

Channel Improvement Easement

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-07-005Y

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:

Commencing at the southwest corner of that parcel of land as described in Instrument Number 3650503, 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 shown on Book 6 of Surveys, Page 26, Official Records of Coconino County, from which the northwest corner of that parcel of land as described in Instrument Number 3583219, Official Records of Coconino County (herein referred to as R2) bears North 10°02'54" East, 302.40 feet (Basis of Bearing, North 10°10'00" East per R1);

Thence along the westerly line of said parcel, North 10°02'54" East, 272.82 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 10°02'54" East, 12.73 feet to the northwest corner of said parcel;

Thence along the northerly line of said parcel, North 47°08'14" East, 33.75 feet to the beginning of a non-tangent curve concave to the south having a radius of 349.95 feet and a central angle of 8°49'44" and being subtended by a chord which bears South 82°51'49" East 53.87 feet;

Thence continuing along said northerly line, and easterly along said curve, 53.92 feet to the beginning of a non-tangent curve concave to the south having a radius of 338.69 feet and a central angle of 27°55'49" and being subtended by a chord which bears South 74°54'36" East 163.47 feet;

Thence continuing along said northerly line, and southeasterly along said curve, 165.10 feet;

Thence continuing along said northerly line, South 60°04'02" East, 34.81 feet;

Thence continuing along said northerly line, South 56°30'19" East, 66.63 feet;

Thence continuing along said northerly line, South 48°05'52" East, 18.88 feet;

Thence continuing along said northerly line, South 45°50'12" East, 13.17 feet;

Thence continuing along said northerly line, South 43°50'02" East, 102.10 feet to the northeast corner of said parcel;

Thence along said easterly line, South 02°59'32" West 0.53 feet;

Thence leaving said easterly line, North 52°03'24" West, 143.30 feet to the beginning of a tangent curve concave to the southwest having a radius of 620.23 feet and a central angle of 7°19'50" and being subtended by a chord which bears North 58°00'00" West 79.30 feet;

Thence northwesterly along said curve, 79.35 feet to the beginning of a curve concave to the south having a radius of 339.30 feet and a central angle of 39°35'34" and being subtended by a chord which bears North 81°10'57" West 229.83 feet;

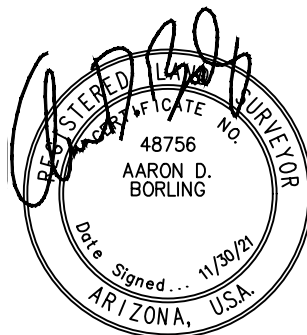
Thence westerly along said curve, 234.46 feet;

Thence South 80°52'22" West, 10.69 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.

