

ORDINANCE 2004 A271

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCELS 404-28-014P, -015K, -018U, -102A, -154C, AND -154D FROM R1L-35 AND R2-3 TO PAD WITH THE UNDERLYING ZONING OF R1L-5 FOR 66.4 ACRES AND 3.91 ACRES OF THE NORTHWEST CORNER OF THE PROPERTY IS TO REMAIN R1L-35. THIS REZONING IS TO ALLOW FOR THE DEVELOPMENT OF VERDE CLIFFS PLANNED AREA DEVELOPMENT. THE LOCATION OF THE SITE IS OFF CLIFFS PARKWAY.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

- I The Town Council here by finds as follows:
 - A. A request for **Zoning Map Change 2004-01** was filed by Scott Simonton, agent for Verde Cliffs, LLC, owner, for the purpose of rezoning parcels **404-28-014P, -015K, -018U, -102A, -154C, and -154D** from **R1L-35** and **R2-3** to **PAD** with the underlying zoning of **R1L-5** and **R1L-35**. The legal descriptions are attached as **Exhibits A(PAD), B(R1L-5), AND C(R1L-35)**.
 - B. The Zoning Map Change was reviewed by the Planning Commission on **February 5, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **February 25, 2004**.
 - C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- II. **Zoning Map Change 2004-01** is approved, based upon the following findings:
 - A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The property is designated Residential, Higher Density in the Town's General Plan Land Use Map; therefore, the proposed

- zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
- C. The Town Council hereby approved **Zoning Map Change 2004-01** for the purpose of the development of Verde Cliffs Planned Area Development.
-

- Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.
- Section 3. This ordinance is effective upon completion of publication and any posting as required by law.
- Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **25th day of February 2004**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: 
Mitch Dickinson, Mayor

Date: FEB 27, 2004

Attest: 
Deborah Barber, Town Clerk

Approved as to form:

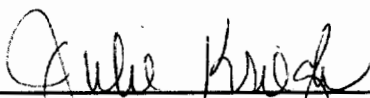

Julie Kriegh, Town Attorney

EXHIBIT "A" 'PAD'

BEING PORTIONS OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;
THENCE NORTH 01 DEGREES, 50 MINUTES, 51 SECONDS EAST (A BEARING OF RECORD AS DEPICTED ON THE PLAT OF SURVEY OF A PORTION OF SAID SECTION 31, RECORDED IN BOOK 4 OF LAND SURVEYS, PAGE 26, RECORDS OF YAVAPAI COUNTY, ARIZONA AND BASIS OF BEARING FOR THIS DESCRIPTION) ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 523.97 FEET (OF RECORD, 524.00 FEET) TO A 7/8 INCH IRON PIPE (OF RECORD 1/2 INCH PIPE) AND THE POINT OF BEGINNING,
THENCE NORTH 01 DEGREES, 50 MINUTES, 51 SECONDS EAST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 315.17 FEET (OF RECORD, 315.14 FEET) TO A PLASTIC CAPPED IRON BAR;
THENCE NORTH 89 DEGREES, 18 MINUTES, 01 SECONDS EAST, A DISTANCE OF 862.71 FEET (OF RECORD, 862.62 FEET) TO A POINT ON THE WEST LINE OF THAT CERTAIN "EXCLUDED" PARCEL AS DEPICTED ON SAID PLAT OF SURVEY;
THENCE SOUTH 00 DEGREES, 01 MINUTES, 04 SECONDS WEST (OF RECORD SOUTH 00 DEGREES, 01 MINUTES, 45 SECONDS WEST) ALONG SAID WEST LINE, A DISTANCE OF 325.72 FEET (OF RECORD, 325.71 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 88 DEGREES, 09 MINUTES, 56 SECONDS EAST (OF RECORD SOUTH 88 DEGREES, 09 MINUTES, 15 SECONDS EAST) ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 877.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 00 DEGREES, 01 MINUTES, 57 SECONDS WEST (OF RECORD NORTH 00 DEGREES, 01 MINUTES, 16 SECONDS WEST) ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 100.00 FEET;
THENCE NORTH 70 DEGREES, 27 MINUTES, 52 SECONDS EAST (OF RECORD, NORTH 70 DEGREES, 27 MINUTES, 25 SECONDS EAST), A DISTANCE OF 838.19 FEET (OF RECORD, 838.37 FEET) TO A PLASTIC CAPPED IRON BAR;
THENCE NORTH 33 DEGREES, 44 MINUTES, 24 SECONDS EAST, A DISTANCE OF 235.00 FEET (OF RECORD, 235.01 FEET) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CLIFFS PARKWAY AS DESCRIBED IN BOOK 2250 OF OFFICIAL RECORDS, PAGE 539, OF SAID YAVAPAI COUNTY FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 BEARS NORTH 33 DEGREES, 57 MINUTES, 49 SECONDS WEST, A DISTANCE OF 302.32 FEET, SAID POINT ON SAID WESTERLY RIGHT OF WAY LINE BEING ALSO A POINT ON A CIRCULAR CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 31 DEGREES, 17 MINUTES, 05 SECONDS EAST, A DISTANCE OF 264.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 15 DEGREES, 15 MINUTES, 45 SECONDS, A DISTANCE OF 70.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE, BEING ALSO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 16 DEGREES, 01 MINUTES, 20 SECONDS WEST, A DISTANCE OF 196.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 73 DEGREES, 44 MINUTES, 54 SECONDS, A DISTANCE OF 252.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

