

LEGAL DESCRIPTION

Exhibit 'A'

#18121

2/14/2023

A portion of West University Drive as described in Docket 206, Page 332, and 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, described as follows:

Commencing at a found concrete nail and tag in sidewalk on the northerly Right-of-Way line of West University Drive, and the **TRUE 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, and the beginning of a tangent curve concave to the northwest, having a radius of 181.42 feet and a central angle of 44°59'11";

Thence continuing along said Right-of-Way line, and northeasterly along said curve, 142.44 feet;

Thence continuing along said Right-of-Way line, North 44°30'57" East, 497.65 feet to the southwest corner of Assessor's Parcel Number 103-19-001B;

Thence continuing along said Right-of-Way line, and along the southerly line of said parcel, North 44°30'56" East, 280.01 feet to the southeast corner of said parcel;

Thence South 00°00'00" East, 85.65 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, 716.66 feet to the beginning of a tangent curve concave to the northwest, having a radius of 241.42 feet and a central angle of 44°59'11";

Thence continuing along said Right-of-Way line, and westerly along said curve, 189.55 feet;

Thence continuing along said Right-of-Way line, South 89°30'38" West, 519.40 feet to the beginning of a tangent curve concave to the south, having a radius of 25.00 feet and a central angle of 4°35'24";

Thence continuing along said Right-of-Way line, and westerly along said curve, 2.00 feet;

Thence leaving said Right-of-Way line, North 1°21'41" West, 60.00 feet to a point on the northerly Right-of-Way line of West University Drive;

Thence along said Right-of-Way line, North 89°30'39" East, 1.50 feet to the **TRUE POINT OF BEGINNING**;

Containing 1.98 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.

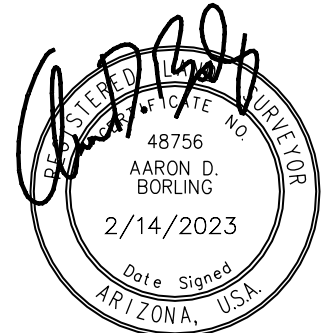
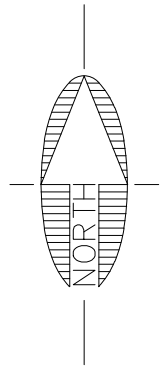
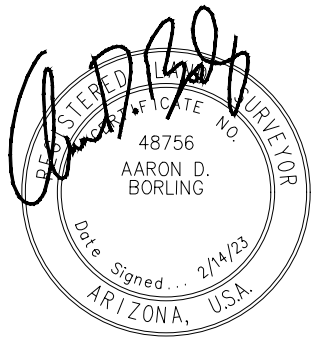
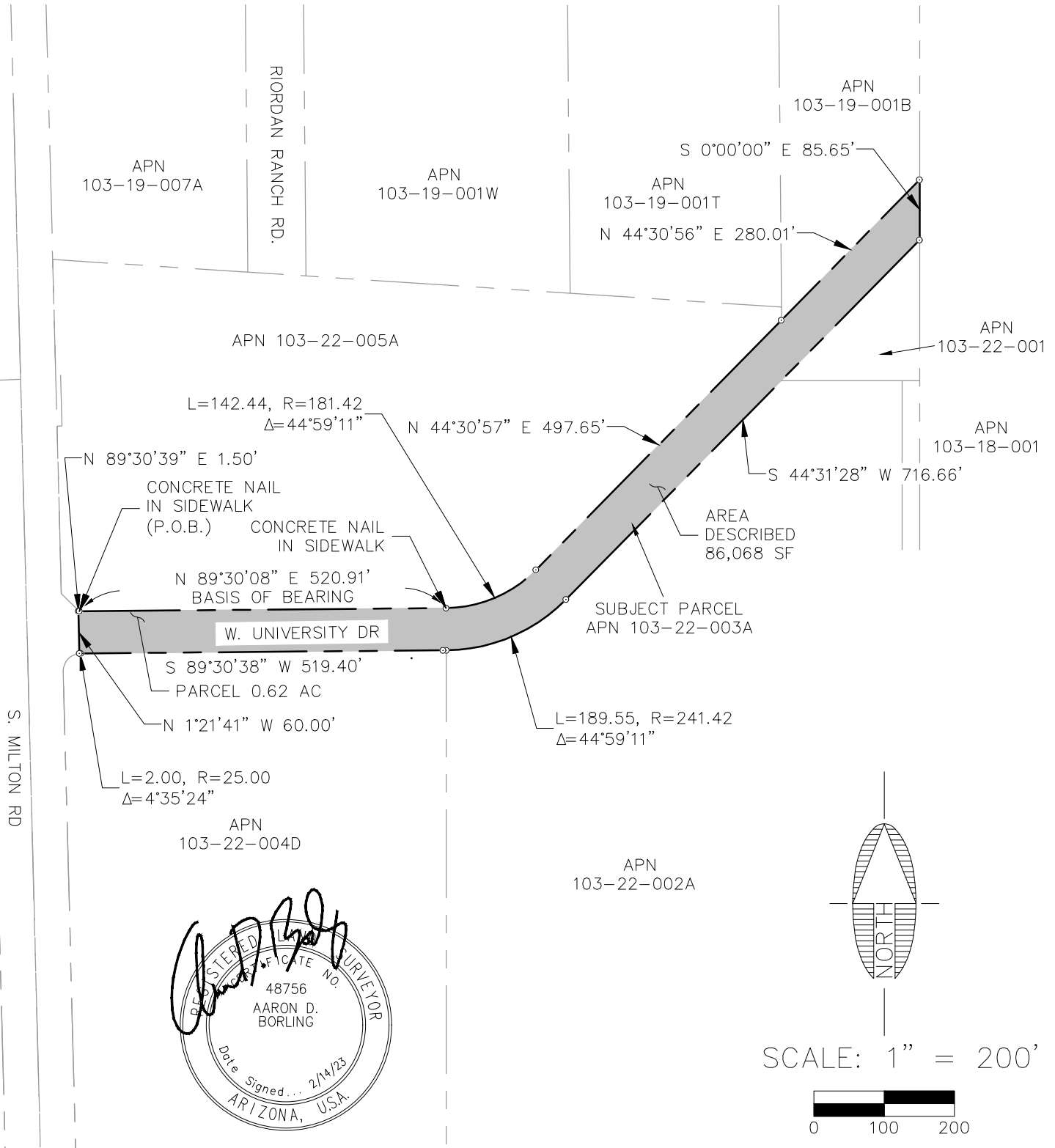


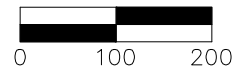
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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


FILE: \\vr-fileflag\Projects\2018\18121\Survey\Legal Descriptions\2021-11 Legal Description Exhibits\ROW\BU-79 103-22-003A_NAU ROW EXHIBIT.dwg SWI-C3D-2021 PLOTTED: Feb 14, 2023-4:13pm



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.

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|  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 23 SCALE 1"=200' DRAWN JEE DESIGN CHECKED ADB | BEULAH & UNIVERSITY FLAGSTAFF, ARIZONA | SHEET 2 OF 2 |
| | LEGAL EXHIBIT | | | |
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