

**EXHIBIT 'A'**  
**CHANNEL IMPROVEMENT EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-01-001**

A portion of that parcel of land as described in Instrument Number 3699146, Official Records of Coconino County (herein referred to as R1), located in the northwest 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 northwest corner of said parcel, from which the northeast corner bears North 70°02'28" East, 1090.37 feet (Basis of Bearing North 70°08'03" East, 1090.87 feet per R1) and the **TRUE POINT OF BEGINNING;**

Thence along the northerly line of said parcel, North 70°02'28" East, 347.68 feet;

Thence leaving said northerly line, South 67°11'20" West, 69.16 feet;

Thence South 45°14'27" West, 176.18 feet;

Thence South 67°10'11" West, 87.56 feet;

Thence South 56°51'36" West, 22.82 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 25°52'38" West, 87.40 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.36 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said parcel, from which the northeast corner of said parcel bears North 70°02'28" East, 1090.37 feet (Basis of Bearing, North 70°08'03" East, 1090.87 feet per R1);

Thence along the northerly line of said parcel, North 70°02'28" East, 846.80 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, North 70°02'28" East, 243.57 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 28°35'37" East, 21.12 feet;

Thence leaving said easterly line, South 79°23'41" West, 64.22 feet to the beginning of a tangent curve concave to the south having a radius of 705.14 feet and a central angle of 06°12'32";

Thence westerly along said curve, 76.41 feet;

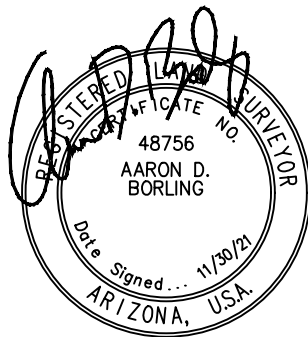
Thence South 73°59'04" West, 52.61 feet;

Thence South 71°33'25" 54.72 feet to the **TRUE POINT OF BEGINNING**.

Containing 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 03, 2021-12:08pm

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-01-001.DWG HSCNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

BNSF RAILWAY

P.O.B.  
PARCEL 2  
APN:  
103-01-007C

P.O.B.  
PARCEL 1

N 70°02'28" E 1090.37'  
BASIS OF BEARING

S 71°33'25" W 54.72'

S 73°59'04" W 52.61'

L=76.41, R=705.14

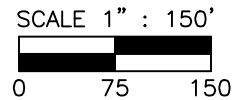
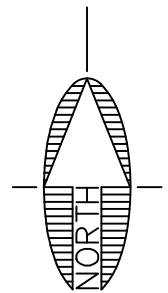
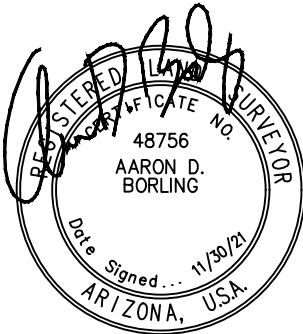
Δ=6°12'32"

S 79°23'41" W 64.22'

APN:  
103-01-003A

SUBJECT PARCEL  
APN: 103-01-001  
INSTRUMENT NO. 3699146

APN:  
103-01-002



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |           |
|---------|-----------|
| JOB NO. | 04473     |
| DATE    | NOV 21    |
| SCALE   | 1" = 150' |
| DRAWN   | HAS       |
| DESIGN  |           |
| CHECKED | ADB       |

APN: 103-01-001

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-01-001**

A portion of that parcel of land as described in Instrument Number 3699146, Official Records of Coconino County (herein referred to as R1), located in the northwest 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 parcel, from which the northwest corner of said parcel bears South 70°02'28" West, 1090.37 feet (Basis of Bearing, North 70°08'03" East, 1090.87 feet per R1), said point being in common with the southerly Right-of-Way line of West Chateau Drive;

Thence along the northerly line of said parcel, and along said Right-of-Way line, South 70°02'28" West, 65.32 feet;

Thence leaving said northerly line, and said Right-of-Way line, South 19°57'32" East, 9.82 feet to the beginning of a non-tangent curve concave to the south having a radius of 705.14 feet and being subtended by a chord which bears North 76°58'35" East, 5.16 feet and the **TRUE POINT OF BEGINNING**;

Thence easterly along said curve, 5.16 feet through a central angle of 0°25'10";

Thence North 79°23'41" East, 31.82 feet;

Thence South 15°09'08" West, 22.33 feet;

Thence North 74°50'52" West, 33.21 feet;

Thence North 15°09'08" East, 6.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 475 square feet, or 0.01 Acres, more or less.

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

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

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City File No.

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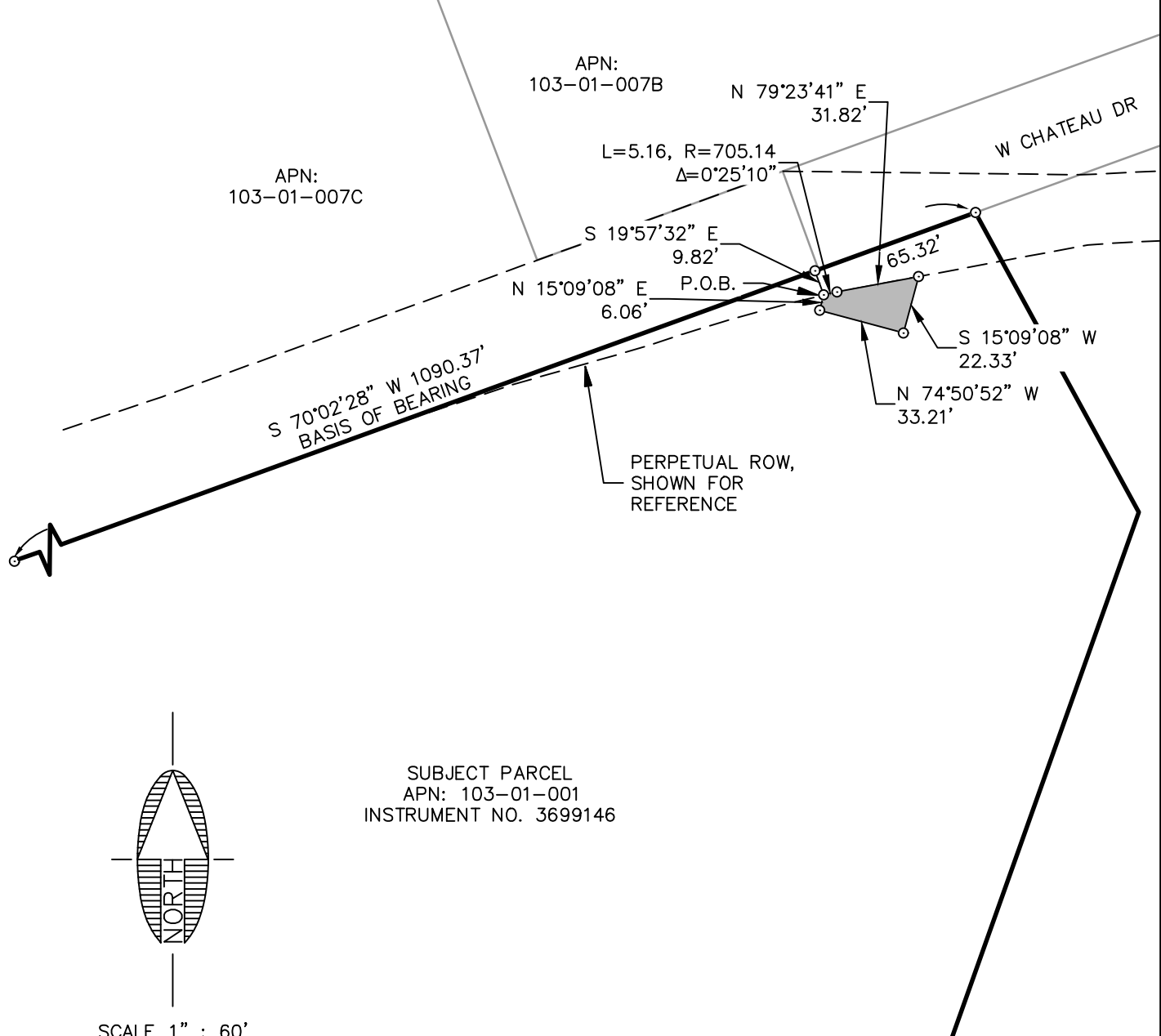
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PLOTTED: Aug 09, 2023-11:47am

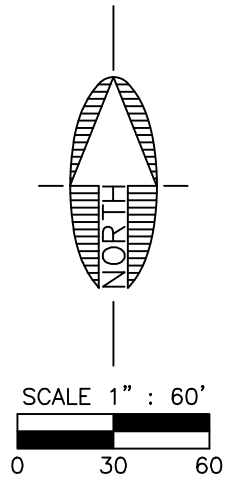
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# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL  
APN: 103-01-001  
INSTRUMENT NO. 3699146



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | AUG 23   |
| SCALE   | 1" = 60' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-01-001

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-01-001**

A portion of that parcel of land as described in Instrument Number 3699146, Official Records of Coconino County (herein referred to as R1), located in the northwest 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 parcel, said point being in common with the southerly Right-of-Way line of South Chateau Drive, from which the northwest corner bears South 70°02'28" West, 1090.37 feet (Basis of Bearing, South 70°08'03" West, 1090.87 feet per R1);

Thence along the northerly line of said parcel, and along said Right-of-Way line, South 70°02'28" West, 14.02 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, and said Right-of-Way line, South 14°53'11" West, 55.40 feet;

Thence South 75°06'49" East, 4.00 feet;

Thence South 14°53'11" West, 8.00 feet;

Thence North 75°06'49" West, 4.00 feet;

Thence South 14°53'11" West, 6.39 feet;

Thence North 75°06'49" West, 41.33 feet;

Thence North 5°41'51" East, 37.34 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, North 70°02'28" East, 57.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,444 square feet, or 0.06 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.



\_\_\_\_\_  
City File No.

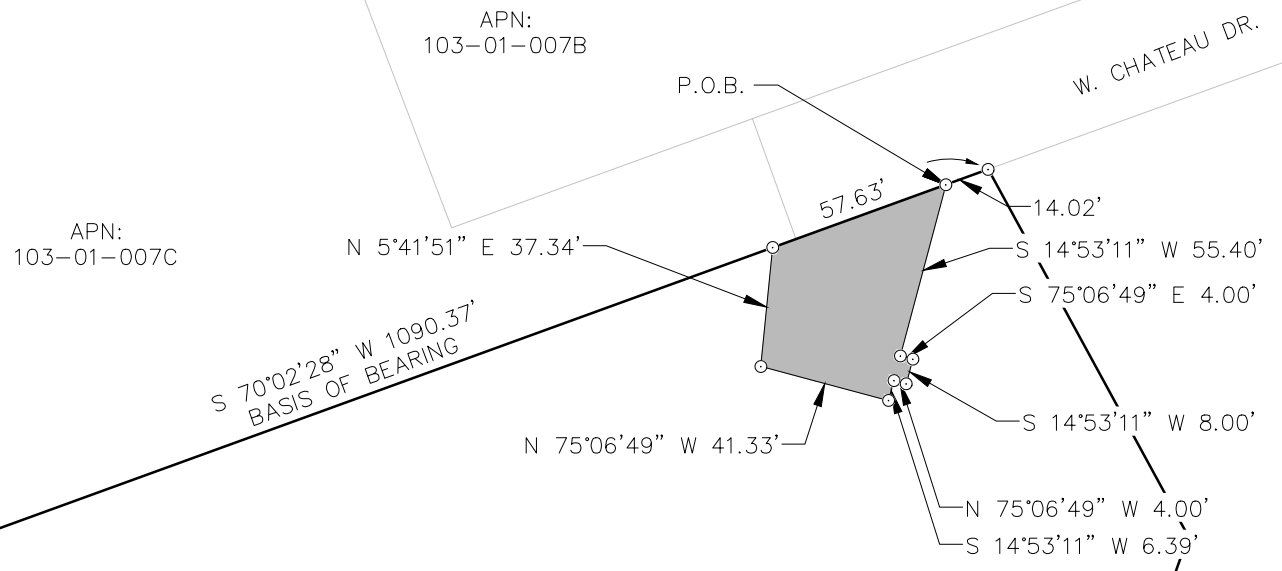
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Descriptive Title

PLOTTED: Apr 12, 2023-4:18pm

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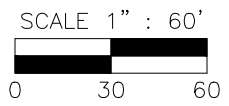
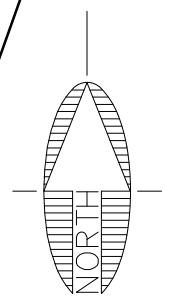
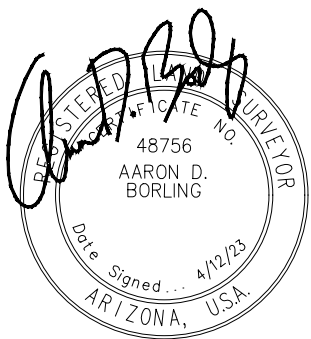
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL  
APN: 103-01-001  
INSTRUMENT NO. 3699146

APN: 103-02-021



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 60' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-01-001

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-01-001**  
**TRACT: 100E-1, 100E-2**

A portion of that parcel of land as described in Instrument Number 3699146, Official Records of Coconino County (herein referred to as R1), located in the northwest 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 northeast corner of said parcel, from which the northwest corner of said parcel bears South 70°02'28" West, 1090.37 feet (Basis of Bearing, South 70°08'03" West, 1090.87 feet per R1);

Thence along the easterly line of said parcel, South 28°35'37" East, 20.27 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, South 28°35'37" East, 10.24 feet;

Thence leaving said easterly line, South 77°11'24" West, 44.68 feet;

Thence South 14°51'24" West, 23.60 feet;

Thence North 75°08'36" West, 36.50 feet;

Thence South 52°56'40" West, 36.87 feet;

Thence North 58°08'20" West, 29.23 feet;

Thence North 79°17'48" West, 29.25 feet;

Thence South 70°02'42" West, 129.82 feet;

Thence South 73°32'09" West, 116.92 feet to a point on the northerly line of said parcel;

Thence along said northerly line, North 70°24'48" East, 222.90 feet;

Thence leaving said northerly line, North 73°59'04" East, 52.61 feet to the beginning of a tangent curve concave to the south having a radius 705.14 and a central angle of 06°12'32" and being subtended by a chord bearing North 74°4'54" East, 76.38 feet;

Thence easterly along said curve, 76.41 feet;

Thence North 79°23'41" East, 64.22 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.09 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said parcel, from which the northeast corner bears North 70°02'28" East, 1090.37 feet (Basis of Bearing, North 70°08'03" East, 1090.87 feet per R1);

Thence along the northerly line of said parcel, North 70°02'28" East, 347.69 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, North 70°02'28" East, 93.49 feet;

Thence leaving said northerly line, South 19°57'18" East, 10.13 feet;

Thence South 69°33'59" West, 145.16 feet;

Thence South 20°25'03" East, 6.06 feet;

Thence South 45°14'27" West, 43.07 feet;

Thence South 78°08'22" West, 36.82 feet;

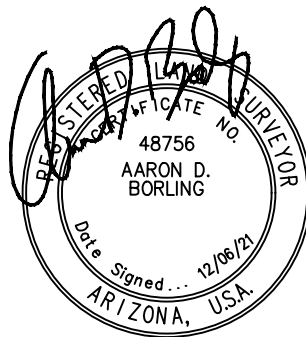
Thence North 45°14'27" East, 63.98 feet;

Thence South 67°11'20" West, 69.17 to the **TRUE POINT OF BEGINNING.**

Containing 0.06 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.



\_\_\_\_\_  
City File No.

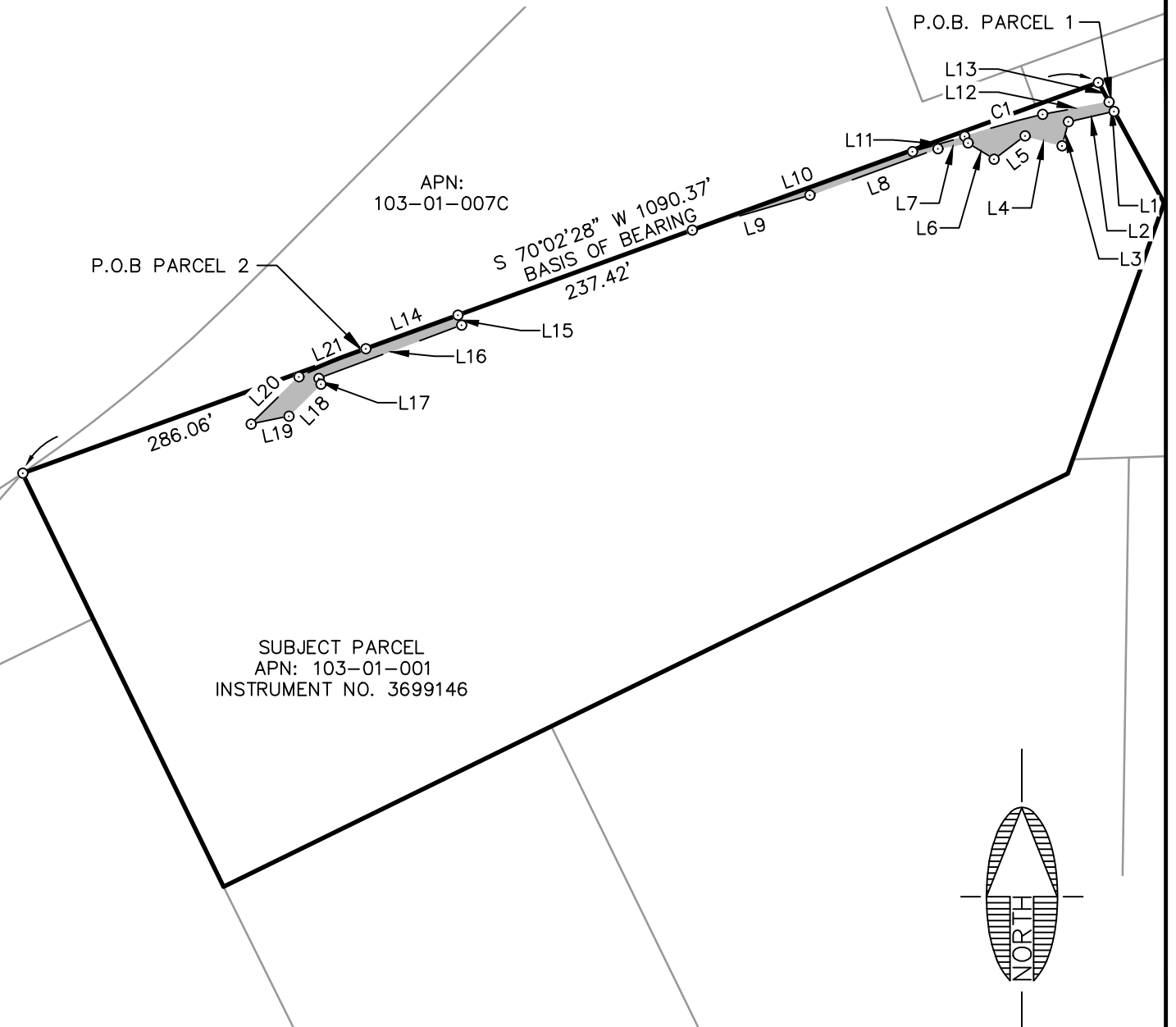
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Descriptive Title

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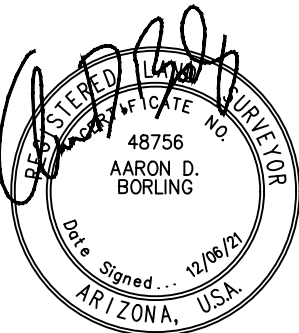
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# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

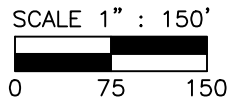
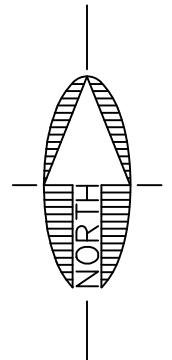
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-01-001  
INSTRUMENT NO. 3699146



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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |           |
|---------|-----------|
| JOB NO. | 04473     |
| DATE    | NOV 21    |
| SCALE   | 1" = 150' |
| DRAWN   | HAS       |
| DESIGN  |           |
| CHECKED | ADB       |

APN: 103-01-001

FLAGSTAFF  
ARIZONA

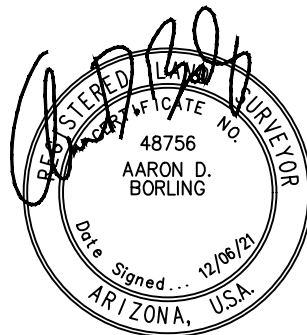
LEGAL EXHIBIT

SHEET  
**3**  
OF 4

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 10.24  | S 28°35'37" E |
| L2         | 44.68  | S 77°11'24" W |
| L3         | 23.60  | S 14°51'24" W |
| L4         | 36.50  | N 75°08'36" W |
| L5         | 36.87  | S 52°56'40" W |
| L6         | 29.23  | N 58°08'20" W |
| L7         | 29.25  | S 79°17'48" W |
| L8         | 129.82 | S 70°02'42" W |
| L9         | 116.92 | S 73°32'09" W |
| L10        | 222.90 | N 70°24'48" E |
| L11        | 52.61  | N 73°59'04" E |
| L12        | 64.22  | N 79°23'41" E |
| L13        | 20.27  | S 28°35'37" E |
| L14        | 93.49  | N 70°02'28" E |
| L15        | 10.13  | S 19°57'18" E |
| L16        | 145.16 | S 69°33'59" W |
| L17        | 6.06   | S 20°25'03" E |
| L18        | 43.07  | S 45°14'27" W |
| L19        | 36.82  | N 78°08'22" E |
| L20        | 63.98  | N 45°14'27" E |
| L21        | 69.17  | S 67°11'20" W |

| CURVE TABLE |        |        |          |
|-------------|--------|--------|----------|
| CURVE #     | LENGTH | RADIUS | DELTA    |
| C1          | 76.41  | 705.14 | 6°12'32" |

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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

|         |        |
|---------|--------|
| JOB NO. | 04473  |
| DATE    | NOV 21 |
| SCALE   |        |
| DRAWN   | JEE    |
| DESIGN  |        |
| CHECKED | ADB    |

APN: 103-01-001

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

**EXHIBIT 'A'**  
**RIGHT-OF-WAY**  
**LEGAL DESCRIPTION**  
**APN: 103-02-021**

A portion of that parcel of land as described in Instrument Number 3800802, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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, and said point being in common with the southerly Right-of-Way line of West Chateau Drive, from which the northeast corner of said parcel bears North 70°04'43" East, 335.93 feet (Basis of Bearing, North 70°16'00" East, 335.93 feet per R1), and the **TRUE POINT OF BEGINNING**;

Thence along the northerly line of said parcel, and said Right-of-Way line, North 70°04'43" East, 42.45 feet;

Thence South 89°18'52" East, 1.02 feet;

Thence leaving said northerly line, and said Right-of-Way line, North 87°13'35" East, 188.90 feet to the beginning of a tangent curve concave to the south having a radius of 513.33 feet and a central angle of 10°07'53";

Thence easterly along said curve, 90.77 feet to a point on the east line of said parcel, and the west Right-of-Way line of North Blackbird Roost,

Thence along said east line, and said Right-of-Way line, South 02°38'31" East, 27.09 feet to the beginning of a non-tangent curve concave to the south having a radius of 486.67 feet and a central angle of 10°41'07" and being subtended by a chord which bears North 87°25'52", West 90.63 feet;

Thence leaving said east line, and said Right-of-Way line, and westerly along said curve, 90.76 feet;

Thence South 87°13'35" West, 170.30 feet;

Thence South 86°25'23" West, 17.85 feet;

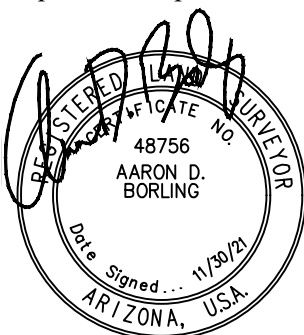
Thence South 79°23'41" West, 33.45 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 28°35'37" West, 21.12 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.19 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

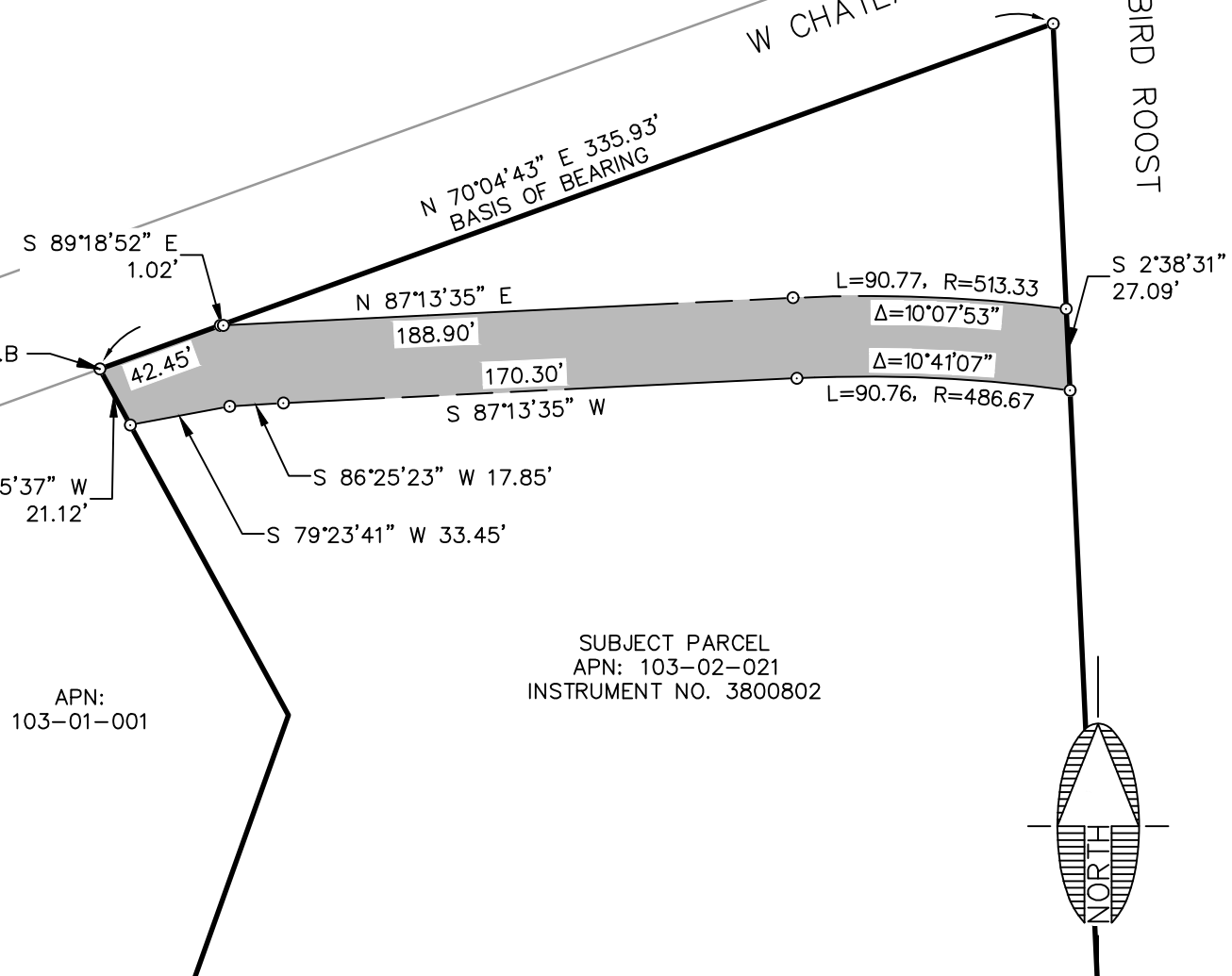
PLOTTED: Nov 03, 2021-3:27pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-02-021.DWG HSCHOEBELE

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

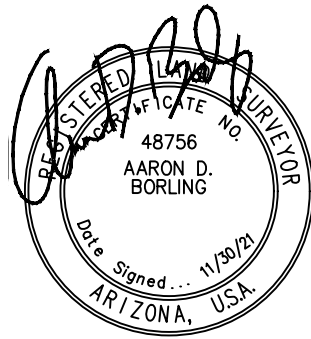
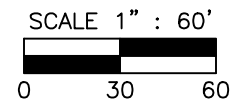
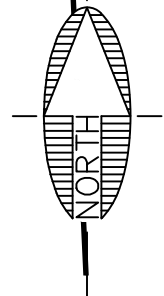
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
103-01-007B



APN:  
103-01-001

SUBJECT PARCEL  
APN: 103-02-021  
INSTRUMENT NO. 3800802



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 60' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-021

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-021**  
**TRACT: 102E-1, 102E-2**

A portion of that parcel of land as described in Instrument Number 3800802, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 northwest corner of said parcel, and said point being in common with the southerly Right-of-Way line of West Chateau Drive, from which the northeast corner of said parcel bears North 70°04'43" East, 335.93 feet (Basis of Bearing, North 70°16'00" East, 335.93 feet per R1);

Thence along the northerly line of said parcel, and said Right-of-Way line, North 70°04'43" East, 42.44 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, and said Right-of-Way line, North 70°04'43" East, 96.33 feet;

Thence leaving said northerly line, and said Right-of-Way line, North 87°07'37" East, 105.13 feet;

Thence North 90°00'00" East, 38.25 feet;

Thence South 83°28'30" East, 45.51 feet to a point on the east line of said parcel, and the west Right-of-Way line of South Blackbird Roost;

Thence along said east line, and said Right-of-Way line, South 02°38'31" East, 27.44 feet to the beginning of a non-tangent curve concave to the south having a radius of 513.33 feet and a central angle of 10°07'53" and being subtended by a chord which bears North 87°42'29" West, 90.65 feet;

Thence leaving said east line, and said Right-of-Way line, and westerly along said curve, 90.77 feet;

Thence South 87°13'35" West, 188.90 feet;

Thence South 89°23'10" East, 1.03 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.15 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said parcel, and said point being in common with the southerly Right-of-Way line of West Chateau Drive, from which the northeast corner of said parcel bears North 70°04'43" East, 335.93 feet (Basis of Bearing, North 70°16'00" East, 335.93 feet per R1);

Thence along westerly line of said parcel, South 28°35'37" East, 21.12 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said westerly line, North 79°23'41" East, 33.45 feet to the beginning of a tangent curve concave to the south having a radius of 636.67 feet and a central angle of 01°36'24";

Thence easterly along said curve, 17.85 feet;

Thence North 87°13'35" East, 170.30 feet to the beginning of a tangent curve concave to the south having a radius of 486.67 feet and a central angle of 10°41'07";

Thence easterly along said curve, 90.76 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 Blackbird Roost;

Thence along said east line, and said Right-of-Way line, South 02°38'31" East, 27.14 feet;

Thence leaving said east line, and said Right-of-Way line, North 86°37'52" West, 71.34 feet;

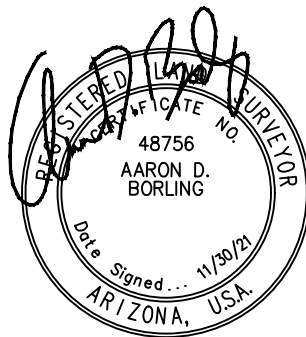
Thence South 87°21'31" West, 229.58 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 28°35'37" West, 25.12 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.19 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.



\_\_\_\_\_  
City File No.