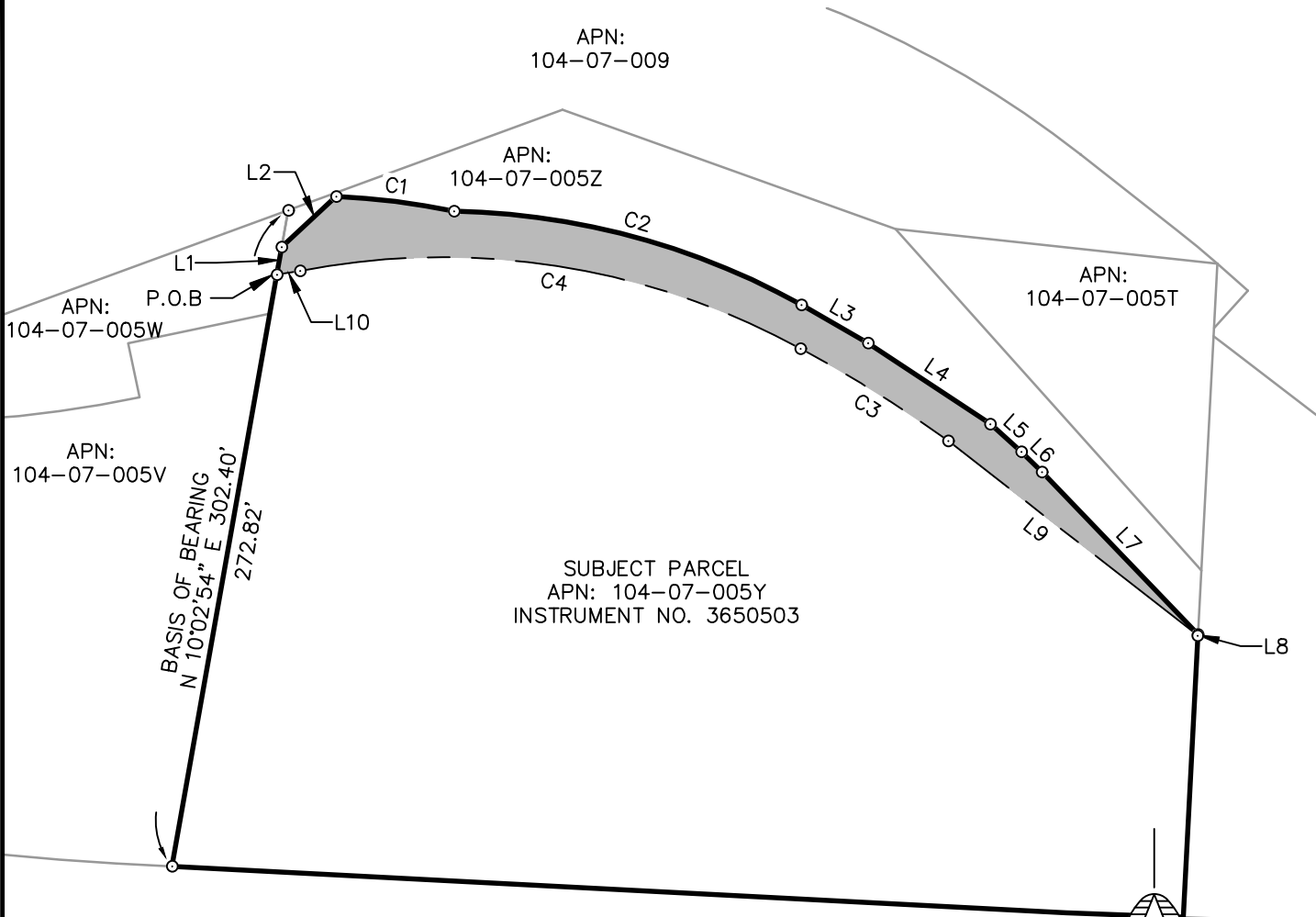
Descriptive Title

PLOTTED: Nov 08, 2021-11:50am

FILE: P:\2004\04473\SURVEY\LEGAL\EXHIBITS\LEGAL EXHIBITS PHASE 1 2021-11\LOWER REACH\EXHIBIT RW 104-07-005Y.DWG HSCHOEBELEN

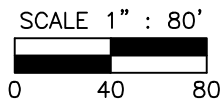
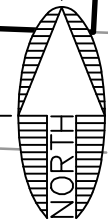
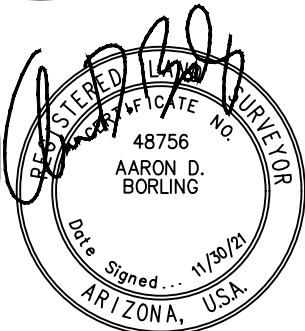
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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



SUBJECT PARCEL
APN: 104-07-005Y
INSTRUMENT NO. 3650503

BUTLER AVE.



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: 104-07-005Y

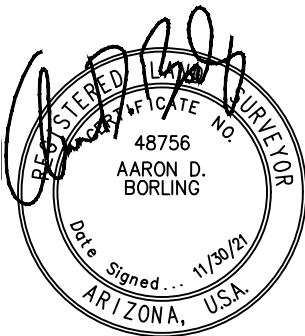
FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET
3
OF 4

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.73	N 10°02'54" E
L2	33.75	N 47°08'14" E
L3	34.81	S 60°04'02" E
L4	66.63	S 56°30'19" E
L5	18.88	S 48°05'52" E
L6	13.17	S 45°50'12" E
L7	102.10	S 43°50'02" E
L8	0.53	S 2°59'32" W
L9	143.60	N 52°03'24" W
L10	10.69	S 80°52'22" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	53.92	349.95	8°49'44"
C2	165.10	338.69	27°55'49"
C3	79.35	620.23	7°19'50"
C4	234.46	339.30	39°35'34"



