EXHIBIT "A"

PROPERTY

[from Ordinance No. 480 changing zoning classifications]
[shows outside property lines…not for purpose of showing road alignments]

UNOFFICIAL

Parcel 1 (ABONDONED R-O-W) **Exhibit "A"**

A portion of Section 24, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, County of Yavapai, State of Arizona.

All that portion of said Section 24 lying within the right-of-way of Arizona State Route 69 further described as follows:

BEGINNING at a point on the southerly right-of-way of said State Route 69, said point also described as station 4541+00 in the RESOLUTION OF ABANDONMENT of the Arizona State Department of Transportation and recorded in Book 1895, Pages 139 through 147, of Official Records of the Yavapai County Recorder, said point being the POINT OF BEGINNING of this description;

thence, along said southerly right-of-way and a curve to the right, having a chord bearing South 73°36'01" East, a chord length of 1,720.25 feet, a radius of 9,349.30 feet, a central angle of 10°33'26", and an arc length of 1,722.69 feet;

thence, continuing along said southerly right-of-way, South 68°19'18" East, a distance of 1,270.05 feet to the easterly line of said Section 24;

thence, North 01°15'15" West, a distance of 65.15 feet along said easterly line of Section 24;

thence, North 68°19'18" West, a distance of 1,244.66 feet;

thence, along a curve to the left, having a chord bearing North 73°36'01" West, a chord length of 1,731.29 feet, a radius of 9,409.30 feet, a central angle of 10°33'26", and an arc length of 1,733.74 feet;

thence, South 11°07'16" West, a distance of 60.00 feet to the POINT OF BEGINNING.

I certify that, I, Peter S. Jorgensen, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction from record information, without the benefit of survey and contains true, accurate and adequate information to allow retracement thereof.

Peter S. Jorgensen, R. L. S. 16558

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 16558
PETER S. JORGENSEN
Date Signed 2-26-99
ARIZONA, U.S.A.

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FEBRUARY 26, 1999

Parcel 2 (RCU-18 ZONED PROPERTY)

Existing RCU-18

Parcel South of C2-3 Zoning

That part of Section 24, Township 14 North, Range 1 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the West quarter corner of said Section 24, thence, North 02 degrees 00 minutes 00 seconds West, along the West line of said Section 24, a distance of 978.52 feet to the Southwest corner of the Northridge Park Mobile Home Estates, as recorded in Book 13 of Maps and Plats, Page 2, and Book 14 of Maps and Plats, Page 40, Yavapai County Records;

Thence, North 87 degrees 57 minutes 49 seconds East, along the South line of said Northridge Park Mobile Home Estates, 1304.24 feet to the Southeast corner of said Northridge Park Mobile Home Estates;

Thence, North 02 degrees 03 minutes 30 seconds West, along the East line of said Northridge Park Mobile Home Estates, 828.09 feet to the Southwest corner of an Exception parcel as described in Book 1020, Page 751, Yavapai County records;

Thence, North 87 degrees 57 minutes 55 seconds East, along the South line of said Exception parcel, 495.37 feet to the Southwest corner of said exception parcel and the true Point of Beginning, and to the beginning of a 8951.04 foot radius nontangent curve whose center bears South 07 degrees 27 minutes 11 seconds West;

Thence, Southeasterly, along the arc of said last mentioned curve, through a central angle of 13 degrees 29 minutes 23 seconds , a distance of 2107.43 feet;

Thence, North 20 degrees 56 minutes 34 seconds East, a distance of 398.27 feet to the South right-of-way line of Highway 69 and a 9349.31 foot radius curve whose center bears South 20 degrees 56 minutes 34 seconds West;

Thence, Southeasterly along the arc of said last mentioned curve, through a central angle of 00 degrees 48 minutes 06 seconds , a distance of 130.82 feet;

Thence, South 68 degrees 15 minutes 20 seconds East, a distance of 1269.75 feet to the intersection of the said South right-of-way line and the East line of said Section 24;

Thence, South 1 degrees 11 minutes 12 seconds East, along the East Section line of said Section 24 , a distance of 114.01 feet;

Thence, North 89 degrees 50 minutes 31 seconds West, a distance of 1314.68 feet;

Thence, North 75 degrees 11 minutes 01 seconds West, a distance of 860.71 feet;

Parcel 2 Cont.

Parcel South of C2-3 Zoning (Cont.)

Thence, North 43 degrees 09 minutes 52 seconds West, a distance of 475.75 feet;

Thence, North 90 degrees 00 minutes 00 seconds West, a distance of 234.52 feet;

Thence, South 10 degrees 28 minutes 45 seconds West, a distance of 258.53 feet;

Thence, North 79 degrees 31 minutes 15 seconds West, a distance of 802.48 feet;

Thence, North 10 degrees 28 minutes 45 seconds East, a distance of 318.50 feet, to The True Point of Beginning.

Parcel 3 C2-3 to C2 PAD

A portion of Section 24, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, County of Yavapai, State of Arizona.

