



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, MARCH 11, 2024 AT 6:00 P.M.**

**City Hall Conference Room
21 Williamson Avenue
Winslow, Arizona 86047**

Notice is hereby given to the general public that the City of Winslow will hold a Planning and Zoning hearing on Monday, March 11, 2024 at 6:00 p.m. in the City Hall Conference Room, 21 Williamson Avenue, Winslow, Arizona 86047. **MEMBERS OF THE PUBLIC MAY JOIN THE MEETING IN PERSON OR VIA ZOOM USING THE FOLLOWING LOG-IN INFORMATION:**

<https://us06web.zoom.us/j/88534590394?pwd=bXE4MjJjSDFhVTZlYWdONnFNZVVpQT09>
Meeting ID: 885 3459 0394 / Passcode: 977071
Dial by your location: +1 346-248-7799 (US)

1. Call to Order – (Please Remember to Silence All Cell Phones)

2. Consideration and Action

- A. Public Hearing, Consideration and Possible Action regarding a Request for a Property Split of Navajo County Assessor's Parcel Number 103-31-010B situated in Section 29, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona into 2 lots for a proposed development. The subject property is located North of I-40 on the East and West sides of Transcon Lane and is zoned in the Industrial District

3. Adjournment

A copy of the agenda background materials is available at City Hall, 21 Williamson Avenue, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday.

Pursuant to the Americans with Disabilities Act (ADA) the City of Winslow endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S 1-602. A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Winslow Planning and Zoning Hearing Officer are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Mayor
Roberta W. Cano

(928) 289-2422



Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melissa Nelson
Daniel T. Tafoya

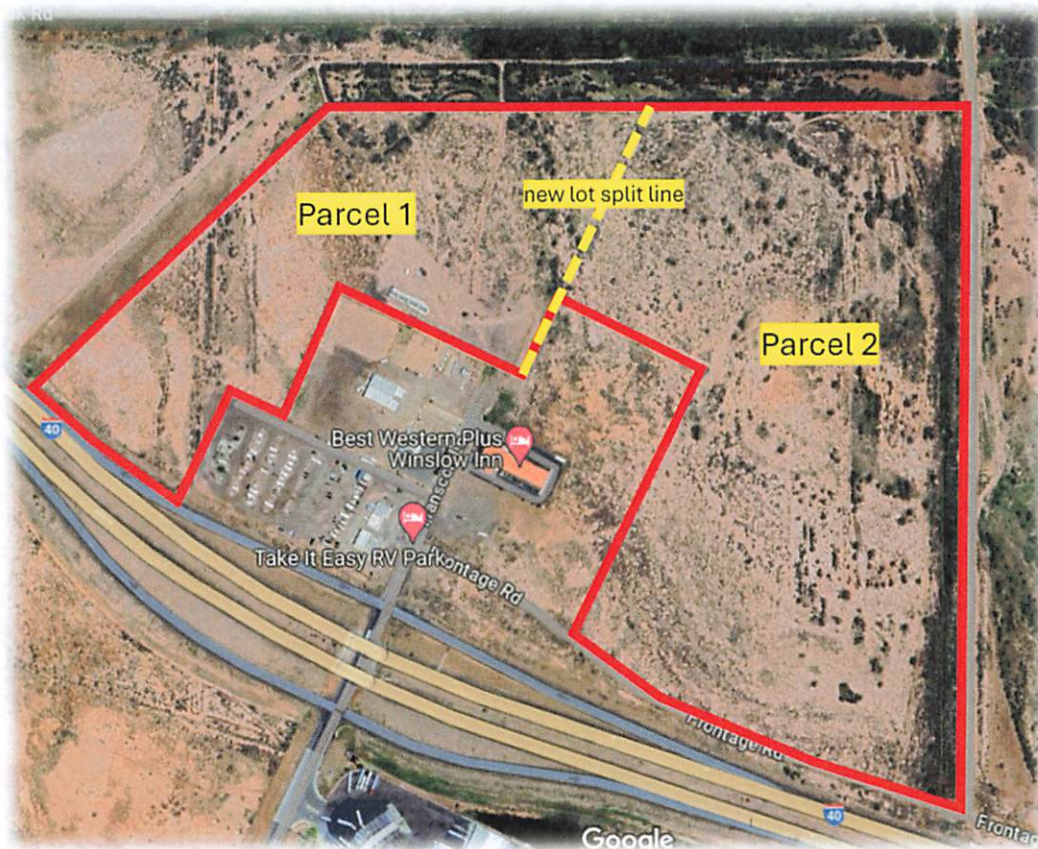
Discover Winslow-A City in Motion

AGENDA DATE: March 11, 2024
TO: Planning and Zoning Hearing
FROM: Jason Sanks, Zoning Hearing Officer
SUBJECT: Lot Split for Navajo County Assessor's Parcel Number 103-31-010B

