

YOUNG'S FARM COMMERCIAL SITE

That portion Sections 2, 3, 10 and 11 all lying within Township 13 North, Range 1 East of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the a GLO Brass cap located at the southwest corner of said Section 2 from which a brass cap located at the west quarter corner of said Section 2 bears North 00 degrees 14 minutes 32 seconds West a distance of 2644.49 feet;

Thence along the west line of said Section 2, North 00 degrees 14 minutes 32 seconds West a distance of 571.46 feet to the southerly right of way line of SR 169 as shown in plans for Project No. S-447-701, Drawing D-13-T-383 and the **POINT OF BEGINNING**;

Thence along said southerly line South 64 degrees 06 minutes 11 seconds East, a distance of 37.54 feet;

Thence continuing along said southerly line South 88 degrees 00 minutes 00 seconds East, a distance of 221.82 feet to the westerly line of "Sierra Dells" according to the plat of record in Book 17 of Maps, pages 1 and 2, records of Yavapai County, Arizona;

Thence along said westerly line South 36 degrees 44 minutes 01 seconds East, a distance of 508.64 feet;

Thence continuing along said westerly line South 36 degrees 44 minutes 36 seconds East, a distance of 173.27 feet;

Thence continuing along said westerly line South 44 degrees 20 minutes 12 seconds East, a distance of 115.29 feet;

Thence leaving said westerly line, South 75 degrees 04 minutes 18 seconds West a distance of 1584.69 feet to the easterly right of way line of SR69 as shown on plans for Project No. STP-029-1(13), Drawing No. D-13-T-432;

Thence along said easterly right of way line the following five (5) courses;

Thence North 14 degrees 55 minutes 42 seconds West, a distance of 175.01 feet;

Thence North 16 degrees 19 minutes 05 seconds West, a distance of 300.17 feet;

Thence North 18 degrees 18 minutes 50 seconds West, a distance of 200.51 feet;

Thence North 71 degrees 28 minutes 44 seconds East, a distance of 75.00 feet;

Thence North 18 degrees 42 minutes 31 seconds West, a distance of 114.95 feet;

Thence leaving said easterly right of way line and along the south line of lands described in Deed Book 3725, page 339 and Book 3577, page 771, both records of Yavapai County and the easterly prolongation thereof North 89 degrees 29 minutes 00 seconds

East, a distance of 73.50 feet to the westerly right of way line of the Old Black Canyon Highway;

Thence along said westerly line South 11 degrees 05 minutes 18 seconds East a distance of 7.40 feet to the beginning of a curve, concave easterly, having a radius of 5,629.58 feet;

Thence southerly along said curve, through a central angle of 02 degrees 55 minutes 02 seconds, an arc length of 286.63 feet;

Thence South 89 degrees 43 minutes 26 seconds East a distance of 60.87 feet to the easterly right of way line of Old Black canyon Highway;

Thence continuing along said easterly line, North 10 degrees 13 minutes 31 seconds West a distance of 6.05 feet to the beginning of a curve, concave easterly, having a radius of 1975.55 feet;

Thence northerly along said curve, through a central angle of 08 degrees 09 minutes 55 seconds, an arc length of 281.54 feet;

Thence continuing along said easterly right of way line North 00 degrees 26 minutes 23 seconds West, a distance of 322.21 feet to the southerly right of way line of said SR169;

Thence along said southerly line South 89 degrees 39 minutes 00 seconds East, a distance of 269.00 feet to the beginning of a curve concave to the south and having a radius of 22,863.31 feet;

Thence easterly along said southerly line and said curve through a central angle of 01 degree 07 minutes 18 seconds and an arc length of 447.56 feet;

Thence continuing along said southerly line South 64 degrees 06 minutes 11 seconds East, a distance of 71.81 feet to the **POINT OF BEGINNING**.

Containing 1,219,693 square feet or 28.0003 acres, more or less.

This description shown hereon is not to be used to violate subdivision regulation of the state, county and/or municipality or any other land division restrictions.

