

NO. 16-2002-00
TALKING GLASS APARTMENTS

PRESCOTT VALLEY, AZ

FAIN SIGNATURE GROUP

3001 N. MAIN STREET, 2B
 PRESCOTT VALLEY, AZ 86314
 928-772-8844



TODD & ASSOCIATES, INC.
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 Landscape Architecture
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DATE
 9/23/2016

Proj Mgr. SRT
 Dwn By: LF
 Rev. Date: Description:

FINAL DEVELOPMENT
 PLAN

ARCHITECTURAL
 SITE PLAN

A1.1

PROJECT DESCRIPTION:
 MULTIFAMILY APARTMENTS CONSISTING OF 14 APARTMENT BUILDINGS AND CLUBHOUSE AMENITY FACILITY. THE CLUBHOUSE AMENITY FEATURES ARE AS FOLLOWS: CONFERENCE ROOM, LEASING AREA, MAINTENANCE ROOM, THEATER, FITNESS, MULTIPURPOSE ROOM. ACCESSORY BUILDINGS INCLUDED ARE RAMADA, POOL AREA, POOL EQUIPMENT ENCLOSURE AND REFUSE STRUCTURES. THE FIRST FLOORS OF THE BUILDINGS THROUGHOUT THE SITE ARE ACCESSIBLE FROM THE PUBLIC RIGHT-OF-WAY THROUGH THE FHA ACCESSIBLE MEANS OF EGRESS WITH THE EXCEPTION OF 2ND & 3RD FLOORS AND 2ND STORY CARRIAGE TYPE DWELLING UNITS.

GENERAL ZONING ANALYSIS:

SITE AREA: BLDG COVERAGE AREA: NET.....19.44 ACRES 95,366 SQ. FT. = 2.19 AC. GROSS.....19.44 ACRES 23.2% OF SITE

ZONING: LANDSCAPE AREA: EXISTING.....C2 122,790 SQ. FT. = 2.82 AC. PROPOSED.....RS 29.9% OF SITE

DENSITY: PROVIDED: \$25.63 D.U./ACRE

SETBACKS:
 FRONT (EAST FLORENTINE ROAD).....10'-0"
 SIDE (NORTH MAIN STREET).....10'-0"
 SIDE (NORTH LAKE VALLEY ROAD).....10'-0"
 REAR.....10'-0"

TRASH COLLECTION:
 THERE WILL BE EXTERIOR REFUSE ENCLOSURES LOCATED THROUGHOUT THE PROPERTY.

GENERAL PARKING DIMENSIONS:
 PARKING SPACE.....PER PRESCOTT VALLEY TOWN CODE
 AISLE WIDTH.....26' (FIRE ACCESS ROAD)

REQUIRED PARKING

UNIT TYPE	1.5 P.S. X 70 D.U. = 105 P.S.	2.0 P.S. X 114 D.U. = 228 P.S.	2.0 P.S. X 30 D.U. = 60 P.S.
1 BEDROOM	1.5 P.S. X 70 D.U. = 105 P.S.		
2 BEDROOM		2.0 P.S. X 114 D.U. = 228 P.S.	
3 BEDROOM			2.0 P.S. X 30 D.U. = 60 P.S.
TOTAL REQUIRED PARKING	393 P.S. (1.83 P.S./D.U.)		

PROVIDED PARKING:
 SURFACE COVERED.....148 P.S.
 SURFACE COVERED CARPORTS.....180 P.S.
 ATTACHED GARAGE.....51 P.S.
 FUTURE RESIDENT PARKING-LEASING OFFICE.....5 P.S.
 TOTAL (±1.77 P.S./D.U.)384 P.S.

ACCESSIBLE PROVIDED PARKING:
 STANDARD.....12 P.S.
 VAN.....2 P.S.
 PROVIDED AT GARAGE.....1 P.S.
 TOTAL ACCESSIBLE PROVIDED 15 P.S.

