

# LEGAL Description

Page 1 of 2



SUNRISE ENGINEERING, INC.  
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## LEGAL DESCRIPTION

All that Portion of land situate in the South Half of Section 14 and the North Half of Section 23, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, comprised of Assessors Parcel #103-02-727J, #103-02-720E, and #103-02-728L being more particularly described as follows:

Commencing at the Southwest corner of Section 14; Township 14 North, Range 1 West;

Thence, North 01° 37' 00" East. 1021.01. Along the Centerline of Pine View Drive as shown on the Plat of Record for Lynx Lake Estates in the Yavapai County Recorder's Office Map Book 9 Page 18. To a point on the Southerly right of way line of Florentine Road as recorded in Docket 3176 page 236 of the Yavapai County Recorder's Office.

Thence following along the Southerly right of way line of Florentine Road, South 84° 22' 04" East 1039.10' to a point on the new easterly right of way line of Glassford Hill Road as Prepared By Sunrise Engineering, Inc. for the Town of Prescott Valley. Said point on the easterly right of way line of Glassford Hill Road and the westerly boundary of this parcel, being the true POINT of BEGINNING

Thence following along said southerly right of way of Florentine Road South 84° 22' 04" East 1461.79 to a point on the west right of way line of Lake Valley Road, said point being 75' west of the recorded centerline. Thence along said west right of way line of Lake Valley Road South 01° 10' 03" West 328.63' to found rebar with cap LS# 17564 of the Albertson's Parcel thence following along the Albertson's Parcel following 8 courses:

|                   |              |
|-------------------|--------------|
| North 84° 22' 04" | West 342.41' |
| South 05° 32' 24" | West 127.19' |
| South 84° 23' 42" | East 6.00'   |
| South 05° 36' 18" | West 40.67'  |
| South 84° 23' 42" | East 6.00'   |
| South 05° 36' 18" | West 184.90' |
| North 84° 23' 42" | West 21.34'  |
| South 05° 36' 18" | West 146.99' |

To the Northeast corner of the Sonic Parcel. Thence along the Sonic Parcel South 77° 06' 19" West 165.03'. Thence South 12° 53' 41" East 220.29' to found rebar with no markings lying on the Northerly right of way line of Pav Way.

Page 2 of 2

Thence along said Northerly right of way line of Pav Way South  $77^{\circ} 06' 19''$  West 1005.60' to a point of curved right of way, Thence along said curve having a radius of 30' an arc length of 47.12', a chord bearing of North  $57^{\circ} 53' 41''$  West and a chord length 42.43' to a point of compound curve lying on the northeasterly right of way of Centre Court.

Thence along said curve having a radius of 537.66', an arc length of 231.13' a chord bearing North  $25^{\circ} 12' 36''$  West and a chord length of 229.36' to a point of tangency.

Thence, North  $37^{\circ} 31' 31''$  West 345.92' along said right of way to a point of curved right of way

Thence along said curve having radius of 26.71' an arc length of 38.08' a chord bearing of North  $6^{\circ} 14' 02''$  East and a chord length of 34.80' to a point of return curvature on the South Easterly right of way line of Glassford Hill Road, As recorded in Book 28 page 87 of maps in the Yavapai County recorders office.

Thence along said right of way line along a curve to the left said curve having a radius of 1005.00' an arc length of 712.88 a chord bearing of North  $30^{\circ} 39' 59''$  East and a chord length of 698.03' to a point of tangency;

Thence North  $10^{\circ} 20' 44''$  east 78.37' to a point of curved right of way.

Thence along a curve to the left, said curve having a radius 1057.01' an arc length of 132.05' a chord bearing of North  $05^{\circ} 00' 26''$  East and or chord length of 131.97' to a point of tangency.

Thence, North  $01^{\circ} 25' 42''$  East 62.90' to the Point of Beginning

Containing 37.25 Acres more or less