Prepared by: CMX, L.L.C.
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Project No. 7246.02
April 30, 2007



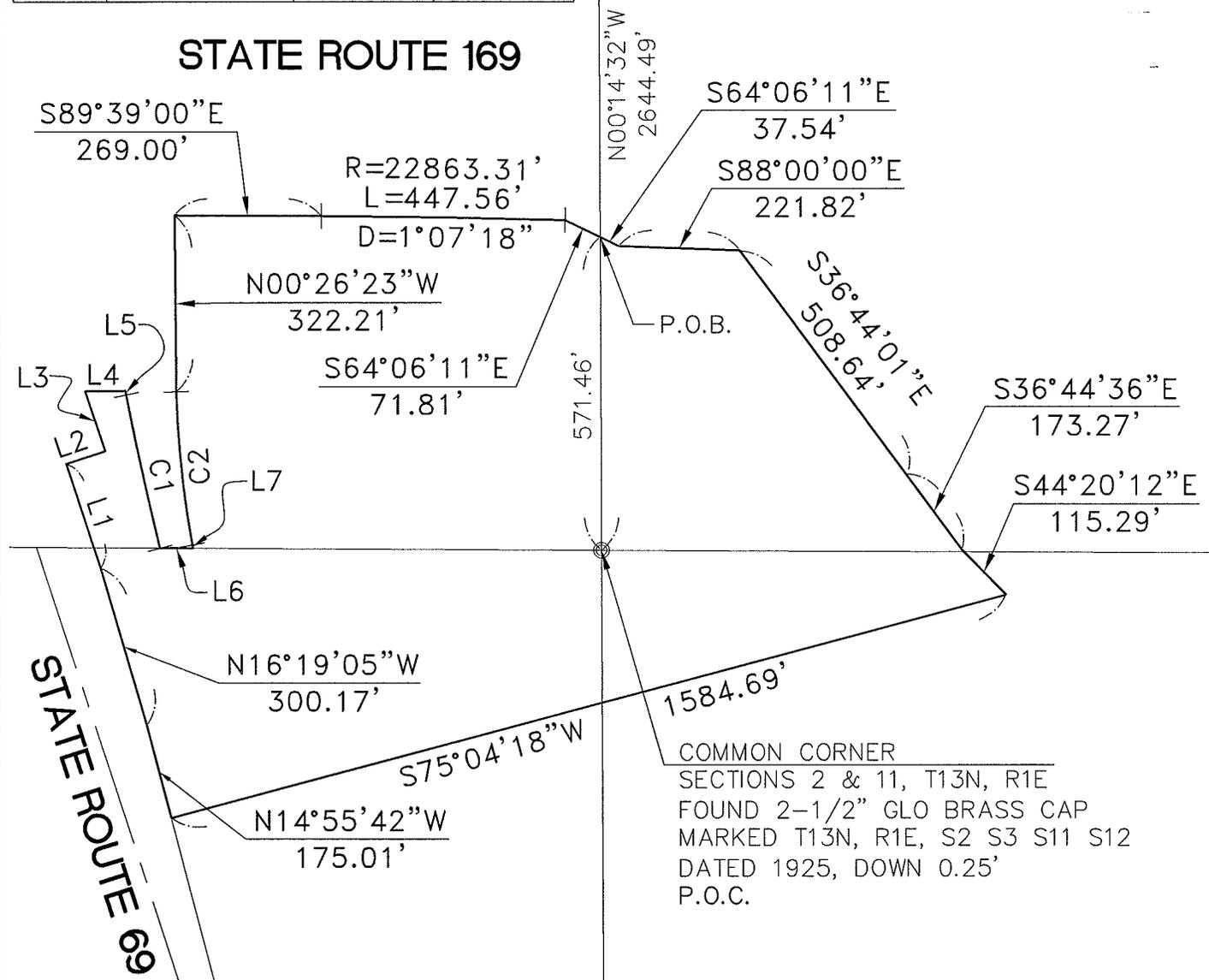
LINE TABLE		
LINE	LENGTH	BEARING
L1	200.51	N18°18'50"W
L2	75.00	N71°28'44"E
L3	114.95	N18°42'31"W
L4	73.50	N89°29'00"E
L5	7.40	S11°05'18"E
L6	60.87	S89°43'26"E
L7	6.05	S10°13'31"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	02°55'02"	5629.58'	286.63'
C2	08°09'55"	1975.55'	281.54'



WEST QUARTER CORNER
SECTION 2, T13N, R1E
FOUND BRASS CAP FLUSH

STATE ROUTE 169



COMMON CORNER
SECTIONS 2 & 11, T13N, R1E
FOUND 2-1/2" GLO BRASS CAP
MARKED T13N, R1E, S2 S3 S11 S12
DATED 1925, DOWN 0.25'
P.O.C.

SITE AREA IS 1,219,693 SQ. FT. OR 28.0003 ACRES MORE OR LESS

CMX PROJ.	7246.02
DATE:	04/30/07
SCALE:	N.T.S.
DRAWN BY:	HS
CHECKED BY:	KJP

COMMERCIAL SITE
YOUNG'S FARM
DEWEY-HUMBOLDT, AZ
EXHIBIT "A"

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