

Wood, Patel & Associates, Inc.
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Revised September 4, 2026
WP# 225329
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LEGAL DESCRIPTION
STL 340
Proposed SC, HC and MR 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 SC, HC, MR ZONING PARCELS – MR ZONING AREA

BEGINNING 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 363.01 feet to a point hereby designated as Point "A" for future reference in this description;

THENCE South 09°47'21" East, a distance of 374.34 feet;

THENCE South 44°38'24" East, a distance of 136.99 feet;

THENCE South 02°18'46" East, a distance of 67.43 feet;

THENCE South 44°34'18" West, a distance of 130.30 feet;

THENCE South 17°16'51" West, a distance of 251.64 feet;

THENCE South 01°19'28" West, a distance of 408.39 feet;

THENCE South 45°47'32" West, a distance of 107.48 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 155.31 feet, concave southwesterly, whose radius bears South 36°22'53" West, through a central angle of 25°46'10", a distance of 69.85 feet, to the beginning of a reverse curve;

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

THENCE South 51°48'46" East, a distance of 83.93 feet, to a point of intersection with a non-tangent curve;

THENCE northeasterly along said non-tangent curve to the right, having a radius of 250.98 feet, concave southeasterly, whose radius bears South 71°05'37" 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 52°51'35" East, a distance of 51.44 feet;

THENCE South 49°28'31" East, a distance of 49.56 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, 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 beginning of a compound curve;

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THENCE easterly along said compound curve to the left, 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 reverse curve;

THENCE easterly along said reverse curve to the right, having a radius of 1206.68 feet, through a central angle of 09°33'58", a distance of 201.47 feet, to the beginning of a compound curve;

THENCE southeasterly along said compound curve to the right, having a radius of 576.78 feet, concave southwesterly, through a central angle of 21°32'11", a distance of 216.80 feet, to a point of intersection with a non-tangent curve;

THENCE southerly along said non-tangent curve to the left, having a radius of 138.47 feet, concave easterly, whose radius bears South 59°50'27" East, through a central angle of 33°32'19", a distance of 81.06 feet, to the beginning of a reverse curve;

THENCE southerly along said reverse curve to the right, 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 compound curve;

THENCE southerly along said compound curve to the right, having a radius of 378.17 feet, concave westerly, through a central angle of 29°34'44", a distance of 195.23 feet, to a point of intersection with a non-tangent line;

THENCE North 78°20'03" West, a distance of 33.54 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 41.00 feet, concave northwesterly, whose radius bears North 71°55'59" West, through a central angle of 79°24'31", a distance of 56.82 feet, to the beginning of a compound curve;

THENCE westerly along said compound curve to the right, having a radius of 121.00 feet, concave northerly, through a central angle of 21°55'17", a distance of 46.29 feet, to a point of intersection with a non-tangent line;

THENCE North 66°23'22" West, a distance of 40.08 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 198.00 feet, concave northeasterly, through a central angle of 05°44'21", a distance of 19.83 feet;

THENCE North 60°39'01" West, a distance of 68.14 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the left, having a radius of 660.00 feet, concave southwesterly, through a central angle of 13°14'26", a distance of 152.52 feet;

THENCE North 73°53'27" West, a distance of 60.62 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 988.00 feet, concave northerly, through a central angle of 04°12'31", a distance of 72.57 feet;

THENCE North 69°40'56" West, a distance of 538.79 feet;

THENCE North 24°40'56" West, a distance of 35.36 feet;

THENCE North 69°40'56" West, a distance of 57.00 feet;

THENCE South 65°19'04" West, a distance of 35.36 feet;

THENCE North 69°40'56" West, a distance of 98.19 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 562.00 feet, concave northeasterly, through a central angle of 17°22'13", a distance of 170.38 feet, to a point of intersection with a non-tangent line;

THENCE North 00°21'02" West, a distance of 1693.58 feet, to the **POINT OF BEGINNING**.

Containing 1215152 square feet or 27.8961 acres, more or less.

TOGETHER WITH

PROPOSED SC, HC, MR ZONING PARCELS – HC ZONING AREA

COMMENCING at said Point "A";

THENCE along the north line of said Section 26, North 88°47'22" East, a distance of 1781.64 feet, to the **POINT OF BEGINNING**;

THENCE continuing North 88°47'22" East, a distance of 465.26 feet, to the north quarter corner of said section,

THENCE leaving said north line, along the north-south mid-section line, South 00°49'22" East, a distance of 1688.41 feet, to a point hereby designated as Point "B" for future reference in this description;

THENCE leaving said mid-section line, South 82°36'06" West, a distance of 291.14 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 92.93 feet, concave northerly, whose radius bears North 29°00'36" West, through a central angle of 61°09'36", a distance of 99.19 feet, to the beginning of a reverse curve;

THENCE westerly along said reverse curve to the left, 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 southwesterly along said reverse curve to the right, 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 compound curve;

THENCE westerly along said compound curve to the right, 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 reverse curve;

THENCE westerly along said reverse curve to the left, 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 compound curve;

