

**DAVA AND ASSOCIATES**  
**310 EAST UNION STREET    PRESCOTT, ARIZONA 86303**  
**928-778-7587**

**PRESCOTT VALLEY CROSSROADS, PARCEL C**

Description of land located in Section 21, Township 14 North, Range 1 West, of the Gila and Salt River Meridian, Yavapai County, Arizona. Also, being a portion of that parcel recorded in Book 1008 of Official Records, Page 212, in the office of the Recorder of Yavapai County and shown on the Record of Survey filed and recorded in Book 5 of Land Surveys, Pages 53 – 54, in the office of the Recorder of Yavapai County, and all of Tract No. 1 and Tract No. 3 per the Special Warranty Deed filed and recorded in Book 4526 of Official Records, Page 796, in the office of the Recorder of Yavapai County.

**COMMENCING** at the southeast corner of said Section 21 marked by a 2" aluminum cap stamped "ARIZONA ENGR. CO. L.S. 13010, L.S. 18297, from which the south quarter corner of said Section 21 marked by a 1/2" rebar per said Record of Survey, bears North 88°56'22" West, 2,670.47 feet, recorded as North 89°10'18" West, 2,670.71 feet, and from which the east quarter corner of said Section 21 marked by a 2 1/2" brass cap in concrete stamped 21 I 22 bears, North 01°06'45" East, 2,531.12 feet;

thence, along the southerly line of said Section 21, North 88°56'22" West, 2,416.08 feet, to a point on the southeasterly right of way of State Route 69;

thence, along said southeasterly right of way, North 33°49'23" East, 493.70 feet;

thence, continuing along said southeasterly right of way, North 84°01'03" East, 78.10 feet;

thence, continuing along said southeasterly right of way, North 33°49'23" East, 100.00 feet;

thence, continuing along said southeasterly right of way, North 12°01'18" East, 95.33 feet, to the **POINT OF BEGINNING**.

Thence, continuing along said southeasterly right of way, North 12°01'18" East, 66.23 feet;

thence, continuing along said southeasterly right of way, North 33°49'23" East, 832.30 feet, to a point of spiral to tangent, highway station ST 4693+67.70;

thence, continuing along said southeasterly right of way, along a spiral to the right, having a chord bearing North 35°08'43" East, a chord length of 392.93 feet, where the centerline data for said spiral is as follows: **TOTAL CURVE DATA:** DELTA = 43°17'17"; R+O = 2,867.12 FEET; TANGENT = 1337.69 FEET; LENGTH = 2,564.40 FEET; EXTERNAL = 219.82 FEET; **MAIN CURVE DATA:** DELTA = 35°17'17"; DC = 2°00'00"; R = 2864.79 FEET; LENGTH = 1764.40 FEET; and **SPIRAL DATA:** A = 1/2 ; LENGTH = 400.00 FEET; DELTA = 4°00'00"; "O" = 2.33 FEET; TANGENT = 199.97 FEET, to a point of curve, highway station 4689+67.70;

thence, continuing along said southeasterly right of way, along a curve to the right, having a chord bearing North 48°00'47" East, a chord length of 978.24 feet, a radius of 2,764.79 feet, a central angle of 20°22'47", and an arc length of 983.42 feet;

thence, departing said southeasterly right of way, South 33°55'08" East, 222.89 feet;

thence, South 56°39'10" West, 62.80 feet;

thence, along a curve to the left, having a chord bearing South 06°44'43" West, a chord length of 158.25 feet, a radius of 105.98 feet, a central angle of 96°35'39", and an arc length of 178.67 feet;

thence, South 44°04'09" East, 31.60 feet;

thence, South 56°09'54" East, 615.12 feet;

thence, South 33°50'06" West, 142.65 feet;

thence, South 72°00'13" West, 75.67 feet;

thence, South 33°50'06" West, 369.00 feet;

thence, South 48°04'22" West, 92.18 feet;

thence, South 48°10'05" West, 145.96 feet;

thence, South 33°50'07" West, 119.72 feet;

thence, South 46°35'22" West, 113.05 feet;

thence, South 57°15'02" West, 64.23 feet;

thence, South 53°38'35" West, 91.76 feet;

thence, South 71°20'11" West, 859.81 feet;

thence, North 73°57'04" West, 224.66 feet;

thence, along a curve to the right, having a chord bearing North 65°03'29" West, a chord length of 88.12 feet, a radius of 285.01 feet, a central angle of 17°47'09", and an arc length of 88.47 feet;

thence, North 56°09'54" West, 37.31 feet;

thence, North 59°01'34" West, 75.06 feet, to the **POINT OF BEGINNING**.

Containing 1,795,202 square feet / 41.21 acres.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.

  
Thomas G. Callahan, R.L.S. 22752



# PARCEL C

SEMPURG RANCH ROAD

STATE ROUTE 69

## PARCEL C

1,795,202 S.F. / 41.21 ACRES



SCALE 1" = 375'

21	22
28	27

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310 EAST UNION STREET  
PRESCOTT, ARIZONA 86303  
928-778-7587  
EX070702.DWG TGC 07/02/07  
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