

EXHIBIT 1

EXHIBIT 'A' LEGAL DESCRIPTION APN: 300-47-005C

A portion of that parcel of land as described in Docket 1984, Page 177, Official Records of Coconino County, located in the southwest quarter Section 33, Township 22 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1 (Trade Parcel):

Commencing at a found 5/8-inch rebar at the southeast corner of said parcel, from which a found 5/8-inch rebar with a brass tag 'LS 2473' at the northeast corner of said parcel bears North 1°16'22" West, 1311.58 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said parcel, North 1°16'22" West, 865.96 feet;

Thence leaving said east line, South 38°52'01" West, 140.21 feet to a point on the centerline of Schultz Pass Road as described in Docket 1099, Page 909, Official Records of Coconino County;

Thence along said centerline, South 7°53'31" East, 50.87 feet;

Thence continuing along said centerline, South 6°10'31" East, 302.53 feet to the beginning of a tangent curve concave to the northwest having a radius of 335.00 feet and a central angle of 60°03'16";

Thence continuing along said centerline, and southwesterly along said curve, 351.13 feet;

Thence leaving said centerline, and along the westerly line of said parcel, South 0°10'31" East, 99.96 feet to the southwest corner of said parcel;

Thence along the south line of said parcel, North 89°43'21" East, 202.99 feet to the **TRUE POINT OF BEGINNING**;

Containing 1.85 acres, more or less.

Parcel 2 (Remainder Parcel):

Commencing at a found 5/8-inch rebar at the southeast corner of said parcel, from which a found 5/8-inch rebar with a brass tag 'LS 2473' at the northeast corner of said parcel bears North 1°16'22" West, 1311.58 feet (Basis of Bearing);

Thence along the east line of said parcel, North 1°16'22" West, 865.96 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said east line, North 1°16'22" West, 865.96 feet to the northeast corner of said parcel;

Thence along the north line of said parcel, South 89°47'32" West, 290.67 feet to the northwest corner of said parcel, said point being in common with the centerline of Schultz Pass Road as described in Docket 1099, Page 909, Official Records of Coconino County;

Thence leaving said north line, and along said centerline, South 30°45'44" East, 213.56 feet to the beginning of a non-tangent curve concave to the west having a radius of 660.00 feet and a central angle of 22°49'11" and being subtended by a chord which bears South 19°16'34" East 261.13 feet;

Thence continuing along said centerline, and southerly along said curve, 262.86 feet

Thence continuing along said centerline, South 7°53'41" East, 124.81 feet;

Thence leaving said centerline, North 38°52'01" East, 140.21 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.94 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

