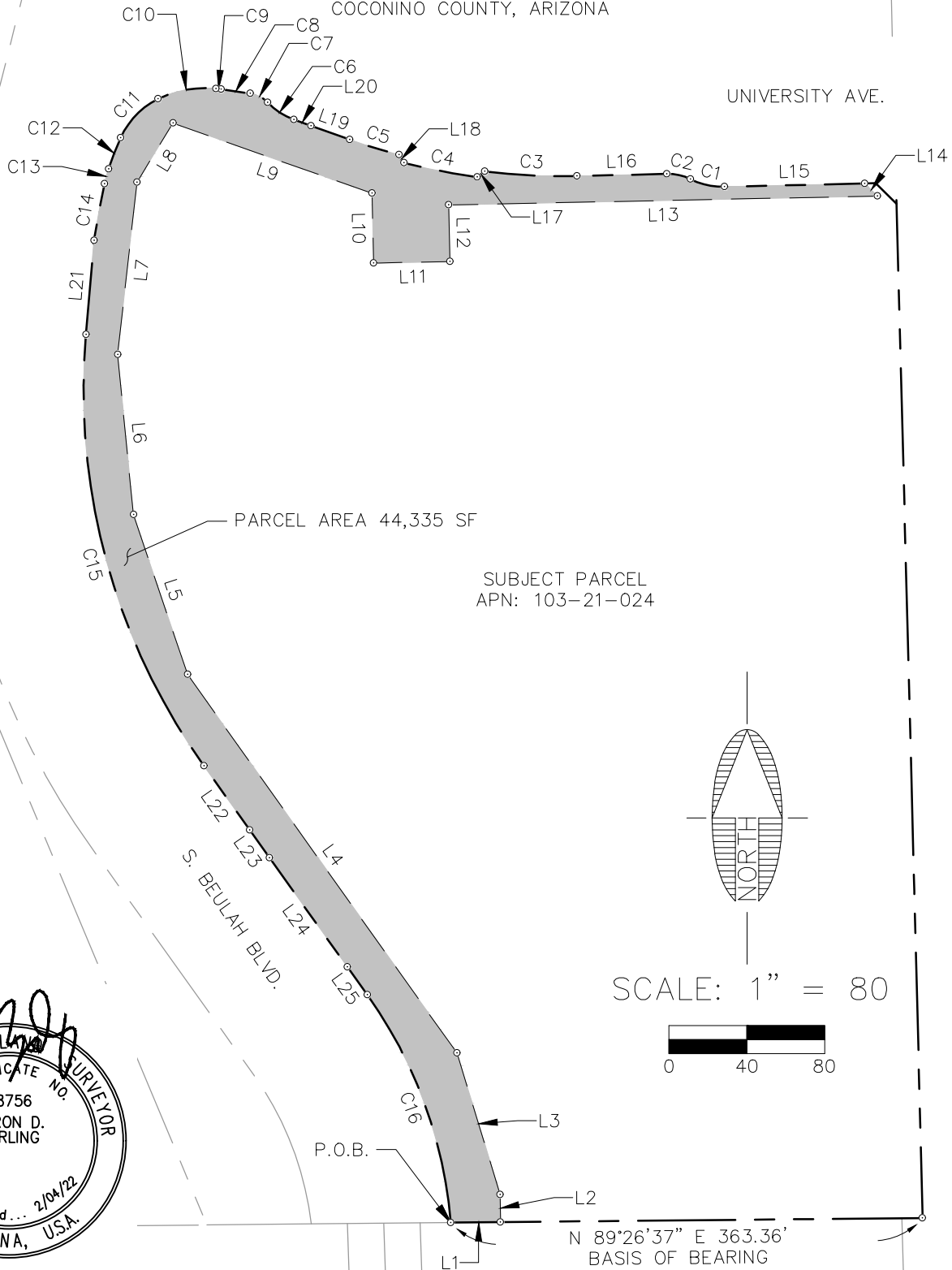
See Exhibit 'B' attached hereto and made a part hereof.

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

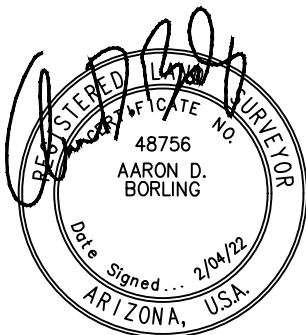
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



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.

Line Table		
Line #	Length	Direction
L1	38.29	N89°26'37"E
L2	21.17	N0°33'23"W
L3	114.03	N17°00'51"W
L4	357.58	N35°26'51"W
L5	129.98	N18°41'35"W
L6	123.83	N5°39'17"W
L7	133.35	N6°24'42"E
L8	53.35	N31°17'33"E
L9	162.57	S70°34'34"E
L10	53.73	S1°13'25"E
L11	58.88	N88°48'44"E
L12	43.55	N1°13'25"W
L13	330.23	N88°48'49"E
L14	13.79	N45°16'07"W
L15	108.10	S88°38'19"W
L16	69.24	S88°38'19"W
L17	7.18	S53°11'05"W
L18	7.18	N31°17'01"W
L19	31.67	N70°26'26"W
L20	14.03	N70°04'18"W
L21	72.81	S4°54'08"W
L22	60.66	S35°31'00"E
L23	26.33	S35°31'00"E
L24	103.16	S35°31'00"E
L25	26.44	S35°31'00"E

Curve Table			
Curve #	Length	Radius	Delta
C1	27.07	55.25	28°04'21"
C2	18.74	38.25	28°04'21"
C3	71.21	488.50	8°21'07"
C4	57.68	493.50	6°41'47"
C5	39.81	488.50	4°40'09"
C6	24.28	52.00	26°45'11"
C7	15.40	22.72	38°49'43"
C8	22.63	5012.00	0°15'31"
C9	4.05	118.00	1°57'56"
C10	45.87	81.00	32°26'42"
C11	42.44	61.00	39°51'34"
C12	25.61	298.00	4°55'24"
C13	11.91	98.00	6°57'54"
C14	44.25	857.50	2°57'25"
C15	351.31	498.00	40°25'08"
C16	189.01	352.00	30°45'55"



## LEGAL DESCRIPTION

Exhibit 'A'

#18121

02/02/2022

A portion of Lot 1 as shown on Instrument Number 3861259 (herein referred to as R1), 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:

### **PARCEL 1:**

Commencing northeast corner of said Lot 1, said point being in common with the west Right-of-Way line of South Milton Road as shown on R1, from which the southeast corner of said Lot 1 bears South 01°28'21" East, 780.81 feet (Basis of Bearing, R1) and the **POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 45°16'07" West, 22.69 feet to a point on the southerly Right-of-Way line of West University Avenue as shown on R1;

Thence along said Right-of-Way line, South 88°38'19" West, 8.33 feet to a point hereinafter referred to as 'Point A';

Thence leaving said Right-of-Way line, South 45°16'07" East, 34.72 feet to a point on the westerly Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, North 01°28'21" West, 8.67 feet to the **POINT OF BEGINNING**;

Containing 172 square feet, or 0.004 Acres, more or less.

### **PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence along said northerly Right-of-Way line of West University Avenue, South 88°38'19" West, 108.10 feet to the beginning of a tangent curve concave to the northeast having a radius of 55.25 feet and a central angle of 28°04'21";

Thence continuing along said Right-of-Way line, and westerly along said curve, 27.07 feet to the beginning of a tangent curve concave to the southwest having a radius of 38.25 feet through a central angle of 28°04'21";

Thence continuing along said Right-of-Way line, and westerly along said curve, 18.74 feet;

Thence continuing along said Right-of-Way line, South 88°38'19" West, 69.24 feet to the beginning of a tangent curve concave to the northeast having a radius of 488.50 feet and a central angle of 08°21'07";

Thence continuing along said Right-of-Way line, and westerly along said curve, 71.21 feet;

Thence continuing along said Right-of-Way line, South 53°11'05" West, 7.18 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 493.50 feet and a central angle of 03°00'20" and being subtended by a chord which bears North 79°03'34" West 57.64 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 25.89 feet to the **POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, South 01°13'25" East, 39.02 feet;

Thence South 51°41'06" West, 39.05 feet;

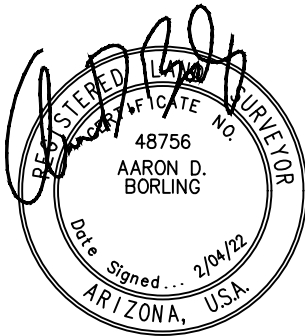
Thence North 01°00'26" West, 70.08 feet to a point on said Right-of-Way line, and the beginning of a non-tangent curve concave to the north having a radius of 493.50 feet and a central angle of 03°41'26" and being subtended by a chord which bears South 77°33'24" East 31.78 feet;

Thence along said Right-of-Way line and easterly along said curve, 31.79 feet to the **POINT OF BEGINNING**;

Containing 1,713 square feet, or 0.039 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

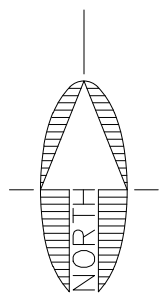
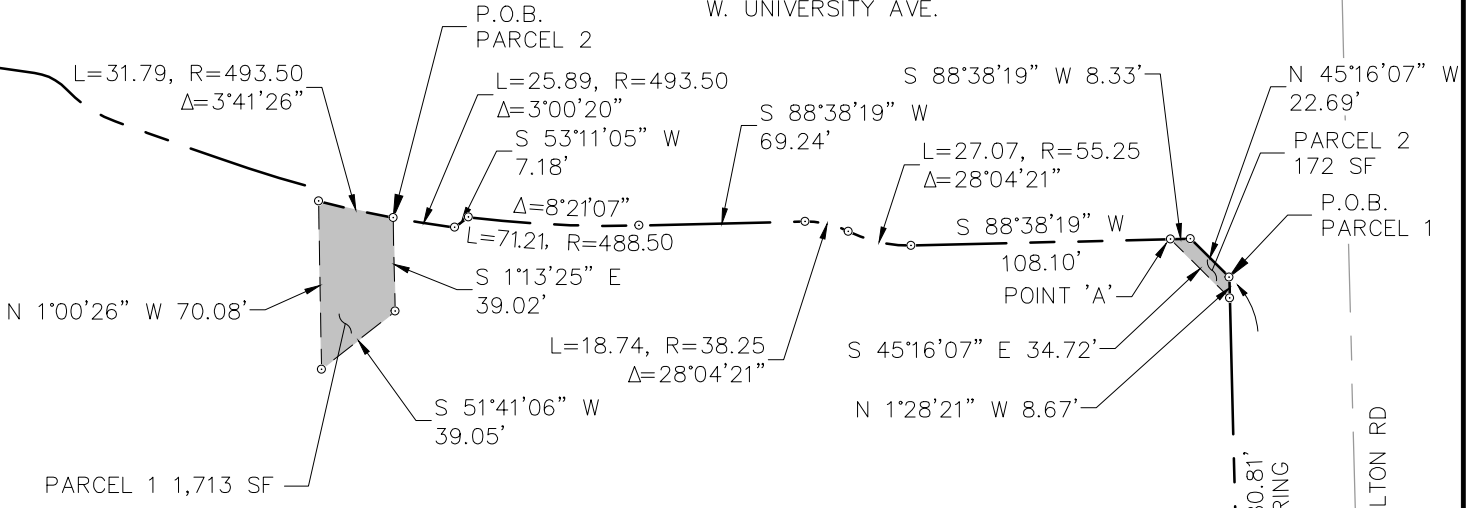
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA

APN  
103-21-021C

APN  
103-21-021B

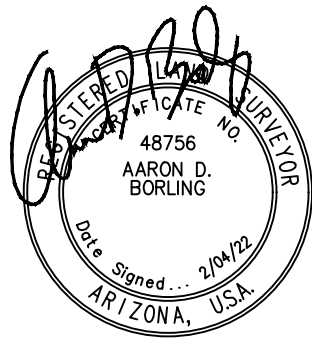
W. UNIVERSITY AVE.

MILTON RD




SUBJECT PARCEL  
APN 103-21-024

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.

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 22 SCALE 1"=80' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>3</b> OF 3
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## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

2/14/2023

A portion of that parcel of land as described in Instrument Number 3032368, 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:

#### **Parcel 1:**

Commencing at the southwest corner of said parcel, said point being in common with northerly Right-of-Way line of West University Avenue as shown on Instrument Number 3861259, Official Records of Coconino County (herein referred to as R1), and the **TRUE POINT OF BEGINNING**, from which the northwest corner of said parcel bears North 1°29'52" West, 357.07 feet (Basis of Bearing);

Thence along said Right-of-Way line, and along the southerly line of said parcel, North 87°36'18" East, 124.40 feet;

Thence leaving said Right-of-Way line, and said southerly line, North 86°34'22" West, 66.33 feet;

Thence South 88°30'13" West, 58.30 feet to a point on the westerly line of said parcel;

Thence along said westerly line, South 1°29'52" East, 7.64 feet to the **TRUE POINT OF BEGINNING**;

Containing 641 square feet, or 0.015 Acres, more or less.

#### **Parcel 2:**

Commencing at the northwest corner of said parcel, from which the southwest corner of said parcel bears South 1°29'52" East, 357.07 feet (Basis of Bearing);

Thence along the northerly line of said parcel, North 88°29'25" East, 507.82 feet to the northeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Yale Street;

Thence along the easterly line of said parcel, and along said Right-of-Way line, South 01°29'47" East, 120.72 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, and said Right-of-Way line, South 01°29'47" East, 203.79 feet to the beginning of a tangent curve concave to the northwest having a radius of 25.00 feet and a central angle of 64°37'13";

Thence and continuing along said easterly line, and said Right-of-Way line, and southerly along said curve, 28.20 feet to the beginning of a non-tangent curve concave to the west having a radius of 541.44 feet and a central angle of 09°40'18" and being subtended by a chord which bears North 03°23'46" East, 91.29 feet;

Thence leaving said Right-of-Way line, and northerly along said curve 91.40 feet;

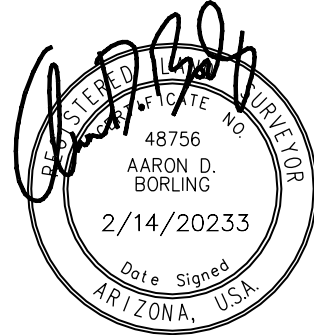
Thence North 01°26'24" West, 135.43 feet;

Thence North 88°30'18" East, 6.37 feet to the **TRUE POINT OF BEGINNING**;

Containing 1,608 square feet, or 0.037 Acres, more or less.

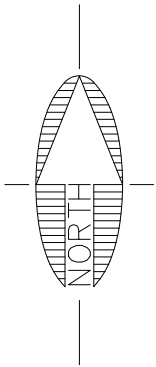
See Exhibit 'B' attached hereto and made a part hereof.

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

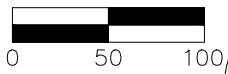


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

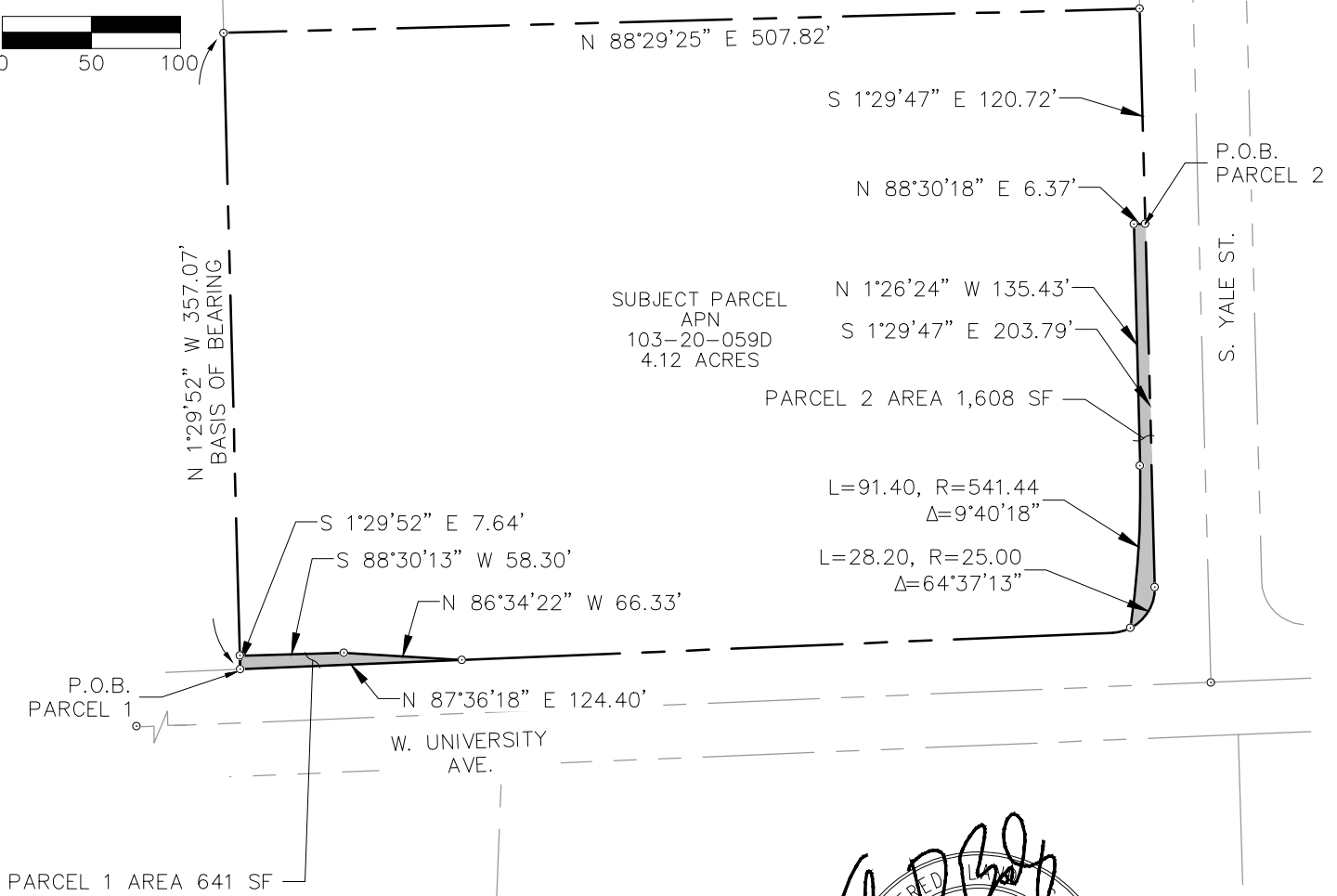
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



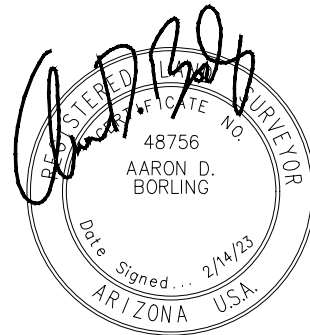
SCALE: 1" = 100'



APN  
103-20-059C



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.

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

www.swiaz.com

JOB NO.	18121
DATE	FEB 2023
SCALE	1"=100'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

02/04/2022

A portion of that parcel of land as described in Instrument Number 3032368 (herein referred to as R1), 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:

**PARCEL 1:**

Commencing at a southwest corner of said parcel, said point being in common with the north Right-of-Way line of West University Avenue, from which a point on the south line of said parcel bears North 87°36'18" East, 489.52 feet (Basis of Bearing, North 87°37'05" East, 489.51 feet per R1);

Thence along said Right-of-Way line, North 87°36'18" East, 138.71 feet to the **POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°36'18" East, 88.70 feet to a point hereinafter referred to as 'Point A';

Thence leaving said Right-of-Way line, North 22°46'42" East, 48.32 feet;

Thence South 87°18'12" West, 96.46 feet;

Thence South 14°05'50" West, 45.08 feet to the **POINT OF BEGINNING;**

Containing 4,021 square feet, or 0.092 Acres, more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence along said Right-of-Way line, North 87°36'18" East, 254.64 feet to the **POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line North 87°36'18" East, 7.47 feet to the beginning of a tangent curve concave to the north having a radius of 25.00 feet a central angle of 24°28'52";

Thence continuing along said Right-of-Way line, and easterly along said curve, 10.68 feet to the beginning of a non-tangent curve concave to the west having a radius of 541.44 feet and a central angle of 03°01'15" and being subtended by a chord which bears North 06°43'17" East 28.54 feet;

Thence leaving said Right-of-Way line, and northerly along said curve, 28.55 feet;

Thence North 84°47'20" West, 2.00 feet to the beginning of a non-tangent curve concave to the west having a radius of 539.44 feet and a central angle of 03°30'16" and being subtended by a chord which bears North 03°27'32" East 32.99 feet;

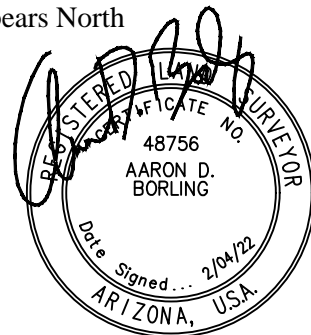
Thence northerly along said curve, 32.99 feet;

Thence South 18°05'36" West, 67.80 feet to the **POINT OF BEGINNING;**

Containing 583 square feet, or 0.013 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.





**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

02/02/2022

A portion of that parcel of land as described in Instrument Number 3032368 (herein referred to as R1), 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 point on the south line of said parcel, said point being in common with the north Right-of-Way line of West University Avenue, from which the southwest corner of said parcel bears South 87°36'18" West, 489.52 feet (Basis of Bearing, North 87°37'05" East, 489.51 feet per R1), said point being the beginning of a tangent curve concave to the north having a radius of 25.00 feet a central angle of 24°28'52";

Thence along said Right-of-Way line, and easterly along said curve, 10.68 feet to the beginning of a non-tangent curve concave to the west having a radius of 541.44 feet and a central angle of 03°01'15" and being subtended by a chord which bears North 06°43'17" East 28.54 feet;

Thence leaving said Right-of-Way line, and northerly along said curve, 28.55 feet to the beginning of a tangent curve concave to the west having a radius of 541.44 feet and a central angle of 06°39'03", and the **POINT OF BEGINNING;**

Thence northerly along said curve, 62.85 feet;

Thence North 01°26'24" West, 73.17;

Thence South 89°47'04" West, 2.00 feet;

Thence South 01°26'24" East, 45.89 feet;

Thence South 01°26'24" East, 27.32 feet to the beginning of a tangent curve concave to the west having a radius of 539.44 feet and a central angle of 06°39'03";

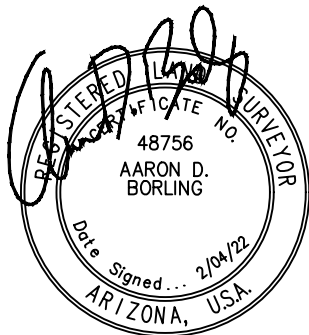
Thence southerly along said curve, 62.62 feet;

Thence South 84°47'20" East, 2.00 feet to the **POINT OF BEGINNING;**

Containing 272 square feet, or 0.006 Acres, more or less.

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

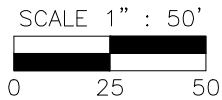
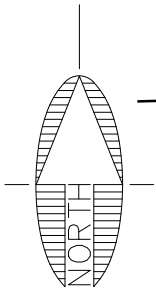
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



FILE: P:\2018\18121\Survey\Legal Descriptions\2022-01-26 Check Set\BU-24 103-20-059D UNIVERSITY SQUARE APARTMENTS\_SLOPE.dwg SWI-C3D-2021 PLOTTED: Feb 04, 2022-3:04pm

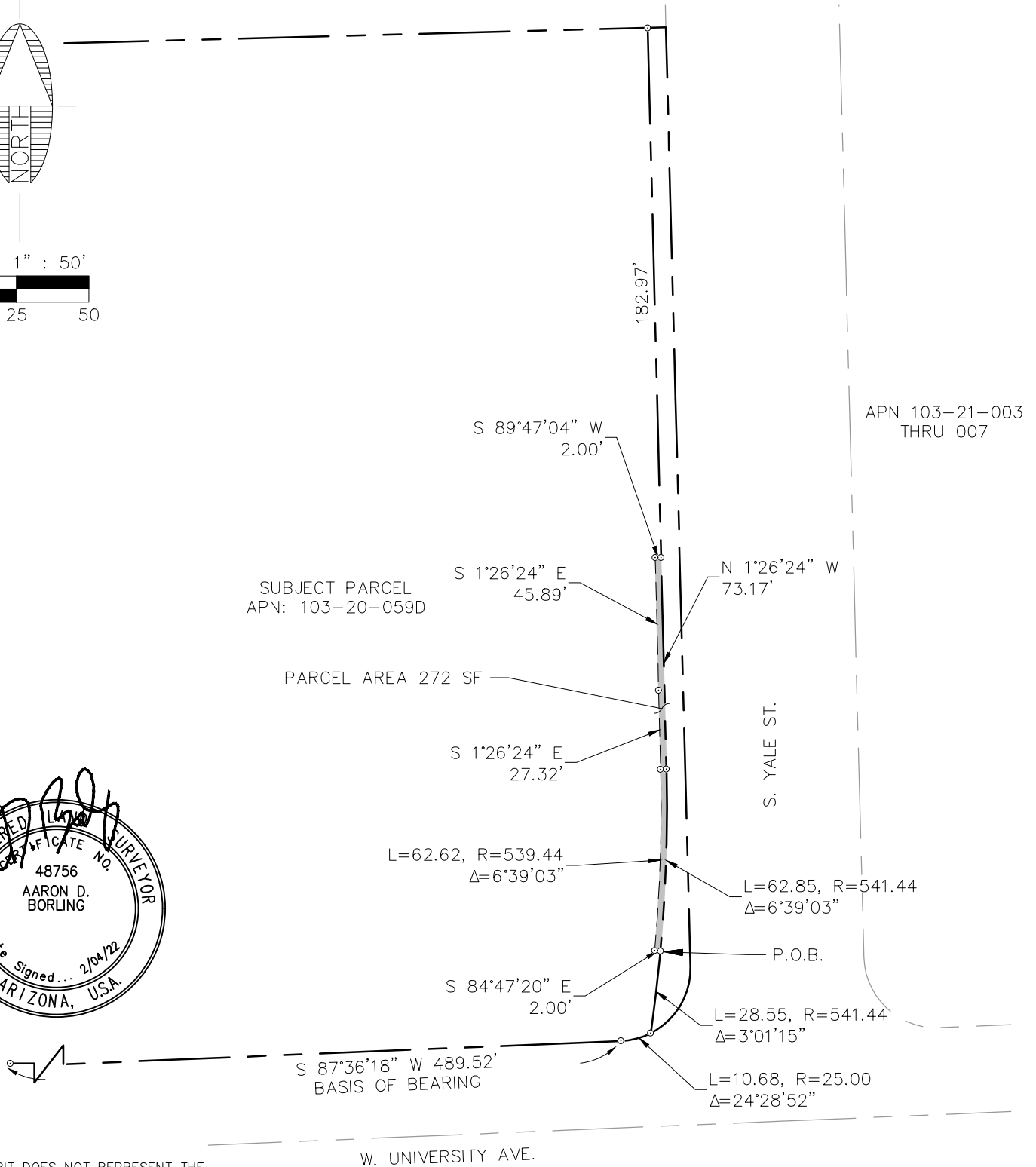
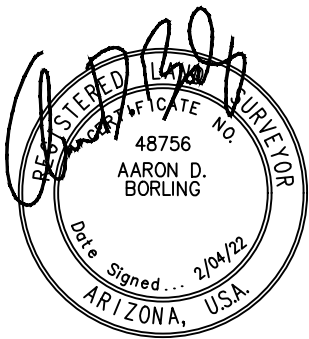
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL  
APN: 103-20-059D

PARCEL AREA 272 SF



APN 103-21-003  
THRU 007

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

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

07/28/2022

A portion of West University Avenue as shown in Instrument Number 3861259, Official Records of Coconino County (herein referred to as R1), 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:

#### **Parcel 1:**

Commencing at a point on the northerly Right-of-Way line of said West University Avenue as shown on R1, from which a point on said Right-of-Way line bears North 87°36'18" East, 281.29 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 87°36'18" East, 42.79 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°36'18" East, 22.48 feet;

Thence leaving said Right-of-Way line, South 24°47'47" West, 56.66 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 528.00 feet and a central angle of 2°10'15" and being subtended by a chord bearing North 63°59'36" West, 20.00 feet;

Thence northwesterly along said curve, 20.01 feet;

Thence North 24°47'47" East, 45.96 feet to the **TRUE POINT OF BEGINNING.**

Containing 1,025 square feet, or 0.024 Acres, more or less.

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

#### **Parcel 2:**

Commencing at a point on the northerly Right-of-Way line of said West University Avenue as shown on R1, from which a point on said Right-of-Way line bears North 87°36'18" East, 281.29 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 87°36'18" East, 226.21 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°36'18" East, 55.08 feet to the beginning of a tangent curve concave to the northwest, having a radius of 25.00 feet and a central angle of 24°28'52";

Thence continuing along said Right-of-Way line, 10.68 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 541.44 feet and a central angle of 01°00'04" and being subtended by a chord bearing South 08°44'19" West, 9.24 feet;

Thence southerly along said curve, 9.46 feet to the beginning of a tangent curve concave to the northwest, having a radius of 342.68 feet and a central angle of 02°12'53";

Thence southerly along said curve, 13.25 feet;

Thence South 87°36'18" West, 60.94 feet;

Thence North 02°16'08" West, 20.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 1,268 square feet, or 0.029 Acres, more or less.

**Parcel 3:**

Commencing at a point on the northerly Right-of-Way line of said West University Avenue as shown on R1, from which a point on said Right-of-Way line bears North 87°36'18" East, 281.29 feet (Basis of Bearing) and to the **TRUE POINT OF BEGINNING;**

Thence along said Right-of-Way line, North 87°36'18" East, 6.59 feet;

Thence leaving said Right-of-Way line, South 02°16'10" East, 33.26 feet to a point hereinafter referred to as 'Point A', said point being the beginning of a non-tangent curve concave to the southwest, having a radius of 528.00 feet and a central angle of 01°57'15" and being subtended by a chord bearing North 67°54'21" West, 18.01 feet;

Thence northwesterly along said curve, 18.01 feet;

Thence North 18°30'39" East, 27.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 357 square feet, or 0.008 Acres, more or less.

**Parcel 4:**

Commencing from the aforementioned 'Point A', and the beginning of a non-tangent curve concave to the southwest, having a radius of 528.00 feet and a central angle of 06°04'26" and being subtended by a chord bearing South 63°53'30" East, 55.95 feet;

Thence southeasterly along said curve, 55.97 feet to the northwest corner of Lot 2 as shown on R1, and the beginning of a tangent curve concave to the southwest, having a radius of 528.00 feet and a central angle of 01°27'42";

Thence along the southwesterly line of said Lot 2, and southeasterly along said curve, 13.47 feet;

Thence continuing along said southwesterly line, South 59°23'35" East, 16.94 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 248.00 feet and a central angle of 07°41'39" and being subtended by a chord bearing South 55°32'46" East, 33.28 feet;

Thence continuing along said southwesterly line, and southeasterly along said curve, 33.30 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 500.00 feet and a central angle of 01°28'10" and being subtended by a chord bearing South 56°39'21" East, 12.82 feet;

Thence continuing along said southwesterly line, and southeasterly along said curve, 12.82 feet to the beginning of a tangent curve concave to the southwest, having a radius of 500.00 feet and a central angle of 01°55'54" and the **TRUE POINT OF BEGINNING;**

Thence continuing along said southwesterly line, and southeasterly along said curve, 16.86 feet;

Thence continuing along said southwesterly line, South 57°51'11" East, 1.97 feet;

Thence leaving said southwesterly line, North 30°51'18" East, 5.00 feet;

Thence North 57°41'51" West, 6.00 feet;

Thence South 30°51'18" West, 5.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 30 square feet, or 0.001 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.