THENCE southwesterly along said compound curve to the left, having a radius of 138.47 feet, concave southeasterly, through a central angle of 64°17'34", a distance of 155.38 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 576.78 feet, concave southwesterly, whose radius bears South 44°28'03" West, through a central angle of 21°32'11", a distance of 216.80 feet, to the beginning of a compound curve;

THENCE westerly along said compound curve to the left, having a radius of 1206.68 feet, concave southerly, through a central angle of 05°50'11", a distance of 122.92 feet, to a point of intersection with a non-tangent line;

THENCE North 17°05'41" East, a distance of 82.06 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, 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 beginning of a reverse curve;

THENCE easterly along said reverse curve to the left, having a radius of 432.83 feet, concave northerly, through a central angle of 10°01'15", a distance of 75.70 feet, to a point of intersection with a non-tangent line;

THENCE South 28°39'38" East, a distance of 273.60 feet;

THENCE North 67°29'26" East, a distance of 264.13 feet;

THENCE North 45°55'37" East, a distance of 286.68 feet;

THENCE North 18°36'03" East, a distance of 473.27 feet;

THENCE North 06°45'07" East, a distance of 280.71 feet;

THENCE North 30°50'14" East, a distance of 281.92 feet;

THENCE North 41°54'21" West, a distance of 390.85 feet, to the **POINT OF BEGINNING**.

Containing 1,031,735 square feet or 23.6854 acres, more or less.

TOGETHER WITH

PROPOSED SC, HC, MR ZONING PARCELS – SC ZONING (WEST)

COMMENCING at said Point "B";

THENCE along the north-south mid-section line of said Section 26, South 00°49'22" East, a distance of 962.36 feet, to the center of said section;

THENCE continuing South 00°47'55" East, a distance of 1202.20 feet, to a point hereby designated as Point "C" for future reference in this description;

THENCE leaving said mid-section line, South 89°12'05" West, a distance of 297.89 feet, to a point of intersection with a non-tangent curve and the **POINT OF BEGINNING**;

THENCE westerly along said non-tangent curve to the left, having a radius of 720.99 feet, concave southerly, whose radius bears South 18°23'06" West, through a central angle of 21°11'23", a distance of 266.65 feet, to the curves end;

THENCE South 87°11'43" West, a distance of 121.67 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 618.99 feet, concave northerly, through a central angle of 07°37'48", a distance of 82.43 feet, to the beginning of a compound curve;

THENCE northwesterly along said compound curve to the right, having a radius of 100.00 feet, concave northeasterly, through a central angle of 41°38'15", a distance of 72.67 feet, to the curves end;

THENCE North 43°32'15" West, a distance of 22.61 feet;

THENCE North 04°50'36" West, a distance of 68.03 feet;

THENCE North 27°09'24" West, a distance of 25.31 feet;

THENCE North 14°24'13" West, a distance of 65.97 feet;

THENCE North 14°24'32" West, a distance of 66.15 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 280.74 feet, concave easterly, through a central angle of 29°02'36", a distance of 142.31 feet, to the beginning of a reverse curve;

THENCE northerly along said reverse curve to the left, having a radius of 770.99 feet, concave westerly, through a central angle of 08°06'50", a distance of 109.18 feet, to the beginning of a reverse curve;

THENCE northerly along said reverse curve to the right, having a radius of 288.00 feet, concave easterly, through a central angle of 07°16'17", a distance of 36.55 feet, to the beginning of a reverse curve;

THENCE northerly along said reverse curve to the left, having a radius of 312.00 feet, concave westerly, through a central angle of 16°34'11", a distance of 90.23 feet, to the beginning of a compound curve;

THENCE northerly along said compound curve to the left, having a radius of 781.99 feet, concave westerly, through a central angle of 07°27'41", a distance of 101.84 feet, to a point of intersection with a non-tangent line;

THENCE North 32°04'59" East, a distance of 36.43 feet;

THENCE North 23°34'35" West, a distance of 39.60 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the right, having a radius of 250.48 feet, concave southerly, whose radius bears South 15°17'10" East, through a central angle of 27°59'17", a distance of 122.35 feet, to the beginning of a compound curve;

THENCE easterly along said compound curve to the right, 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 southeasterly along said compound curve to the right, 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 southerly along said compound curve to the right, 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 reverse curve;

THENCE southeasterly along said reverse curve to the left, 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 southeasterly along said reverse curve to the right, 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 southerly along said reverse curve to the left, having a radius of 2192.00 feet, concave easterly, through a central angle of 03°48'36", a distance of 145.76 feet, to the **POINT OF BEGINNING**.

Containing 334,147 square feet or 7.6710 acres, more or less.