NOTE:
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 RESULTS OF A BOUNDARY SURVEY AND
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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" = 80'
DRAWN	HAS
DESIGN	
CHECKED	ADB

APN: 104-07-005Y

FLAGSTAFF
 ARIZONA

LEGAL EXHIBIT

SHEET

4

OF 4

Temporary Work Area Easement

EXHIBIT 'A'

LEGAL DESCRIPTION

APN: 104-07-005Y

TRACT: 409E-1

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

Commencing at the southwest corner of that parcel of land as described in Instrument Number 3650503, 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 shown on Book 6 of Surveys, Page 26, Official Records of Coconino County, from which the northwest corner of that parcel of land as described in Instrument Number 3583219, Official Records of Coconino County (herein referred to as R2) bears North 10°02'54" East, 302.40 feet (Basis of Bearing, North 10°10'00" East per R1);

Thence along the southerly line of said parcel, and said Right-of-way line, South 87°02'05" East, 406.44 feet;

Thence continuing along the southerly line of said parcel, and said Right-of-way line, South 87°53'03" East, 53.23 feet to the southeast corner of said parcel;

Thence along the easterly line of said parcel, North 02°59'32" East, 81.39 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the easterly line of said parcel, North 25°20'01" East, 84.85 feet;

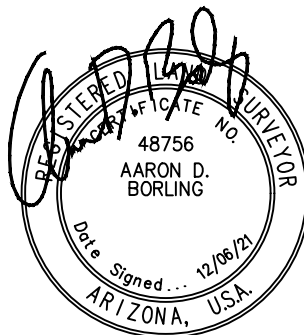
Thence South 52°03'24" East, 49.12 feet to the northeast corner of said parcel;

Thence along the easterly line of said parcel, South 02°59'32" West 46.55 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.

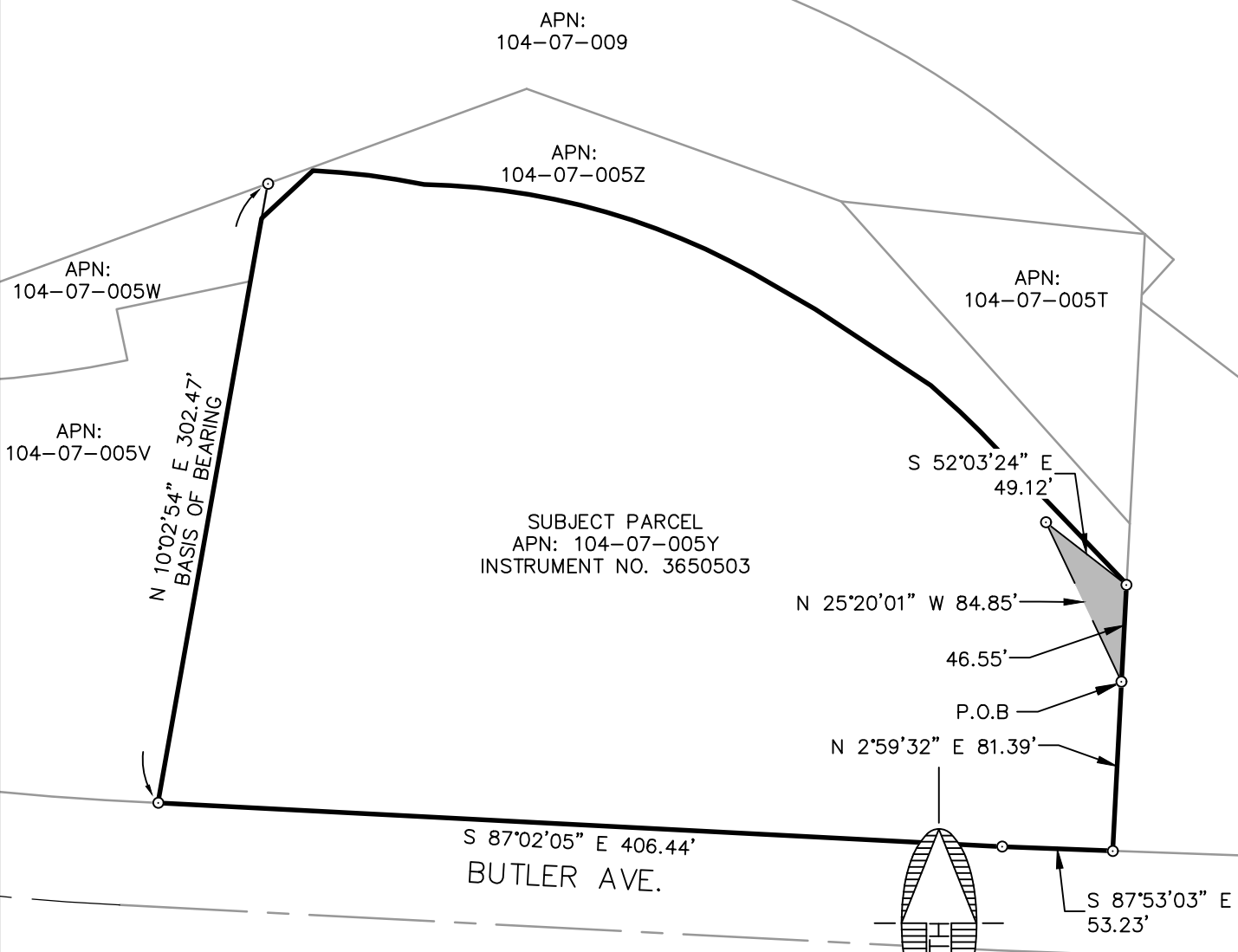
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PLOTTED: Dec 02, 2021-11:37am