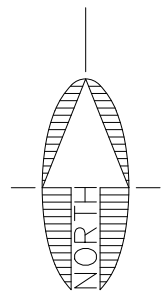
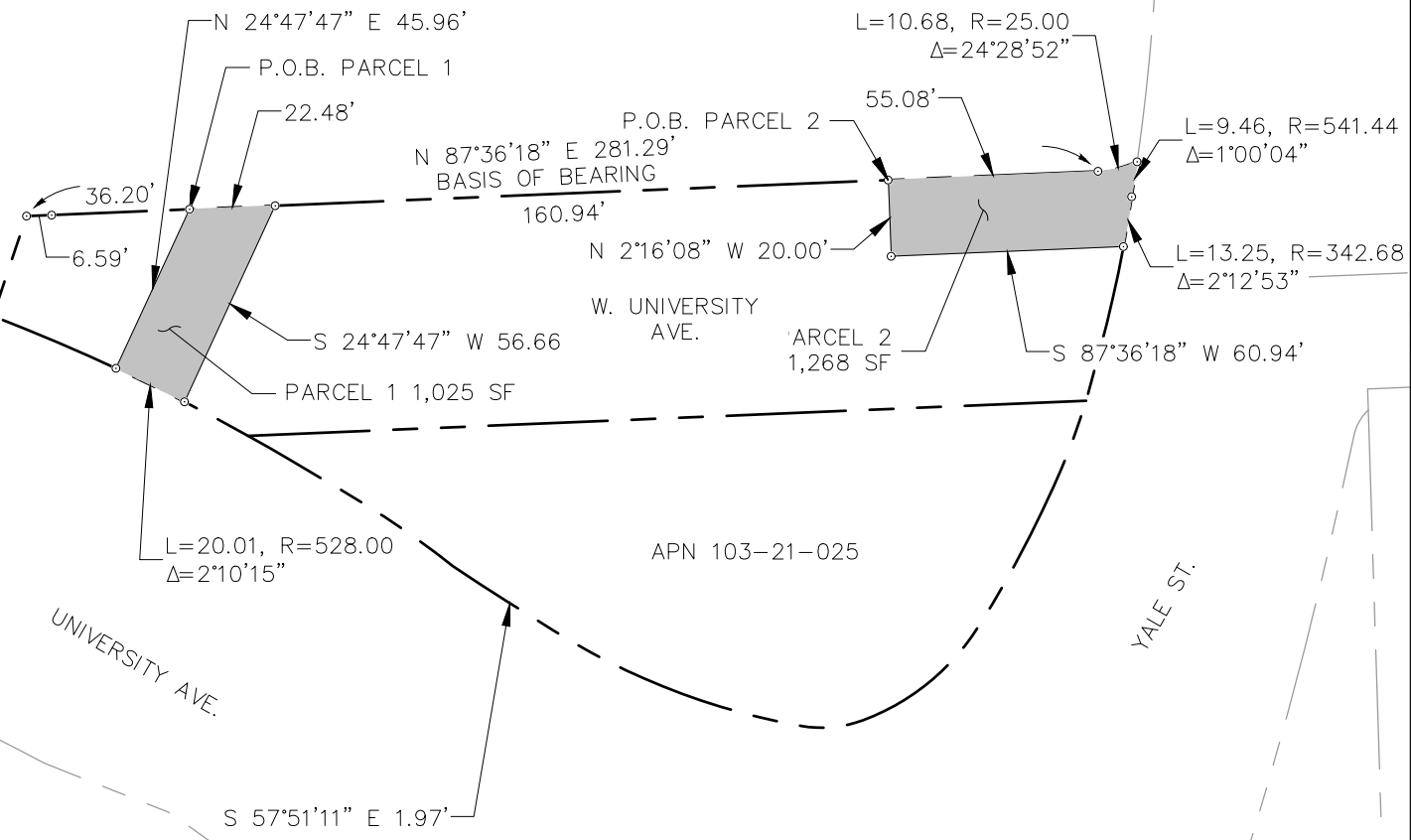


FILE: P:\2018\18121\Survey\Legal Descriptions\2022-07-19 Check Set\BU-25, BU-61, & BU-62 103-21-025\_VP CINEMA LLC\_PUE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022-5:05pm

# 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


APN 103-20-059D



SCALE: 1" = 50'



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.

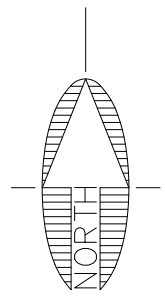
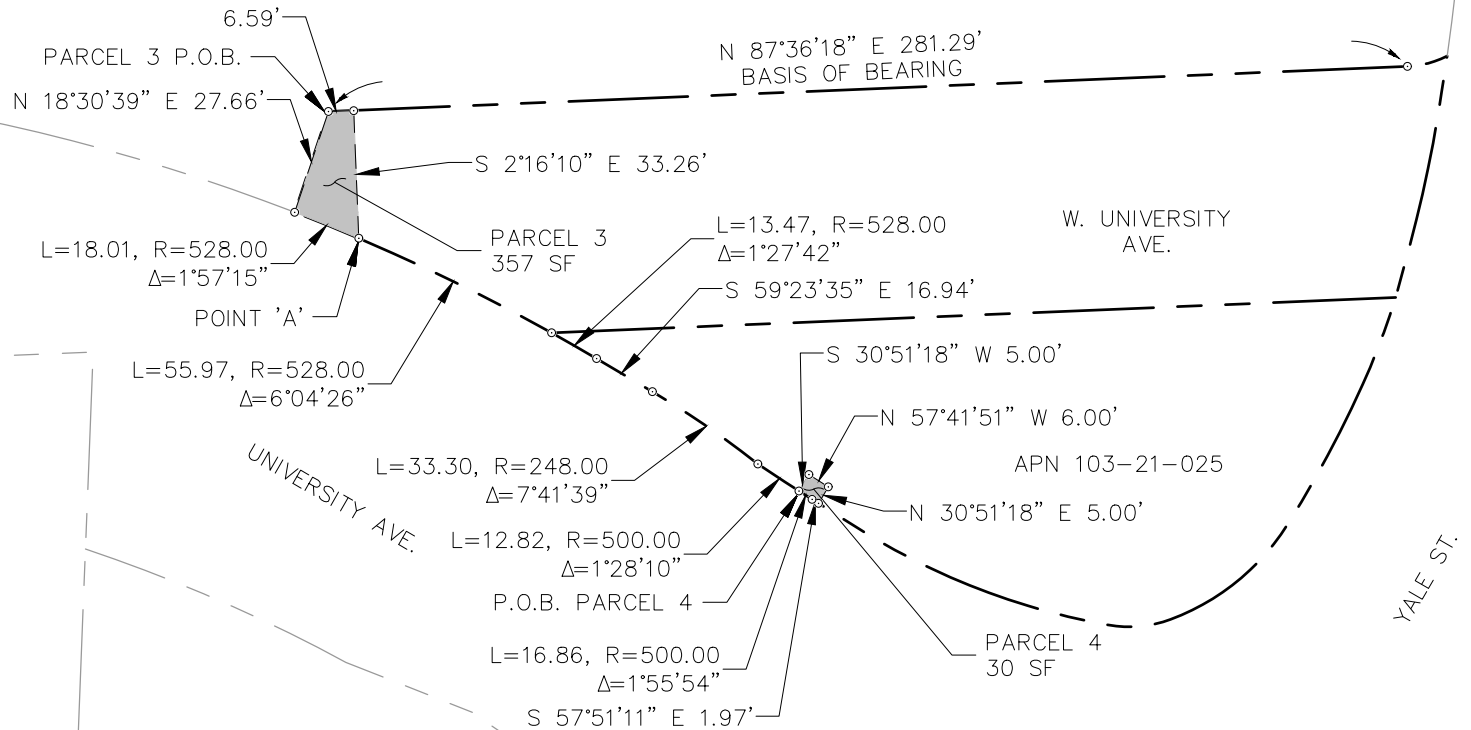
 <b>Shephard &amp; Associates, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE AUG 22 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>3</b> OF 4
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FILE: P:\2018\18121\Survey\Legal Descriptions\2022-07-19 Check Set\BU-25, BU-61, & BU-62 103-21-025\_VP CINEMA LLC\_PUE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022-5:05pm

# 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


APN 103-20-059D



SCALE: 1" = 50'



NOTE:  
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SHOULD NOT BE CONSTRUED AS ONE.  
ITS SOLE PURPOSE IS TO DEPICT THE  
LOCATION OF THE AREA DESCRIBED.

 <b>Shephard &amp; Wesnitzer, Inc.</b> 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"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>4</b> OF 4
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## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

02/02/2022

A portion of Lot 2 as shown on Instrument Number 3861259 (herein referred to as R1), 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 northeast corner of said Lot 2, said point being in common with the southerly Right-of-Way line of West University Avenue, from which the northwest corner of said Lot 2 bears South 87°36'18" West, 219.95 feet (Basis of Bearing, R1), and the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, South 87°36'18" West, 34.43 feet;

Thence leaving said Right-of-Way line, South 26°08'20" West, 69.76 feet;

Thence North 73°36'38" West, 107.09 feet;

Thence North 59°15'13" West, 49.03 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, South 87°36'18" West, 9.76 feet to a point on the northerly Right-of-Way line of the proposed West University Avenue, said point being the beginning of a non-tangent curve concave to the southwest having a radius of 528.00 feet and a central angle of 01°27'42" and being subtended by a chord which bears South 60°07'26" East 13.47 feet;

Thence along said Right-of-Way line and southeasterly along said curve, 13.47 feet;

Thence continuing along said Right-of-Way line, South 59°23'35" East, 16.94 feet to the beginning of a tangent curve concave to the southwest having a radius of 248.00 feet and a central angle of 07°41'39";

Thence continuing along said Right-of-Way line, and southeasterly along said curve, 33.30 feet to the beginning of a tangent curve concave to the northeast having a radius of 500.00 feet and a central angle of 01°55'54";

Thence continuing along said Right-of-Way line, and southeasterly along said curve, 16.86 feet;

Thence South 57°51'11" East, 14.49 feet to the beginning of a tangent curve concave to the northeast having a radius of 181.00 feet and a central angle of 22°09'41";

Thence continuing along said Right-of-Way line, and southeasterly along said curve, 70.01 feet to the beginning of a tangent curve concave to the north having a radius of 31.00 feet and a central angle of 30°15'37";

Thence continuing along said Right-of-Way line, and easterly along said curve, 16.37 feet to the beginning of a tangent curve concave to the northwest having a radius of 61.00 feet and a central angle of 37°30'04";

Thence continuing along said Right-of-Way line, and northeasterly along said curve, 39.93 feet to the beginning of a tangent curve concave to the northwest having a radius of 298.00 feet and a central angle of 07°58'22";

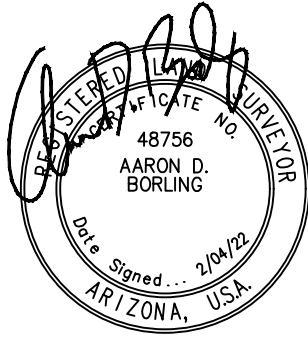
Thence continuing along said Right-of-Way line, and northeasterly along said curve, 41.47 feet to the beginning of a tangent curve concave to the northwest having a radius of 198.00 feet and a central angle of 07°00'07";

Thence continuing along said Right-of-Way line, and northeasterly along said curve, 24.02 feet to the **POINT OF BEGINNING;**

Containing 5,124 square feet, or 0.118 Acres, more or less.

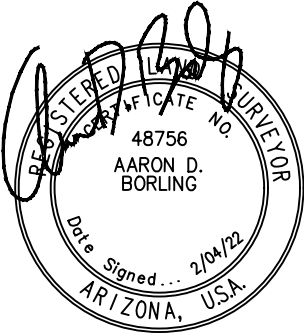
See Exhibit 'B' attached hereto and made a part hereof.

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



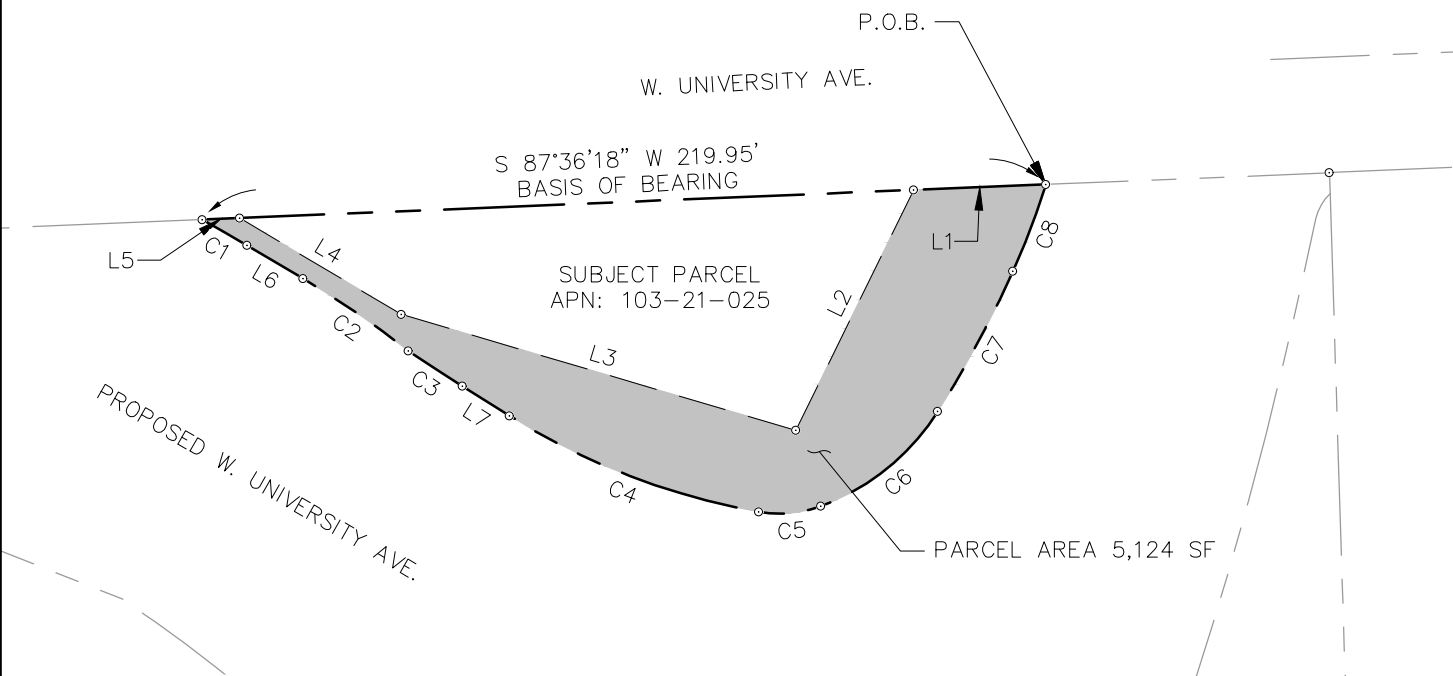
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



APN 103-20-059D

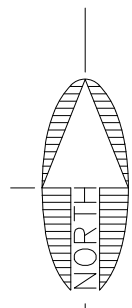
S. YALE ST.



Curve #	Length	Radius	Delta
C1	13.47	528.00	1°27'42"
C2	33.30	248.00	7°41'39"
C3	16.86	500.00	1°55'54"
C4	70.01	181.00	22°09'41"
C5	16.37	31.00	30°15'37"
C6	39.93	61.00	37°30'04"
C7	41.47	298.00	7°58'22"
C8	24.20	198.00	7°00'07"

Line #	Length	Direction
L1	34.43	S87° 36' 18"W
L2	69.76	S26° 08' 20"W
L3	107.09	N73° 36' 38"W
L4	49.03	N59° 15' 13"W
L5	9.76	S87° 36' 18"W
L6	16.94	S59° 23' 35"E
L7	14.49	S57° 51' 11"E

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.



SCALE: 1" = 50'

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE FEB 22 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	<b>BEULAH &amp; UNIVERSITY</b>  <b>LEGAL EXHIBIT</b>	FLAGSTAFF, ARIZONA	SHEET <span style="font-size: 2em; font-weight: bold;">2</span> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

10/14/2021

That portion of West University Avenue as shown on Instrument Number 3861259 (herein referred to as R1), 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 that parcel of land as described in Instrument Number 3032368, Official Records of Coconino County, said point being in common with north Right-of-Way line of West University Avenue as shown on R1;

Thence along said Right-of-Way line, North 87°36'18" East (Basis of Bearing, R1), 208.23 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 87°36'18" East, 281.29 feet to the beginning of a tangent curve concave to the north, having a radius of 25.00 feet;

Thence continuing along said Right-of-Way line, and easterly along said curve, 10.68 feet through a central angle of 24°28'52", said point being the beginning of a non-tangent curve concave to the west, having a radius of 377.46 feet and being subtended by a chord which bears South 11°08'30" West, 50.00 feet;

Thence leaving said Right-of-Way line, and southerly along said curve, 50.03 feet through a central angle of 7°35'40";

Thence South 15°10'19" West, 14.31 feet to a point on the south Right-of-Way line of West University Avenue;

Thence along said Right-of-Way line, South 87°36'18" West, 219.95 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 528.00 feet and being subtended by a chord which bears North 64°52'08" West, 73.92 feet;

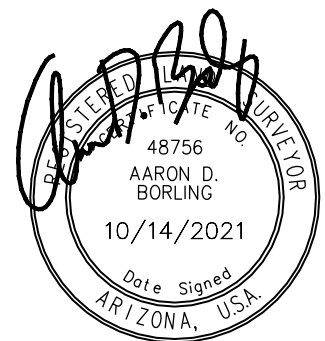
Thence leaving said Right-of-Way line, and northwesterly along said curve, 73.98 feet through a central angle of 8°01'41" to a point on the west line of said parcel;

Thence North 18°30'39" East, 27.66 feet to the **POINT OF BEGINNING**;

Containing 16,341 square feet, or 0.375 Acres, more or less.

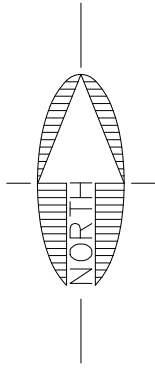
See Exhibit 'B' attached hereto and made a part hereof.

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



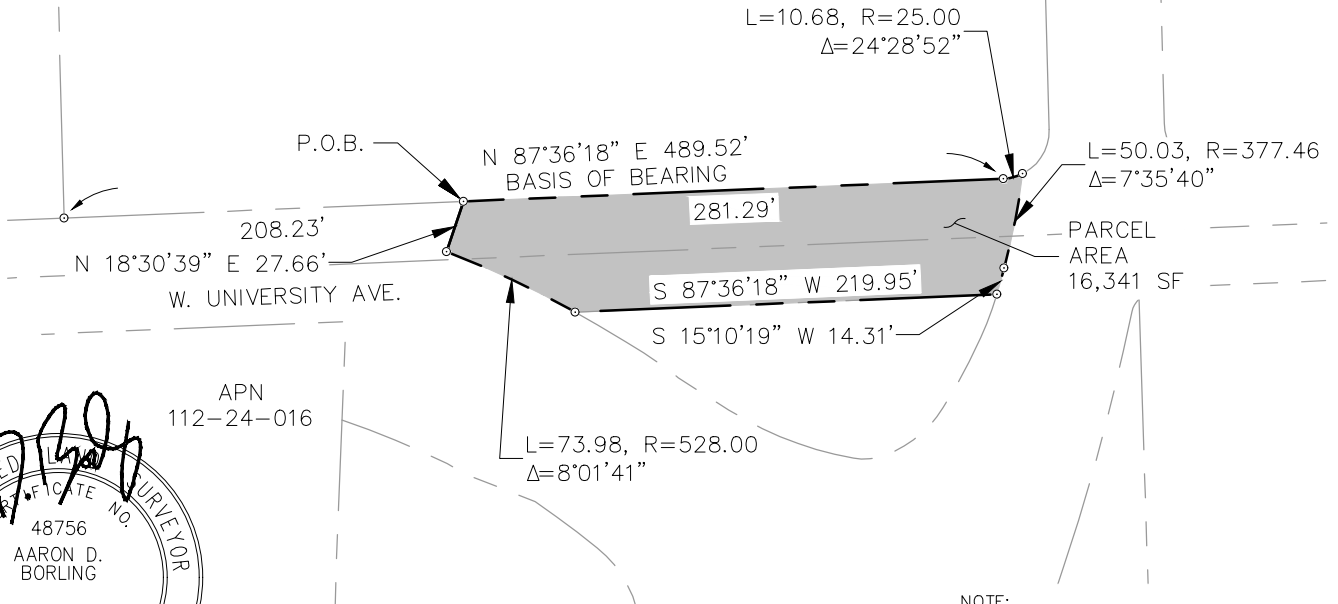
APN  
103-20-059C

SCALE: 1" = 100'



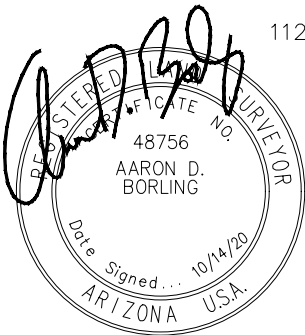
S. YALE ST.

APN 103-20-059D  
INST. #3032368



APN  
112-24-016

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.



**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

02/02/2022

A portion of Tract 'B' as shown on Instrument Number 3861259 (herein referred to as R1), 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 southeast corner of said Tract 'B', from which the northeast corner of said Tract 'B' bears North 01°47'31" West, 230.64 feet (Basis of Bearing) and the **POINT OF BEGINNING**;

Thence along the east line of said Tract 'B', North 01°47'31" West, 15.58 feet;

Thence leaving said east line, North 29°07'54" West, 61.33 feet;

Thence North 09°09'10" East, 148.36 feet to a point on said east line;

Thence along said east line, North 01°47'31" West, 9.39 feet to a point on the easterly Right-of-Way line of the proposed South Yale Street as shown on R1, said point being the beginning of a non-tangent curve concave to the southeast having a radius of 12.50 feet and being subtended by a chord which bears South 29°44'52" West, 7.44 feet;

Thence along said Right-of-Way line, and southerly along said curve, 7.55 feet through a central angle of 34°37'43";

Thence continuing along said Right-of-Way line, South 12°26'01" West, 20.98 feet to the beginning of a tangent curve concave to the northwest having a radius of 1118.50 feet and a central angle of 04°40'59";

Thence continuing along said Right-of-Way line, and southerly along said curve, 91.42 feet, to the beginning of a tangent curve concave to the northwest having a radius of 1402.00 feet and a central angle of 01°03'33";

Thence continuing along said Right-of-Way line, and southerly along said curve, 25.92 feet;

Thence continuing along said Right-of-Way line, South 18°26'13" West, 19.77 feet to the beginning of a tangent curve concave to the east having a radius of 41.00 feet and a central angle of 32°42'15";

Thence continuing along said Right-of-Way line, and southerly along said curve, 23.40 feet to the beginning of a tangent curve concave to the northeast having a radius of 61.00 feet and a central angle of 13°03'55";

Thence continuing along said Right-of-Way line, and southerly along said curve, 13.91 feet to the beginning of a tangent curve concave to the northeast having a radius of 48.00 feet and a central angle of 43°01'35";

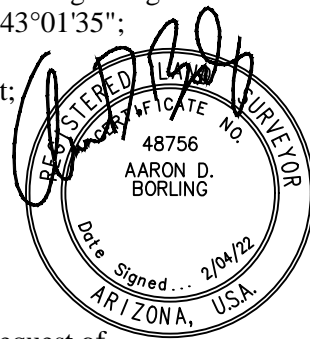
Thence continuing along said Right-of-Way line, and southeasterly along said curve, 36.05 feet;

Thence South 72°21'47" East, 23.28 feet to the **POINT OF BEGINNING**;

Containing 3,914 square feet, or 0.090 Acres, more or less.

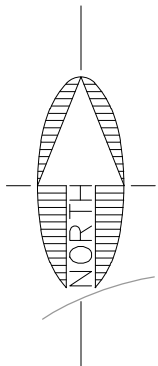
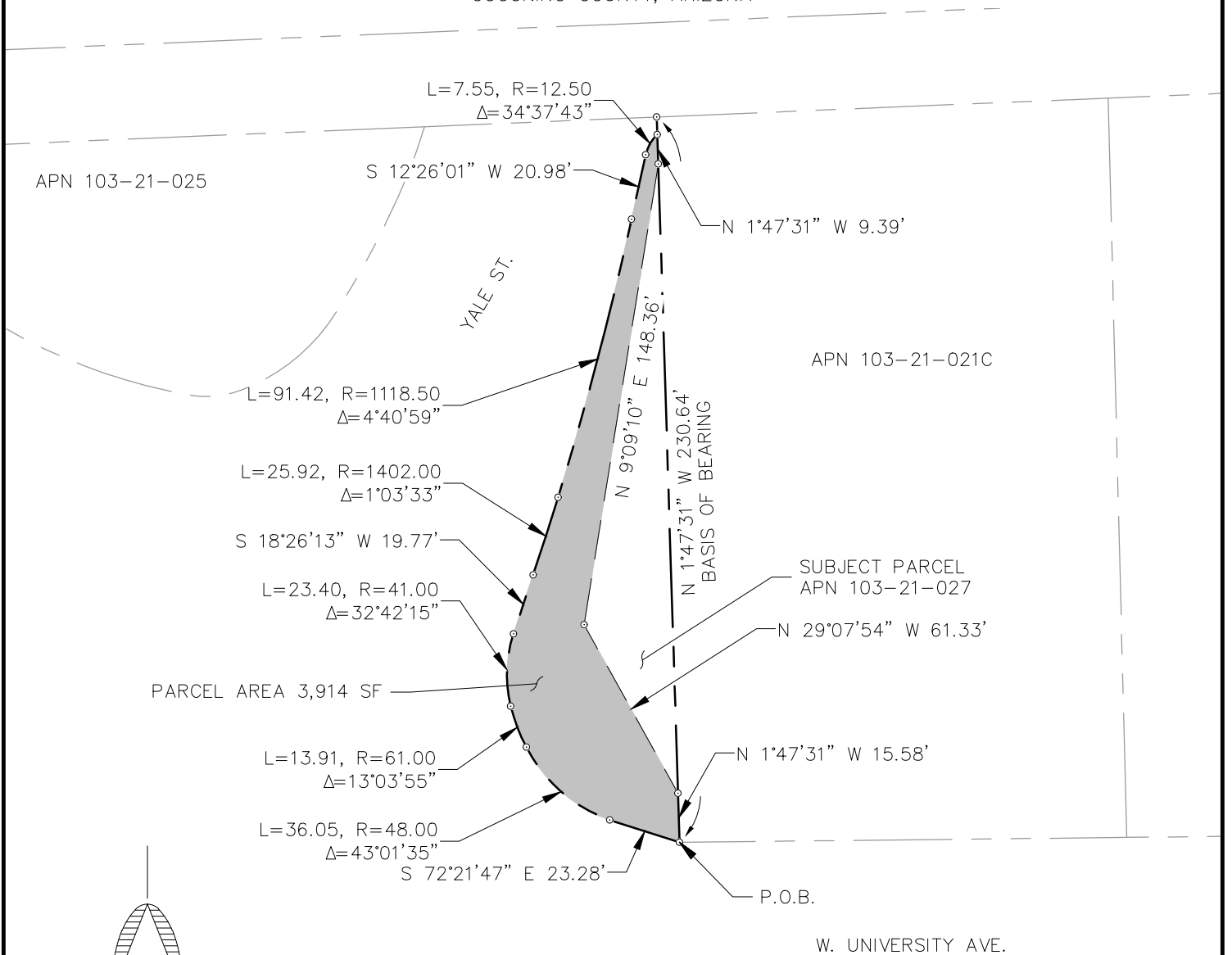
See Exhibit 'B' attached hereto and made a part hereof.

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

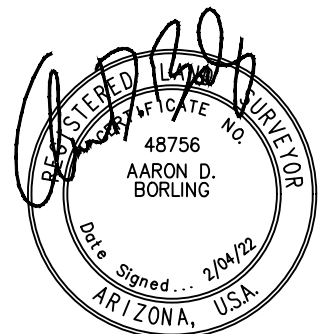
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 50'



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.



**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

02/02/2022

A portion of that parcel of land as described in Instrument Number 3743708, and as shown on Instrument Number 3791356 (herein referred to as R1), 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:

**PARCEL 1:**

The northerly 15.00 feet of that parcel of land as described in said Instrument Number 3743708, and as shown on said Instrument Number 3791356;

Containing 2,153 square feet, or 0.049 Acres, more or less.

**PARCEL 2:**

Commencing at the southeast corner of said parcel, said point being in common with the proposed north Right-of-Way line of West University Avenue as shown on Instrument Number 3861259, Official Records of Coconino County, from which the northeast corner of said parcel bears North 01°26'23" West, 234.93 feet (Basis of Bearing, North 01°29'57" West, 235.05 feet per R1);

Thence along the south line of said parcel, and said Right-of-Way line, South 89°18'19" West, 82.42 feet to the **POINT OF BEGINNING**;

Thence leaving said south line, and said Right-of-Way line, North 76°08'34" West, 62.01 feet to a point on the west line of said parcel;

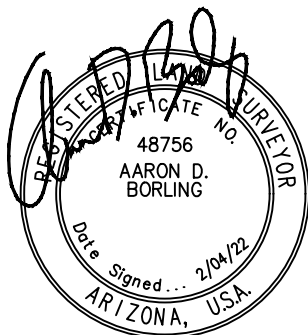
Thence along said west line, South 01°47'31" East, 15.58 feet to the southwest corner of said parcel, said point being in common with said Right-of-Way line;

Thence along said south line, and said Right-of-Way line, North 89°18'19" East, 59.72 feet to the **POINT OF BEGINNING**;

Containing 465 square feet, or 0.011 Acres, more or less.

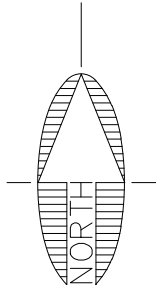
See Exhibit 'B' attached hereto and made a part hereof.

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

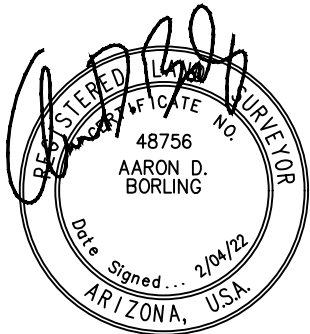
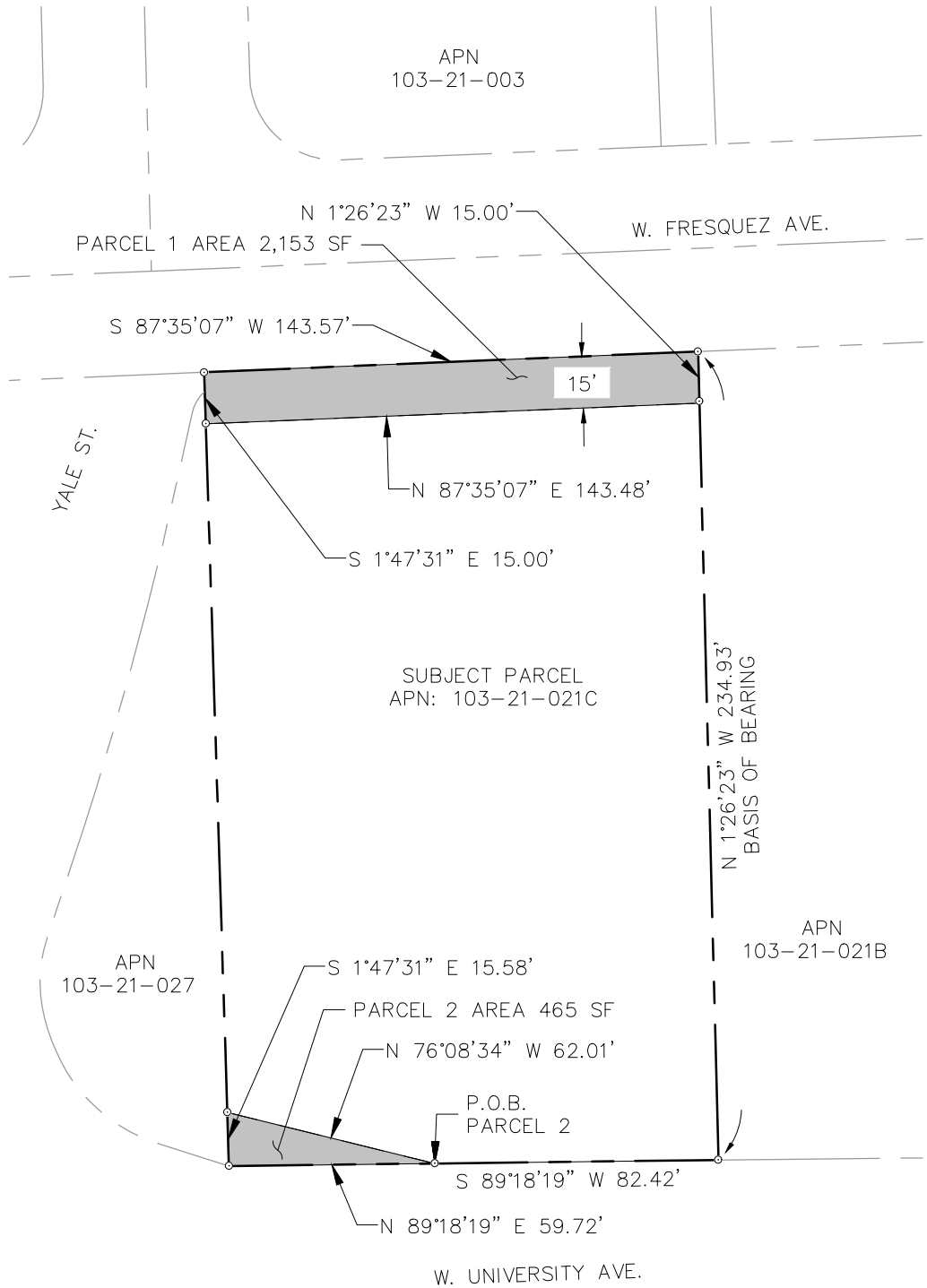


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



APN  
103-21-003



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
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LOCATION OF THE AREA DESCRIBED.



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

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 1 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1) 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 point on the south line of said Lot 1, said point being in common with the north Right-of-Way line of West University Avenue, from which the southeast corner of said parcel bears North 87°36'18" East, 87.47 feet (Basis of Bearing North 87°37'05" East, 86.61 feet per R1) and the **POINT OF BEGINNING;**

Thence along said south line, and said Right-of-Way line, North 87°36'18" East, 71.13 feet;

Thence leaving said south line, and said Right-of-Way line, North 02°23'42" West, 2.00 feet;

Thence South 89°27'08" West, 67.73 feet;

Thence North 10°58'41" West, 31.12 feet;

Thence South 89°20'47" West, 17.75 feet;

Thence North 19°03'10" West, 19.51 feet to a point on the east Right-of-Way line of South Yale Street as shown on R1;

Thence along said Right-of-Way line South 01°29'47" East, 28.79 feet to a point beginning of a tangent curve concave to the northeast having a radius of 25.00 feet and a central angle of 90°53'55";

Thence continuing along said Right-of-Way and southeasterly along said curve, 39.66 feet to the **POINT OF BEGINNING;**

Containing 1,060 square feet, or 0.024 Acres, more or less.