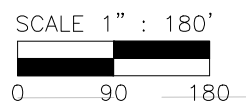
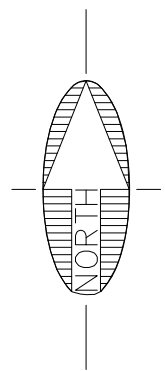
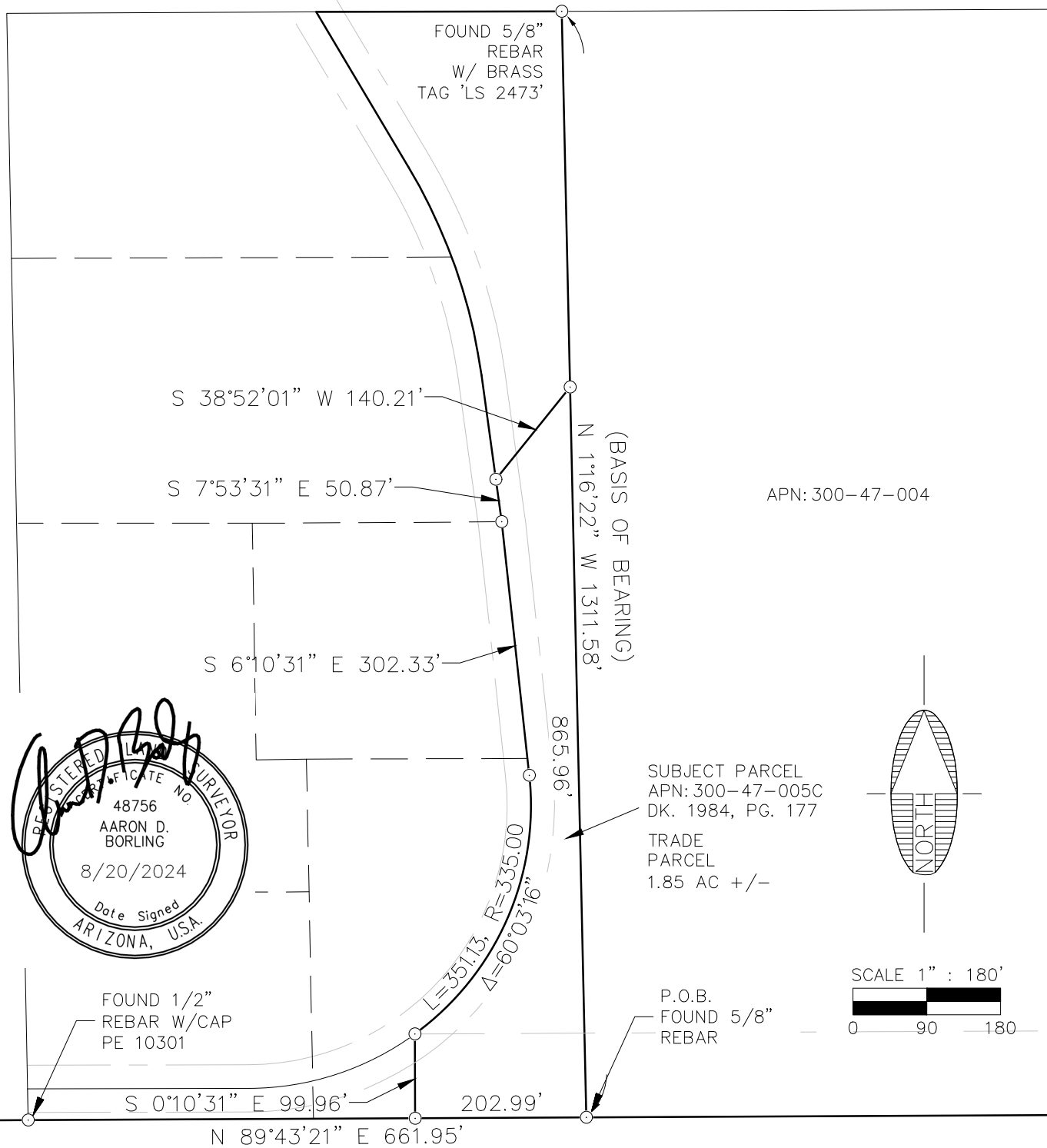
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 22 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

