

ORDINANCE NUMBER 706

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR AN AREA OF LAND ON THE NORTHEAST SIDE OF THE CITY KNOWN AS THE SPRING CREEK RANCH ANNEXATION AREA TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT YAVAPAI COUNTY ZONING DESIGNATION OF RCU-2A (RESIDENTIAL; SINGLE-FAMILY; RURAL), TO THE CITY ZONING DESIGNATIONS OF NF (NATIONAL FOREST) FOR THE NATIONAL FOREST LANDS WITHIN THE ANNEXATION AREA, AND AR-87 (AGRICULTURAL RESIDENTIAL, 2 ACRE MINIMUM LOT SIZE) FOR THE PRIVATE LANDS WITHIN SUCH AREA.

WHEREAS, on January 19, 2021, the City Council approved Ordinance Number 691, annexing into the City limits the area referred to as the Spring Creek Ranch Annexation Area, consisting of approximately 280 acres of privately owned land and approximately 11 square miles of land owned and managed by the United States Forest Service as portions of the Coconino and Prescott National Forests; and

WHEREAS, A.R.S. §9-462.04.E provides that a municipality may enact an ordinance authorizing county zoning to continue in effect for up to six months and until municipal zoning is applied to land annexed by the municipality; and

WHEREAS, the Planning & Zoning Commission held a public hearing on August 16, 2021 concerning the proposed rezoning and has recommended approval thereof; and

WHEREAS, the Council finds that it is reasonable and appropriate to change the zoning in this area from the Yavapai County zoning of RCU-2A to the City's zoning designations of NF for the approximately 11 square miles of National Forest lands in the area; and to AR-87 for the approximately 280 acres of privately-owned lands therein.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That the following described parcels of land consisting of approximately 280 acres of privately owned land and approximately 11 square miles of

land owned and managed by the United States Forest Service, as shown on the map attached hereto as Exhibit A and the legal descriptions attached hereto as Exhibit B; including Yavapai County Assessor's Parcel Numbers 407-23-002L and 407-23-002M, all lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from the current Yavapai County zoning RCU-2A (Residential; Single-Family; Rural), to the City's zoning designation of NF (National Forest) for the lands owned and managed by the United States Forest Service as portions of the Coconino and Prescott National Forests; and to AR-87 (Agricultural Residential, 2 acre minimum lot size) for all privately-owned lands in such area.

Section 2: That any further rezoning of the privately-owned lands rezoned by this Ordinance shall require a General Plan Amendment to be adopted through the required public participation process in order to properly plan and provide for any densities or uses greater than those permitted in the AR-87 zone.

Section 3: That at least three (3) copies of the zoning map of the City of Cottonwood, Arizona, as hereby amended be kept in the office of the City Clerk for public use and inspection.

Section 4: Severability: That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS 21ST DAY OF SEPTEMBER 2021.



Tim Elinski, Mayor

APPROVED AS TO FORM:



Steven B. Horton, Esq., City Attorney

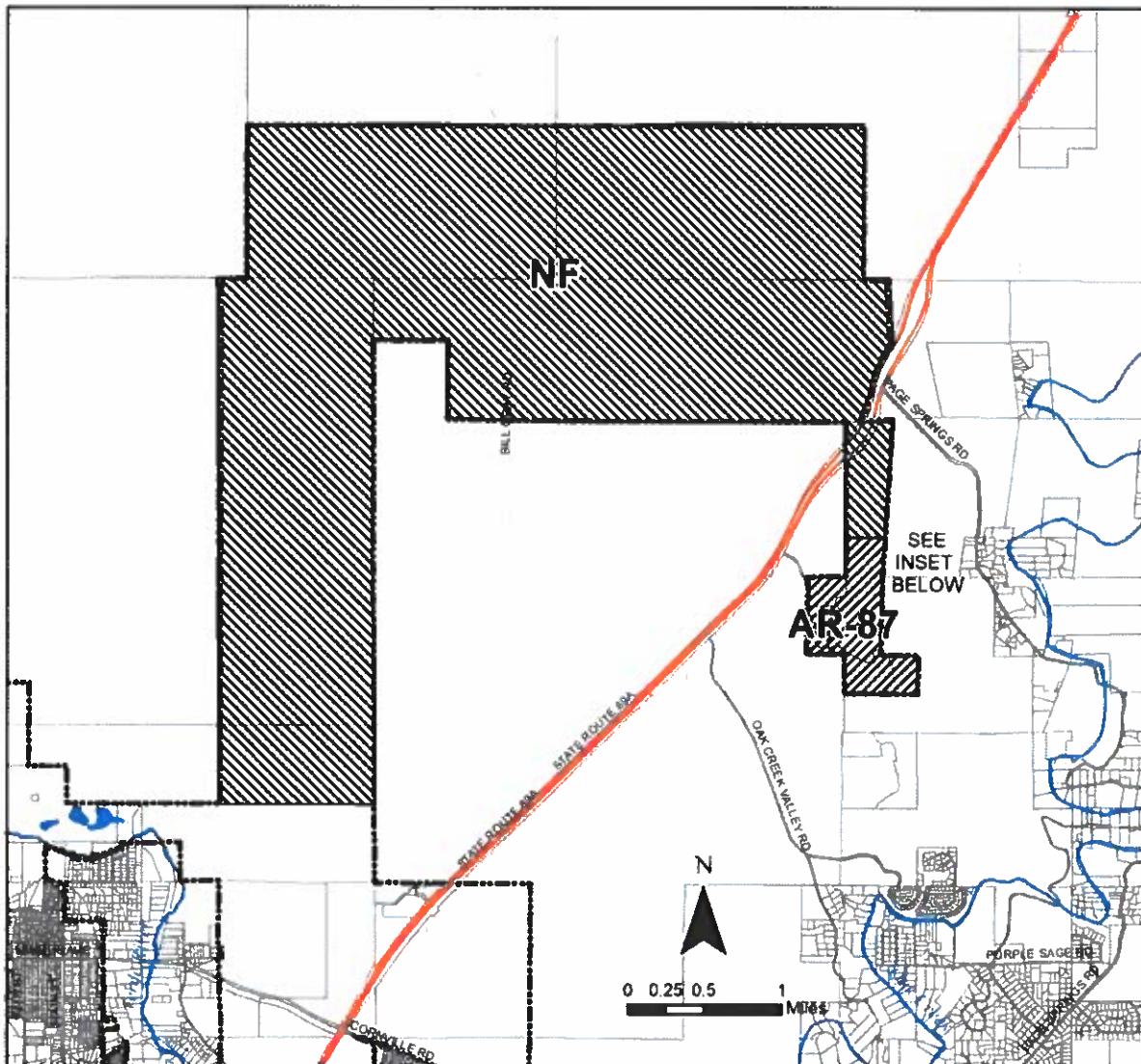
ATTEST:



Marianne Jiménez, City Clerk

Exhibit A, Ordinance 706

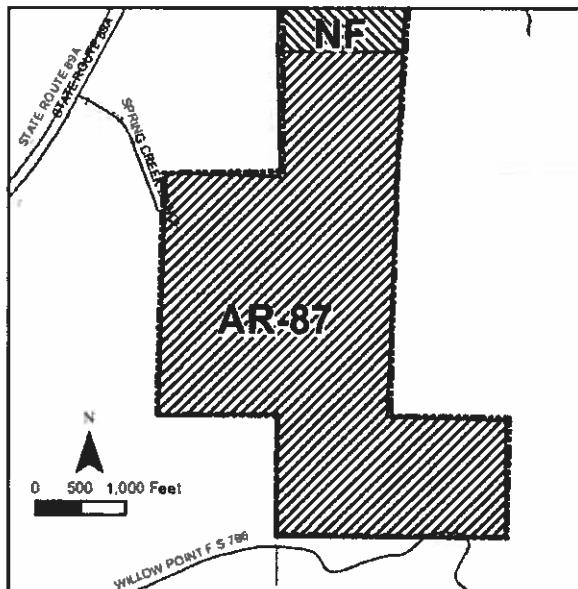
Z 21-003 State Route 89A Annexation Area Rezoning



PROPOSED ZONING

-  NF
-  AR-87

 CITY OF COTTONWOOD



ORDINANCE NUMBER 706

Exhibit B

The area to be rezoned from RCU-2A to NF (National Forest) includes all the land described as follows:

1. All of Sections 12, 13, and 24, T. 16 N. R. 3 E of the Gila and Salt River Base and Meridian (GSRBM), Yavapai County, Arizona (APN 800-02-015Y);
2. The North half of Section 25, T. 16 N. R. 3 E. GSRBM (APN 800-02-015W);
3. The North half and Southeast quarter of Section 7, T. 16 N. R. 4 E. GSRBM; All of Sections 8 and 9, T. 16 N. R. 4 E. GSRBM; and the Portion of the West half of the Northwest quarter and the West half of the Southwest quarter Section 10, T. 16 N. R. 4 E. GSRBM lying west of the State Route 89A right-of-way (APN 800-02-016B);
4. Portion of the West half of the Northwest quarter of Section 15, T. 16 N. R. 4 E. GSRBM lying east of the State Route 89A right-of-way, and the Northwest quarter of the Southwest quarter of Section 15, T. 16 N. R. 4 E. GSRBM (APN 800-02-016F);
5. Portion of the Northwest quarter of the Northwest quarter of Section 15, T. 16 N. R. 4 E. GSRBM lying west of the State Route 89A right-of-way (APN 800-02-004N);
6. State Route 89A right-of-way within the Northwest quarter of the Northwest quarter of Section 15, T. 16 N. R. 4 E. GSRBM (APN 800-10-049S);
7. All of Sections 31 and 32, T. 17 N. R. 4 E. GSRBM (APN 800-02-016);
8. All of Sections 33 and 34, T. 17 N. R. 4 E. GSRBM (APN 800-02-016D).

The area to be rezoned from RCU-2A to AR-87 (Agricultural Residential) includes all the land described as follows:

1. Lots 1 through 15 inclusive, and Tracts A, B, and C, SPRING CREEK RANCH PHASE I, according to the amended plat in Book 62 of Maps, pages 76, 77, and 78, records of Yavapai County, Arizona (APN 407-23-021 through 407-23-038);
2. A parcel of land (APN 407-23-002C) located in the Northeast quarter of Section 21, T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4224 page 851 records of Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at an ADOT aluminum cap in concrete marking the North quarter corner of said Section 21 from which the Northeast corner of Section 21 bears South 89°58'38" East 2663.18 feet;

Thence South 89°58'38" East 1331.59 feet along the North line of said Northeast quarter to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 21;

Thence South 01°55'49" West 1015.85 feet along the West line of the Northeast quarter of the Northeast quarter of said Section 21 to the POINT OF BEGINNING;

Thence South 89°41'12" East 1028.48 feet;

Thence South 33°45'29" East 61.51 feet;

Thence South 14°17'57" West 24.84 feet;

Thence South 08°02'38" East 66.08 feet;

Thence South 19°15'12" East 86.46 feet;

Thence South 25°57'40" East 66.24 feet;

Thence South 31°20'58" East 48.57 feet to the South line of the Northeast quarter of the Northeast quarter of said Section 21;

Thence North 89°40'50" West 1159.41 feet along said South line to the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 21;

Thence North 01°55'49" East 322.63 feet along the Southwest line of the Northeast quarter of the Northeast quarter of said Section 21 to the POINT OF BEGINNING.

3. A parcel of land (APN 407-23-002K) located in the Southwest quarter of Section 15, the Northeast quarter of Section 21, and the Northwest quarter and the Southwest quarter of Section 22 T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4749 page 65 records of Yavapai County, Arizona, being more particularly described as follows:

PARCEL I:

COMMENCING at the Southwest corner of Section 15, which is also the Northeast corner of Section 21, monumented with a capped rebar marked "LS 31020", being the TRUE POINT OF BEGINNING of this description. From which point the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, bears South 89°32'17" West 2663.18 feet.

Thence North 00°10'42" East along the West line of the Southwest quarter of the Southwest quarter of Section 15, 1319.25 feet to the south 1/16 corner of Section 15, monumented with a capped $\frac{1}{2}$ " rebar marked "LS 31020", from which point the West quarter corner of Section 15, monumented by a General Land Office brass cap, bears North 00°10'42" East 1319.26 feet;

Thence North $89^{\circ}46'29''$ East along the North line of the Southwest quarter of the Southwest quarter of Section 15, 1388.23 feet to the Southwest 1/16 corner of Section 15, monumented with a $\frac{1}{2}$ " capped rebar marked "LS 31020";

Thence South $03^{\circ}52'44''$ West along the East line of the Southwest quarter of the Southwest quarter of Section 15 1332.74 feet to the West 1/16 corner of Section 15, monumented with a Bureau of Land Management brass cap;

