

## LEGAL DESCRIPTION

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

BEGINNING at the northwest corner of said Section 5, from whence the southwest corner of said Section 5 bears South  $01^{\circ} 41' 15''$  West, a distance of 5133.26 feet;

Thence South  $89^{\circ} 37' 24''$  East, along the north line of said Section 5, a distance of 2641.90 feet to the north quarter corner of said Section 5;

Thence South  $89^{\circ} 38' 06''$  East, along said north line, a distance of 671.88 feet to a point on the southwesterly 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 along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5100.00 feet, a central angle of  $04^{\circ} 07' 38''$ , an arc length of 367.38 feet, a chord bearing of South  $48^{\circ} 24' 54''$  East, and a chord length of 367.30 feet;

Thence South  $43^{\circ} 38' 55''$  West, along said southwesterly right of way line, a distance of 40.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5060.00 feet, a central angle of  $03^{\circ} 28' 54''$ , an arc length of 307.48 feet, a chord bearing of South  $44^{\circ} 36' 38''$  East, and a chord length of 307.43 feet;

Thence North  $47^{\circ} 07' 49''$  East, along said southwesterly right of way line, a distance of 40.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5100.00 feet, a central angle of  $08^{\circ} 19' 47''$ , an arc length of 741.43 feet, a chord bearing of South  $38^{\circ} 42' 17''$  East, and a chord length of 740.78 feet;

Thence South  $55^{\circ} 27' 36''$  West, along said southwesterly right of way line, a distance of 30.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5070.00 feet, a central angle of  $01^{\circ} 53' 18''$ , an arc length of 167.09 feet, a chord bearing of South  $33^{\circ} 35' 45''$  East, and a chord length of 167.08 feet;

Thence North  $57^{\circ} 20' 54''$  East, along said southwesterly right of way line, a distance of 30.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5100.00 feet, a central angle of  $05^{\circ} 17' 48''$ , an arc length of 471.48 feet, a chord bearing of South  $30^{\circ} 00' 12''$  East, and a chord length of 471.31 feet;

Thence North  $62^{\circ} 38' 42''$  East, along said southwesterly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5120.00 feet, a central angle of  $15^{\circ} 25' 00''$ , an arc length of 1377.64 feet, a chord bearing of South  $19^{\circ} 38' 48''$  East, and a chord length of 1373.49 feet to a point on the easterly right of way line of said Fain Road;

Thence South  $02^{\circ} 36' 16''$  East, along said easterly right of way line, a distance of 516.73 feet;

Thence South  $06^{\circ} 31' 48''$  West, along said easterly right of way line, a distance of 1092.90 feet;

Thence North  $88^{\circ} 32' 36''$  West, along said easterly right of way line, a distance of 80.17 feet to a point on the northerly 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 continuing North  $88^{\circ} 32' 36''$  West, along said northerly right of way line, a distance of 502.86 feet;

Thence North  $01^{\circ} 27' 24''$  East, along said northerly right of way line, a distance of 30.00 feet;

Thence North  $88^{\circ} 32' 36''$  West, along said northerly right of way line, a distance of 357.74 feet;

Thence South  $01^{\circ} 27' 24''$  West, along said northerly right of way line, a distance of 40.00 feet;

Thence North  $88^{\circ} 32' 36''$  West, along said northerly right of way line, a distance of 155.78 feet;

Thence South  $01^{\circ} 27' 24''$  West, along said northerly right of way line, a distance of 35.00 feet;

Thence North  $88^{\circ} 32' 36''$  West, along said northerly right of way line, a distance of 190.34 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southwest, having a radius of 2075.00 feet, a central angle of  $01^{\circ} 44' 40''$ , an arc length of 63.17 feet, a chord bearing of North  $89^{\circ} 24' 55''$  West, and a chord length of 63.17 feet;

Thence North  $00^{\circ} 17' 15''$  West, along said northerly right of way line, a distance of 55.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 2130.00 feet, a central angle of  $03^{\circ} 22' 43''$ , an arc length of 125.60 feet, a chord bearing of South  $88^{\circ} 01' 23''$  West, and a chord length of 125.58 feet;

Thence South  $03^{\circ} 39' 58''$  East, along said northerly right of way line, a distance of 45.00 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 2085.00 feet, a central angle of  $19^{\circ} 36' 24''$ , an arc length of 713.49 feet, a chord bearing of South  $76^{\circ} 31' 50''$  West, and a chord length of 710.01 feet;