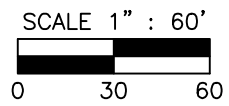
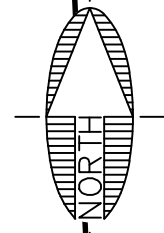
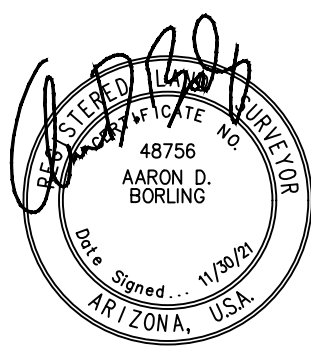
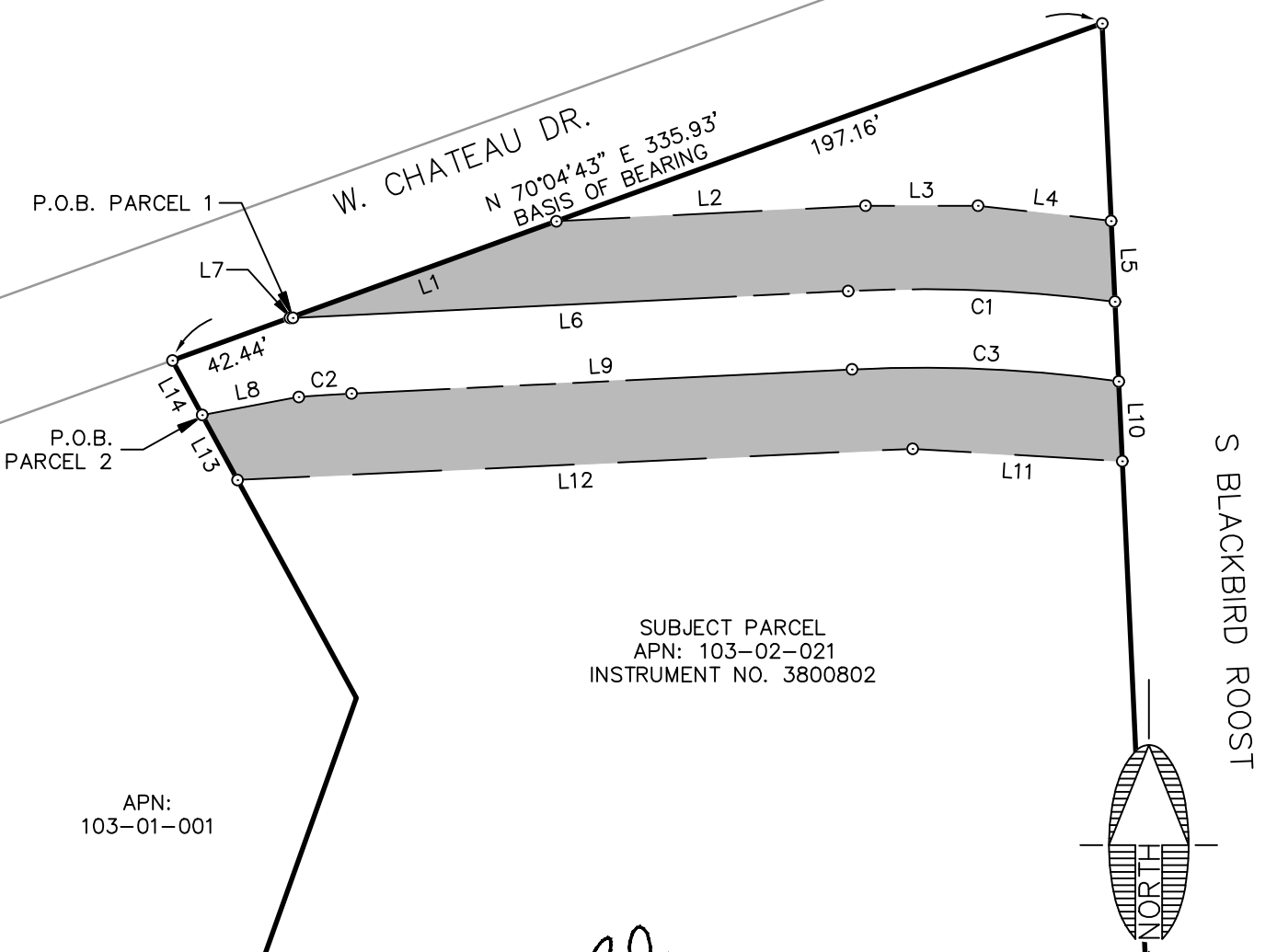
\_\_\_\_\_  
Descriptive Title

PLOTTED: Jul 27, 2021-2:39pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-01-007B



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\EXHIBIT TCE 103-02-021.DWG HSCHNOEBELN



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | JUL 21   |
| SCALE   | 1" = 60' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-021

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

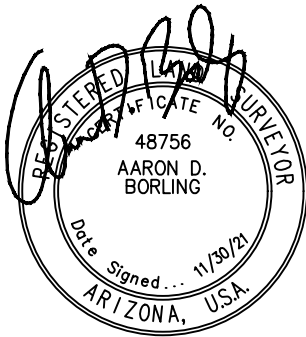
SHEET  
**3**  
 OF 4

**LINE TABLE**

| LINE # | LENGTH | DIRECTION     |
|--------|--------|---------------|
| L1     | 96.33  | N 70°04'43" E |
| L2     | 105.13 | N 87°07'37" E |
| L3     | 38.25  | N 90°00'00" W |
| L4     | 45.51  | S 83°28'30" E |
| L5     | 27.44  | S 2°38'31" E  |
| L6     | 188.90 | S 87°13'35" W |
| L7     | 1.03   | S 89°23'10" E |
| L8     | 33.45  | N 79°23'41" E |
| L9     | 170.30 | N 87°13'35" E |
| L10    | 27.14  | S 2°38'31" E  |
| L11    | 71.34  | N 86°37'52" W |
| L12    | 229.58 | S 87°21'31" W |
| L13    | 25.12  | N 28°35'37" W |
| L14    | 21.12  | S 28°35'37" E |

**CURVE TABLE**

| CURVE # | LENGTH | RADIUS | DELTA     |
|---------|--------|--------|-----------|
| C1      | 90.77  | 513.33 | 10°07'53" |
| C2      | 17.85  | 636.67 | 1°36'24"  |
| C3      | 90.76  | 486.67 | 10°41'07" |



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



**Shephard & Associates, Inc.**

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

|         |        |
|---------|--------|
| JOB NO. | 04473  |
| DATE    | JUL 21 |
| SCALE   |        |
| DRAWN   | JEE    |
| DESIGN  |        |
| CHECKED | ADB    |

APN: 103-02-021

FLAGSTAFF  
 ARIZONA

LEGAL EXHIBIT

SHEET

**4**

OF 4

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-005Y**  
**TRACT: 200E-1**

A portion of that parcel of land as described in Instrument Number 3797213, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 parcel, said point being in common with the westerly Right-of-Way line of South Malpais Lane, from which the southeast corner of said parcel bears South 00°39'17" East, 299.87 feet (Basis of Bearing, South 00°02'45" East, 300.00 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said parcel, and said Right-of-Way line, South 00°39'17" East, 10.63 feet;

Thence leaving said east line, and said Right-of-Way line, South 86°21'34" West, 259.77 feet to a point on the west line of said parcel;

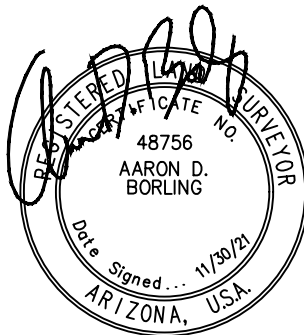
Thence along said west line, North 00°24'52" West, 18.25 feet to the northwest corner of said parcel;

Thence along the north line of said parcel, North 88°02'27" East, 259.41 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.09 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 02, 2021-10:21am

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH TCE\EXHIBIT TCE 103-02-005Y.DWG HSCHNOEBELE

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN: 103-02-030A

N 0°24'52" W  
18.25'

N 88°02'27" E 259.41'

S 86°21'34" W 259.77'

P.O.B.

10.63'

S MALPAIS LN

APN:  
103-06-019

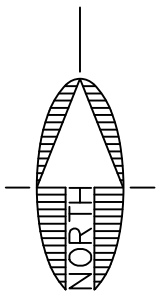
APN:  
103-02-031

SUBJECT PARCEL  
APN: 103-02-005Y  
INSTRUMENT NO. 3797213

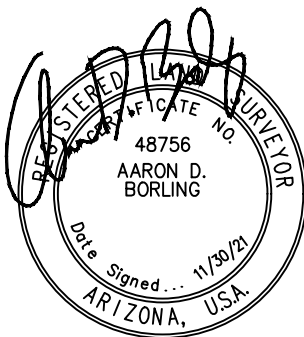
S 0°39'17" E 299.87'  
BASIS OF BEARING  
289.25'

S MALPAIS LN

APN:  
103-06-006A



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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 60' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-005Y

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-005Y**

A portion of that parcel of land as described in Instrument Number 3797213, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 parcel, said point being in common with the westerly Right-of-Way line of South Malpais Lane, from which the southeast corner of said parcel bears South 00°39'17" East, 299.87 feet (Basis of Bearing, South 00°02'45" East, 300.00 feet per R1);

Thence along the easterly line of said parcel, and said Right-of-Way line, South 00°39'17" East 17.14 feet;

Thence leaving said easterly line, and said Right-of-Way line, South 87°50'00" West, 5.00 feet to the **TRUE POINT OF BEGINNING**;

Thence South 87°50'00" West, 247.98 feet;

Thence North 86°21'34" East , 248.23 feet;

Thence South 00°39'25" East, 6.39 feet to the **TRUE POINT OF BEGINNING**.

Containing 792 square feet, or 0.018 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

FILE: \\VR-FILEFLAG.SWIAZ.COM\PROJECTS\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\ADDITIONAL TCE\EXHIBIT\EXHIBIT.DWG ABORLING PLOTTED: Jun 20, 2023-9:39am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

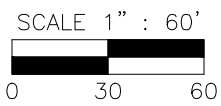
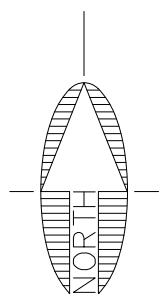
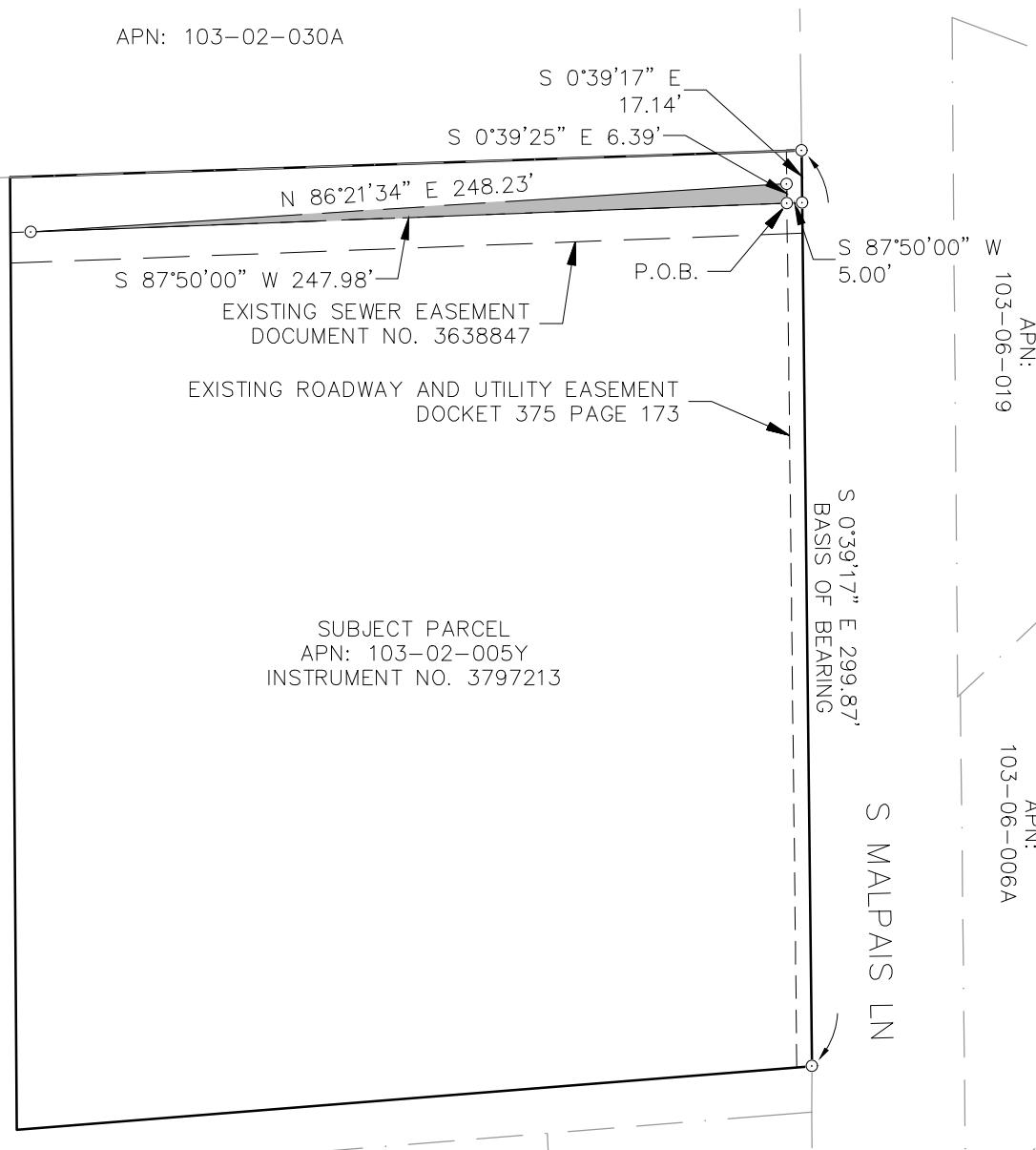
APN: 103-02-030A

APN:  
103-02-031

SUBJECT PARCEL  
APN: 103-02-005Y  
INSTRUMENT NO. 3797213

APN:  
103-06-019

APN:  
103-06-006A



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |  |                  |                      |                           |
|--|--|--|------------------|----------------------|---------------------------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE JUN 23<br>SCALE 1" = 60'<br>DRAWN JEE<br>DESIGN<br>CHECKED ADB | APN: 103-02-005Y | FLAGSTAFF<br>ARIZONA | SHEET<br><b>2</b><br>OF 2 |
|  | LEGAL EXHIBIT  |  |                  |                      |                           |
|  |  |  |                  |                      |                           |
|  |  |  |                  |                      |                           |

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 100-39-005D**

A portion of that parcel of land as described in Instrument Number 3524794, Official Records of Coconino County located in the southeast quarter of Section 16 and the northeast 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 northeast corner of said parcel, said point being in common with the northwesterly Right-of-Way line of South Mikes Pike Street;

Thence along the southeasterly line of said parcel, and said Right-of-Way line, South 57°15'34" West, 201.20 feet (Basis of Bearing) to the beginning of a non-tangent curve concave to the north having a radius of 8.00 feet and a central angle of 57°32'43" and being subtended by a chord which bears South 86°02'40" West, 7.70 feet;

Thence continuing along said Right-of-Way line, and along the southerly line of said parcel, and westerly along said curve, 8.03 feet to the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Milton Road, and the beginning of a non-tangent curve concave to the west, having a radius of 803.94 feet and a central angle of 0°08'33" and being subtended by a chord which bears North 26°20'02" East, 2.00 feet;

Thence northeasterly along said curve, and along the westerly line of said parcel, and along said Right-of-Way line, 2.00 feet, to the beginning of a tangent curve concave to the northwest having a radius of 803.94 feet and a central angle of 1°10'12", and the **TRUE POINT OF BEGINNING;**

Thence northeasterly along said curve, and continuing along said westerly line, and continuing along said Right-of-Way line, 16.42 feet;

Thence leaving said westerly line and said Right-of-Way line, South 45°28'44" East, 5.88 feet;

Thence North 57°52'47" East, 12.00 feet;

Thence South 32°07'13" East, 5.49 feet;

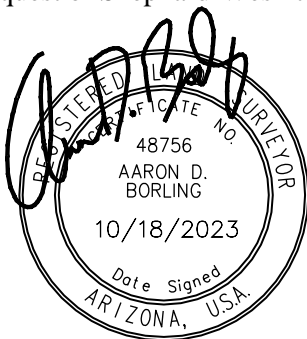
Thence South 57°15'34" West, 22.16 feet to the beginning of a tangent curve concave to the north having a radius of 6.00 feet and a central angle of 57°11'08";

Thence westerly along said curve, 5.99 feet to the **TRUE POINT OF BEGINNING.**

Containing 171 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.



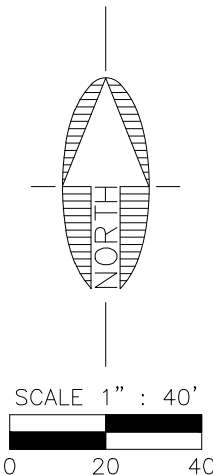
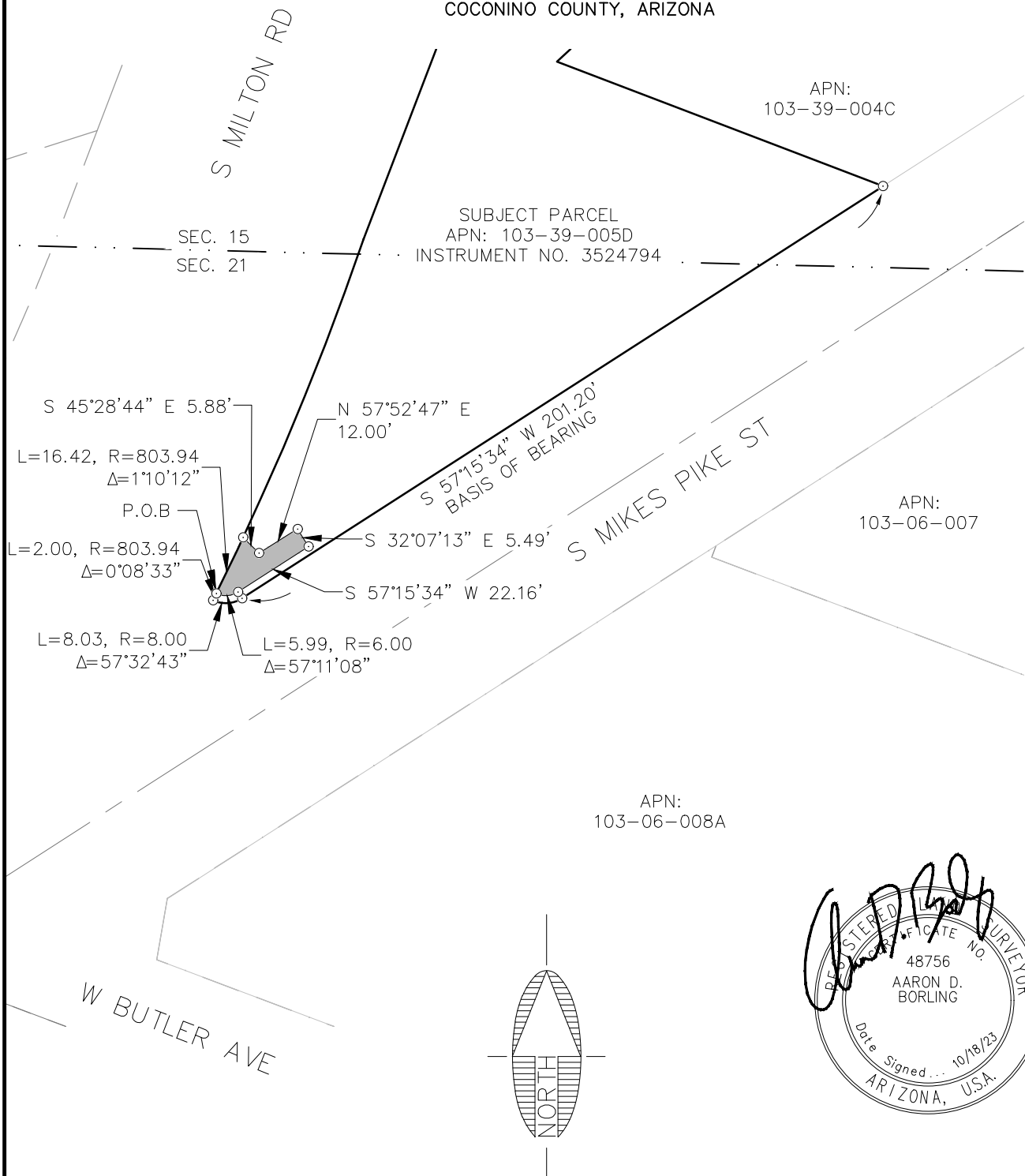
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\HUNTER TEMP\2023-10-12 UPDATE LEGALS\EXHIBIT PUE 100-39-005D.DWG ABORLING  
 PLOTTED: Oct 18, 2023-11:48am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |                                    |                  |                      |       |
|--|--|------------------------------------|------------------|----------------------|-------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473                      | APN: 103-39-005D | FLAGSTAFF<br>ARIZONA | SHEET |
|  |  | DATE OCT 23                        |                  |                      | 2     |
|  |  | SCALE 1" = 40'                     |                  |                      |       |
|  |  | DRAWN JEE<br>DESIGN<br>CHECKED ADB |                  | LEGAL EXHIBIT        | OF 2  |

**EXHIBIT 'A'**  
**SIDEWALK EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 100-39-005D**

A portion of that parcel of land as described in Instrument Number 3524794, Official Records of Coconino County, located in the southeast quarter of Section 16 and northeast 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 South Mikes Pike Street, and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, North 57°15'32" East, 201.20 feet (Basis of Bearing), to the northeast corner of said parcel;

Thence leaving said Right-of-Way line, and along the northeasterly line of said parcel, North 69°05'41" West, 3.21 feet;

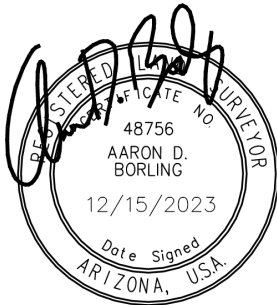
Thence leaving said northeasterly line, South 57°16'14" West, 205.22 feet to a point on the southerly line of said parcel, and said Right-of-Way line, and the beginning of a non-tangent curve concave to the north having a radius of 8.02 feet and a central angle of 47°41'30" and being subtended by a chord which bears North 81°10'58" East, 6.48 feet;

Thence along said southerly line, and said Right-of-Way line, and easterly along said curve, 6.67 feet to the **TRUE POINT OF BEGINNING**.

Containing 533 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.



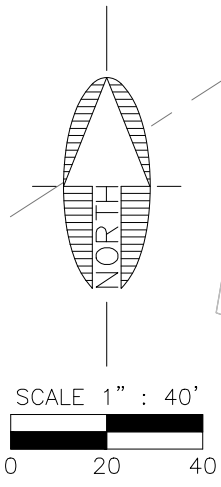
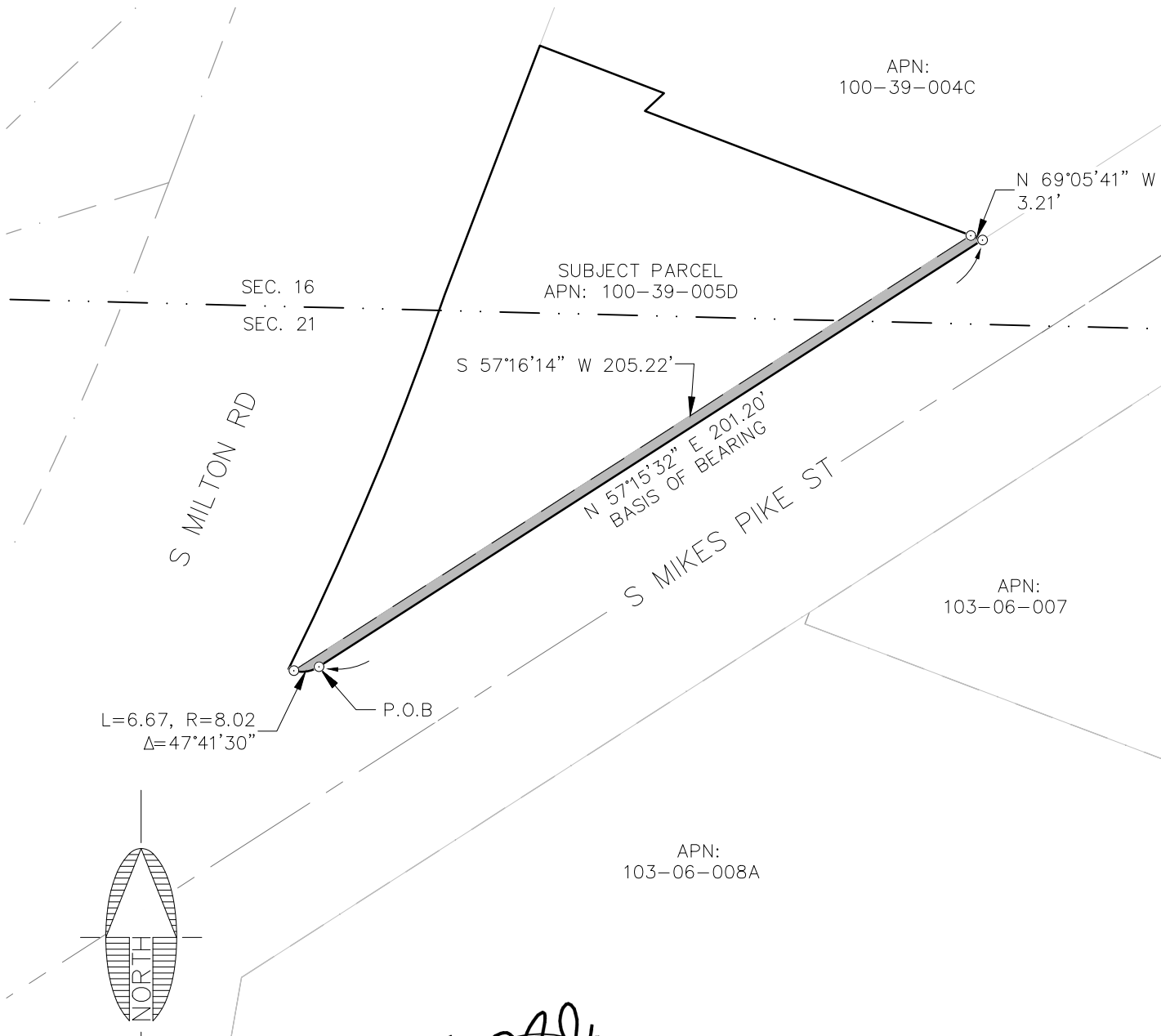
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\REVIEW\_UPDATED\_LEGALS\_2023-12-05\CAD\EXHIBIT\_SIDEWALK\_100-39-005D.DWG ABORLINGPLOTTED: Dec 15, 2023-2:24pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 &  
 THE SOUTHEAST QUARTER OF SECTION 16,  
 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |  |                                       |                           |
|--|--|--|---------------------------------------|---------------------------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE DEC 23<br>SCALE 1" = 40'<br>DRAWN JCM<br>DESIGN<br>CHECKED ADB | APN: 100-39-005D<br>FLAGSTAFF ARIZONA | SHEET<br><b>2</b><br>OF 2 |
|  | LEGAL EXHIBIT  |  |                                       |                           |

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 100-39-005D**

A portion of that parcel of land as described in Instrument Number 3524794, Official Records of Coconino County located in the southeast quarter of Section 16 and the northeast 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 northeast corner of said parcel, said point being in common with the northwesterly Right-of-Way line of South Mikes Pike Street;

Thence along the southeasterly line of said parcel, and said Right-of-Way line, South 57°15'34" West, 201.20 feet (Basis of Bearing) to the beginning of a non-tangent curve concave to the north having a radius of 8.00 feet and a central angle of 57°32'43" and being subtended by a chord which bears South 86°02'40" West, 7.70 feet;

Thence continuing along said Right-of-Way line, and along the southerly line of said parcel, and westerly along said curve, 8.03 feet to the southwest corner of said parcel, said point being in common with the easterly Right-of-Way line of South Milton Road, and the beginning of a non-tangent curve concave to the northwest having a radius of 803.94 feet and a central angle of 1°18'45" and being subtended by a chord which bears North 25°40'55" East, 18.42 feet;

Thence northeasterly along said curve, and along the westerly line of said parcel, and along said Right-of-Way line, 18.42 feet, to the beginning of a tangent curve concave to the northwest having a radius of 803.94 feet and a central angle of 0°22'42", and the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said curve, and continuing along said westerly line, and continuing along said Right-of-Way line, 5.31 feet;

Thence leaving said westerly line, and said Right-of-Way line, South 45°28'44" East, 3.71 feet;

Thence North 57°52'47" East, 13.05 feet;

Thence South 32°07'13" East, 10.44 feet;

Thence South 57°15'34" West, 5.00 feet;

Thence North 32°07'13" West, 5.49 feet;

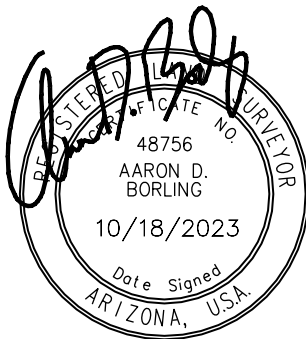
Thence South 57°52'47" West, 12.00 feet;

Thence North 45°28'44" West, 5.88 feet to the **TRUE POINT OF BEGINNING**.

Containing 126 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.



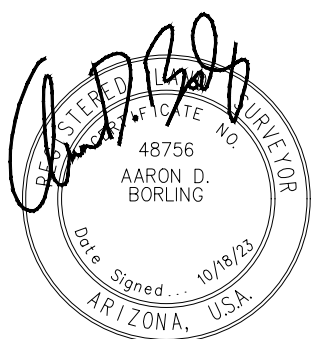
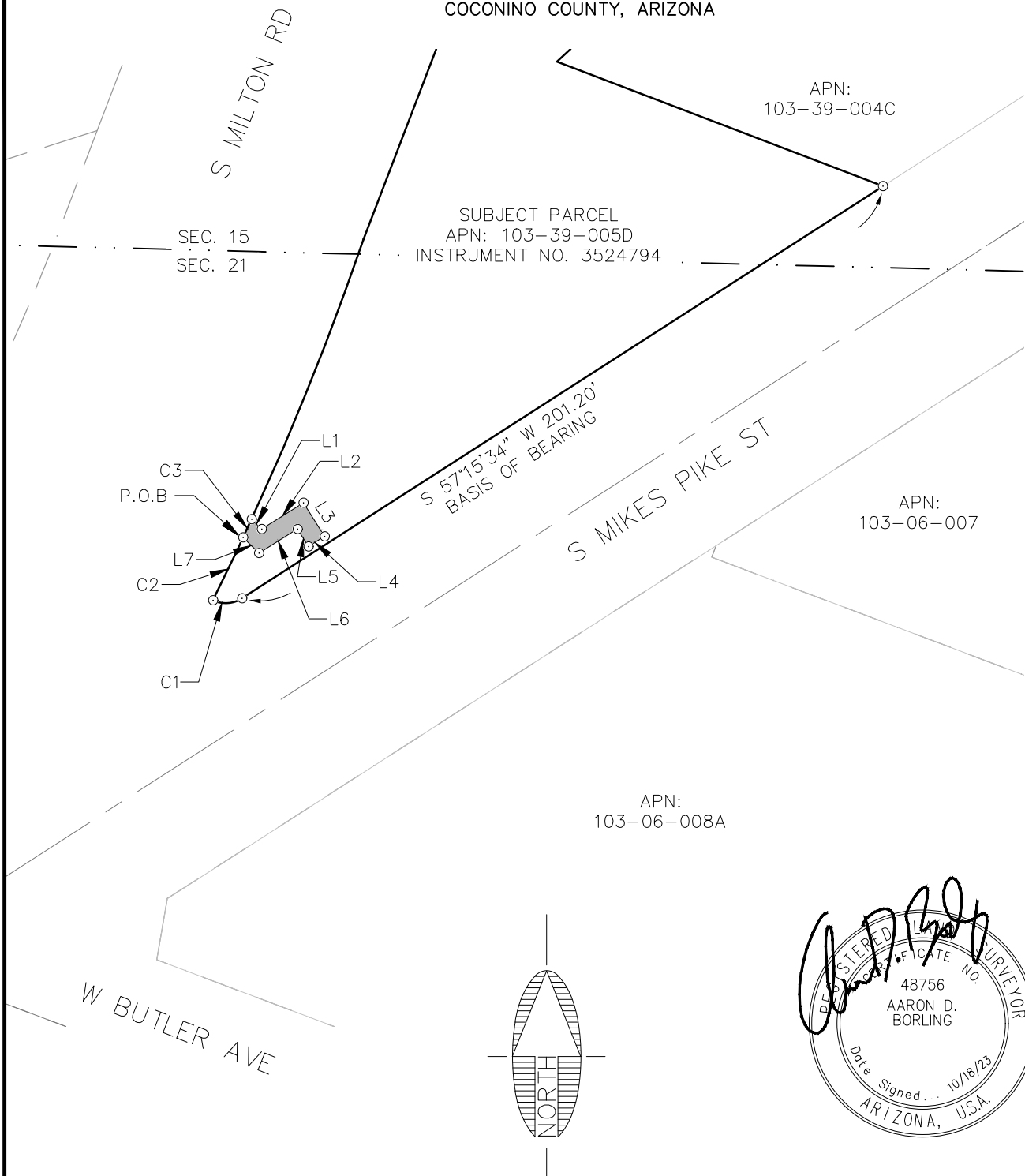
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\HUNTER TEMP\2023-10-12 UPDATE LEGALS\EXHIBIT TCE 100-39-005D.DWG ABORLING  
 PLOTTED: Oct 18, 2023-11:56am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST 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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|   |  |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
|---|--|--|---------|-------|------|--------|-------|----------|-------|-----|--------|--|---------|-----|--|--|
| <br><b>Shephard &amp; Wesnitzer, Inc.</b> | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>JOB NO.</td><td>04473</td></tr> <tr><td>DATE</td><td>OCT 23</td></tr> <tr><td>SCALE</td><td>1" = 40'</td></tr> <tr><td>DRAWN</td><td>HAS</td></tr> <tr><td>DESIGN</td><td></td></tr> <tr><td>CHECKED</td><td>ADB</td></tr> </table> | JOB NO. | 04473 | DATE | OCT 23 | SCALE | 1" = 40' | DRAWN | HAS | DESIGN |  | CHECKED | ADB | APN: 103-39-005D<br><br>FLAGSTAFF<br>ARIZONA | SHEET<br><h2 style="margin: 0;">2</h2><br>OF 3 |
|   | JOB NO.  | 04473  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
| DATE                                      | OCT 23   |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
| SCALE                                     | 1" = 40'   |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
| DRAWN                                     | HAS  |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
| DESIGN                                    |  |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
| CHECKED                                   | ADB  |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |
| LEGAL EXHIBIT                             |  |  |         |       |      |        |       |          |       |     |        |  |         |     |  |  |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 3.71   | S 45°28'44" E |
| L2         | 13.05  | N 57°52'47" E |
| L3         | 10.44  | S 32°07'13" E |
| L4         | 5.00   | S 57°15'34" W |
| L5         | 5.49   | N 32°07'13" W |
| L6         | 12.00  | S 57°52'47" W |
| L7         | 5.88   | N 45°28'44" W |

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE #     | LENGTH | RADIUS | DELTA     |
| C1          | 8.03   | 8.00   | 57°32'43" |
| C2          | 18.42  | 803.94 | 1°18'45"  |
| C3          | 5.31   | 803.94 | 0°22'42"  |

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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

Shephard & Wesnitzer, Inc.

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | OCT 23   |
| SCALE   | 1" = 40' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-39-005D

FLAGSTAFF  
 ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 100-39-005D**

A portion of that parcel of land as described in Instrument Number 3524794, Official Records of Coconino County located in the southeast quarter of Section 16 and the northeast 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 the northeast corner of said parcel, said point being in common with the northwesterly Right-of-Way of South Mikes Pike Street, from which the southwest corner of said parcel bears South 57°15'34" West, 201.20 feet (Basis of Bearing);

Thence along the northerly line of said parcel, North 69°05'41" West, 2.47 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, North 69°05'41" West, 2.47 feet;

Thence leaving said northerly line, South 57°19'50" West, 2.37 feet;

Thence South 32°40'10" East, 2.00 feet to a point hereinafter referred to as 'Point A';

Thence North 57°14'43" East, 3.84 to the **TRUE POINT OF BEGINNING;**

Containing 6 square feet more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence South 57°13'18" West, 67.25 feet to the **TRUE POINT OF BEGINNING;**

Thence North 32°40'07" West, 4.97 feet;

Thence South 57°16'14" West, 65.01 feet;

Thence South 32°43'44" East, 5.00 feet;

Thence North 57°14'45" East, 65.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 324 square feet, or 0.007 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.