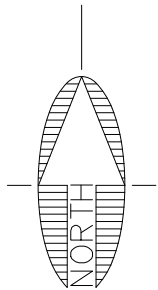
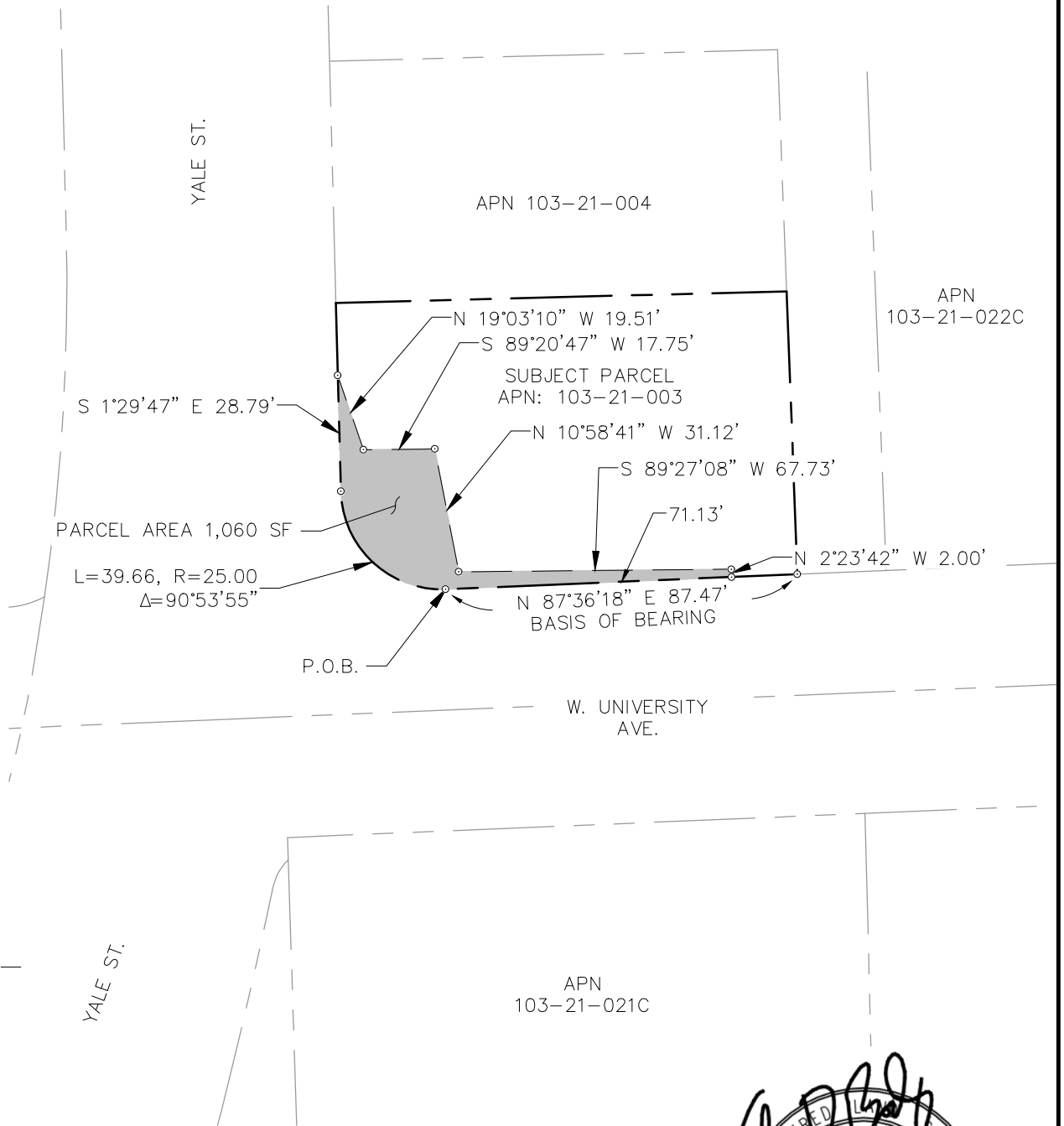
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'



NOTE:  
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ITS SOLE PURPOSE IS TO DEPICT THE  
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**SWI**  
Shephard & Wesnitzer, Inc.

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

JOB NO. 18121  
DATE AUG 22  
SCALE 1"=40'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 2 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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:

**PARCEL 1:**

Commencing at the southwest corner of said parcel, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1);

Thence along the west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1, North 01°29'47" West, 2.56 feet to the **POINT OF BEGINNING**;

Thence leaving said west line, and said Right-of-Way line, North 88°30'13" East, 21.00 feet;

Thence North 01°29'47" West, 8.00 feet;

Thence South 88°30'13" West, 21.00 feet to a point on said west line, and said Right-of-Way line, hereinafter referred to as 'Point A';

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 8.00 feet to the **POINT OF BEGINNING**;

Containing 168 square feet, or 0.004 Acres, more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence along said west line and said Right-of-Way line, North 01°29'47" West, 45.95 feet to the **POINT OF BEGINNING**;

Thence leaving said west line and said Right-of-Way line, North 88°30'13" East, 17.00 feet;

Thence North 01°29'47" West, 4.00 feet to a point on the north line of said parcel;

Thence along said north line, South 88°30'13" West, 17.00 feet to a point on said Right-of-Way line, and the northwest corner of said parcel;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 4.00 feet to the **POINT OF BEGINNING**;

Containing 68 square feet, or 0.002 Acres, more or less.

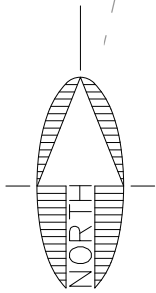
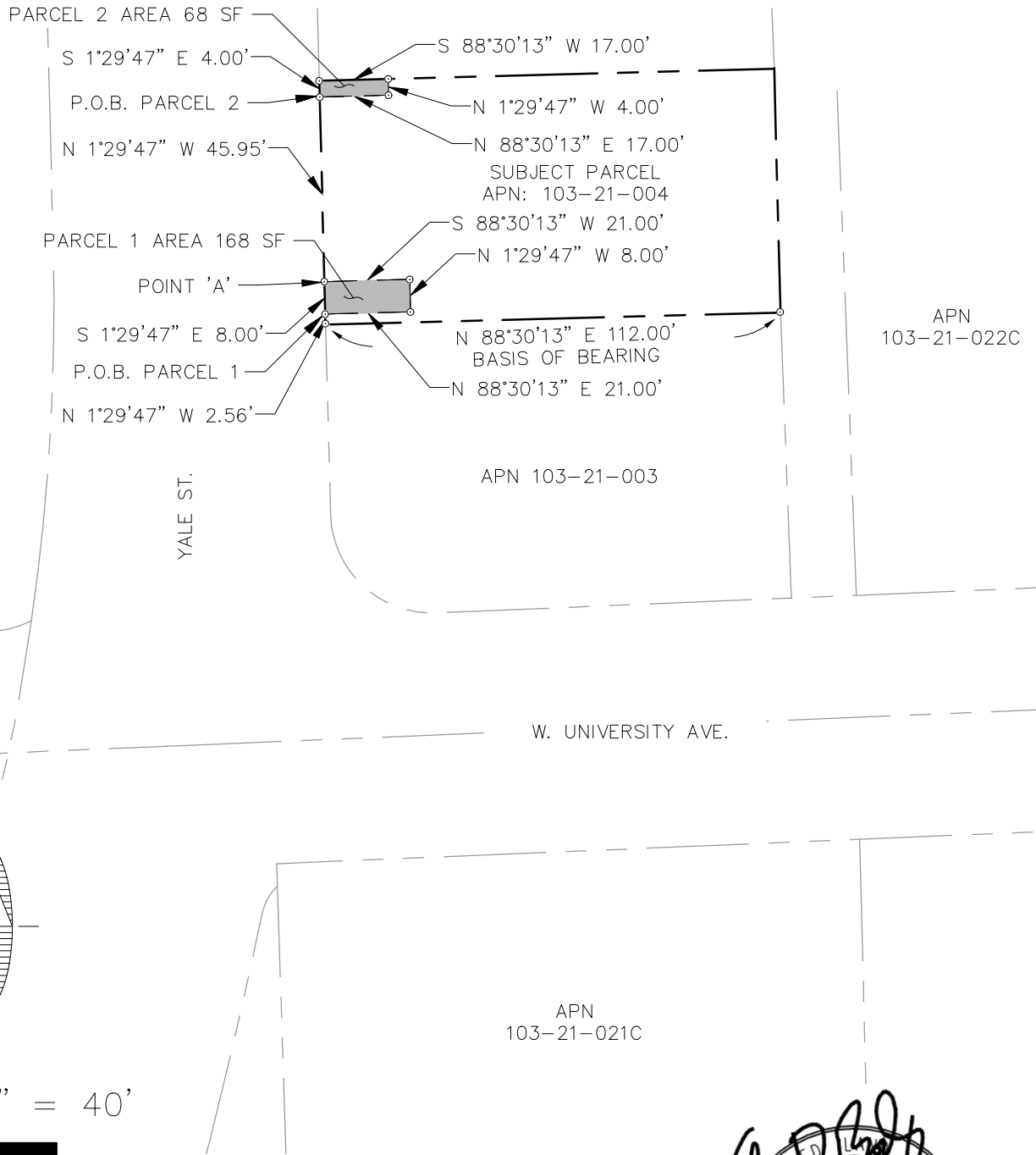
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'



NOTE:  
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 3 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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:

**PARCEL 1:**

Commencing at the southwest corner of said parcel, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1) and the **POINT OF BEGINNING;**

Thence along the south line of said parcel, North 88°30'13" East, 17.00 feet;

Thence leaving said south line, North 01°29'00" West, 4.00 feet;

Thence South 88°30'13" West, 17.00 feet to a point on the west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1, hereinafter referred to as 'Point A';

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 4.00 feet to the **POINT OF BEGINNING;**

Containing 68 square feet, or 0.002 Acres, more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence along said west line, and said Right-of-Way line, North 01°29'47" West, 46.19 feet to the **POINT OF BEGINNING;**

Thence leaving said west line, and said Right-of-Way line, North 88°30'13" East, 18.38 feet;

Thence North 01°29'47" West, 8.00 feet;

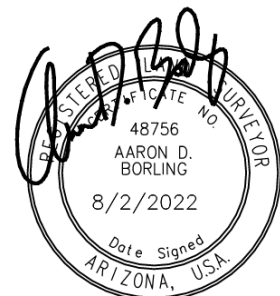
Thence South 88°30'13" West, 18.38 feet to a point on said west line, and said Right-of-Way line;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 8.00 feet to the **POINT OF BEGINNING;**

Containing 147 square feet, or 0.003 Acres, more or less.

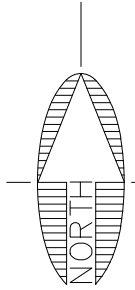
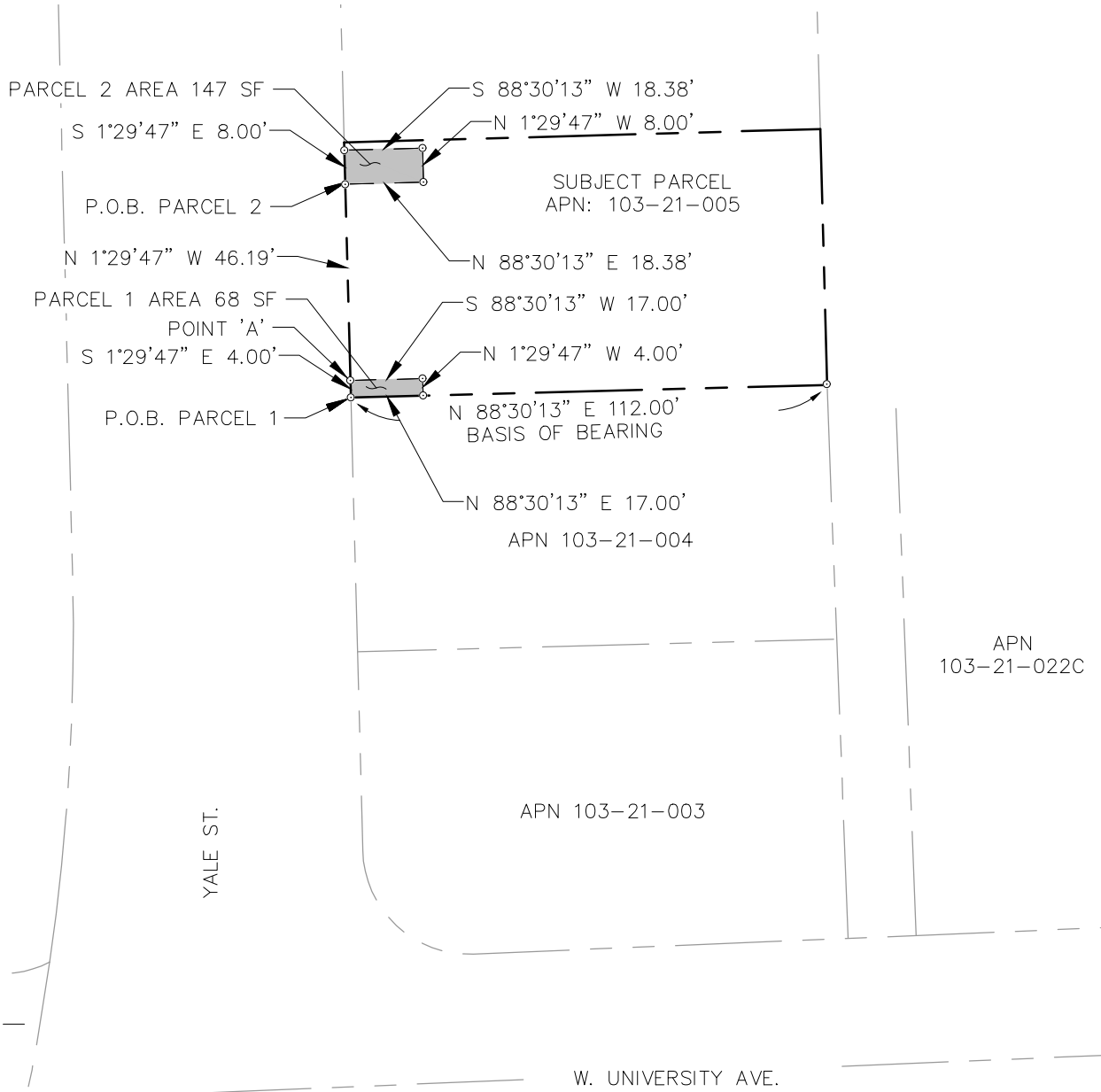
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'



NOTE:  
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LOCATION OF THE AREA DESCRIBED.



 <b>Shephard &amp; Wesnitzer, Inc.</b> 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"=40' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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## LEGAL DESCRIPTION

### Exhibit 'A'

A portion of that parcel of land as described in Docket 1278, Page 400, and in Instrument Number 3940309, 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 00°04'00" West, 59.99 feet, to a point on the south Right-of-Way line of West University Drive, said point being in common with the northerly line of said parcel, and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line and said northerly line, South 01°21'41" East, 14.32 feet;

Thence South 47°31'20" West, 28.42 feet;

Thence South 00°09'55" West, 40.29 feet;

Thence South 88°31'39" West, 0.80 feet to a point on the easterly Right-of-Way line of South Milton Road, and the westerly line of said parcel;

Thence along said Right-of-Way line and said westerly line, North 01°28'21" West, 48.30 feet to the beginning of a tangent curve concave to the southeast, having a radius of 25.00 feet and being subtended by a chord which bears North 41°43'26" East, 34.23 feet;

Thence continuing along said Right-of-Way line, and along the northwesterly line of said parcel, and northeasterly along said curve, 37.70 feet through a central angle of 86°23'36" to the **TRUE POINT OF BEGINNING**;

Containing 494 square feet, or 0.011 Acres, more or less.

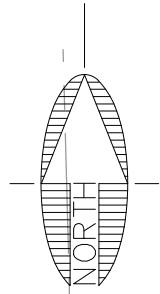
See Exhibit 'B' attached hereto and made a part hereof.

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

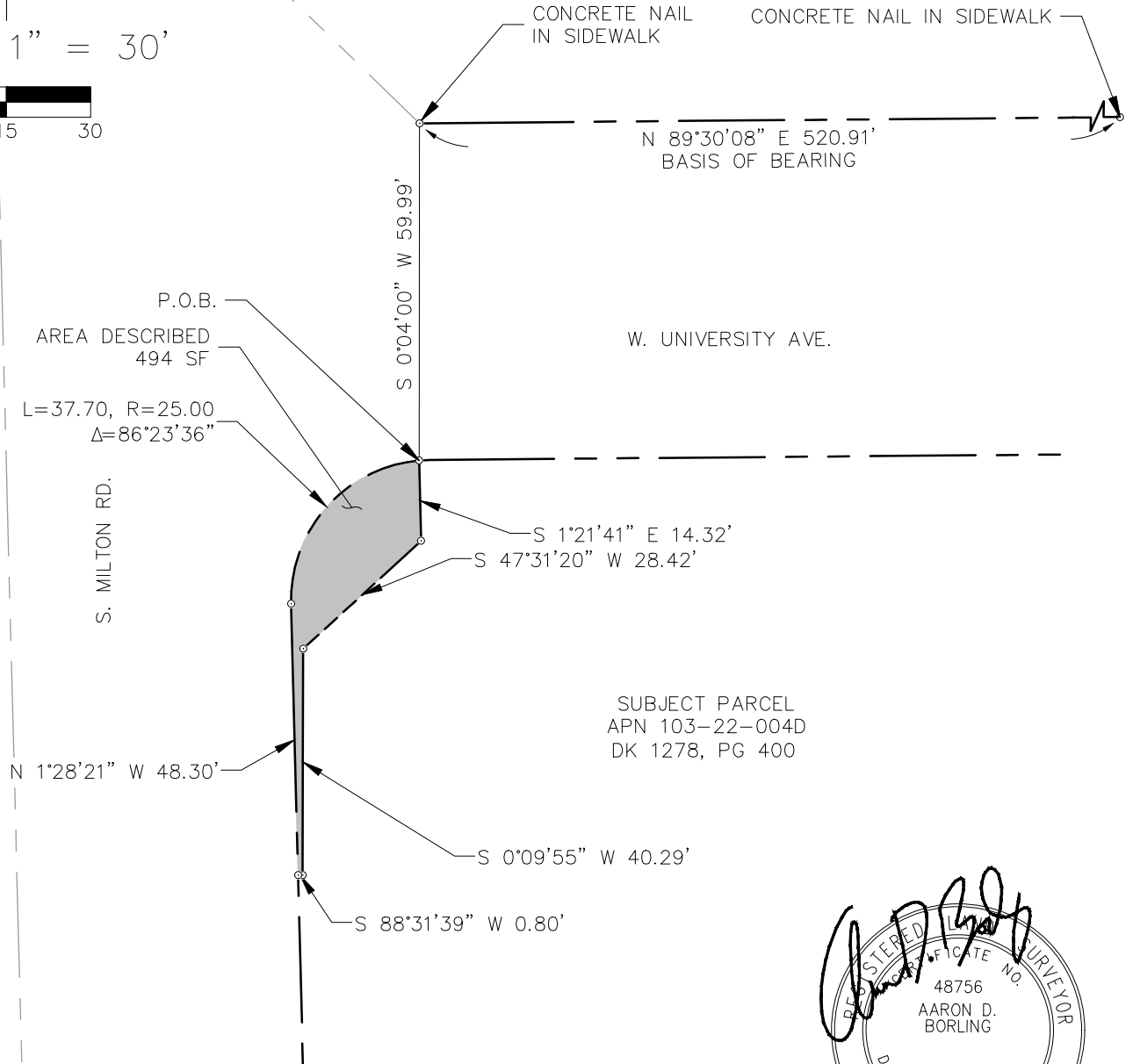
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 30'



APN 103-22-005A  
BK 10, PG 10



NOTE:  
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110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
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www.swiaz.com

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**  
**Exhibit 'A'**

A portion of that parcel of land as described in Docket 1278, Page 400, and in Instrument Number 3940309, 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 00°04'00" West, 59.99 feet, to a point on the southerly Right-of-Way line of West University Drive, said point being in common with the northerly line of said parcel, and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line and said northerly line, South 01°21'41" East, 14.32 feet;

Thence North 89°34'07" East, 5.00 feet;

Thence North 01°22'37" West, 14.41 feet to a point on the northerly line of said parcel, and said Right-of-Way line;

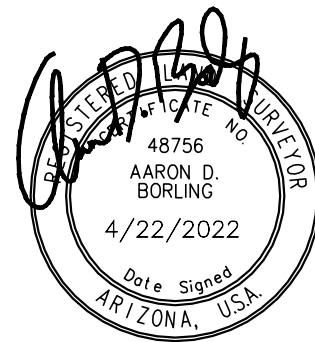
Thence along said northerly line and said Right-of-Way line, South 89°30'38" West, 2.99 feet to the beginning of a tangent curve concave to the south having a radius of 25.00 feet and a central angle of 04°35'24";

Thence continuing along said northerly line and said Right-of-Way line, and westerly along said curve, 2.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 72 square feet, more or less.

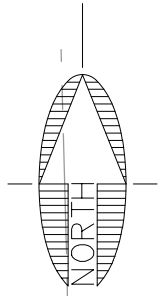
See Exhibit 'B' attached hereto and made a part hereof.

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

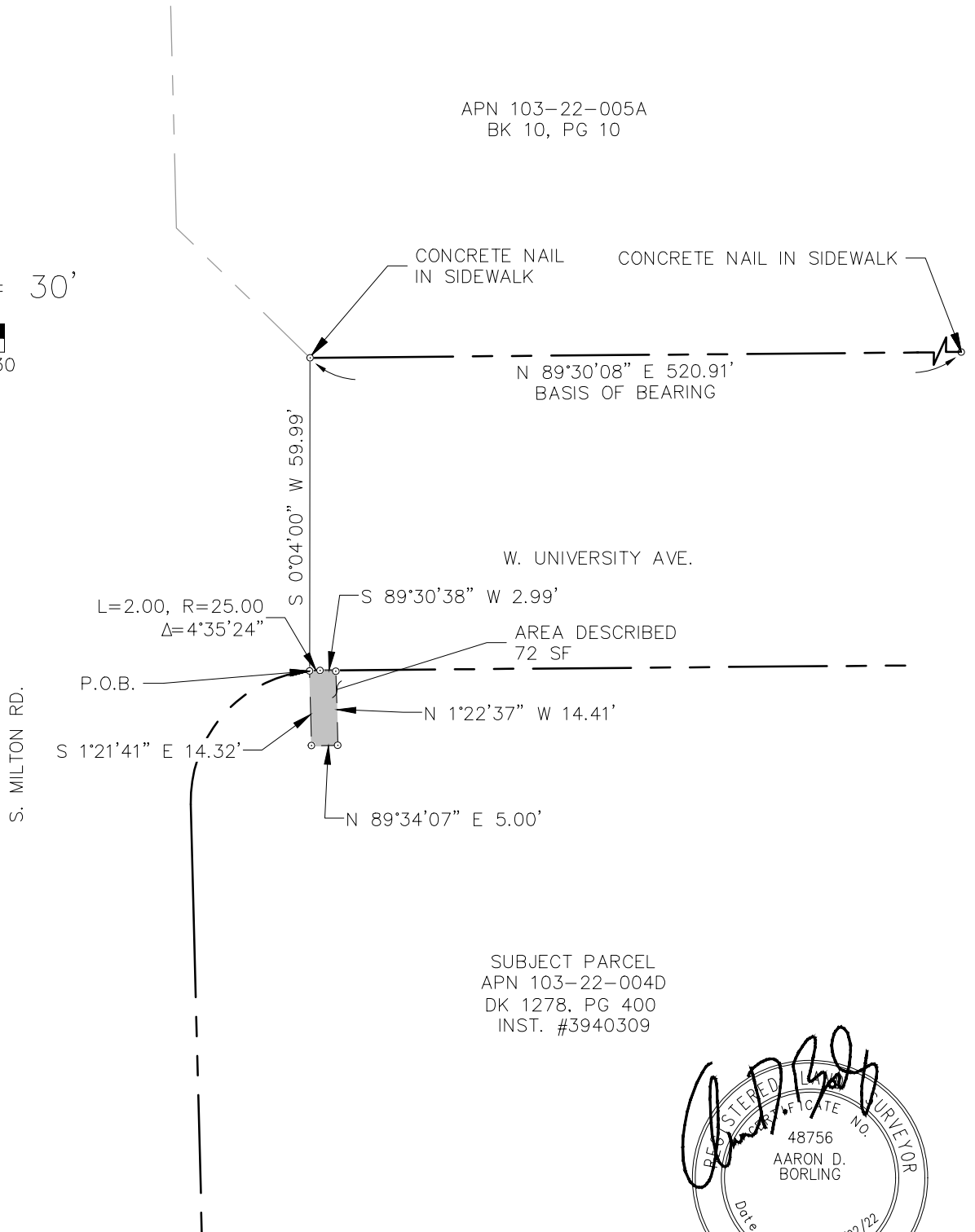
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



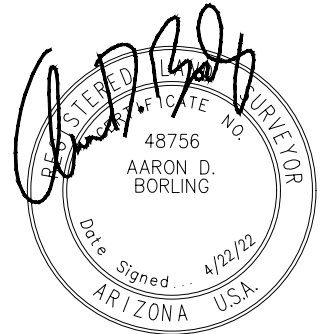
SCALE: 1" = 30'




APN 103-22-005A  
BK 10, PG 10



SUBJECT PARCEL  
APN 103-22-004D  
DK 1278, PG 400  
INST. #3940309



NOTE:  
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LOCATION OF THE AREA DESCRIBED.

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE APR 22 SCALE 1"=30' DRAWN RPR DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

BU-59

**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.

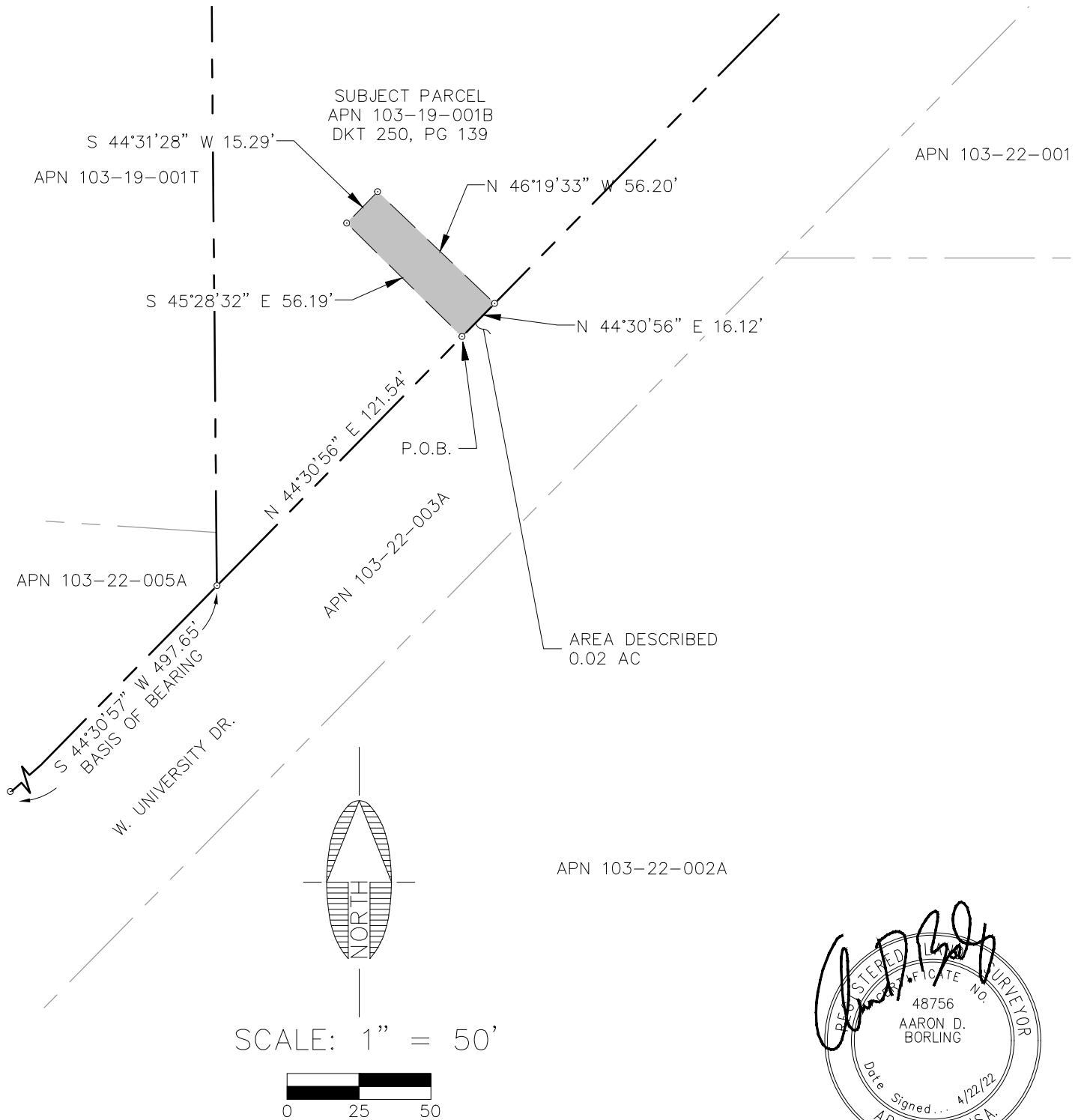
See Exhibit 'B' attached hereto and made a part hereof.

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

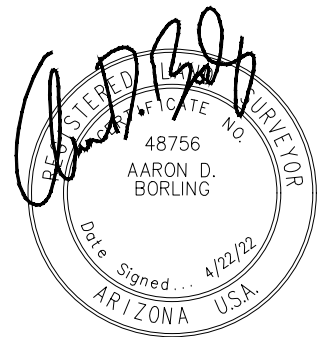


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



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.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
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

## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

11/30/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 (herein referred to as R1), 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:

#### **Parcel 1:**

Commencing at a point on the south line of said parcel, a found concrete nail and tag in sidewalk, said point being in common with northerly 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 leaving said Right-of-Way line, North 81°52'07" West, 23.33 feet;

Thence South 89°30'08" West, 176.02 feet;

Thence North 54°04'48" West, 8.58 feet;

Thence South 89°34'59" West, 54.72 feet;

Thence South 57°37'22" West, 9.79 feet;

Thence South 89°30'08" West, 253.43 feet;

Thence South 1°21'41" West, 2.00 feet to a point on the southwesterly line of said parcel;

Thence along said southwesterly line, South 45°51'59" East, 2.13 feet to the **POINT OF BEGINNING**;

Containing 2,107 square feet, or 0.048 Acres, more or less.

#### **Parcel 2:**

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

Thence along the southwesterly line of said parcel North 45°51'59" West, 2.13 feet;

Thence leaving said southwesterly line, North 1°21'41" West, 2.00 feet to the **POINT OF BEGINNING**;

Thence North 1°21'41" West, 24.43 feet;

Thence North 88°38'19" East, 143.17 feet;

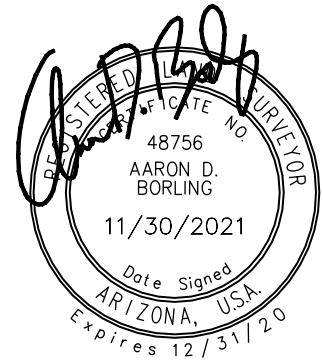
Thence South 89°22'35" East, 11.18 feet;

Thence South 89°22'57" East, 109.11 feet;

Thence North 43°38'19" East, 2.03 feet;  
Thence South 90°00'00" East, 54.76 feet;  
Thence South 46°21'41" East, 12.18 feet;  
Thence South 87°34'30" East, 92.26 feet;  
Thence South 81°52'07" East, 80.19 feet;  
Thence South 89°30'08" West, 176.02 feet;  
Thence North 54°04'48" West, 8.58 feet;  
Thence South 89°34'59" West, 54.72 feet;  
Thence South 57°37'22" West, 9.79 feet;  
Thence South 89°30'08" West, 253.43 feet to the **POINT OF BEGINNING**;  
Containing 9,798 square feet, or 0.225 Acres, more or less.

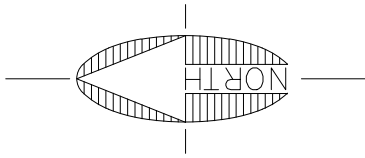
See Exhibit 'B' attached hereto and made a part hereof.