ORD 2004 A271
2-25-04

THENCE SOUTH 00 DEGREES, 13 MINUTES, 46 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 166.67 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES, 46 MINUTES, 14 SECONDS WEST, A DISTANCE OF 252.48 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 68 DEGREES, 21 MINUTES, 55 SECONDS (OF RECORD 68 DEGREES, 21 MINUTES, 48 SECONDS), A DISTANCE OF 301.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE SOUTH 68 DEGREES, 08 MINUTES, 09 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 86.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 21 DEGREES, 51 MINUTES, 51 SECONDS EAST, A DISTANCE OF 606.96 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 17 DEGREES, 11 MINUTES, 05 SECONDS, A DISTANCE OF 182.05 FEET TO A POINT OF TANGENCY ON SAID CURVE, BEING ALSO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED TO THE TOWN OF CAMP VERDE, FOR A ROADWAY, AS DESCRIBED IN BOOK 2241 OF OFFICIAL RECORDS, PAGE 745, OF SAID YAVAPAI COUNTY, SAID POINT BEING ALSO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 39 DEGREES, 02 MINUTES, 56 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 80 DEGREES, 49 MINUTES, 04 SECONDS, A DISTANCE OF 35.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE, BEING ALSO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 41 DEGREES, 46 MINUTES, 08 SECONDS WEST, A DISTANCE OF 255.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 63 DEGREES, 54 MINUTES, 22 SECONDS, A DISTANCE OF 284.41 FEET;

THENCE NORTH 22 DEGREES, 08 MINUTES, 04 SECONDS WEST, A DISTANCE OF 161.83 FEET;

THENCE SOUTH 64 DEGREES, 02 MINUTES, 49 SECONDS WEST, A DISTANCE OF 178.25 FEET;

THENCE SOUTH 55 DEGREES, 22 MINUTES, 00 SECONDS WEST, A DISTANCE OF 392.20 FEET;

THENCE SOUTH 69 DEGREES, 48 MINUTES, 35 SECONDS WEST, A DISTANCE OF 296.70 FEET;

THENCE SOUTH 82 DEGREES, 07 MINUTES, 06 SECONDS WEST, A DISTANCE OF 293.34 FEET;

THENCE SOUTH 03 DEGREES, 59 MINUTES, 10 SECONDS EAST, A DISTANCE OF 262.76 FEET;

THENCE SOUTH 08 DEGREES, 28 MINUTES, 12 SECONDS WEST, A DISTANCE OF 198.48 FEET TO THE NORTHWEST CORNER OF SAID ROADWAY PARCEL;

THENCE SOUTH 08 DEGREES, 28 MINUTES, 12 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 26.12 FEET;