COCONINO NATIONAL FOREST

PLOTTED: Aug 20, 2024-5:41pm

FILE: P:\2024\224079\SURVEY\LEGAL DESCRIPTIONS\300-47-005C_TRADE.DWG ABORLING



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. _____

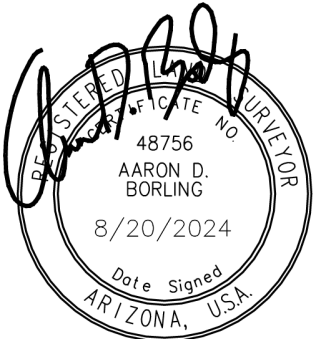
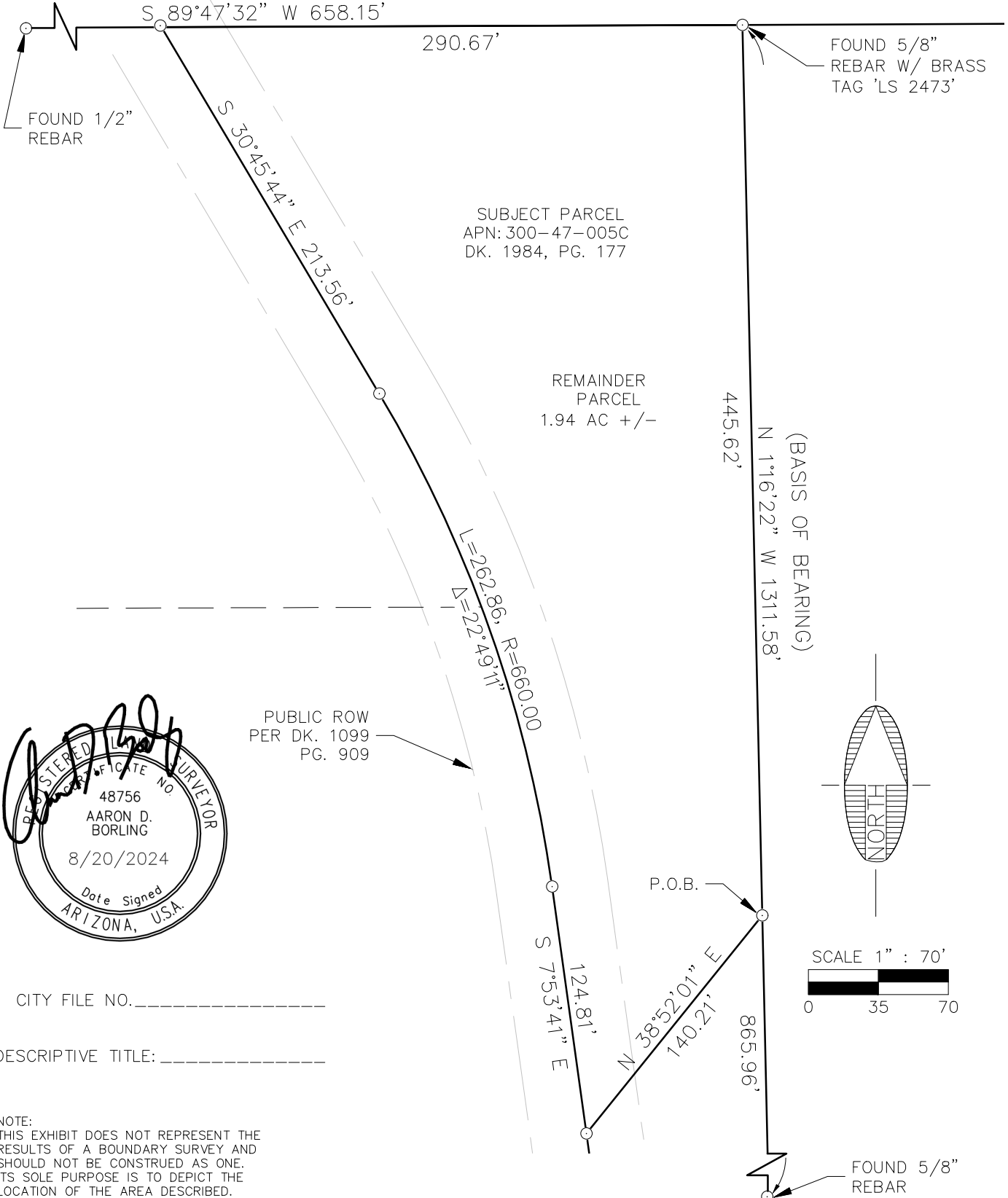
DESCRIPTIVE TITLE: _____

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 224079 DATE AUG 24 SCALE AS SHOWN DRAWN JMO DESIGN CHECKED ADB	CHRISTENSEN TRADE PARCEL FLAGSTAFF ARIZONA	SHEET <h2 style="text-align: center;">3</h2> OF 4
	LEGAL EXHIBIT			

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 22 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

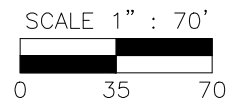
COCONINO NATIONAL FOREST



CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

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.