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



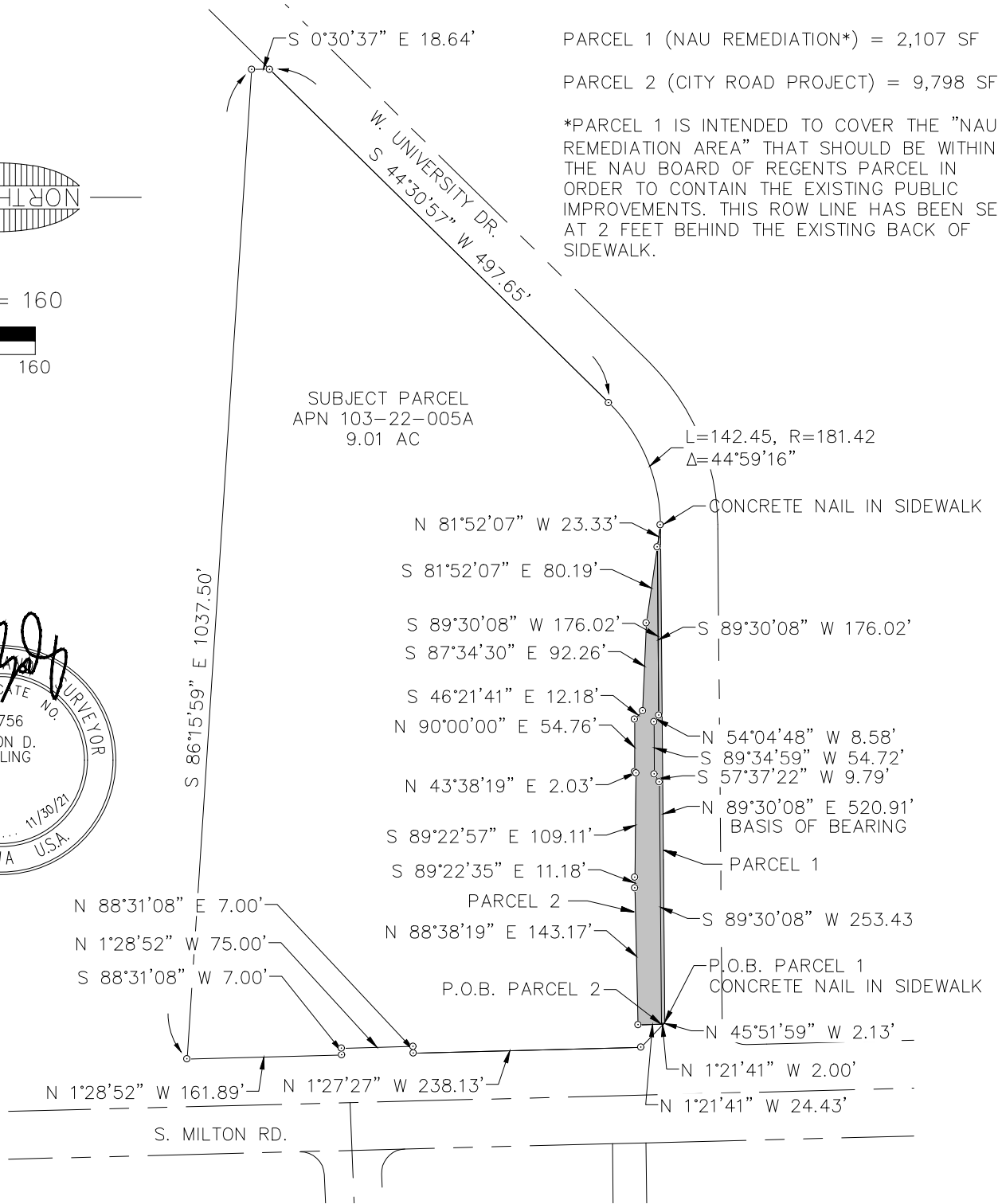
SCALE: 1" = 160'



PARCEL 1 (NAU REMEDIATION\*) = 2,107 SF  
PARCEL 2 (CITY ROAD PROJECT) = 9,798 SF

\*PARCEL 1 IS INTENDED TO COVER THE "NAU REMEDIATION AREA" THAT SHOULD BE WITHIN THE NAU BOARD OF REGENTS PARCEL IN ORDER TO CONTAIN THE EXISTING PUBLIC IMPROVEMENTS. THIS ROW LINE HAS BEEN SET AT 2 FEET BEHIND THE EXISTING BACK OF SIDEWALK.

SUBJECT PARCEL  
APN 103-22-005A  
9.01 AC



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

JOB NO. 18121  
DATE NOV 21  
SCALE 1"=160'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, 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, described as follows:

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

Thence leaving said Right-of-Way line, and along the southwesterly line of said parcel, North 45°51'59" West, 35.80 feet to a found 1.5-inch aluminum cap on the east Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, North 01°27'27" West, 6.42 feet to the **POINT OF BEGINNING**;

Thence North 01°27'27" West, 26.79 feet;

Thence North 88°40'23" East, 37.63 feet;

Thence South 80°10'25" East, 134.28 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 10.50 feet and being subtended by a chord which bears South 60°47'27" East 10.04 feet;

Thence southeasterly along said curve, 10.47 feet through a central angle of 57°08'39";

Thence North 89°22'35" West, 11.18 feet;

Thence South 88°38'19" West, 143.17 feet;

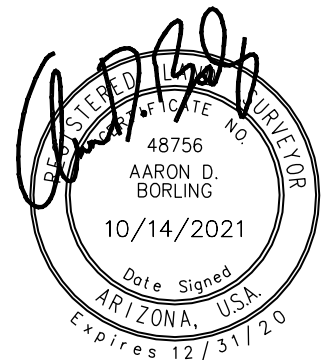
Thence North 01°21'41" West, 3.66 feet;

Thence South 89°28'30" West, 23.52 feet to the **POINT OF BEGINNING**;

Containing 3,417 square feet, or 0.078 Acres, more or less.

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

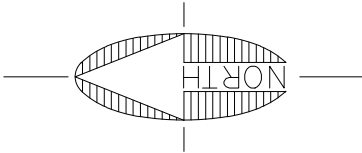
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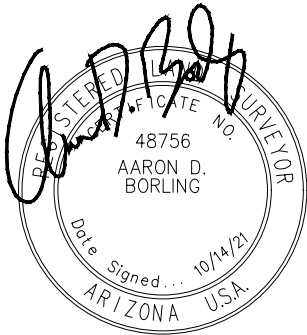
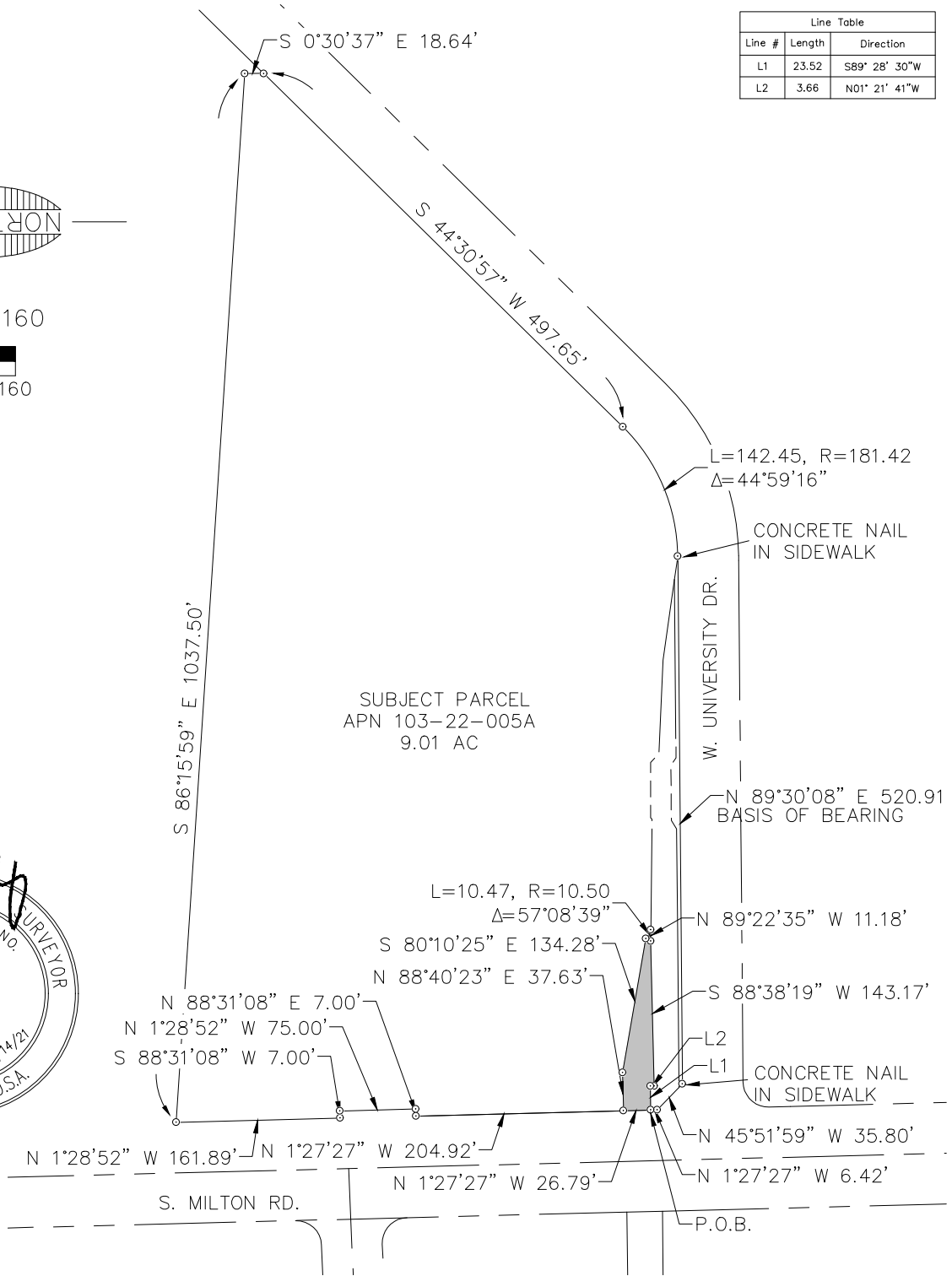
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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	23.52	S89° 28' 30"W
L2	3.66	N01° 21' 41"W



SCALE: 1" = 160'



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.

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 and as described in Instrument Number 3732791, 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, a found concrete nail and tag in sidewalk, said point being in common with northerly Right-of-Way line of West University Avenue, and from which a found concrete nail and tag in sidewalk bears North 89°30'08" East, 520.91 feet (Basis of Bearing);

Thence leaving said Right-of-Way line, and along the southwesterly property line of said parcel, North 45°51'59" West, 35.80 feet to a found 1.5-inch aluminum cap on the east Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, North 01°27'27" West, 67.16 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 01°27'27" West, 26.00 feet;

Thence leaving said Right-of-Way line, North 88°40'23" East, 199.49 feet;

Thence South 1°25'47" East, 91.75 feet;

Thence North 89°22'57" West, 26.02 feet;

North 1°25'47" West, 64.87 feet;

Thence South 88°40'23" West, 173.48 feet to the **POINT OF BEGINNING**;

Containing 6,885 square feet, or 0.158 Acres, more or less.

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

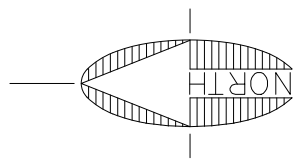
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



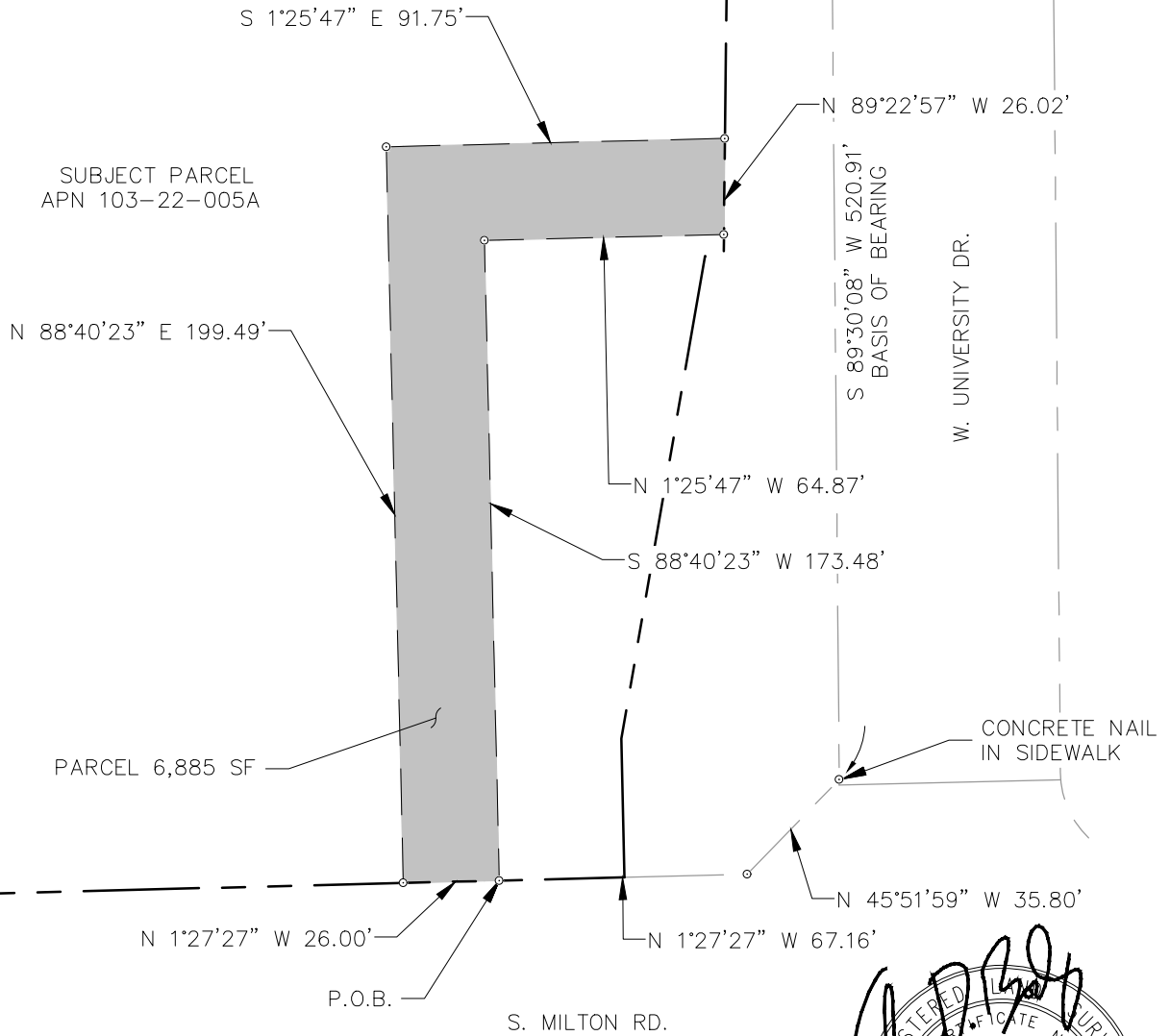
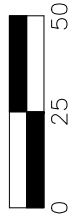
FILE: \\192.168.1.15\projects\2018\18121\Survey\Legal Descriptions\2021-08-13 Legal Description Exhibits\PUE\103-22-005A\_TARGET\_PUE\_EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Oct 14, 2021-3:07pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

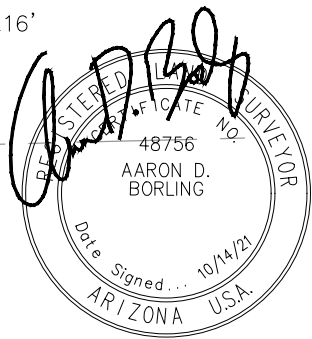
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA




SCALE: 1" = 50'



NOTE:  
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LOCATION OF THE AREA DESCRIBED.



 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE OCT 2019 SCALE 1"=50' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY FLAGSTAFF, ARIZONA LEGAL EXHIBIT	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

07/28/2022

A portion of that parcel of land as shown on Book 10 of Surveys, 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 1.5" aluminum cap on the east Right-of-Way line of South Milton Road, from which a found 3" ADOT brass cap on said Right-of-Way line bears North 01°27'27" West, 238.13 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 01°27'27" West, 33.21 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 01°27'27" West, 106.49 feet;

Thence leaving said Right-of-Way line, North 88°35'30" East, 5.85 feet;

Thence South 02°12'10" East, 106.51 feet;

Thence South 88°40'23" West, 7.23 feet to the **TRUE POINT OF BEGINNING;**

Containing 696 square feet, or 0.016 Acres, more or less.

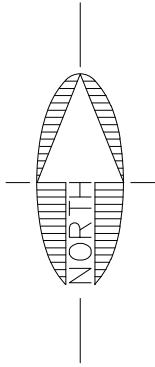
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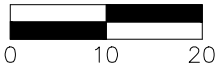


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SCALE: 1" = 20'



FOUND 3" ADOT  
BRASS CAP  
N 88°35'30" E 5.85'

N 1°27'27" W 238.13'  
BASIS OF BEARING  
106.49'  
S 21°2'10" E 106.51'

SUBJECT PARCEL  
APN 103-22-005A

AREA DESCRIBED 696 SF

S. MILTON RD.

P.O.B.

N 88°40'23" E 7.23'

33.21'

FOUND 1.5" ALUM. CAP



NOTE:  
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JOB NO. 18121  
DATE AUG 22  
SCALE 1"=20'  
DRAWN HAS  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

07/28/2022

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10, and as described in Instrument Number 3732791, 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 1.5" aluminum cap on the east Right-of-Way line of South Milton Road, from which a found 3" ADOT brass cap on said Right-of-Way line bears North 01°27'27" West, 238.13 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 01°27'27" West, 112.03 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 01°27'27" West, 29.67 feet;

Thence leaving said Right-of-Way line, North 88°32'33" East, 12.69 feet;

Thence South 01°27'27" East, 29.67 feet;

Thence South 88°32'33" West, 12.69 feet to the **TRUE POINT OF BEGINNING**;

Containing 377 square feet, or 0.009 Acres, more or less.

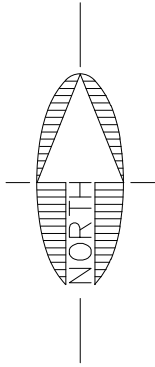
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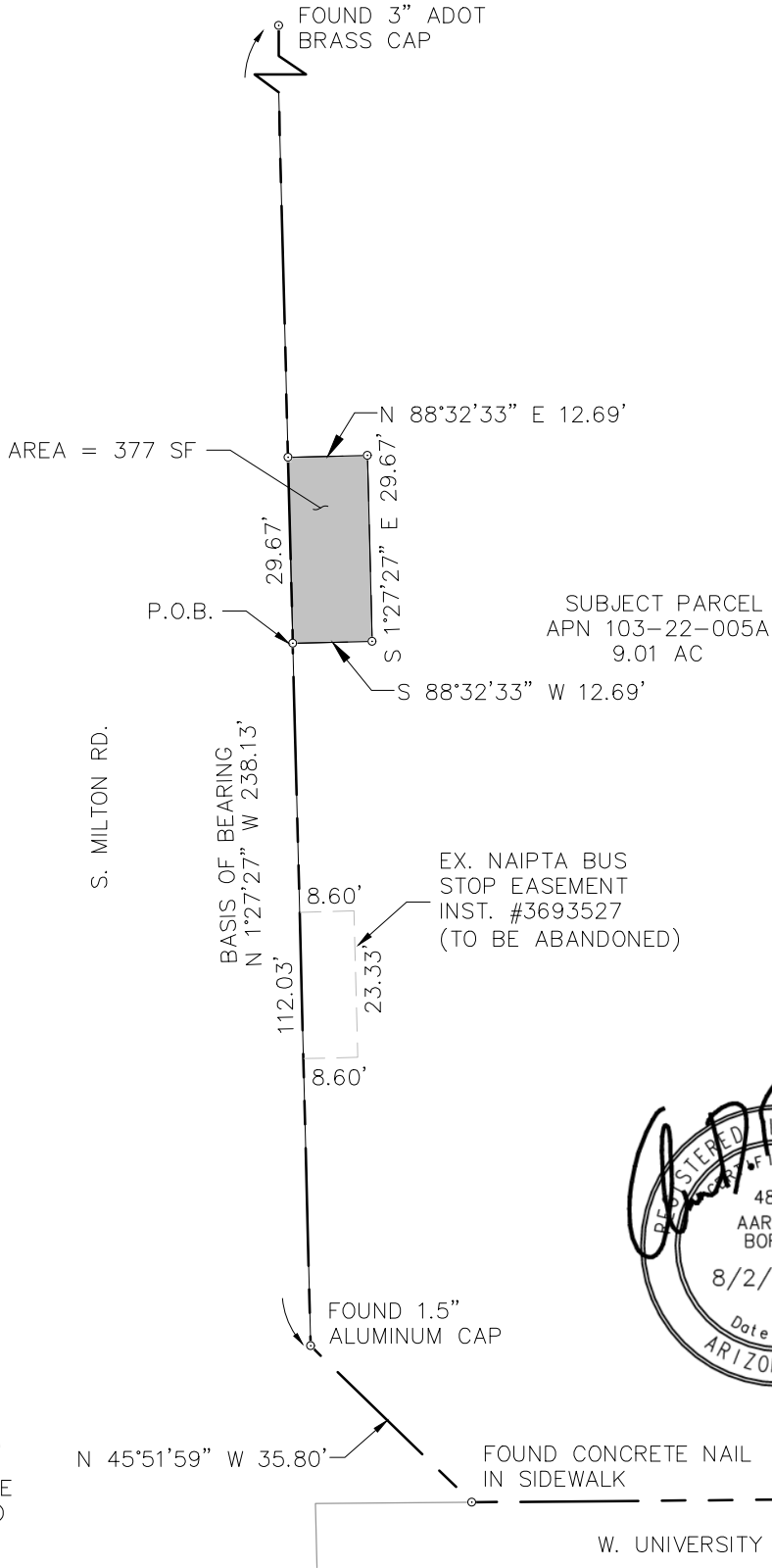


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SCALE: 1" = 30'



NOTE:  
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DATE	AUG 22
SCALE	1"=30'
DRAWN	HAS
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

10/14/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 and as described in Instrument Number 3732791, 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 point on the northerly Right-of-Way line of West University Avenue, 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, South 44°30'57" West, 163.52 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, South 44°30'57" West, 334.00 feet to the beginning of a tangent curve concave to the north, having a radius of 181.42 feet;

Thence continuing along said Right-of-Way line, and westerly along said curve, 142.45 feet through a central angle of 44°59'15";

Thence continuing along said Right-of-Way line, North 81°52'07" West, 50.41 feet;

Thence leaving said Right-of-Way line, North 89°05'15" East, 51.56 feet to the beginning of a tangent curve concave to the north, having a radius of 180.00 feet;

Thence easterly along said curve, 138.07 feet through a central angle of 43°56'54";

Thence North 44°29'37" East, 315.43 feet;

Thence North 8°22'58" West, 8.73 feet;

Thence North 44°40'15" East, 9.80 feet;

Thence South 45°29'03" East, 14.21 feet to the **POINT OF BEGINNING**;

Containing 3,784 square feet, or 0.087 Acres, more or less.

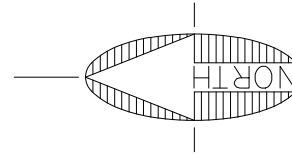
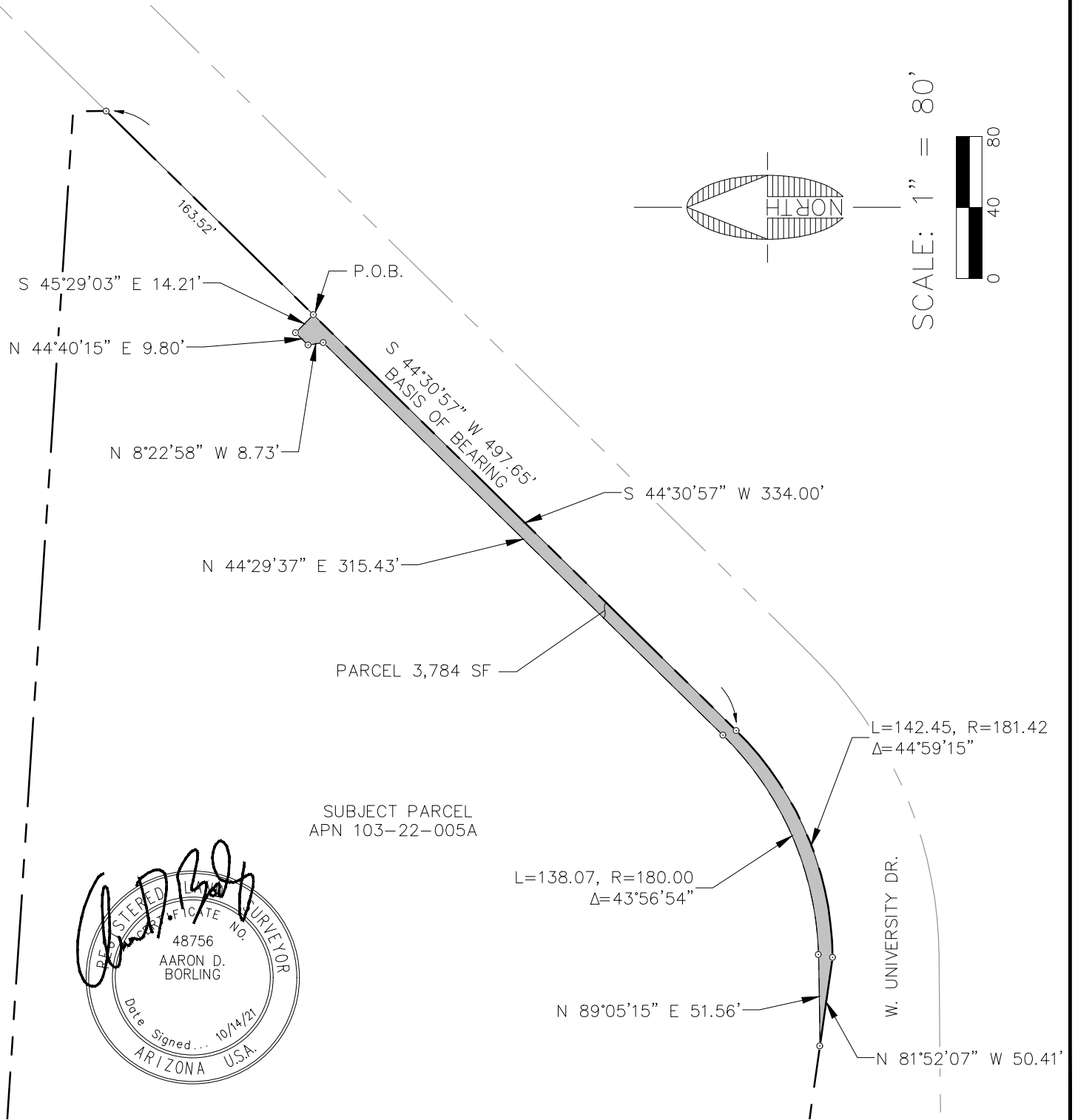
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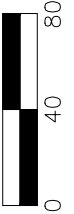


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SCALE: 1" = 80'



NOTE:  
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DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

## LEGAL DESCRIPTION

Exhibit 'A'

#18121

07/28/2022

A portion of that parcel of land as shown on Book 10 of Surveys, 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, described as follows:

### **PARCEL 1:**

Commencing at a point on the northwesterly Right-of-Way line of West University Avenue, from which a point on said Right-of-Way line bears North 44°30'57" East, 497.65 feet (Basis of Bearing) and the beginning of a tangent curve concave to the north having a radius of 181.42 feet and a central angle of 44°59'16";

Thence along said Right-of-Way line, and westerly along said curve 142.45 feet;

Thence leaving said Right-of-Way line, North 81°52'07" West, 71.49 feet to the **TRUE POINT OF BEGINNING;**

Thence North 60°13'07" West, 41.45 feet;

Thence South 02°25'30" West, 15.86 feet to a point hereinafter referred to as 'Point A';

Thence North 87°34'30" West, 4.95 feet;

Thence South 81°52'07" East, 32.02 feet, to the **TRUE POINT OF BEGINNING;**

Containing 284 square feet, or 0.007 Acres, more or less.

### **PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence North 87°34'30" West, 42.11 feet to the **TRUE POINT OF BEGINNING;**

Thence North 10°27'12" West, 14.55 feet;

Thence South 79°32'48" West, 10.00 feet;

Thence South 10°27'12" East, 12.27 feet, to a point hereinafter referred to as 'Point B';

Thence South 87°34'30" East, 10.26 feet, to the **TRUE POINT OF BEGINNING;**

Containing 134 square feet, or 0.003 Acres, more or less.

### **PARCEL 3:**

Commencing from the aforementioned 'Point B';

Thence North 87°34'30" West, 34.95 feet;

Thence North 46°21'41" West, 12.18 feet to the **TRUE POINT OF BEGINNING;**

Thence North 83°42'11" West, 54.70 feet;

Thence North 90°00'00" West, 77.65 feet;

Thence North 01°09'33" West, 96.00 feet;

Thence South 88°40'19" West, 160.25 feet;

Thence North 01°20'07" West, 41.12 feet;

Thence South 88°36'41" West, 51.68 feet, to a point on the easterly Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, South 01°27'27" East, 111.51 feet;

Thence leaving said Right-of-Way line, North 88°40'23" East, 37.63 feet;

Thence South 80°10'25" East, 132.64 feet;

Thence South 00°00'00" East, 5.07 feet;

Thence South 89°22'57" East, 119.50 feet;

Thence North 43°38'19" East, 2.03 feet;

Thence North 90°00'00" East, 54.76 to the **TRUE POINT OF BEGINNING;**

Containing 20,785 square feet, or 0.48 Acres, more or less.

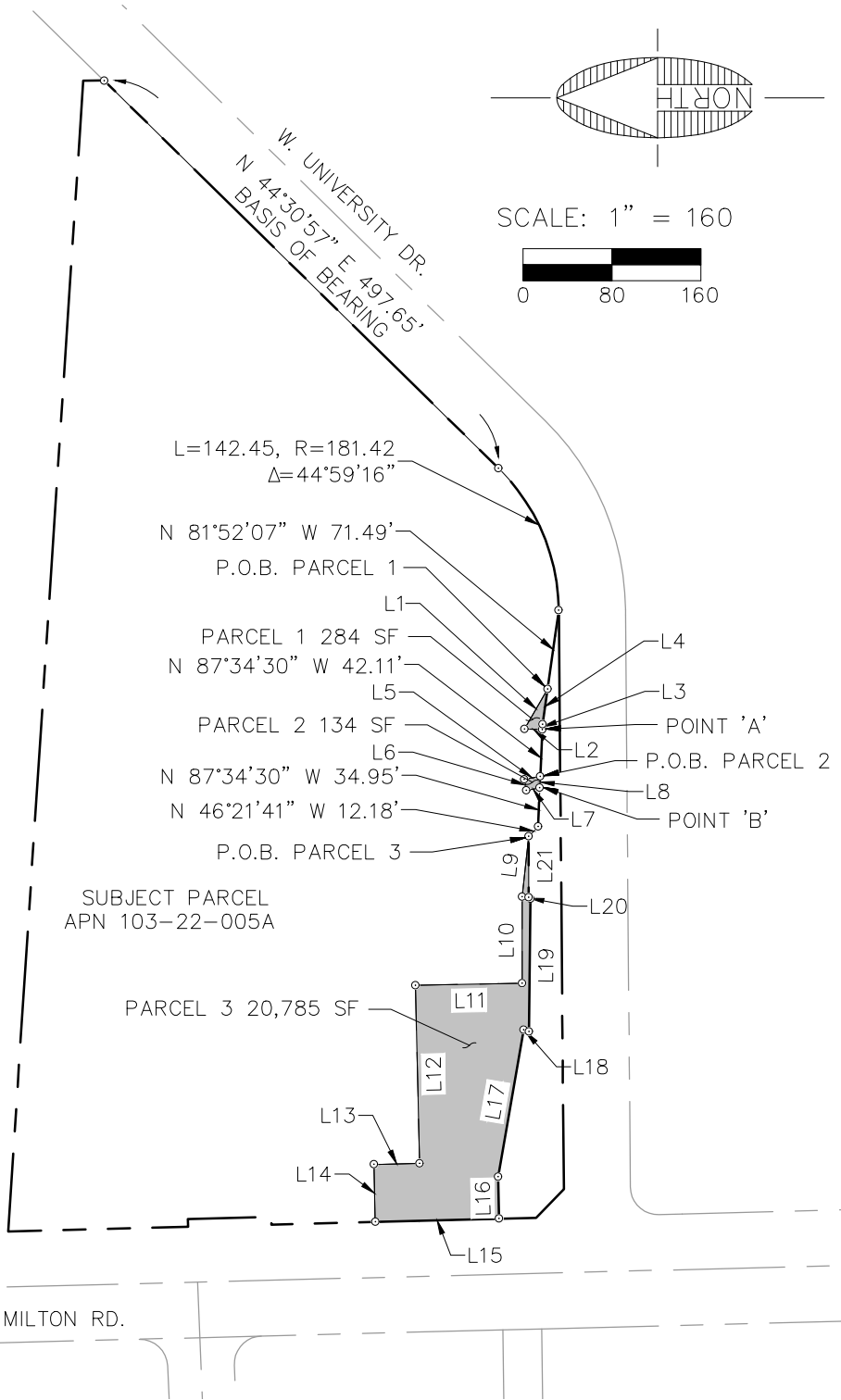
See Exhibit 'B' attached hereto and made a part hereof.

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



Line Table		
Line #	Length	Direction
L1	41.45	N60°13'07"W
L2	15.86	S2°25'30"W
L3	4.95	S87°34'30"E
L4	32.02	S81°52'07"E
L5	14.55	N10°27'12"W
L6	10.00	S79°32'48"W
L7	12.27	S10°27'12"E
L8	10.26	S87°34'30"E
L9	54.70	N83°42'11"W
L10	77.65	N90°00'00"W
L11	96.00	N1°09'33"W
L12	160.25	S88°40'19"W
L13	41.12	N1°20'07"W
L14	51.68	S88°36'41"W
L15	111.51	S1°27'27"E
L16	37.63	N88°40'23"E
L17	132.64	S80°10'25"E
L18	5.07	S0°00'00"E
L19	119.50	S89°22'57"E
L20	2.03	N43°38'19"E
L21	54.76	N90°00'00"E

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.



**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

07/28/2022

A portion of that parcel of land as shown on Instrument Number 3861259, and described in Docket 1036, Page 592, 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 aluminum cap marked RLS 48756 on the west Right-of-Way line of South Milton Road, said point being in common with the southeast corner of said parcel, from which a found 1- inch rebar with tag marked RLS 48756 at the southwest corner of said parcel bears South 89°24'36" West, 249.73 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 1°28'21" West, 217.34 feet to the beginning of a tangent curve concave to the southwest having a radius of 25.00 feet and a central angle of 34°13'13";

Thence continuing along said Right-of-Way line, and northwesterly along said curve, 14.93 feet;

Thence leaving said Right-of-Way line, South 12°54'08" West, 8.81 feet;

Thence South 01°24'26" East, 33.79 feet;

Thence South 43°35'58" West, 7.07 feet;

Thence South 01°24'26" East, 54.57 feet;

Thence South 46°24'02" East, 7.07 feet;

Thence South 1°24'26" East, 124.39 feet to a point on the south line of said parcel;

Thence along said south line, North 89°24'36" East, 6.77 feet to the **TRUE POINT OF BEGINNING**;

Containing 1,805 square feet, or 0.04 Acres, more or less.