Thence South $01^{\circ}27'38''$ East 2531.35 feet;

Thence South $78^{\circ}51'43''$ West 304.66 feet to the centerline of the proposed Vista de Valle Trail;

Thence Southeast along the centerline of the proposed Vista de Valle Trail, along a curve to the left, having a radius of 1000.00 feet, a central angle of $02^{\circ}54'36''$, an arc distance of 50.79 feet;

Thence South $14^{\circ}02'53''$ East along the centerline of the proposed Vista de Valle Trail 188.76 feet;

Thence Southeast along the centerline of the proposed Vista de Valle Trail, along a curve to the left, having a radius of 500.00 feet, a central angle of $14^{\circ}22'24''$, an arc distance of 125.43 feet;

Thence South $58^{\circ}11'14''$ West 178.48 feet;

Thence North $74^{\circ}44'27''$ West 170.30 feet;

Thence North $66^{\circ}30'51''$ West 128.54 feet;

Thence North $62^{\circ}11'47''$ West 513.70 feet;

Thence North $54^{\circ}18'39''$ West, along the East boundary of Spring Creek Ranch Phase I, 279.38 feet;

Thence North $54^{\circ}07'13''$ West, along the East boundary of Spring Creek Ranch Phase I, 214.02 feet;

Thence North $15^{\circ}32'23''$ West, along the East boundary of Spring Creek Ranch Phase I, 212.26 feet;

Thence North $07^{\circ}30'11''$ East, along the East boundary of Spring Creek Ranch Phase I, 371.89 feet to the centerline of Spring Creek Ranch Road as shown on Spring Creek Ranch Phase I;

Thence North $14^{\circ}29'33''$ East, along the East boundary of Spring Creek Ranch Phase I, 58.75 feet;

Thence North $09^{\circ}35'52''$ East, along the East boundary of Spring Creek Ranch Phase I, 216.05 feet;

Thence North $00^{\circ}10'05''$ West, along the East boundary of Spring Creek Ranch Phase I, 225.91 feet, to the Northeast corner of Spring Creek Ranch Phase I, and to the Southeast corner of the parcel of land described in Docket 4224 page 851 and the South corner of that parcel described in Docket 4438 page 285;

Thence North $15^{\circ}37'46''$ East 690.41 feet to the Northeast corner of the parcel of land described in Docket 4438 page 285, monumented by a capped rebar marked "LS 31020";

Thence North $01^{\circ}40'27''$ East 680.87 feet to the Northeast corner of the parcel of land described in Docket 4224 page 850, monumented by a capped rebar marked "LS 31020", being the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the line from the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, to the Northwest corner of Section 22, monumented with a capped rebar marked "LS 31020", which bears North $89^{\circ}32'17''$ East 2663.18 feet.

PARCEL II:

A portion of the Northeast quarter of the Northeast quarter of Section 21, T. 16 N. R. 4 E. GSRBM, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 21, monumented with a found $\frac{1}{2}''$ capped rebar marked "LS 31020", from which point the North quarter corner of Section 21 bears South $89^{\circ}32'17''$ West 2663.18 feet.

Thence South $01^{\circ}40'27''$ West along the East line of the Northeast quarter of the Northeast quarter of Section 21 and along the East line of the parcel of land described in Book 4224 of Official Records page 850, 680.87 feet, monumented with a capped $\frac{1}{2}''$ rebar, LS 31020, the TRUE POINT OF BEGINNING of this description;

Thence South $15^{\circ}37'46''$ West 690.41 feet to the Southeast corner of the parcel of land described in Book 4224 of Official Records page 851, monumented with a witness corner which bears South $89^{\circ}50'07''$ West 200.00 feet;

Thence North $31^{\circ}50'03''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 48.57 feet;

Thence North $26^{\circ}26'45''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 66.24 feet;

Thence North $19^{\circ}44'17''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 86.46 feet;

Thence North $08^{\circ}31'34''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 66.08 feet;

Thence North $13^{\circ}48'52''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 851, 24.84 feet;

Thence North $34^{\circ}14'34''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 61.51 feet to the Northeast corner of the parcel of land described in Book 4224 of Official Records page 851, and to the Southeast corner of the parcel of land described in Book 4224 of Official Records page 850, monumented with a witness corner which bears South $89^{\circ}50'07''$ West 130.00 feet;

Thence North $36^{\circ}35'40''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 850, 101.08 feet;

Thence North $08^{\circ}46'31''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 850, 43.21 feet;

Thence North $10^{\circ}50'04''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 44.45 feet;

Thence North $22^{\circ}29'08''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 74.62 feet;

Thence North $30^{\circ}41'28''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 55.43 feet;

Thence North $50^{\circ}06'53''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 18.90 feet;

Thence North $80^{\circ}36'22''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 67.91 feet;

Thence North $87^{\circ}47'34''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 110.04 feet;

Thence North $75^{\circ}23'01''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 122.99 feet to the TRUE POINT OF BEGINNING of this description.