PLOTTED: Aug 20, 2024-5:06pm

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	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 224079 DATE AUG 24 SCALE AS SHOWN DRAWN JMO DESIGN CHECKED ADB	CHRISTENSEN REMAINDER PARCEL LEGAL EXHIBIT	FLAGSTAFF ARIZONA	SHEET 4 OF 4
	CITY FILE NO. _____ DESCRIPTIVE TITLE: _____				

EXHIBIT 2

EXHIBIT 'A' LEGAL DESCRIPTION APN: 300-47-004

A portion of that parcel of land as described in Instrument Number 3777550, Official Records of Coconino County, being the east half of the southeast quarter of the southwest quarter Section 33, Township 22 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1 (Trade Parcel):

Commencing at a found 5/8-inch rebar at the southwest corner of said parcel, from which a found 5/8-inch rebar with a brass tag 'LS 2473' at the northwest corner of said parcel bears North 1°16'22" West, 1311.58 feet (Basis of Bearing);

Thence along the west line of said parcel, North 1°16'22" West, 865.96 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line, North 1°16'22" West, 865.96 feet to the northwest corner of said parcel;

Thence along the north line of said parcel, North 89°44'41" East, 187.34 feet;

Thence leaving said north line, South 2°22'35" West, 288.98 feet;

Thence South 70°38'09" West, 133.37 feet;

Thence South 19°15'41" West, 120.12 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.34 Acres, more or less.

Parcel 2 (Remainder Parcel):

Commencing at a found 5/8-inch rebar at the southwest corner of said parcel, from which a found 5/8-inch rebar with a brass tag 'LS 2473' at the northwest corner of said parcel bears North 1°16'22" West, 1311.58 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence along the west line of said parcel, North 1°16'22" West, 865.96 feet;

Thence leaving said west line, North 19°15'41" East, 120.12 feet

Thence North 70°38'09" East, 133.37 feet;

Thence North 2°22'35" East, 288.98 feet to a point on the north line of said parcel;

Thence along said north line, North 89°44'41" East, 470.87 feet to a found 3-inch USDA-FS aluminum cap 'LS 9431' at the northeast corner of said parcel;

Thence along the east line of said parcel, South 1°26'14" East, 1311.33 feet to a found 3-inch USDA-FS aluminum cap 'LS 26717' at the southeast corner of said parcel;

Thence along the south line of said parcel, South 89°43'00" West, 661.96 feet to the **TRUE POINT OF BEGINNING**;

Containing 18.53 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.



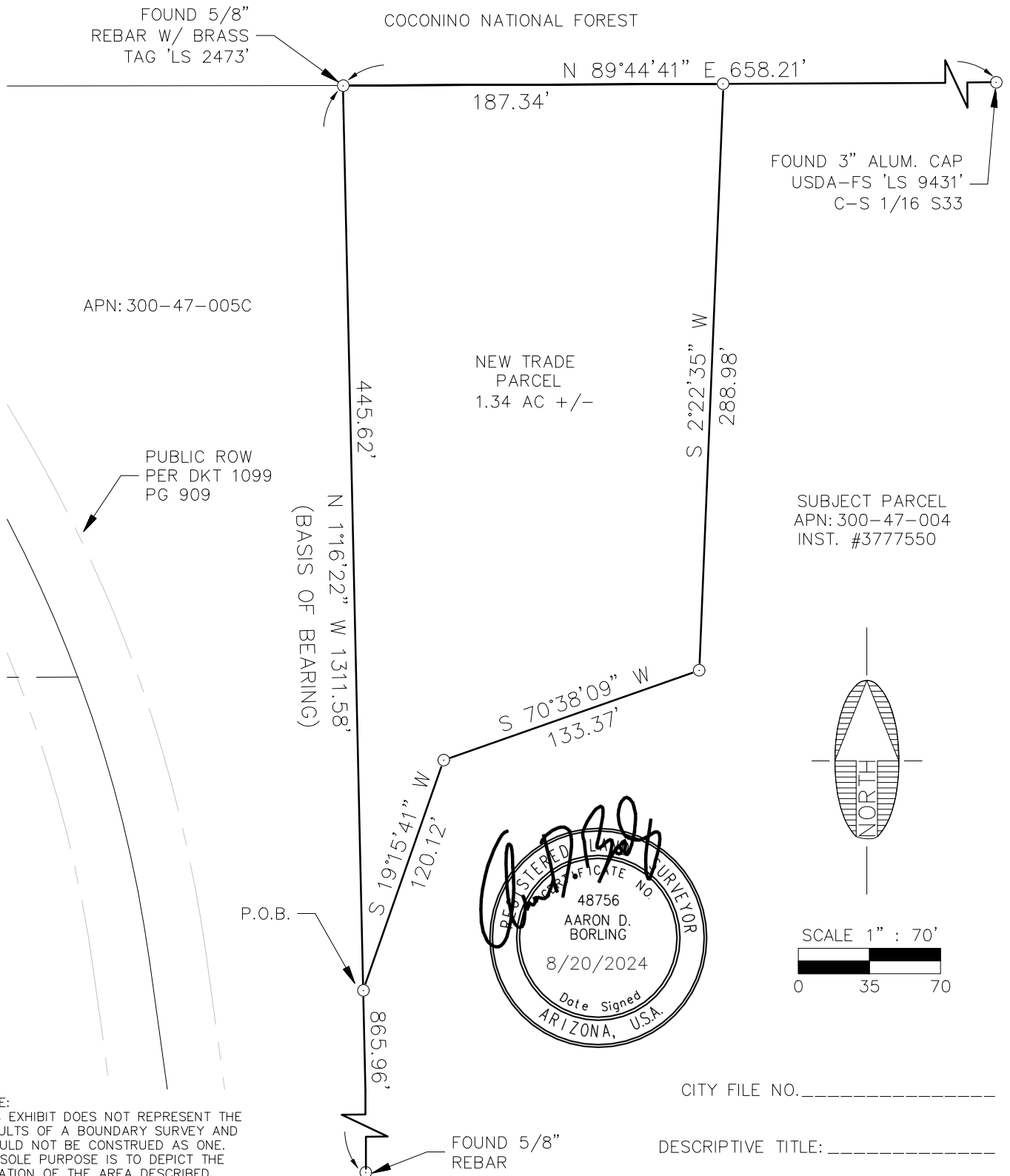
City File No.

