

Wood, Patel & Associates, Inc.
602.335.8500
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January 19, 2026
WP# 245623
Page 1 of 3
See Exhibit 'A'

LEGAL DESCRIPTION
Flagstaff Graduate by Hilton
Alley Dedication

A portion of Lot 25, Block 19, Townsite of Flagstaff, recorded in Book 1 of Maps, page 16, Coconino County Records, lying within the southwest quarter of Section 15 and the southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the intersection of Birch Avenue and Leroux Street, a 2-inch City of Flagstaff brass cap in handhole stamped RLS 25083, from which the intersection of Aspen Avenue and Leroux Street, a 2-inch City of Flagstaff brass cap in handhole stamped RLS 25083, bears South 20°49'19" West (basis of bearing), a distance of 360.00 feet;

THENCE along the centerline of said Leroux Street, South 20°49'19" West, a distance of 180.03 feet;

THENCE leaving said centerline, North 69°10'41" West, a distance of 29.00 feet, to the northeast corner of said Lot 25 and the **POINT OF BEGINNING**;

THENCE along the easterly line of said Lot 25, South 20°49'19" West, a distance of 25.00 feet, to the southeast corner of said Lot 25;

THENCE leaving said easterly line, along the southerly line of said Lot 25, North 69°18'24" West, a distance of 88.29 feet;

THENCE leaving said southerly line, North 20°41'36" East, a distance of 8.91 feet;

THENCE North 69°10'38" West, a distance of 49.36 feet, to the westerly line of said Lot 25;

THENCE along said westerly line, North 20°43'25" East, a distance of 16.00 feet, to the northwest corner of said Lot 25;

**Legal Description
Flagstaff Graduate by Hilton
Alley Dedication**

January 19, 2026
WP# 245623
Page 2 of 3
See Exhibit 'A'

THENCE leaving said westerly line, along the northerly line of said Lot 25, South 69°17'45" East, a distance of 137.70 feet, to the **POINT OF BEGINNING**.

Containing 3,001 square feet or 0.0689 acres, more or less.

Subject to existing right-of-ways and easements.

This legal description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2023. Any monumentation noted in this legal description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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EXPIRES 12-31-26

BIRCH AVENUE

2" COF BCH
STAMPED RLS 25083
POC

ALLEY

LEROUX RETAIL LLC
APN 100-19-008A
S69°17'45"E 137.70'

POB

N69°10'41"W 29.00'

180.03'

L3

N69°10'38"W 49.36'

L1

L2

N69°18'24"W 88.29'

179.97'

S20°49'19"W 360.00'
(BASIS OF BEARING)

LEROUX STREET

ASPEN GROVE LLC
APN 100-19-001B

2" COF BCH
STAMPED RLS 25083

ASPEN AVENUE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°49'19"W	25.00'
L2	N20°41'36"E	8.91'
L3	N20°43'25"E	16.00'

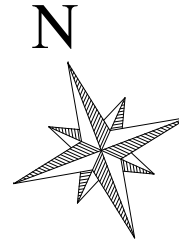
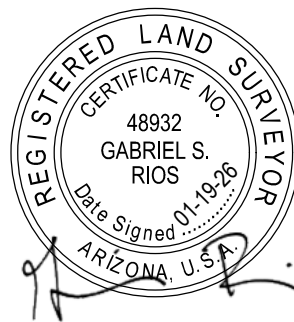


EXHIBIT "A"
FLAGSTAFF GRADUATE BY HILTON
ALLEY DEDICATION
01/19/2026
WP# 245623
PAGE 3 OF 3
NOT TO SCALE

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