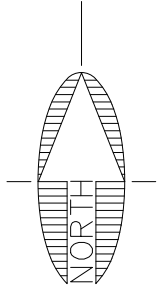
See Exhibit 'B' attached hereto and made a part hereof.

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



APN  
103-21-022C



SCALE: 1" = 50'



W. UNIVERSITY AVE.

L=14.93, R=25.00  
Δ=34°13'13"

S 12°54'08" W 8.81'

S 1°24'26" E 33.79'

S 43°35'58" W 7.07'

S 1°24'26" E 54.57'

AREA DESCRIBED  
1,805 SF

SUBJECT PARCEL  
APN 103-21-021B

S 46°24'02" E 7.07'

APN  
103-21-021C

S 1°24'26" E 124.39'

N 1°28'21" W 217.34'

S. MILTON RD.

S 89°24'36" W 249.73'  
BASIS OF BEARING

N 89°24'36" E 6.77'

P.O.B.

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



Shephard & Wesnitzer, Inc.

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

www.swiaz.com

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/26/2022

A portion of that parcel of land as described in Docket 1036, Page 592, 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, from the northwest corner of said parcel bears North 01°26'23" East, 234.93 feet (Basis of Bearing), and the **POINT OF BEGINNING**;

Thence North 89°24'36" East, 245.96 feet;

Thence North 01°24'02" West, 8.50 feet;

Thence North 42°09'52" East, 2.90 feet;

Thence North 01°24'26" West, 9.09 feet to the beginning of a tangent curve concave to the southwest having a radius of 38.00 feet and a central angle of 15°30'47";

Thence northerly along said curve, 10.29 feet;

Thence North 16°55'13" West, 7.80 feet to the beginning of a tangent curve concave to the northeast having a radius of 42.00 feet and a central angle of 15°30'47";

Thence northerly along said curve, 11.37 feet;

Thence North 01°24'26" West, 174.20 feet;

Thence North 43°35'58" East, 6.28 feet, to a point on the northerly line of said parcel and the southerly Right-of-Way line of West University Avenue, said point being the beginning of a non-tangent curve concave to the southwest having a radius of 25.00 feet and a central angle of 67°26'54" and being subtended by a chord which bears North 58°38'47" West, 27.74 feet;

Thence along said northerly line, and said Right-of-Way line, and northwesterly along said curve, 29.43 feet;

Thence continuing along said northerly line, and said Right-of-Way line, South 87°37'03" West, 224.19 feet, to the northwest corner of said parcel;

Thence along the west line of said parcel, South 01°26'23" East, 14.43 feet;

Thence leaving said west line, North 87°23'32" East, 222.76 feet;

Thence South 63°11'35" East, 13.58 feet;

Thence South 01°47'20" East, 203.39 feet;

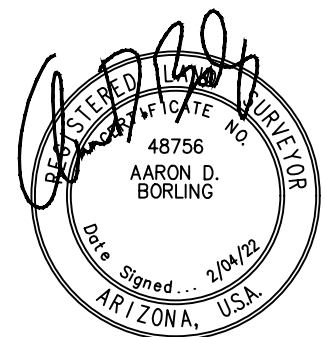
Thence South 89°24'36" West, 235.94 feet to a point on said west line;

Thence along said west line, South 01°26'23" East, 18.72 feet to the **POINT OF BEGINNING**;

Containing 9,732 square feet, or 0.223 Acres, more or less.

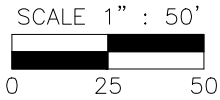
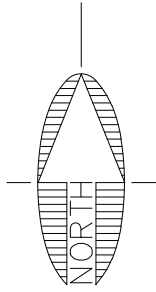
See Exhibit 'B' attached hereto and made a part hereof.

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



APN 103-21-022C

W. UNIVERSITY AVE.

N 43°35'58" E 6.28'

L=29.43, R=25.00  
Δ=67°26'54"

S 87°37'03" W 224.19'

N 87°23'32" E 222.76'

S 1°26'23" E 14.43'

S 63°11'35" E 13.58'

N 1°24'26" W 174.20'

PARCEL 8,962 SF

SUBJECT PARCEL  
APN: 103-21-021B

S 1°47'20" E 203.39'

L=11.37, R=42.00  
Δ=15°30'47"

N 16°55'13" W 7.80'

L=10.29, R=38.00  
Δ=15°30'47"

N 1°24'26" W 9.09'

N 42°09'52" E 2.90'

S 89°24'36" W 235.94'

N 89°24'36" E 245.96'

N 1°24'02" W 8.50'

S. MILTON RD.

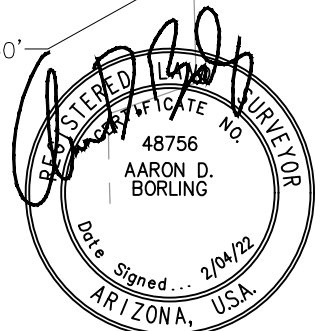
N 1°26'23" W 234.93'  
BASIS OF BEARING

APN  
103-21-021C

S 1°26'23" E 18.72'

P.O.B.

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

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**  
**Exhibit 'A'**

A portion of that parcel of land as described in Docket 1036, Page 592, 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 northwest corner of said parcel, said point being in common with the southerly Right-of-Way line of West University Avenue, from which the southwest corner of said parcel bears South 01°26'23" East, 234.93 feet (Basis of Bearing), and the **TRUE POINT OF BEGINNING**;

Thence along the northerly line of said parcel, and along said Right-of-Way line, North 87°37'03" East, 224.19 feet to the beginning of a tangent curve concave to the southwest having a radius of 25.00 feet;

Thence southeasterly along said curve, and said Right-of-Way line, 24.74 feet through a central angle of 56°42'08";

Thence leaving said Right-of-Way line, South 12°54'08" West, 8.81 feet;

Thence South 1°24'26" East, 33.79 feet;

Thence South 43°35'58" West, 7.07 feet;

Thence South 1°24'26" East, 54.57 feet;

Thence South 46°24'02" East, 7.07 feet;

Thence South 1°24'26" East, 105.66 feet;

Thence South 89°24'36" West, 7.03 feet;

Thence North 1°47'20" West, 203.39 feet;

Thence North 63°11'35" West, 13.58 feet;

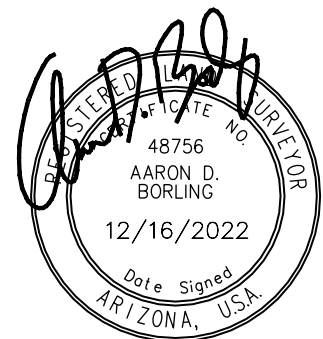
Thence South 87°23'32" West, 222.76 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 01°26'23" West, 14.43 feet to the **TRUE POINT OF BEGINNING**;

Containing 4,720 square feet, or 0.11 Acres, more or less.

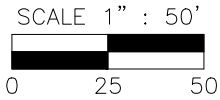
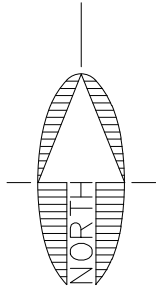
See Exhibit 'B' attached hereto and made a part hereof.

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



APN 103-21-022C

W. UNIVERSITY AVE.

S 12°54'08" W 8.81'

L=24.74, R=25.00  
Δ=56°42'08"

P.O.B.

N 87°37'03" E 224.19'

S 87°23'32" W 222.76'

N 1°26'23" W 14.43'

N 63°11'35" W 13.58'

S 1°24'26" E 33.79'

S 43°35'58" W 7.07'

S 1°24'26" E 54.57'

SUBJECT PARCEL  
APN 103-21-021B

S 46°24'02" E 7.07'

N 1°47'20" W 203.39'

S. MILTON RD.

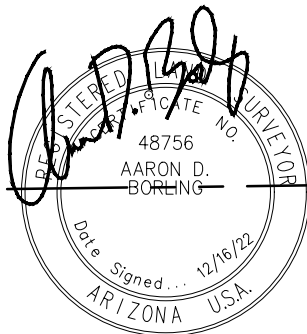
S 1°26'23" E 234.93'  
BASIS OF BEARING

APN  
103-21-021C

AREA DESCRIBED  
0.11 AC

S 89°24'36" W 7.03'

S 1°24'26" E 105.66'



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
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LOCATION OF THE AREA DESCRIBED.



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

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**  
**Exhibit 'A'**

A portion of that parcel of land as described in Docket 1036, Page 592, 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, from which the northwest corner of said parcel bears North 01°26'23" West, 234.93 feet (Basis of Bearing), and the **TRUE POINT OF BEGINNING;**

Thence along the westerly line of said parcel, North 01°26'23" West, 18.72 feet;

Thence leaving said westerly line, North 89°24'36" East, 242.97 feet;

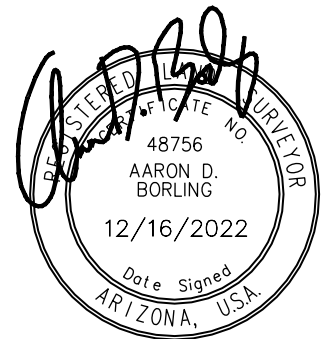
Thence South 1°24'26" East, 18.72 feet to a point on the southerly line of said parcel;

Thence along said southerly line, South 89°24'36" West, 242.96 feet to the **TRUE POINT OF BEGINNING;**

Containing 4,549 square feet, or 0.10 Acres, more or less.

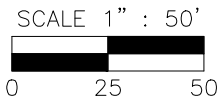
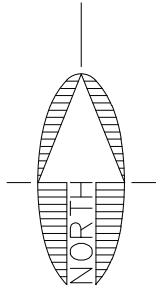
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This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



# 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



APN 103-21-022C

W. UNIVERSITY AVE.

S. MILTON RD.

SUBJECT PARCEL  
APN 103-21-021B

APN  
103-21-021C

N 1°26'23" W 234.93'  
BASIS OF BEARING

AREA DESCRIBED  
0.10 AC

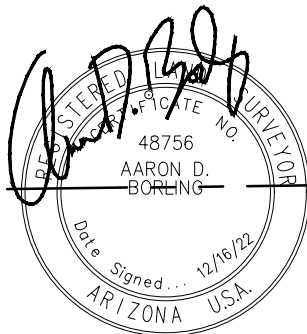
N 1°26'23" W 18.72'

N 89°24'36" E 242.97'

S 89°24'36" W 242.96'

S 1°24'26" E 18.72'

P.O.B.



NOTE:  
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CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

2/14/2023

A portion of that parcel of land as described in Instrument Number 3959053, and as shown in Instrument Number 3861259, 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:

**PARCEL 1:**

Commencing at a found aluminum cap marked RLS 48756 at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Milton Road, from which a found 1- inch rebar with tag marked RLS 48756 at the southwest corner of said parcel bears South 89°24'36" West, 249.73 feet (Basis of Bearing);

Thence along the easterly line of said parcel, and along said Right-of-Way line, North 01°28'21" West, 41.12 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, and Right-of-Way line, North 01°28'21" West, 6.00 feet to a point hereinafter referred to as 'Point A';

Thence leaving said easterly line, and said Right-of Way line, South 89°00'49" West, 9.92 feet;

Thence South 00°59'11" East, 6.00 feet;

Thence North 89°00'49" East, 9.97 feet to the **TRUE POINT OF BEGINNING**.

Containing 60 square feet, or 0.001 acres more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence continuing along said easterly line, and said Right-of-Way line, North 01°28'21" West, 2.24 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, and said Right-of-Way line, North 01°28'21" West, 10.00 feet;

Thence leaving said easterly line, and said Right-of Way line, South 89°24'36" West, 13.35 feet;

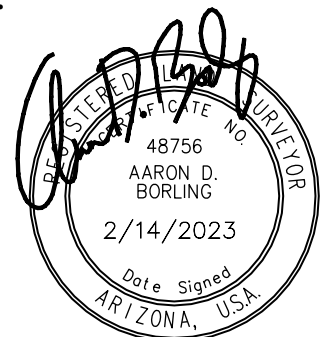
Thence South 00°59'42" East, 10.00 feet;

Thence North 89°24'36" East, 13.44 feet to the **TRUE POINT OF BEGINNING**.

Containing 134 square feet, or 0.003 acres more or less.

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

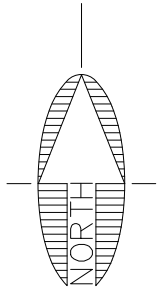
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



FILE: P:\2018\18121\Survey\Legal Descriptions\2022-07-19 Check Set\BU-47 & BU-66 103-21-021B\_BURGER KING MILTON\_PUE EXHIBIT B.dwg SWI-C3D-2021 PLOTTED: Feb 14, 2023-10:54am

# 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



APN 103-21-022C

SCALE: 1" = 50'



W. UNIVERSITY AVE.

APN 103-21-021C

SUBJECT PARCEL  
APN 103-21-021B

PARCEL 2 134 SF

S 89°24'36" W 13.35'

N 89°24'36" E 13.44'

S 0°59'42" E 10.00'

S 0°59'11" E 6.00'

S 89°00'49" W 9.92'

N 89°00'49" E 9.97'

N 1°28'21" W 41.12'

S 89°24'36" W 249.73'  
BASIS OF BEARING

S. MILTON RD.

N 1°28'21" W 10.00'

P.O.B. PARCEL 2

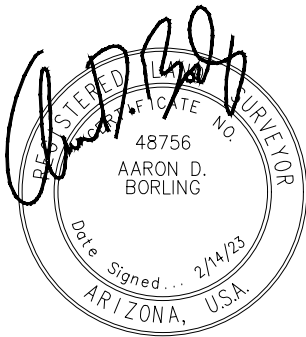
N 1°28'21" W 2.24'

POINT 'A'

N 1°28'21" W 6.00'

P.O.B. PARCEL 1

PARCEL 1 60 SF



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
RESULTS OF A BOUNDARY SURVEY AND  
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LOCATION OF THE AREA DESCRIBED.



Shephard & Associates, Inc.

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

www.swiaz.com

JOB NO.	18121
DATE	FEB 23
SCALE	1"=50'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

11/30/2021

A portion of the West University Avenue Right-of-Way as shown on the Final Plat for Mill Town Mixed-Use, Instrument Number 3861259, Official Records of Coconino County (herein referred to as R1), 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 5/8" rebar tagged 'ADOT NE COR LOC SER 1984' on the west Right-of-Way line of South Milton Road, from which an ADOT brass cap marked '7408+16.76 1960' on said west Right-of-Way line bears South 01°28'21" West, 909.92 feet (Basis of Bearing, R1), and the **POINT OF BEGINNING**;

Thence along said Right-of-Way line, South 01°28'21" East, 129.11 feet to a point in common with the southerly Right-of-Way line of West University Avenue as shown on R1;

Thence along said Right-of-Way line, North 45°16'07" West, 22.69 feet;

Thence continuing along said Right-of-Way line, South 88°38'19" West, 7.70 feet;

Thence leaving said Right-of-Way line, North 01°21'41" West, 116.50 feet;

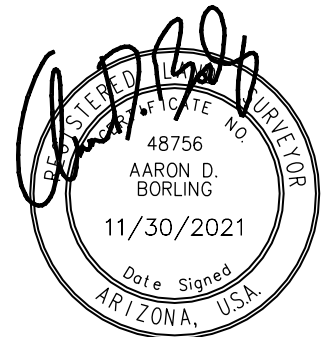
Thence North 70°18'18" East, 24.40 feet to a point on the west Right-of-Way line of South Milton Road;

Thence along said Right-of-Way South 01°28'21" East, 11.42 feet to the **POINT OF BEGINNING**;

Containing 2,927 square feet, or 0.067 Acres, more or less.

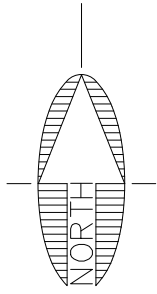
See Exhibit 'B' attached hereto and made a part hereof.

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



APN 103-21-021B

SCALE: 1" = 50'



APN 103-22-005A

W. UNIVERSITY AVE.  
INST. #3861259

S. MILTON RD.

W. UNIVERSITY AVE.

AREA DESCRIBED  
2,927 SF

N 70°18'18" E 24.40'

P.O.B.

N 1°21'41" W 116.50'

129.11'

S 1°28'21" E 909.92'  
BASIS OF BEARING

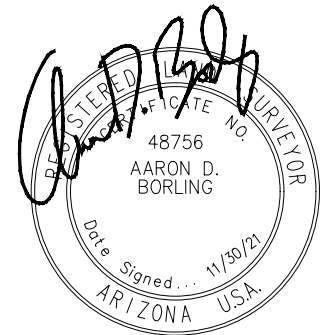
S 88°38'19" W 7.70'

N 45°16'07" W 22.69'

APN 103-22-004D

7408+16.76

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.

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

www.swiaz.com

JOB NO. 18121  
DATE NOV 21  
SCALE 1"=50'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

## LEGAL DESCRIPTION

### Exhibit 'A'

#18121

11/30/2021

A portion of the West University Avenue Right-of-Way as shown on Book 10 of Surveys, Page 10, and Instrument Number 3728095, 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, from which a found concrete nail and tag in sidewalk bears North 89°30'08" East, 520.91 feet (Basis of Bearing);

Thence along the northerly prolongation of said Right-of-Way line, South 89°30'39" West, 1.50 feet to the **POINT OF BEGINNING**;

Thence continuing along the northerly prolongation of said Right-of-Way line, South 89°30'39" West, 23.55 feet to a point on the east Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, South 01°28'21" East, 85.35 feet to a point on the northwesterly line of that parcel of land as described in Docket 1278, Page 400, Official Records of Coconino County, and the beginning of a non-tangent curve concave to the southeast having a radius of 25.00 feet and being subtended by a chord which bears North 41°43'26" East 34.23 feet;

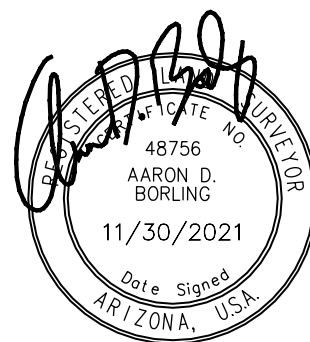
Thence along said northwesterly line, and northeasterly along said curve, 37.70 feet through a central angle of 86°23'36" to a point on the south Right-of-Way line of West University Avenue;

Thence leaving said Right-of-Way line, North 01°21'41" West, 60.00 feet to the **POINT OF BEGINNING**;

Containing 1,547 square feet, or 0.036 Acres, more or less.

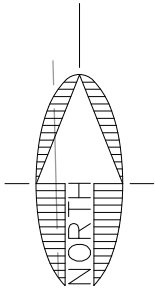
See Exhibit 'B' attached hereto and made a part hereof.

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

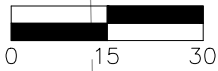


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

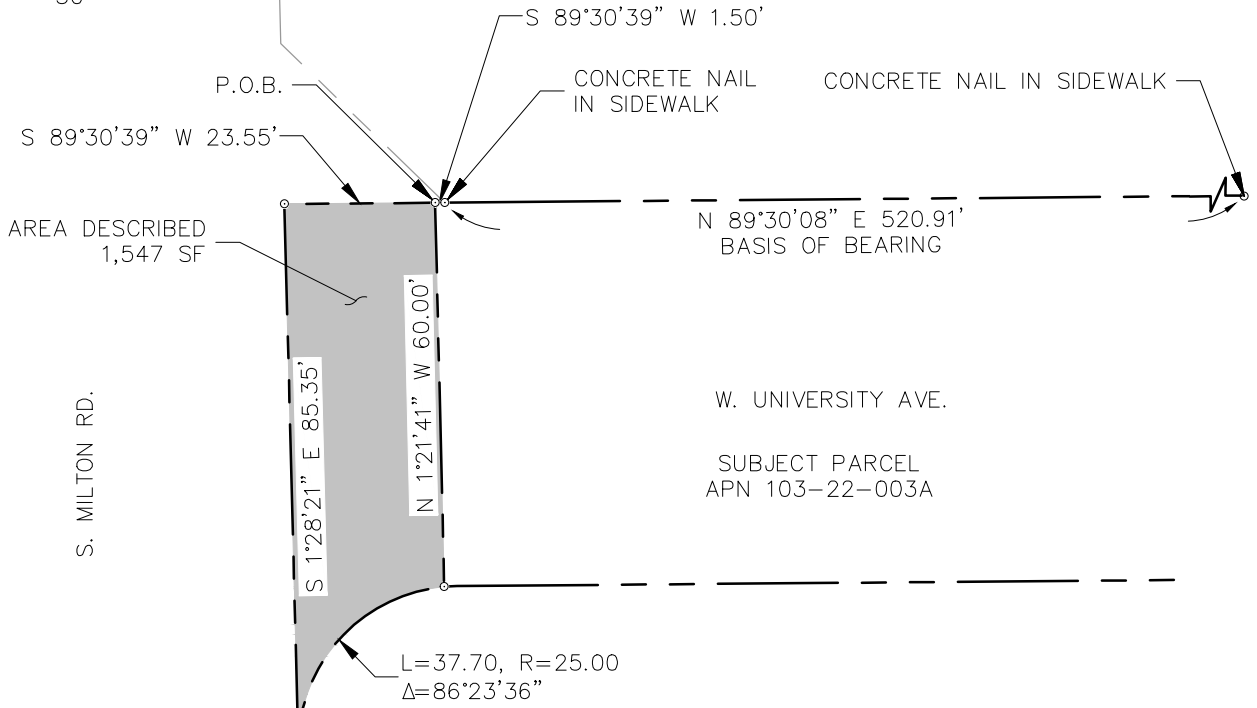
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



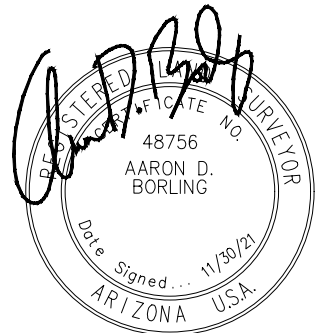
SCALE: 1" = 30'



APN 103-22-005A  
BK 10, PG 10



APN 103-22-004D  
DK 1278, PG 400



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
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LOCATION OF THE AREA DESCRIBED.



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

JOB NO.	18121
DATE	NOV 21
SCALE	1"=30'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

11/30/2021

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10 and Instrument Number 3728095, 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 south line of said parcel, said point being in common with northerly Right-of-Way line of West University Avenue, and from which a found concrete nail and tag in sidewalk on said south line bears North 89°30'08" East, 520.91 feet (Basis of Bearing);

Thence along the southwesterly line of said parcel, North 45°51'59" West, 2.13 feet to the **POINT OF BEGINNING**;

Thence continuing along said southwesterly line, North 45°51'59" West, 33.67 feet to a found 1.5-inch aluminum cap on the east Right-of-Way line of South Milton Road;

Thence along said Right-of-Way line, North 01°27'27" West, 6.42 feet

Thence leaving said Right-of-Way line, North 89°28'30" East, 23.62 feet;

Thence South 01°21'41" West, 30.09 feet to the **POINT OF BEGINNING**;

Containing 431 square feet, or 0.010 Acres, more or less.

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

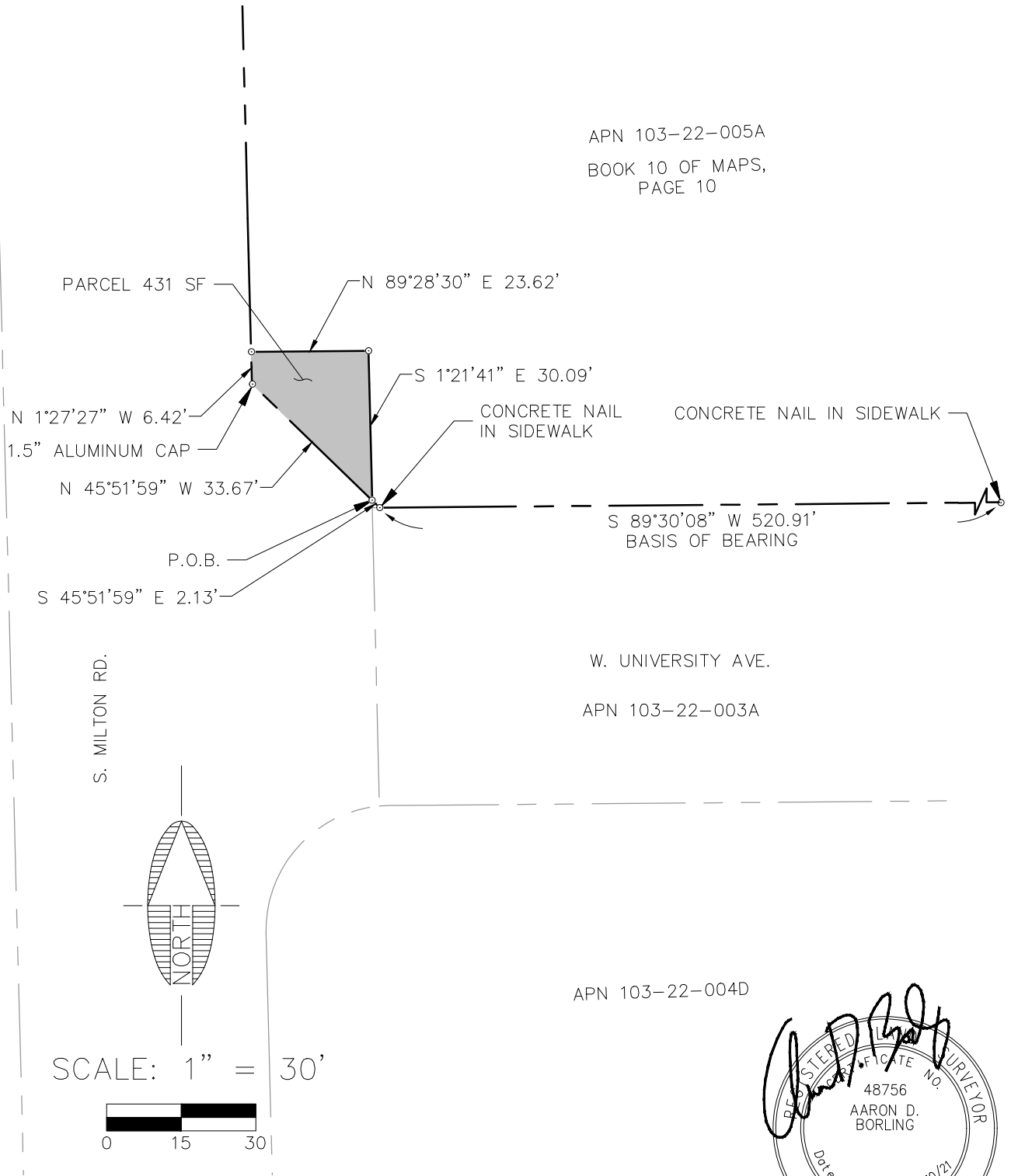
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



FILE: P:\2018\18121\Survey\Legal Descriptions\2021-11 Legal Description Exhibits\ROW\COF ROW TO ADOT MILTON EAST EXHIBIT.dwg SW-C3D-2021 PLOTTED: Nov 30, 2021-10:59am

# 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



APN 103-22-005A  
BOOK 10 OF MAPS,  
PAGE 10

W. UNIVERSITY AVE.  
APN 103-22-003A

APN 103-22-004D

SCALE: 1" = 30'



NOTE:  
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LOCATION OF THE AREA DESCRIBED.



Shephard & Wesnitzer, Inc.

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

www.swiaz.com

JOB NO. 18121  
DATE NOV 21  
SCALE 1"=30'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

9/18/2019

A portion of West University Avenue as shown on Instrument Number 3742956, Official Records of Coconino County (herein referred to as R1), 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 that parcel of land as described in Instrument Number 3032368, Official Records of Coconino County, said point being in common with northerly Right-of-Way line of West University Avenue as shown on R1;

Thence along said Right-of-Way line, North 87°36'18" East (Basis of Bearing, R1), 124.40 feet to the **POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 87°36'18" East, 83.82 feet;

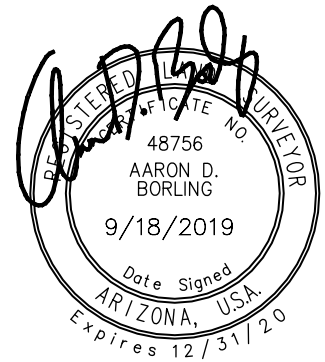
Thence leaving said Right-of-Way line, South 18°30'39" West, 27.66 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 528.00 feet and being subtended by a chord which bears North 73°08'14" West, 78.34 feet;

Thence northwesterly along said curve 78.41 feet through a central angle of 08°30'31" to the **POINT OF BEGINNING**;

Containing 1,007 square feet, or 0.023 Acres, more or less.

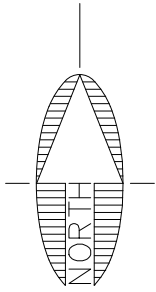
See Exhibit 'B' attached hereto and made a part hereof.

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

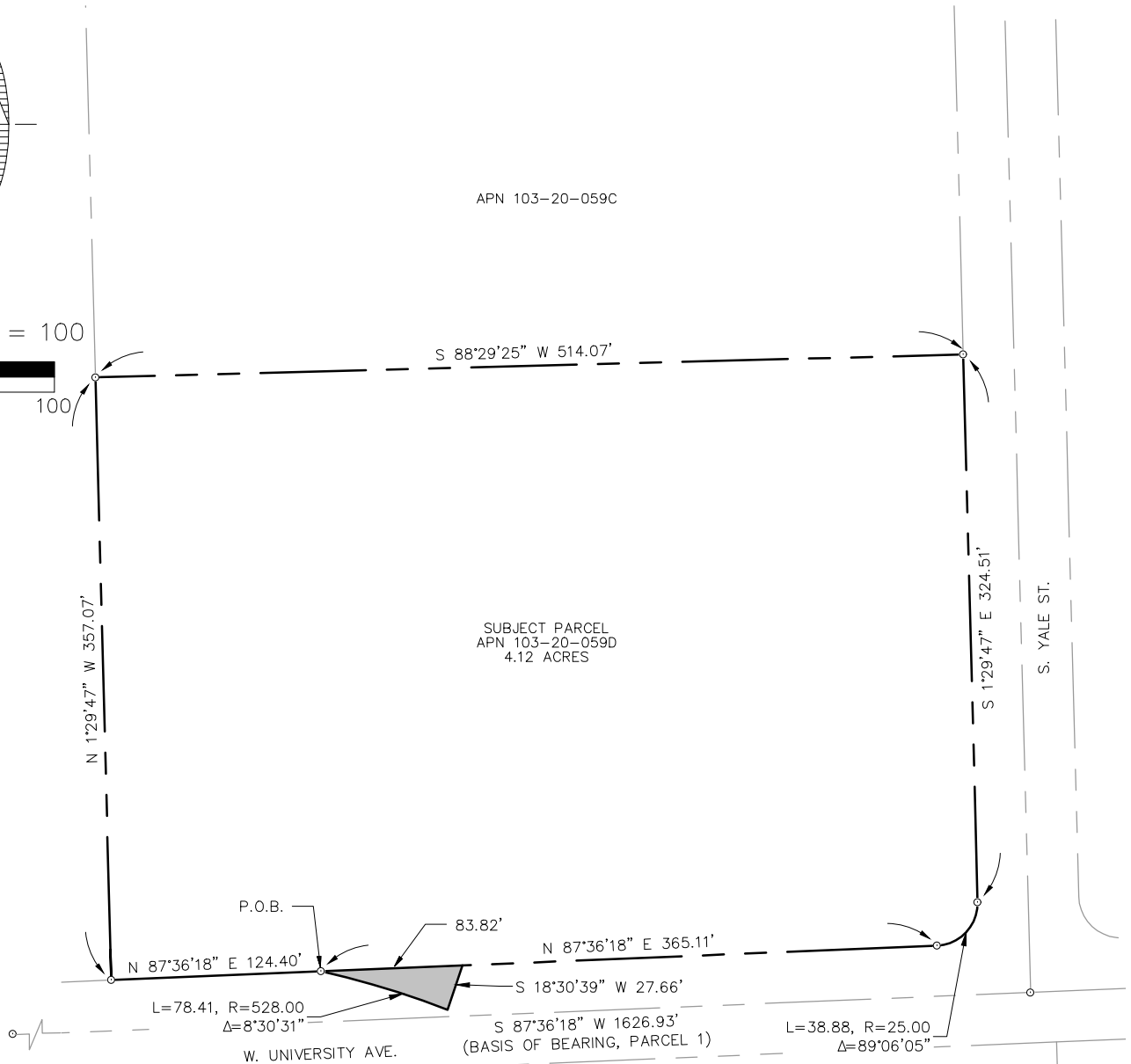
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



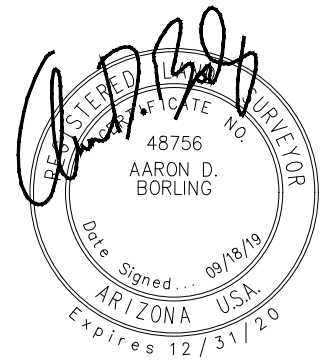
SCALE: 1" = 100'



APN 103-20-059C



SUBJECT PARCEL  
APN 103-20-059D  
4.12 ACRES



NOTE:  
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LOCATION OF THE AREA DESCRIBED.



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

JOB NO.	18121
DATE	SEP 2019
SCALE	1"=100'
DRAWN	CNP
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

## 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;

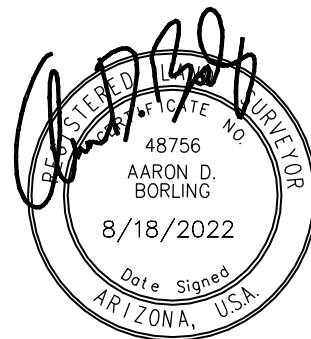
Thence along said Right-of-Way line, North 44°30'56" East, 16.12 feet;

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.

