

Wood, Patel & Associates, Inc.
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Revised September 4, 2026
WP# 225329
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See Exhibit "A"

LEGAL DESCRIPTION
STL 340
Proposed R1-RPO Zoning

Parcels of land lying within Section 26, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

PROPOSED R1-RPO ZONING AREA R1-A (NORTH)

COMMENCING at the northwest corner of said Section 26, a Bureau of Land Management (BLM) brass cap stamped 1970, from which the north quarter corner of said section, a brass cap stamped LS 4321 ARENCO 1974, bears North 88°47'22" East, (basis of bearing), a distance of 2609.94 feet;

THENCE along the north line of said section, North 88°47'22" East, a distance of 363.04 feet, to the **POINT OF BEGINNING**;

THENCE continuing North 88°47'22" East, a distance of 582.53 feet;

THENCE leaving said north line, South 41°59'03" East, a distance of 320.43 feet;

THENCE South 33°26'39" West, a distance of 166.47 feet, to a point of intersection with a non-tangent curve;

THENCE southeasterly along said non-tangent curve to the right, having a radius of 544.66 feet, concave southwesterly, whose radius bears South 52°59'58" West, through a central angle of 02°47'49", a distance of 26.59 feet, to the curves end;

THENCE South 34°12'13" East, a distance of 179.65 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the right, having a radius of 755.73 feet, concave northwesterly, whose radius bears North 40°17'52" West, through a central angle of 21°01'13", a distance of 277.26 feet, to a point of intersection with a non-tangent line;

THENCE North 27°34'21" West, a distance of 255.18 feet;

THENCE North 63°25'56" West, a distance of 193.71 feet;

THENCE South 50°40'52" West, a distance of 169.24 feet, to a point hereby designated as Point "A" for future reference in this description;

THENCE North 44°38'24" West, a distance of 136.97 feet;

THENCE North 09°47'21" West, a distance of 374.34 feet, to the **POINT OF BEGINNING**.

Containing 343,887 square feet or 7.8946 acres, more or less.

TOGETHER WITH

PROPOSED R1-RPO ZONING AREA R1-A (SOUTH)

COMMENCING at said Point "A";

THENCE South 02°18'46" East, a distance of 67.43 feet, to the **POINT OF BEGINNING**;

THENCE South 86°42'03" East, a distance of 67.78 feet;

THENCE South 43°59'52" East, a distance of 251.16 feet;

THENCE South 76°36'08" West, a distance of 69.06 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the left, having a radius of 182.37 feet, concave southeasterly, whose radius bears South 12°03'49" East, through a central angle of 102°13'52", a distance of 325.40 feet, to a point of intersection with a non-tangent line;

THENCE South 23°04'56" East, a distance of 34.08 feet;

THENCE North 78°48'32" East, a distance of 201.56 feet;

THENCE North 88°33'06" East, a distance of 389.13 feet;

THENCE South 74°11'27" East, a distance of 186.93 feet;

THENCE North 57°53'27" East, a distance of 410.42 feet;

THENCE North 29°23'02" East, a distance of 258.18 feet;

THENCE North 11°01'22" East, a distance of 154.72 feet;

THENCE North 35°51'12" East, a distance of 139.60 feet;

THENCE North 01°27'19" West, a distance of 109.72 feet;

THENCE North 60°03'34" East, a distance of 180.24 feet;

THENCE North 19°17'17" East, a distance of 159.83 feet, to the north line of said section;

THENCE leaving said north line, South 41°54'21" East, a distance of 390.85 feet;

THENCE South 30°50'14" West, a distance of 281.92 feet;

THENCE South 06°45'07" West, a distance of 280.71 feet;

THENCE South 18°36'03" West, a distance of 473.27 feet;

THENCE South 45°55'37" West, a distance of 286.68 feet;

THENCE South 67°29'26" West, a distance of 264.13 feet;

THENCE North 28°39'38" West, a distance of 273.60 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the right, having a radius of 432.83 feet, concave northerly, whose radius bears North 17°17'52" West, through a central angle of 10°01'15", a distance of 75.70 feet, to the beginning of a reverse curve;

THENCE southwesterly along said reverse curve to the left, having a radius of 319.44 feet, concave southeasterly, through a central angle of 65°37'42", a distance of 365.89 feet, to the curves end;

THENCE South 17°05'41" West, a distance of 82.06 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the left, having a radius of 1206.68 feet, concave southerly, whose radius bears South 17°05'41" West, through a central angle of 02°51'23", a distance of 60.16 feet;

THENCE continue, westerly along said curve, having a radius of 1206.68 feet, through a central angle of 00°52'23", a distance of 18.39 feet, to the beginning of a reverse curve;

