

LEGAL DESCRIPTION

All that portion of land lying in Sections 5 and 8, Township 14 North, Range 1 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 8, from whence the southwest corner of said Section 8 bears South $02^{\circ} 00' 27''$ West, a distance of 5277.21 feet;

Thence South $02^{\circ} 00' 27''$ West, along the west line of said Section 8, a distance of 965.03 feet to the TRUE POINT OF BEGINNING;

Thence North $80^{\circ} 20' 50''$ East, a distance of 114.95 feet;

Thence along a non-tangent curve, concave to the southwest, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 54''$, an arc length of 39.28 feet, a chord bearing of South $54^{\circ} 39' 10''$ East, and a chord length of 35.36 feet;

Thence North $80^{\circ} 20' 50''$ East, a distance of 50.00 feet;

Thence along a non-tangent curve, concave to the southeast, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 54''$, an arc length of 39.28 feet, a chord bearing of North $35^{\circ} 20' 50''$ East, and a chord length of 35.36 feet;

Thence North $09^{\circ} 39' 10''$ West, a distance of 50.00 feet;

Thence along a non-tangent curve, concave to the northeast, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 54''$, an arc length of 39.28 feet, a chord bearing of North $54^{\circ} 39' 10''$ West, and a chord length of 35.36 feet;

Thence North $09^{\circ} 39' 10''$ West, a distance of 110.69 feet;

Thence along a tangent curve, concave to the southwest, having a radius of 225.00 feet, a central angle of $05^{\circ} 51' 25''$, an arc length of 23.00 feet, a chord bearing of North $12^{\circ} 34' 51''$ West, and a chord length of 22.99 feet to a point on the southerly right of way line of Lakeshore Drive as recorded in Book 3956 of Official Records, Page 26, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence along a non-tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 780.00 feet, a central angle of $16^{\circ} 22' 34''$, an arc length of 222.94 feet, a chord bearing of North $51^{\circ} 29' 31''$ East, and a chord length of 222.18 feet;

Thence North $43^{\circ} 18' 12''$ East, along said southerly right of way line, a distance of 110.90 feet;

Thence North $46^{\circ} 41' 48''$ West, along said southerly right of way line, a distance of 80.00 feet;

Thence North $43^{\circ} 18' 12''$ East, along said southerly right of way line, a distance of 120.33 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1120.00 feet, a central angle of $07^{\circ} 45' 09''$, an arc length of 151.55 feet, a chord bearing of North $47^{\circ} 10' 46''$ East, and a chord length of 151.43 feet;

Thence South $38^{\circ} 56' 39''$ East, along said southerly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1100.00 feet, a central angle of $43^{\circ} 28' 24''$, an arc length of 834.63 feet, a chord bearing of North $72^{\circ} 47' 33''$ East, and a chord length of 814.75 feet;

Thence South $85^{\circ} 28' 15''$ East, along said southerly right of way line, a distance of 89.50 feet;

Thence South $04^{\circ} 31' 45''$ West, along said southerly right of way line, a distance of 25.00 feet;

Thence South $85^{\circ} 28' 15''$ East, along said southerly right of way line, a distance of 150.00 feet;

Thence South $04^{\circ} 31' 45''$ West, along said southerly right of way line, a distance of 25.00 feet;

Thence South $85^{\circ} 28' 15''$ East, along said southerly right of way line, a distance of 70.68 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the northeast, having a radius of 2150.00 feet, a central angle of $08^{\circ} 23' 53''$, an arc length of 315.13 feet, a chord bearing of South $89^{\circ} 40' 12''$ East, and a chord length of 314.85 feet;

Thence North $03^{\circ} 52' 08''$ West, along said southerly right of way line, a distance of 25.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 2125.06 feet, a central angle of $13^{\circ} 25' 39''$, an arc length of 498.02 feet, a chord bearing of North $79^{\circ} 25' 02''$ East, and a chord length of 496.88 feet;

Thence North $17^{\circ} 17' 48''$ West, along said southerly right of way line, a distance of 25.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 2100.00 feet, a central angle of 05° 58' 33", an arc length of 219.03 feet, a chord bearing of North 69° 42' 55" East, and a chord length of 218.93 feet;

Thence North 66° 43' 39" East, along said southerly right of way line, a distance of 477.38 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1900.00 feet, a central angle of 17° 50' 37", an arc length of 591.72 feet, a chord bearing of North 75° 38' 57" East, and a chord length of 589.33 feet;

Thence South 05° 25' 44" East, along said southerly right of way line, a distance of 40.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1860.00 feet, a central angle of 04° 23' 54", an arc length of 142.79 feet, a chord bearing of North 86° 46' 13" East, and a chord length of 142.75 feet;

Thence North 01° 01' 50" West, along said southerly right of way line, a distance of 55.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southwest, having a radius of 1915.00 feet, a central angle of 02° 29' 15", an arc length of 83.14 feet, a chord bearing of South 89° 47' 13" East, and a chord length of 83.13 feet;

Thence South 88° 32' 36" East, along said southerly right of way line, a distance of 219.54 feet;

Thence South 01° 27' 24" West, along said southerly right of way line, a distance of 35.00 feet;

Thence South 88° 32' 36" East, along said southerly right of way line, a distance of 67.50 feet;

Thence South 01° 27' 24" West, along said southerly right of way line, a distance of 30.00 feet;

Thence South 88° 32' 36" East, along said southerly right of way line, a distance of 302.38 feet;

Thence North 01° 27' 24" East, along said southerly right of way line, a distance of 30.00 feet;

Thence South 88° 32' 36" East, along said southerly right of way line, a distance of 617.30 feet to a point on the easterly right of way line of Fain Road as recorded in Book

45 of Maps and Plats, Page 10, and in Book 45 of Maps and Plats, Page 58, Yavapai County Recorder's Office, Yavapai County Arizona;

Thence continuing South 88° 32' 36" East, along said easterly right of way line, a distance of 70.07 feet;

Thence South 08° 33' 37" East, along said easterly right of way line, a distance of 486.26 feet to a point on the north line of said Section 8;

Thence North 89° 01' 35" West, along said north line, a distance of 2534.73 feet to the north quarter corner of said Section 8;

Thence South 01° 58' 06" West, along the north-south center section line of said Section 8, a distance of 2616.65 feet to the center section corner of said Section 8;

Thence North 89° 30' 02" West, along the east-west center section line of said Section 8, a distance of 1326.16 feet;

Thence North 01° 59' 16" East, a distance of 1313.81 feet;

Thence North 89° 15' 50" West, a distance of 1325.58 feet to a point on the west line of said Section 8;

Thence North 02° 00' 27" East, along said west line, a distance of 354.28 feet to the TRUE POINT OF BEGINNING.

Containing 5,892,186.40 sf. or 135.27 acres more or less.

09/01/23
LE #1366-04
1366-04 South Boundary-Mod.docx