\_\_\_\_\_  
City File No.

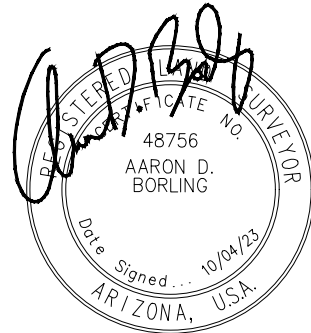
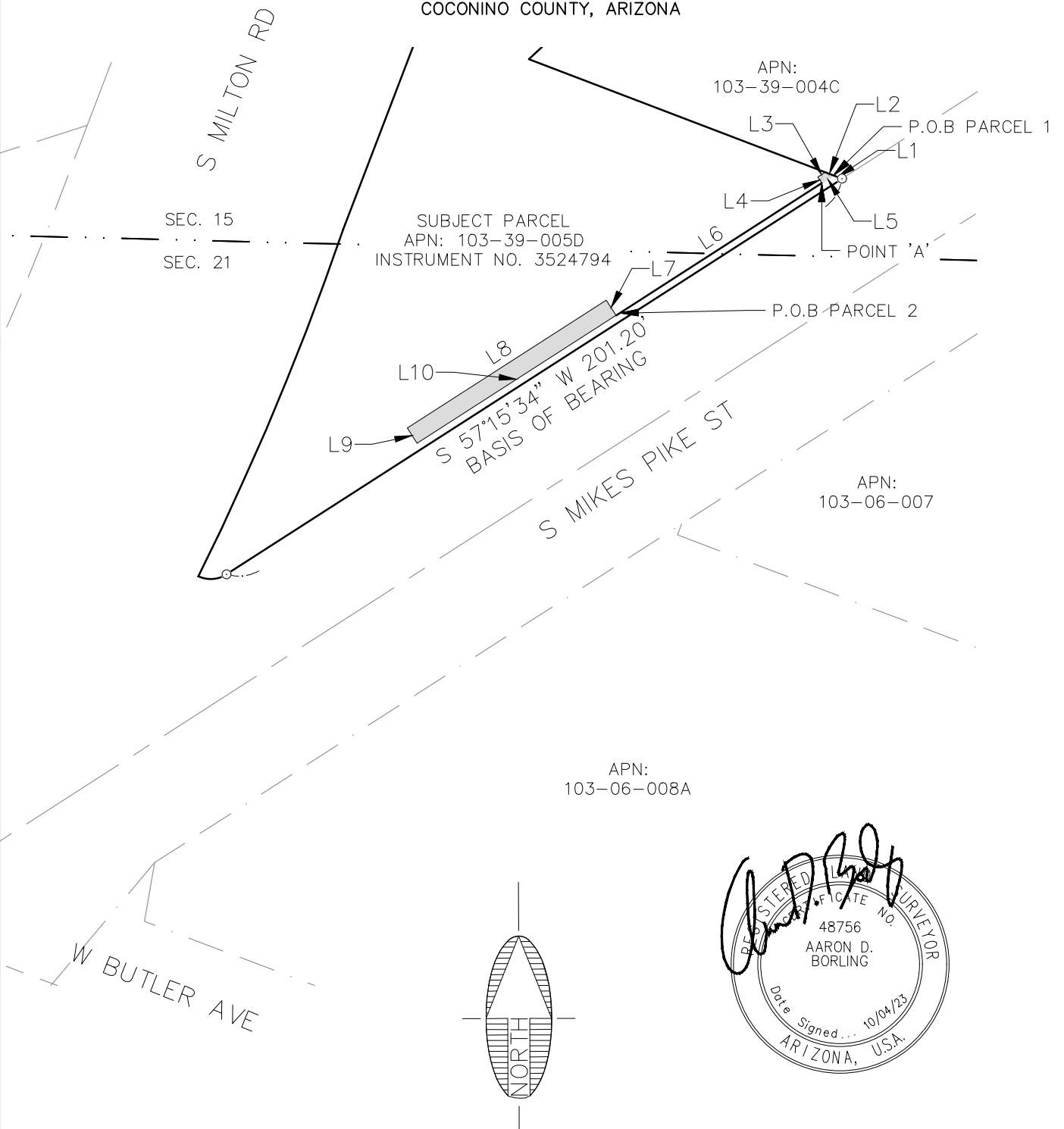
\_\_\_\_\_  
Descriptive Title

PLOTTED: Oct 04, 2023-11:59am

FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\HUNTER TEMP\100-39-005D\100-39-005D - TCE.DWG ABORLING

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE 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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | OCT 23   |
| SCALE   | 1" = 40' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-39-005D

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 3

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 2.47   | N 69°05'41" W |
| L2         | 2.48   | N 69°05'41" W |
| L3         | 2.37   | S 57°19'50" W |
| L4         | 2.00   | S 32°40'10" E |
| L5         | 3.84   | N 57°14'43" E |
| L6         | 67.25  | S 57°13'18" W |
| L7         | 4.97   | N 32°40'07" W |
| L8         | 65.01  | S 57°16'14" W |
| L9         | 5.00   | S 32°43'44" E |
| L10        | 65.00  | N 57°14'45" 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | OCT 23   |
| SCALE   | 1" = 40' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-39-005D

FLAGSTAFF  
 ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-06-008A**

A portion of that parcel of land as described in Instrument Number 3475601, Official Records of Coconino County, and as shown on Instrument Number 3825194, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 northerly Right-of-Way line of West Butler Avenue, from which the southeast corner of said parcel bears South 69°18'26" East, 257.47 feet (Basis of Bearing, South 69°13'11" East, 257.47 feet per R1), and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said parcel, North 9°53'34" East, 16.40 feet to a point on the southeasterly Right-of-Way line of South Mikes Pike Street;

Thence along the northwesterly line of said parcel, and said Right-of-Way line, North 57°15'53" East, 22.00 feet;

Thence leaving said northwesterly line, and said Right-of-Way line, South 20°40'34" West, 33.78 feet to a point on the southerly line of said parcel, and the northerly Right-of-Way line of West Butler Avenue;

Thence along said southerly line, and said Right-of-Way line, North 69°18'26" West, 10.05 feet to the **TRUE POINT OF BEGINNING**.

Containing 302 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.



\_\_\_\_\_  
City File No.

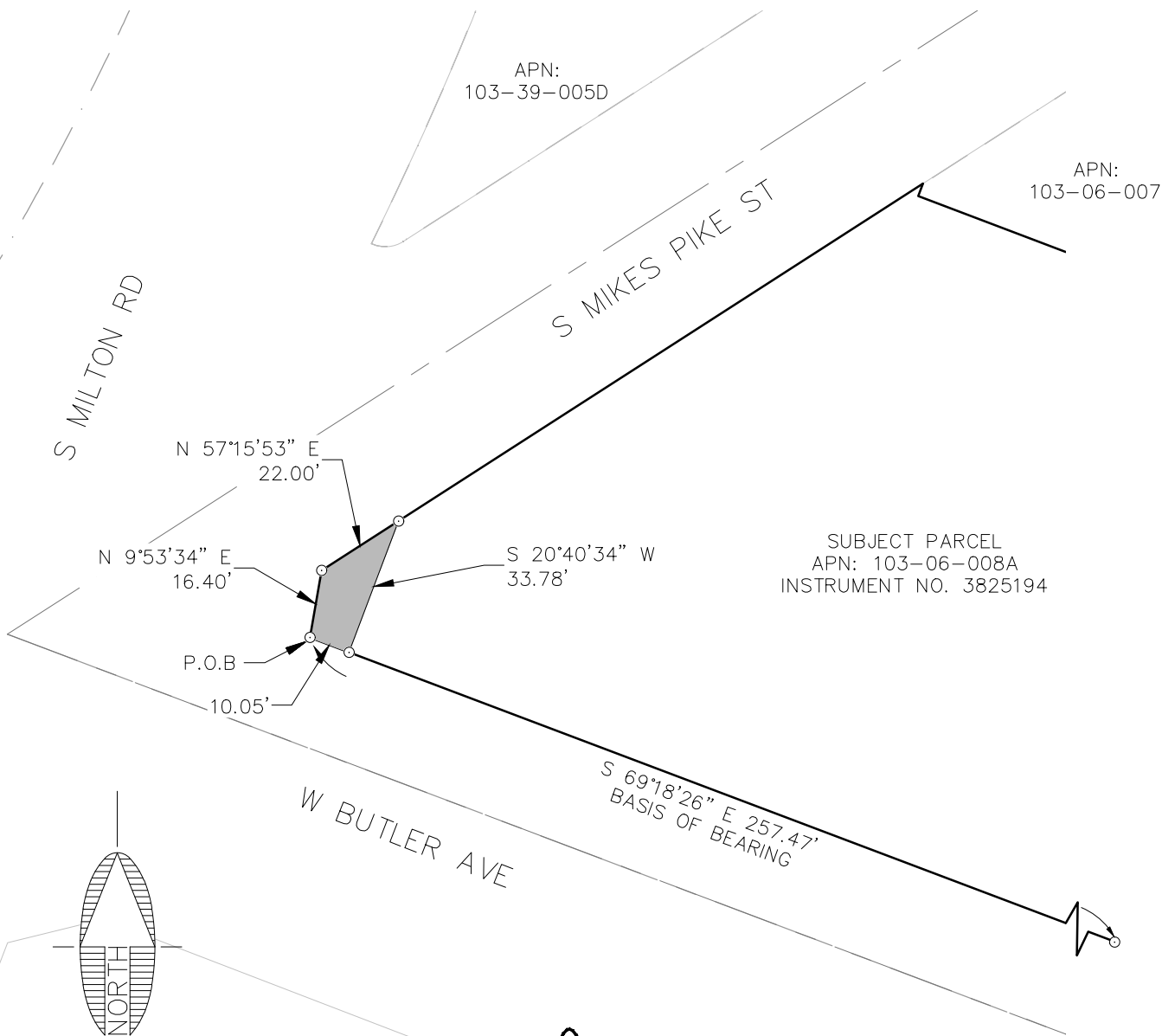
\_\_\_\_\_  
Descriptive Title

PLOTTED: Apr 13, 2023--2:01pm

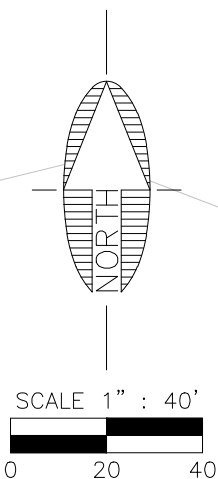
FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PU\EXHIBIT\_PUE\_103-06-008A.DWG ABORLING

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-06-008A  
INSTRUMENT NO. 3825194



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-008A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**CHANNEL IMPROVEMENT EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-01-007C**

A portion of that parcel of land as described in Instrument Number 3951895 (herein referred to as R1), Official Records of Coconino County located in the northwest 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, from which the southwest corner bears South 70°02'28" West, 1026.50 feet (Basis of Bearing, South 70°16'36" West, 1026.24 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of said parcel, South 70°02'28" West, 953.77 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 1328.52 feet and a central angle of 5°10'57" and being subtended by a chord which bears North 50°36'04" East, 120.12 feet;

Thence leaving said southerly line, and northeasterly along said curve, 120.15 feet;

Thence North 70°02'45" East, 34.65 feet;

Thence North 5°04'54" East, 15.85 feet;

Thence North 63°19'54" East, 36.14 feet;

Thence South 56°29'13" East, 23.13 feet;

Thence North 70°02'40" East, 109.21 feet;

Thence North 67°11'20" East, 119.26 feet to the beginning of a tangent curve concave to the south, having a radius of 394.50 and a central angle of 4°22'05";

Thence northeasterly along said curve, 30.08 feet;

Thence North 71°33'25" East, 238.48 feet;

Thence North 69°59'12" East, 152.73 feet, to a point on the easterly line of said parcel;

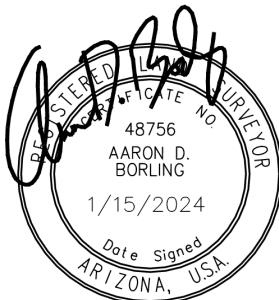
Thence along said easterly line, North 70°04'43" East, 99.96 feet;

Thence continuing along said easterly line, South 19°57'32" East, 40.02 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.87 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

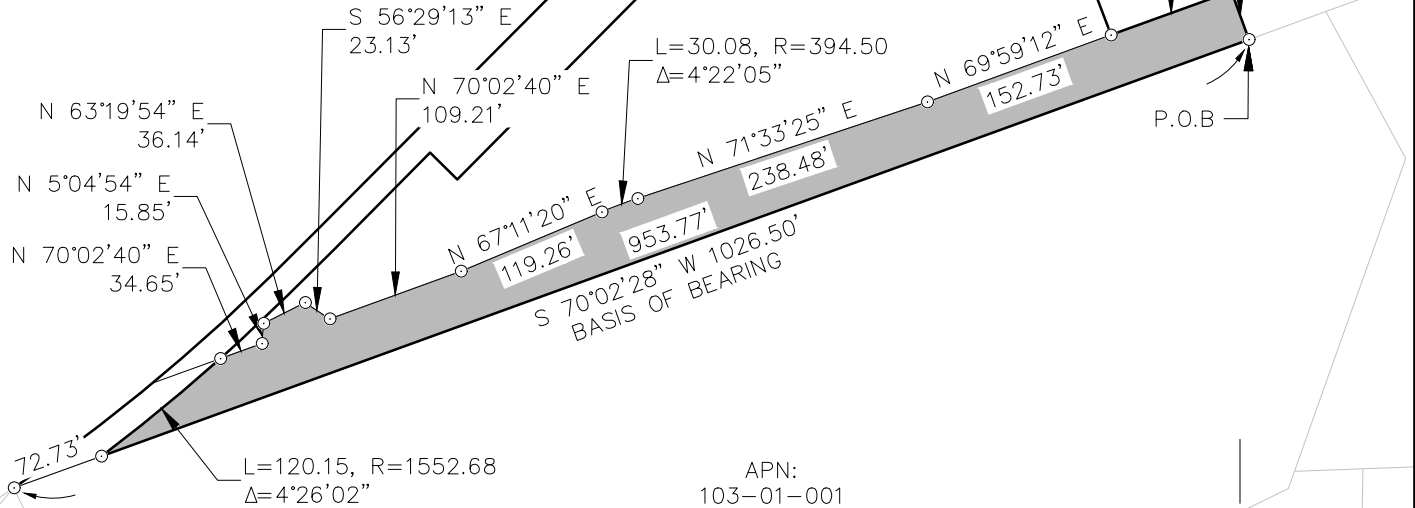
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

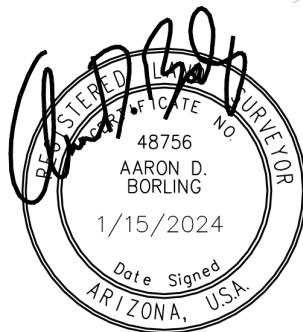
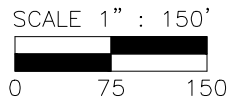
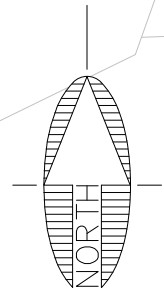
APN:  
103-01-007B

BNSF RAILWAY

SUBJECT PARCEL  
APN: 103-01-007C  
INSTRUMENT NO. 3951895



APN:  
103-01-001



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

|         |           |
|---------|-----------|
| JOB NO. | 04473     |
| DATE    | JAN 24    |
| SCALE   | 1" = 150' |
| DRAWN   | HAS       |
| DESIGN  |           |
| CHECKED | ADB       |

APN: 103-01-007C

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-01-007C**

A portion of that parcel of land as described in Instrument Number 3951895 (herein referred to as R1), Official Records of Coconino County located in the northwest 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, from which the southwest corner bears South 70°02'28" West, 1026.50 feet (Basis of Bearing, South 70°16'36" West, 1026.24 feet per R1);

Thence along the easterly line of said parcel, North 19°57'32" West, 40.02 feet;

Thence continuing along said easterly line, South 70°04'43" West, 99.96 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, South 69°59'12" West, 152.73 feet;

Thence South 71°33'25" West, 238.48 feet to the beginning of a tangent curve concave to the south having a radius of 394.50 feet and a central angle of 4°22'05";

Thence southwesterly along said curve, 30.08 feet;

Thence South 67°11'20" West, 119.26 feet;

Thence South 70°02'40" West, 109.21 feet;

Thence North 56°29'13" West, 23.13 feet;

Thence South 63°19'54" West, 36.14 feet;

Thence South 05°04'54" West, 15.85 feet;

Thence South 70° 02'40" West, 34.65 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 1552.69 feet and a central angle of 0°44'05" and being subtended by a chord which bears North 48°00'36" East, 20.28 feet;

Thence northeasterly along said curve, 20.29 feet to the beginning of a tangent curve concave to the northwest having a radius of 2984.93 feet and a central angle of 1°59'58";

Thence northeasterly along said curve, 104.17 feet;

Thence North 44°41'22" East, 105.48 feet;

Thence South 45°18'38" East, 30.02 feet;

Thence North 44°41'22" East, 199.11 feet to the beginning of a tangent curve concave to the southeast having a radius of 3376.01 feet and a central angle of 1°37'13";

Thence northeasterly along said curve, 95.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 1613.18 feet and a central angle of 3°53'50";

Thence northeasterly along said curve, 109.73 feet;

Thence North 51°46'11" East, 27.69;

Thence North 38°13'49" West, 30.00 feet;

Thence North 51°46'11" East, 107.99 feet;

Thence North 38°13'49" West, 18.32 feet to a point on the northwesterly line of said parcel;

Thence along said northwesterly line, North 51°58'58" East, 34.44 feet;

Thence leaving said northwesterly line, South 20°32'29" East, 61.20 feet to a point on the easterly line of said parcel;

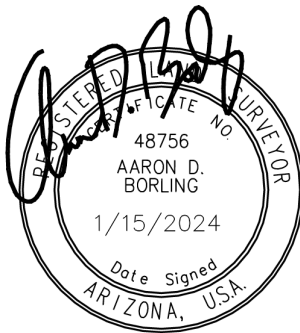
Thence along said easterly line, South 48°45'13" West, 1.52 feet;

Thence continuing along said easterly line, South 20°50'33" East, 271.02 feet to the **TRUE POINT OF BEGINNING.**

Containing 2.48 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.



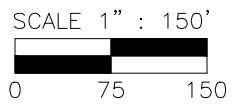
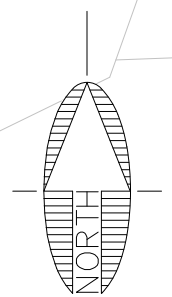
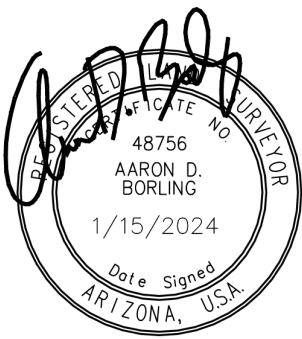
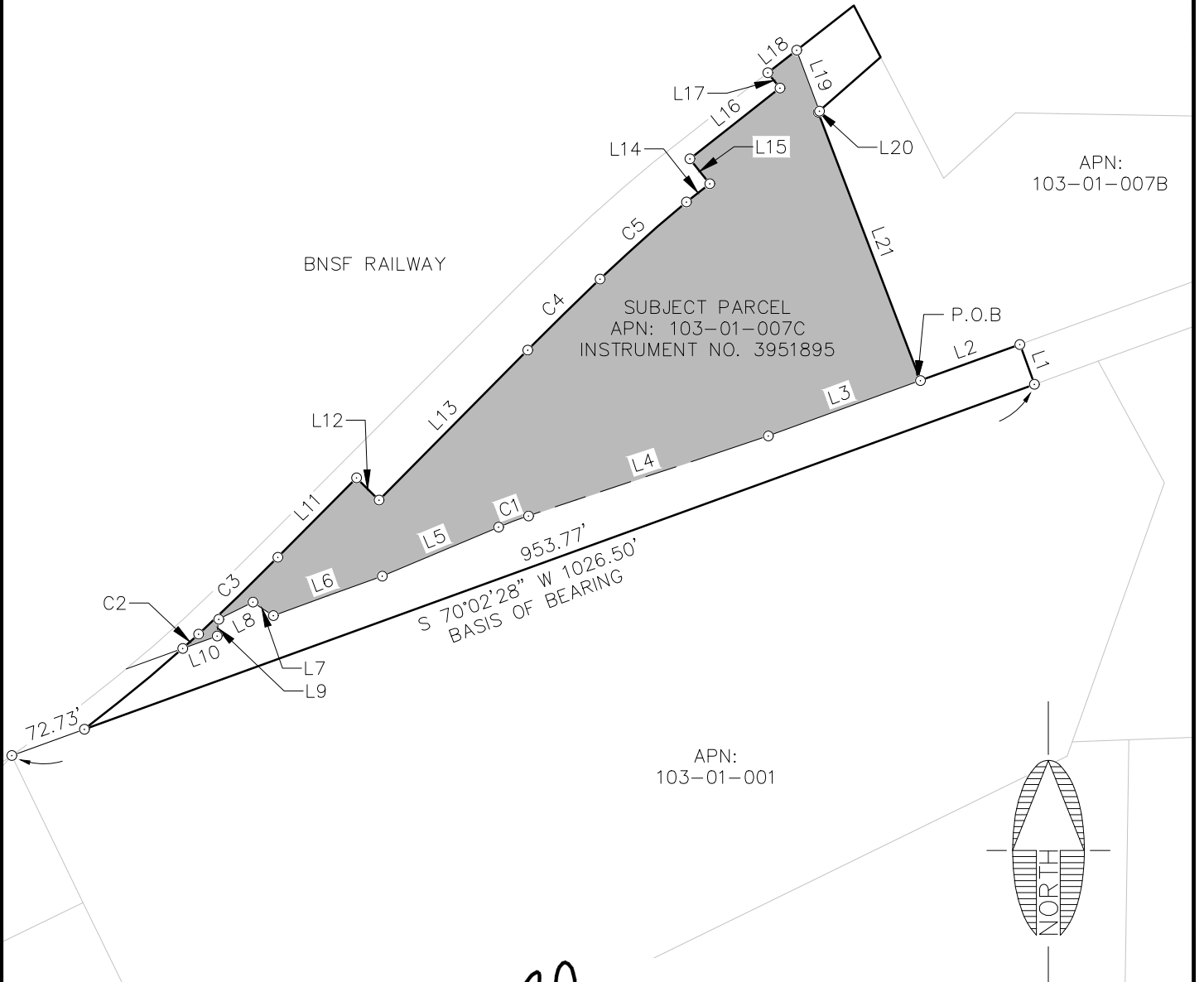
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\_REVIEW\_UPDATED LEGALS\_2024-01-03\LEGAL EXHIBITS\EXHIBIT TCE 103-01-007C.DWG ABORLIDATED: Jan 15, 2024-2:44pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |   |                  |                      |                           |
|--|--|---|------------------|----------------------|---------------------------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE JAN 24<br>SCALE 1" = 150'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 103-01-007C | FLAGSTAFF<br>ARIZONA | SHEET<br><b>3</b><br>OF 4 |
|  | LEGAL EXHIBIT  |   |                  |                      |                           |
|  |  |   |                  |                      |                           |
|  |  |   |                  |                      |                           |

### LINE TABLE

| LINE # | LENGTH | DIRECTION     |
|--------|--------|---------------|
| L1     | 40.02  | N 19°57'32" W |
| L2     | 99.96  | S 70°04'43" W |
| L3     | 152.73 | S 69°59'12" W |
| L4     | 238.48 | S 71°33'25" W |
| L5     | 119.26 | S 67°11'20" W |
| L6     | 109.21 | S 70°02'40" W |
| L7     | 23.13  | N 56°29'13" W |
| L8     | 36.14  | S 63°19'54" W |
| L9     | 15.85  | S 5°04'54" W  |
| L10    | 34.65  | S 70°02'40" W |
| L11    | 105.48 | N 44°41'22" E |
| L12    | 30.02  | S 45°18'38" E |
| L13    | 199.11 | N 44°41'22" E |
| L14    | 27.69  | N 51°46'11" E |
| L15    | 30.00  | N 38°13'49" W |
| L16    | 107.99 | N 51°46'11" E |
| L17    | 18.32  | N 38°13'49" W |
| L18    | 34.44  | N 51°58'58" E |
| L19    | 61.20  | S 20°32'29" E |
| L20    | 1.52   | S 48°45'13" W |
| L21    | 271.02 | S 20°50'33" E |

### CURVE TABLE

| CURVE # | LENGTH | RADIUS  | DELTA    |
|---------|--------|---------|----------|
| C1      | 30.08  | 394.50  | 4°22'05" |
| C2      | 20.29  | 1552.69 | 0°44'55" |
| C3      | 104.17 | 2984.93 | 1°59'58" |
| C4      | 95.46  | 3376.01 | 1°37'13" |
| C5      | 109.73 | 1613.18 | 3°53'50" |

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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

Shephard & Wesnitzer, Inc.

|         |        |
|---------|--------|
| JOB NO. | 04473  |
| DATE    | JAN 24 |
| SCALE   |        |
| DRAWN   | HAS    |
| DESIGN  |        |
| CHECKED | ADB    |

APN: 103-01-007C

FLAGSTAFF  
 ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

**EXHIBIT 'A'**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-01-007C**

A portion of that parcel of land as described in Instrument Number 3951895 (herein referred to as R1), Official Records of Coconino County located in the northwest 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, from which the southwest corner bears South 70°02'28" West, 1026.50 feet (Basis of Bearing, South 70°16'36" West, 1026.24 feet per R1);

Thence along the easterly line of said parcel, North 19°57'32" West, 40.02 feet;

Thence continuing along said easterly line, South 70°04'43" West, 99.96 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, South 69°59'12" West, 20.00 feet;

Thence North 20°50'33" West, 199.71 feet;

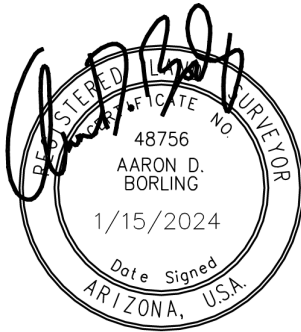
Thence North 69°09'27" East, 20.00 feet, to a point on said easterly line;

Thence along said easterly line, South 20°50'33" East, 200.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3,997 square feet, or 0.09 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.



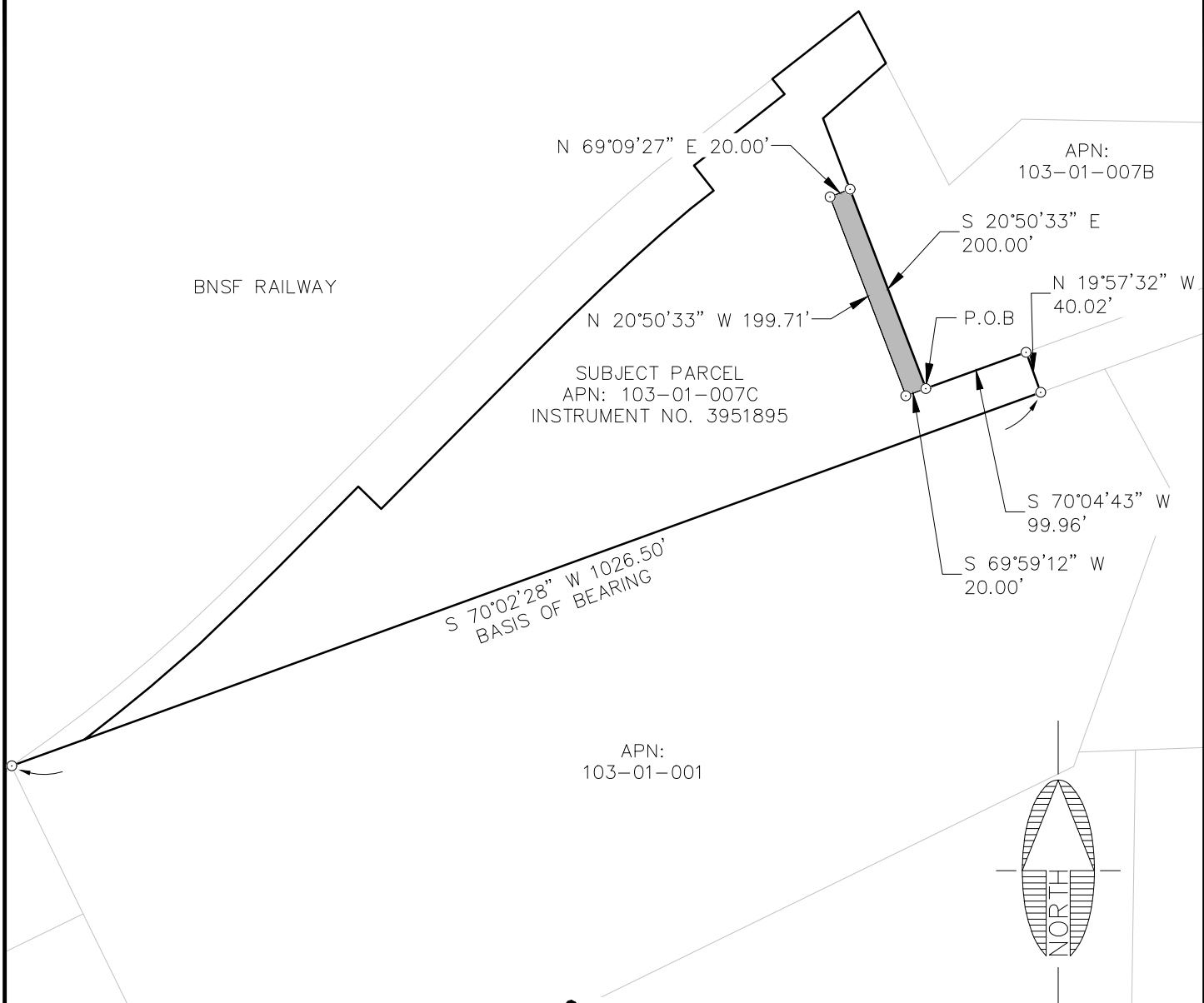
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

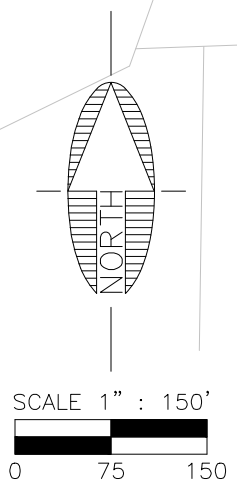
FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\REVIEW\_UPDATED LEGALS\_2024-01-03\LEGAL EXHIBITS\DRAINAGE EASEMENT 103-01-007C.DWG@TABORLING 15, 2024-2:31pm

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST 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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |   |   |                                       |   |
|--|---|---|---------------------------------------|---|
| <br><b>Shephard &amp; Wesnitzer, Inc.</b> | 1207 E. W. K. Ave.<br>Flagstaff, AZ 86001<br>Phone: 928.278.3301<br>928.278.3304 Fax<br>www.swiaz.com | JOB NO. 04473<br>DATE JAN 24<br>SCALE 1" = 150'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 103-01-007C<br>FLAGSTAFF ARIZONA | SHEET<br><h2 style="text-align: center;">2</h2><br>OF 2 |
|  | <h2>LEGAL EXHIBIT</h2>  |   |                                       |   |

**EXHIBIT 'A'**  
**CHANNEL IMPROVEMENT**  
**EASEMENT LEGAL DESCRIPTION**  
**APN: 103-06-017A**  
**TRACT: 205E**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown as 'Parcel 2' on Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 that parcel of land as described in Instrument Number 3218319, and as shown on R1, from which the southeast corner of said parcel bears South 43°19'34" East, 125.00 (Basis of Bearing, South 43°10'26" East, 124.82 per R1);

Thence along the northwesterly line of said parcel, South 46°30'42" West, 47.46 feet to a point on the southeasterly line of said 'Parcel 2' and the **TRUE POINT OF BEGINNING**;

Thence continuing along said northwesterly line, and said southeasterly line, South 46°30'42" West, 50.88 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 00°38'20" and being subtended by a chord bearing South 82°06'45" West, 13.54 feet;

Thence leaving said northwesterly line, and said southeasterly line, and westerly along said curve, 13.54 feet to a point on the westerly line of said 'Parcel 2';

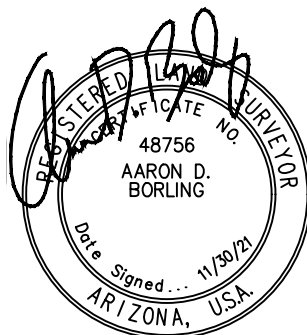
Thence along said westerly line, North 20°35'34" East, 32.62 feet to the beginning of a non-tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 01°54'09" and being subtended by a chord bearing North 80°44'13" East, 39.37 feet;

Thence leaving said westerly line, and easterly along said curve 39.37 feet to the **TRUE POINT OF BEGINNING**.