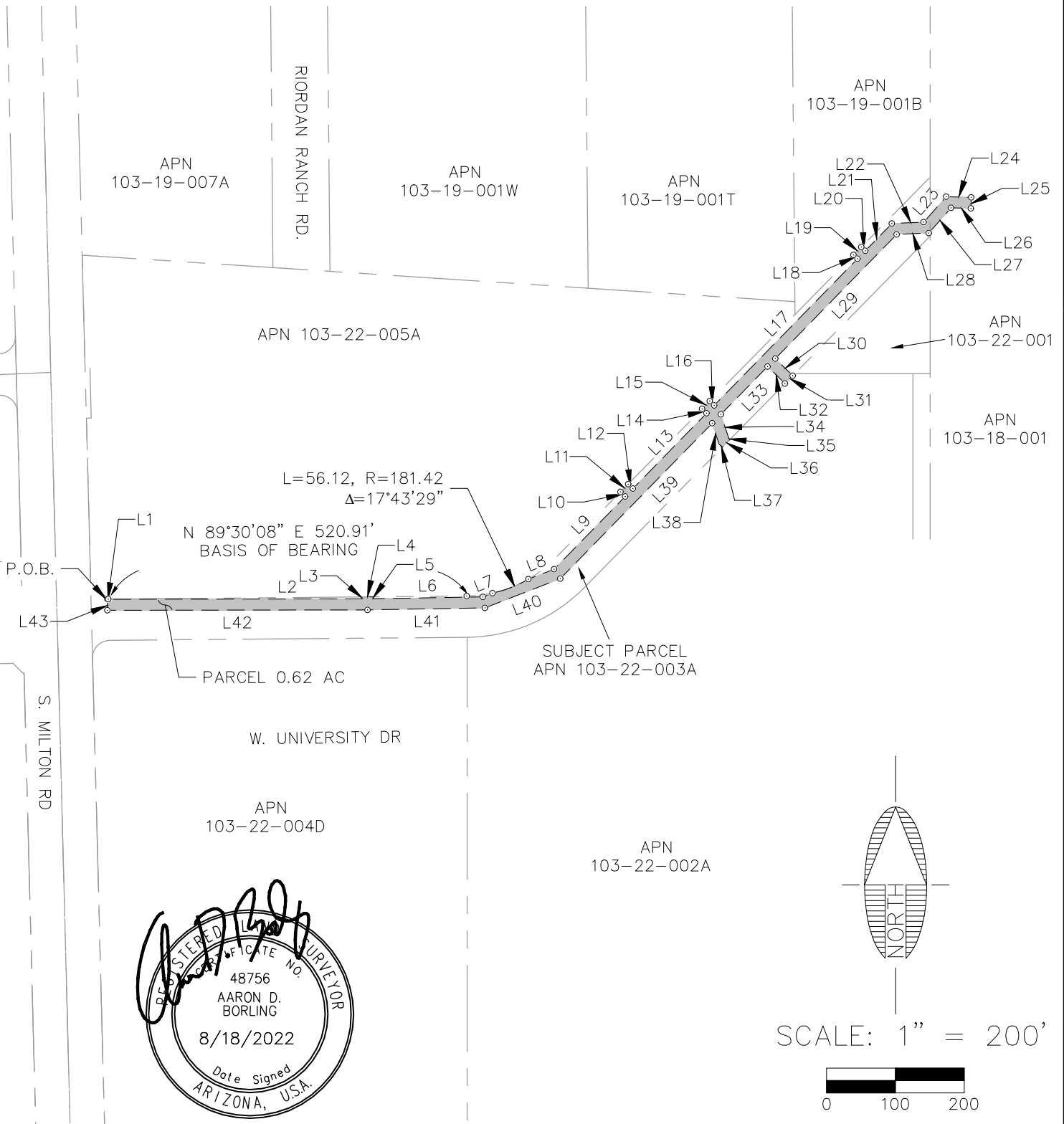
See Exhibit 'B' attached hereto and made a part hereof.

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

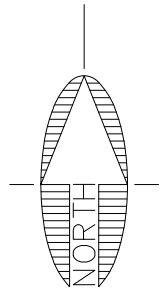


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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.

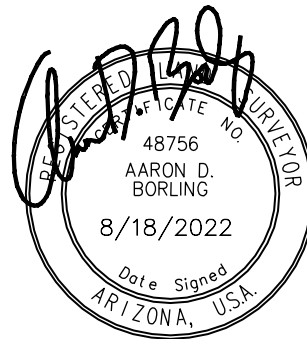
 <b>Shephard &amp; Associates, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE AUG 22 SCALE 1"=200' DRAWN RPR DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>3</b> OF 4
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# 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

**LEGAL DESCRIPTION**  
**Exhibit 'A'**

A portion of that parcel of land as shown on Book 10 of Surveys, 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, described as follows:

**PARCEL 1:**

Commencing from a point on the northwesterly Right-of-Way line of West University Drive, from which a point on said Right-of-Way line bears South 44°30'57" West, 497.65 feet (Basis of Bearing);

Thence along the southeasterly line of said parcel, and said Right-of-Way line, South 44°30'57" West, 176.32 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southeasterly line, and said Right-of-Way line, South 44°30'57" West, 16.00 feet to a point hereinafter referred to as 'Point A';

Thence leaving said southeasterly line, and said Right-of-Way line, North 45°38'13" West, 4.91 feet;

Thence North 44°20'05" East, 16.00 feet;

Thence South 45°38'13" East, 4.96 feet to the **TRUE POINT OF BEGINNING**.

Containing 79 square feet, more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence continuing along said southeasterly line, and said Right-of-Way line, South 44°30'57" West, 153.15 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southeasterly line, and said Right-of-Way line, South 44°30'57" West, 16.00 feet;

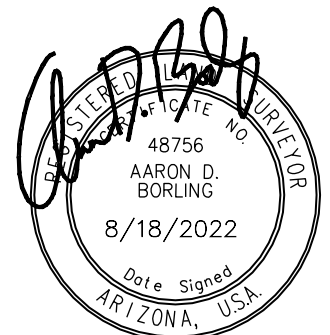
Thence leaving said southeasterly line, and said Right-of-Way line, North 45°37'31" West, 4.29 feet;

Thence North 44°20'05" East, 16.00 feet;

Thence South 45°37'31" East, 4.34 feet to the **TRUE POINT OF BEGINNING**;

Containing 69 square feet, more or less.

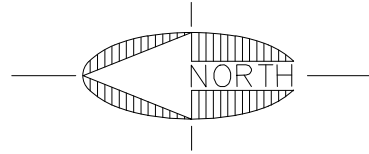
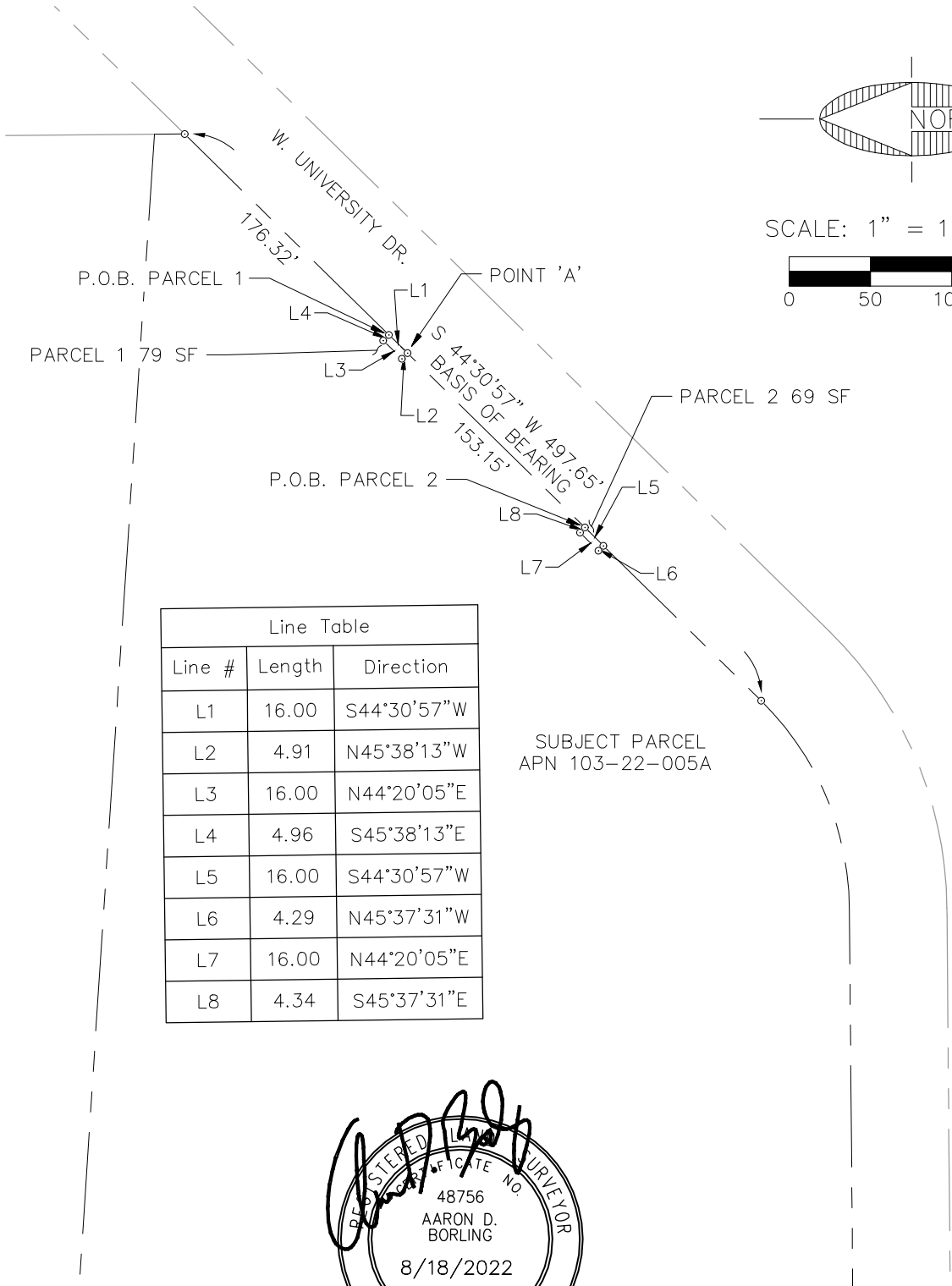
See Exhibit 'B' attached hereto and made a part hereof.



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'



Line Table		
Line #	Length	Direction
L1	16.00	S44°30'57"W
L2	4.91	N45°38'13"W
L3	16.00	N44°20'05"E
L4	4.96	S45°38'13"E
L5	16.00	S44°30'57"W
L6	4.29	N45°37'31"W
L7	16.00	N44°20'05"E
L8	4.34	S45°37'31"E



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.



JOB NO. 18121  
DATE AUG 22  
SCALE 1"=100'  
DRAWN RPR  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**  
**Exhibit 'A'**

A portion of that parcel of land as described in Docket 206, Page 336, 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:

**Parcel 1:**

Commencing at a point on the northwesterly Right-of-Way line of West University Drive as shown on Book 10 of Maps, 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 leaving said Right-of-Way line, South 45°28'32" East, 60.02 feet, to a point on the southeasterly Right-of-Way line of West University Avenue;

Thence along said Right-of-Way line, South 44°31'28" West, 65.61 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line and the northwesterly line of said parcel, South 44°31'28" West, 16.00 feet to a point hereafter referred to as 'Point A';

Thence leaving said Right-of-Way line and said northwesterly line, South 45°39'55" East, 2.87 feet;

Thence North 44°20'05" East, 16.00 feet;

Thence North 45°39'55" West, 2.82 feet to the **TRUE POINT OF BEGINNING.**

Containing 46 square feet, more or less.

**Parcel 2:**

Commencing at the aforementioned 'Point A';

Thence along said Right-of-Way line and said northwesterly line, South 44°31'28" West, 113.93 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line and said northwesterly line, South 44°31'28" West, 16.00 feet;

Thence leaving said Right-of-Way line and said northwesterly line, South 45°39'20" East, 5.55 feet;

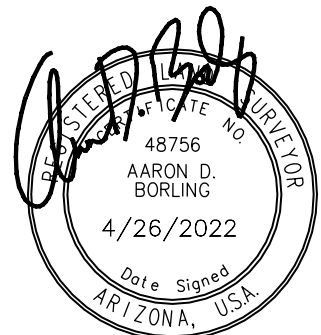
Thence North 44°20'05" East, 16.00 feet;

Thence North 45°39'20" West, 5.49 feet to the **TRUE POINT OF BEGINNING.**

Contains 88 square feet, more or less.

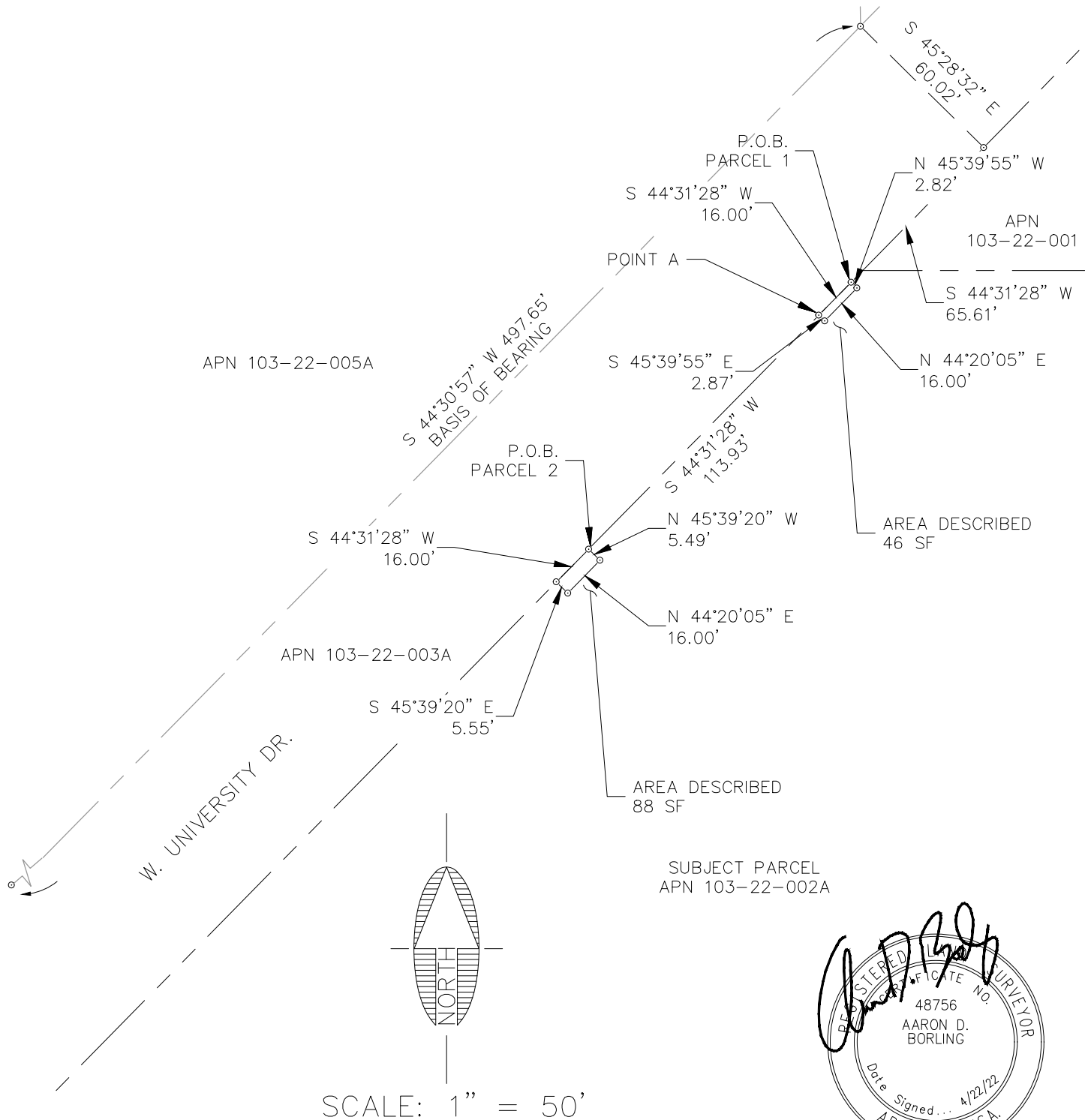
See Exhibit 'B' attached hereto and made a part hereof.

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

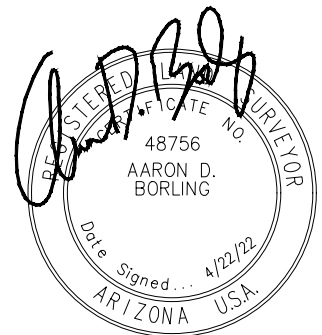


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL  
APN 103-22-002A



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 & Wesnitzer, Inc.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
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

## LEGAL DESCRIPTION

### Exhibit 'A'

A portion of that parcel of land as described in Instrument Number 3773164 (herein referred to as R1), 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 the southeast corner of said parcel, said point being in common with the northerly Right-of-Way line of West University Avenue, from which the northeast corner of said parcel bears North 01°29'47" West, 416.11 feet (Basis of Bearing, North 01°32'03" West, 415.82 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, and along the southerly line of said parcel, South 87°36'18" West, 21.97 feet;

Thence leaving said Right-of-Way line and said southerly line, North 02°23'42" West, 6.27 feet;

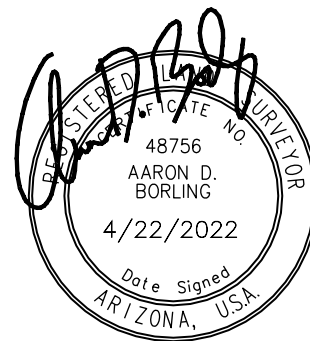
Thence North 87°36'18" East, 22.07 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 01°29'47" East, 6.27 feet to the **TRUE POINT OF BEGINNING**;

Containing 138 square feet, more or less.

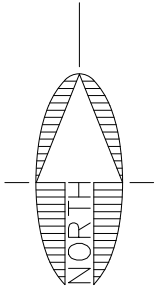
See Exhibit 'B' attached hereto and made a part hereof.

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" : 40'



SUBJECT PARCEL  
APN 112-24-019

APN 103-20-059D

N 87°36'18" E  
22.07'  
PARCEL AREA  
138 SF  
N 2°23'42" W  
6.27'

N 1°29'47" W 416.11'  
BASIS OF BEARING

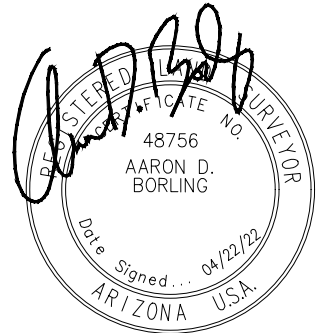
S 1°29'47" E  
6.27'

W. UNIVERSITY AVE.

P.O.B.

S 87°36'18" W  
21.97'

APN 112-24-016



NOTE:  
THIS EXHIBIT DOES NOT REPRESENT THE  
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LOCATION OF THE AREA DESCRIBED.



Shephard & Associates, Inc.

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

www.swiaz.com

JOB NO. 18121  
DATE APR 22  
SCALE 1"=40'  
DRAWN RPR  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

## LEGAL DESCRIPTION

### Exhibit 'A'

A portion of that parcel of land as described in Docket 1278, Page 400, and in Instrument Number 3940309, 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:

#### **Parcel 1:**

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 01°50'44" West, 59.93 feet, to a point on the southerly Right-of-Way line of West University Avenue, and the northerly line of said parcel;

Thence along said Right-of-Way line and said northerly line, North 89°30'38" East, 211.37 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line and said northerly line, North 89°30'38" East, 14.86 feet to a point hereafter referred to as 'Point A';

Thence leaving said Right-of-Way line and said northerly line, South 01°21'41" East, 12.85 feet;

Thence South 89°30'38" West, 15.05 feet;

Thence North 00°29'22" West, 12.84 feet to the **TRUE POINT OF BEGINNING**.

Containing 192 square feet, more or less.

#### **Parcel 2:**

Commencing at the aforementioned 'Point A';

Thence along said Right-of-Way line and said northerly line, North 89°30'38" East, 185.14 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line and said northerly line, North 89°30'38" East, 14.86 feet;

Thence leaving said Right-of-Way line and said northerly line, South 01°21'41" East, 12.76 feet;

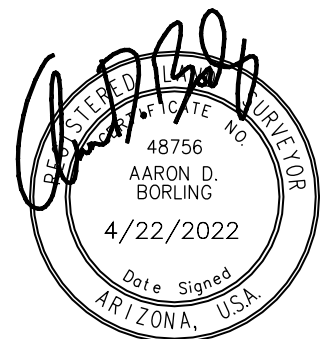
Thence South 89°30'38" West, 15.05 feet;

Thence North 00°29'22" West, 12.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 190 square feet, more or less.

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

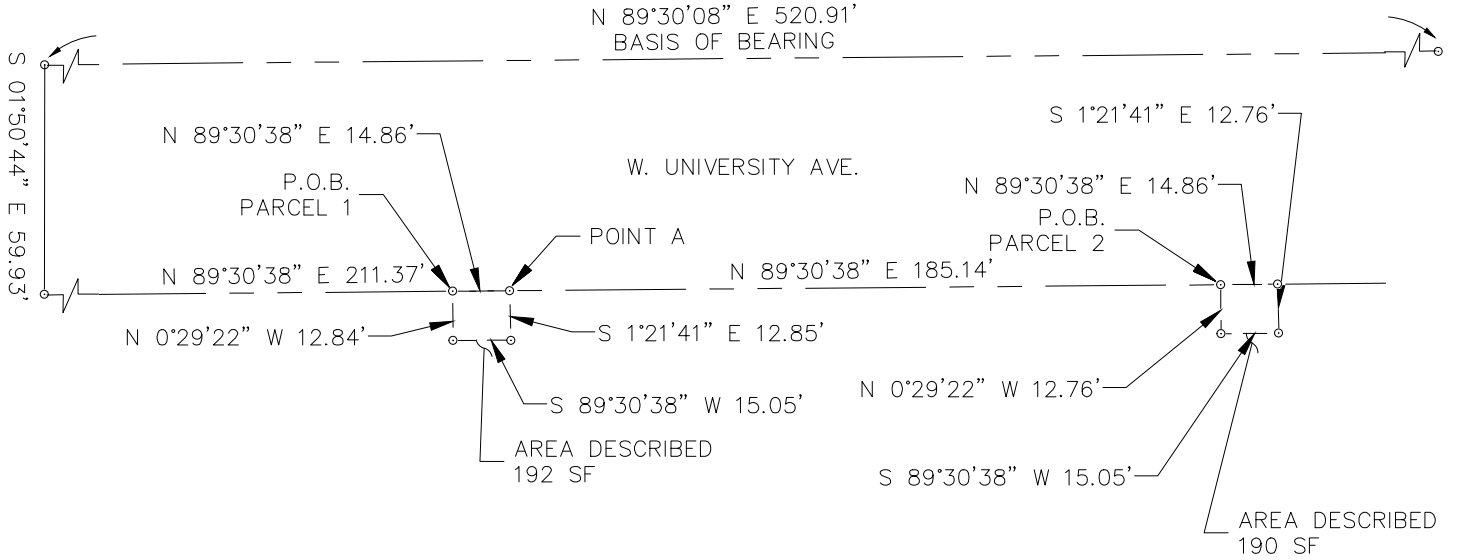
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



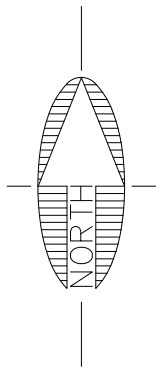
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

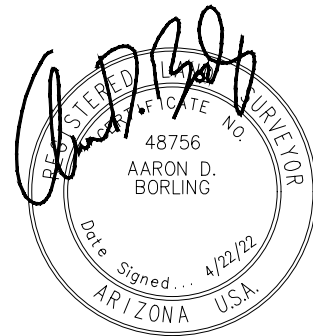
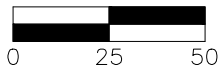
APN 103-22-005A



SUBJECT PARCEL  
APN 103-22-004D  
DK 1278, PG 400  
INST. #3940309



SCALE: 1" = 50'



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.

110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
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

## LEGAL DESCRIPTION

### Exhibit 'A'

A portion of Lot 1 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Lot 1, said point being in common with the easterly Right-of-Way line of South Beulah Boulevard as shown on R1, from which the northeast corner of said Lot 1 bears North 89°26'37" East, 370.92 feet (Basis of Bearing, North 89°18'19" East, 369.48 feet per R1);

Thence along said Right-of-Way line and the westerly line of said Lot 1, South 1°51'52" East, 106.47 feet to the beginning of a tangent curve concave to the west having a radius of 528.00 feet;

Thence continuing along said Right-of-Way line and said westerly line, and southerly along said curve, 127.29 feet through a central angle of 13°48'47";

Thence continuing along said Right-of-Way line and said westerly line, South 11°55'06" West, 76.77 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line and said westerly line, South 11°55'06" West, 19.02 feet;

Thence leaving said Right-of-Way line and said westerly line, South 45°20'54" East, 28.65 feet;

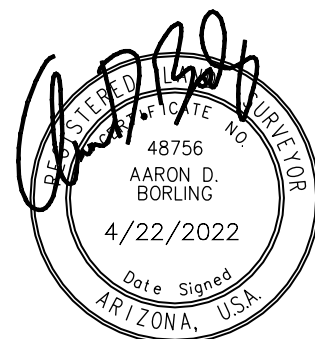
Thence North 44°39'06" East, 16.00 feet;

Thence North 45°20'54" West, 38.94 feet to the **TRUE POINT OF BEGINNING**.

Containing 541 square feet, or 0.01, 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.

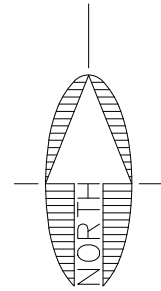


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

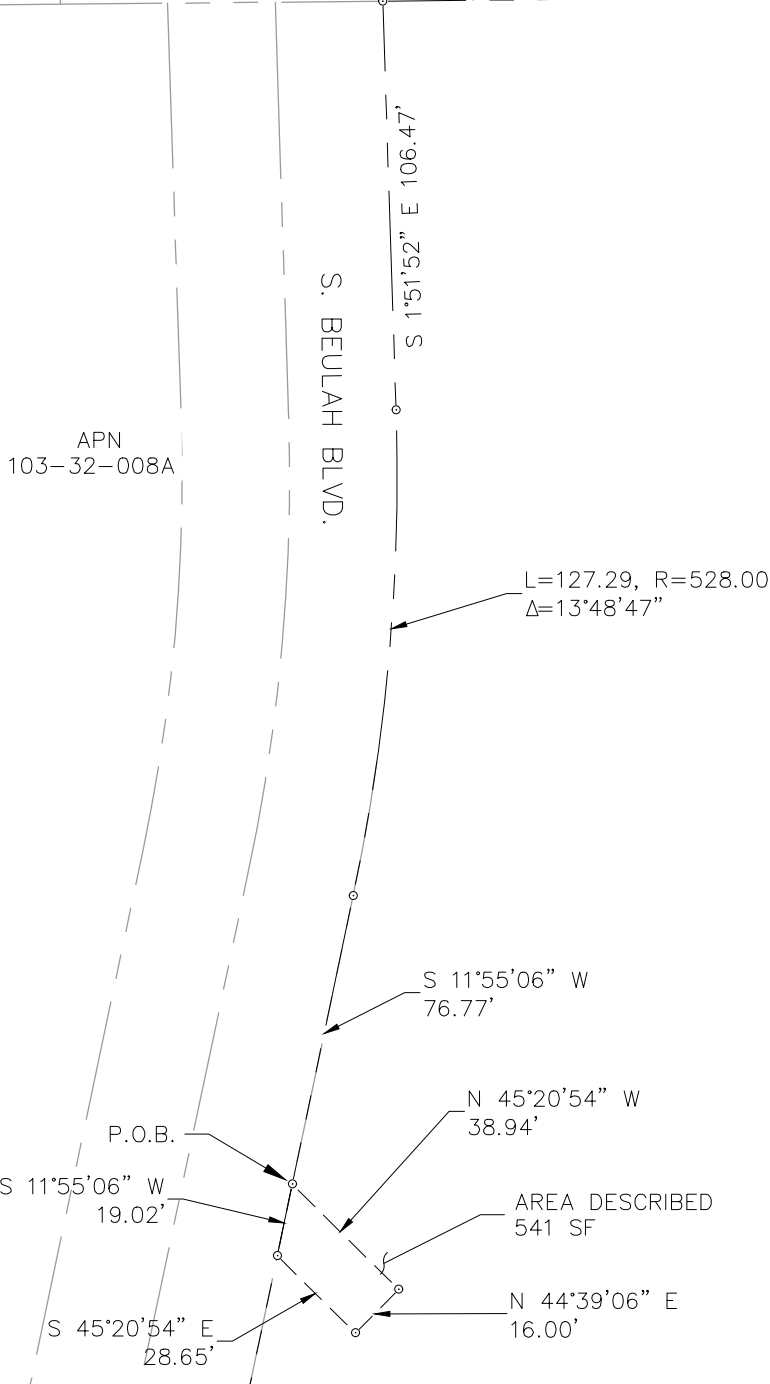
A PORTION OF THE NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA

APN  
103-21-024

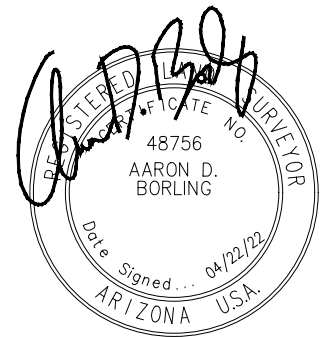
N 89°26'37" E 370.92'  
BASIS OF BEARING




SCALE: 1" = 50'



SUBJECT PARCEL  
APN 103-32-001



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.

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE APR 22 SCALE 1"=50' DRAWN RPR DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2

PLOTTED: Apr 26, 2022-1:25pm

FILE: P:\2018\18121\Survey\Legal Descriptions\4\_20\_Rev\_RPR\BU-57 103-32-001\_Drainage EXHIBIT.dwg SWI-C3D-2021

## 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.

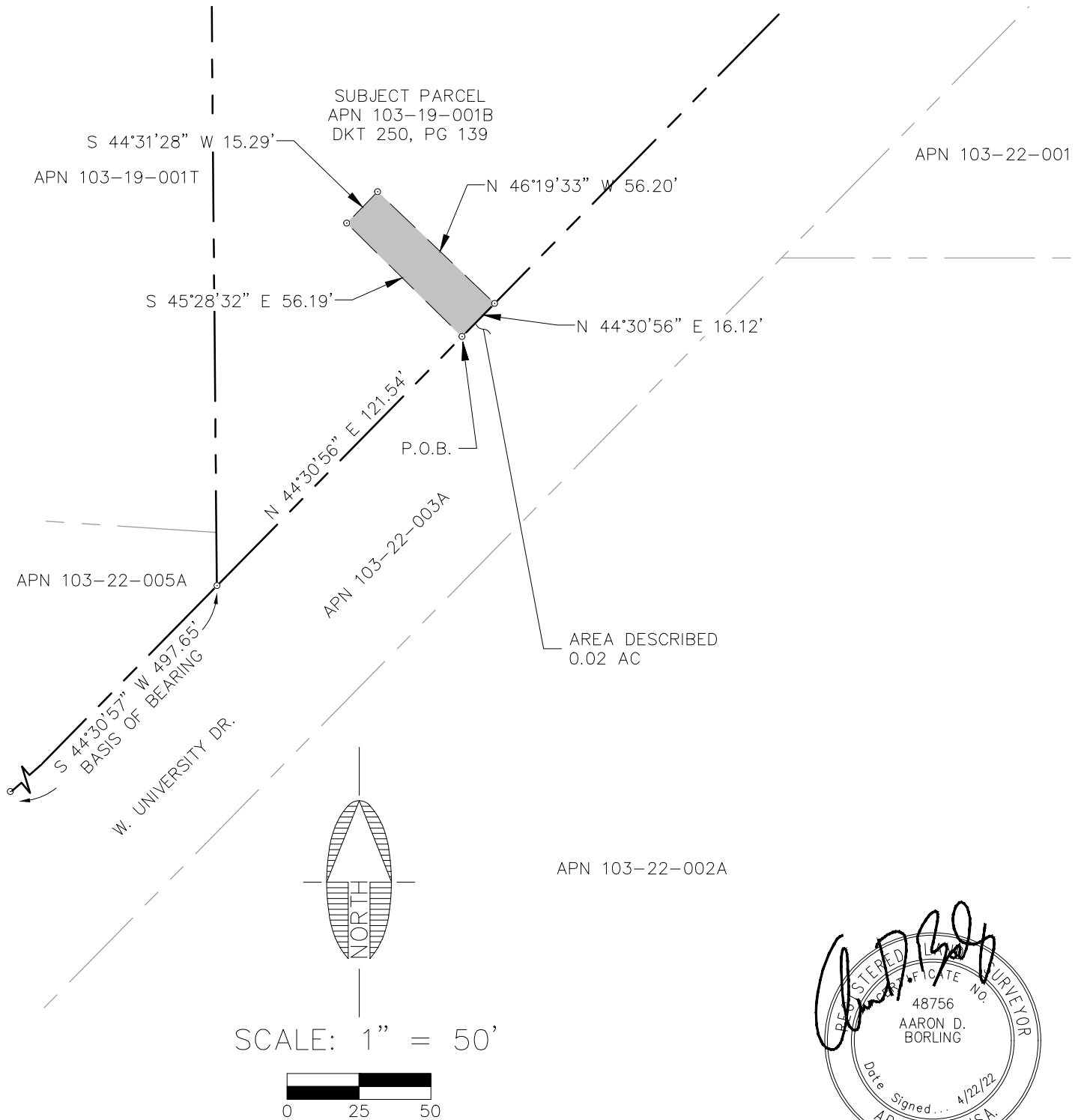
See Exhibit 'B' attached hereto and made a part hereof.

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



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.