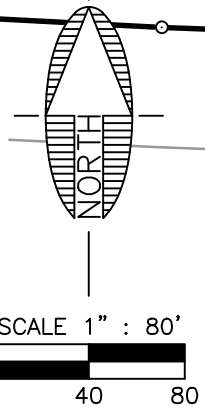
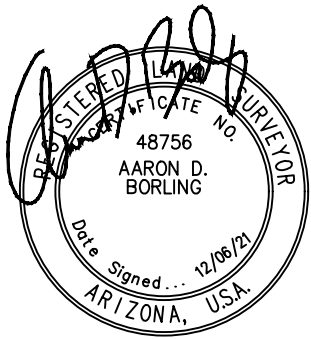
FILE: P:\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS PHASE 1 2021-11\EXHIBITS\LOWER REACH TCE\EXHIBIT TCE 104-07-005Y.DWG HSCHNOEBELEN

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



SUBJECT PARCEL
APN: 104-07-005Y
INSTRUMENT NO. 3650503



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 DEC 21 SCALE 1" = 80' DRAWN HAS DESIGN CHECKED ADB	APN: 104-07-005Y FLAGSTAFF ARIZONA	SHEET 2 OF 2
	LEGAL EXHIBIT			

EXHIBIT 'A'
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION
APN: 103-06-002A

A portion of that parcel of land as described in Docket 1983, Page 586, Official Records of Coconino County located in the southeast 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, said point being in common with the northerly Right-of-Way of West Clay Avenue, from which the southwest corner of said parcel bears North 69°29'22" West, 103.69 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of said parcel, and along said Right-of-Way line, North 69°29'22" West, 34.01 feet;

Thence leaving said southerly line, and said Right-of-Way line, North 56°07'03" East, 37.89 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 70°06'47" East, 35.98 feet to a point on the easterly line of said parcel, said point being in common with the westerly Right-of-Way of South Milton Road;

Thence along said easterly line, and said Right-of-Way line, South 34°03'31" West, 10.74 feet to the beginning of a tangent curve concave to the northwest having a radius of 18.98 feet and a central angle of 79°07'40";

Thence westerly along said curve, 26.21 feet to a point on said southerly line and said northerly Right-of-Way line;

Thence along said southerly line, and said Right-of-Way line, North 69°20'11" West, 2.52 feet;

Thence continuing along said southerly line, and said Right-of-Way line, South 20°48'17" West, 5.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,196 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.