Containing 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 04, 2021-8:56am

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-06-017A.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

W CLAY AVE

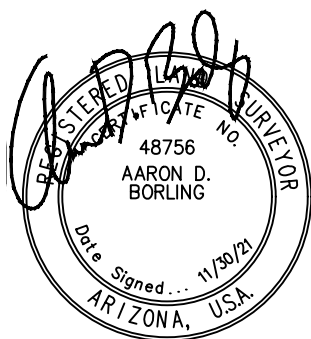
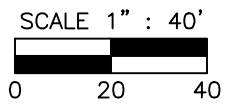
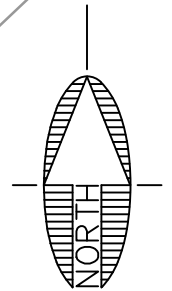
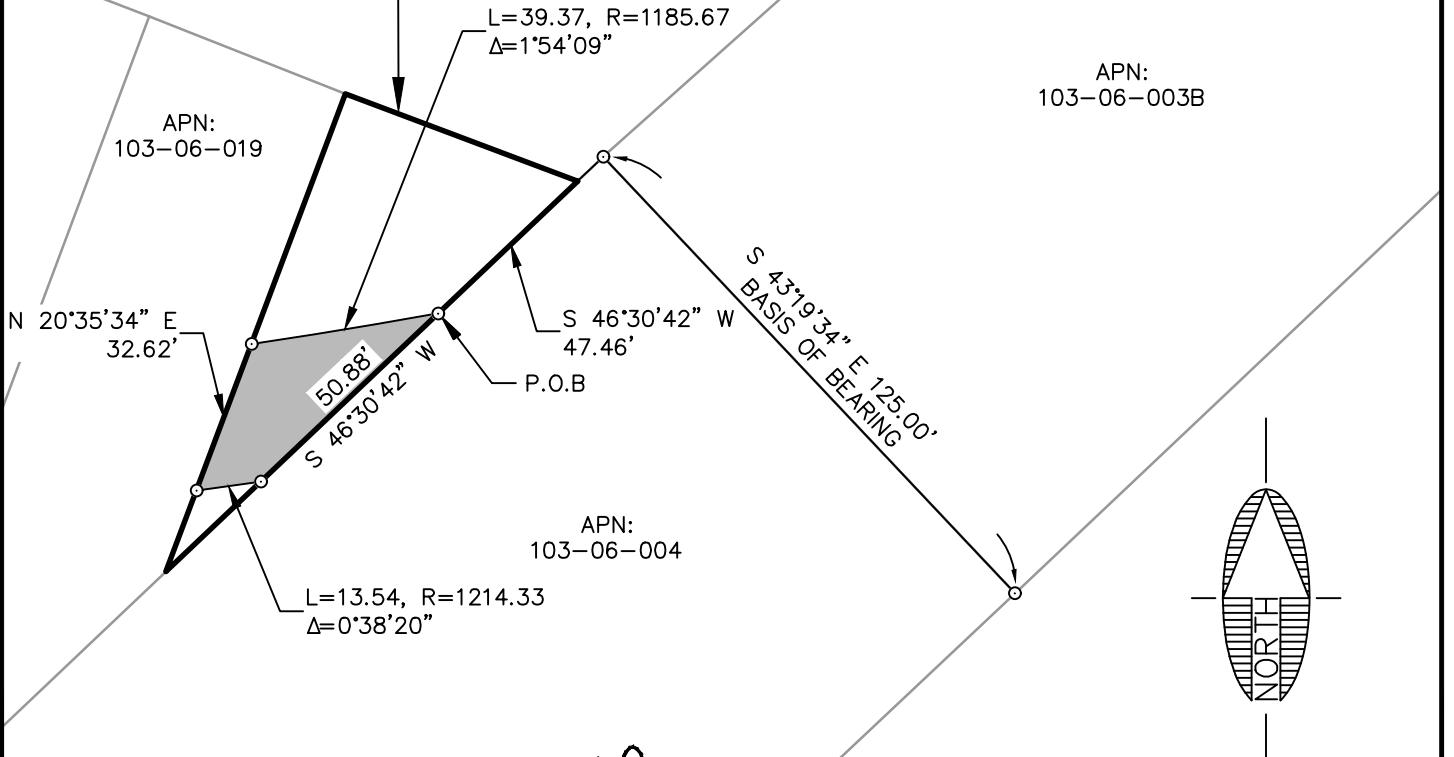
APN:  
103-06-018E

SUBJECT PARCEL  
APN: 103-06-017A  
INSTRUMENT NO. 3838325

APN:  
103-06-003B

APN:  
103-06-019

APN:  
103-06-004



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-017A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-06-017A**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown as 'Parcel 2' on Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 southwesterly corner of said parcel, from which the northeasterly corner of said parcel bears North 46°30'42" East, 104.18 feet (Basis of Bearing, North 46°50'41" East, 102.68 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along the southeasterly line of said parcel, North 46°30'42" East, 21.38;

Thence leaving said southeasterly line, South 78°30'42" West, 11.04 feet to a point on the westerly line of said parcel;

Thence along said westerly line, South 20°33'48" West, 13.37 feet to the **TRUE POINT OF BEGINNING**.

Containing 171 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Apr 13, 2023-3:00pm

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PU\EXHIBIT\_PUE\_103-06-017A.DWG ABORLING

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

W CLAY AVE

APN:  
103-06-018E

SUBJECT PARCEL  
APN: 103-06-017A  
INSTRUMENT NO. 3838325

APN:  
103-06-003B

APN:  
103-06-019

S 78°30'42" W  
11.04'

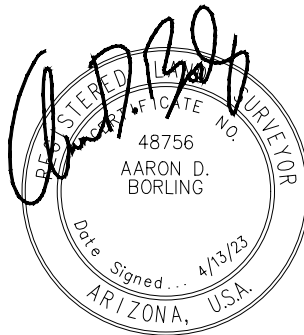
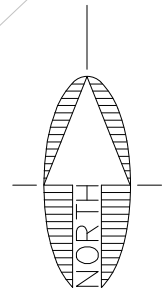
S 20°33'48" W  
13.37'

82.80'  
N 46°30'42" E 104.78'  
BASIS OF BEARING

21.38'

APN:  
103-06-004

P.O.B



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

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-017A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION**  
**EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-06-017A**

**TRACT: 205E-1, 205E-2**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown as 'Parcel 2' on Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 northeast corner of that parcel of land as described in Instrument Number 3218319, and as shown on R1, from which the southeast corner of said parcel bears South 43°19'34" East, 125.00 (Basis of Bearing, South 43°10'26" East, 124.82 per R1);

Thence along the northwesterly line of said parcel, South 46°30'42" West, 7.37 feet to the southeasterly corner of said 'Parcel 2' and the **TRUE POINT OF BEGINNING**;

Thence along said southeasterly line, South 46°30'42" West, 40.08 feet to the beginning of a non-tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 01°54'09" and being subtended by a chord bearing South 80°44'13" West, 39.37 feet;

Thence leaving said southeasterly line, and westerly along said curve, 39.37 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 20°35'34" East, 34.42 feet;

Thence leaving said westerly line, North 83°40'53" East, 46.90 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 69°24'26" East, 9.84 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.03 Acres, more or less.

**Parcel 2:**

Commencing at the northeast corner of that parcel of land as described in Instrument Number 3218319, and as shown on R1, from which the southeast corner of said parcel bears South 43°19'34" East, 125.00 (Basis of Bearing, South 43°10'26" East, 124.82 per R1);

Thence along the northwesterly line of said parcel, South 46°30'42" West, 7.37 feet to the southeasterly corner of said 'Parcel 2';

Thence along the southeasterly line of said parcel, South 46°30'42" West, 90.96 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southeasterly line, South 46°30'42" West, 27.23 feet to the southwest corner of said parcel;

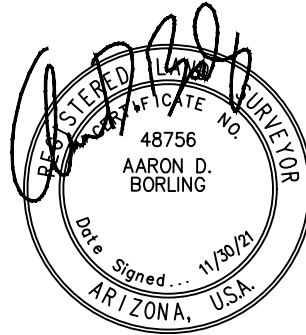
Thence along the westerly line of said parcel, North 20°35'34" East, 18.04 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 00°38'20" and being subtended by a chord bearing North 82°06'45" East, 13.54 feet;;

Thence leaving said westerly line, and along said curve, 13.54 feet to the **TRUE POINT OF BEGINNING.**

Contains 0.002 acres or 107 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 02, 2021-10:57am

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH TCE\EXHIBIT TCE 103-06-017A.DWG HSCHOEBELE

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

W CLAY AVE

APN:  
103-06-018E

SUBJECT PARCEL  
APN: 103-06-017A  
INSTRUMENT NO. 3838325

APN:  
103-06-019

N 20°35'34" E  
34.42'

L=39.37, R=1185.67  
Δ=1°54'09"

18.04'

P.O.B  
PARCEL 2

L=13.54, R=1214.33  
Δ=0°38'20"

27.23'

N 83°40'53" E  
46.90'

S 69°24'26" E  
9.84'

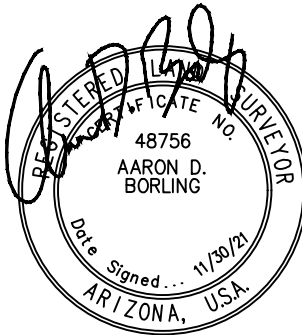
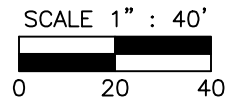
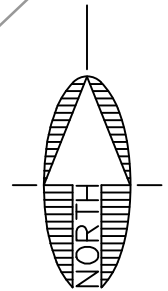
P.O.B  
PARCEL 1

7.37'

S 43°19'34" E 125.00'  
BASIS OF BEARING

APN:  
103-06-003B

APN:  
103-06-004



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-017A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**FIBER EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-06-017A**  
**TRACT: 205E**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown as 'Parcel 2' on Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 that parcel of land as described in Instrument Number 3218319, and as shown on R1, from which the southeast corner of said parcel bears South 43°19'34" East, 125.00 (Basis of Bearing, South 43°10'26" East, 124.82 per R1);

Thence along the northwesterly line of said parcel, South 46°30'42" West, 47.46 feet to a point on the southeasterly line of said 'Parcel 2' and the **TRUE POINT OF BEGINNING**;

Thence continuing along said northwesterly line, and said southeasterly line, South 46°30'42" West, 50.88 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 00°38'20" and being subtended by a chord bearing South 82°06'45" West, 13.54 feet;

Thence leaving said northwesterly line, and said southeasterly line, and westerly along said curve, 13.54 feet to a point on the westerly line of said 'Parcel 2';

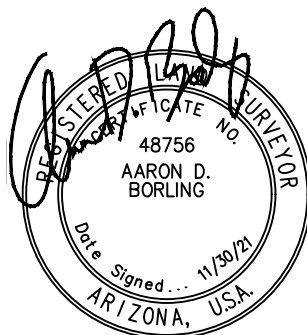
Thence along said westerly line, North 20°35'34" East, 32.62 feet to the beginning of a non-tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 01°54'09" and being subtended by a chord bearing North 80°44'13" East, 39.37 feet;

Thence leaving said westerly line, and easterly along said curve 39.37 feet to the **TRUE POINT OF BEGINNING**.

Containing 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 04, 2021-8:56am

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-06-017A.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

W CLAY AVE

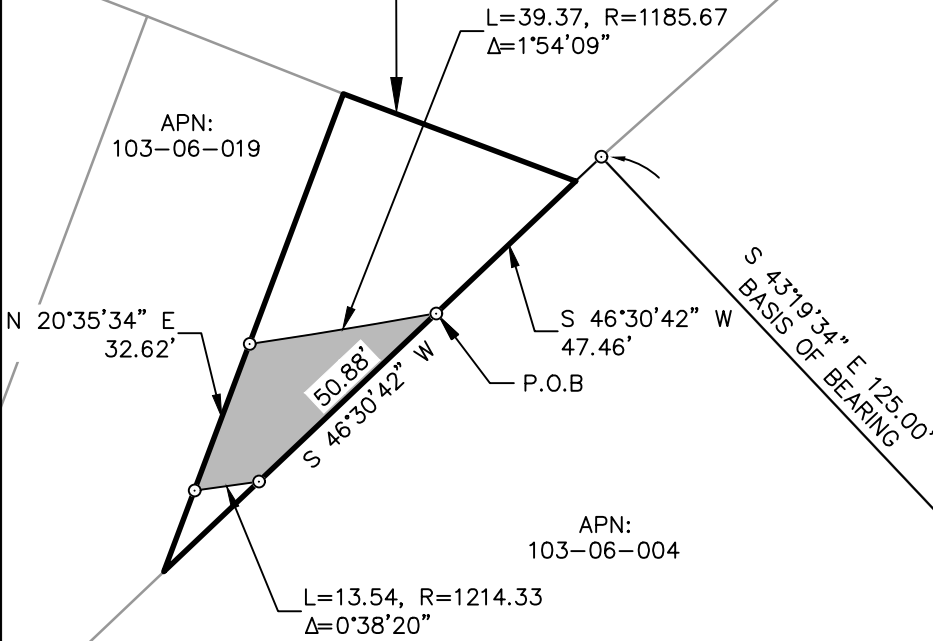
APN:  
103-06-018E

SUBJECT PARCEL  
APN: 103-06-017A  
INSTRUMENT NO. 3838325

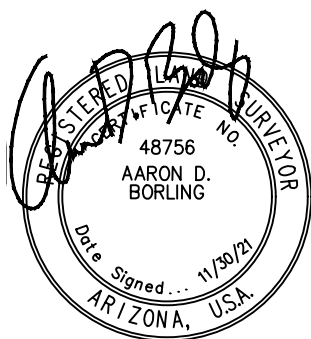
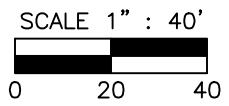
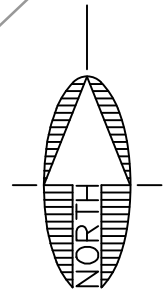
APN:  
103-06-003B

APN:  
103-06-019

APN:  
103-06-004



S 43°19'34\" E 125.00'  
BASIS OF BEARING



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-017A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**CHANNEL**  
**IMPROVEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-06-018F**  
**TRACT:203E**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown in Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 east Right-of-Way line of South Malpais Lane as shown on R1, from which the northwest corner of said parcel bears North 00°28'51" West, 154.49 feet (Basis of Bearing, North 00°27'40" West, 154.35 per R1);

Thence leaving said Right-of-Way line, and along the southwesterly line of said parcel, South 69°26'16" East, 10.52 feet to the TRUE POINT OF BEGINNING;

Thence leaving said southwesterly line, North 88°01'41" East, 76.23 feet to the beginning of a tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 3°56'41";

Thence easterly along said curve, 81.63 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°33'48" West, 31.93 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 03°16'23" and being subtended by a chord bearing South 86°23'30" West, 69.36 feet;

Thence leaving said easterly line, and westerly along said curve, 69.37 feet;

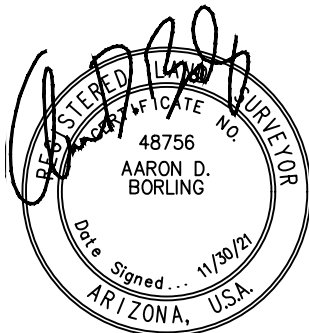
Thence South 88°01'41" West, 7.15 feet to a point on the southwesterly line of said parcel;

Thence along said southwesterly line, North 69°26'16" West, 74.78 feet to the TRUE POINT OF BEGINNING.

Containing 0.08 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

S MALPAIS LN

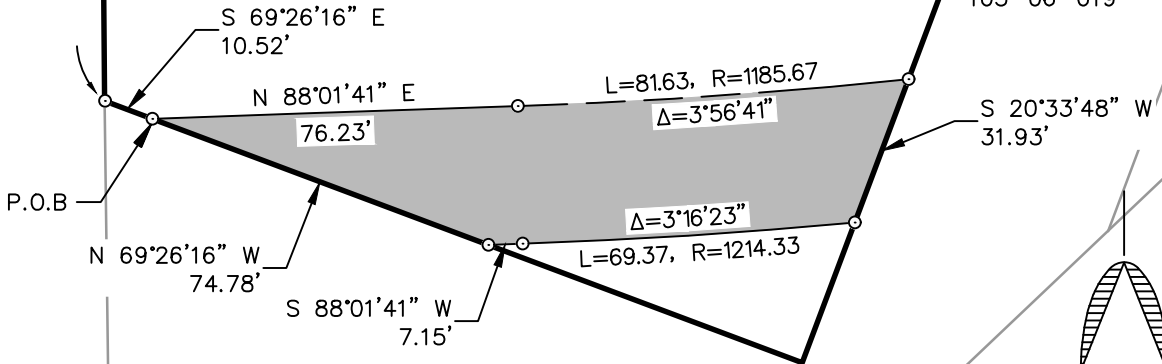
N 0°28'51" W 154.49'  
BASIS OF BEARING

APN:  
103-06-018E

APN:  
103-06-017A

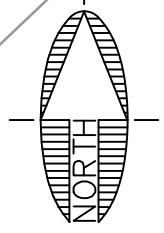
SUBJECT PARCEL  
APN: 103-06-018F  
INSTRUMENT NO. 3838325

APN:  
103-06-019

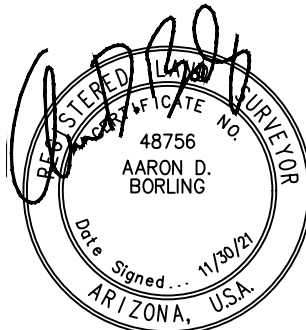


P.O.B

APN:  
103-06-019



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.



CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-06-018F**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown in Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 the east Right-of-Way line of South Malpais Lane as shown on R1, from which the northwest corner of said parcel bears North 0°28'51" West, 154.49 feet (Basis of Bearing, North 0°27'40" West, 154.35 per R1) and the **TRUE POINT OF BEGINNING**,

Thence along the west line of said parcel, and said Right-of-Way line, North 0°28'51" West, 9.97 feet;

Thence leaving said west line, and said Right-of-Way line, North 87°16'43" East, 11.87 feet;

Thence South 2°43'17" East, 15.24 feet to a point on the southerly line of said parcel, said point hereinafter referred to as 'Point A';

Thence continuing along said southerly line, North 69°26'16" West, 13.35 feet to the **TRUE POINT OF BEGINNING**.

Containing 153 square feet, more or less

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence along the southerly line of said parcel, South 69°26'16" East, 121.93 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 4°17'04" West, 14.33 feet;

Thence North 85°11'18" East, 43.47 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°33'48" West, 21.84 feet;

Thence leaving said easterly line, South 85°42'56" West, 23.31 feet to a point on said southerly line;

Thence along said southerly line North 69°26'16" West, 12.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 734 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.



\_\_\_\_\_  
City File No.

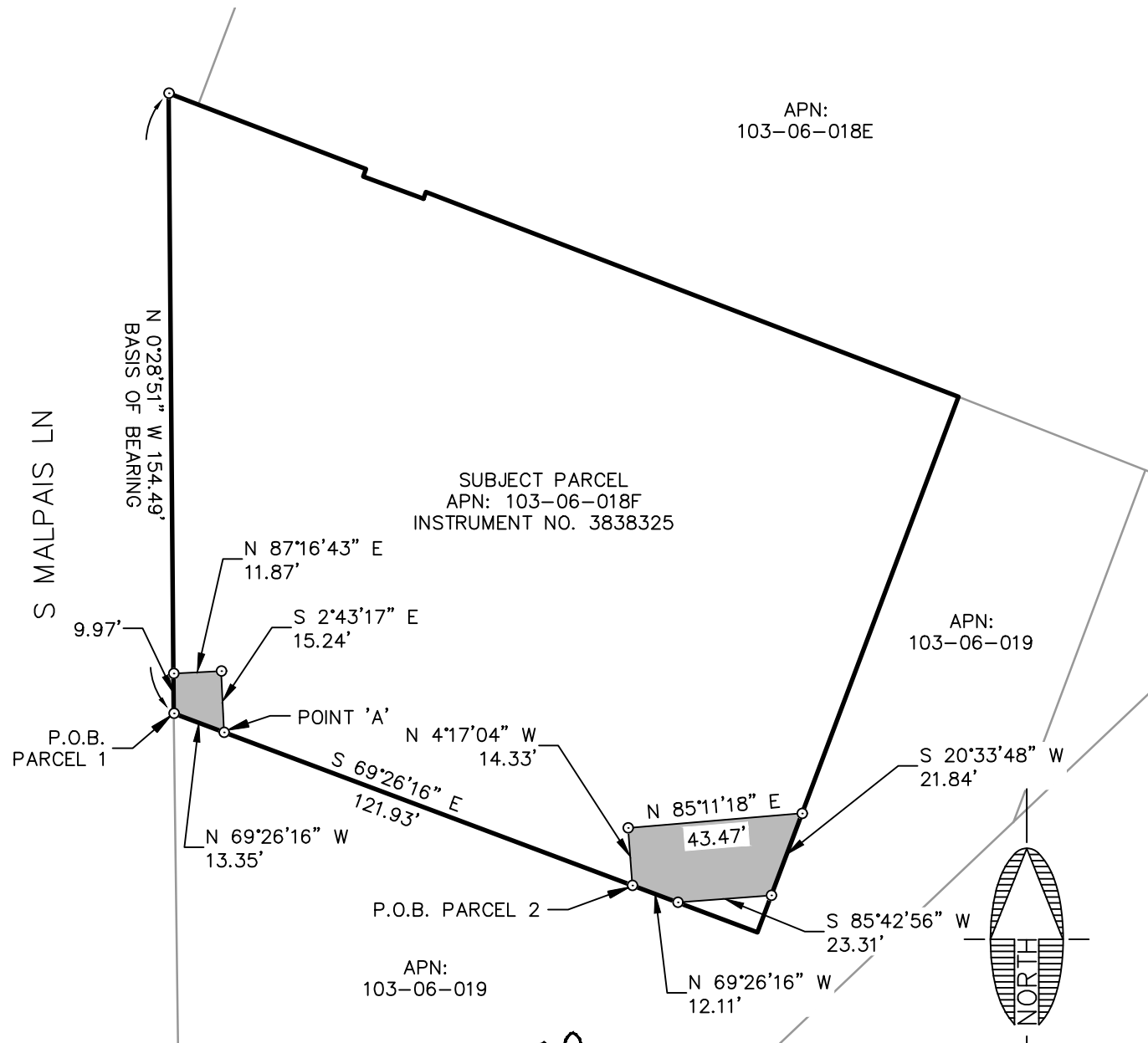
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Descriptive Title

PLOTTED: Aug 11, 2023-2:23pm

FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PUE\EXHIBIT\_PUE\_103-06-018A.DWG HSCHNOEBELE

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

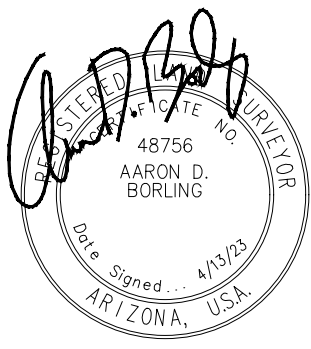
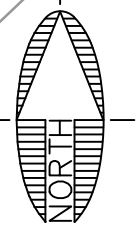


APN:  
103-06-018E

SUBJECT PARCEL  
APN: 103-06-018F  
INSTRUMENT NO. 3838325

APN:  
103-06-019

APN:  
103-06-019



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | AUG 23   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-018F

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**3**  
OF 3

**EXHIBIT 'A'**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-06-018F**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown in Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 northwest corner of said parcel, said point being in common with the east Right-of-Way line of South Malpais Lane as shown on R1, from which the southwest corner of said parcel bears South 00°28'51" East, 154.49 feet (Basis of Bearing, North 00°27'40" West, 154.35 per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, and along the westerly line of said parcel, South 00°28'51" East, 13.91 feet;

Thence leaving said westerly line, and said Right-of-Way line, North 89°31'15" East, 8.87 feet;

Thence North 15°43'25" East, 9.74 feet to a point on the northerly line of said parcel;

Thence along the northerly line of Said Parcel, North 68°58'27" West, 12.42 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.003 Acres, or 122 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.

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City File No.

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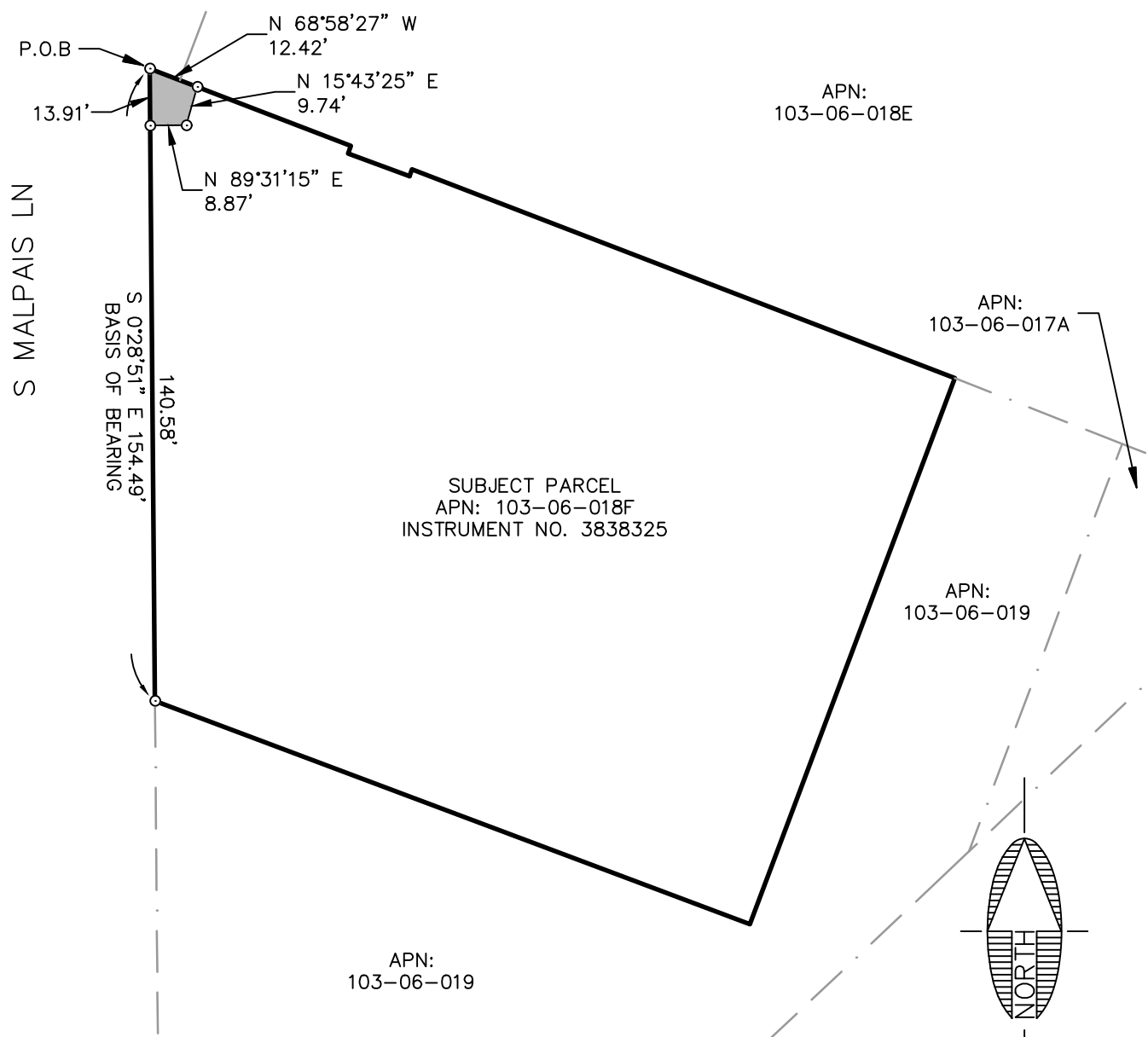
Descriptive Title

PLOTTED: Aug 14, 2023-10:08am

FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\EXHIBITS\CLAY WASH DRAINAGE\EXHIBIT DRAINAGE 103-06-018F.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



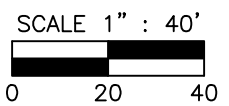
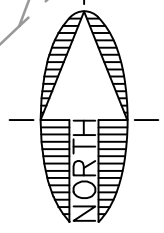
APN:  
103-06-018E

APN:  
103-06-017A

APN:  
103-06-019

APN:  
103-06-019

SUBJECT PARCEL  
APN: 103-06-018F  
INSTRUMENT NO. 3838325



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | AUG 23   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-018F

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-06-018F**  
**TRACT: 203E-1, 203E-2**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown in Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 the east Right-of-Way line of South Malpais Lane as shown on R1, from which the northwest corner of said parcel bears North 00°28'51" West, 154.49 feet (Basis of Bearing, North 00°27'40" West, 154.35 per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said Right-of-Way line, and along the westerly line of said parcel, North 00°28'51" East, 15.85 feet;

Thence leaving said Right-of-Way line, and said westerly line, North 87°54'29" East, 30.33 feet;

Thence South 01°09'51" East, 6.89 feet;

Thence North 89°18'26" East, 62.85 feet;

Thence North 00°47'36" West, 17.03 feet;

Thence North 83°40'53" East, 87.41 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°33'48" West, 35.19 feet to the beginning of a non-tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 3°56'41" and being subtended by a chord which bears South 86°03'21" West, 81.62 feet;

Thence leaving said easterly line, and westerly along said curve, 81.63 feet;

Thence South 88°01'41" West, 76.23 feet to a point on the southerly line of said parcel, hereinafter referred to as 'Point A';

Thence along said southerly line, North 69°26'16" West, 10.52 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.09 Acres, more or less.

**Parcel 2:**

Commencing at the aforementioned 'Point A';

Thence along the southerly line of said parcel, South 69°26'16" East, 74.78 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line, North 88°01'41" East, 7.15 feet to the beginning of a tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 3°16'23";

Thence easterly along said curve, 69.37 feet to a point on the easterly line of said parcel;

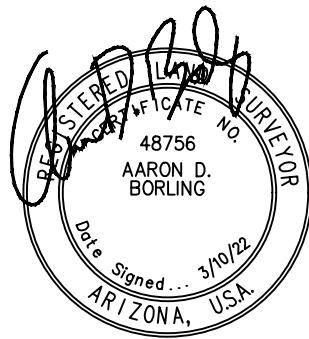
Thence along said easterly line, South 20°33'48" West, 31.14 feet to the southeast corner of said parcel;

Thence along the southerly line of said parcel, North 69°26'16" West, 69.89 feet to the **TRUE POINT OF BEGINNING.**

Containing 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.

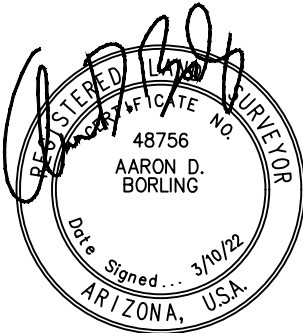
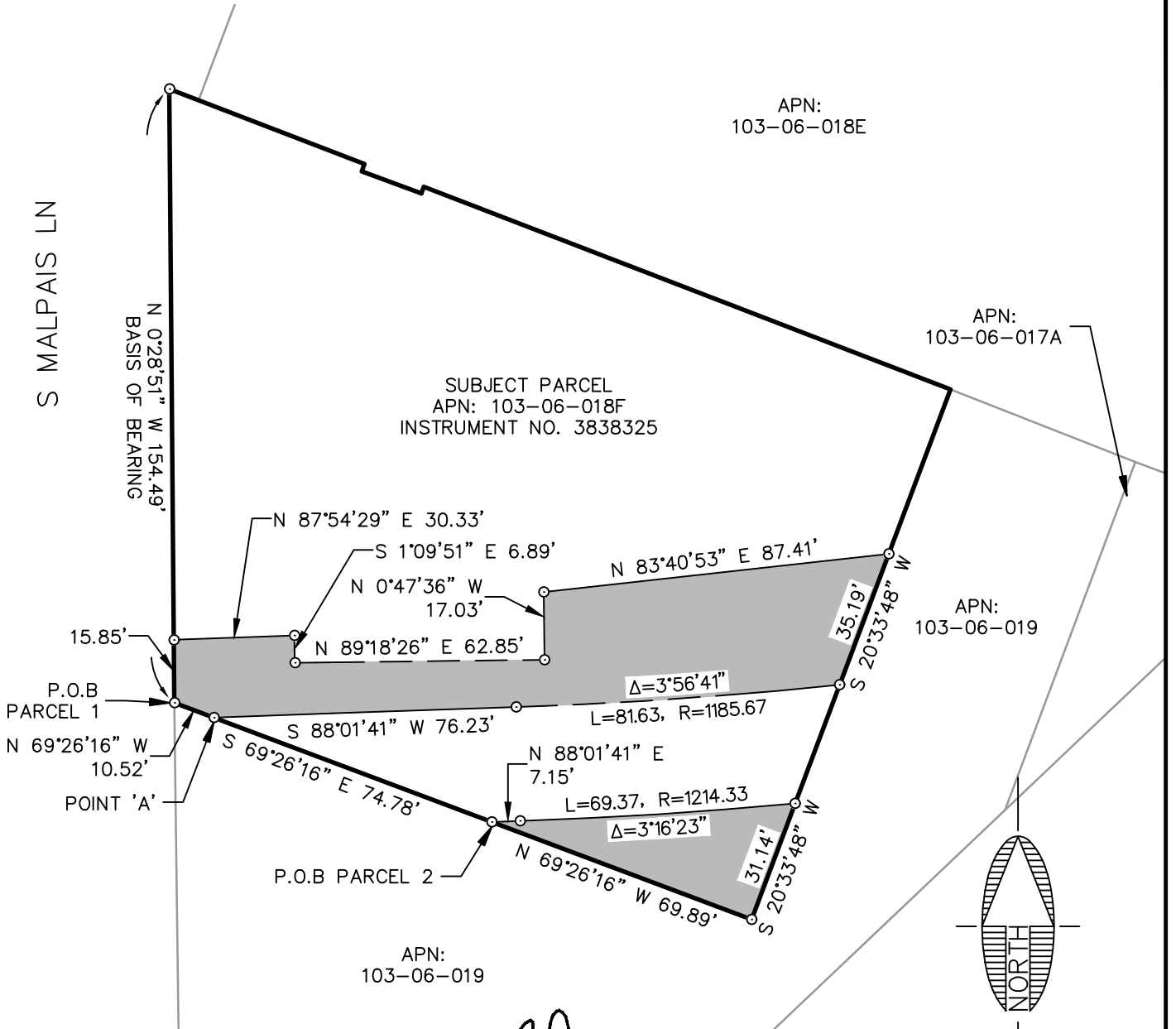


\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard Wesnitzer, Inc.

