



PARCEL DESCRIPTION

A PORTION OF THAT DOCUMENT DESCRIBED AT RECEPTION #2016-0033587, YAVAPAI COUNTY OFFICIAL RECORDS AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14, BEING A TOWN OF PRESCOTT VALLEY BRASS CAP RLS 22752 PER BOOK 198 OF LAND SURVEYS, PAGE 16, YAVAPAI COUNTY OFFICIAL RECORDS, THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, S.89°43'26"E., A DISTANCE OF 30.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PINE VIEW DRIVE, A TOWN OF PRESCOTT VALLEY RIGHT OF WAY EASEMENT DETAILED AT BOOK 1890, PAGE 112, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE ALONG SAID RIGHT OF WAY EASEMENT, N.01°36'12"E., A DISTANCE OF 59.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID RIGHT OF WAY EASEMENT, N.01°36'12"E., A DISTANCE OF 285.53 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED AT BOOK 4663, PAGE 359, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE LEAVING SAID RIGHT OF WAY EASEMENT AND ALONG SAID SOUTH LINE OF SAID PARCEL, S.88°23'48"E., A DISTANCE OF 48.90 FEET;

THENCE CONTINUE ALONG SAID SOUTH PARCEL LINE, S.88°23'48"E., A DISTANCE OF 115.98 FEET;

THENCE CONTINUE ALONG SAID SOUTH PARCEL LINE S.01°43'17"W., A DISTANCE OF 10.67 FEET;

THENCE CONTINUE ALONG SAID SOUTH PARCEL LINE S.88°23'48"E., A DISTANCE OF 147.80 FEET;

THENCE LEAVING SAID SOUTH LINE, S.01°36'12"W., A DISTANCE OF 23.59 FEET;

THENCE S.46°38'29"W., A DISTANCE OF 19.89 FEET;

THENCE S.43°21'31"E., A DISTANCE OF 29.19 FEET TO THE NORTH MOST CORNER OF THAT PARCEL DESCRIBED AT BOOK 4193, PAGE 14, YAVAPAI COUNTY OFFICIAL RECORDS;



THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL AND THE SOUTHWESTERLY PROLONGATION OF SAID LINE, S.46°38'29"W., A DISTANCE OF 306.04 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED AT RECEPTION #2014-0003882, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, N.43°22'29"W., A DISTANCE OF 29.19 FEET;

THENCE CONTINUE ALONG SAID LINE N.43°22'29"W., A DISTANCE OF 6.61 FEET TO THE NORTH MOST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, S.49°36'57"W., A DISTANCE OF 38.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE LEAVING SAID NORTHWESTERLY LINE, N.88°23'48"W., A DISTANCE OF 48.90 FEET TO THE TRUE POINT OF BEGINNING.

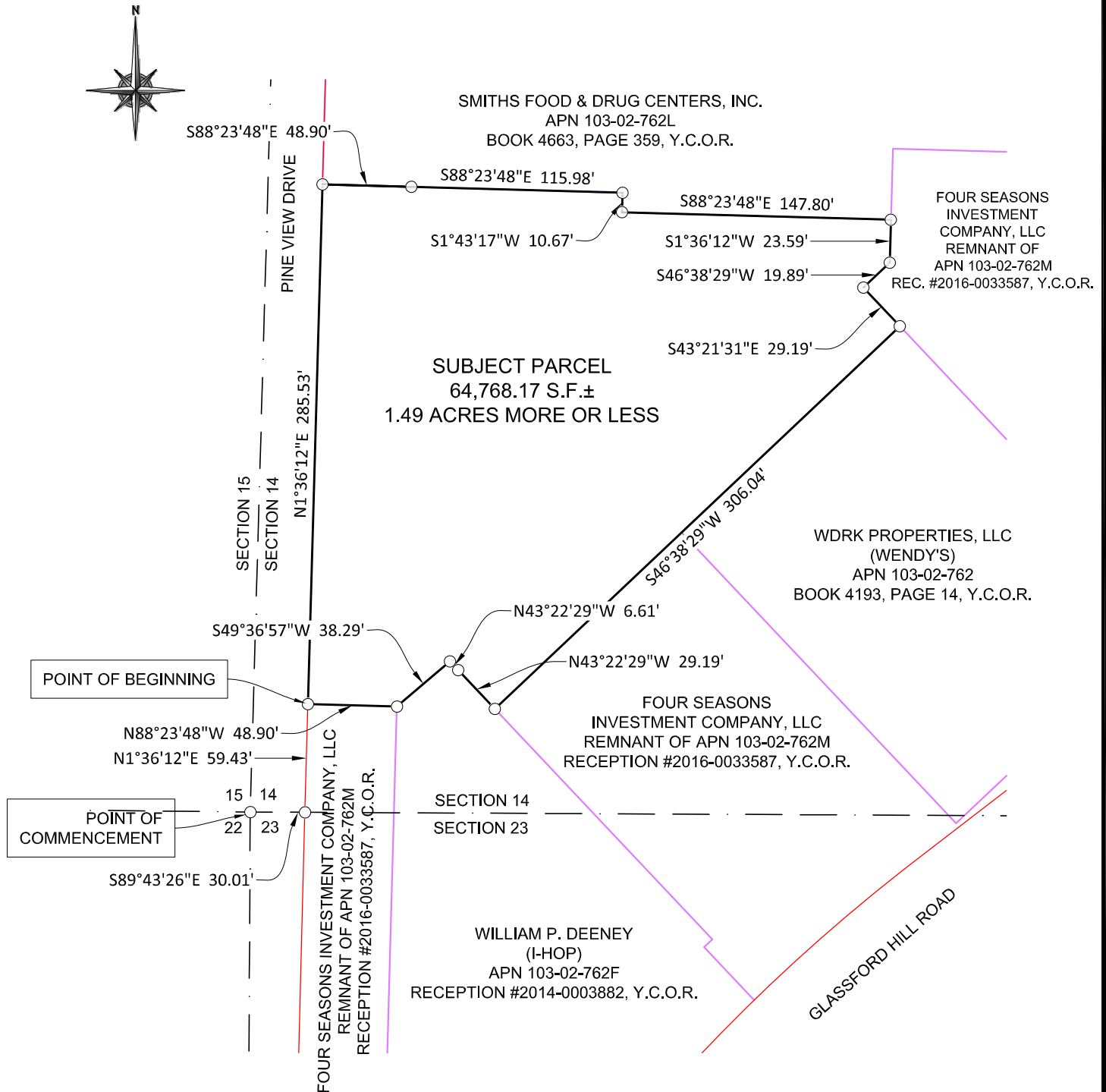
CONTAINING 64,768.17 SQUARE FEET OR 1.49 ACRES, MORE OR LESS.

TOGETHER WITH ALL EASEMENTS OF RECORD.



PARCEL EXHIBIT
A PORTION OF APN 103-02-762M

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



SURVEYOR INFORMATION
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE SUITE B
PRESCOTT, ARIZONA 86301

CLIENT INFORMATION
FAIN ENTERPRISES, INC.
3001 NORTH MAIN STREET, SUITE 2B
PRESCOTT VALLEY, ARIZONA 86314

GBE JOB #: 23050

DATE: 10/2/2023

DRAWN BY: TL/LH

NOT TO SCALE

DATUM
NAD 1983
AZ SPF
CENTRAL