 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE APR 22 SCALE 1"=50' DRAWN RPR DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

07/28/2022

A portion of West University Avenue as shown in Instrument Number 3861259, Official Records of Coconino County (herein referred to as R1), 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 point on the northerly Right-of-Way line of said West University Avenue as shown on R1, from which a point on said Right-of-Way line bears North 87°36'18" East, 489.52 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 87°36'18" East, 194.82 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°36'18" East, 13.41 feet;

Thence leaving said Right-of-Way line, South 18°30'39" West, 27.66 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 528.00 feet and a central angle of 00°25'28" and being subtended by a chord bearing North 69°05'42" West, 3.91 feet;

Thence northwesterly along said curve, 3.91 feet;

Thence North 02°16'10" West, 24.29 feet to the **TRUE POINT OF BEGINNING;**

Containing 217 square feet, or 0.005 Acres, more or less.

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

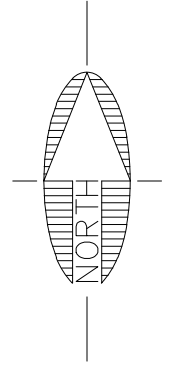
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



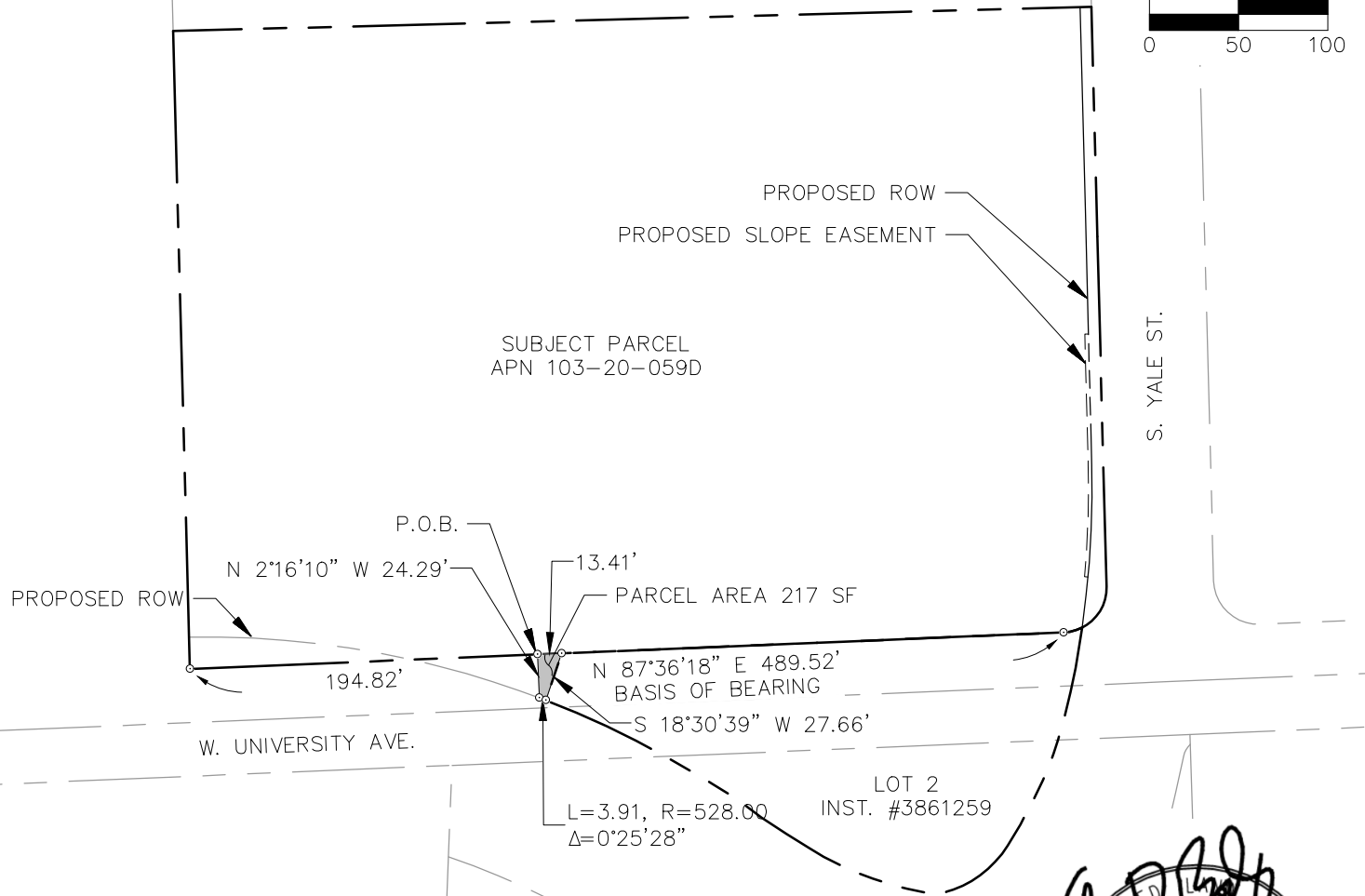
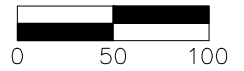
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN  
103-20-059C




SCALE: 1" = 100'



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.



 <b>Shephard &amp; Wesnitzer, Inc.</b>	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 18121 DATE AUG 22 SCALE 1"=100' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY  LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

07/28/2022

A portion of Lot 1 as shown on Instrument Number 3861259 (herein referred to as R1), 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 Lot 1, from which the southeast corner of said Lot 1 bears North 89°26'37" East, 363.36 feet (Basis of Bearing, R1) and the beginning of a non-tangent curve concave to the southwest having a radius of 352.00 feet and a central angle of 30°45'55" and being subtended by a chord which bears North 20°08'04" West 186.74 feet;

Thence along the westerly line of said Lot 1, and northerly along said curve, 189.01 feet;

Thence continuing along said westerly line, North 35°31'00" West, 68.20 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 35°31'00" West, 6.00 feet;

Thence leaving said westerly line, North 55°27'42" East, 3.00 feet;

Thence South 35°31'00" East, 6.00 feet;

Thence South 55°27'42" West, 3.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 18 square feet, or 0.001 Acres, more or less.

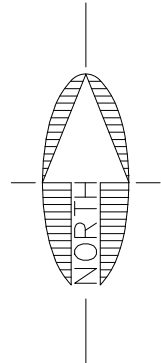
See Exhibit 'B' attached hereto and made a part hereof.

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

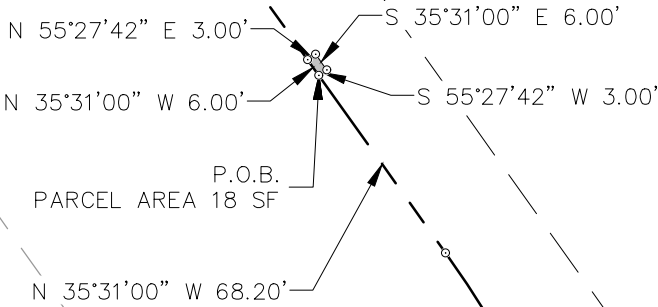


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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" = 60'



SUBJECT PARCEL  
APN: 103-21-024

LOT 1  
INST. #3861259

MILTON RD.

L=189.01' Δ=30°45'55"  
R=552.00'

S 89°26'32" W 363.36'  
BASIS OF BEARING

S. BEULAH BLVD.

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 & Wesnitzer, Inc.

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

www.swiaz.com

JOB NO.	18121
DATE	AUG 22
SCALE	1"=60'
DRAWN	JEE
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

07/28/2022

A portion of that parcel of land as described in Instrument Number 3944717, Official Records of Coconino County, within Lot 8 as shown on Case 5, Map 3A, Official Records of Coconino County (herein referred to as R1), lying within the northwest quarter of Section 28, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

**PARCEL 1:**

Commencing at the northeast corner of said Lot 8, said point being in common with the westerly Right-of-Way line of South Beulah Boulevard as shown on R1, from which a the northwest corner of Lot 8 bears South 89°26'37" West, 425.75 feet (Basis of Bearing, South 89°18'19" West, 425.61 feet per R1) and the beginning of a non-tangent curve concave to the northwest having a radius of 472.00 feet and a central angle of 01°57'48" and being subtended by a chord bearing South 10°58'07" West;

Thence along said Right-of-Way line, and southerly along said curve, 16.17 feet;

Thence continuing along said Right-of-Way line, South 11°55'06" West 25.97 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, South 11°55'06" West 18.00 feet to a point hereinafter referred to as 'Point A';

Thence leaving said Right-of-Way line, North 78°04'54" West 8.00 feet;

Thence North 11°55'06" East 18.00 feet;

Thence South 78°04'54" East 8.00 feet to the **TRUE POINT OF BEGINNING;**

Containing 144 square feet, or 0.003 Acres, more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence along said Right-of-Way line, South 11°55'06" West 164.00 feet to the beginning of a tangent curve concave to the southeast having a radius of 528.00 feet and a central angle of 05°06'37";

Thence continuing along said Right-of-Way line, and southerly along said curve, 47.09 feet to the beginning of a tangent curve concave to the southeast having a radius of 528.00 feet and a central angle of 01°55'27" and the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, and southerly along said curve, 17.73 feet;

Thence leaving said Right-of-Way line, North 84°56'58" West 8.00 feet;

Thence North 05°55'44" East 18.00 feet;

Thence South 83°01'31" East 8.03 feet to the **TRUE POINT OF BEGINNING;**

Containing 142 square feet, or 0.003 Acres, more or less.

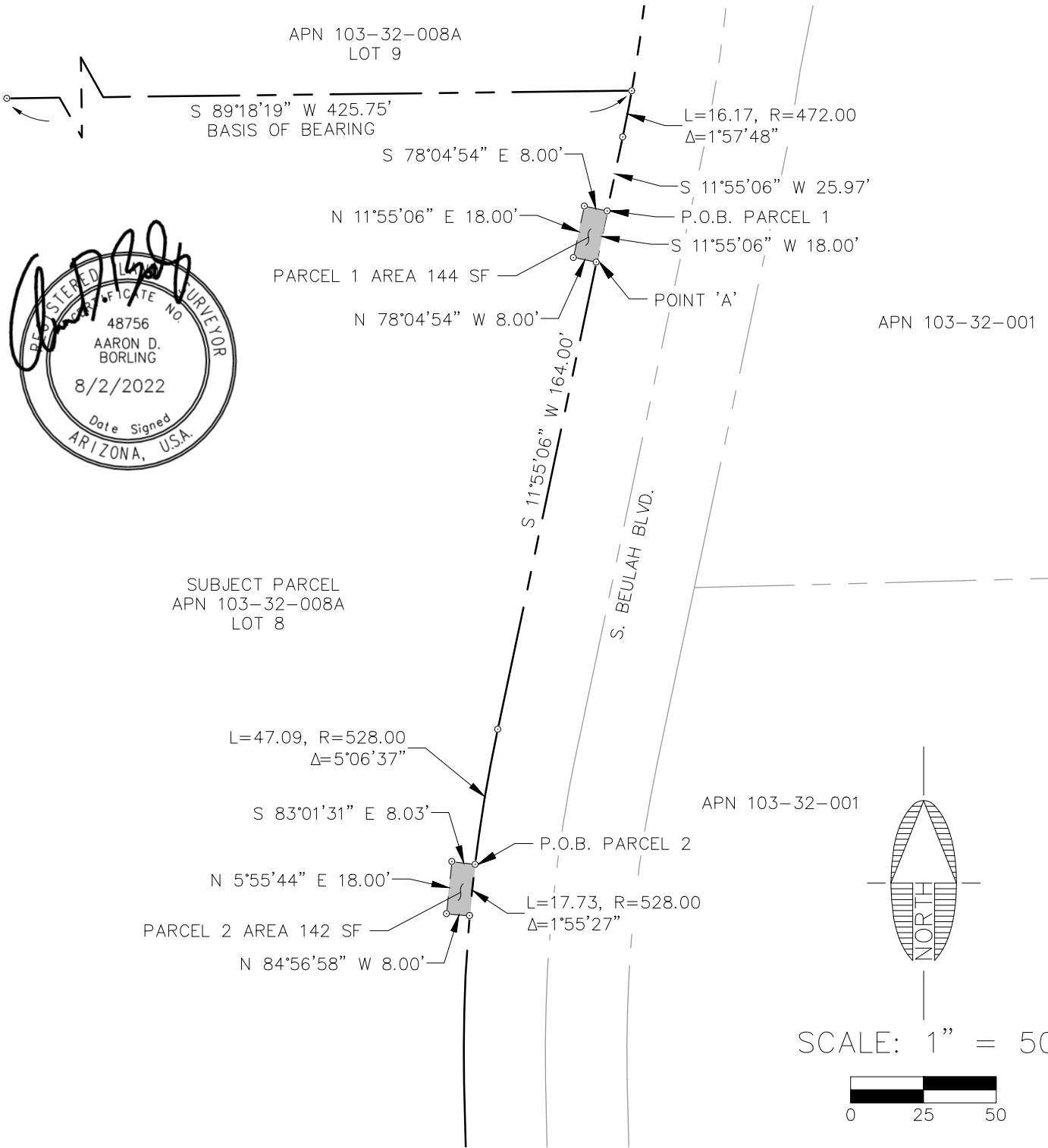
See Exhibit 'B' attached hereto and made a part hereof.

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 NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



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

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

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET	2
OF	2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 4 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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 northwest corner of said parcel, from which the northeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1), and the **POINT OF BEGINNING;**

Thence along the north line of said parcel, North 88°30'13" East, 12.50 feet;

Thence leaving said north line, South 01°29'47" West, 4.00 feet

Thence South 88°30'13" West, 12.50 feet to a point on the west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1;

Thence along said west line, and said Right-of-Way line, North 01°29'47" West, 4.00 feet to the **POINT OF BEGINNING;**

Containing 50 square feet, or 0.001 Acres, more or less.

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

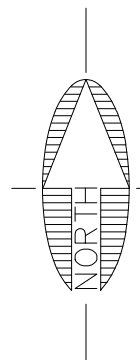
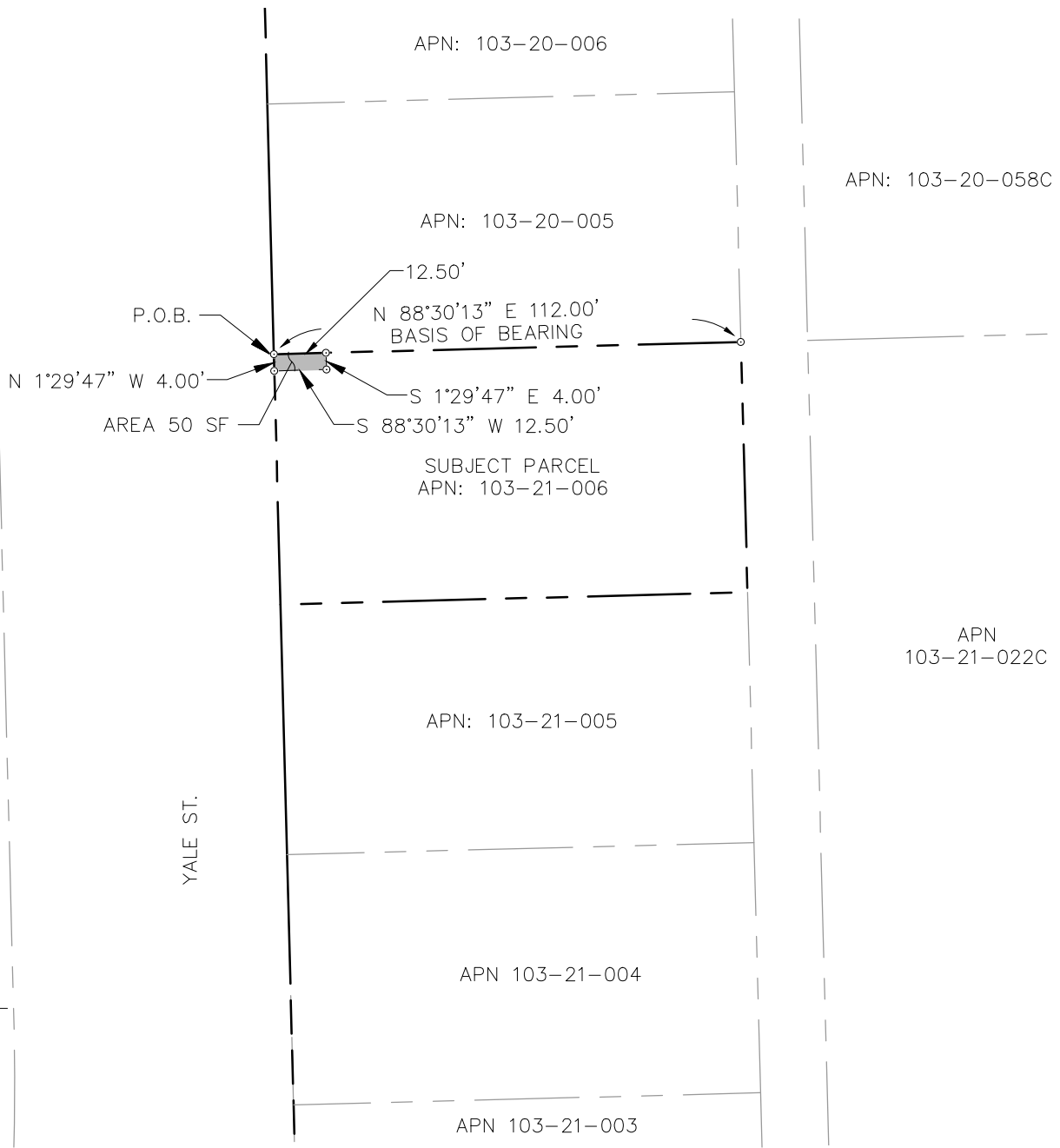
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



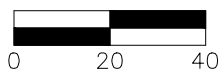
FILE: \\Vr-fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-07-25 Check Set\BU-67 103-21-006\_ELDEN PROPERTIES LLC\_TCE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022--4:34pm

# 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" = 40'



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.



 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121	BEULAH & UNIVERSITY	FLAGSTAFF, ARIZONA	SHEET
		DATE AUG 22			<b>2</b>
		SCALE 1"=40'			
		DRAWN JEE		LEGAL EXHIBIT	
		DESIGN			OF 2
	CHECKED ADB				

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 5 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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:

**PARCEL 1:**

Commencing at the southwest corner of said parcel, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1) and the **POINT OF BEGINNING;**

Thence along the south line of said parcel, North 88°30'13" East, 12.50 feet;

Thence leaving said south line, North 01°29'47" West, 4.00 feet;

Thence South 88°30'13" West, 12.50 feet to a point on said west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1, hereinafter referred to as 'Point A';

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 4.00 feet to the **POINT OF BEGINNING;**

Containing 50 square feet, or 0.001 Acres, more or less.

**PARCEL 2:**

Commencing from the aforementioned 'Point A';

Thence along said west line and said Right-of-Way line, North 01°29'47" West, 50.00 feet to the **POINT OF BEGINNING;**

Thence leaving said west line, and said Right-of-Way line, North 88°30'13" East, 7.00 feet;

Thence North 01°29'47" West, 4.00 feet to a point on the north line of said parcel;

Thence along said north line, South 88°30'13" West, 7.00 feet to a point on said Right-of-Way line, and the northwest corner of said parcel;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 4.00 feet to the **POINT OF BEGINNING;**

Containing 28 square feet, or 0.001 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.



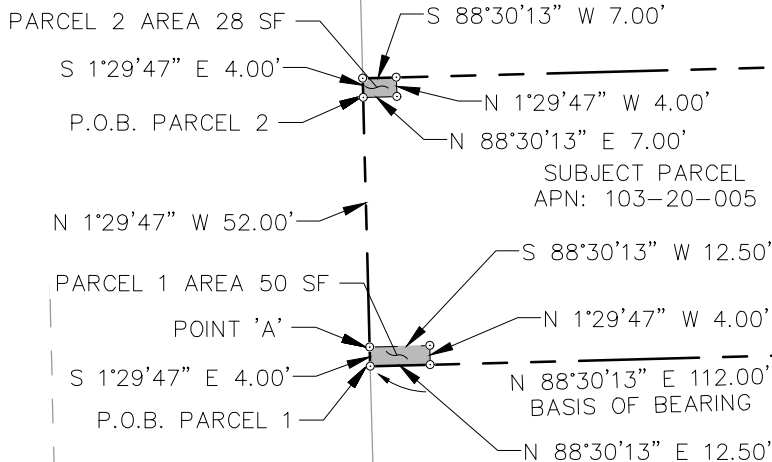
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN: 103-20-007

APN: 103-20-006

APN: 103-20-058C

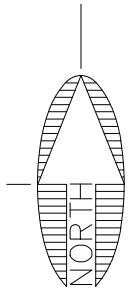


APN: 103-21-006

APN  
103-21-022C

APN: 103-21-005

YALE ST.



SCALE: 1" = 40'



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.



**SWI**  
Shephard & Wesnitzer, Inc.

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

JOB NO. 18121  
DATE AUG 22  
SCALE 1"=40'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 6 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1), and the **POINT OF BEGINNING;**

Thence along the south line of said parcel, North 88°30'13" East, 7.00 feet;

Thence leaving said south line, North 01°29'47" West, 4.00 feet;

Thence South 88°30'13" West, 5.00 feet;

Thence North 01°29'47" West, 52.00 feet;

Thence North 88°30'13" East, 1.00 feet;

Thence North 01°29'47" West, 4.00 feet, to a point on the north line of said parcel;

Thence along said north line, South 88°30'13" West, 3.00 feet to a point on the west line parcel line, and the east Right-of-Way line of South Yale Street as shown on R1;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 60.00 feet to the **POINT OF BEGINNING;**

Containing 144 square feet, or 0.003 Acres, more or less.

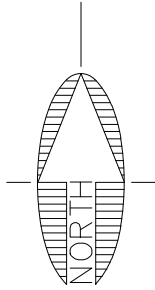
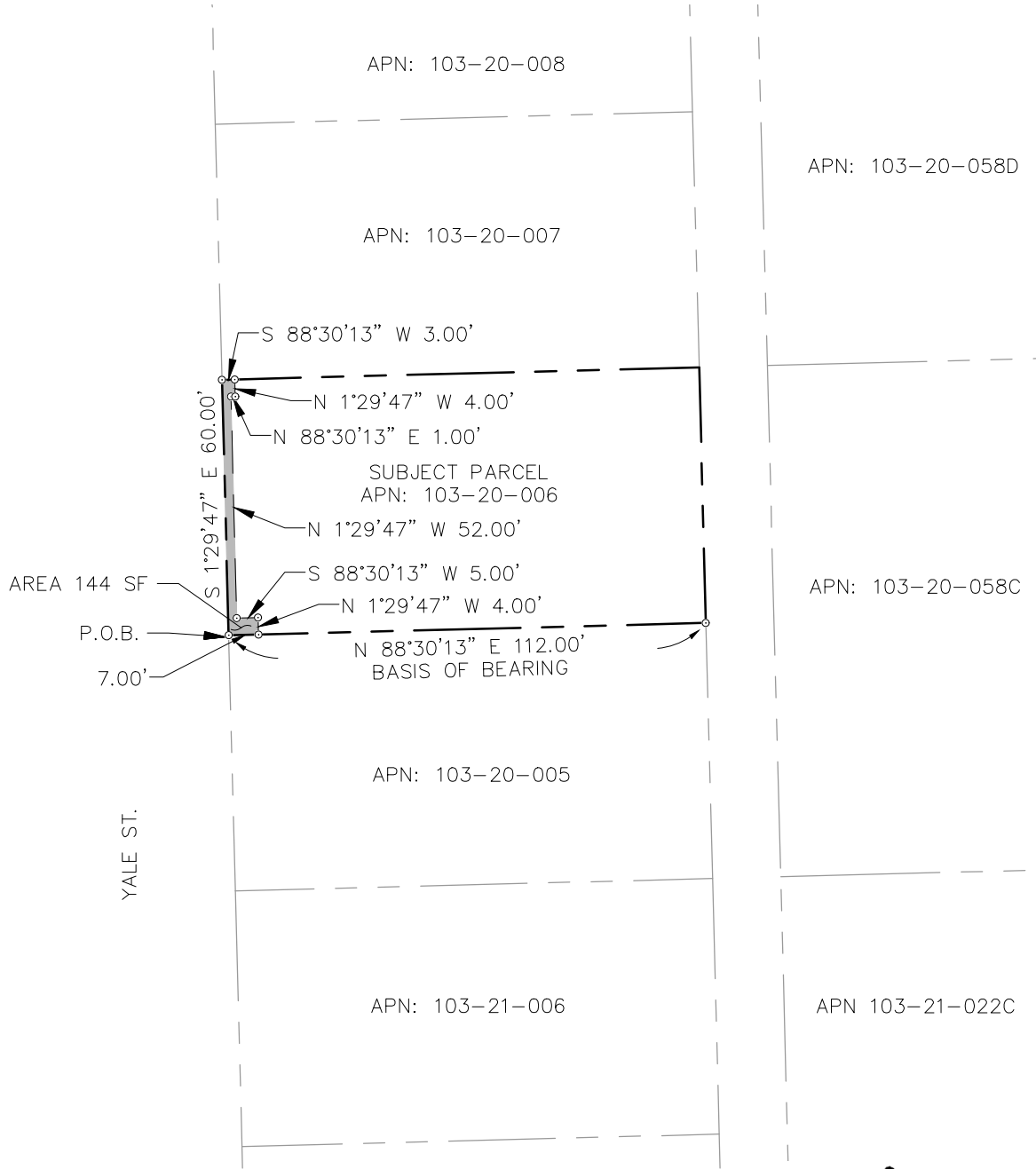
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'

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.



 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121	BEULAH & UNIVERSITY	FLAGSTAFF, ARIZONA	SHEET
		DATE AUG 22			<b>2</b> OF 2
		SCALE 1"=40'			
		DRAWN JEE		LEGAL EXHIBIT	
		DESIGN			
	CHECKED ADB				

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 7 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1), and the **POINT OF BEGINNING;**

Thence along the south line of said parcel, North 88°30'13" East, 3.00 feet;

Thence leaving said south line, North 01°29'47" West, 4.00 feet;

Thence South 88°30'13" West, 1.00 feet;

Thence North 01°29'47" West, 46.30 feet;

Thence North 88°30'13" East, 4.00 feet;

Thence North 01°29'47" West, 8.00 feet,

Thence South 88°30'13" West, 4.00 feet;

Thence North 01°29'47" West, 1.70 feet to a point on the north line of said parcel;

Thence along said north line, South 88°30'13" West, 2.00 feet to the northwest corner of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1;

Thence along the west line of said parcel, and said Right-of-Way line, South 01°29'47" East, 60.00 feet to the **POINT OF BEGINNING;**

Containing 156 square feet, or 0.004 Acres, more or less.

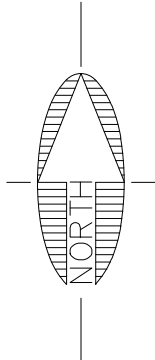
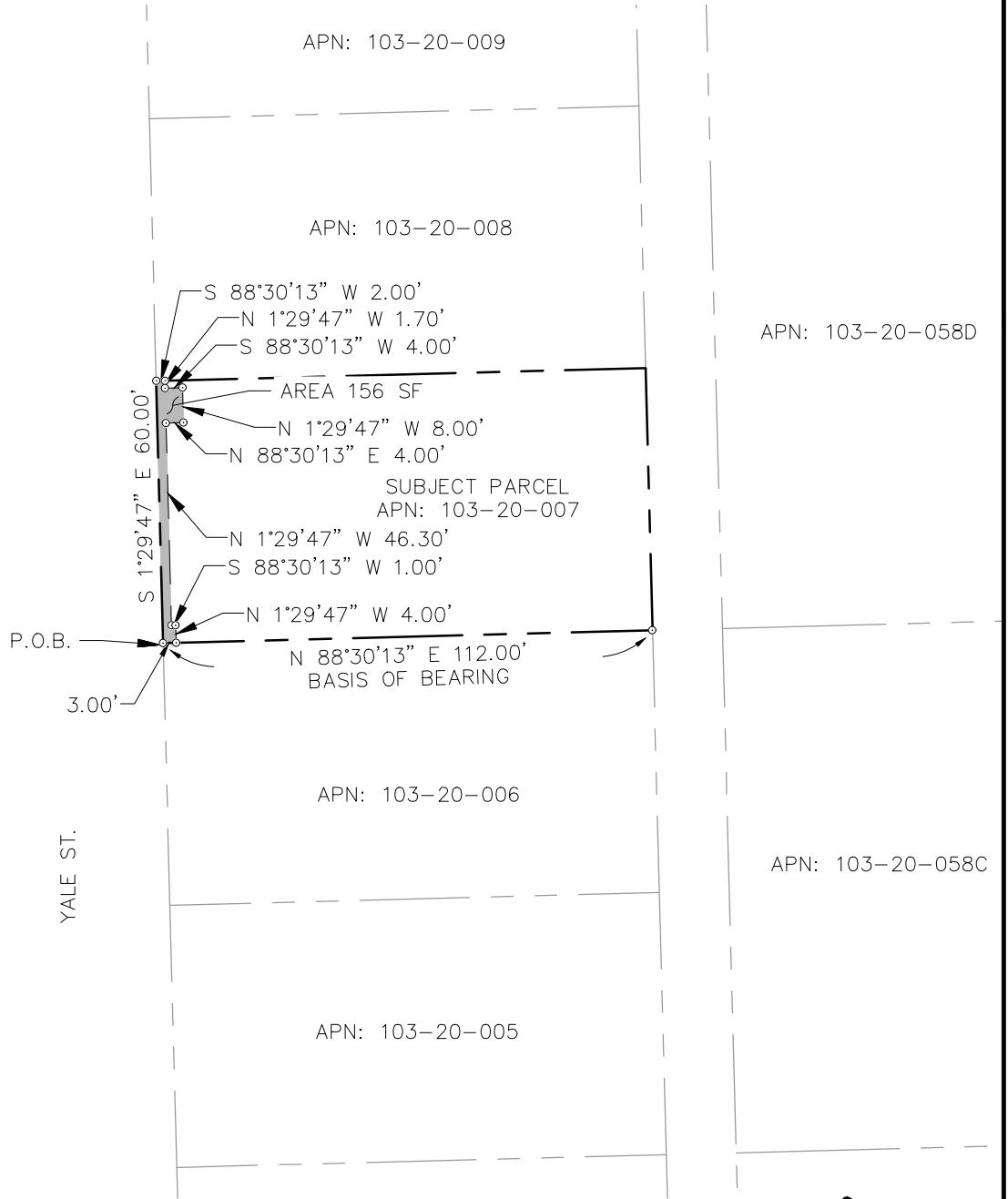
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'



NOTE:  
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 <b>Shephard &amp; Wesnitzer, Inc.</b> 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"=40' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 8 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1), and the **POINT OF BEGINNING;**

Thence along said south line of said parcel, North 88°30'13" East, 2.00 feet;

Thence leaving said south line, North 01°29'47" West, 28.72 feet;

Thence North 88°30'13" East, 8.00 feet;

Thence North 01°29'47" West, 8.00 feet;

Thence North 88°30'13" West, 8.00 feet;

Thence North 01°29'47" West, 23.28 feet to a point on the north line of said parcel;

Thence along said north line, South 88°30'13" West, 2.00 feet to the northwest corner of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1;

Thence along the west line of said parcel, and said Right-of-Way line, South 01°29'47" East, 60.00 feet to the **POINT OF BEGINNING;**

Containing 184 square feet, or 0.004 Acres, more or less.

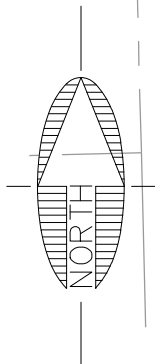
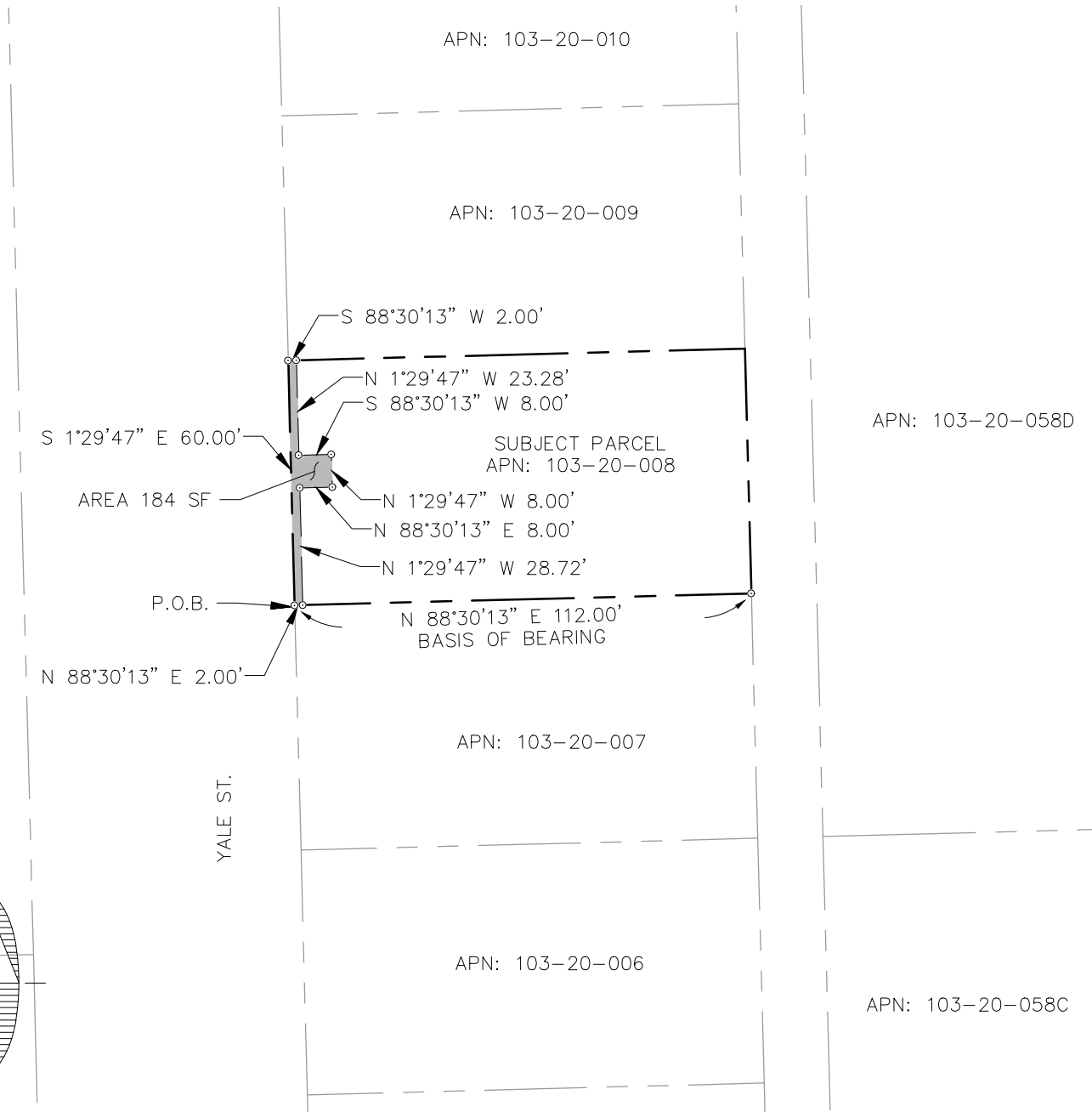
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'



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.