The BASIS OF BEARINGS for this description is the line from the Northeast corner of Section 21 to the North quarter corner of Section 21 which bears South $89^{\circ}32'17''$ West.

4. A parcel of land (APN 407-23-002L) located within the Northeast quarter of Section 21, Township 16 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County Arizona, described in Reception 2021-0009483, records of the Yavapai County Recorder's Office, and being a portion of that parcel of land described in Book 4224, Page 850, records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

Beginning for reference at the ADOT aluminum cap in concrete, marking the North quarter corner of said Section 21, for which a found plastic cap atop a $\frac{1}{2}$ " rebar "RLS 31020", marking the Northeast corner of said Section 21, bears South $89^{\circ}58'38''$ East, (Basis of Bearings), at a distance of 2662.89 feet [South $89^{\circ}58'38''$ East, at a distance of 2663.18 feet (R1)], Thence South $89^{\circ}58'38''$ East, a distance of 1331.30 feet (South $89^{\circ}58'38''$ East, a distance of 1331.59 feet (R1)] along the North line of said Section 21, to a found plastic cap

atop a $\frac{1}{2}$ " rebar "RLS 31020", marking the East 1/16th corner of said Section 21; Thence South 89°58'58" East, a distance of 809.11 feet [South 89°58'38" East (R1)] to a set plastic cap atop a $\frac{1}{2}$ " rebar "RLS 48860", marking a point on the North line of said (R1) and the TRUE POINT OF BEGINNING;

Thence South 89°58'58" East, a distance of 436.94 feet [South 89°58'38" East (R1)], to a found G.L.O. brass cap stamped "WC S16 S15 S21 S22 T16N R4E 1938", marking a point on said North line (R1);

Thence South 89°53'46" East, a distance of 85.54 feet [South 89°58'38" East (R1)], to found plastic cap atop a $\frac{1}{2}$ " rebar "RLS 31020", marking the Northeast corner of said Section 21 and (R-1);

Thence South 02°09'32" West, a distance of 253.24 feet [South 02°09'32" West (R1)] along the East line of said (R-1), to a set plastic cap atop a $\frac{1}{2}$ " rebar "RLS 48860";

Thence North 89°12'57" West, a distance of 513.81 feet to a set plastic cap atop a $\frac{1}{2}$ " rebar "RLS 48860";

Thence North 00°11'26" East, a distance of 246.31 feet to the TRUE POINT OF BEGINNING:

The subject Parcel of land described herein contains 2.969 acres of land more or less and is subject to all exceptions, easements and other items of the public record that may of pertinent thereto.

5. A parcel of land (APN 407-23-002M) located within the Northeast quarter of Section 21, Township 16 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County Arizona, described in Reception 2021-0009484, records of the Yavapai County Recorder's Office, and being a portion of that parcel of land described in Book 4224, Page 850, records of the Yavapai County Recorder's Office, [Record Source #1 (R1)]. The subject parcel of land, being more particularly described as follows:

Beginning for reference at the ADOT aluminum cap in concrete, marking the North quarter corner of said Section 21, from which a found plastic cap atop a $\frac{1}{2}$ " rebar "RLS 31020", marking the Northeast corner of said Section 21, bears South 89°58'38" East, (Basis of Bearings), at a distance of 2662.89 feet [South 89°58'38" East, at a distance of 2663.18 feet (R1)], Thence South 89°58'38" East, a distance of 1331.30 feet [South 89°58'38" East, a distance of 1331.59 feet (R1)] along the North line of said Section 21, to a found plastic cap atop a $\frac{1}{2}$ " rebar "RLS 31020", marking the East 1/16th corner of said Section 21 and the TRUE POINT OF BEGINNING;