TOGETHER WITH

PROPOSED SC, HC, MR ZONING PARCELS – SC ZONING (EAST)

COMMENCING at said Point "C";

THENCE along the north-south mid-section line of said Section 26, South 00°47'55" East, a distance of 160.71 feet, to the northwest corner of the south half of the southeast quarter of said section;

THENCE leaving said mid-section line, along the north line of said south half of the southeast quarter, North 88°50'30" East, a distance of 1817.61 feet, to the **POINT OF BEGINNING**;

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THENCE continuing North 88°50'30" East, a distance of 795.64 feet, to the northeast corner of said south half of the southeast quarter;

THENCE leaving said north line, along the east line of said section, South 00°47'01" East, a distance of 805.73 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 2371.74 feet, concave northerly, whose radius bears North 12°58'05" East, through a central angle of 17°58'03", a distance of 743.76 feet, to the beginning of a compound curve;

THENCE northwesterly along said compound curve to the right, 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 northwesterly along said compound curve to the right, 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 curves end;

THENCE North 47°34'05" West, a distance of 18.82 feet, to a point of intersection with a non-tangent curve;

THENCE northeasterly along said non-tangent curve to the left, having a radius of 980.50 feet, concave northwesterly, whose radius bears North 47°34'05" West, through a central angle of 13°19'35", a distance of 228.05 feet, to the beginning of a compound curve;

THENCE northeasterly along said compound curve to the left, having a radius of 750.50 feet, concave northwesterly, through a central angle of 09°41'52", a distance of 127.03 feet, to the **POINT OF BEGINNING**.

Containing 558,350 square feet or 12.8180 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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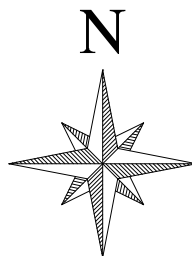
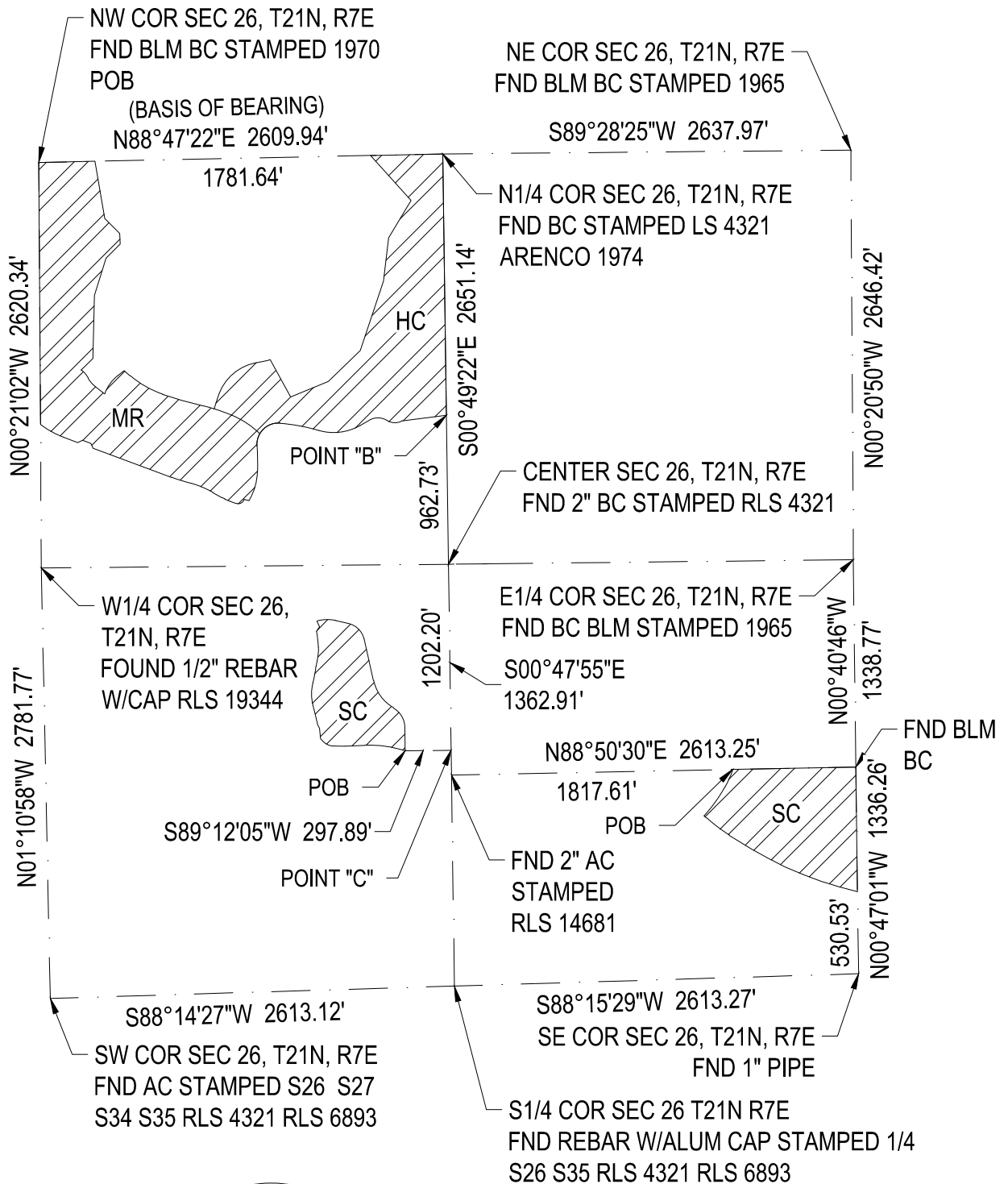


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NOT TO SCALE

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