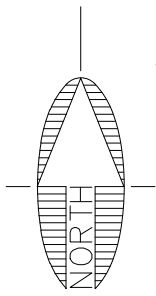
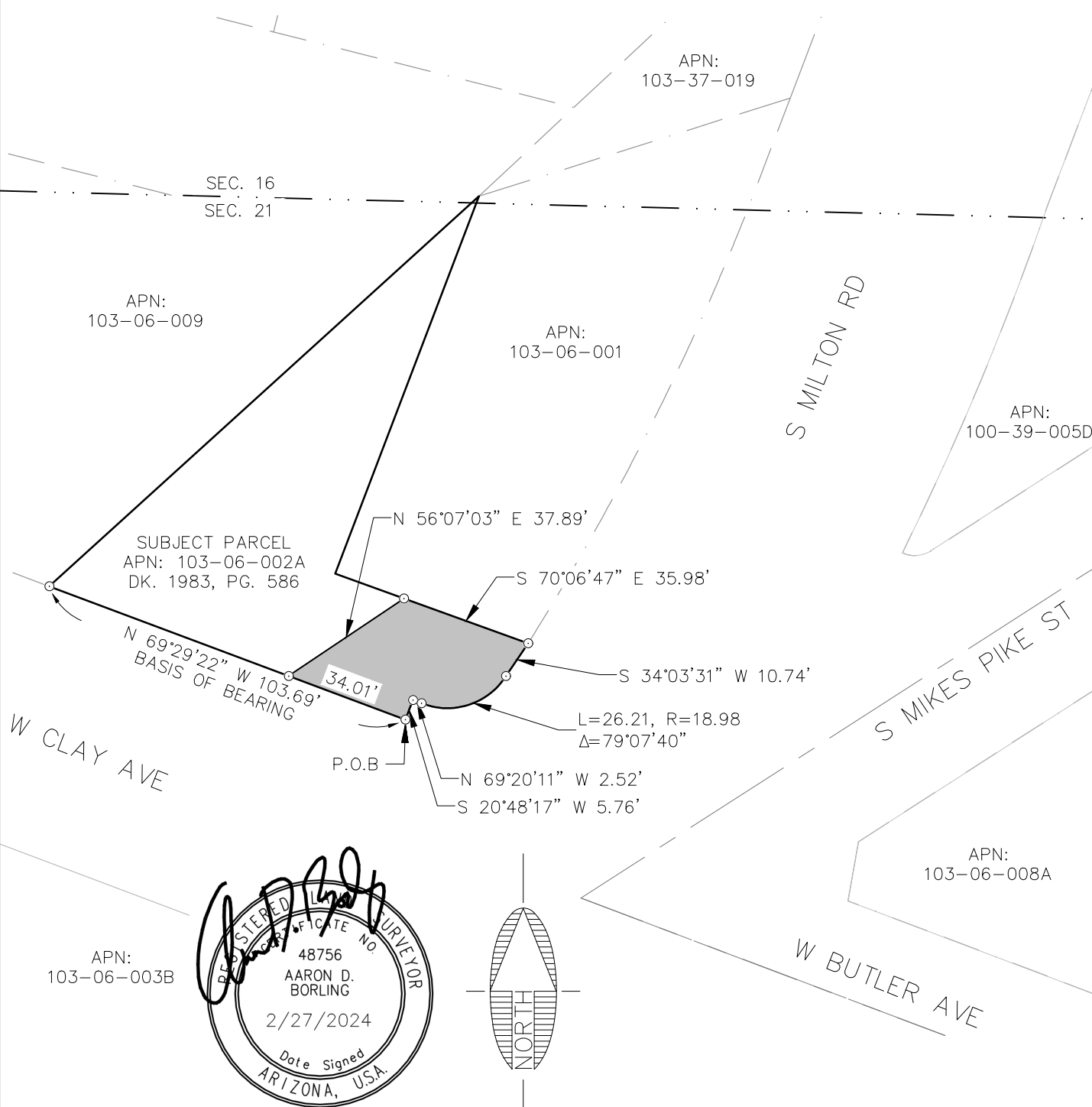
City File No.