Thence South 89°58'58" East, a distance of 809.11 feet [South 89°58'38" East (R1)] to a set plastic cap atop a $\frac{1}{2}$ " rebar "RLS 48860", marking a point on the North line of said (R1);

Thence South 00°11'26" West, a distance of 246.31 feet to a set plastic cap atop a $\frac{1}{2}$ " rebar "RLS 48860";

Thence South 89°12'57" East, a distance of 513.81 feet to a set plastic cap atop a $\frac{1}{2}$ " rebar "RLS 48860, marking a point on the East line of said (R1);

Thence South 02°09'32" West, a distance of 427.63 feet [South 02°09'32" West (R1)] along the East line of said (R1), to a calculated point;

Thence South 75°52'05" West, a distance of 123.00 feet [South 75°52'05" West, a distance of 123.00 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 88°16'39" West, a distance of 110.04 feet [South 88°16'39" West, a distance of 110.04 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 81°05'27" West, a distance of 67.91 feet [South 81°05'27" West, a distance of 67.91 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 50°35'58" West, a distance of 18.90 feet [South 50°35'58" West, a distance of 18.90 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 31°10'33" West, a distance of 55.43 feet [South 31°10'33" West, a distance of 55.43 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 22°58'13" West, a distance of 74.62 feet [South 22°58'13" West, a distance of 74.62 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 11°19'09" West, a distance of 44.45 feet [South 11°19'09" West, a distance of 44.45 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 08°17'26" East, a distance of 43.21 feet [South 08°17'26" East, a distance of 43.21 feet (R1)] along the East line of said (R1), to a calculated point;

Thence South 35°49'37" East, a distance of 101.46 feet [South 36°06'46" East, a distance of 101.08 feet (R1)] along said East line to the Southeast corner of said (R1), being a calculated point;

Thence North 89°39'47" West, a distance of 1028.46 feet [North 89°41'12" West, a distance of 1028.48 feet (R1)] along the South line of said (R1), to a found plastic cap atop a $\frac{1}{2}$ " rebar "RLS 31020", marking the Southwest corner of said (R1);

Thence North 01°56'25" East, a distance of 1016.03 feet [North 01°55'49" East, a distance of 1015.85 feet (R1)] along the West line of said (R1) to the TRUE POINT OF BEGINNING.

The subject Parcel of land described herein contains 25.682 acres of land more or less and is subject to all exceptions, easements, and other items of the public record that may of pertinent hereto.

6. A parcel of land (APN 407-23-020A) located in the Northwest quarter and the Southwest quarter of Section 22 T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4749 page 72 records of Yavapai County, Arizona (Note: All references to recorded documents refer to the records of the Yavapai County Recorder' Office), being more particularly described as follows:

COMMENCING at the West quarter corner of Section 22 which is the Southeast corner of Spring Creek Ranch Phase I, monumented with a GLO Brass Cap, and the TRUE POINT OF BEGINNING of this description from which point the C-E 1/16 corner of Section 21, which is the Southwest corner of Spring Creek Ranch Phase 1, bears North 89°51'57" West 1320.45 feet.

Thence North 01°40'28" East, along the East boundary of Spring Creek Ranch Phase I, 150.09 feet to the Northwest corner of the parcel of land described in Book 4517 page 634;

Thence South 54°18'38" East, along the North line of the parcel of land described in Book 4517 page 634, 279.38 feet;

Thence South 62°11'47" East, along the North line of the parcel of land described in Book 4517 page 634, 513.70 feet;

Thence South 66°30'51" East, along the North line of the parcel of land described in Book 4517 page 634, 128.54 feet;

Thence South 74°44'27" East, along the North line of the parcel of land described in Book 4517 page 634, 170.30 feet;

Thence North 58°11'14" East, along the North line of the parcel of land described in Book 4517 page 634, 178.48 feet;

Thence Northwesterly, along the North line of the parcel of land described in Book 4517 page 634 and along a curve to the right, whose center bears North 61°34'43" East, having a radius of 500.00 feet, a central angle of 14°22'24", an arc distance of 125.43 feet (chord bearing North 21°14'05" West, chord distance of 125.10 feet);

Thence North 14°02'53" West, along the North line of the parcel of land described in Book 4517 page 634, 188.76 feet;

Thence Northeasterly along the North line of the parcel of land described in Book 4517 page 634, and along a curve to the right having a radius of 1000.00 feet and a central angle of 02°54'36", an arc distance of 50.79 feet. (chord bearing North 12°35'35" West, a chord distance of 50.78 feet);

