

LOT 1 – LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 89 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 2439.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 69;

THENCE, NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROUTE 69, NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,493.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 68 DEGREES 10 MINUTES 22 SECONDS EAST, A DISTANCE OF 317.29 FEET;

THENCE NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 217.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADSHAW MOUNTAIN ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH WHOSE CENTER BEARS SOUTH 07 DEGREES 17 MINUTES 59 SECONDS EAST, A DISTANCE OF 900.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE A DISTANCE OF 206.77 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 09 MINUTES 48 SECONDS;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 69 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 112.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 69;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 21 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 248.47 FEET TO THE TRUE POINT OF BEGINNING.

SAID LOT CONTAINS 76,038.31 SQUARE FEET OR 1.75 ACRES, MORE OR LESS.