

EXHIBIT "A"

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

LEGAL DESCRIPTION:

TWO parcels of land, both being a portion of Tract "A" of the Amended Final Subdivision Plat for Aspen Place at the Sawmill Improvement District as recorded in Inst. No. 3583171, R.C.C. (R1), situated in Section 22, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona, said parcels being more particularly described as follows:

PARCEL 1:

FROM the centerline-centerline intersection of Lone Tree Road and Franklin Avenue, said point being a found cap marked RLS 23372, thence N 01° 13' 59" W [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the centerline of Lone Tree Road, for a distance of 66.15 feet to a point;

thence N 88° 46' 01" E for a distance of 85.00 feet to an angle point along the westerly line of said Tract "A" (R1), said point being the TRUE POINT OF BEGINNING;

thence N 01° 13' 51" W along the said westerly line of Tract "A" (R1), for a distance of 27.41 feet to a point;

thence S 88° 46' 09" W, along the said westerly line of Tract "A" (R1), for a distance of 1.50 feet to a point;

thence N 01° 13' 51" W for a distance of 146.36 feet to a point of curvature;

thence northwesterly and northeasterly along a curve to the right, having a central angle of 9° 41' 24" and a radius of 70.00 feet, for a distance of 11.84 feet, the chord of said curve bears N 03° 36' 51" E for 11.82 feet to a non-tangent point of curvature, said point being on the said westerly line of Tract "A" (R1);

thence northeasterly along the said west line of Tract "A" (R1), along a curve to the right, having a central angle of 3° 39' 26" and a radius of 371.41 feet, for a distance of 23.71 feet, the chord of said curve bears N 21° 05' 17" E for 23.70 feet to the cusp of a non-tangent point;

thence S 01° 13' 51" E for a distance of 218.73 feet to a point, said point being on the said westerly line of Tract "A" (R1);

thence N 38° 18' 46" W for a distance of 14.10 feet to the POINT OF BEGINNING,

said parcel of land contains 1,960 square feet of land, more or less, including any easements of record over the above described parcel.

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PARCEL 2:

FROM the centerline-centerline intersection of Lone Tree Road and Franklin Avenue, said point being a found cap marked RLS 23372, thence N 89° 21' 52" E [Basis of Bearings: Grid per State Plane Zone Arizona Central (0202)], along the centerline of Franklin Avenue, for a distance of 106.36 feet to a point;

thence N 00° 38' 08" W for a distance of 38.50 feet to an angle point along the westerly line of said Tract "A" (R1);

thence N 38° 18' 46" W along the said westerly line, for a distance of 2.53 feet to a point, said point being the TRUE POINT OF BEGINNING;

thence continue N 38° 18' 46" W, along the said westerly line of Tract "A" (R1), for a distance of 12.63 feet to a point;

thence N 89° 21' 52" E for a distance of 26.93 feet to a point;

thence S 00° 38' 08" E for a distance of 12.00 feet to a point, said point being on the southerly line of said Tract "A" (R1);

thence S 89° 21' 52" W, along the said southerly line of Tract "A" (R1), for a distance of 10.00 feet to a point;

thence N 45° 38' 08" W for a distance of 2.83 feet to a point;

thence S 89° 21' 52" W for a distance of 7.21 feet to the TRUE POINT OF BEGINNING,

said parcel of land contains 253 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.