UNIT MIX:

UNIT TYPE	#BED/BATH	TOTAL UNITS	% OF UNITS
101	1 BED/1 BATH	14	6.54
102	1 BED/1 BATH	18	8.41
103	1 BED/1 BATH	24	11.21
104 TYPE A	1 BED/1 BATH	4	1.87
C02	1 BED/1 BATH	10	4.67
201	2 BED/2 BATH	12	5.61
202	2 BED/2 BATH	60	28.04
203	2 BED/2 BATH	30	14.02
204 TYPE A	2 BED/2 BATH	6	2.81
301	3 BED/2 BATH	28	13.08
302	3 BED/2 BATH	6	2.81
304 TYPE A	3 BED/2 BATH	2	0.93
TOTAL		214	100

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 TOTAL ACCESSIBLE PROVIDED 15 P.S.

BUILDING TYPE 1 (3 BUILDINGS)

GROSS BUILDING AREA:
 1ST LEVEL: 23,970 S.F.
 2ND LEVEL: 23,970 S.F.
 3RD LEVEL: 23,970 S.F.
TOTAL 71,910 S.F.

BUILDING TYPE 2 (1 BUILDINGS)

GROSS BUILDING AREA:
 1ST LEVEL: 9,027 S.F.
 2ND LEVEL: 9,027 S.F.
 3RD LEVEL: 9,027 S.F.
TOTAL 27,081 S.F.

BUILDING TYPE 3 (2 BUILDINGS)

GROSS BUILDING AREA:
 1ST LEVEL: 30,186 S.F.
 2ND LEVEL: 29,926 S.F.
 3RD LEVEL: 29,926 S.F.
TOTAL 90,038 S.F.

BUILDING TYPE 4 (5 BUILDINGS)

GROSS BUILDING AREA:
 1ST LEVEL: 8,390 S.F.
 2ND LEVEL: 7,335 S.F.
TOTAL 15,725 S.F.

BUILDING TYPE 5 (2 BUILDINGS)

GROSS BUILDING AREA:
 1ST LEVEL: 8,700 S.F.
 2ND LEVEL: 8,700 S.F.
 3RD LEVEL: 8,700 S.F.
TOTAL 26,100 S.F.

BUILDING TYPE 6 (1 BUILDINGS)

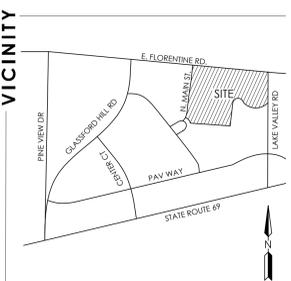
GROSS BUILDING AREA:
 1ST LEVEL: 5,244 S.F.
 2ND LEVEL: 5,244 S.F.
 3RD LEVEL: 5,244 S.F.
TOTAL 15,732 S.F.