THENCE SOUTH 08 DEGREES; 20 MINUTES, 55 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 81 DEGREES, 38 MINUTES, 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 256.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES, 21 MINUTES, 05 SECONDS WEST, A DISTANCE OF 825.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 43 DEGREES, 19 MINUTES, 57 SECONDS, A DISTANCE OF 623.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE NORTH 38 DEGREES, 18 MINUTES, 58 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 447.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 51 DEGREES, 41 MINUTES, 02 SECONDS EAST, A DISTANCE OF 205.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 90 DEGREES, 52 MINUTES, 28 SECONDS, A DISTANCE OF 325.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE, BEING ALSO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 39 DEGREES, 11 MINUTES, 25 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 92 DEGREES, 38 MINUTES, 19 SECONDS, A DISTANCE OF 40.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, BEING ALSO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF SAID CLIFFS PARKWAY, SAID POINT BEING ALSO A POINT ON A CIRCULAR CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 48 DEGREES, 10 MINUTES, 16 SECONDS EAST, A DISTANCE OF 606.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEGREES, 01 MINUTES, 48 SECONDS, A DISTANCE OF 106.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31 DEGREES, 47 MINUTES, 56 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 140.72 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 58 DEGREES, 12 MINUTES, 04 SECONDS WEST, A DISTANCE OF 1875.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08 DEGREES, 29 MINUTES, 52 SECONDS, A DISTANCE OF 278.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 40 DEGREES, 17 MINUTES, 47 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 42.66 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 49 DEGREES, 42 MINUTES, 13 SECONDS WEST, A DISTANCE OF 1875.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 15 DEGREES, 43 MINUTES, 53 SECONDS, A DISTANCE OF 515.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 56 DEGREES, 01 MINUTES, 41 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 146.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 33 DEGREES, 58 MINUTES, 19 SECONDS EAST, A DISTANCE OF 509.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 56 DEGREES, 59 MINUTES, 56 SECONDS, A DISTANCE OF 506.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES, 58 MINUTES, 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 266.39 FEET TO A PLASTIC CAPPED IRON BAR ON THE SOUTH LINE OF THAT CERTAIN PARCEL DEPICTED ON SAID PLAT OF SURVEY RECORDED IN BOOK 4 OF LAND SURVEYS, PAGE 26; THENCE SOUTH 89 DEGREES, 58 MINUTES, 33 SECONDS WEST (OF RECORD, SOUTH 89 DEGREES, 59 MINUTES, 04 SECONDS WEST) ALONG SAID SOUTH LINE, A DISTANCE OF 1088.47 FEET TO A PLASTIC CAPPED IRON BAR MONUMENTING THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTH 01 DEGREES, 51 MINUTES, 12 SECONDS EAST (OF RECORD, NORTH 01 DEGREES, 51 MINUTES, 06 SECONDS EAST) ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1845.48 FEET (OF RECORD, 1845.59 FEET) TO A PLASTIC CAPPED IRON BAR; THENCE NORTH 89 DEGREES, 58 MINUTES, 03 SECONDS WEST (OF RECORD, NORTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST) ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 330.01 FEET (OF RECORD, 330.00 FEET) TO THE POINT OF BEGINNING.

EXCEPT COMMENCING FOR REFERENCE AT THE WEST QUARTER CORNER OF SECTION 31;

THENCE NORTH 01 DEGREES, 50 MINUTES, 51 SECONDS EAST, A DISTANCE OF 524.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING.
 THENCE NORTH 01 DEGREES, 50 MINUTES, 51 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 315.17 FEET TO A POINT;
 THENCE NORTH 89 DEGREES, 18 MINUTES, 01 SECONDS EAST, A DISTANCE OF 862.71 FEET TO A POINT;
 THENCE SOUTH 00 DEGREES, 00 MINUTES, 15 SECONDS WEST, A DISTANCE OF 325.82 FEET TO A POINT;
 THENCE SOUTH 87 DEGREES, 39 MINUTES, 53 SECONDS EAST, A DISTANCE OF 295.72 FEET TO A POINT;
 THENCE SOUTH 88 DEGREES, 34 MINUTES, 41 SECONDS EAST, A DISTANCE OF 248.76 FEET TO A POINT;
 THENCE SOUTH 00 DEGREES, 24 MINUTES, 44 SECONDS EAST, A DISTANCE OF 134.32 FEET TO A POINT;
 THENCE NORTH 88 DEGREES, 36 MINUTES, 58 SECONDS WEST, A DISTANCE OF 516.39 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT "A";
 THENCE NORTH 84 DEGREES, 54 MINUTES, 53 SECONDS WEST, A DISTANCE OF 576.86 FEET TO A POINT;
 THENCE NORTH 01 DEGREES, 53 MINUTES, 30 SECONDS EAST, A DISTANCE OF 89.05 FEET TO A POINT;
 THENCE NORTH 89 DEGREES, 57 MINUTES, 43 SECONDS WEST, A DISTANCE OF 330.31 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A STONE WITH SCRIBED $\frac{1}{4}$ ON WEST FACE MARKING THE WEST QUARTER CORNER OF SAID SECTION 31, WHICH BEARS NORTH 1 DEGREES, 45 MINUTES, 29 SECONDS EAST, 2643.28 FEET FROM A BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 31;
 THENCE ALONG THE WEST LINE OF SAID SECTION 31, SOUTH 1 DEGREES, 45 MINUTES, 29 SECONDS WEST, 2165.63 FEET TO THE POINT OF BEGINNING;
 THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES, 09 MINUTES, 34 SECONDS EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1537.02 FEET, A LENGTH OF 645.08 FEET;
 THENCE NORTH 65 DEGREES, 06 MINUTES, 46 SECONDS EAST, 98.30 FEET;
 THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS EAST, 95.58 FEET;
 THENCE NORTH 65 DEGREES, 06 MINUTES, 46 SECONDS EAST, 229.28 FEET;
 THENCE NORTH 62 DEGREES, 29 MINUTES, 58 SECONDS EAST, 455.42 FEET;
 THENCE NORTH 1 DEGREES, 20 MINUTES, 50 SECONDS WEST, 90.06 FEET;
 THENCE NORTH 1 DEGREES, 11 MINUTES, 50 SECONDS EAST, 225.22 FEET;
 THENCE NORTH 1 DEGREES, 20 MINUTES, 45 SECONDS WEST, 150.00 FEET;
 THENCE NORTH 88 DEGREES, 39 MINUTES, 28 SECONDS EAST, 21.78 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF CLIFFS PARKWAY, SAID POINT BEING THE POINT OF ENDING.