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THENCE westerly along said reverse curve to the right, having a radius of 2778.69 feet, concave northerly, through a central angle of 05°32'10", a distance of 268.48 feet, to the beginning of a compound curve;

THENCE northwesterly along said compound curve to the right, having a radius of 645.20 feet, concave northeasterly, through a central angle of 21°37'25", a distance of 243.50 feet, to the curves end;

THENCE North 49°28'31" West, a distance of 49.56 feet;

THENCE South 52°51'35" West, a distance of 51.44 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the left, having a radius of 250.98 feet, concave southeasterly, whose radius bears South 37°10'23" East, through a central angle of 33°55'14", a distance of 148.59 feet, to a point of intersection with a non-tangent line;

THENCE North 51°48'46" West, a distance of 83.93 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 152.03 feet, concave northeasterly, through a central angle of 23°57'49", a distance of 63.59 feet, to the beginning of a reverse curve;

THENCE northwesterly along said reverse curve to the left, having a radius of 155.31 feet, concave southwesterly, through a central angle of 25°46'10", a distance of 69.85 feet, to a point of intersection with a non-tangent line;

THENCE North 45°47'32" East, a distance of 107.48 feet;

THENCE North 01°19'28" East, a distance of 408.39 feet;

THENCE North 17°16'51" East, a distance of 251.64 feet;

THENCE North 44°34'18" East, a distance of 130.30 feet, to the **POINT OF BEGINNING**.

Containing 1,315,300 square feet or 30.1951 acres, more or less.

TOGETHER WITH

PROPOSED R1-RPO ZONING AREA R1-B

COMMENCING at the northwest corner of said Section 26, a Bureau of Land Management (BLM) brass cap stamped 1970, from which the north quarter corner of said section, a brass cap stamped LS 4321 ARENCO 1974, bears North 88°47'22" East, (basis of bearing), a distance of 2609.94 feet;

THENCE along the north line of said section, North 88°47'22" East, a distance of 2609.94 feet, to the north quarter corner of said section;

THENCE leaving said north line, along the north-south mid-section line of said section, South 00°49'22" East, a distance of 1688.41 feet, to the **POINT OF BEGINNING**;

THENCE continuing South 00°49'22" East, a distance of 962.73 feet to the center of said section;

THENCE continuing South 00°47'55" East, a distance of 1362.91 feet, to a point hereby designated as Point "B" for future reference in this description;

THENCE leaving said mid-section line, South 33°41'21" West, a distance of 10.65 feet;

THENCE North 56°18'39" West, a distance of 146.23 feet, to the beginning of a curve;

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THENCE northwesterly along said curve to the left, having a radius of 720.99 feet, concave southwesterly, through a central angle of 15°18'15", a distance of 192.58 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said non-tangent curve to the right, having a radius of 2192.00 feet, concave easterly, whose radius bears North 87°42'59" East, through a central angle of 03°48'36", a distance of 145.76 feet, to the beginning of a reverse curve;

THENCE northwesterly along said reverse curve to the left, having a radius of 146.62 feet, concave southwesterly, through a central angle of 62°05'21", a distance of 158.88 feet, to the beginning of a reverse curve;

THENCE northwesterly along said reverse curve to the right, having a radius of 263.06 feet, concave northeasterly, through a central angle of 49°05'00", a distance of 225.36 feet, to the beginning of a reverse curve;

THENCE northerly along said reverse curve to the left, having a radius of 6441.75 feet, concave westerly, through a central angle of 02°27'08", a distance of 275.70 feet, to the beginning of a compound curve;

THENCE northwesterly along said compound curve to the left, having a radius of 136.19 feet, concave southwesterly, through a central angle of 63°21'57", a distance of 150.62 feet, to the beginning of a compound curve;

THENCE westerly along said compound curve to the left, having a radius of 5117752.63 feet, concave southerly, through a central angle of 00°00'03", a distance of 83.11 feet, to the beginning of a compound curve;

THENCE westerly along said compound curve to the left, having a radius of 250.48 feet, concave southerly, through a central angle of 27°59'17", a distance of 122.35 feet, to a point of intersection with a non-tangent line;

THENCE North 23°34'35" West, a distance of 31.26 feet;

THENCE North 61°25'21" West, a distance of 36.41 feet, to a point of intersection with a non-tangent curve;

THENCE northwesterly along said non-tangent curve to the left, having a radius of 770.99 feet, concave southwesterly, whose radius bears South 70°54'16" West, through a central angle of 07°23'43", a distance of 99.51 feet, to the curves end;