****RESIDENTIAL GROSS AREA INCLUDES MECH/STORAGE AREA.**

- KEYNOTES**
- VEHICULAR ACCESS GATE - RESIDENT/GARAGE/FIRE ONLY
 - CALL BOX AND GRAPHIC DIRECTORY
 - 4'-0" SITE FENCE
 - 6" CURB, TYPICAL
 - ASPHALT PAVING, TYPICAL
 - MAIN ENTRY GATE WITH KNOX KEY SWITCH
 - PROVIDE KNOX KEY SWITCH
 - TRASH ENCLOSURE
 - DOUBLE TRASH ENCLOSURE
 - DECORATIVE PAVING AT ENTRY
 - PAVERS AT CROSSWALK
 - BAR-B-GUE
 - MONUMENT SIGN - NOT TO EXCEED 50 S.F.
 - PARKING SPACE - TYPICAL (9'-0" X 18'-0" EXCLUDING 2' OVERHANG)
 - ACCESSIBLE PARKING SPACE
 - DOG PARK
 - PEDESTRIAN GATE
 - ACCESSIBLE PARKING GARAGE
 - 3' HIGH SITE WALL
 - ENCLOSED DOG WASH
 - MAINTENANCE
 - EXISTING PARKING AREA
 - EXISTING PARKING AREA - OPTIONAL PARKING FOR GUESTS
 - EXISTING WATER EASEMENT
 - EXISTING SEWER EASEMENT
 - EXISTING ELECTRICAL EASEMENT
 - EXISTING TELEPHONE EASEMENT
 - FULL VEHICULAR INGRESS AND EGRESS
 - E.V.A. RIGHT OF WAY ONLY
 - 8" CMU WALL WITH STUCCO FINISH AND CAP
 - FIRE RISER ROOM
 - COVERED PARKING STRUCTURE
 - PROJECT IDENTIFICATION SIGN - NOT TO EXCEED 50 S.F.
- SYMBOLS**
- BUILDING TYPE
 - BUILDING NUMBER
 - NUMBER OF STORES
 - TYPE 'A' UNIT LOCATION
 - PROPERTY LINE
 - ACCESSIBLE PARKING SPACE
 - FIRE TRUCK TURNING RADIUS INSIDE TURNING RADIUS 28'-0" MIN. OUTSIDE TURNING RADIUS 30'-0" MAX. TO COMPLY WITH 2012 IFC SECTION 503.2.4
 - COVERED PARKING
- SIGNAGE**
- | TYPE | DESCRIPTION | TOTAL |
|-------------------------------------------|-----------------------------------------------|-------|
| MONUMENT SIGNS | 2 AT EACH ENTRY | 4 |
| PROJECT IDENTIFICATION SIGNS | AT NEC, N.W.C., S.W.C. | 5 |
| INTERIOR DIRECTIONAL SIGNAGE & ADDRESSING | PER TOWN OF PRESCOTT VALLEY BUILDING OFFICIAL | |

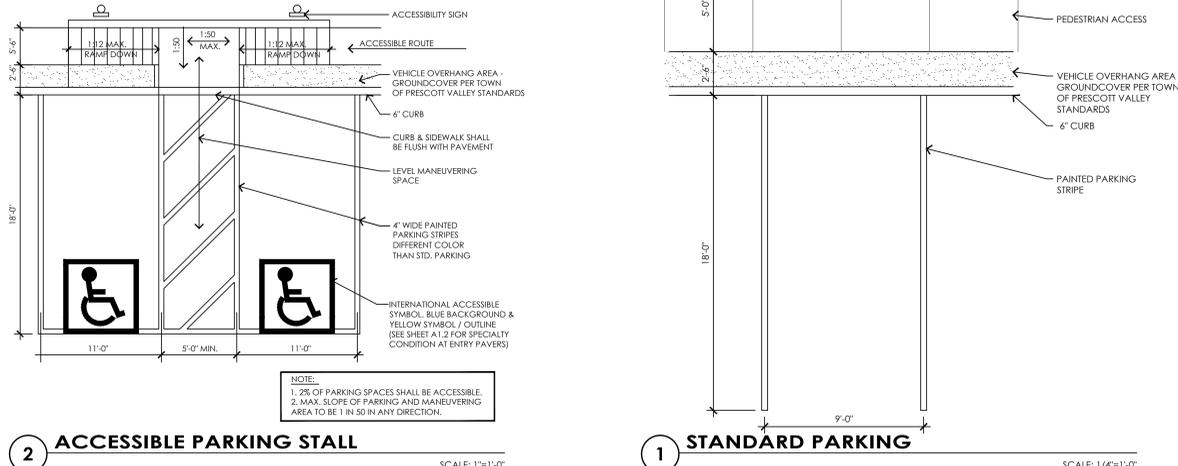
- NOTE:**
 GROSS BUILDING AREA IS MEASURED FROM THE OUTSIDE FACE OF ALL OF THE BUILDING PERIMETER WALLS.
- GROSS AREA IS TO INCLUDE ALL ENCLOSED SPACES, AIR CONDITIONED OR NOT.
 - MEASURE FROM THE OUTSIDE FACE OF ALL BUILDING PERIMETER WALLS.
 - INCLUDE ALL ATTACHED AND ENCLOSED SPACE FOR OFFICES, GARAGES, CLUBHOUSE, LAUNDRY, STORAGE, MAINTENANCE, LOBBIES, ETC.
 - DO NOT INCLUDE ANY EXTERIOR, UNENCLOSED, PATIO/BALCONY OR BREEZEWAY AREAS; EVEN IF BREEZEWAY IS UNDER ROOF AND PASSES THROUGH THE MIDDLE OF THE BUILDING.
 - DO NOT INCLUDE ANY DETACHED ACCESSORY BUILDINGS.