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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | AUG 23   |
| SCALE   | 1" = 40' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-018F

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**FIBER LEGAL**  
**DESCRIPTION**  
**APN: 103-06-018F**  
**TRACT: 203E**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown in Instrument Number 3686979, Official Records of Coconino County (herein referred to as R1), located in the northeast 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 east Right-of-Way line of South Malpais Lane as shown on R1, from which the northwest corner of said parcel bears North 00°28'51" West, 154.49 feet (Basis of Bearing, North 00°27'40" West, 154.35 per R1);

Thence leaving said Right-of-Way line, and along the southwesterly line of said parcel, South 69°26'16" East, 10.52 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southwesterly line, North 88°01'41" East, 76.23 feet to the beginning of a tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 3°56'41";

Thence easterly along said curve, 81.63 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°33'48" West, 31.93 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 03°16'23" and being subtended by a chord bearing South 86°23'30" West, 69.36 feet;

Thence leaving said easterly line, and westerly along said curve, 69.37 feet;

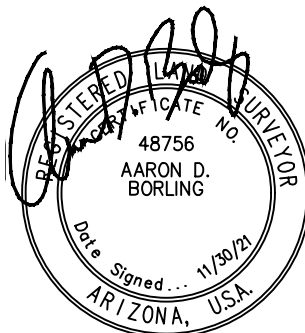
Thence South 88°01'41" West, 7.15 feet to a point on the southwesterly line of said parcel;

Thence along said southwesterly line, North 69°26'16" West, 74.78 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.08 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 03, 2021-5:07pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-06-018A.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

S MALPAIS LN

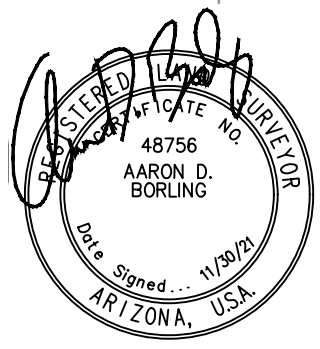
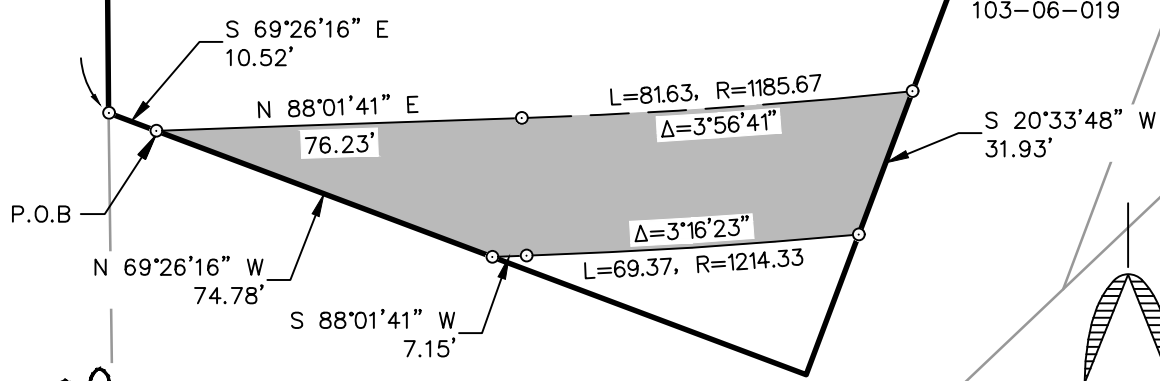
N 0°28'51" W 154.49'  
BASIS OF BEARING

APN:  
103-06-018E

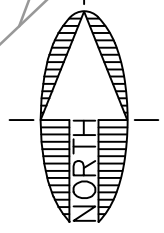
APN:  
103-06-017A

SUBJECT PARCEL  
APN: 103-06-018F  
INSTRUMENT NO. 3838325

APN:  
103-06-019



APN:  
103-06-019



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

**SWI**  
Shephard & Wesnitzer, Inc.

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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

|                  |                   |
|------------------|-------------------|
| APN: 103-06-018F | FLAGSTAFF ARIZONA |
| LEGAL EXHIBIT    |                   |

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**CHANNEL**  
**IMPROVEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-06-019**

**TRACT: 204E(1), 204E(2)**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown on Instrument Number 3686979, official Records of Coconino County (herein referred to as R1), lying in the Northeast 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 the east Right-of-Way line of South Malpais Lane, from which the northwest corner of said parcel bears North 00°42'20" West, 221.58 feet (Basis of Bearing, North 00°27'40" West, 220.90 feet per R1);

Thence along the west line of said parcel and said Right-of-Way line, North 00°42'20" West, 189.02 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, and said Right-of-Way line, North 00°42'20" West, 28.67 feet to beginning of a non-tangent curve concave to the South having a radius of 3014.33 feet and a central angle of 00°10'25" and being subtended by a chord which bears North 87°56'29" East, 9.13 feet;

Thence leaving said westerly line, along said curve 9.13 feet;

Thence North 88°01'41" East, 0.67 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 69°26'16" East, 74.78 feet to a point hereinafter referred to as 'Point A';

Thence leaving said northerly line, South 88°01'41" West, 69.75 feet to beginning of a tangent curve concave to the south having a radius of 2985.67 feet and a central angle of 00°11'15"

Thence westerly along said curve, 9.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.03 Acres, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence continuing along said northerly line, South 69°26'16" East, 69.89 feet;

Thence continuing along said northerly line, North 20°33'48" East, 31.14 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, North 20°33'48" East, 31.93 feet to the beginning of a non-tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 2°23'43" and being subtended by a chord which bears North 82°53'09" East, 49.56 feet;

Thence leaving said northerly line, and easterly along said curve, 49.57 feet to a point on the easterly line of said parcel;

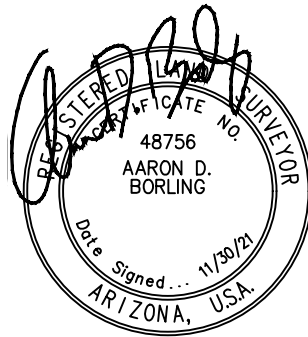
Thence along said easterly line, South 20°35'34" West, 32.62 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 02°19'22" and being subtended by a chord which bears South 83°35'37" West, 49.23 feet;

Thence leaving said easterly line, and westerly along said curve, 49.23 feet to the **TRUE POINT OF BEGINNING.**;

Containing 0.03 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.

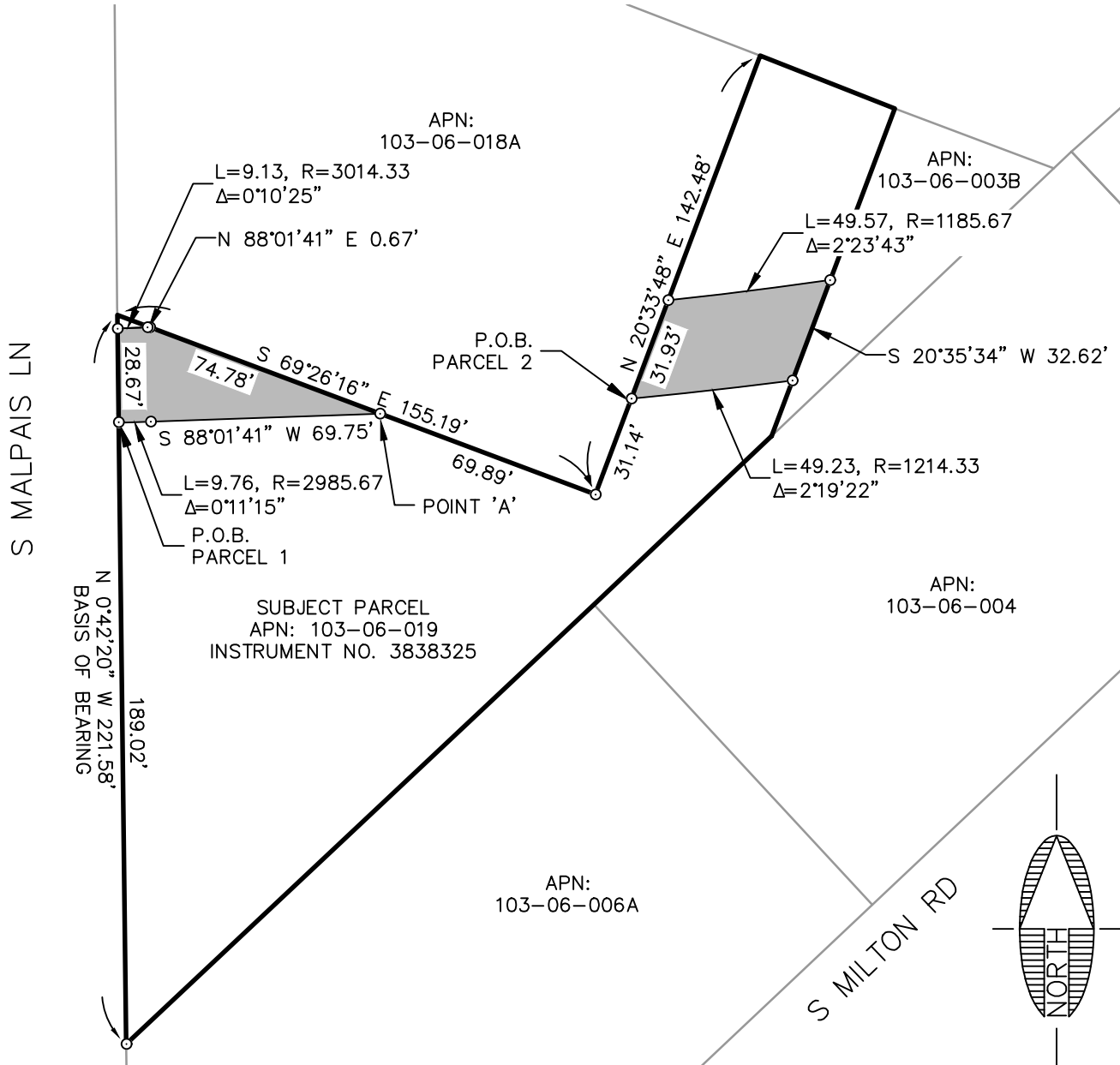


\_\_\_\_\_  
City File No.

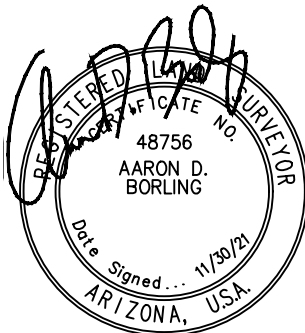
\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-06-019  
INSTRUMENT NO. 3838325



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-06-019**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown on Instrument Number 3686979, official Records of Coconino County (herein referred to as R1), lying in the Northeast 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 the east Right-of-Way line of South Malpais Lane as shown on R1, from which the northwest corner of said parcel bears North 00°42'20" West, 221.58 feet (Basis of Bearing, North 00°27'40" West, 220.90 feet per R1);

Thence along the west line of said parcel, and along said Right-of-Way line, North 00°42'20" West, 149.59 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said west line, and said Right-of-Way line, North 00°42'20" West, 71.98 feet to the northwest corner of said parcel;

Thence leaving said west line, and said Right-of-Way line, and along the northerly line of said parcel, South 69°26'16" East, 13.35 feet to a point hereinafter referred to as 'Point A';

Thence leaving said northerly line, South 02°43'17" East, 66.66 feet;

Thence South 87°16'43" West, 14.79 feet to the **TRUE POINT OF BEGINNING.**

Containing 941 square feet, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence along the northerly line of said parcel, South 69°26'16" East, 108.58 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, South 69°26'16" East, 12.11 feet to a point hereinafter referred to as 'Point B';

Thence leaving said northerly line, South 85°42'56" West, 10.99 feet;

Thence North 04°17'04" West, 5.09 feet to the **TRUE POINT OF BEGINNING.;**

Containing 28 square feet, more or less.

**Parcel 3:**

Commencing from the aforementioned 'Point B';

Thence along the northerly line of said parcel, South 69°26'16" East, 21.15 feet;

Thence continuing along said northerly line, North 20°33'48" East, 9.79 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said northerly line, North 20°33'48" East, 21.84 feet;

Thence leaving said northerly line, North 85°11'18" East, 11.18 feet;

Thence North 78°30'42" East, 47.07 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°33'48" West, 13.37 feet;

Thence continuing along said easterly line, South 46°30'42" West, 16.36 feet;

Thence leaving said easterly line, South 78°30'42" West, 26.73 feet;

Thence South 85°42'56" West, 22.24 feet to the **TRUE POINT OF BEGINNING.**

Containing 1,118 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.



\_\_\_\_\_  
City File No.

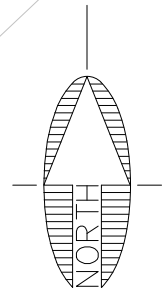
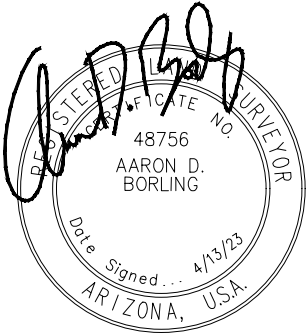
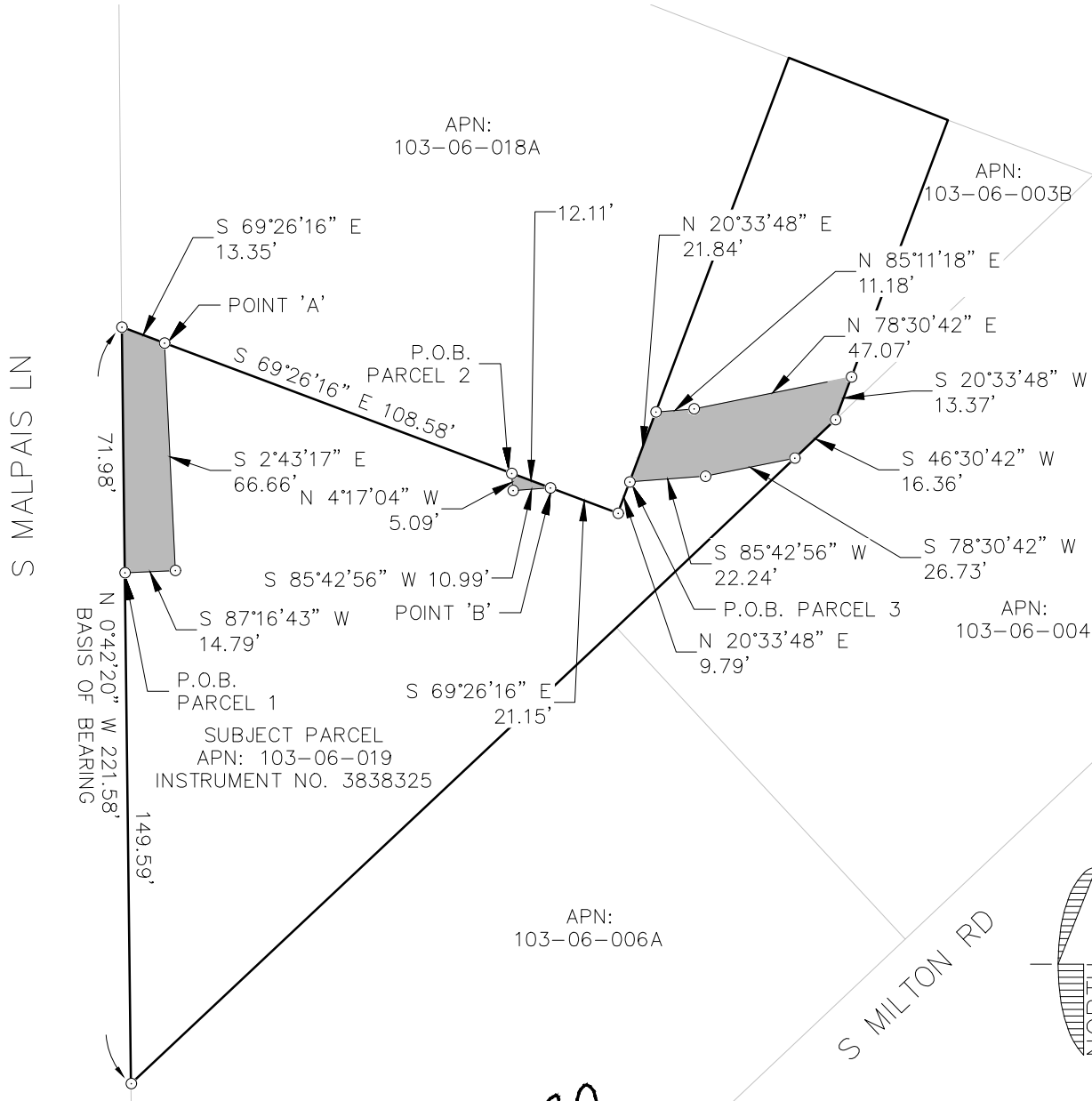
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Descriptive Title

PLOTTED: Apr 13, 2023-3:29pm

FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PUE\EXHIBIT\_PUE\_103-06-019.DWG ABORLING

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 50' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-019

FLAGSTAFF ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-06-019**

**TRACT: 204E-1, 204E-2**

A portion of that parcel of land as described in Instrument Number 3838325, and shown on Instrument Number 3686979 (herein referred to as R1), Official Records of Coconino County, lying in the Northeast 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 northwest corner bears North 00°42'20" West, 221.58 feet (Basis of Bearing, North 00°27'40" West, 220.90 feet per R1), said point being in common with the easterly Right-of-Way line of South Malpais Lane, and the **TRUE POINT OF BEGINNING;**

Thence along the westerly line of said parcel, and along said Right-of-Way line, North 00°42'20" West, 188.87 feet to a point hereinafter referred to as 'Point A';

Thence leaving said westerly line and said Right-of-Way line, North 87°56'04" East, 9.76 feet;

Thence North 88°01'41" East, 69.75 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 69°26'16" East, 69.89 feet;

Thence continuing along said northerly line, North 20°33'48" East, 31.14 feet to a point hereinafter referred to as 'Point B,' and the beginning of a non-tangent curve having a radius of 1214.33 feet and a central angle of 02°19'22" and being subtended by a chord bearing North 83°35'37" East, 49.23 feet;

Thence leaving said northerly line, and easterly along said curve, 49.23 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 20°35'34" West, 18.04 feet;

Thence continuing along said easterly line, South 46°30'42" West, 74.42 feet;

Thence continuing along said easterly line, South 46°45'48" West, 195.04 feet to the **TRUE POINT OF BEGINNING.**

Contains 0.44 acres, more or less.

**Parcel 2:**

Commencing at said 'Point A', said point being in common with the easterly Right-of-Way line of South Malpais Lane, and said point being in common with the westerly line of said parcel;

Thence along said westerly line and said Right-of-Way line, North 00°42'20" West, 28.64 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said westerly line and said Right-of-Way line, North 00°42'20" West, 4.07 feet to the northwest corner of said parcel;

Thence leaving said Right-of-Way line, and along the northerly line of said parcel, South 69°26'16" East, 10.52 feet;

Thence leaving said northerly line, South 87°56'50" West, 9.80 feet to the **TRUE POINT OF BEGINNING.**

Contains 20 square feet, more or less.

**Parcel 3:**

Commencing at said 'Point B', said point being in common with the westerly line of said parcel;

Thence along said westerly line of said parcel, North 20°33'48" East, 31.93 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along the said westerly line of said parcel, North 20°33'48" East, 35.19 feet;

Thence North 83°40'53" East, 49.23 feet to the easterly line of said parcel;

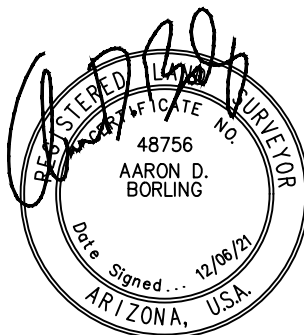
Thence continuing along said easterly line, South 20°35'34" West, 34.42 feet to the beginning of a non-tangent curve having a radius of 1185.67 feet and a central angle of 02°23'43" and being subtended by a chord bearing South 82°53'09" West, 49.56 feet;

Thence leaving the easterly line along said curve, 49.57 feet to the **TRUE POINT OF BEGINNING.**

Contains 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.



\_\_\_\_\_  
City File No.

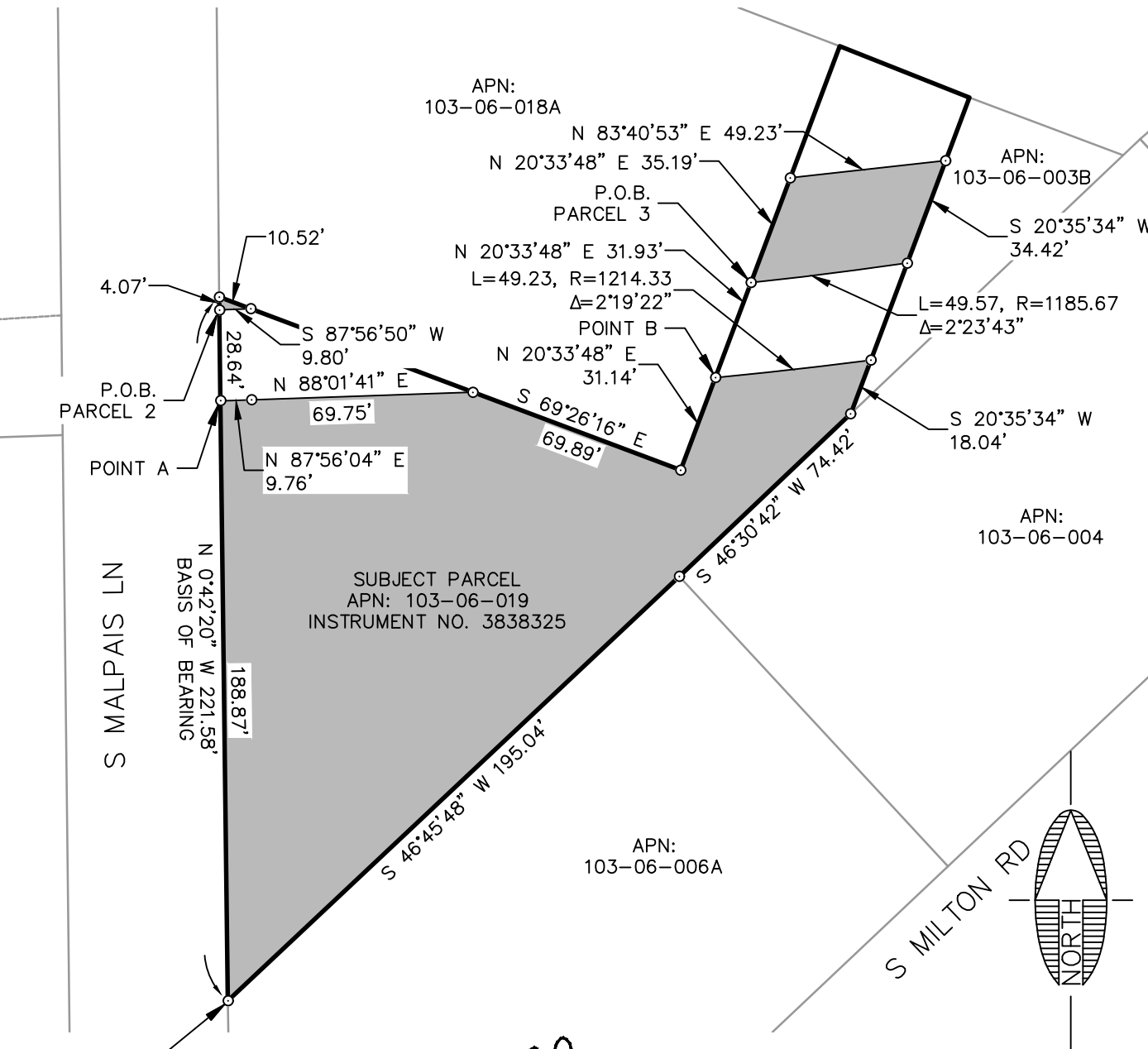
\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 04, 2021-12:02pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH TCE\EXHIBIT TCE 103-06-019.DWG HSCHNOEBELE

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-06-019  
INSTRUMENT NO. 3838325

APN:  
103-06-018A

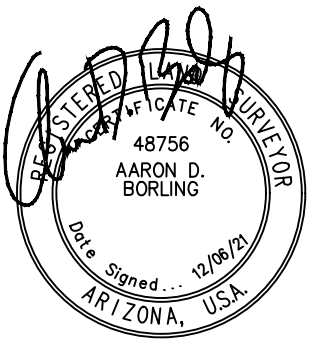
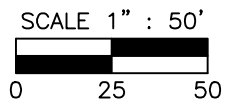
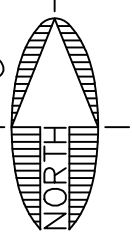
APN:  
103-06-003B

APN:  
103-06-004

APN:  
103-06-006A

S MALPAIS LN

S MILTON RD



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |  |                                      |                           |
|--|--|--|--------------------------------------|---------------------------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE NOV 21<br>SCALE 1" = 50'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 103-06-019<br>FLAGSTAFF ARIZONA | SHEET<br><b>3</b><br>OF 3 |
|  | LEGAL EXHIBIT  |  |                                      |                           |

**EXHIBIT 'A'**  
**FIBER EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-06-019**  
**TRACT: 204E(1), 204E(2)**

A portion of that parcel of land as described in Instrument Number 3838325, Official Records of Coconino County, and as shown on Instrument Number 3686979, official Records of Coconino County (herein referred to as R1), lying in the Northeast 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 the east Right-of-Way line of South Malpais Lane, from which the northwest corner of said parcel bears North 00°42'20" West, 221.58 feet (Basis of Bearing, North 00°27'40" West, 220.90 feet per R1);

Thence along the west line of said parcel and said Right-of-Way line, North 00°42'20" West, 189.02 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, and said Right-of-Way line, North 00°42'20" West, 28.67 feet to beginning of a non-tangent curve concave to the South having a radius of 3014.33 feet and a central angle of 00°10'25" and being subtended by a chord which bears North 87°56'29" East, 9.13 feet;

Thence leaving said westerly line, along said curve 9.13 feet;

Thence North 88°01'41" East, 0.67 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 69°26'16" East, 74.78 feet to a point hereinafter referred to as 'Point A';

Thence leaving said northerly line, South 88°01'41" West, 69.75 feet to beginning of a tangent curve concave to the south having a radius of 2985.67 feet and a central angle of 00°11'15"

Thence westerly along said curve, 9.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.03 Acres, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence continuing along said northerly line, South 69°26'16" East, 69.89 feet;

Thence continuing along said northerly line, North 20°33'48" East, 31.14 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, North 20°33'48" East, 31.93 feet to the beginning of a non-tangent curve concave to the north having a radius of 1185.67 feet and a central angle of 2°23'43" and being subtended by a chord which bears North 82°53'09" East, 49.56 feet;

Thence leaving said northerly line, and easterly along said curve, 49.57 feet to a point on the easterly line of said parcel;

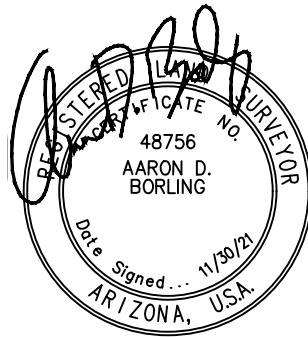
Thence along said easterly line, South 20°35'34" West, 32.62 feet to the beginning of a non-tangent curve concave to the north having a radius of 1214.33 feet and a central angle of 02°19'22" and being subtended by a chord which bears South 83°35'37" West, 49.23 feet;

Thence leaving said easterly line, and westerly along said curve, 49.23 feet to the **TRUE POINT OF BEGINNING.**;

Containing 0.03 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.

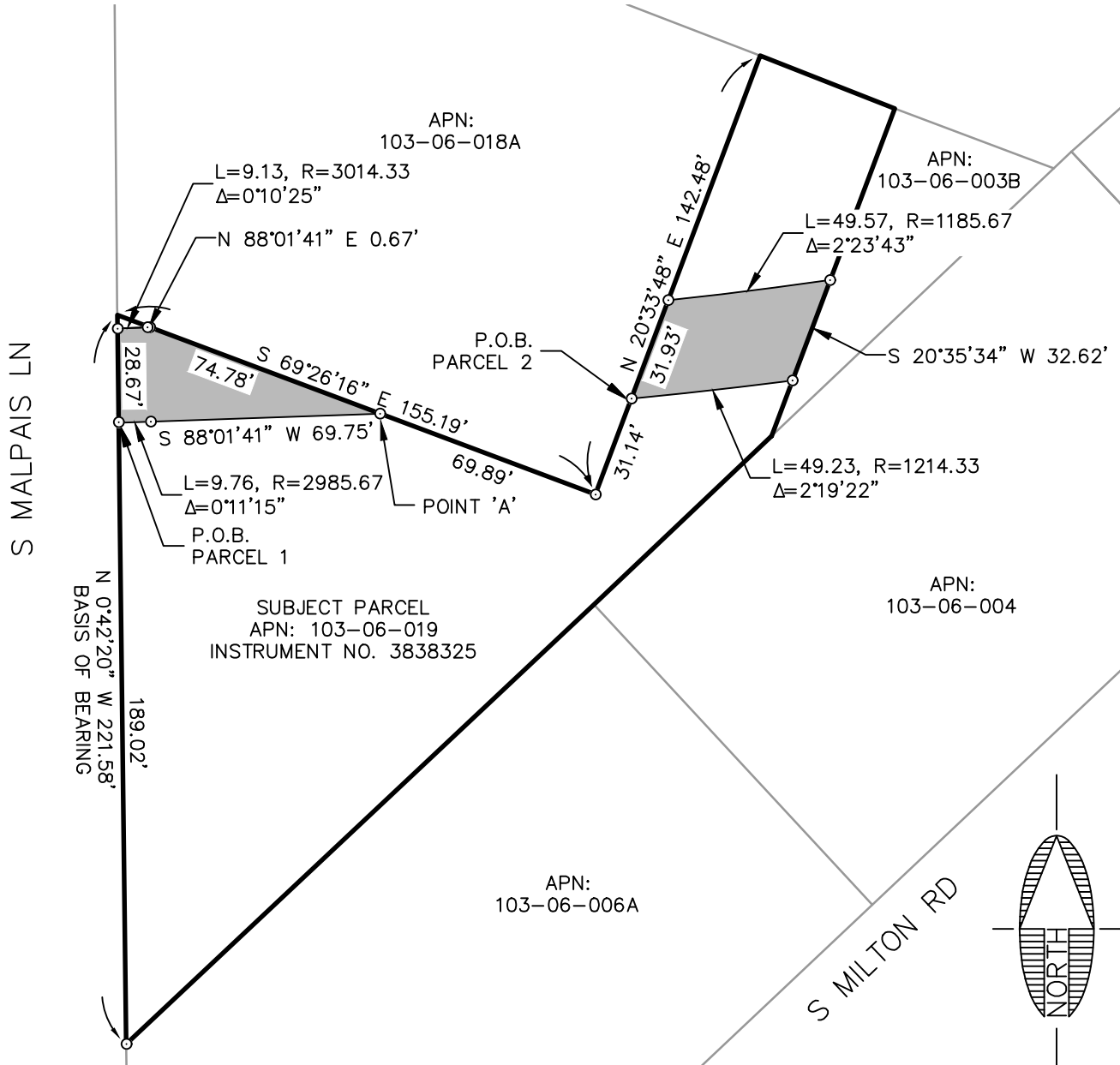


\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-06-019  
INSTRUMENT NO. 3838325

APN:  
103-06-006A

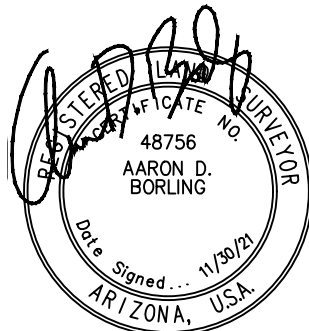
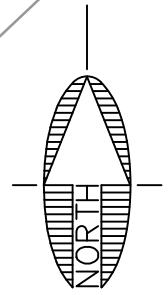
APN:  
103-06-004

APN:  
103-06-003B

APN:  
103-06-018A

S MALPAIS LN

S MILTON RD



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 50' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-06-019

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**CHANNEL**  
**IMPROVEMENT**  
**EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 104-07-008**

The following is a legal description of a parcel of land lying within Section 22, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

**Parcel 1:**

Commencing at a point on the southerly line of that parcel of land as described in Instrument Number 3367466, Official Records of Coconino County (herein referred to as R1), and as shown on Instrument Number 3854611, Official Records of Coconino County, said point being in common with the north Right-of-Way line of Butler Avenue as described in R1, from which a point on said north Right-of-Way line bears North 87°00'29" West, 101.95 feet (Basis of Bearing, North 87°34'09" West, 102.00 feet per R1);

Thence along said Right-of-Way line, North 87°00'29" West, 8.00 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 87°00'29" West, 45.91 feet to a point on the westerly line of said parcel;

Thence leaving said Right-of-Way line, and along said westerly line, North 12°51'25" West, 19.88 feet;

Thence leaving said westerly line, South 35°54'21" East, 20.69 feet;

Thence North 64°55'10" East, 37.29 feet;

Thence South 11°49'03" East, 21.28 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.012 Acres, more or less.

**Parcel 2:**

Commencing at the southwest corner of a portion of that parcel of land as described in Instrument Number 3556691, Official Records of Coconino County (herein referred to as R1), said point being in common with the north Right-of-Way line of Butler Avenue as described in R1;

Thence along the westerly line of said parcel, North 02°59'32" East, 264.02 feet (Basis of Bearing, North 03°09'54" East per R1) to a point on the westerly line of that parcel as described in Instrument Number 3367466, Official Records of Coconino County, and as shown on Instrument Number 3854611, Official Records of Coconino County, and the **TRUE POINT OF BEGINNING;**

Thence continuing along said westerly line, North 02°59'32" East, 3.69 feet;

Thence continuing along said westerly line, North 42°04'05" East, 9.53 feet;

Thence leaving said westerly line, South 51°03'37" East, 90.82 feet;

Thence South 35°54'21" East, 34.77 feet to a point on said westerly line, and the beginning of a non-tangent curve concave to the southwest, having a radius of 312.95 feet and a central angle of 4°31'22" and being subtended by a chord which bears North 52°57'55" West, 24.70 feet;

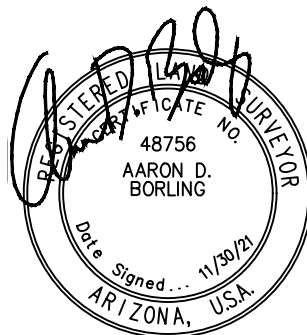
Thence along said westerly line, and northwesterly along said curve, 24.70 feet;

Thence continuing along said westerly line, North 52°34'22" West, a distance of 98.08 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.027 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.