THENCE North 26°29'27" West, a distance of 183.69 feet;

THENCE North 18°30'33" East, a distance of 35.36 feet;

THENCE North 26°43'08" West, a distance of 61.00 feet;

THENCE North 72°26'55" West, a distance of 34.44 feet;

THENCE North 26°29'27" West, a distance of 26.45 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the left, having a radius of 365.92 feet, concave southwesterly, through a central angle of 16°24'25", a distance of 104.78 feet, to the curves end;

THENCE North 42°53'52" West, a distance of 42.70 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the left, having a radius of 102.00 feet, concave southwesterly, through a central angle of 13°27'57", a distance of 23.97 feet, to the curves end;

THENCE North 56°21'49" West, a distance of 20.93 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 111.00 feet, concave northeasterly, through a central angle of 28°31'34", a distance of 55.26 feet, to the beginning of a compound curve;

THENCE northerly along said compound curve to the right, having a radius of 50.00 feet, concave easterly, through a central angle of 49°39'41", a distance of 43.34 feet, to the curves end;

THENCE North 21°49'26" East, a distance of 16.04 feet, to the beginning of a curve;

THENCE northerly along said curve to the left, having a radius of 269.00 feet, concave westerly, through a central angle of 04°57'41", a distance of 23.29 feet, to the beginning of a compound curve;

THENCE northerly along said compound curve to the left, having a radius of 202.00 feet, concave westerly, through a central angle of 13°08'46", a distance of 46.35 feet, to the curves end;

THENCE North 03°42'58" East, a distance of 24.70 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 198.00 feet, concave easterly, through a central angle of 01°44'27", a distance of 6.02 feet, to a point of intersection with a non-tangent line;

THENCE North 78°20'03" West, a distance of 75.35 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said non-tangent curve to the left, having a radius of 378.17 feet, concave westerly, whose radius bears North 59°09'51" West, through a central angle of 29°34'44", a distance of 195.23 feet, to the beginning of a compound curve;

THENCE northerly along said compound curve to the left, having a radius of 2056.53 feet, concave westerly, through a central angle of 04°38'11", a distance of 166.42 feet, to the beginning of a reverse curve;

THENCE northeasterly along said reverse curve to the right, having a radius of 138.47 feet, concave southeasterly, through a central angle of 97°49'54", a distance of 236.44 feet, to the beginning of a compound curve;

THENCE easterly along said compound curve to the right, having a radius of 1200.79 feet, concave southerly, through a central angle of 12°02'31", a distance of 252.37 feet, to the beginning of a reverse curve;

THENCE easterly along said reverse curve to the left, having a radius of 344.13 feet, concave northerly, through a central angle of 46°27'21", a distance of 279.03 feet, to the beginning of a compound curve;

THENCE northeasterly along said compound curve to the left, having a radius of 37024.91 feet, concave northwesterly, through a central angle of 00°06'20", a distance of 68.20 feet, to the beginning of a reverse curve;

THENCE easterly along said reverse curve to the right, having a radius of 112.35 feet, concave southerly, through a central angle of 62°13'03", a distance of 122.00 feet, to the beginning of a reverse curve;

THENCE easterly along said reverse curve to the left, having a radius of 92.93 feet, concave northerly, through a central angle of 61°09'36", a distance of 99.19 feet, to a point of intersection with a non-tangent line;

THENCE North 82°36'06" East, a distance of 291.14 feet, to the **POINT OF BEGINNING**.

Containing 1,833,891 square feet or 42.1003 acres, more or less.

TOGETHER WITH

PROPOSED R1-RPO ZONING AREA R1-C

COMMENCING at said Point "B";

THENCE North 82°12'08" West, a distance of 406.53 feet, to a point of intersection with a non-tangent curve and the **POINT OF BEGINNING**;

THENCE southeasterly along said non-tangent curve to the right, having a radius of 879.50 feet, concave southerly, whose radius bears South 11°51'45" West, through a central angle of 25°14'50", a distance of 387.55 feet, to the curves end;

THENCE South 52°53'25" East, a distance of 463.67 feet, to the beginning of a curve;

THENCE easterly along said curve to the left, having a radius of 980.50 feet, concave northerly, through a central angle of 84°40'41", a distance of 1449.09 feet, to a point of intersection with a non-tangent line;

THENCE South 47°34'05" East, a distance of 18.82 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, having a radius of 1024.61 feet, concave northeasterly, through a central angle of 10°30'51", a distance of 188.02 feet, to the beginning of a compound curve;

THENCE southeasterly along said compound curve to the left, having a radius of 9647.35 feet, concave northeasterly, through a central angle of 00°58'56", a distance of 165.37 feet, to the beginning of a compound curve;