- BUILDING TYPE 7 CLUBHOUSE**
 TOTAL 7,649 S.F.
- BUILDING TYPE 8 RAMADA:**
 TOTAL 700 S.F.
- BUILDING TYPE 9 PAVILLION:**
 TOTAL 1,500 S.F.



SITE PLAN

LANDSCAPING WILL BE PROVIDED PER PRESCOTT VALLEY TOWN CODE STANDARDS - SEE L1.0.0
 LIGHTING AND SIGNAGE WILL BE PROVIDED PER PRESCOTT VALLEY TOWN CODE



C-2/

C-3

PRESCOTT VALLEY EVENT CENTER

EAST FLORENTINE ROAD

C-2
 OPEN VACANT LOT

C-2
 VACANT BUILDING

NORTH LAKE VALLEY ROAD

PARK

C-2

C-2



VICINITY

PROJECT DATA

DATE

Proj Mgr. SRT

FINAL DEVELOPMENT PLAN

ARCHITECTURAL SITE PLAN

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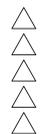
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PROJECT

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Dwn By: BW/KH
Rev. Date: Description:



FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

L1.0

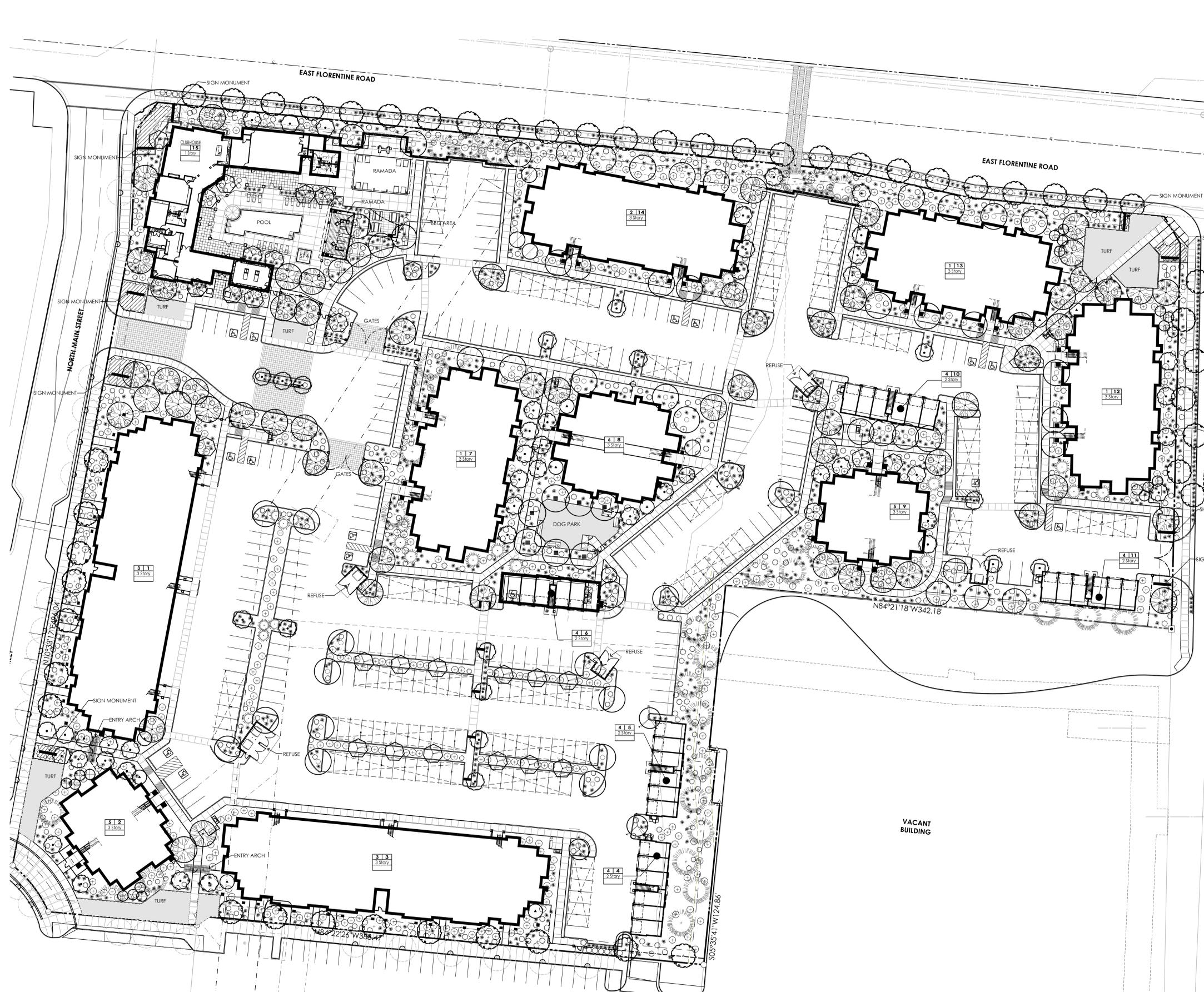
CLIENT
SEAL
CONTACT
DATA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES	EMITTERS
TREES						
	PLATANUS ACERIFOLIA	LONDON PLANE SYCAMORE	2" CAL.	48	STD.	3 -XBT-20-6, 30 GPH
	ACER FREEMANII	AUTUMN BLAZE MAPLE	2" CAL.	42	STD.	2 -XBT-20-6, 20 GPH
	MALUS IOENSIS	FLOWERING CRAB	1" CAL.	27	STD.	3 -XBT-20-6, 36 GPH
	PYRUS CALLERYANA	CLEVELAND PEAR	1" CAL.	64	STD.	3 -XBT-20-6, 30 GPH
	ULMUS PARVIFOLIA	CHINESE ELM	2" CAL.	7	STD.	3 -XBT-20-6, 30 GPH
	QUERCUS VIRGINIANA	LIVE OAK	2" CAL.	61	STD.	3 -XBT-20-6, 30 GPH
	FRAXINUS VELUTINA	ARIZONA ASH	1" CAL.	10	STD.	3 -XBT-20-6, 30 GPH
	PINUS NIGRA	AUSTRIAN PINE	1" CAL.	30	STD.	3 -XBT-20-6, 30 GPH
	PICEA GLAUCA	BLACK HILLS SPRUCE	1" CAL.	9	STD.	3 -XBT-20-6, 30 GPH