\_\_\_\_\_  
City File No.

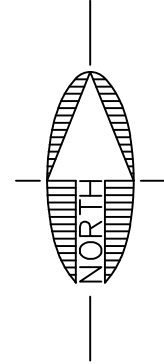
\_\_\_\_\_  
Descriptive Title

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\LOWER REACH\EXHIBIT ROW 104-07-008.DWG HSCHNOEBELN

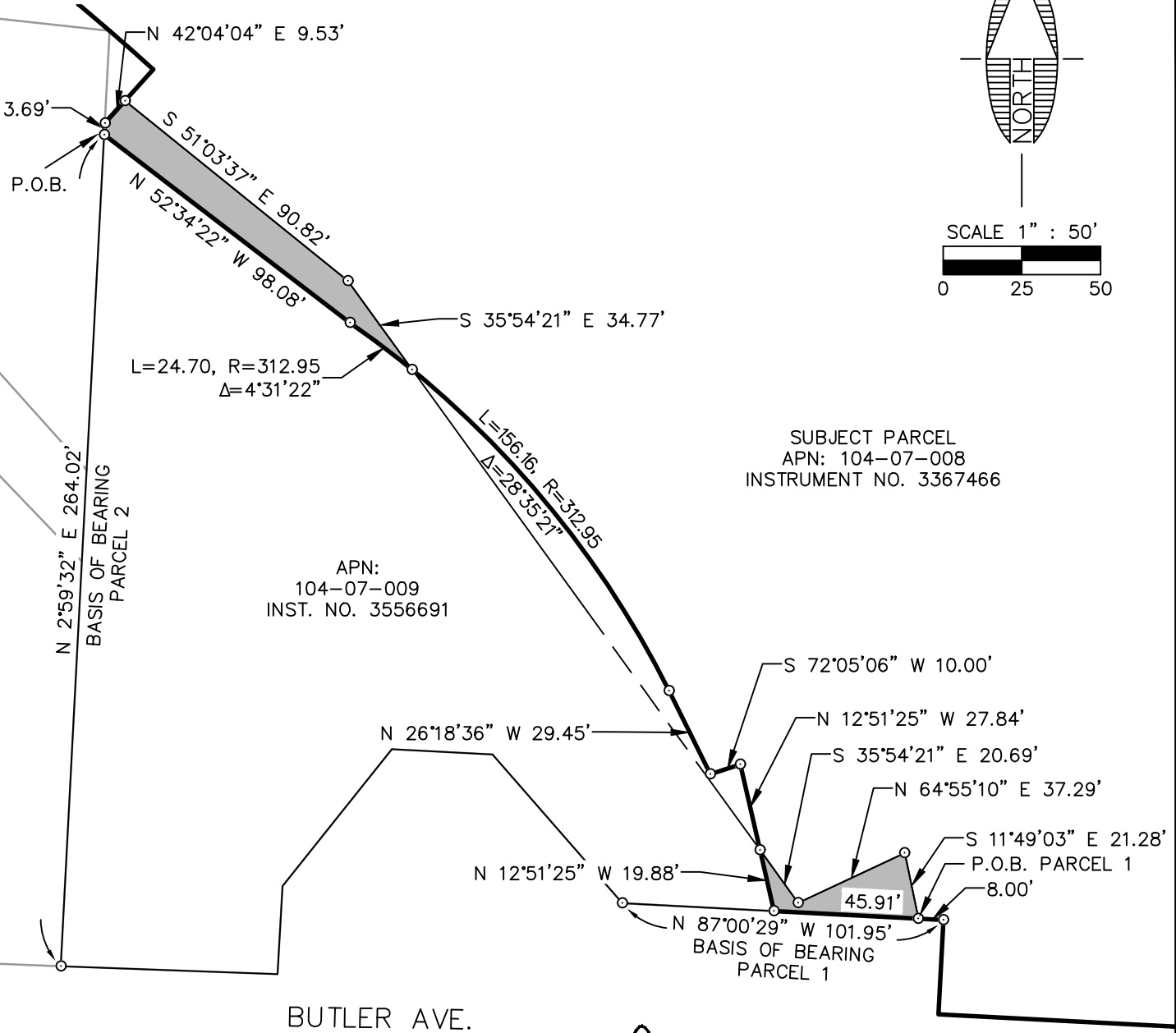
PLOTTED: Nov 05, 2021-8:57am

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

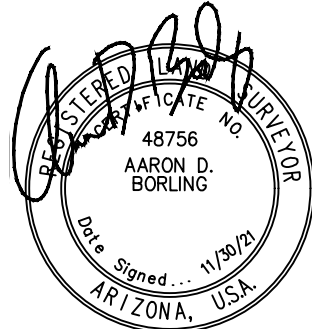


SCALE 1" : 50'  
0 25 50



SUBJECT PARCEL  
APN: 104-07-008  
INSTRUMENT NO. 3367466


APN:  
104-07-009  
INST. NO. 3556691



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|   |   |  |                                      |                           |
|---|---|--|--------------------------------------|---------------------------|
| <br><b>Shephard Wesnitzer, Inc.</b><br>www.swiaz.com | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax | JOB NO. 04473<br>DATE NOV 21<br>SCALE 1" = 50'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 104-07-008<br>FLAGSTAFF ARIZONA | SHEET<br><b>3</b><br>OF 3 |
|   | LEGAL EXHIBIT   |  |                                      |                           |

**EXHIBIT 'A'**  
**CHANNEL IMPROVEMENT**  
**EASEMENT**  
**LEGAL DESCRIPTION APN:**  
**103-02-030A**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown in Instrument Number 3794080, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 02°11'36" West, 152.77 feet (Basis of Bearing; North 02°03'22" West, 152.85 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said parcel, North 02°11'36" West, 21.90 feet to the beginning of a non-tangent curve concave to the south having a radius of 198.33 feet and a central angle of 03°01'16" and being subtended by a chord bearing North 81°19'18" East, 10.46 feet;

Thence leaving said westerly line, and easterly along said curve, 10.46 feet;

Thence North 86°22'56" East, 112.61 feet;

Thence North 86°36'01" East, 374.21 feet to the beginning of a non-tangent curve concave to the south having a radius of 3013.33 feet and a central angle of 0°18'25" and being subtended by a chord bearing North 86°45'14" East, 16.14 feet;

Thence North 86°52'35" East, 16.14 feet along said curve to a point on the easterly line of said parcel, and said point being in common with the westerly Right-of-Way line of South Malpais Lane;

Thence along said easterly line of said parcel, South 0°39'17" East, 26.68 feet along said Right-of-Way line to the beginning of a non-tangent curve concave to the south having a radius of 2986.67 feet and a central angle of 0°17'06" and being subtended by a chord bearing South 86°44'34" West, 14.86 feet;

Thence leaving said easterly line and said Right-of-Way line, along said curve, 14.86 feet;

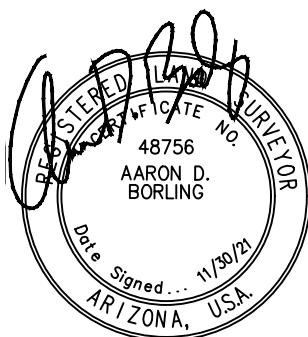
Thence South 86°36'01" West, 363.54 feet to a point on the southerly line of said parcel;

Thence along the southerly line of said parcel, South 88°02'27" West, 134.19 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.31 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.



\_\_\_\_\_  
City File No.  
\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 03, 2021-3:45pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-02-030A.DWG HSCHOEBELE

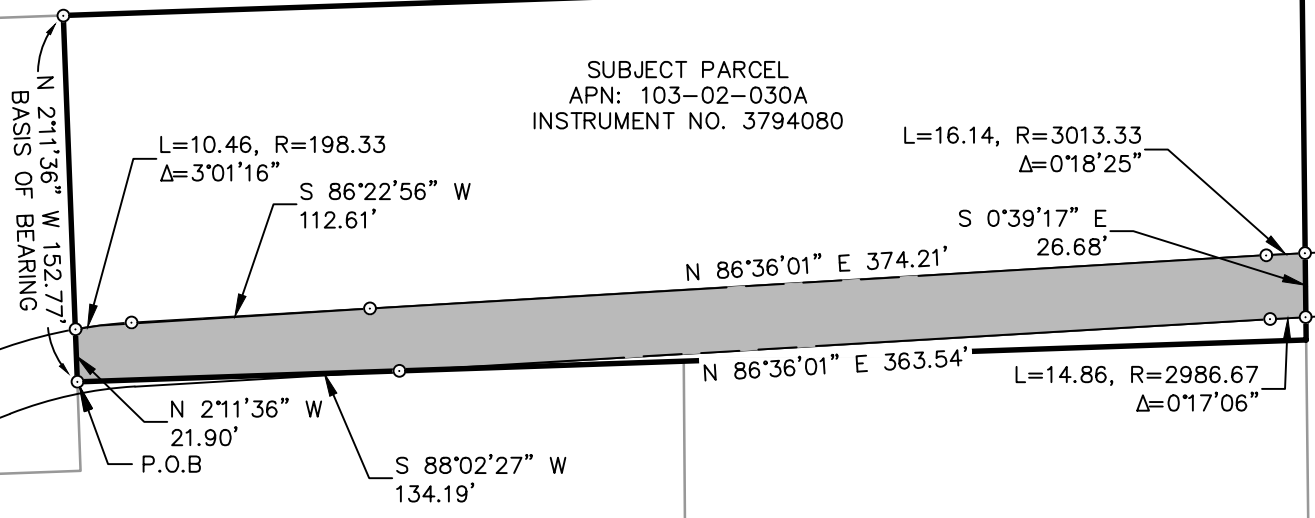
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-02-001D

APN:  
103-02-001C

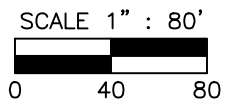
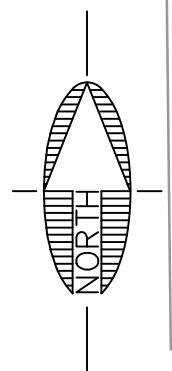
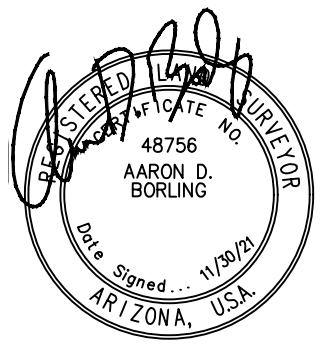
SUBJECT PARCEL  
APN: 103-02-030A  
INSTRUMENT NO. 3794080



S MALPAIS LN

APN:  
103-02-031

APN:  
103-02-005Y



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 80' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-030A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-02-030A**  
**TRACT: 103E-1, 103E-2**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown in Instrument Number 3794080, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Malpais Lane, from which the northeast corner of said parcel bears North 00°39'17" West, 152.96 feet (Basis of Bearing; North 00°28'31" West, 153.33 feet per R1);

Thence leaving said Right-of-Way line, and along the south line of said parcel, South 88°02'27" West, 512.26 feet to the southwest corner of said parcel;

Thence along the west line of said parcel, North 02°11'36" West, 21.90 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, North 02°11'36" West, 34.41 feet;

Thence leaving said west line, North 87°54'29" East, 189.21 feet;

Thence South 00°36'16" East, 19.08 feet;

Thence North 86°37'01" East, 318.11 feet;

Thence North 00°00'00" East, 44.55 feet;

Thence North 90°00'00" West, 6.24 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 Malpais Lane;

Thence along said easterly line, and along said Right-of-Way line, South 00°39'17" East, 53.75 feet;

Thence leaving said easterly line and said Right-of-Way line, South 86°45'14" West, 16.14 feet;

Thence South 86°36'01" West, 473.78 feet to the beginning of a tangent curve concave to the south having a radius of 198.33 feet and a central angle of 06°47'22";

Thence westerly along said curve, 23.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.21 Acres, more or less.

**Parcel 2:**

Commencing at the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of South Malpais Lane, from which the northeast corner of said parcel bears North 00°39'17" West, 152.96 feet (Basis of Bearing; North 00°28'31" West, 153.33 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, South 88°02'27" West, 378.07 feet;

Thence leaving said southerly line, North 86°36'01" East, 363.54 feet;

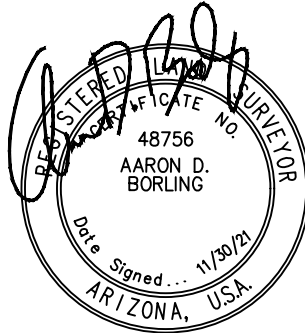
Thence North 86°44'34" East, 14.86 feet to a point on the easterly line of said parcel, said point being in common with the westerly Right-of-Way line of South Malpais Lane;

Thence along said easterly line, and along said Right-of-Way line, South 00°39'17" East, 9.48 feet to the **TRUE POINT OF BEGINNING**.

Containing 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.

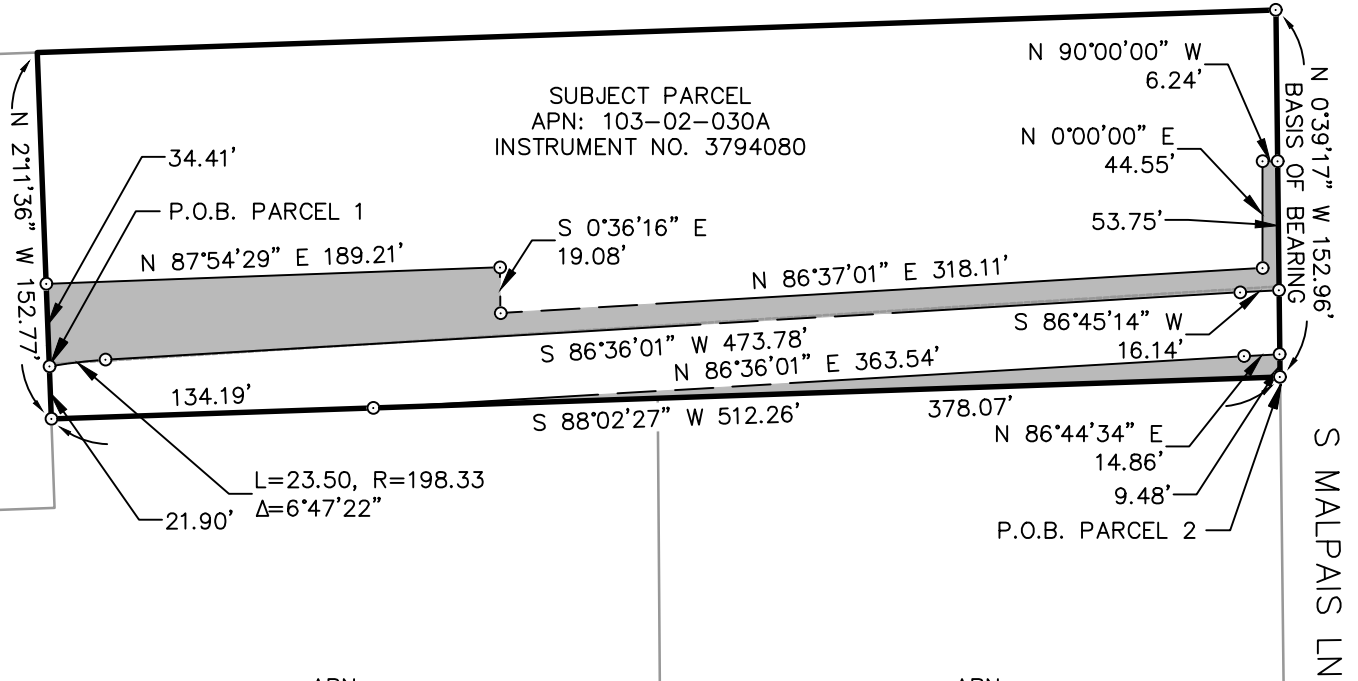


\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

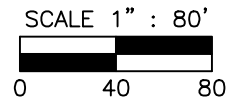
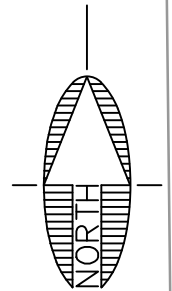
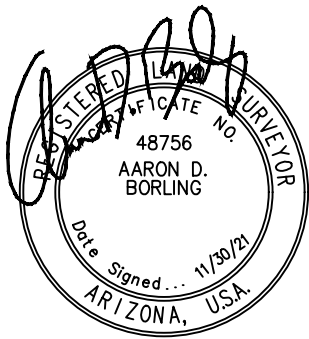
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



APN:  
103-02-031

APN:  
103-02-005Y



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 80' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-030A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 3

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-02-030A**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown in Instrument Number 3794080, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 02°11'36" West, 152.77 feet (Basis of Bearing, North 02°03'22" West, 152.85 feet per R1)

Thence along the westerly line of said parcel, North 02°11'36" West, 14.95 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said westerly line, North 02°11'36" West, 20.57 feet;

Thence leaving said westerly line, North 74°16'44" East, 11.55 feet;

Thence North 86°37'01" East, 502.50 feet to a point on the easterly line of said parcel;

Thence along said easterly line, South 0°39'17" East, 20.02 feet;

Thence leaving said easterly line, South 86°37'01" West, 499.38 feet;

Thence South 74°16'44" West, 14.20 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.24 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Apr 12, 2023-4:28pm

FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PU\EXHIBIT\_PUE\_103-02-030A.DWG ABORLING

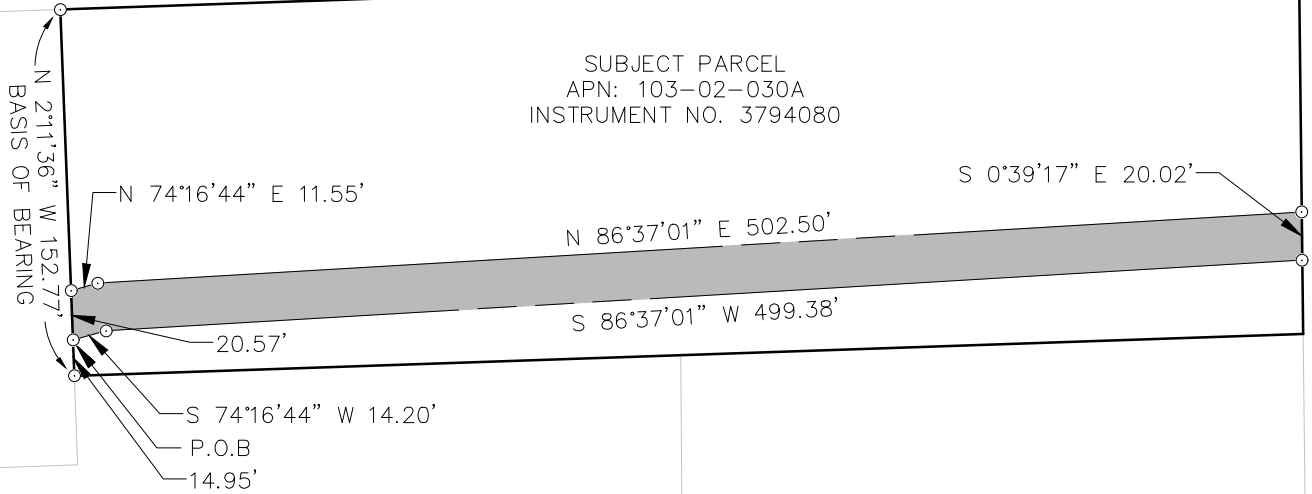
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-02-001D

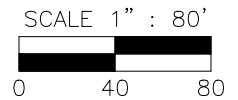
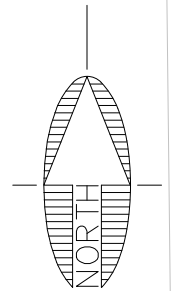
APN:  
103-02-001C

SUBJECT PARCEL  
APN: 103-02-030A  
INSTRUMENT NO. 3794080



APN:  
103-02-031

APN:  
103-02-005Y



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 80' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-030A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION**  
**EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-030A**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown on Instrument Number 3794080 Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 parcel, from which the southeast corner bears South 00°39'17" East, 152.96 feet (Basis of Bearing, South 00°28'31" East, 153.33 feet per R1)

Thence along the easterly parcel line, South 00°39'17" East, 53.56 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line, South 00°39'17" East, 9.48 feet;

Thence leaving said easterly line, North 90°00'00" West, 6.24 feet;

Thence South 00°00'00" East, 39.54 feet;

Thence South 86°37'01" West, 6.04 feet;

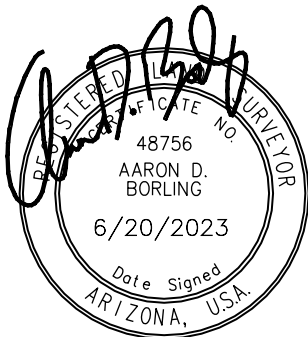
Thence North 00°37'21" West, 49.23 feet;

Thence North 89°20'43" East, 12.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 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.



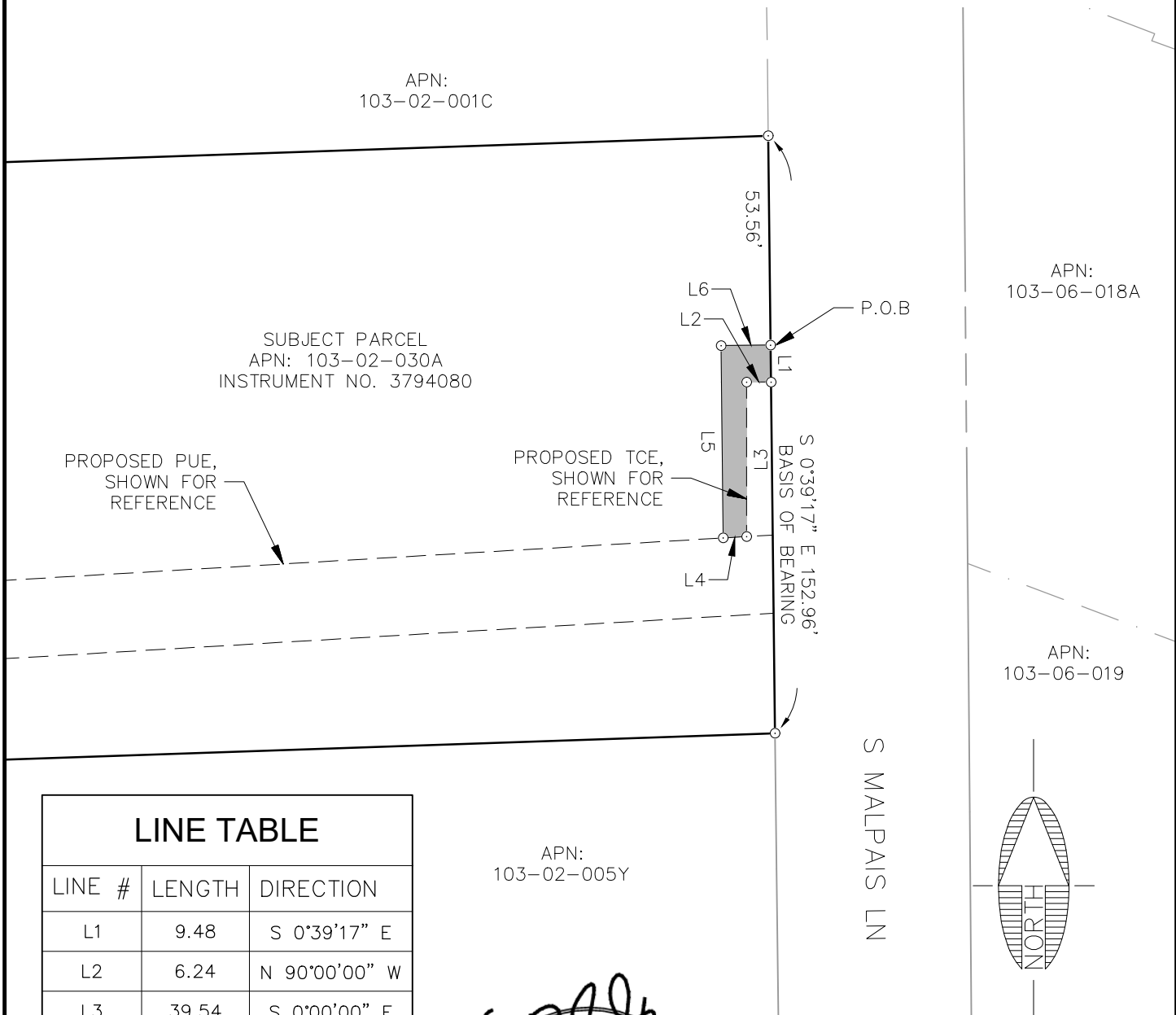
\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

FILE: \\VR-FILEFLAG.SWIAZ.COM\PROJECTS\LEGAL DESCRIPTIONS (PHASE 1)\ADDITIONAL TCE\EXHIBIT\EXHIBIT ADD TCE 103-02-030A.DWG ABORLING PLOTTED: Jun 20, 2023-9:22am

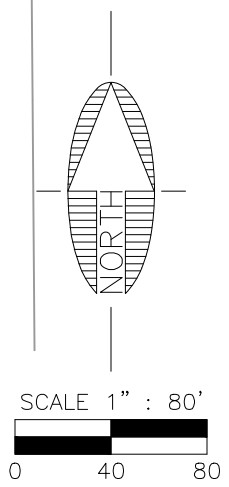
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 9.48   | S 0°39'17" E  |
| L2         | 6.24   | N 90°00'00" W |
| L3         | 39.54  | S 0°00'00" E  |
| L4         | 6.04   | S 86°37'01" W |
| L5         | 49.23  | N 0°37'21" W  |
| L6         | 12.70  | N 89°20'43" E |

APN: 103-02-005Y



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

**EXHIBIT 'A'**  
**FIBER EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-030A**

A portion of that parcel of land as described in Instrument Number 3760355, Official Records of Coconino County, and as shown in Instrument Number 3794080, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 02°11'36" West, 152.77 feet (Basis of Bearing; North 02°03'22" West, 152.85 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along the westerly line of said parcel, North 02°11'36" West, 21.90 feet to the beginning of a non-tangent curve concave to the south having a radius of 198.33 feet and a central angle of 03°01'16" and being subtended by a chord bearing North 81°19'18" East, 10.46 feet;

Thence leaving said westerly line, and easterly along said curve, 10.46 feet;

Thence North 86°22'56" East, 112.61 feet;

Thence North 86°36'01" East, 374.21 feet to the beginning of a non-tangent curve concave to the south having a radius of 3013.33 feet and a central angle of 0°18'25" and being subtended by a chord bearing North 86°45'14" East, 16.14 feet;

Thence North 86°52'35" East, 16.14 feet along said curve to a point on the easterly line of said parcel, and said point being in common with the westerly Right-of-Way line of South Malpais Lane;

Thence along said easterly line of said parcel, South 0°39'17" East, 26.68 feet along said Right-of-Way line to the beginning of a non-tangent curve concave to the south having a radius of 2986.67 feet and a central angle of 0°17'06" and being subtended by a chord bearing South 86°44'34" West, 14.86 feet;

Thence leaving said easterly line and said Right-of-Way line, along said curve, 14.86 feet;

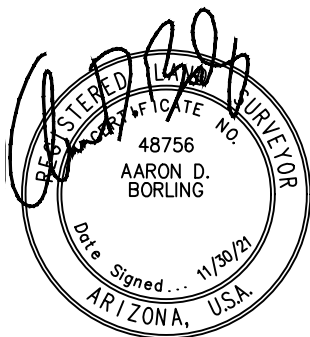
Thence South 86°36'01" West, 363.54 feet to a point on the southerly line of said parcel;

Thence along the southerly line of said parcel, South 88°02'27" West, 134.19 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.31 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.



\_\_\_\_\_  
City File No.  
\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 03, 2021-3:45pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-02-030A.DWG HSCHNOEBELE

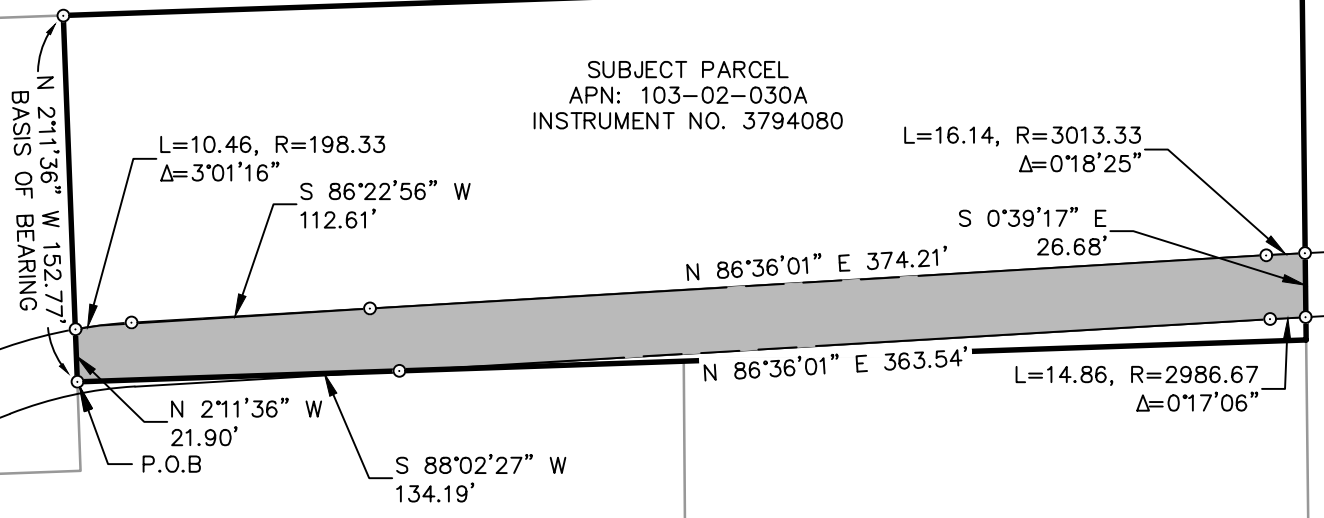
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-02-001D

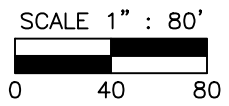
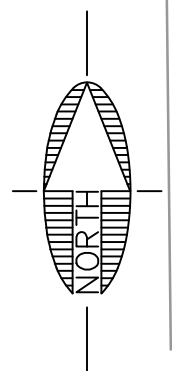
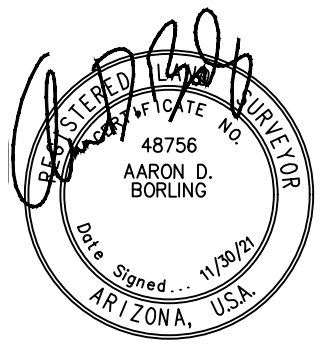
APN:  
103-02-001C

SUBJECT PARCEL  
APN: 103-02-030A  
INSTRUMENT NO. 3794080



APN:  
103-02-031

APN:  
103-02-005Y



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 80' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-030A

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**CHANNEL IMPROVEMENT**  
**EASEMENT LEGAL**  
**DESCRIPTION APN:**  
**103-02-031**

A portion of that parcel of land as described in Instrument Number 3356846, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 north line of said parcel, from which the northeast corner of said parcel bears North 88°02'27" East, 252.85 feet (Basis of Bearing, North 88°36'00" East, 252.96 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said north line, North 88°02'27" East, 134.19 feet;

Thence leaving said north line, South 86°36'01" West, 110.24 feet to the beginning of a tangent curve concave to the south, having a radius of 171.6700 feet and a central angle of 8°02'28";

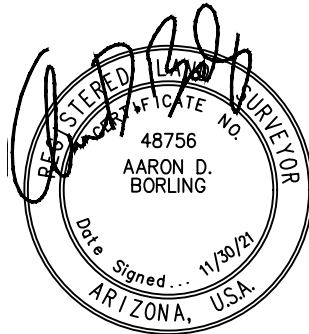
Thence westerly along said curve, 24.09 feet to a point on northerly line of said parcel;

Thence continuing along said northerly line, North 02°11'36" West, 5.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.01 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.



\_\_\_\_\_  
City File No.