OVERVIEW

The Subject Property is located on the east and west sides of Transcon Lane extension. The property wraps the future Love's Truck Stop, Best Western, Dewitt Ranch Supply, an RV Park, and a restaurant. Although the City of Winslow has already purchased the Transcon Lane right-of-way extension to the ADOT Drainage Channel (which effectively already splits the subject parcel), the owner seeks a simple lot split in their effort to sell the west half off for a new RV park development. The image below shows the lot being split into 2 parcels in red outline within the context of the surrounding area, see Figure 1 – Aerial Image, below:

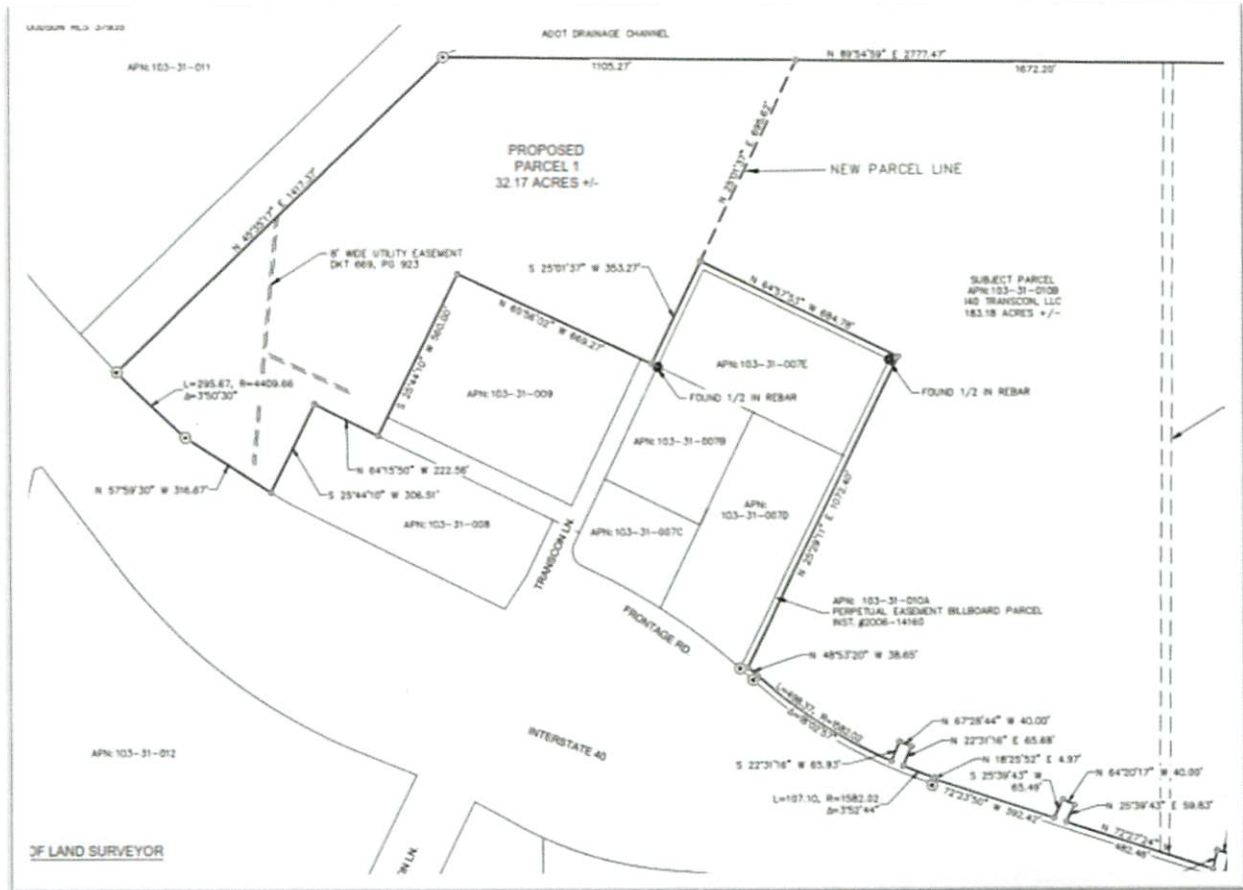
Figure 1 - Aerial Image



City Hall ~ 21 Williamson Avenue ~ Winslow, Arizona 86047 ~ (928) 289-2422
www.winslowaz.gov

The new parcel line is indicated in the aerial and in the land surveyor exhibit. This parcel line effectively follows the same line as the Transcon Lane extension that the City purchased last year. Once Navajo County updates their records for the purchase and acquisition of that property for right-of-way, it is anticipated the parcel maps will be updated to reflect that roadway with minor adjustments made to the two new parcels being created from this split.