	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	1" CAL.	6	STD.	3 -XBT-20-6, 30 GPH
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	1" CAL.	7	STD.	3 -XBT-20-6, 30 GPH
	JUNIPER CHINENSIS	BLUE POINT JUNIPER	1" CAL.	23	STD.	3 -XBT-20-6, 30 GPH
	POPULUS TREMULOIDES	ASPEN	1" CAL.	20	STD.	3 -XBT-20-6, 30 GPH
SHRUBS						
	MUHLENBERGIA CAPILLARIS	DEERGRASS	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	CORTADERIA SELLOANA	PAMPAS GRASS	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	MYRTUS COMMUNIS	CRAPE MYRTLE	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	CYDONIA OBLONGA	QUINCE	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	PYRACANTHA SPP.	FIRETHORN	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	FORSYTHIA SPP.	FORSYTHIA	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	ILEX VOMITORIA	YALPON HOLLY	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	NANDINA DOMESTICA	NANDINA	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	ROSEMARY OFFICINALIS	ROSEMARY	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	SALVIA GRECHII	AUTUMN SAGE	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	PINUS MUGO	MUGO PINE	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	JUNIPERUS HORIZONTALIS	BLUE CHIP JUNIPER	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
	VERBENA RIGIDA	VERBENA	5 GAL.	STD.	1 -XBT-20-6, 30 GPH	
ANNUALS						
	SEASONAL ANNUALS	OWNER SELECTION	6" POTS			
LANDSCAPE MATERIALS						
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED "MADISON GOLD"					
	3"-8" "MADISON GOLD" GRANITE COBBLE @ ACCENT AREAS AND ADJACENT TO WALKWAYS AT AREAS TO BE INDICATED ON FINAL PLANS					
	BOULDER	SURFACE SELECT	SIZED ON PLAN			