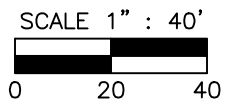
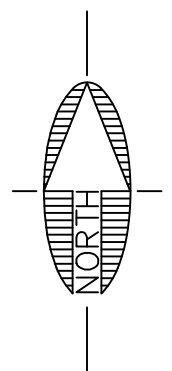
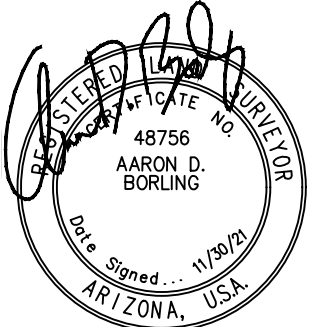
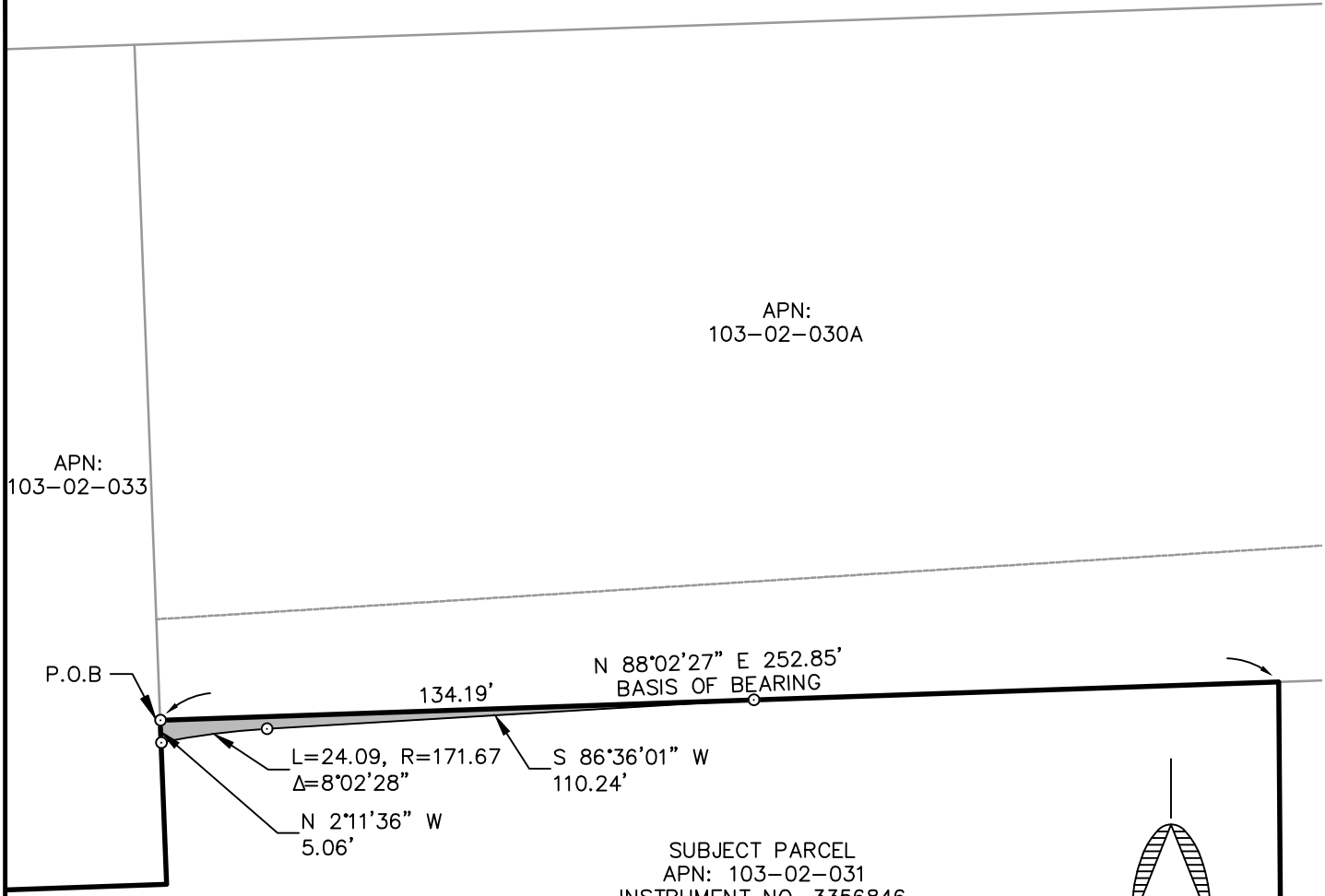
\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 03, 2021-4:30pm

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-02-031.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-031

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2

**EXHIBIT 'A'**  
**TEMPORARY WORK AREA EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-031**  
**TRACT: 104E-1, 104E-2, 104E-3**

A portion of that parcel of land as described in Instrument Number 3356846, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 line of said parcel, from which the northeast corner of said parcel bears North 88°02'27" East, 252.85 feet (Basis of Bearing, North 88°36'00" East, 252.96 feet per R1);

Thence along said northerly line, South 02°11'36" East, 5.06 feet to the beginning of a non-tangent curve concave to the south having a radius of 171.67 feet and a central angle of 8°02'28" and being subtended by a chord which bears North 82°34'47" East, 24.07 feet and the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, and easterly along said curve, 24.09 feet;

Thence North 86°36'01" East, 110.24 feet to a point on said northerly line;

Thence along said northerly line, North 88°02'27" East, 118.66 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 00°24'52" East, 18.25 feet;

Thence leaving said east line, South 86°21'34" West, 28.09 feet;

Thence South 87°06'17" West, 196.40 feet;

Thence South 80°18'48" West, 28.07 feet to a point on said northerly line, hereinafter referred to as 'Point A';

Thence continuing along said northerly line, North 02°11'36" West, 20.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.12 Acres, more or less.

**Parcel 2:**

Commencing at the aforementioned 'Point A';

Thence along said northerly line, South 02°11'36" East, 11.09 feet;

Thence continuing along said northerly line, South 88°01'29" West, 45.63 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, South 65°56'13" West, 18.12 feet;

Thence South 76°38'39" West, 12.24 feet;

Thence South 80°47'15" West, 17.59 feet;

Thence South 85°21'34" West, 17.59 feet;

Thence South 88°09'42" West, 98.43 feet to a point on the northerly line of said parcel, said point being in common with the easterly Right-of-Way line of East McCracken Street, hereinafter referred to as 'Point B';

Thence along said northerly line and said Right-of-Way line, North 02°11'36" West, 12.03 feet;

Thence leaving said Right-of-Way line, and continuing along said northerly line, North 88°01'29" East, 162.29 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.04 Acres, more or less.

**Parcel 3:**

Commencing at the aforementioned 'Point B';

Thence along said northerly line and said Right-of-Way line, South 02°11'36" East, 23.15 feet to a point on the southerly Right-of-Way line of East McCracken Street;

Thence along said Right-of-Way line, and continuing along said northerly line, South 87°44'00" West, 79.97 feet;

Thence continuing along said northerly line, and said Right-of-Way line, North 01°36'16" West, 15.20 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, and said Right-of-Way line, South 88°25'20" West, 140.82 feet to a point on the west line of said parcel, said point being in common with the easterly Right-of-Way of South Blackbird Roost;

Thence along said west line and said Right-of-Way line, North 02°16'00" West, 3.15 feet to the northwest corner of said parcel, said point being in common with the southerly Right-of-Way line of East McCracken Street;

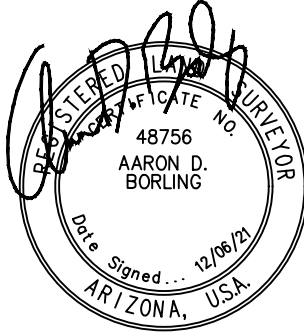
Thence along the northerly line of said parcel, and along said Right-of-Way line, North 87°44'00" East, 140.87 feet;

Thence continuing along said northerly line, and said Right-of-Way line, South 01°36'16" East, 4.85 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.01 Acres, more or less.

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

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



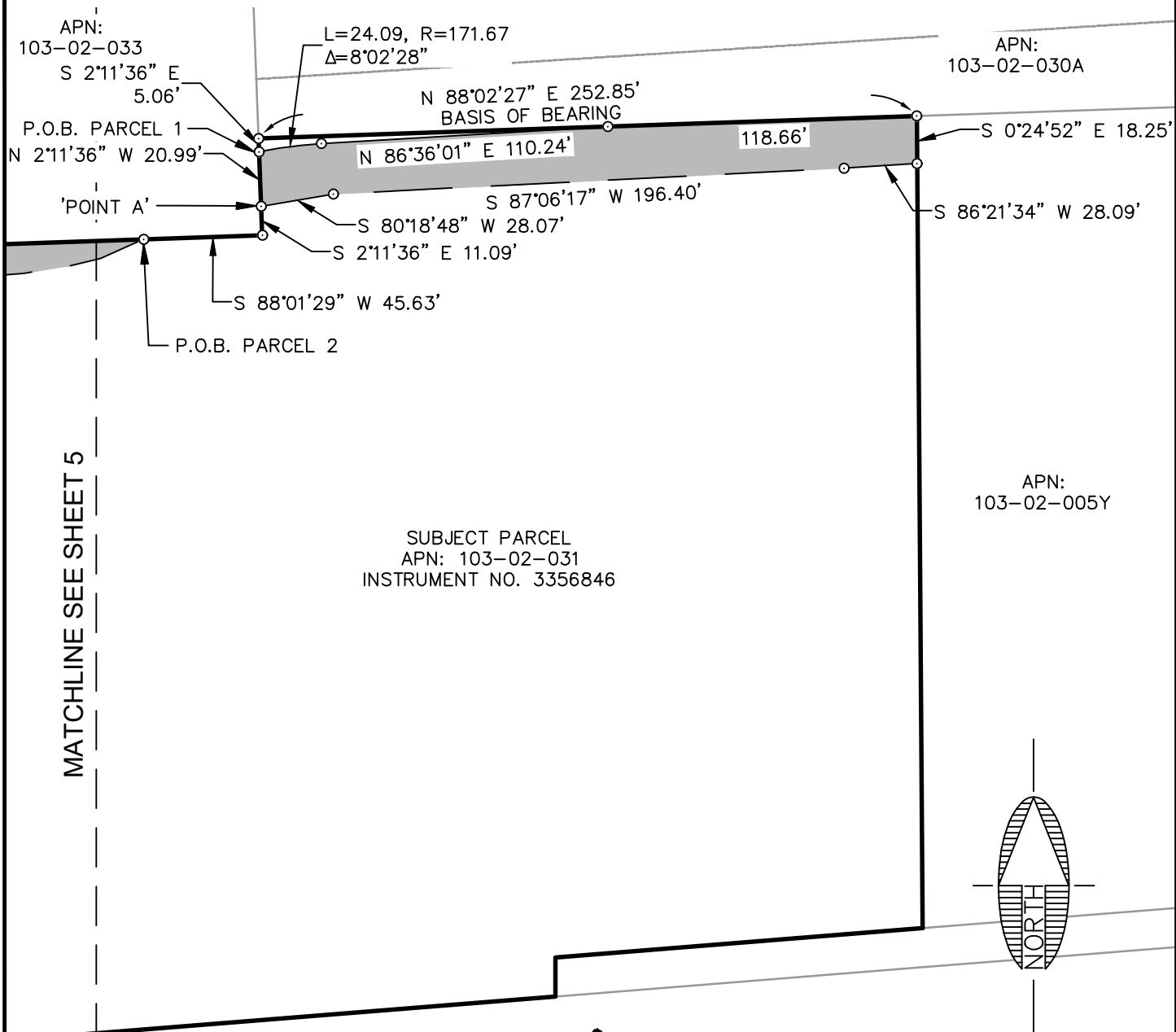
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City File No.

\_\_\_\_\_  
Descriptive Title

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# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

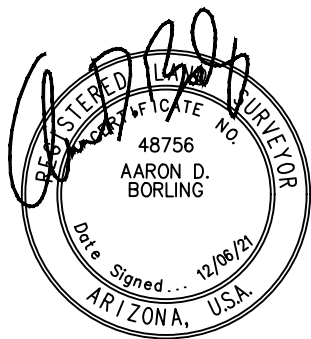
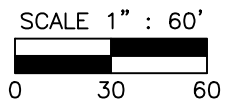
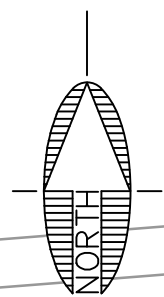
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA



SUBJECT PARCEL  
APN: 103-02-031  
INSTRUMENT NO. 3356846

MATCHLINE SEE SHEET 5

APN: 103-02-005Y



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |  |                                      |                           |
|--|--|--|--------------------------------------|---------------------------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE DEC 21<br>SCALE 1" = 60'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 103-02-031<br>FLAGSTAFF ARIZONA | SHEET<br><b>4</b><br>OF 5 |
|  | LEGAL EXHIBIT  |  |                                      |                           |

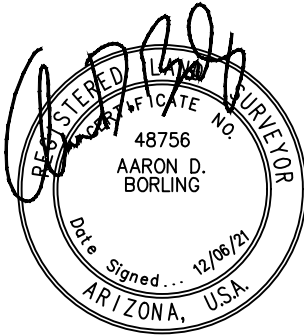
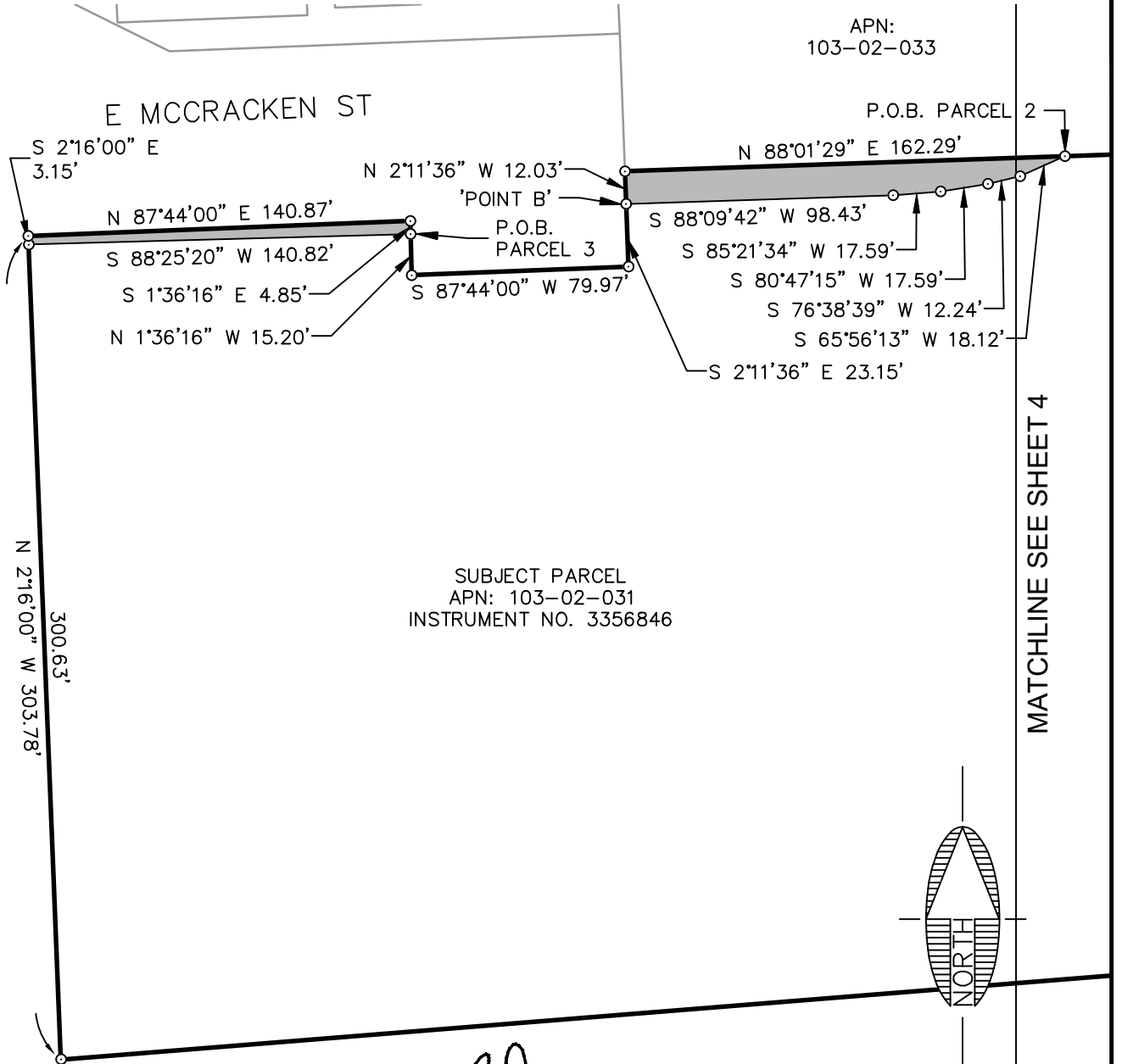
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# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

S BLACKBIRD ROOST



NOTE:  
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RESULTS OF A BOUNDARY SURVEY AND  
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LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



Shephard & Associates, Inc.

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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | DEC 21   |
| SCALE   | 1" = 60' |
| DRAWN   | HAS      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-031

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

5

OF 5

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-02-031**

A portion of that parcel of land as described in Instrument Number 3356846, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 line of said parcel, from which the northeast corner of said parcel bears North 88°02'27" East, 252.85 feet (Basis of Bearing, North 88°36'00" East, 252.96 feet per R1);

Thence along said northerly line, South 2°11'36" East, 30.17 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, South 90°00'00" East, 3.13 feet;

Thence South 2°18'24" East, 24.02 feet;

Thence North 90°00'00" West, 40.21 feet;

Thence North 2°18'24" West, 10.57 feet;

Thence South 86°11'36" West, 170.95 feet to a point on said northerly line hereinafter referred to as 'Point A';

Thence continuing along said northerly line, North 2°11'36" West, 10.66 feet;

Thence continuing along said northerly line, North 88°01'29" East, 207.91 feet;

Thence continuing along said northerly line, North 2°11'36" West, 6.98 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,326 square feet, or 0.05 Acres, more or less.

**Parcel 2:**

Commencing from the aforementioned 'Point A';

Thence along said northerly line, South 2°11'36" West, 24.52 feet;

Thence continuing along said northerly line, South 87°44'00" West, 79.97 feet;

Thence continuing along said northerly line, North 1°36'16" West, 20.04 feet;

Thence continuing along said northerly line, South 87°44'00" West, 140.87 feet to the northwest corner of said parcel;

Thence along the easterly line of said parcel, South 2°16'00" East, 9.71 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, North 88°35'16" East, 36.22 feet;

Thence South 1°24'44" East, 8.00 feet;

Thence South 88°35'16" West, 36.10 feet to a point on said easterly line;

Thence along said easterly line, North 2°16'00" West, 8.00 feet to the **TRUE POINT OF BEGINNING**.

Containing , 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Apr 12, 2023-4:37pm

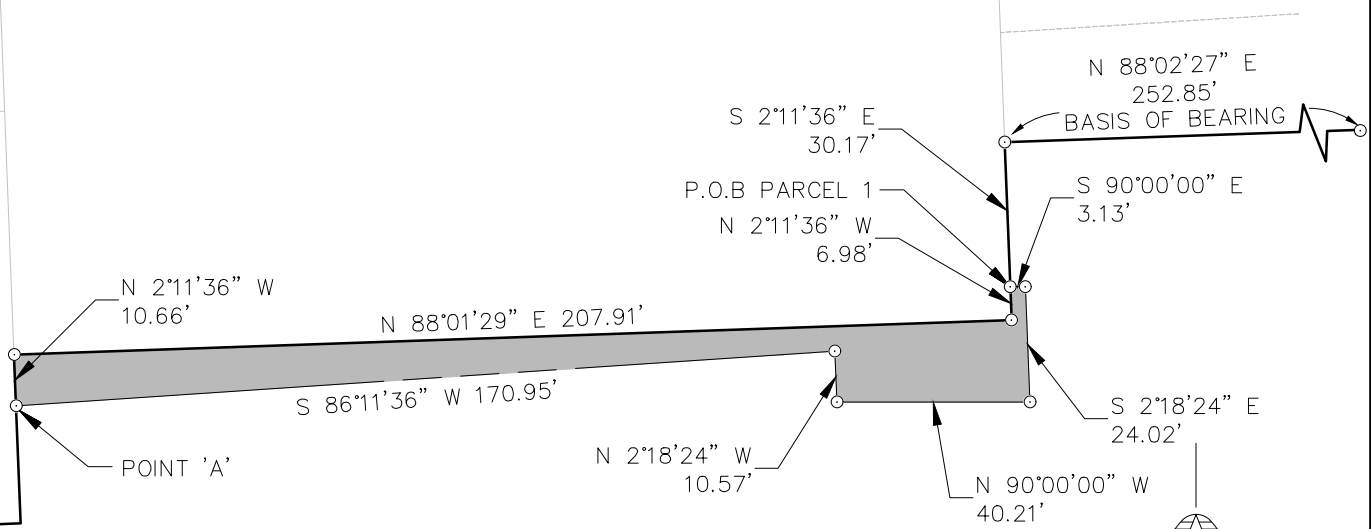
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# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

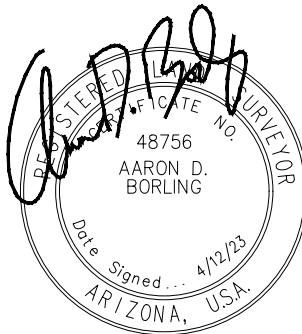
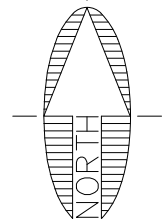
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 7 EAST  
GILA AND SALT RIVER MERIDIAN,  
COCONINO COUNTY, ARIZONA

APN:  
103-02-030A

APN:  
103-02-033



SUBJECT PARCEL  
APN: 103-02-031  
INSTRUMENT NO. 3356846



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

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-031

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

3

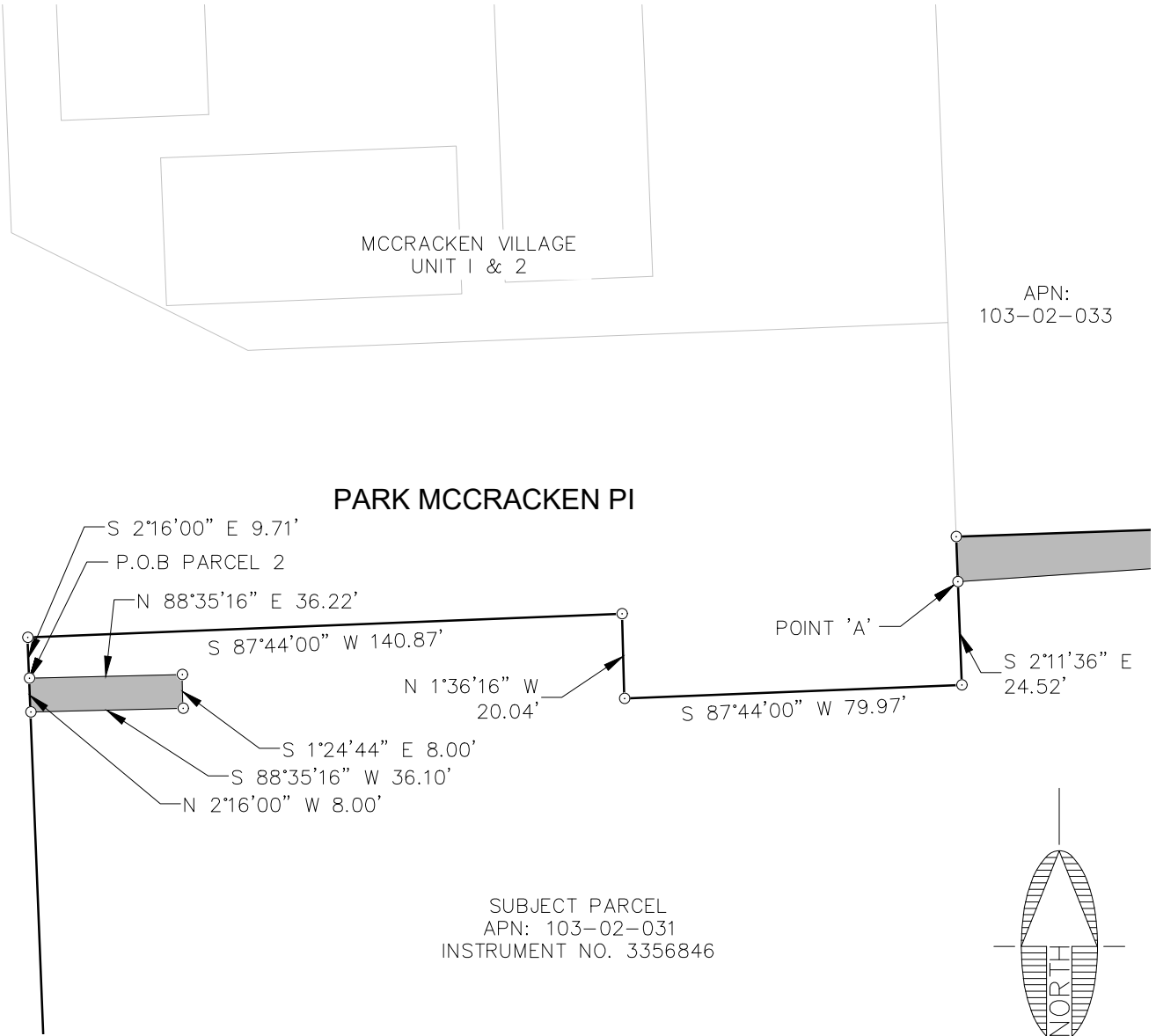
OF 4

PLOTTED: Apr 12, 2023-4:42pm

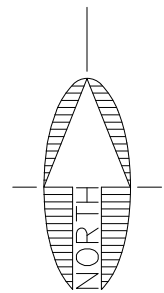
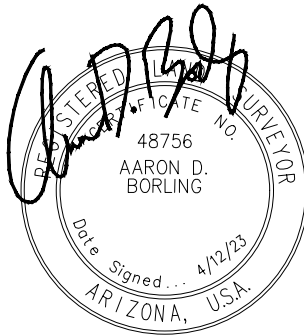
FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PUE\EXHIBIT\_PUE 103-02-031 (2).DWG ABORLING

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL  
APN: 103-02-031  
INSTRUMENT NO. 3356846



NOTE:  
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RESULTS OF A BOUNDARY SURVEY AND  
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LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-031

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

**EXHIBIT 'A'**  
**FIBER EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-031**

A portion of that parcel of land as described in Instrument Number 3356846, Official Records of Coconino County (herein referred to as R1), lying within the Northwest 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 north line of said parcel, from which the northeast corner of said parcel bears North 88°02'27" East, 252.85 feet (Basis of Bearing, North 88°36'00" East, 252.96 feet per R1) and the **TRUE POINT OF BEGINNING**;

Thence along said north line, North 88°02'27" East, 134.19 feet;

Thence leaving said north line, South 86°36'01" West, 110.24 feet to the beginning of a tangent curve concave to the south, having a radius of 171.6700 feet and a central angle of 8°02'28";

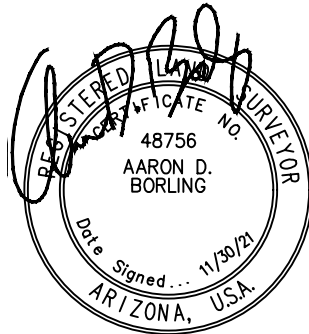
Thence westerly along said curve, 24.09 feet to a point on northerly line of said parcel;

Thence continuing along said northerly line, North 02°11'36" West, 5.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.01 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.



\_\_\_\_\_  
City File No.

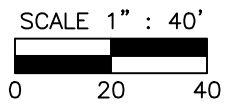
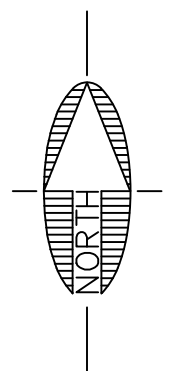
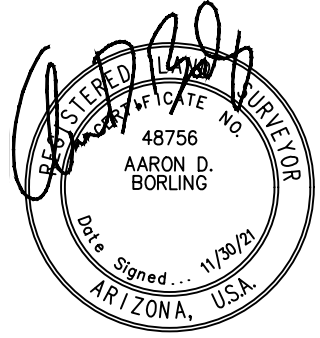
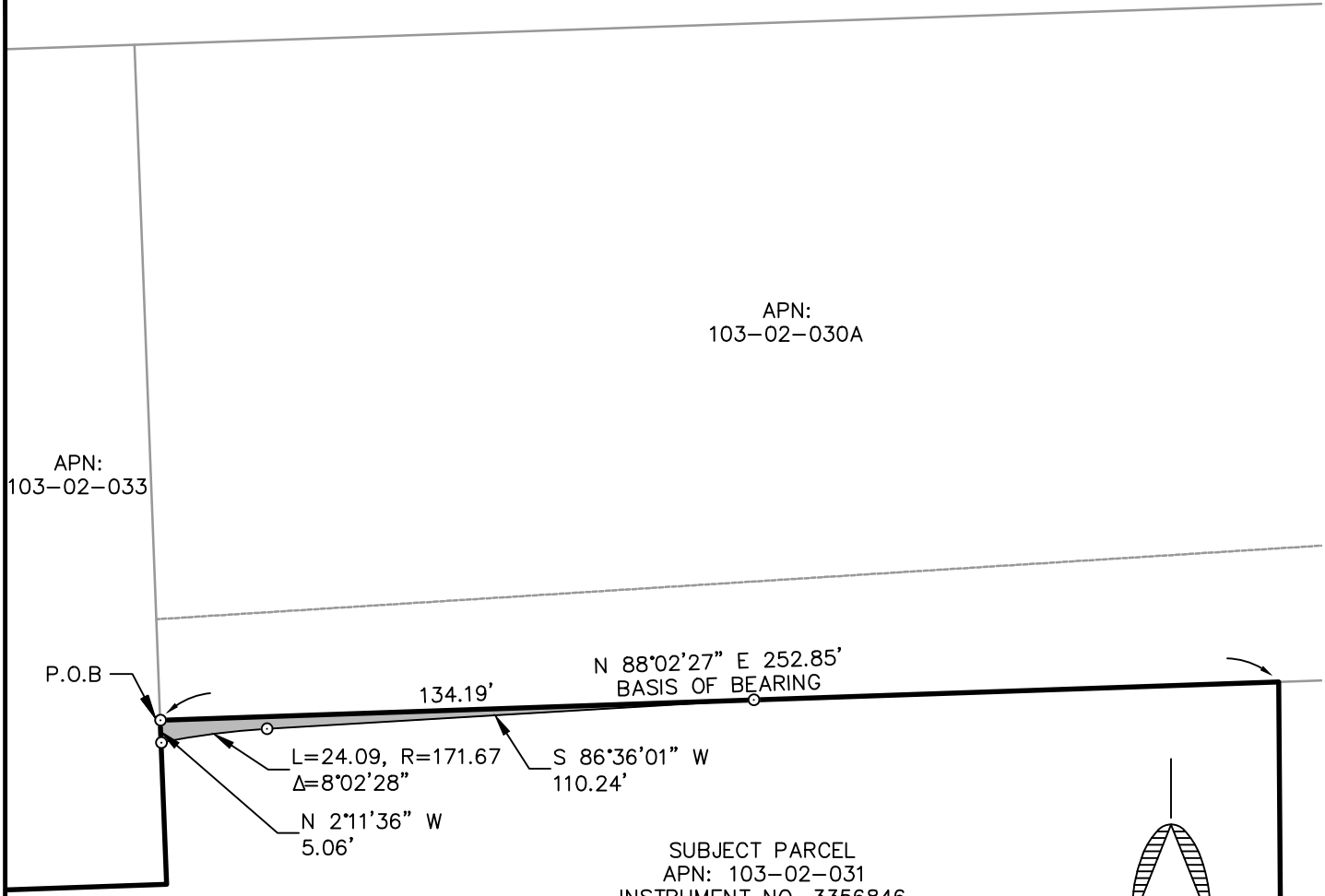
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Descriptive Title

PLOTTED: Nov 03, 2021-4:30pm

FILE: P:\2004\04473\SURVEY\LEGALS\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\CLAY WASH\EXHIBIT ROW 103-02-031.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST 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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 40' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-031

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

**EXHIBIT 'A'**  
**CHANNEL IMPROVEMENT EASEMENT**  
**LEGAL DESCRIPTION APN: 103-02-033**

A portion of a parcel of land as described in Instrument Number 3356846, Official Records of Coconino County, said parcel being 'Tract B' according to the Final Plat for McCracken Village, Unit I and II, Case 3, Map 147, Official Records of Coconino County (herein referred to as R1) lying within the Northwest 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 southwest corner of said parcel bears South 02°11'36" East, 189.92 feet (Basis of Bearing, South 01°38'45" East, 190.00 feet per R1);

Thence along the west line of said parcel, South 02°11'36" East, 152.13 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said west line, North 87°18'35" East, 97.97 feet to the beginning of a tangent curve concave to the north having a radius of 167.28 feet and a central angle of 19°02'51" ;

Thence easterly and northeasterly along said curve, 55.61 feet;

Thence North 68°45'11" East, 19.29 feet to the beginning of a tangent curve concave to the south having a radius of 198.33 feet and a central angle of 11°03'28" ;

Thence easterly along said curve, 38.28 feet to a point on the easterly line of said parcel;

Thence along said easterly line South 02°11'36" East, 26.96 feet to the beginning of a non-tangent curve concave to the south having a radius of 171.67 feet and a central angle of 09°48'21" and being subtended by a chord bearing South 73°39'22" West, 29.34 feet;

Thence leaving said easterly line, and southwesterly along said curve, 29.38 feet;

Thence South 68°45'11" West, 19.29 feet to the beginning of a tangent curve concave to the north having a radius of 198.33 feet and a central angle of 18°33'23" ;

Thence southwesterly along said curve, 64.23 feet;

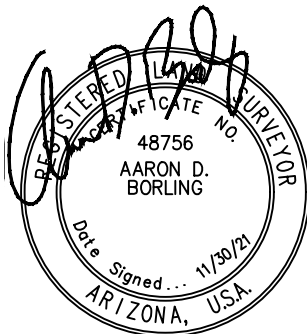
Thence South 87°18'35" West, 98.20 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 02°11'36" West, 26.66 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.13 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 24, 2021-10:49am

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS PHASE 1 2021-11\EXHIBITS\CLAY WASH\EXHIBIT ROW 103-02-033.DWG HSCNOCBELEN