Thence North 78°51'43" East, along the North line of the parcel of land described in Book 4517 page 634, 304.66 feet to the West line of the Southeast quarter of the Northwest quarter of Section 22;

Thence South 01°27'38" West, along the North line of the parcel of land described in Book 4517 page 634 and along the West line of the Southeast quarter of the Northwest quarter of Section 22, 165.62 feet to the C-W 1/16 corner of Section 22, monumented with a BLM Brass Cap;

Thence South 89°28'27" East, along the North line of the parcel of land described in Book 4517 page 634 and along the East/West mid-section line of Section 22, 301.68 feet to the Northwest corner of the parcel of land described in Book 4517 page 635 and to the Northeast corner of the parcel of land described in Book 4517 page 634;

Thence South 00°00'00" East 235.40 feet;
Thence South 52°43'50" East 83.29 feet;
Thence South 19°36'55" East 153.68 feet;
Thence South 03°54'21" East 124.41 feet;
Thence South 01°12'33" West 120.13 feet;
Thence South 10°38'31" East 64.12 feet;
Thence South 06°09'11" East 68.68 feet;
Thence South 18°32'01" West 131.87 feet;
Thence South 45°40'06" West 77.37 feet;
Thence South 34°41'32" West 151.95 feet;
Thence South 31°14'47" West 249.10 feet to the South line of the North half of the Southwest quarter of Section 22 and to the Southeast corner of the parcel of land described in Book 4517 page 634 and to the Southwest corner of the parcel of land described in Book 4517 page 635;
Thence North 89°18'57" West, along the South line of the North half of the Southwest quarter of Section 22, and along the South line of the parcel of land described in Book 4517 page 634, 1448.17 feet to the South 1/16 corner of Section 22, monumented with a GLO brass cap;
Thence North 00°11'12" East, along the West line of the North half of the Southwest quarter of Section 22, and along the West line of the parcel of land described in Book 4517 page 634, 1320.57 feet, to the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the line from the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, to the Northwest corner of Section 22, monumented with a capped rebar marked "LS 31020", which bears North 89°32'17" East 2663.18 feet.

7. A parcel of land (APN 407-23-020C) located in the Southwest quarter of Section 22 T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4749 page 85 records of Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at the C-S 1/16 corner of Section 22, monumented with a BLM brass cap, and the Southeast corner of the parcel of land described in Book 4517 page 635, from which point the South 1/16 corner bears North 89°18'57" West 2599.43 feet.

Thence North 89°18'57" West along the South line of the North half of the Southwest quarter of Section 22, and along the South line of the parcel of land described in Book 4517 page 635, 1151.26 feet to the Southwest corner of the parcel of land described in Book 4517 page 635 and to the Southeast corner of the parcel of land described in Book 4517 page 634;

Thence North 31°14'47" East 249.10 feet;

Thence North 34°41'32" East 151.95 feet;

Thence North $45^{\circ}40'06''$ East 77.37 feet;
Thence North $18^{\circ}32'01''$ East 131.87 feet;
Thence North $06^{\circ}09'11''$ West 68.68 feet;
Thence North $10^{\circ}38'31''$ West 64.12 feet;
Thence North $01^{\circ}12'33''$ East 120.13 feet;
Thence North $03^{\circ}54'21''$ West 124.41 feet;
Thence North $19^{\circ}36'55''$ West 153.68 feet;
Thence North $52^{\circ}43'50''$ West 83.29 feet;

Thence North $00^{\circ}00'00''$ West 235.40 feet to the East/West mid-section line of Section 22 and to the Northeast corner of the parcel of land described in Book 4517 page 634 and to the Northwest corner of the parcel of land described in Book 4517 page 635;

Thence South $89^{\circ}28'27''$ East, along the East/West mid-section line of Section 22, 1010.51 feet to the Center quarter corner of Section 22, monumented with a BLM brass cap and to the Northeast corner of the parcel of land described in Book 4517 page 635;

Thence South $01^{\circ}15'40''$ West, along the North/South mid-section line of Section 22, and along the east line of the parcel of land described in Book 4517 page 635, 1327.92 feet to the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the line from the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, to the Northwest corner of Section 22, monumented with a capped rebar marked "LS 31020", which bears North $89^{\circ}32'17''$ East 2663.18 feet.