STREET FRONTAGE	REQUIRED	PROVIDED
ONE TREE PER 30 LINEAR FEET		
NORTH MAIN STREET = 393 LINEAR FT.	13 TREES	13 EXISTING TREES
EAST FLORENTINE ROAD = 742 LINEAR FT.	25 TREES	25 TREES
NORTH LAKE VALLEY ROAD = 290 LINEAR FT.	7 TREES	7 TREES
SOUTH FRONTAGE = 361 LINEAR FT.	12 TREES	12 EXISTING TREES
SHRUBS		
TOTAL LANDSCAPABLE AREA: 122,790 S.F.	(1) 5 GALLON & (4) 1 GALLON PER 100 S.F.	(1) 228) 5 GAL. (307) 1 GAL.
PARKING		
1 ISLAND PER 12 PARKING SPACES	27 ISLANDS	27 ISLANDS
(1) 15 GAL TREE & (2) 5 GAL SHRUBS PER ISLAND	(27) 15 GAL TREES (54) 5 GAL SHRUBS	(27) 15 GAL TREES (54) 5 GAL SHRUBS
UNITS		
1 TREE AND 2 SHRUBS PER FIRST FLOOR DWELLING UNIT	60 TREES & 120 SHRUBS	60 TREES & 120 SHRUBS

PRELIMINARY LANDSCAPE PLAN

1" = 20'-0"