Descriptive Title

PLOTTED: Aug 20, 2024-4:23pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 22 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



APN: 300-47-005C

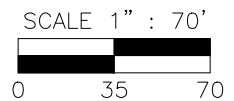
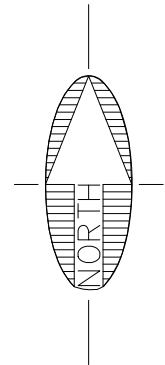
NEW TRADE
PARCEL
1.34 AC +/-

FOUND 3" ALUM. CAP
USDA-FS 'LS 9431'
C-S 1/16 S33

SUBJECT PARCEL
APN: 300-47-004
INST. #3777550

PUBLIC ROW
PER DKT 1099
PG 909

N 1°16'22" W 1311.58'
(BASIS OF BEARING)



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LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2024\224079\SURVEY\LEGAL DESCRIPTIONS\300-47-004_TRADE.DWG ABORLING



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

JOB NO.	224079
DATE	AUG 24
SCALE	AS SHOWN
DRAWN	JMO
DESIGN	
CHECKED	ADB

COF TRADE PARCEL

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

3

OF 4

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

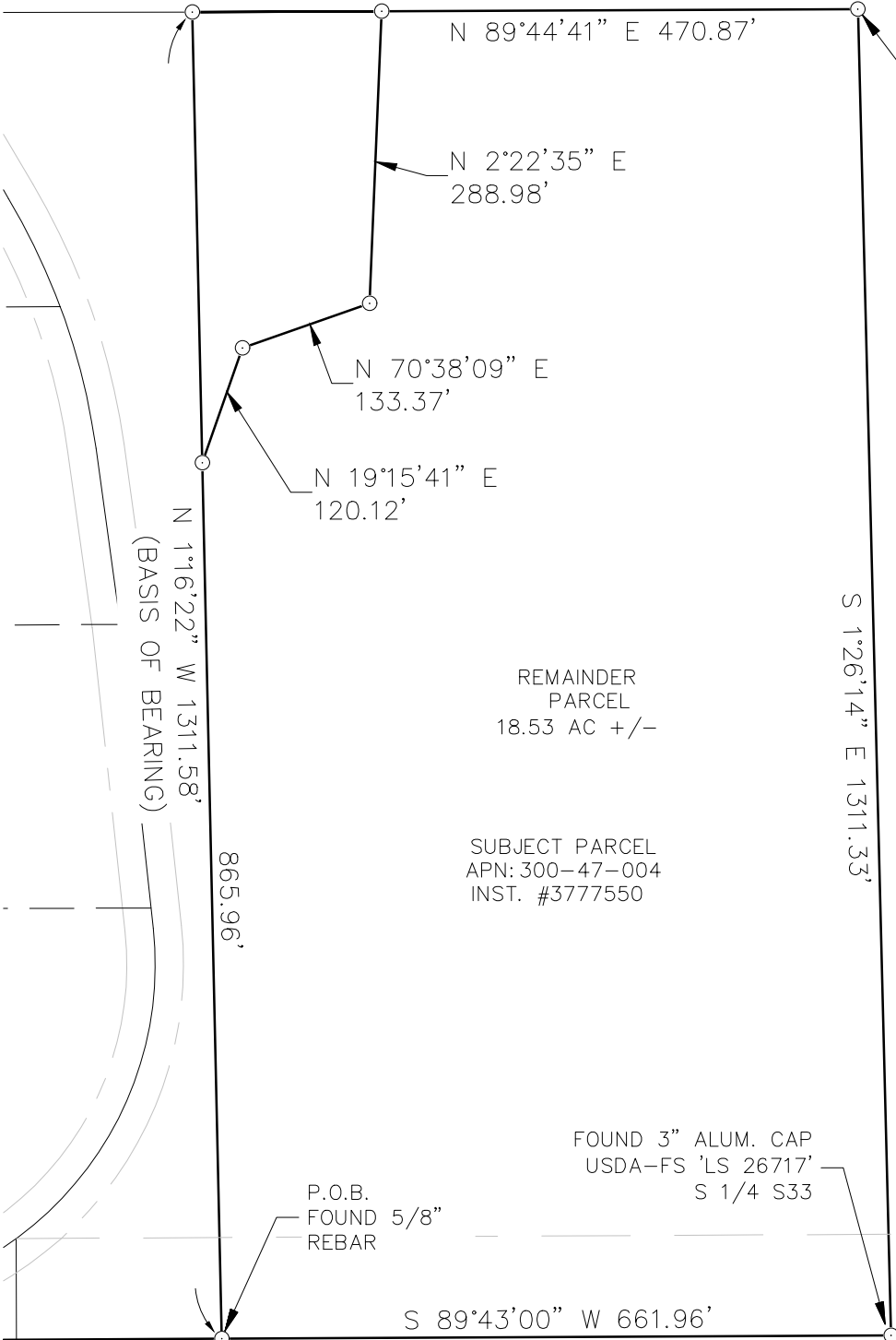
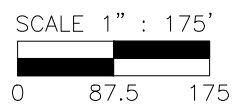