FILE: \\Vr-fileflag\projects\Legal Descriptions\2022-07-25 Check Set\BU-71 103-20-008\_BLEEKER INVESTMENTS LLC\_TCE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022-4:27pm

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 9 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1), and the **POINT OF BEGINNING;**

Thence along the south line of said parcel, North 88°30'13" East, 3.00 feet;

Thence leaving said south line, North 01°29'47" West, 60.00 feet to a point on the north line of said parcel;

Thence along said north line, South 88°30'13" West, 3.00 feet to the northwest corner of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1;

Thence along the west line of said parcel, and said Right-of-Way line, South 01°29'47" East, 60.00 feet to the **POINT OF BEGINNING;**

Containing 180 square feet, or 0.004 Acres, more or less.

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

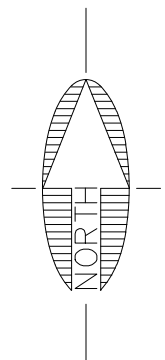
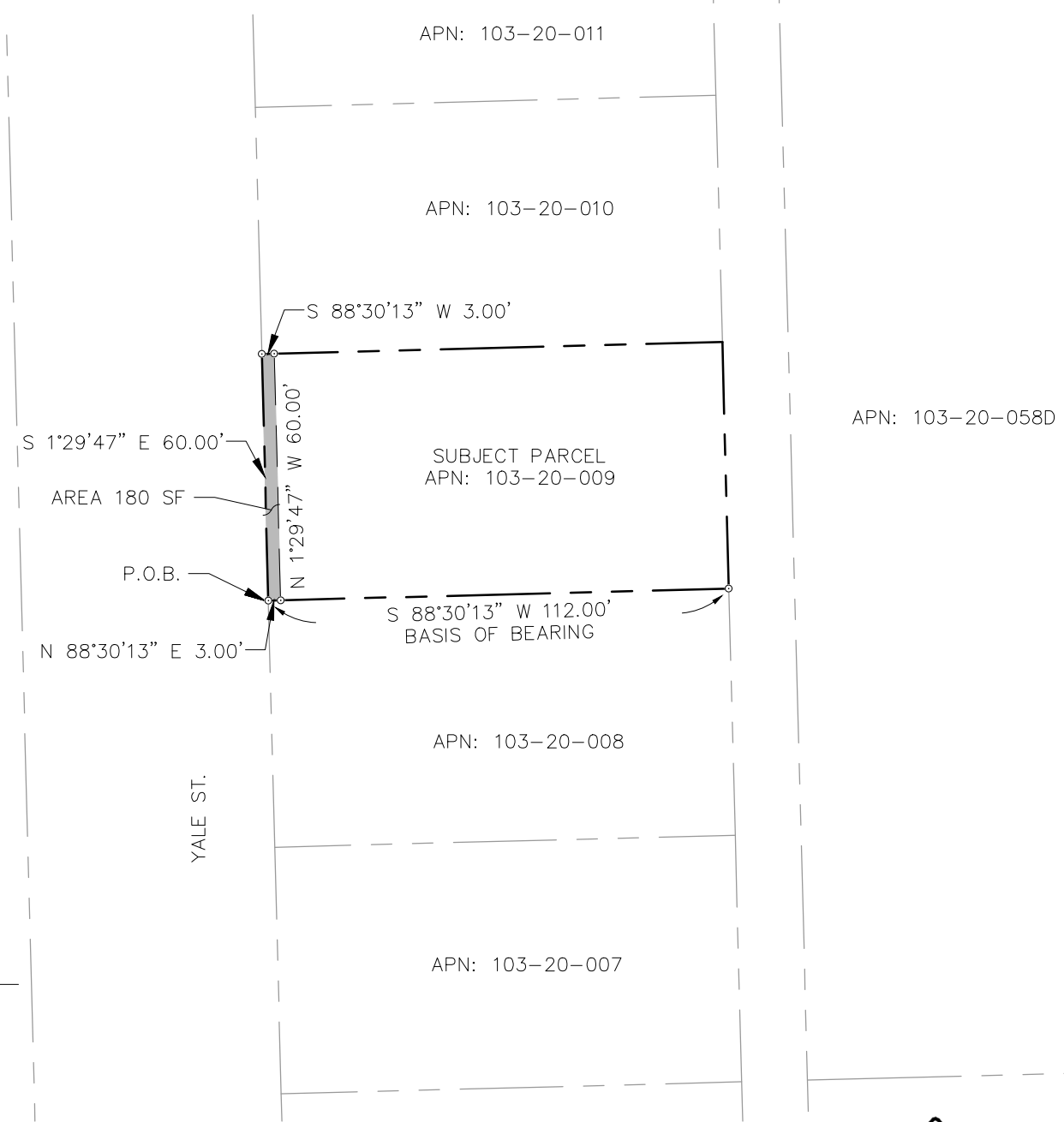
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



FILE: \\V-\\fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-07-25 Check Set\BU-72 103-20-009\_ADRIAN & LAURA PARRA-ATAYDE\_TCE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022-4:26pm

# 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" = 40'

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.



 <b>Shephard &amp; Wesnitzer, Inc.</b> 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"=40' DRAWN JEE DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET <b>2</b> OF 2
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**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 10 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1), and the **POINT OF BEGINNING;**

Thence along the south line of said parcel, North 88°30'13" East, 3.00 feet;

Thence leaving said south line, North 01°29'47" West, 12.15 feet;

Thence North 88°26'26" East, 10.00 feet;

Thence North 01°33'34" West, 8.00 feet;

Thence South 88°26'26" West, 11.00 feet;

Thence North 01°29'47" West, 19.33 feet,

Thence North 88°30'13" East, 4.00 feet;

Thence North 01°29'47" West, 8.00 feet;

Thence South 88°30'13" West, 6.00 feet to a point on the west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 47.49 feet to the **POINT OF BEGINNING;**

Containing 227 square feet, or 0.005 Acres, more or less.

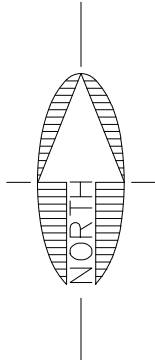
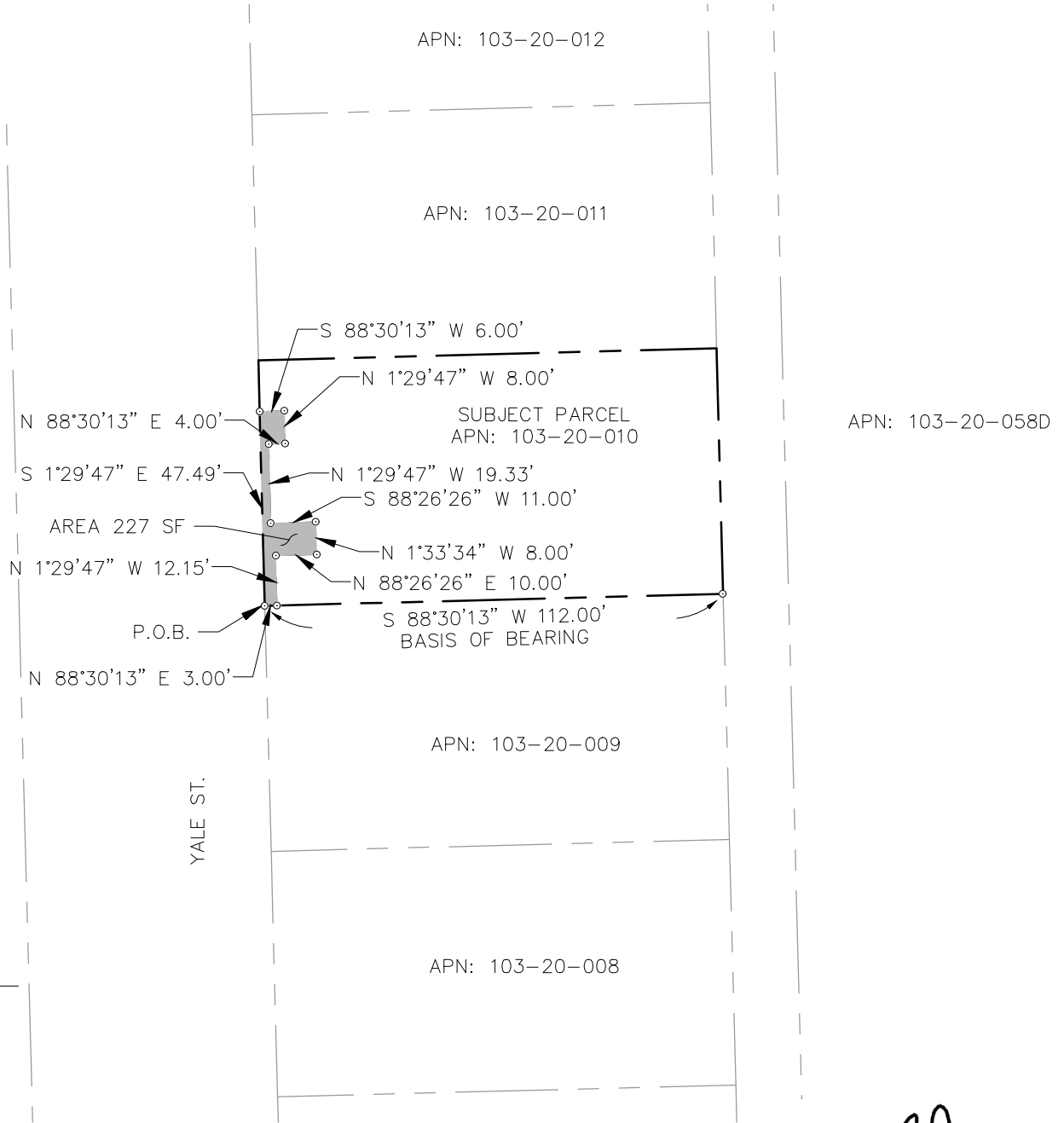
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'



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.



FILE: \\Vr-fileflag\projects\Legal Descriptions\2022-07-25 Check Set\BU-73 103-20-010\_JAMB PROPERTIES OF NORTHERN ARIZONA LLC\_TCE EXHIBIT.dwg SWI-C30e0202D: Aug 02, 2022-4:25pm



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

JOB NO. 18121  
DATE AUG 22  
SCALE 1"=40'  
DRAWN JEE  
DESIGN  
CHECKED ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 11 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1);

Thence along the west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1, North 01°29'47" West, 27.00 feet to the **POINT OF BEGINNING**;

Thence leaving said west line, and said Right-of-Way line, North 88°30'13" East, 4.00 feet;

Thence North 01°29'47" West, 8.00 feet;

Thence South 88°30'13" West, 4.00 feet to a point on said west line, and said Right-of-Way line;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 8.00 feet to the **POINT OF BEGINNING**;

Containing 32 square feet, or 0.001 Acres, more or less.

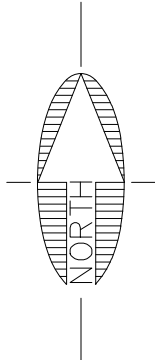
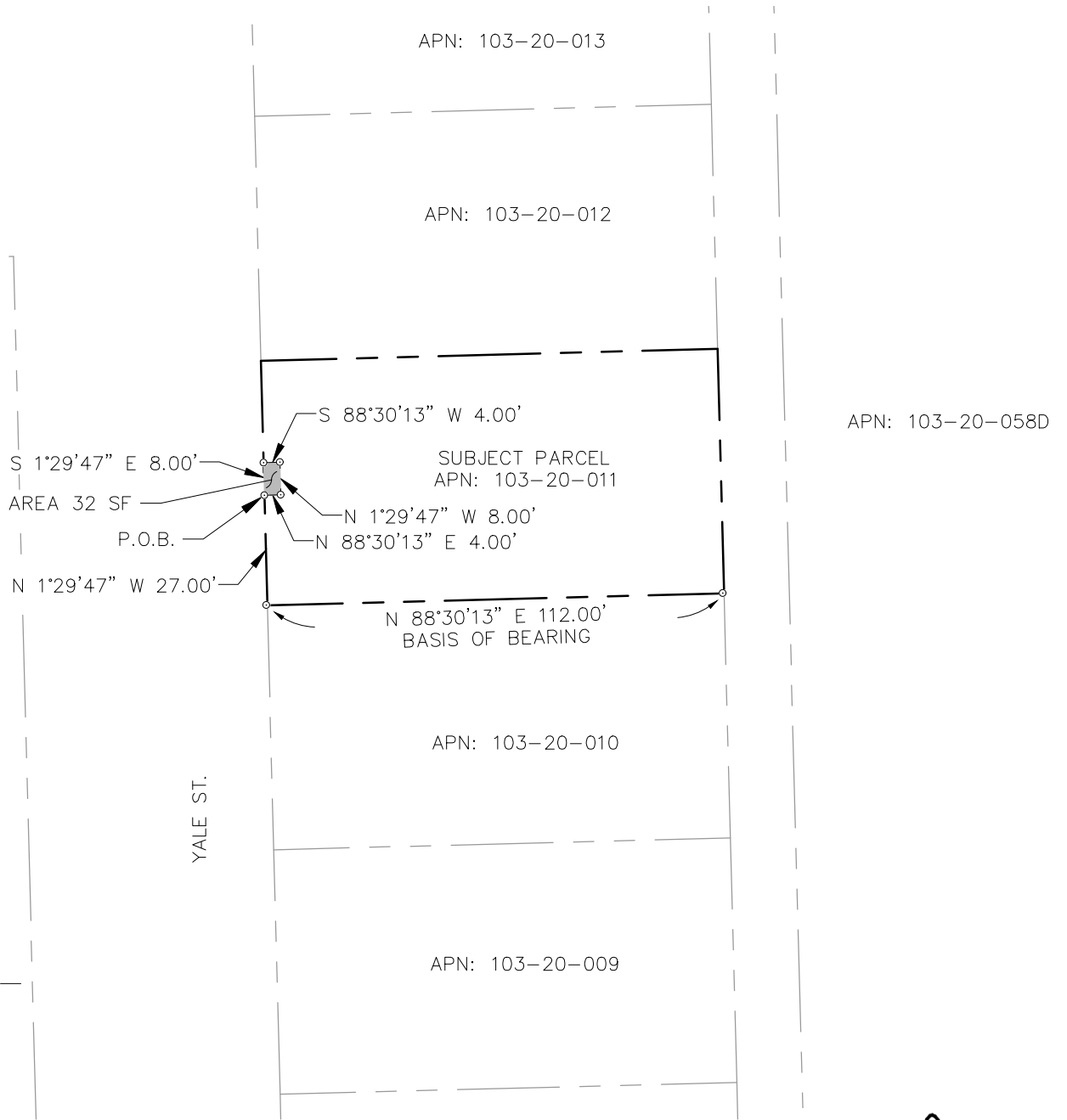
See Exhibit 'B' attached hereto and made a part hereof.

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" = 40'

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.



FILE: \\Vr-fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-07-25 Check Set\BU-74 103-20-011\_ADRIAN & LAURA PARRA-ATAYDE\_TCE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022-4:24pm

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

08/02/2022

A portion of Lot 12 of the Frisco Hills Subdivision as shown on Case 2, Map 33 (herein referred to as R1), 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, from which the southeast corner of said parcel bears North 88°30'13" East, 112.00 feet (Basis of Bearing, North 88°31'00" East, 112.00 feet per R1);

Thence along the west line of said parcel, and the east Right-of-Way line of South Yale Street as shown on R1, North 01°29'47" West, 26.07 feet to the **POINT OF BEGINNING**;

Thence leaving said west line, and said Right-of-Way line, North 88°30'13" East, 2.00 feet;

Thence North 01°29'47" West, 8.00 feet;

Thence South 88°30'13" West, 2.00 feet to a point on said west line, and said Right-of-Way line;

Thence along said west line, and said Right-of-Way line, South 01°29'47" East, 8.00 feet to the **POINT OF BEGINNING**;

Containing 16 square feet, or 0.001 Acres, more or less.

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

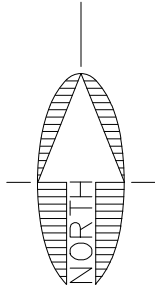
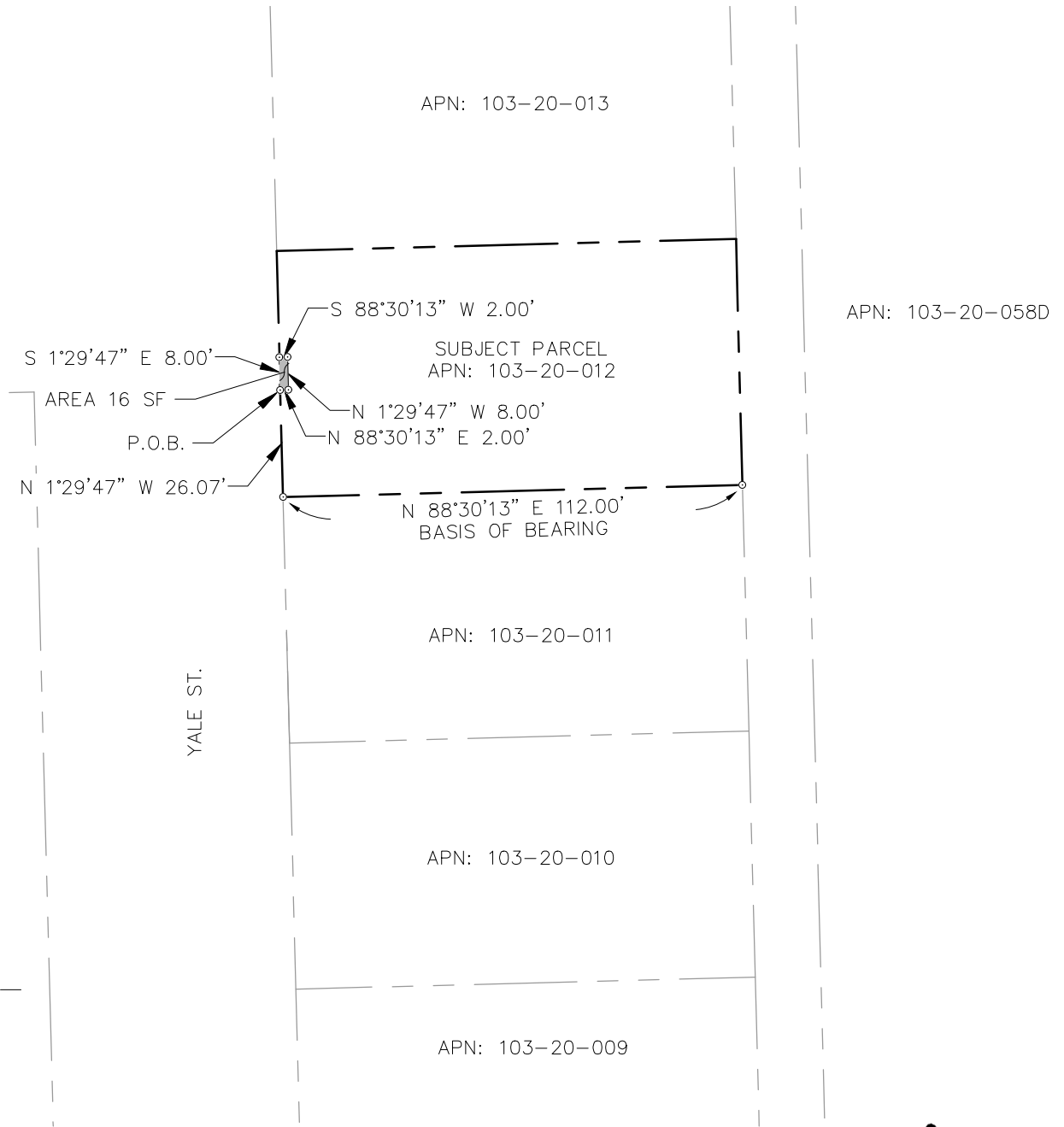
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



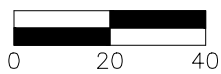
FILE: \\Vr-fileflag\projects\2018\18121\Survey\Legal Descriptions\2022-07-25 Check Set\BU-75 103-20-012\_ROMALD E & CHRISTAL A STUMP\_TCE EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Aug 02, 2022-4:14pm

# 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" = 40'



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.



 <b>Shephard &amp; Wesnitzer, Inc.</b> www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121	BEULAH & UNIVERSITY	FLAGSTAFF, ARIZONA	SHEET
		DATE AUG 22			<b>2</b> OF 2
		SCALE 1"=40'			
		DRAWN JEE		LEGAL EXHIBIT	
		DESIGN			
	CHECKED ADB				

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

01/04/2023

A portion of that parcel of land as shown on Book 10 of Surveys, Page 10, and as described in Instrument Number 3732791, 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 1.5" aluminum cap on the east Right-of-Way line of South Milton Road, from which a found 3" ADOT brass cap on said Right-of-Way line bears North 01°27'27" West, 238.13 feet (Basis of Bearing);

Thence along said Right-of-Way line, North 01°27'27" West, 33.21 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Right-of-Way line, North 01°27'27" West, 19.00 feet;

Thence leaving said Right-of-Way line, North 88°40'23" East, 39.53 feet;

Thence South 80°10'25" East, 132.30 feet;

Thence South 01°35'15" East, 19.38 feet;

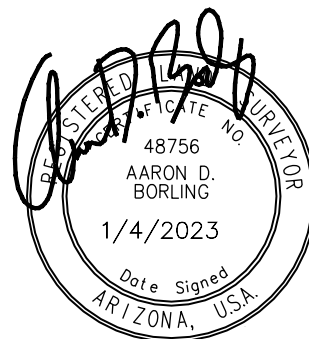
Thence North 80°10'25" West, 134.28 feet;

Thence South 88°40'23" West, 37.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 3,265 square feet, or 0.07 Acres, more or less.

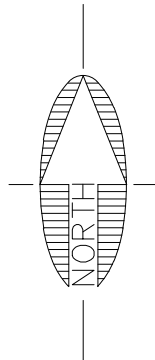
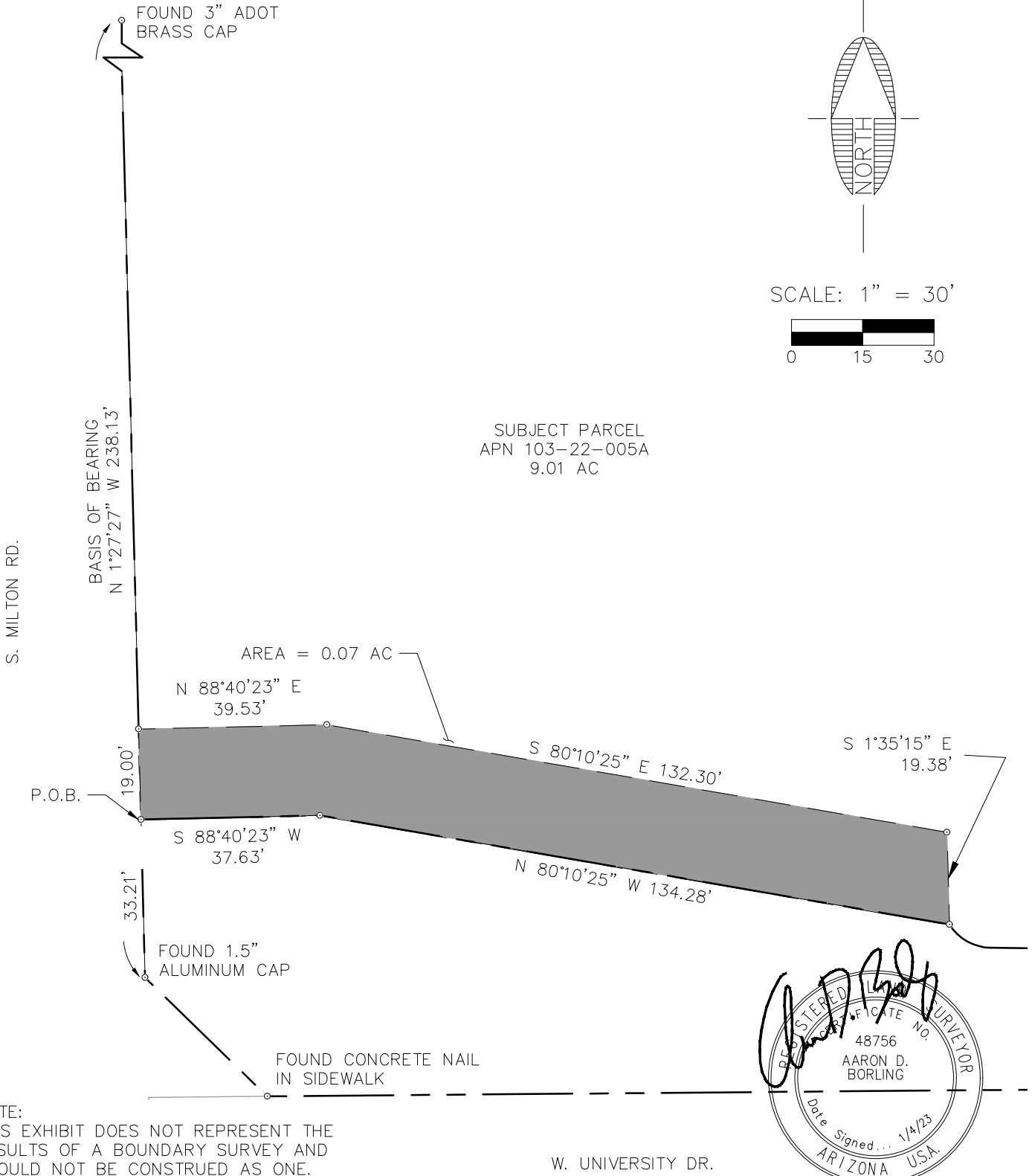
See Exhibit 'B' attached hereto and made a part hereof.

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

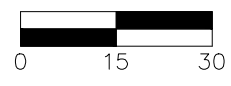


# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

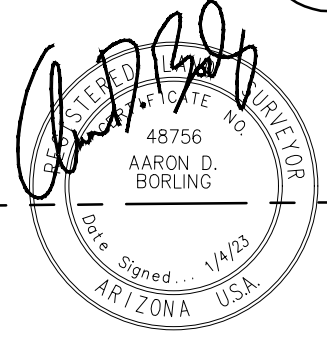
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN  
COCONINO COUNTY, ARIZONA



SCALE: 1" = 30'



SUBJECT PARCEL  
APN 103-22-005A  
9.01 AC



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.

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

www.swiaz.com

JOB NO.	18121
DATE	JAN 23
SCALE	1"=30'
DRAWN	RPR
DESIGN	
CHECKED	ADB

BEULAH & UNIVERSITY

FLAGSTAFF,  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**LEGAL DESCRIPTION**

**Exhibit 'A'**

#18121

2/14/2023

A portion of Tract 'B', Woodlands Village Unit One as shown on Case 4, Map 62, 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 northeast corner of said Tract 'B', said point being in common with the northwest corner of Parcel No. 1 as shown on Instrument Number 3861259, Official Records of Coconino County (herein referred to as R1), and the south Right-of-Way line of West University Avenue as shown on R1, from which the northwest corner of said Tract 'B' bears South 87°36'18" West, 424.08 feet (Basis of Bearing, R1);

Thence along the northerly line of said Tract 'B', and along said Right-of-Way line, South 87°36'18" West, 191.40 feet;

Thence leaving said northerly line, and said Right-of-Way line, South 80°19'45" East, 33.65 feet to the **TRUE POINT OF BEGINNING**;

Thence South 80°19'45" East, 2.02 feet to the beginning of a non-tangent curve concave to the south, having a radius of 477.42 feet and a central angle of 4°47'38" and being subtended by a chord bearing South 85°38'28" East, 39.93 feet;

Thence easterly along said curve, 39.95 feet;

Thence South 6°45'21" West, 14.90 feet;

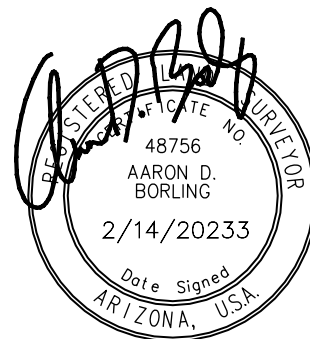
Thence South 88°13'22" West, 39.27 feet;

Thence North 2°23'42" West, 19.40 feet to the **TRUE POINT OF BEGINNING**;

Containing 701 square feet, or 0.016 Acres, more or less.

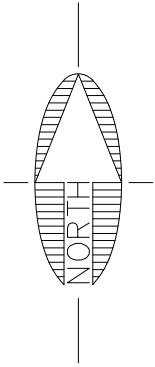
See Exhibit 'B' attached hereto and made a part hereof.

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

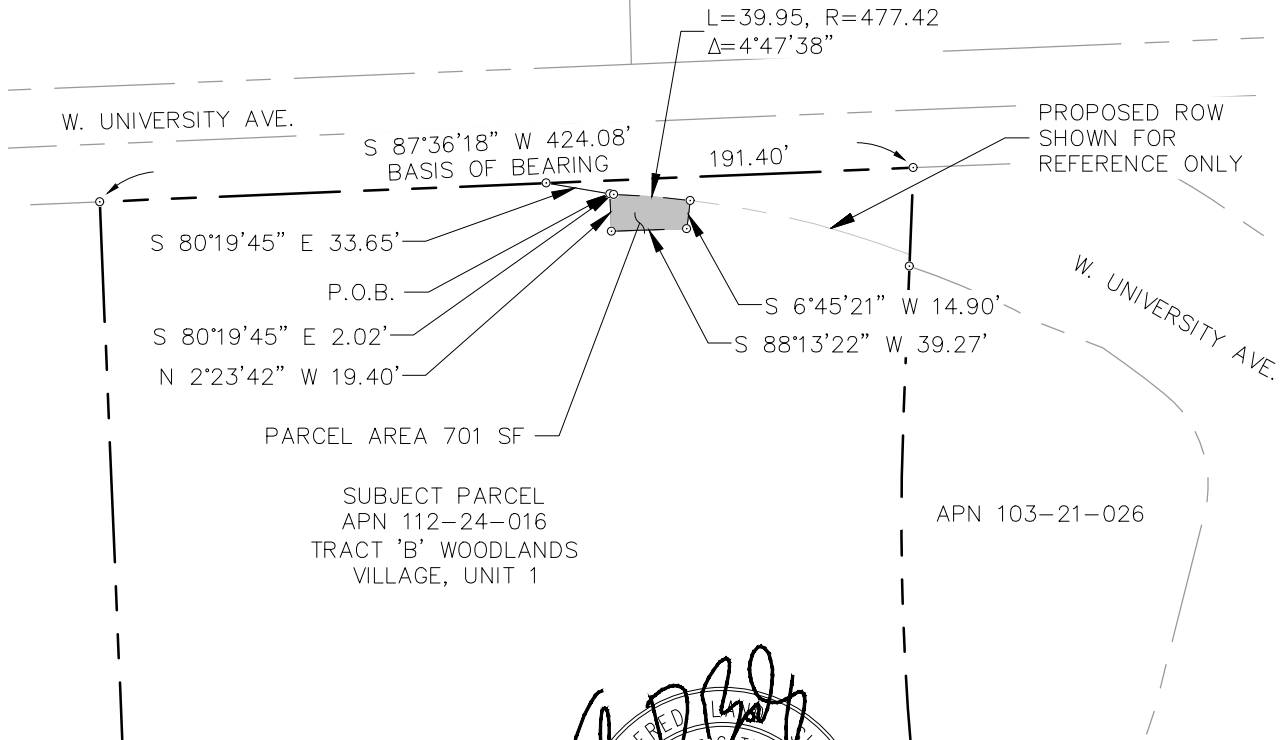


SCALE: 1" = 100



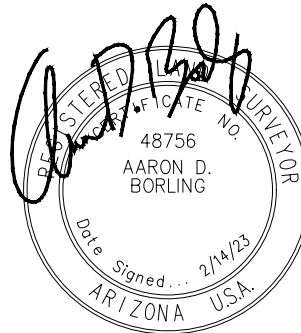
APN  
112-24-019

APN  
103-20-059D



PARCEL AREA 701 SF

SUBJECT PARCEL  
APN 112-24-016  
TRACT 'B' WOODLANDS  
VILLAGE, UNIT 1



NOTE:  
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RESULTS OF A BOUNDARY SURVEY AND  
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Shephard & Associates, Inc.

JOB NO.	18121
DATE	FEB 23
SCALE	1"=100'
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DESIGN	
CHECKED	ADB

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ARIZONA

LEGAL EXHIBIT

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OF 2