PARCEL 2:

A PORTION OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

EXHIBIT A - 5

THENCE NORTH 01 DEGREES, 50 MINUTES, 51 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 524.00 FEET;
THENCE SOUTH 89 DEGREES, 58 MINUTES, 00 SECONDS EAST, A DISTANCE OF 330.00 FEET;
THENCE SOUTH 01 DEGREES, 51 MINUTES, 06 SECONDS WEST, A DISTANCE OF 65.00 FEET;
THENCE SOUTH 88 DEGREES, 08 MINUTES, 54 SECONDS EAST, A DISTANCE OF 235.00 FEET;
THENCE SOUTH 73 DEGREES, 47 MINUTES, 54 SECONDS EAST, A DISTANCE OF 169.15 FEET;
THENCE SOUTH 08 DEGREES, 15 MINUTES, 01 SECONDS EAST, A DISTANCE OF 202.09 FEET;
THENCE SOUTH 26 DEGREES, 27 MINUTES, 34 SECONDS EAST, A DISTANCE OF 676.32 FEET;
THENCE NORTH 08 DEGREES, 28 MINUTES, 12 SECONDS EAST, A DISTANCE OF 26.12 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 08 DEGREES, 28 MINUTES, 12 SECONDS EAST, A DISTANCE OF 198.48 FEET;
THENCE NORTH 03 DEGREES, 59 MINUTES, 10 SECONDS WEST, A DISTANCE OF 262.76 FEET;
THENCE NORTH 82 DEGREES, 07 MINUTES, 06 SECONDS EAST, A DISTANCE OF 293.34 FEET;
THENCE NORTH 69 DEGREES, 48 MINUTES, 35 SECONDS EAST, A DISTANCE OF 296.70 FEET;
THENCE NORTH 55 DEGREES, 22 MINUTES, 00 SECONDS EAST, A DISTANCE OF 392.20 FEET;
THENCE NORTH 64 DEGREES, 02 MINUTES, 49 SECONDS EAST, A DISTANCE OF 178.25 FEET;
THENCE SOUTH 22 DEGREES, 08 MINUTES, 04 SECONDS EAST, A DISTANCE OF 161.83 FEET;
THENCE SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES, 32 MINUTES, 58 SECONDS, A DISTANCE OF 131.51 FEET;;
THENCE SOUTH 38 DEGREES, 18 MINUTES, 58 SECONDS WEST, A DISTANCE OF 447.96 FEET;
THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, THROUGH A CENTRAL ANGLE OF 43 DEGREES, 19 MINUTES, 57 SECONDS, A DISTANCE OF 586.13 FEET;
THENCE SOUTH 81 DEGREES, 38 MINUTES, 55 SECONDS WEST, A DISTANCE OF 249.38 FEET TO THE TRUE POINT OF BEGINNING.