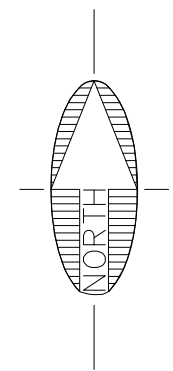
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 22 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

FOUND 5/8"
REBAR
W/ BRASS
TAG 'LS 2473'

FOUND 3" ALUM. CAP
USDA-FS 'LS 9431'
C-S 1/16 S33



COCONINO NATIONAL FOREST



REMAINDER
PARCEL
18.53 AC +/-

SUBJECT PARCEL
APN: 300-47-004
INST. #3777550

P.O.B.
FOUND 5/8"
REBAR

FOUND 3" ALUM. CAP
USDA-FS 'LS 26717'
S 1/4 S33

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CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2024\224079\SURVEY\LEGAL DESCRIPTIONS\300-47-004-REMAINDER.DWG ABORLING PLOTTED: Aug 20, 2024-4:22pm

	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 224079 DATE AUG 24 SCALE AS SHOWN DRAWN JMO DESIGN CHECKED ADB	COF REMAINDER PARCEL LEGAL EXHIBIT	FLAGSTAFF ARIZONA	SHEET 4 OF 4

Exhibit 3

Schultz Creek Trailhead

Christensen land trade



- Christensen remaining
- City remaining
- Trade to Christensen
- Trade to City
- Easements
- Waterline
- Singletrack trails