Descriptive Title

FILE: P:\2004\04473\SURVEY\LEGAL\LEGAL DESCRIPTIONS (PHASE 1)\AARON_REVIEW_TEMP\2024-02-26 5--POINTS ADDITIONAL TCE\EXHIBIT TWAE 103-06-002A.DWG ABORLING PLOTTED: Feb 27, 2024-4:13pm

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:
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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 FEB 24	APN: 103-06-002A	FLAGSTAFF ARIZONA	SHEET 2
		SCALE 1" = 40'			
		DRAWN HAS DESIGN			
		CHECKED ADB		LEGAL EXHIBIT	OF 2

EXHIBIT 'A'
LEGAL DESCRIPTION
TEMPORARY WORK AREA EASEMENT
APN: 103-06-009

A portion of that parcel of land as described in Docket 1983, Page 586, Official Records of Coconino County 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 southeast corner of said parcel, said point being in common with the northerly Right-of-Way line of West Clay Avenue, from which the southwest corner of said parcel bears North 69°15'19" West, 180.85 feet (Basis of Bearing);

Thence along the southerly line of said parcel, and said Right-of-Way line, North 69°15'19" West, 47.20 feet the **TRUE POINT OF BEGINNING**;

Thence continuing along said southerly line, and along said Right-of-Way line, North 69°15'19" West, 42.57 feet;

Thence leaving said southerly line, and said Right-of-Way line, North 19°59'49" East, 10.68 feet;

Thence South 70°36'55" East, 8.25 feet;

Thence North 21°37'20" East, 22.04 feet;

Thence South 69°03'39" East, 34.24 feet;

Thence South 20°56'21" West, 32.80 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,218 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.



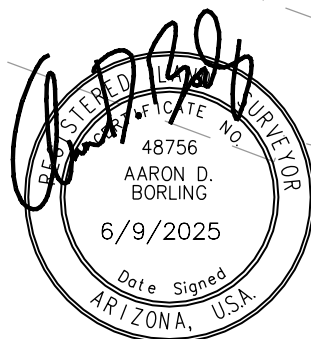
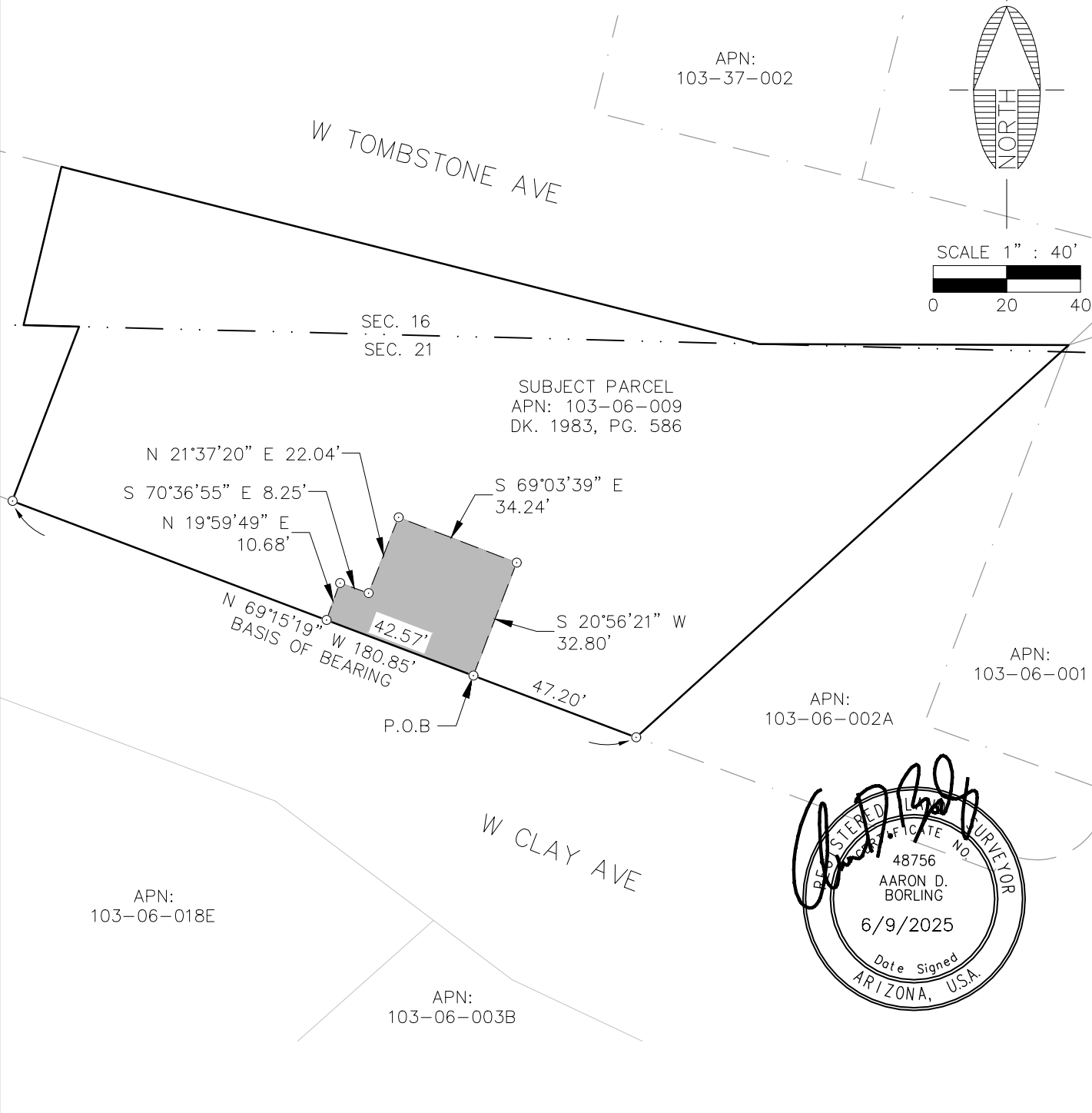
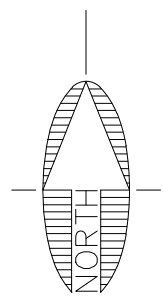
City File No.