EXISTING

VACANT BUILDING

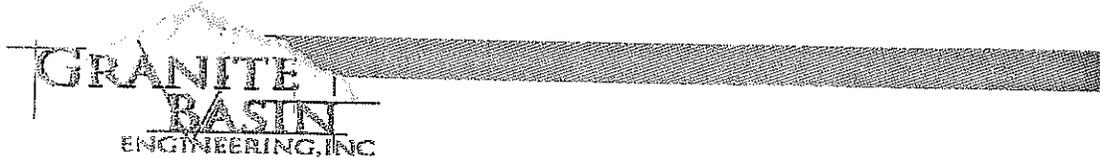


EXHIBIT "A"
PRESCOTT VALLEY ENTERTAINMENT DISTRICT
EAST PARCEL

AN IRREGULAR SHAPED PORTION OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TOWN OF PRESCOTT VALLEY BRASS CAP IN HAND HOLE AT THE INTERSECTION OF THE CENTERLINE OF FLORENTINE ROAD AND THE EAST LINE OF LYNX LAKE ESTATES AS DEPICTED IN BOOK 21 OF MAPS AND PLATS, PAGE 2, YAVAPAI COUNTY OFFICIAL RECORDS, BEING THE SAME CENTERLINE INTERSECTION POINT DEPICTED IN BOOK 46 OF MAPS AND PLATS PAGE 67, YAVAPAI COUNTY OFFICIAL RECORDS, THENCE ALONG THE CENTERLINE OF FLORENTINE ROAD AS REFERENCED IN BOOK 46 OF MAPS AND PLATS PAGE 67, YAVAPAI COUNTY OFFICIAL RECORDS, S.84°23'05"E., A DISTANCE OF 980.62 FEET TO A TOWN OF PRESCOTT VALLEY BRASS CAP IN HAND HOLE AT THE INTERSECTION OF FLORENTINE ROAD AND GLASSFORD HILL ROAD AS REFERENCED IN BOOK 46 OF MAPS AND PLATS PAGE 67, YAVAPAI COUNTY OFFICIAL RECORDS; THENCE CONTINUE ALONG SAID CENTERLINE OF FLORENTINE ROAD, S.84°23'05"E., A DISTANCE OF 725.29 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE OF FLORENTINE ROAD, S.05°36'55"W., A DISTANCE OF 60.85 FEET TO A ½" REBAR AND CAP, RLS 22752 LOCATED ON THE EAST RIGHT OF WAY OF MAIN STREET AS DEPICTED IN BOOK 49 OF MAPS AND PLATS, PAGE 49, YAVAPAI COUNTY OFFICIAL RECORDS AS IT INTERSECTS THE SOUTH RIGHT OF WAY OF FLORENTINE ROAD AS DESCRIBED IN BOOK 4455, PAGE 28, YAVAPAI COUNTY OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, N.38°33'15"E., A DISTANCE OF 26.74 FEET TO A ½" REBAR;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.84°17'12"E., A DISTANCE OF 529.43 FEET TO A ½" REBAR AND CAP RLS 22752;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.77°26'50"E., A DISTANCE OF 95.84 FEET TO A ½" REBAR AND CAP RLS 22752;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.84°22'59"E., A DISTANCE OF 148.91 FEET TO A DEFLECTION POINT IN SAID RIGHT OF WAY MARKED BY A NAIL AND TAG RLS 22752;

THENCE S.30°24'25"E., A DISTANCE OF 24.04 FEET TO A DEFLECTION POINT IN THE WEST RIGHT OF WAY OF LAKE VALLEY ROAD AS DESCRIBED IN BOOK 2821, PAGE 602 AND PAGE 606, YAVAPAI COUNTY OFFICIAL RECORDS, MARKED BY A ½" REBAR AND CAP RLS 22752;

THENCE ALONG SAID RIGHT OF WAY, S.01°17'33"W., A DISTANCE OF 297.30 FEET TO A ½" REBAR MARKING THE CORNER OF LOT 1 AS DEPICTED IN BOOK 169 OF LAND SURVEYS, PAGE 34, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, N.84°21'18"W., A DISTANCE OF 342.18 FEET TO A ½" REBAR WITH TAG RLS 17564 MARKING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, S.05°41'33"W., A DISTANCE OF 127.36 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE, S.83°56'02"E., A DISTANCE OF 6.13 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE S.05°50'07"W., A DISTANCE OF 40.57 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE S.84°49'28"E., A DISTANCE OF 6.11 FEET TO A ½" REBAR AND CAP, RLS 29873;

THENCE CONTINUE ALONG SAID WEST LINE S.05°35'41"W., A DISTANCE OF 124.86 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4664, PAGE 880, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, N.84°22'26"W., A DISTANCE OF 388.47 FEET;

THENCE CONTINUE ALONG SAID NORTH LINE, S.05°03'58"W., A DISTANCE OF 7.66 FEET TO A POINT ON THE EAST LIMIT OF THE MAIN STREET RIGHT OF WAY AS DEPICTED IN BOOK 49 OF MAPS AND PLATS, PAGE 49, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG SAID RIGHT OF WAY, N.84°46'29"W., A DISTANCE OF 113.77 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.66°44'32"W., A RADIAL DISTANCE OF 92.23 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 28°12'29", A DISTANCE OF 45.41 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.10°33'17"E., A DISTANCE OF 496.04 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.02°34'15"E., A DISTANCE OF 79.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 416,154.02 SQUARE FEET OR 9.55 ACRES, MORE OR LESS.