1 DECEMBER 03

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 1 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 2642.76 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 329.66 FEET;
THENCE SOUTH 1 DEGREES 51 MINUTES 08 SECONDS WEST, A DISTANCE OF 240.70 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 105.02 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 88 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 55.00 FEET;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 37 MINUTES 14 SECONDS, AN ARC LENGTH OF 35.15 FEET;
THENCE NORTH 51 DEGREES 31 MINUTES 34 SECONDS WEST, A DISTANCE OF 62.35 FEET;
THENCE NORTH 1 DEGREES 51 MINUTES 12 SECONDS EAST, A DISTANCE OF 90.00 FEET;
THENCE SOUTH 88 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 300.00 FEET;
THENCE NORTH 10 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 512.83 FEET;
THENCE SOUTH 84 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 320.86 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 161.04 FEET;

EXHIBIT B-2

THENCE SOUTH 1 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 274.24 FEET;

THENCE SOUTH 12 DEGREES 12 MINUTES 18 SECONDS EAST, A DISTANCE OF 165.08 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 355.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 62.62 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 275.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 04 MINUTES 54 SECONDS, AN ARC LENGTH OF 225.98 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 42 DEGREES 55 MINUTES 06 SECONDS EAST, A DISTANCE OF 237.64 FEET TO A POINT ON A NON TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 42 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 509.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 04 MINUTES 13 SECONDS, AN ARC LENGTH OF 427.04 FEET;

THENCE SOUTH 00 DEGREES 52 MINUTES 38 SECONDS EAST, A DISTANCE OF 155.43 FEET;

THENCE SOUTH 88 DEGREES 13 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.73 FEET;

THENCE SOUTH 1 DEGREES 17 MINUTES 12 SECONDS EAST, A DISTANCE OF 110.11 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST, A DISTANCE OF 1067.41 FEET;

THENCE NORTH 1 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 1080.61 FEET;

SAID PARCEL CONTAINS 1,449,325 SQUARE FEET (33.27 ACRES).

EXHIBIT B-3

1 DECEMBER 03

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 1 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 2642.76 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 329.66 FEET;
THENCE NORTH 1 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 434.64 FEET;
THENCE SOUTH 84 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 577.12 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 8 SECONDS EAST, A DISTANCE OF 516.39 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 135.21 FEET;
THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS EAST, A DISTANCE OF 233.76 FEET;
THENCE SOUTH 88 DEGREES 09 MINUTES 56 SECONDS EAST, A DISTANCE OF 233.76 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 09 MINUTES 56 SECONDS EAST, A DISTANCE OF 98.54 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 99.88 FEET;
THENCE NORTH 70 DEGREES 28 MINUTES 05 SECONDS EAST, A DISTANCE OF 838.11 FEET;
THENCE NORTH 33 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 235.24 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 17 MINUTES 05 SECONDS EAST, A DISTANCE OF 264.00 FEET;

EXHIBIT B-4

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 15 MINUTES 45 SECONDS, AN ARC LENGTH OF 70.32 FEET TO A POINT OF REVERSE CURVATURE WHOSE RADIUS POINT BEARS SOUTH 16 DEGREES 01 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73 DEGREES 44 MINUTES 52 SECONDS, AN ARC LENGTH OF 252.28 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 70.87 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 131.88 FEET;

THENCE SOUTH 6 DEGREES 41 MINUTES 39 SECONDS WEST, A DISTANCE OF 112.32 FEET;

THENCE SOUTH 17 DEGREES 06 MINUTES 09 SECONDS WEST, A DISTANCE OF 155.20 FEET;

THENCE SOUTH 18 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.38 FEET;

THENCE SOUTH 68 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 72.55 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 21 DEGREES 52 MINUTES 12 SECONDS EAST, A DISTANCE OF 606.96 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 20 MINUTES 24 SECONDS, AN ARC LENGTH OF 384.97 FEET;

THENCE SOUTH 31 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 140.72 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 58 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 1875.86 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 19 SECONDS, AN ARC LENGTH OF 25.27 FEET;

THENCE NORTH 57 DEGREES 56 MINUTES 51 SECONDS WEST, A DISTANCE OF 73.48 FEET;

THENCE NORTH 51 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 52.94 FEET;

EXHIBIT B-5

THENCE NORTH 40 DEGREES 39 MINUTES 28 SECONDS WEST, A DISTANCE OF 53.68 FEET;

THENCE NORTH 33 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 70.89 FEET;

THENCE SOUTH 56 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF 360.00 FEET;

THENCE NORTH 33 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 136.21 FEET;

THENCE NORTH 28 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 135.01 FEET;

TEHNCE NORTH 1 DEGREES 50 MINUTES 04 SECONDS EAST, A DISTANCE OF 256.16 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 640,328 SQUARE FEET (14.70 ACRES).