Descriptive Title

FILE: \\FLG-FS02\PROJECTS\2004\04473\SURVEY\LEGALS\LEGAL DESCRIPTIONS (PHASE 1)\TEMP_HUNTER\2025-05-13 5-POINTS DRIVEWAY\EXHIBIT TCE 103-06-009.DWG ABORLING PLOTTED: Jun 09, 2025-3:04pm

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 JUN 25 SCALE 1" = 40' DRAWN HAS DESIGN CHECKED ADB	APN: 103-06-009	FLAGSTAFF ARIZONA	SHEET 2 OF 2
	LEGAL EXHIBIT				

EXHIBIT 'A'
SIDEWALK EASEMENT
LEGAL DESCRIPTION
APN: 103-06-002A

A portion of that parcel of land as described in Docket 1983, Page 586, Official Records of Coconino County 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 southeast corner of said parcel, said point being in common with the northerly Right-of-Way of West Clay Avenue, and the **TRUE POINT OF BEGINNING**;

Thence along the southerly line of said parcel, and along said Right-of-Way line, North 69°29'22" West, 103.69 feet (Basis of Bearing) to the southwest corner of said parcel;

Thence leaving said Right-of-Way line, and along the westerly line of said parcel, North 47°46'58" East, 3.94 feet;

Thence leaving said westerly line, South 69°20'58" East, 85.69 feet;

Thence North 78°33'40" East, 38.55 feet;

Thence North 31°25'37" East, 7.57 feet to a point on the northerly line of said parcel;

Thence along said northerly line, South 70°06'47" East, 6.08 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 Milton Road;

Thence along said easterly line, and said Right-of-Way line, South 34°03'31" West, 10.74 feet to the beginning of a tangent curve concave to the northwest having a radius of 18.98 feet and a central angle of 79°07'40";

Thence westerly along said curve, 26.21 feet to a point on said southerly line of said parcel;

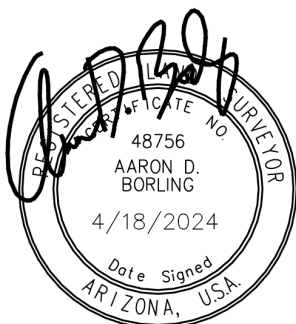
Thence along said southerly line, North 69°20'11" West, 2.52 feet;

Thence continuing along said southerly line, South 20°48'17" West, 5.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 706 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.