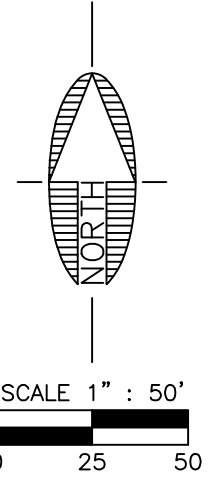
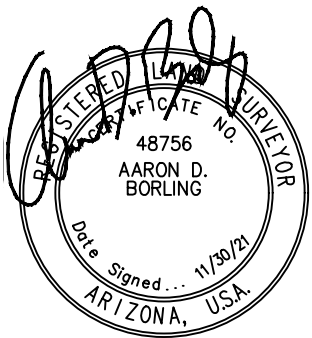
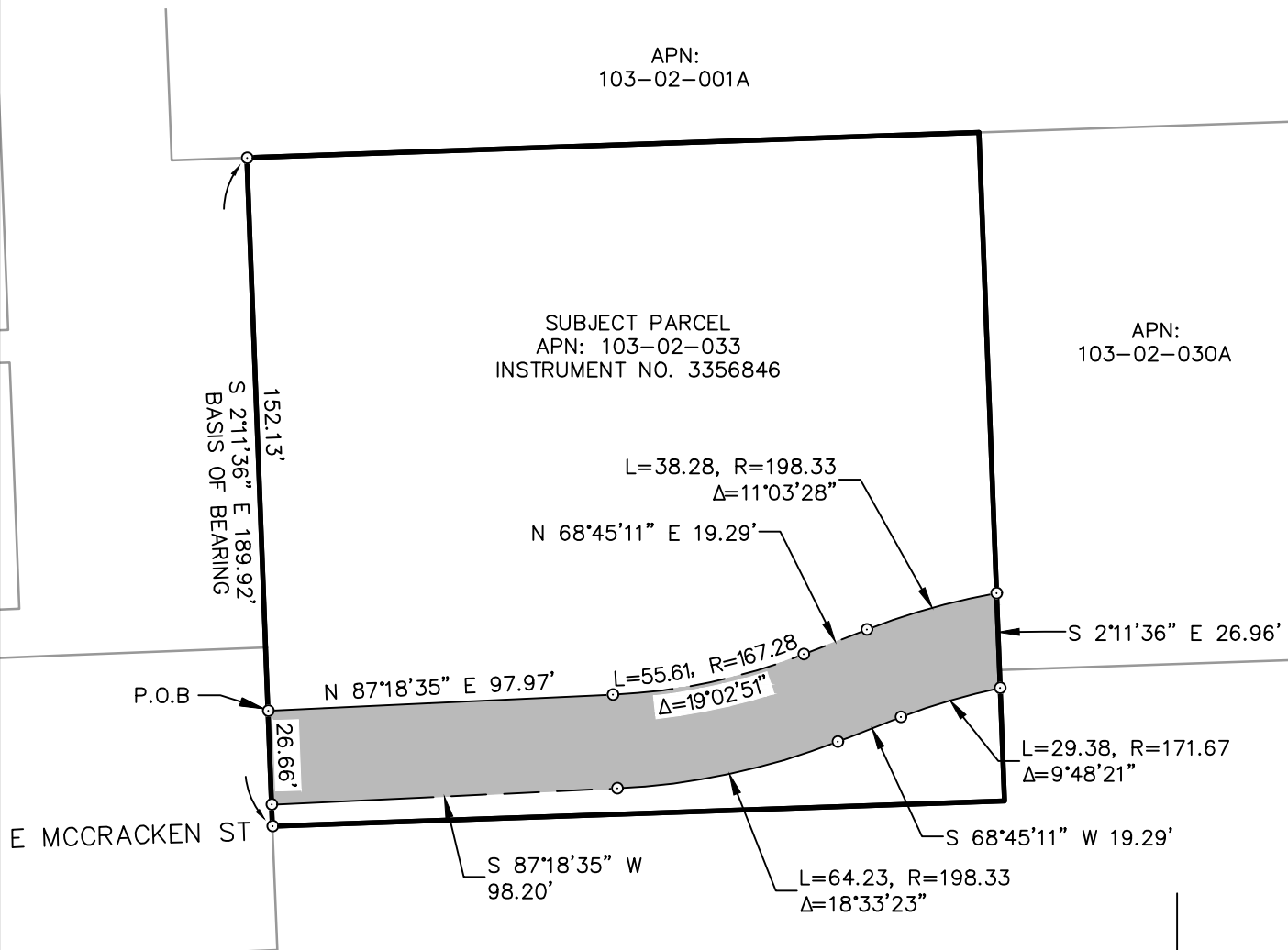
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-02-001A

SUBJECT PARCEL  
APN: 103-02-033  
INSTRUMENT NO. 3356846


APN:  
103-02-030A



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |  |                 |                      |                           |
|--|--|--|-----------------|----------------------|---------------------------|
| <br><b>Shephard Wesnitzer, Inc.</b> | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE NOV 21<br>SCALE 1" = 50'<br>DRAWN JEE<br>DESIGN<br>CHECKED ADB | APN: 103-02-033 | FLAGSTAFF<br>ARIZONA | SHEET<br><b>2</b><br>OF 2 |
|  | LEGAL EXHIBIT  |  |                 |                      |                           |
|  |  |  |                 |                      |                           |
|  |  |  |                 |                      |                           |

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**TEMPORARY WORK AREA EASEMENT**  
**APN: 103-02-033**  
**TRACT: 105E-1, 105E-2**

A portion of a parcel of land as described in Instrument Number 3356846, Official Records of Coconino County, said parcel being 'Tract B' according to the Final Plat for McCracken Village, Unit I and II, Case 3, Map 147, Official Records of Coconino County (herein referred to as R1) lying within the Northwest 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 northwest corner of said parcel, from which the southwest corner of said parcel bears South 02°11'36" East, 189.92 feet (Basis of Bearing, South 01°38'45" East, 190.00 feet per R1);

Thence along the west line of said parcel, South 02°11'36" East, 126.48 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said west line, North 87°44'00" East, 20.32 feet;

Thence South 01°27'38" East, 11.71 feet;

Thence North 86°30'56" East, 81.76 feet;

Thence North 79°23'08" East, 28.58 feet;

Thence North 69°11'41" East, 11.43 feet;

Thence North 75°16'58" East, 12.38 feet;

Thence North 17°38'43" East, 21.93 feet;

Thence North 78°17'06" East, 47.91 feet;

Thence North 87°54'29" East, 0.12 feet to a point on the east line of said parcel;

Thence along said east line, South 02°11'36" East, 34.41 feet to the beginning of a non-tangent curve concave to the south having a radius of 198.33 feet and a central angle of 11°03'28" and being subtended by a chord bearing South 74°16'55" West, 38.22 feet;

Thence westerly along said curve, 38.28 feet;

Thence South 68°45'11" West, 19.29 feet to the beginning of a tangent curve concave to the north having a radius of 171.69 feet and a central angle of 18°33'14";

Thence westerly along said curve, 55.60 feet;

Thence South 87°18'35" West, 97.97 feet to a point the west line of said parcel;

Thence along said west line, North 02°11'36" West, 30.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.12 Acres, more or less.

**Parcel 2:**

Commencing at the northwest corner of said parcel, from which the southwest corner of said parcel bears South 02°11'36" East, 189.92 feet (Basis of Bearing, South 01°38'45" East, 190.00 feet per R1);

Thence along the west line of said parcel, South 02°11'36" East, 185.48 feet to a point in common with the easterly Right-of-Way line of East McCracken Street, and the **TRUE POINT OF BEGINNING;**

Thence leaving said west line and said Right-of-Way line, North 87°18'35" East, 98.20 feet to the beginning of a tangent curve concave to the north, having a radius of 198.33 feet and a central angle of 18°33'23";

Thence easterly along said curve, 64.23 feet;

Thence North 68°45'11" East, 19.29 feet to the beginning of a tangent curve concave to the south, having a radius of 171.67 feet and a central angle of 9°48'21";

Thence easterly along said curve, 29.38 feet to a point on the east line of said parcel;

Thence along said east line, South 02°11'36" East, 32.08 feet to the southeast corner of said parcel;

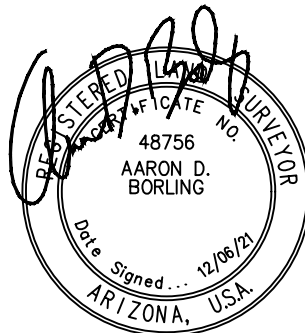
Thence along the south line of said parcel, South 88°01'29" West, 207.91 feet to the southwest corner of said parcel, said point being in common with said Right-of-Way line;

Thence along the west line of said parcel, and along said Right-of-Way line, North 02°11'36" West, 6.11 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.06 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.



\_\_\_\_\_  
City File No.

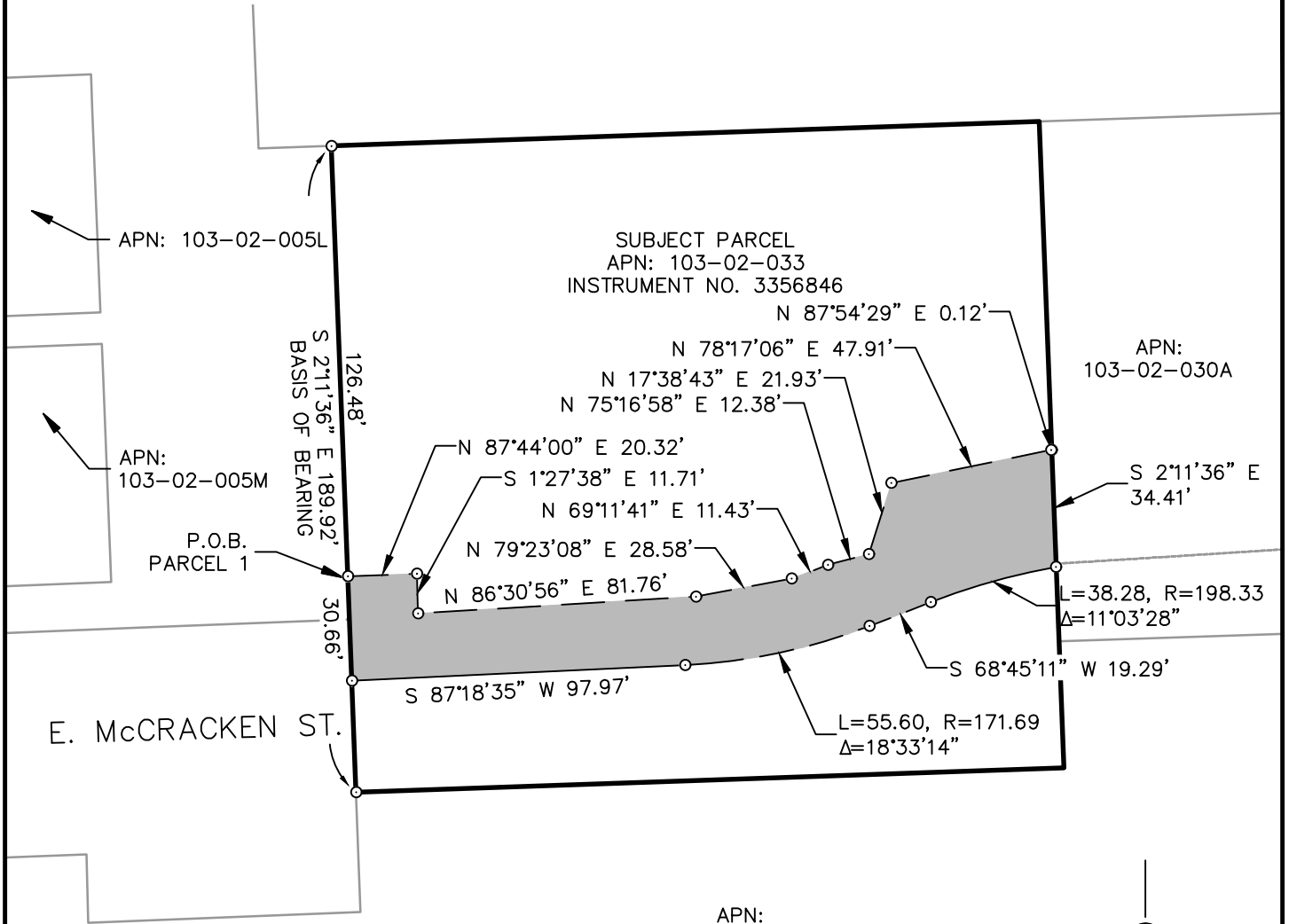
\_\_\_\_\_  
Descriptive Title

PLOTTED: Dec 02, 2021-11:06am

FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS PHASE 1 2021-11\EXHIBITS\CLAY WASH TCE\EXHIBIT TCE 103-02-033 1.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



E. McCracken St.

APN: 103-02-005L

APN: 103-02-005M

P.O.B. PARCEL 1

S 2°11'36" E 189.92'

126.48'

30.66'

BASIS OF BEARING

SUBJECT PARCEL  
APN: 103-02-033  
INSTRUMENT NO. 3356846

N 87°54'29" E 0.12'

N 78°17'06" E 47.91'

N 17°38'43" E 21.93'

N 75°16'58" E 12.38'

N 87°44'00" E 20.32'

S 1°27'38" E 11.71'

N 69°11'41" E 11.43'

N 79°23'08" E 28.58'

N 86°30'56" E 81.76'

S 87°18'35" W 97.97'

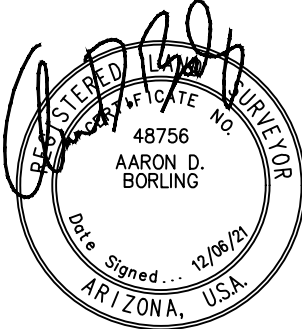
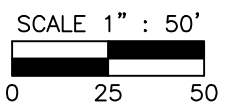
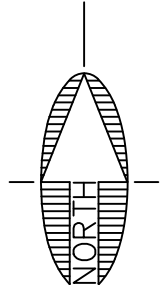
S 68°45'11" W 19.29'

L=55.60, R=171.69  
Δ=18°33'14"

L=38.28, R=198.33  
Δ=11°03'28"

S 2°11'36" E 34.41'


APN: 103-02-031



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_

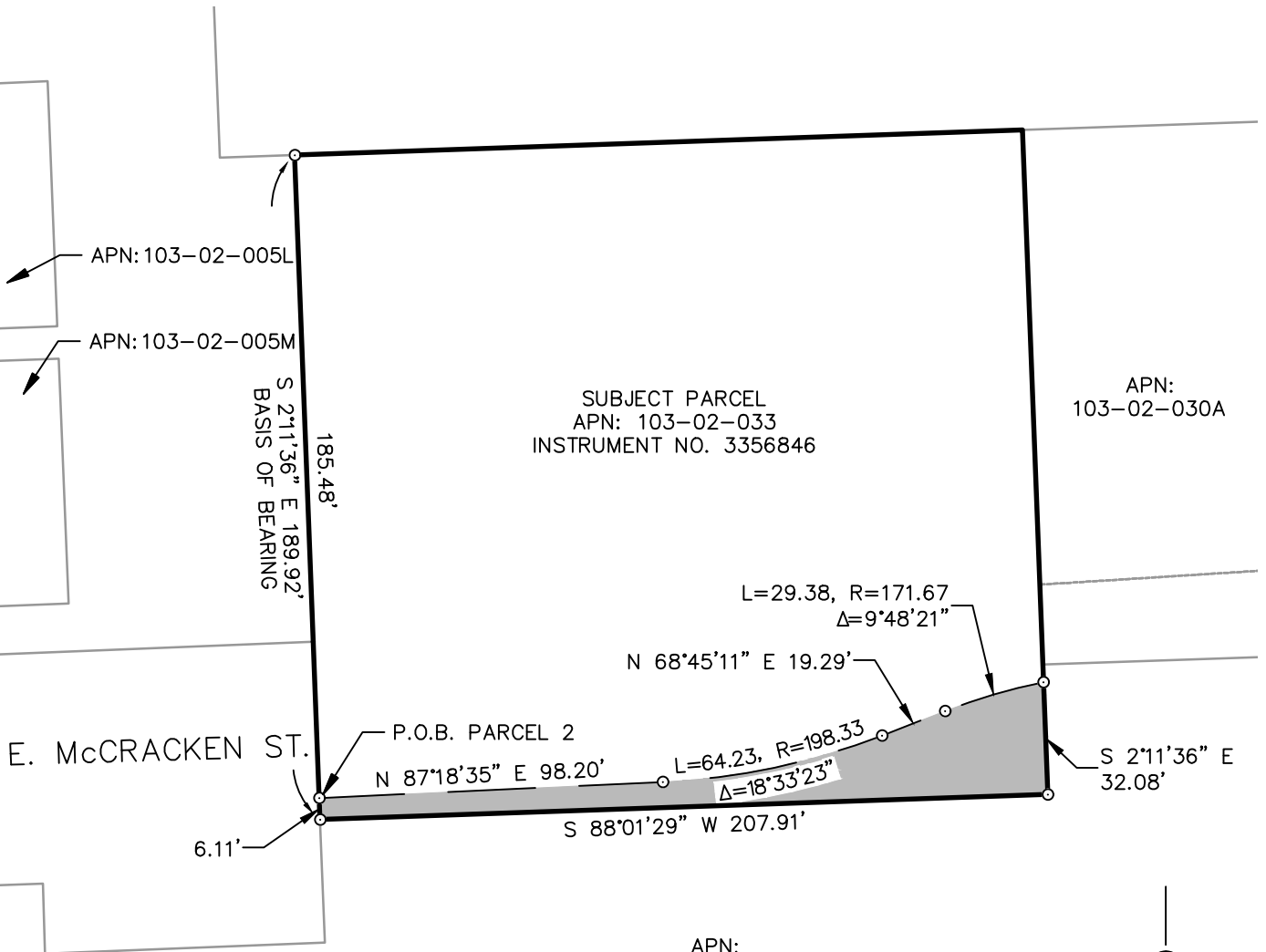
|  |  |  |                                      |  |
|--|--|--|--------------------------------------|--|
| <br><b>Shephard Wesnitzer, Inc.</b> | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE DEC 21<br>SCALE 1" = 50'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 103-02-033<br><br>LEGAL EXHIBIT | FLAGSTAFF ARIZONA<br><br>SHEET<br><b>3</b><br>OF 4 |
|  |  |  |                                      |  |

PLOTTED: Dec 02, 2021-11:07am

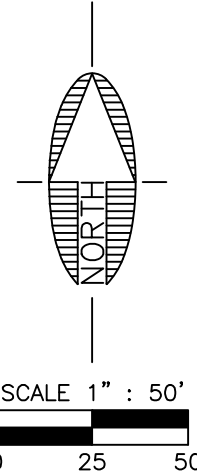
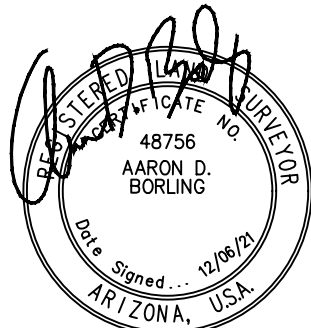
FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS PHASE 1 2021-11\EXHIBITS\CLAY WASH TCE\EXHIBIT TCE 103-02-033 2.DWG HSCHNOEBELEN

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



E. McCracken St.



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.

CITY FILE NO. \_\_\_\_\_  
DESCRIPTIVE TITLE: \_\_\_\_\_

|  |  |  |                                      |                      |                            |
|--|--|--|--------------------------------------|----------------------|----------------------------|
|  | 110 W. Dale Avenue<br>Flagstaff, AZ 86001<br>928.773.0354<br>928.774.8934 fax<br>www.swiaz.com | JOB NO. 04473<br>DATE DEC 21<br>SCALE 1" = 50'<br>DRAWN HAS<br>DESIGN<br>CHECKED ADB | APN: 103-02-033<br><br>LEGAL EXHIBIT | FLAGSTAFF<br>ARIZONA | SHEET<br><br>4<br><br>OF 4 |
|  |  |  |                                      |                      |                            |

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

**APN: 103-02-033**

A portion of a parcel of land as described in Instrument Number 3356846, Official Records of Coconino County, said parcel being 'Tract B' according to the Final Plat for McCracken Village, Unit I and II, Case 3, Map 147, Official Records of Coconino County (herein referred to as R1) lying within the Northwest 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 northwest corner of said parcel bears North 2°11'36" West, 189.92 feet (Basis of Bearing, North 1°38'45" West, 190.00 feet per R1);

Thence along the west line of said parcel, North 2°11'36" West, 29.12 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said west line, North 2°11'36" West, 26.00 feet;

Thence leaving said west line, North 88°31'54" East, 107.00 feet;

Thence North 77°51'45" East, 47.49 feet;

Thence North 1°19'28" West, 33.64 feet;

Thence North 88°04'28" West, 1.44 feet;

Thence North 1°19'23" West, 4.54 feet;

Thence North 87°18'56" East, 37.43 feet;

Thence South 2°46'52" East, 32.85 feet;

Thence North 74°16'44" East, 17.73 feet to a point on the east line of said parcel;

Thence along said east line, South 2°11'36" East, 20.57 feet;

Thence leaving said east line, South 74°16'44" West, 100.79 feet;

Thence South 88°31'54" West, 109.92 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.15 Acres, more or less.

**Parcel 2:**

Commencing at the southwest corner of said parcel, from which the northwest corner of said parcel bears North 02°11'36" West, 189.92 feet (Basis of Bearing, North 01°38'45" West, 190.00 feet per R1) and the **TRUE POINT OF BEGINNING;**

Thence along the west line of said parcel, North 2°11'36" West, 6.11 feet;

Thence leaving said west line, North 84°52'49" East, 141.37 feet;

Thence North 70°33'08" East, 51.97 feet;

Thence South 2°18'24" East, 21.90 feet;

Thence South 90°00'00" East, 17.07 feet to a point on the east line of said parcel;

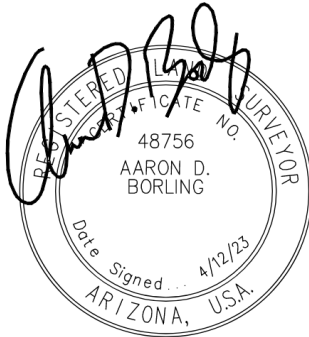
Thence along said east line, South 2°11'36" East, 6.98 feet to the southeast corner of said parcel;

Thence along the south line of said parcel, South 88°01'29" West, 207.91 feet to the **TRUE POINT OF BEGINNING.**

Containing 0.06 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Apr 12, 2023-4:55pm

FILE: P:\2004\04473\SURVEY\LEGAL\LEGAL DESCRIPTIONS (PHASE 1)\AARON\_REVIEW\_TEMP\PUE\EXHIBIT\_PUE\_103-02-033.DWG ABORLING

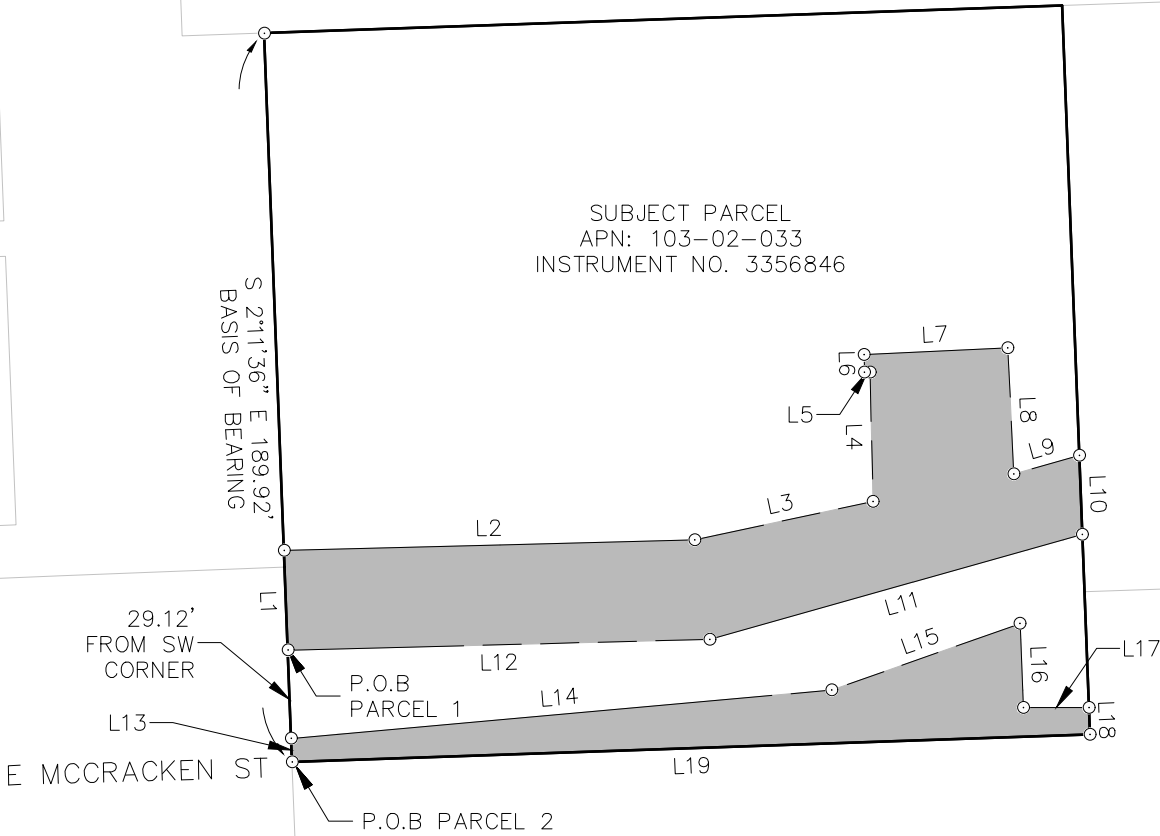
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

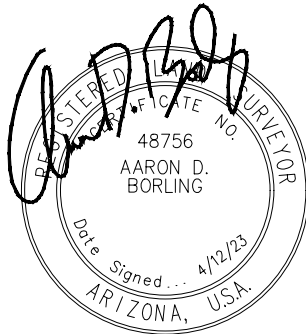
APN:  
103-02-001A

SUBJECT PARCEL  
APN: 103-02-033  
INSTRUMENT NO. 3356846

APN:  
103-02-030A



APN:  
103-02-031



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 50' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-033

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

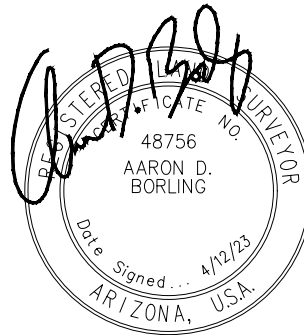
3

OF 4

# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 26.00  | N 2°11'36" W  |
| L2         | 107.00 | N 88°31'54" E |
| L3         | 47.49  | N 77°51'45" E |
| L4         | 33.64  | N 1°19'28" W  |
| L5         | 1.44   | N 88°04'28" W |
| L6         | 4.54   | N 1°19'23" W  |
| L7         | 37.43  | N 87°18'56" E |
| L8         | 32.85  | S 2°46'52" E  |
| L9         | 17.73  | N 74°16'44" E |
| L10        | 20.57  | S 2°11'36" E  |
| L11        | 100.79 | S 74°16'44" W |
| L12        | 109.92 | S 88°31'54" W |
| L13        | 6.11   | N 2°11'36" W  |
| L14        | 141.37 | N 84°52'49" E |
| L15        | 51.97  | N 70°33'08" E |
| L16        | 21.90  | S 2°18'24" E  |
| L17        | 17.07  | S 90°00'00" E |
| L18        | 6.98   | S 2°11'36" E  |
| L19        | 207.91 | S 88°01'29" W |



NOTE:  
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LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | APR 23   |
| SCALE   | 1" = 50' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-033

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

**EXHIBIT 'A'**  
**FIBER EASEMENT**  
**LEGAL DESCRIPTION**  
**APN: 103-02-033**

A portion of a parcel of land as described in Instrument Number 3356846, Official Records of Coconino County, said parcel being 'Tract B' according to the Final Plat for McCracken Village, Unit I and II, Case 3, Map 147, Official Records of Coconino County (herein referred to as R1) lying within the Northwest 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 southwest corner of said parcel bears South 02°11'36" East, 189.92 feet (Basis of Bearing, South 01°38'45" East, 190.00 feet per R1);

Thence along the west line of said parcel, South 02°11'36" East, 152.13 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said west line, North 87°18'35" East, 97.97 feet to the beginning of a tangent curve concave to the north having a radius of 167.28 feet and a central angle of 19°02'51" ;

Thence easterly and northeasterly along said curve, 55.61 feet;

Thence North 68°45'11" East, 19.29 feet to the beginning of a tangent curve concave to the south having a radius of 198.33 feet and a central angle of 11°03'28" ;

Thence easterly along said curve, 38.28 feet to a point on the easterly line of said parcel;

Thence along said easterly line South 02°11'36" East, 26.96 feet to the beginning of a non-tangent curve concave to the south having a radius of 171.67 feet and a central angle of 09°48'21" and being subtended by a chord bearing South 73°39'22" West, 29.34 feet;

Thence leaving said easterly line, and southwesterly along said curve, 29.38 feet;

Thence South 68°45'11" West, 19.29 feet to the beginning of a tangent curve concave to the north having a radius of 198.33 feet and a central angle of 18°33'23" ;

Thence southwesterly along said curve, 64.23 feet;

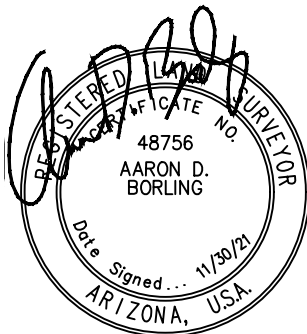
Thence South 87°18'35" West, 98.20 feet to a point on the westerly line of said parcel;

Thence along said westerly line, North 02°11'36" West, 26.66 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.13 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.



\_\_\_\_\_  
City File No.

\_\_\_\_\_  
Descriptive Title

PLOTTED: Nov 24, 2021-10:49am

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS PHASE 1 2021-11\EXHIBITS\CLAY WASH\EXHIBIT ROW 103-02-033.DWG HSCNOCBELEN

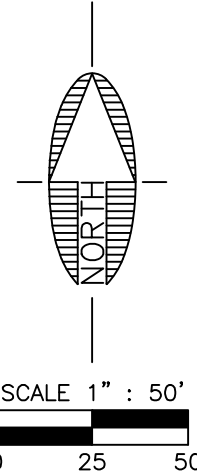
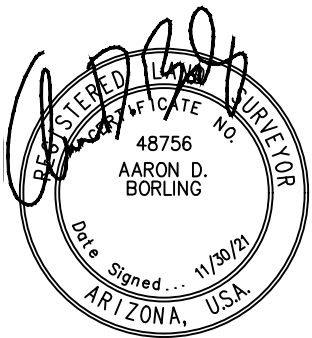
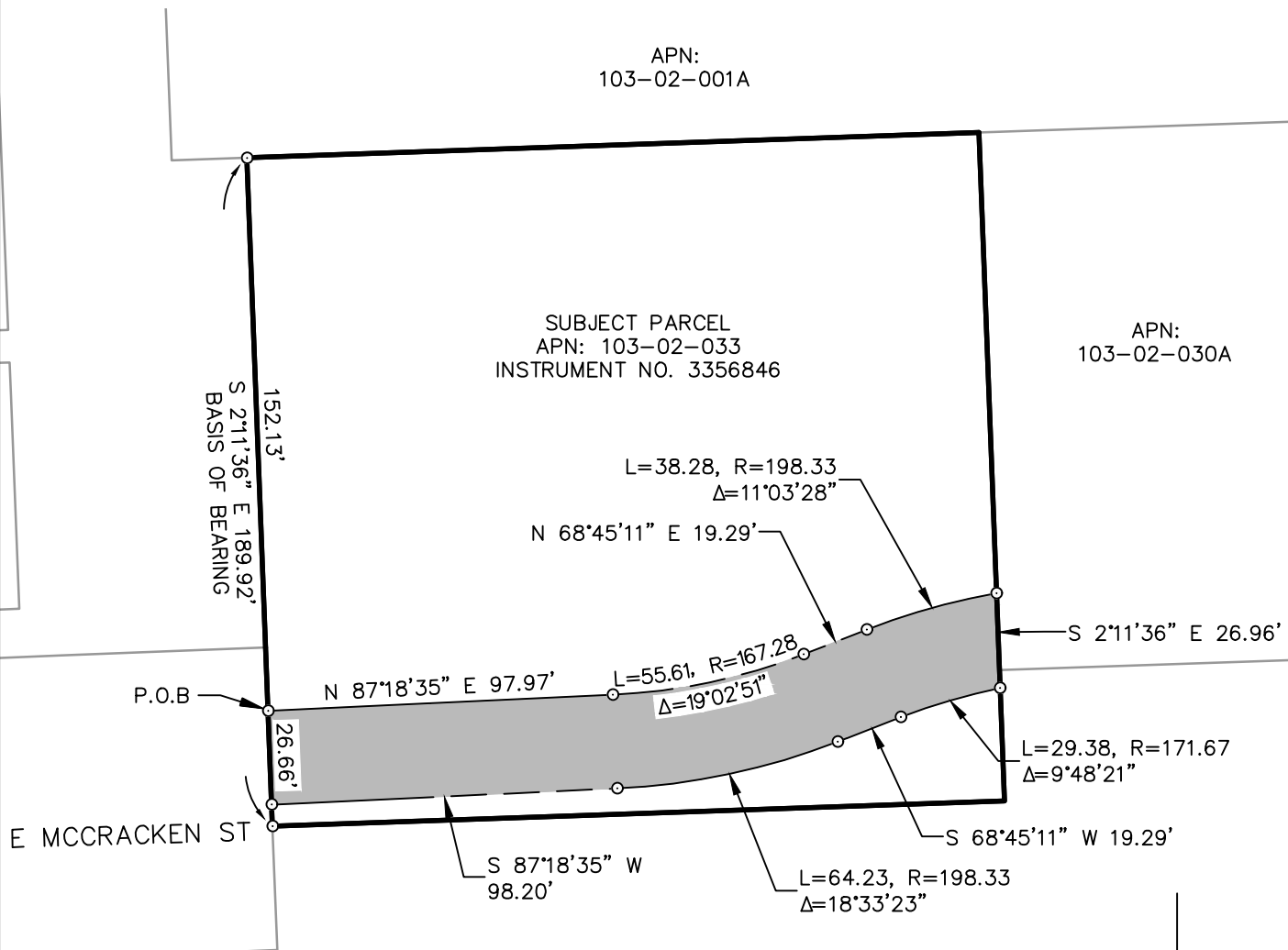
# EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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

APN:  
103-02-001A

SUBJECT PARCEL  
APN: 103-02-033  
INSTRUMENT NO. 3356846

APN:  
103-02-030A



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.

CITY FILE NO. \_\_\_\_\_

DESCRIPTIVE TITLE: \_\_\_\_\_



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

|         |          |
|---------|----------|
| JOB NO. | 04473    |
| DATE    | NOV 21   |
| SCALE   | 1" = 50' |
| DRAWN   | JEE      |
| DESIGN  |          |
| CHECKED | ADB      |

APN: 103-02-033

FLAGSTAFF  
ARIZONA

LEGAL EXHIBIT

SHEET  
**2**  
OF 2