EXHIBIT B-6

1 DECEMBER 03

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 1 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 2642.76 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 329.66 FEET;
THENCE NORTH 1 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 434.64 FEET;
THENCE SOUTH 84 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 577.12 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 8 SECONDS EAST, A DISTANCE OF 161.00 FEET;
THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 355.35 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 135.21 FEET;
THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS EAST, A DISTANCE OF 233.76 FEET;
THENCE SOUTH 1 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 256.16 FEET;
THENCE SOUTH 28 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 135.01 FEET;
THENCE SOUTH 33 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 136.21 FEET THE TRUE POINT OF BEGINNING;
THENCE NORTH 56 DEGREES 35 MINUTES 40 SECONDS EAST, A DISTANCE OF 360.00 FEET;
THENCE SOUTH 33 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 70.89 FEET;

EXHIBIT B-7

THENCE SOUTH 40 DEGREES 39 MINUTES 28 SECONDS EAST, A DISTANCE OF 53.68 FEET;
THENCE SOUTH 51 DEGREES 11 MINUTES 47 SECONDS EAST , A DISTANCE OF 52.94 FEET;
THENCE SOUTH 57 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 73.48 FEET TO A POINT ON A NNO-TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 57 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 1875.86 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 43 MINUTES 33 SECONDS, AN ARC LENGTH OF 252.94 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 40 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 42.66 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 42 MINUTES 21 SECONDS WEST, A DISTANCE OF 1875.86 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 34 SECONDS, AN ARC LENGTH OF 510.51 FEET;
THENCE NORTH 36 DEGREES 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 70.41 FEET;
THENCE NORTH 16 DEGREES 11 MINUTES 55 SECONDS EAST, A DISTANCE OF 103.01 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 333.85 FEET;
THENCE NORTH 56 DEGREES 35 MINUTES 40 SECONDS EAST, A DISTANCE OF 109.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 220,221 SQUARE FEET (5.06 ACRES).

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 1 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 2642.76 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 329.66 FEET;
THENCE NORTH 1 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 434.64 FEET;
THENCE SOUTH 84 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 577.12 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 8 SECONDS EAST, A DISTANCE OF 161.04 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 355.35 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 135.21 FEET;
THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS EAST, A DISTANCE OF 233.76 FEET;
THENCE SOUTH 1 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 256.16 FEET;
THENCE SOUTH 28 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 135.01 FEET;
THENCE SOUTH 33 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 136.21 FEET;
THENCE SOUTH 56 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF 109.76 FEET;

EXHIBIT B-9

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 333.85 FEET;

THENCE SOUTH 16 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 103.01 FEET;

THENCE SOUTH 36 DEGREES 37 MINUTES 14 SECONDS EAST, A DISTANCE OF 70.41 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT LIES NORTH 34 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 1875.86 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 08 MINUTES 20 SECONDS, AN ARC LENGTH OF 4.55 FEET;

THENCE SOUTH 56 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 146.64 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 33 DEGREES 58 MINUTES 27 SECONDS EAST, A DISTANCE OF 509.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 55 MINUTES 42 SECONDS, AN ARC LENGTH OF 79.32 FEET;

THENCE NORTH 42 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 237.64 FEET;

THENCE NORTH 66 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 219.67 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 355.00 FEET;

THENCE NORTH 12 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 165.07 FEET;

THENCE NORTH 1 DEGREES 23 MINUTES 02 SECONDS EAST, A DISTANCE OF 274.24 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 582,910 SQUARE FEET (13.38 ACRES).

EXHIBIT C 'RIL-35'

1 DECEMBER 03

**LEGAL DESCRIPTION
"THE ENCLAVE AT VERDE CLIFFS"**

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 1 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 2642.76 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 329.66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 1 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 434.64 FEET;
THENCE SOUTH 84 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 256.26 FEET;
THENCE SOUTH 10 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF 512.83 FEET;
THENCE NORTH 88 DEGREES 08 MINUTES 48 SECONDS WEST, A DISTANCE OF 300.00 FEET;
THENCE SOUTH 1 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 90.00 FEET;
THENCE SOUTH 51 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 62.35 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 51 DEGREES 31 MINUTES 34 SECONDS EAST, A DISTANCE OF 55.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 37 MINUTES 14 SECONDS, AN ARC LENGTH OF 35.15 FEET;
THENCE NORTH 88 DEGREES 08 MINUTES 48 SECONDS WEST, A DISTANCE OF 105.02 FEET;
THENCE NORTH 1 DEGREES 51 MINUTES 08 SECONDS WEST, A DISTANCE OF 240.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 170,413 SQUARE FEET (3.91 ACRES).