THENCE easterly along said compound curve to the left, having a radius of 2371.74 feet, concave northerly, through a central angle of 17°58'03", a distance of 743.76 feet, to the east line of said section and a point of intersection with a non-tangent line;

THENCE along said east line, South 00°47'01" East, a distance of 530.53 feet, to the southeast corner of said section;

THENCE leaving said east line, along the south line of said section, South 88°15'29" West, a distance of 402.48 feet;

THENCE leaving said south line, North 01°44'57" West, a distance of 183.59 feet;

THENCE North 62°15'05" West, a distance of 263.21 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the right, having a radius of 119.55 feet, concave northwesterly, whose radius bears North 49°37'50" West, through a central angle of 46°57'20", a distance of 97.97 feet, to the curves end;

THENCE South 87°19'30" West, a distance of 1109.57 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 30.00 feet, concave northeasterly, through a central angle of 51°16'07", a distance of 26.84 feet, to the beginning of a reverse curve;

THENCE northwesterly along said reverse curve to the left, having a radius of 63.50 feet, concave southwesterly, through a central angle of 41°27'22", a distance of 45.95 feet, to a point of intersection with a non-tangent line;

THENCE North 23°08'08" West, a distance of 105.15 feet;

THENCE South 75°28'19" West, a distance of 144.99 feet;

THENCE South 45°24'19" West, a distance of 226.87 feet;

THENCE South 66°25'14" West, a distance of 538.57 feet, to said south line;

THENCE along said south line, South 88°14'27" West, a distance of 0.99 feet;

THENCE leaving said south line, North 26°18'31" West, a distance of 612.92 feet, to a point hereby designated as Point "C" for future reference in this description;;

THENCE North 44°22'38" West, a distance of 292.13 feet;

THENCE North 09°56'54" East, a distance of 188.28 feet;

THENCE North 80°03'06" West, a distance of 67.76 feet;

THENCE North 09°56'54" East, a distance of 18.29 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the left, having a radius of 822.00 feet, concave southerly, whose radius bears South 05°20'44" West, through a central angle of 08°38'47", a distance of 124.05 feet, to the curves end;

THENCE South 86°41'57" West, a distance of 88.75 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said non-tangent curve to the left, having a radius of 328.50 feet, concave westerly, whose radius bears South 81°35'09" West, through a central angle of 18°35'19", a distance of 106.58 feet, to the beginning of a reverse curve;

THENCE northerly along said reverse curve to the right, having a radius of 15.00 feet, concave easterly, through a central angle of 82°43'29", a distance of 21.66 feet, to a point of intersection with a non-tangent line;

THENCE North 31°30'01" West, a distance of 57.07 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the right, having a radius of 15.00 feet, concave northerly, whose radius bears North 34°16'41" West, through a central angle of 90°00'00", a distance of 23.56 feet, to the curves end;

THENCE North 34°16'41" West, a distance of 126.31 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 150.00 feet, concave easterly, through a central angle of 45°44'40", a distance of 119.76 feet, to a point of intersection with a non-tangent line;

THENCE North 84°53'44" East, a distance of 292.27 feet;

THENCE South 76°07'33" East, a distance of 289.35 feet;

THENCE North 12°06'57" East, a distance of 105.37 feet, to the **POINT OF BEGINNING**.

Containing 2,331,393 square feet or 53.5214 acres, more or less.

TOGETHER WITH

PROPOSED R1-RPO ZONING AREA R1-D

COMMENCING at said Point "C";

THENCE South 85°27'03" West, a distance of 740.35 feet, to the **POINT OF BEGINNING**;

THENCE North 76°30'48" West, a distance of 325.58 feet;

THENCE North 19°57'30" East, a distance of 259.13 feet;

THENCE North 25°09'20" East, a distance of 12.15 feet;

THENCE North 54°31'17" East, a distance of 28.51 feet;

THENCE North 04°30'00" East, a distance of 39.64 feet;

THENCE North 25°09'20" East, a distance of 223.60 feet;

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THENCE North 48°50'06" East, a distance of 79.39 feet;
THENCE North 57°41'59" East, a distance of 101.20 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said non-tangent curve to the right, having a radius of 287.94 feet, concave southwesterly, whose radius bears South 18°39'08" West, through a central angle of 37°04'11", a distance of 186.29 feet, to the beginning of a compound curve;
THENCE southerly along said compound curve to the right, having a radius of 271.50 feet, concave westerly, through a central angle of 75°36'16", a distance of 358.26 feet, to the curves end;
THENCE South 41°19'36" West, a distance of 162.26 feet, to the beginning of a curve;
THENCE southwesterly along said curve to the left, having a radius of 173.50 feet, concave southeasterly, through a central angle of 33°54'08", a distance of 102.66 feet, to the beginning of a reverse curve;
THENCE southwesterly along said reverse curve to the right, having a radius of 15.00 feet, concave northwesterly, through a central angle of 90°02'38", a distance of 23.57 feet, to a point of intersection with a non-tangent line;
THENCE South 07°28'06" West, a distance of 25.72 feet, to the **POINT OF BEGINNING**.