Thence South  $66^{\circ} 43' 39''$  West, along said northerly right of way line, a distance of 477.38 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 1915.00 feet, a central angle of  $03^{\circ} 29' 45''$ , an arc length of 116.84 feet, a chord bearing of South  $68^{\circ} 28' 31''$  West, and a chord length of 116.82 feet;

Thence North  $19^{\circ} 46' 37''$  West, along said northerly right of way line, a distance of 50.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 1865.00 feet, a central angle of  $24^{\circ} 18' 22''$ , an arc length of 791.17 feet, a chord bearing of South  $82^{\circ} 22' 34''$  West, and a chord length of 785.25 feet;

Thence North  $85^{\circ} 28' 15''$  West, along said northerly right of way line, a distance of 260.18 feet;

Thence South  $04^{\circ} 31' 45''$  West, along said northerly right of way line, a distance of 35.00 feet;

Thence North  $85^{\circ} 28' 15''$  West, along said northerly right of way line, a distance of 50.00 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 1300.00 feet, a central angle of  $22^{\circ} 33' 19''$ , an arc length of 511.76 feet, a chord bearing of South  $83^{\circ} 15' 04''$  West, and a chord length of 508.47 feet

to a point on the northeasterly right of way line of the old AT&SF right of way line as recorded in Book 2547 of Official Records, Page 229, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence North 32° 25' 31" West, northeasterly right of way line, a distance of 877.40 feet;

Thence along a tangent curve, northeasterly right of way line, concave to the southwest, having a radius of 2914.79 feet, a central angle of 09° 40' 15", an arc length of 491.98 feet, a chord bearing of North 37° 15' 38" West, and a chord length of 491.40 feet to a point on the west line of said Section 5;

Thence North 01° 41' 15" East, along said west line, a distance of 3898.60 feet to the TRUE POINT OF BEGINNING.

Containing 21,972,741.54 sf. or 504.42 acres more or less.

TOGETHER WITH 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:

BEGINNING at the southwest corner of said Section 5, from whence the northwest corner of said Section 5 bears North 01° 41' 15" East, a distance of 5133.26 feet;

Thence North 01° 41' 15" East, along the west line of said Section 5, a distance of 1087.23 feet to a point on the southwesterly right of way line of the old AT&SF right of way line as recorded in Book 2547 of Official Records, Page 229, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 2814.79 feet, a central angle of 07° 30' 38", an arc length of 368.64 feet, a chord bearing of South 36° 10' 38" East, and a chord length of 368.37 feet;

Thence South 32° 25' 31" East, along said southwesterly right of way line, a distance of 876.19 feet to a point on the northerly right of way line of Lakeshore 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 northerly right of way line, concave to the southeast, having a radius of 1280.00 feet, a central angle of 16° 33' 53", an arc length of 370.06 feet, a chord bearing of South 59° 20' 17" West, and a chord length of 368.77 feet;

Thence North 38° 56' 39" West, along said northerly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 1300.00 feet, a central angle of 07° 45' 10", an arc length of 175.90 feet, a chord bearing of South 47° 10' 46" West, and a chord length of 175.77 feet;

Thence South 43° 18' 12" West, along said northerly right of way line, a distance of 231.23 feet;

Thence South 46° 41' 48" East, along said northerly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 540.00 feet, a central angle of 10° 30' 34", an arc length of 99.05 feet, a chord bearing of South 48° 33' 31" West, and a chord length of 98.91 feet;

Thence North 75° 36' 13" West, along said northerly right of way line, a distance of 32.17 feet;

Thence North 13° 17' 56" West, along said northerly right of way line, a distance of 106.37 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 256.37 feet;

Thence South 88° 00' 54" East, a distance of 230.02 feet;

Thence North 02° 00' 06" East, a distance of 94.73 feet;

Thence North 88° 01' 22" West, a distance of 230.02 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 27.26 feet to the TRUE POINT OF BEGINNING.

Containing 536,604.34 sf. or 12.32 acres more or less.

Total Northern Parcels Containing 22,509,345.88 sf. or 516.74 acres more or less.

09/01/23

LE #1366-04

1366-04 North Boundary-Mod.docx



MAP TO ACCOMPANY  
LEGAL DESCRIPTION

SCALE: 1"=1000'