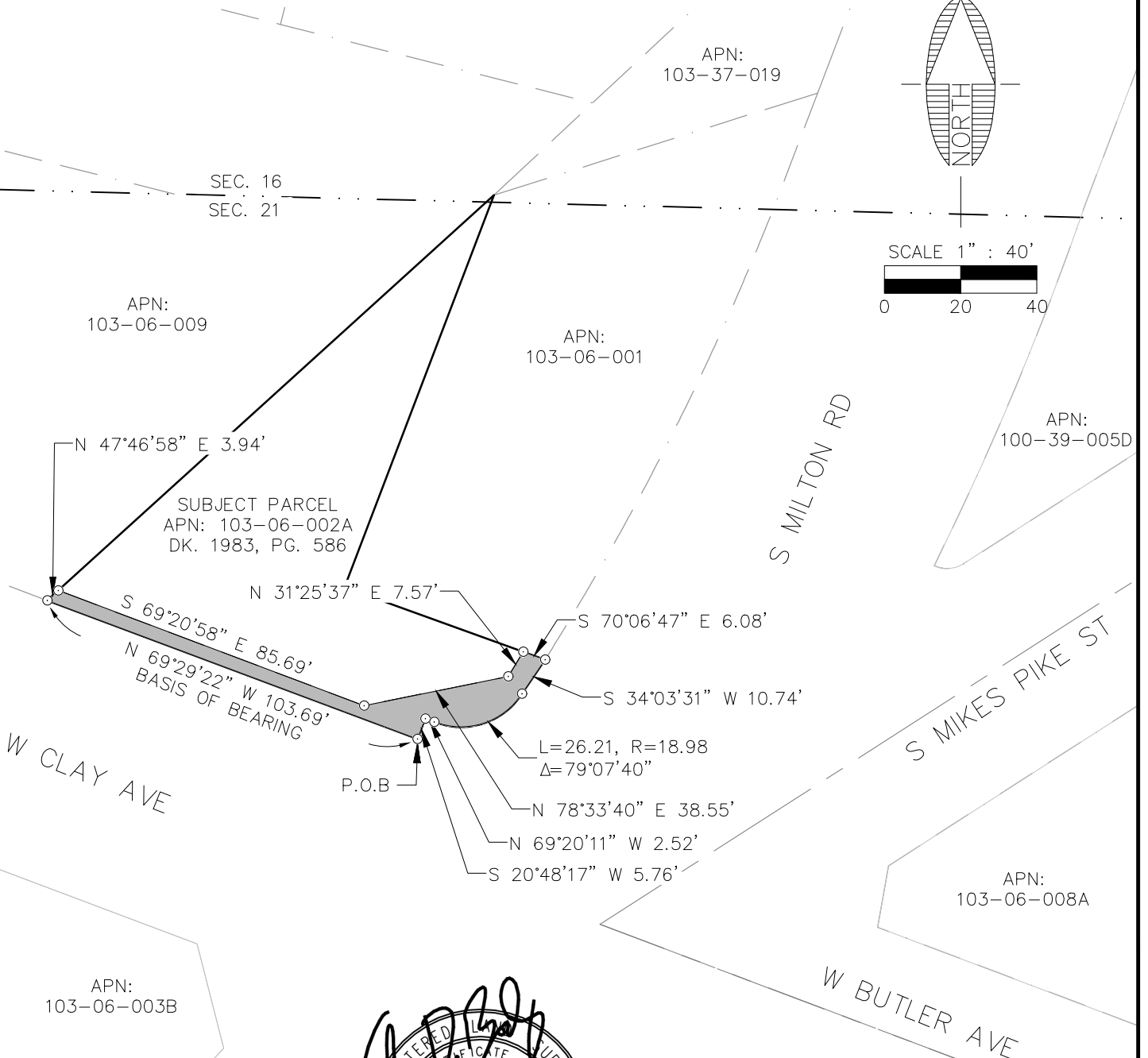
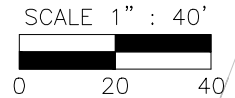
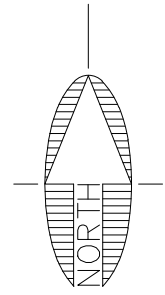
Descriptive Title

PLOTTED: Apr 18, 2024-5:30pm

FILE: P:\2004\04473\SURVEY\LEGAL DESCRIPTIONS (PHASE 1)\AARON REVIEW_TEMP\2024-02-28 SIDEWALK EASEMENTS\EXHIBIT SWE 103-06-002A.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



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DESCRIPTIVE TITLE: _____



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928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	04473
DATE	APR 24
SCALE	1" = 40'
DRAWN	HAS
DESIGN	
CHECKED	ADB

APN: 103-06-002A

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2