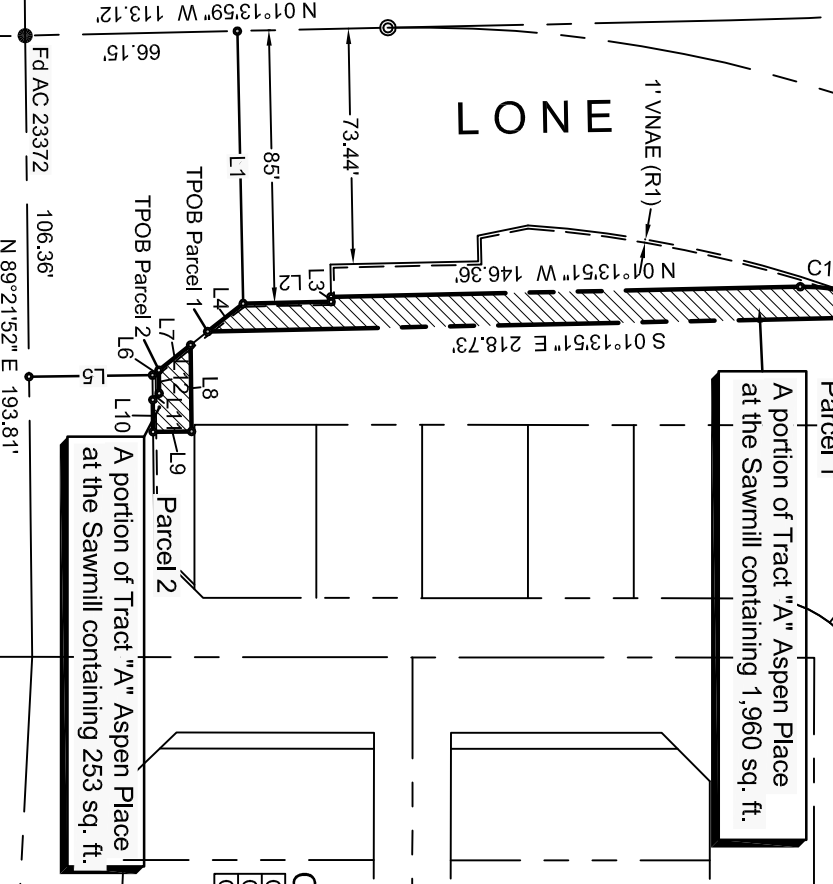
L = 318.01'
 R = 424.41'
 $\Delta = 42^{\circ}55'57''$
 Ch. Brg. = S 20°14'08" W
 Ch. L = 310.63'

TREE
 Variable R/W

TRACT "A"
 ASPEN PLACE
 AT THE SAWMILL

Parcel 1
 A portion of Tract "A" Aspen Place
 at the Sawmill containing 1,960 sq. ft.

Parcel 2
 A portion of Tract "A" Aspen Place
 at the Sawmill containing 253 sq. ft.

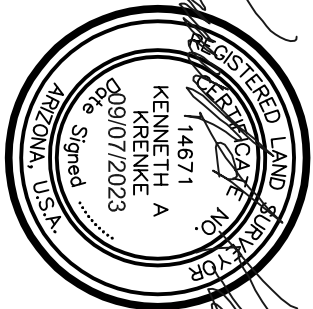
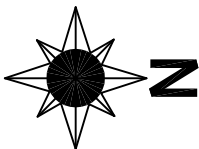


LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 88°46'01" E	85.00'
L2	N 01°13'51" W	27.41'
L3	S 88°46'09" W	1.50'
L4	N 38°18'46" W	14.10'
L5	N 00°38'08" W	38.50'
L6	N 38°18'46" W	2.53'
L7	N 38°18'46" W	12.63'
L8	N 89°21'52" E	26.93'
L9	S 00°38'08" E	12.00'
L10	S 89°21'52" W	10.00'
L11	N 45°38'08" W	2.83'
L12	S 89°21'52" W	7.21'

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.84'	70.00'	9°41'24"	N 03°36'51" E	11.82'
C2	23.71'	371.41'	3°39'26"	N 21°05'17" E	23.70'



NES#21-112
 TCE Tract A Aspen Place
 Crew: NES
 Drawn: JFW
 Date: 9-06-2023
 S22 T21N R7E
 ● Found Corner as noted
 ● Found cap marked RLS 48943

EXHIBIT "A-1"

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

SCALE: 1" = 60'
 0' 60' 120' 180'



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058
 NORTHLAND EXPLORATION SURVEYS, INC.