

LEGAL DESCRIPTION

All that portion of land lying in Sections 32 and 33, Township 14 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at a found aluminum cap monument, RLS# 53890, being the east quarter corner of said Section 32, from which a found GLO Brass cap monument at the northeast corner of said Section 32 bears North $00^{\circ} 06' 27''$ East (Basis of Bearings), a distance of 2620.63 feet;

Thence North $00^{\circ} 06' 27''$ East, along the east line of said Section 32, a distance of 53.99 feet to a point on the northerly right of way line of Schemmer Drive;

Thence South $82^{\circ} 40' 06''$ West, along said northerly right of way line, a distance of 4.95 feet to the POINT OF BEGINNING;

Thence North $89^{\circ} 35' 46''$ West, along said northerly right of way line, a distance of 96.92 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the northeast, having a radius of 36.61 feet, a central angle of $52^{\circ} 31' 24''$, an arc length of 33.56 feet, a chord bearing of North $63^{\circ} 49' 38''$ West, and a chord length of 32.40 feet;

Thence North $36^{\circ} 35' 26''$ West, along said northerly right of way line, a distance of 13.82 feet;

Thence South $85^{\circ} 31' 34''$ West, along said northerly right of way line, a distance of 139.87 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 475.00 feet, a central angle of $03^{\circ} 06' 04''$, an arc length of 25.71 feet, a chord bearing of South $87^{\circ} 19' 00''$ West, and a chord length of 25.71 feet;

Thence North $15^{\circ} 36' 51''$ West, a distance of 332.64 feet;

Thence North $70^{\circ} 02' 11''$ West, a distance of 497.78 feet;

Thence South $23^{\circ} 29' 38''$ West, a distance of 271.32 feet to a point on said northerly right of way line of Schemmer Drive;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 248.39 feet, a central angle of $41^{\circ} 21' 15''$, an arc length of 179.28 feet, a chord bearing of South $82^{\circ} 30' 25''$ West, and a chord length of 175.41 feet;

Thence along a reverse-tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 249.78 feet, a central angle of $24^{\circ} 14' 36''$, an arc length of 105.69 feet, a chord bearing of South $73^{\circ} 57' 07''$ West, and a chord length of 104.90 feet;

Thence North $45^{\circ} 27' 24''$ West, along said northerly right of way line, a distance of 56.60 feet to a point on the easterly right of way line of Fairgrounds Avenue;

Thence North $00^{\circ} 12' 44''$ West, along said easterly right of way line, a distance of 87.73 feet;

Thence along a tangent curve, along said easterly right of way line, concave to the southwest, having a radius of 325.00 feet, a central angle of $36^{\circ} 54' 01''$, an arc length of 209.31 feet, a chord bearing of North $18^{\circ} 37' 58''$ West, and a chord length of 205.71 feet;

Thence North $36^{\circ} 50' 14''$ West, along said easterly right of way line, a distance of 56.08 feet;

Thence North $06^{\circ} 47' 03''$ East, along said easterly right of way line, a distance of 30.86 feet to a point on the easterly right of way line of Gail Gardener Way;

Thence along a non-tangent curve, along said easterly right of way line, concave to the northwest, having a radius of 325.00 feet, a central angle of $44^{\circ} 53' 52''$, an arc length of 254.67 feet, a chord bearing of North $22^{\circ} 12' 07''$ East, and a chord length of 248.21 feet;

Thence North $00^{\circ} 24' 57''$ West, along said easterly right of way line, a distance of 708.71 feet;

Thence North $45^{\circ} 23' 08''$ East, along said easterly right of way line, a distance of 21.02 feet to a point on the southerly right of way line of Fair Street;

Thence South $88^{\circ} 59' 24''$ East, along said southerly right of way line, a distance of 359.39 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 325.00 feet, a central angle of $16^{\circ} 41' 01''$, an arc length of 94.64 feet, a chord bearing of North $82^{\circ} 43' 31''$ East, and a chord length of 94.30 feet;

Thence South $07^{\circ} 56' 25''$ East, a distance of 102.20 feet;

Thence North $86^{\circ} 29' 26''$ East, a distance of 28.21 feet;

Thence South $14^{\circ} 15' 31''$ East, a distance of 39.80 feet;

Thence along a non-tangent curve, concave to the northeast, having a radius of 658.69 feet, a central angle of $25^{\circ} 16' 19''$, an arc length of 290.53 feet, a chord bearing of South $57^{\circ} 32' 06''$ East, and a chord length of 288.18 feet;

Thence South $70^{\circ} 07' 23''$ East, a distance of 291.67 feet;

Thence North $36^{\circ} 48' 40''$ East, a distance of 103.98 feet;

Thence South $64^{\circ} 26' 12''$ East, a distance of 396.24 feet;

Thence South $26^{\circ} 16' 10''$ West, a distance of 80.58 feet;

Thence North $64^{\circ} 22' 52''$ West, a distance of 25.00 feet;

Thence South $26^{\circ} 43' 53''$ West, a distance of 20.00 feet;

Thence North $67^{\circ} 53' 48''$ West, a distance of 2.65 feet;

Thence South $25^{\circ} 27' 33''$ West, a distance of 65.00 feet;

Thence South $00^{\circ} 16' 48''$ West, a distance of 72.66 feet;

Thence South $31^{\circ} 53' 59''$ East, a distance of 129.99 feet;

Thence North $58^{\circ} 14' 23''$ East, a distance of 11.96 feet;

Thence South $31^{\circ} 46' 02''$ East, a distance of 163.86 feet to a point on the northerly right of way line of Rodeo Drive;

Thence South $88^{\circ} 27' 18''$ West, along said northerly right of way line, a distance of 168.98 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 597.96 feet, a central angle of $05^{\circ} 58' 25''$, an arc length of 62.34 feet, a chord bearing of South $85^{\circ} 28' 06''$ West, and a chord length of 62.31 feet to a point on the east line of said Section 32;

Thence South $00^{\circ} 06' 27''$ West, along said east line, a distance of 465.44 feet;

Thence North $88^{\circ} 04' 14''$ West, a distance of 5.06 feet;

Thence South 00° 00' 51" East, a distance of 152.88 feet to the POINT OF BEGINNING.

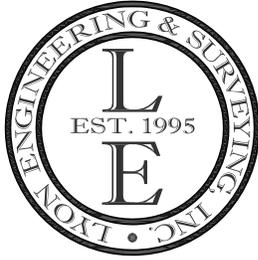
Containing 1,510,903.03 sf. or 34.69 acres more or less.

02/07/24

LE #1686-01

1686-01 Rodeo Grounds Boundary.doc





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SCALE: 1" = 60'

MAP TO ACCOMPANY LEGAL DESCRIPTION

