

EXHIBIT "A"

A portion of that parcel of land recorded in Inst. No. 3900247, 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. 3900247, Records of Coconino County (R1), being a portion of Block 25 of the Revised plat of Brannen Addition as recorded in Book 1, Page 25, 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 that parcel of land recorded in Inst. No. 3707289, R.C.C. (R2), said point being a found 1/2" rebar, thence 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 139.04 feet to the northeast corner of said parcel recorded in Inst. No. 3900247 (R1);

thence S 88° 58' 39" W, along the north line of said parcel (R1), for a distance of 15.47 feet to a non-tangent point of curvature, said point being the TRUE POINT OF BEGINNING;

thence southwesterly along a curve to the left, having a central angle of 0° 16' 08" and a radius of 573.00 feet, for a distance of 2.69 feet, the chord of said curve bears S 06° 01' 29" W a distance of 2.69 feet to a point of tangency;

thence S 05° 53' 25" W for a distance of 59.83 feet to a point of curvature;

thence southwesterly along a curve to the right, having a central angle of 39° 38' 11" and a radius of 40.00 feet, for a distance of 27.67 feet, the chord of said curve bears S 25° 42' 31" W a distance of 27.12 feet to a non-tangent point, said point being on the west line of said parcel (R1);

thence N 01° 02' 59" W, along the said west line (R1), for a distance of 86.29 feet to a point, said point being the northwest corner of said parcel (R1);

thence N 88° 58' 39" E, along the said north line of parcel (R1), for a distance of 19.77 feet to the TRUE POINT OF BEGINNING,

said parcel of land contains 1,183 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	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2.69'	573.00'	0°16'08"	S 06°01'29" W	2.69'
C2	27.67'	40.00'	39°38'11"	N 25°42'31" E	27.12'

EXHIBIT "A-1"

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

CURVE DATA:

N 88°56'25" E 150.15'

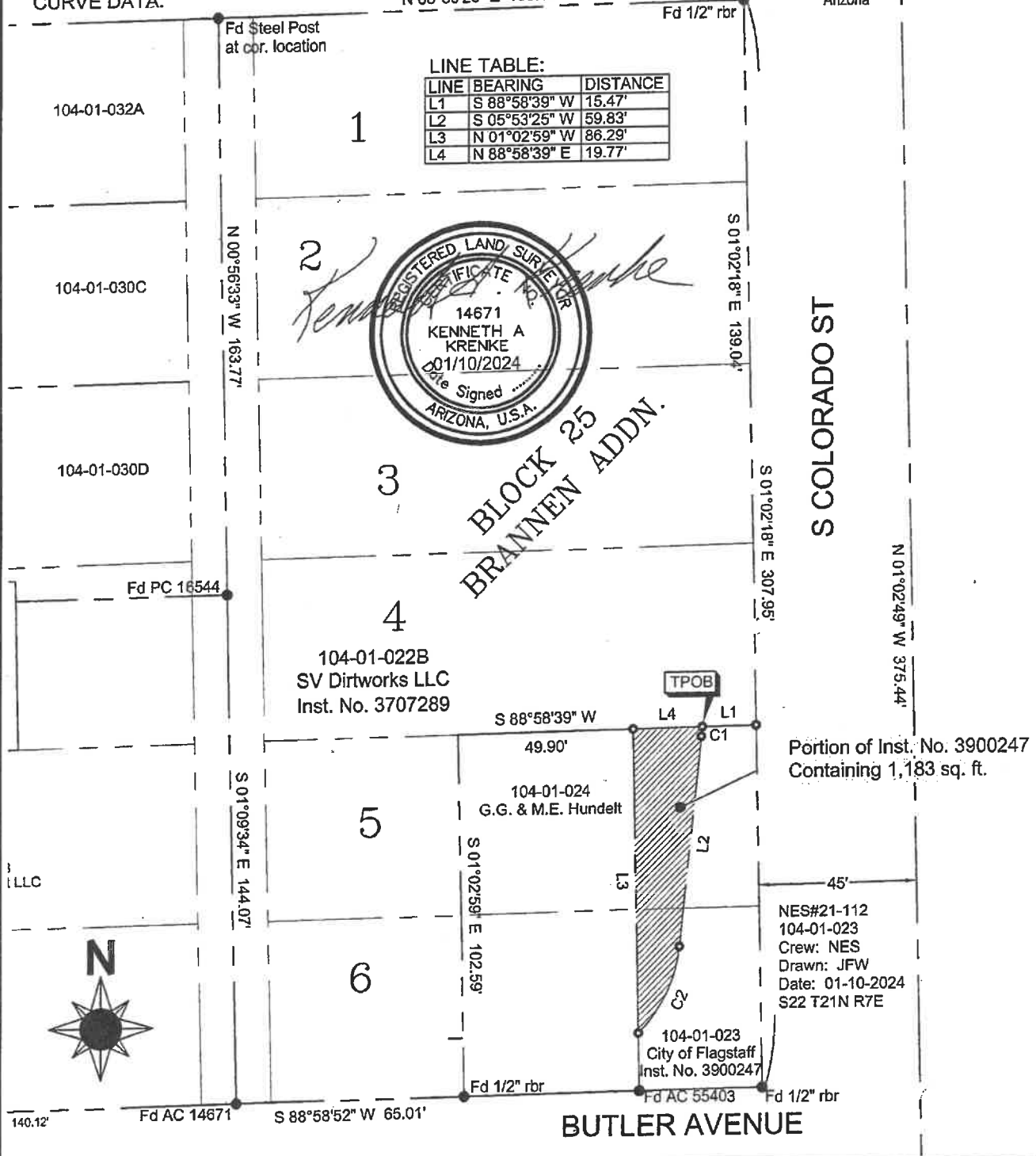
LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 88°58'39" W	15.47'
L2	S 05°53'25" W	59.83'
L3	N 01°02'59" W	86.29'
L4	N 88°58'39" E	19.77'



**BLOCK 25
BRANNEN ADDN.**

S COLORADO ST



Portion of Inst. No. 3900247
Containing 1,183 sq. ft.

NES#21-112
104-01-023
Crew: NES
Drawn: JFW
Date: 01-10-2024
S22 T21N R7E

Scale: 1" = 40' Date: 01/10/2024 Job No. 21-112