BEGINNING at a point on the southerly right-of-way of said State Route 69, said point also described as station 4541+00 in the RESOLUTION OF ABANDONMENT of the Arizona State Department of Transportation and recorded in Book 1895, Pages 139 through 147, of Official Records of the Yavapai County Recorder, said point being the POINT OF BEGINNING of this description;

thence, along said southerly right-of-way and a curve to the right, having a chord bearing South 73°36'01" East, a chord length of 1,720.25 feet, a radius of 9,349.30 feet, a central angle of 10°33'26", and an arc length of 1,722.69 feet;

thence, South 20 degrees 56 minutes 34 seconds West, a distance of 398.27 feet.

thence, Northwesterly, along an arc having a 8951.04 foot radius nontangent curve whose center bears South 07 degrees 27 minutes 11 seconds West; a distance of 1521.36 feet;

thence, in a Northerly direction 403± following the easterly boundary of assessors parcel to the Point of Beginning.

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[1] F:\Groups\Everyone\JHS-CURRENT\Projects\ZMC99-15

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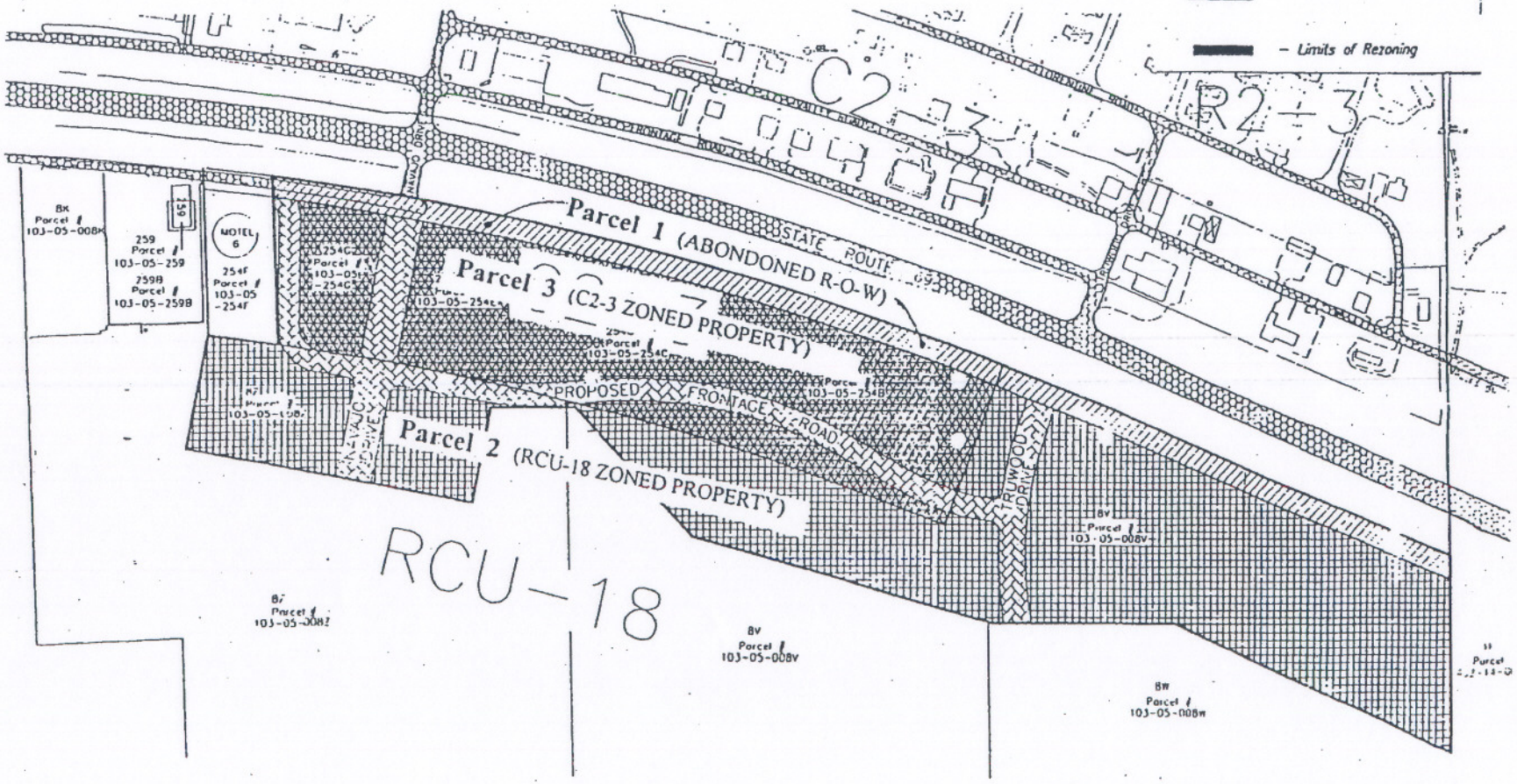
BK 3997 PG 750 FEE#3542657

RECORDER'S MEMO: LEGIBILITY
QUESTIONABLE FOR GOOD REPRODUCTION

AREAS IN ACRES

C2-3 To C2-PAD – 15.0	Parcel 3
RCU-18 To C2-PAD – 23.97	Parcel 2
Proposed Roadways – 6.01	
R.O.W. to be Abandoned – 4.73	Parcel 1

LEGEND

- Area to be removed from C2-3 To C2-PAD
- Area to be removed from RCU-18 To C2-PAD
- Proposed Roadways
- Existing Roadways
- R.O.W. to be Abandoned & Zoned To C2-PAD
- Limits of Rezoning