

EXHIBIT "A"

A portion of that parcel of land recorded in Inst. No. 3707289, Records of Coconino County (R1), being a portion of Block 25 of the Revised plat of Brannen Addition as recorded in Book 1, Page 42, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona

LEGAL DESCRIPTION:

A portion of that parcel of land recorded in Inst. No. 3707289, Records of Coconino County (R1), being a portion of Block 25 of the Revised plat of Brannen Addition as recorded in Book 1, Page 42, Records of Coconino County, situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, said portion being more particularly described as follows:

FROM the northeast corner of said parcel (R1), said point being a found 1/2" rebar, from which a found 1/2" rebar bears S 01° 02'18" E [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the east line of said Block 25 Brannen Addition, for a distance of 307.95 feet, thence S 01° 02' 18" E, along the said east line, for a distance of 139.04 feet to the TRUE POINT OF BEGINNING;

thence continue S 01° 02' 18" E, along the said east line, for a distance of 66.31 feet to a point, said point being the southeast corner of Lot 4 of said Block 25 Brannen Addition;

thence S 88° 58' 39" W, along the south line of said Lot 4, for a distance of 12.44 feet to a non-tangent point of curvature;

thence northeasterly along a curve to the right, having a central angle of 6° 47' 08" and a radius of 570.00 feet, for a distance of 67.50 feet, the chord of said curve bears N 09° 35' 24" E a distance of 67.47 feet to the the TRUE POINT OF BEGINNING,

said parcel of land contains 458 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "A-1", which is made a part hereof by this reference.



CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.50'	570.00'	6°47'08"	N 09°35'24" E	67.47'

EXHIBIT "A-1"

A portion of Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona

N 88°56'25" E 150.15'

Fd Steel Post at cor. location

Fd 1/2" rbr

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 01°02'18" E	66.31'
L2	S 88°58'39" W	12.44'

104-01-032A

1

104-01-030C

2



104-01-030D

3

BLOCK 25
BRANNEN ADDN.

S 01°02'18" E 139.04'

S COLORADO ST

Fd PC 16544

4

Portion of Inst. No. 3707289
Containing 458 sq. ft.

TPOB

S 01°02'18" E 307.95' L1

104-01-022B
SV Dirtworks LLC
Inst. No. 3707289
37535 Sq. Feet
0.8617 Acres

S 88°58'39" W 85.13'

L2

N 01°02'49" W 375.44'

5

104-01-024
G.G. & M.E. Hundelt

104-01-023
City of Flagstaff

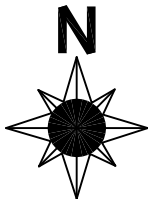
S 01°09'34" E 144.07'

S 01°02'59" E 102.59'

45'

NES#21-112
104-01-022B FEE
Crew: NES
Drawn: JFW
Date: 9-15-2023
S22 T21N R7E

6



140.12'

Fd AC 14671

S 88°58'52" W 65.01'

Fd 1/2" rbr

Fd AC 55403

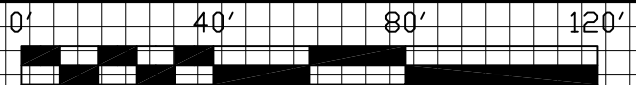
Fd 1/2" rbr

BUTLER AVENUE

Scale: 1" = 40'

Date: 09/14/2023

Job No. 21-112



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058

NORTHLAND EXPLORATION SURVEYS, INC.

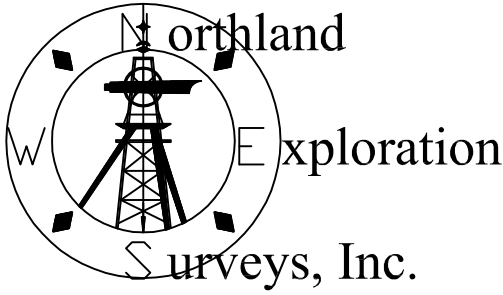


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BEGINNING at the Southwest corner of parcel (R1), said point being a found cap marked RLS 14671, from which a found 1/2" rebar bears N 88° 58' 52" E [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the north Right-of-way line of Butler Avenue, a distance of 65.01 feet, thence N 01° 09' 34" W, along the west line of said parcel (R1), for a distance of 20.00 feet to a point;

thence N 88° 58' 52" E for a distance of 52.00 feet to a point;

thence S 01° 09' 34" E for a distance of 20.00 feet to a point, said point being on the said north Right-of-way line of Butler Avenue;

thence S 88° 58' 52" W, along the said north Right-of-way line, for a distance of 52.00 feet to the POINT OF BEGINNING;

said parcel of land contains 1,040 square feet of land, more or less, including any easements of record over the above described parcel, as shown on Exhibit "A-1", which is made a part hereof by this reference.



EXHIBIT "A-1"

A portion of Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona

N 88°56'25" E 150.15'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 01°09'34" W	20.00'
L2	N 88°58'52" E	52.00'
L3	S 01°09'34" E	20.00'
L4	S 88°58'52" W	52.00'

Fd Steel Post at cor. location

Fd 1/2" rbr

104-01-032A

104-01-030C

104-01-030D

Fd PC 16544

N 00°56'33" W 163.77'

S 01°02'18" E 139.04'

S 01°02'18" E 307.95'

N 01°02'49" W 375.44'

S COLORADO ST



BLOCK 25
BRANNEN ADDN.

104-01-022B
SV Dirtworks LLC
Inst. No. 3707289
37535 Sq. Feet
0.8617 Acres

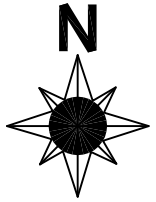
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104-01-024
G.G. & M.E. Hundelt

104-01-023
City of Flagstaff

NES#21-112
104-01-022B TCE
Crew: NES
Drawn: JFW
Date: 12-05-2023
S22 T21N R7E

Portion of Inst. No. 3707289
Containing 1,040 sq. ft.



S 01°09'34" E 144.07'

S 01°02'59" E 102.59'

45'

140.12'

Fd AC 14671

S 88°58'52" W 65.01'

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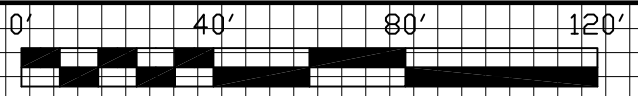
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BUTLER AVENUE

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