Containing 230,888 square feet or 5.3005 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 October, 2022. 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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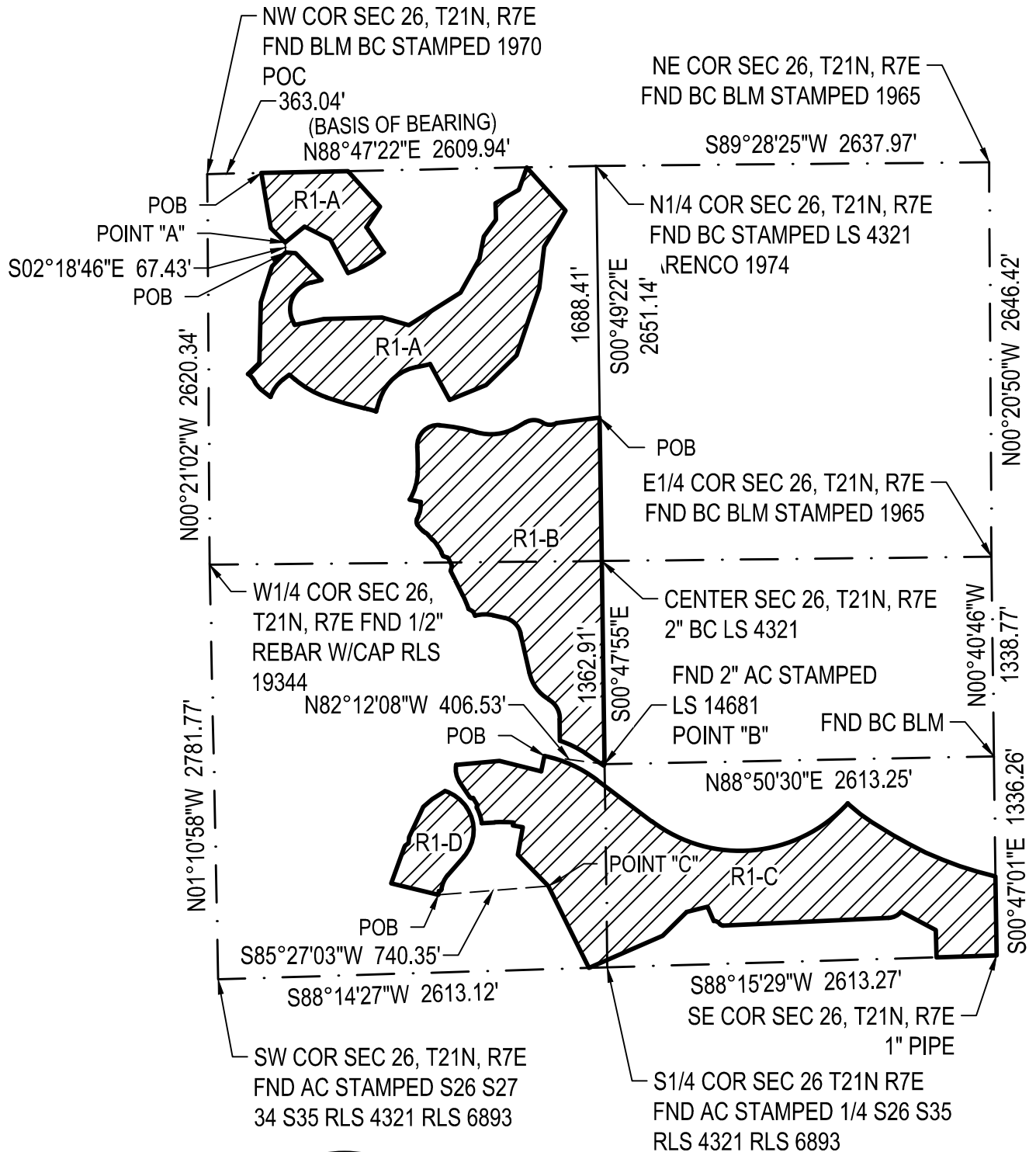


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 NOT TO SCALE

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