Figure 2 – Land Surveyor Exhibit for I-40 Transcon LLC

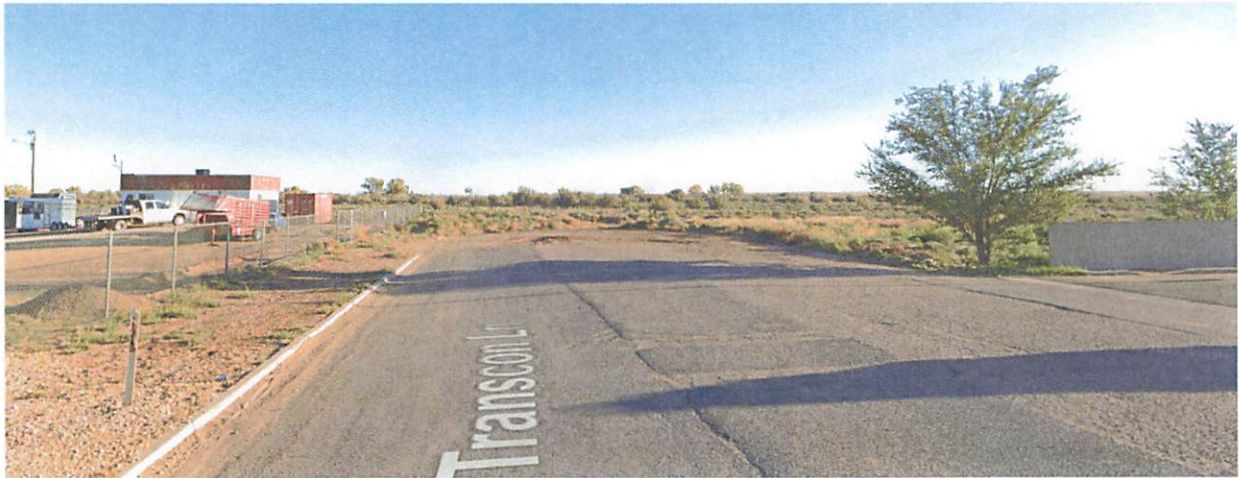


Per the Winslow Zoning Map, the Property is zoned Industrial (“I”) and includes the following surrounding land uses and zoning:

Direction	Zoning	Land Use
North	Commercial	ADOT Drainage Channel, Little Colorado River
East	Unincorporated Navajo County	Undeveloped, Little Colorado River
South	Commercial	Hotel, future Truck Stop, other users, I-40 freeway
West	Commercial	ADOT Drainage Channel, vacant parcel

Figure 3 – Parcel Street View Photo

Northbound view from N. Transcon Ln



DISCUSSION

Pursuant to Winslow Municipal Code, Section 16.28.010, lot splits must conform to the procedures of this section and comply with the regulations as established in this title for subdivision and prepare technical exhibits showing the proposed lots, boundaries, dimensions, legal description(s) and other technical data necessary for a complete review of the request. They are also required to be sealed by a licensed registrant which they were. Based on the application provided, it appears that all of these documents have been correctly provided by the applicant, and the lot combination and subsequent split further meets the requirements of the Industrial zoning district for within it is located.

RECOMMENDED MOTION

The Zoning Hearing Officer recommends approval to the City Council of the Lot Split request, subject to the technical exhibit provided by the applicant as sealed by the registered land surveyor.

Respectfully submitted,

Jason Sanks,
Zoning Hearing Officer



GENERAL PURPOSE APPLICATION

ADDRESS OF SITE: 103-31-010B

Proposed use: lot split

Applicant: Danny Wasson

Phone: 480-772-8820

Address: 1955 W. Baseline Rd Ste 113 #539

City: Mesa

State: AZ

Zip Code: 85202

Owner of Property: I 40 Transcon LLC

Phone: 772-8820

Address: SAME

City: _____ State: _____ Zip Code: _____

County Assessor's Parcel Number: 103-31-010B Zoning District: Municipal

TYPE OF REVIEW REQUESTED:

- | | | |
|--|--|--|
| ☐ Site Plan Review | ☐ Property Combination | ☐ Subdivision |
| ☒ Property Split | ☐ General Plan
Minor Amendment | ☐ General Plan
Major Amendment |
| ☐ Home Occupation Permit | | |

SIGNATURE _____

[Signature]
Property Owner or Authorized Representative

DATE 1/31/24

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____ DATE: _____ RECEIPT NO: _____
AMOUNT PAID: _____ CASH: _____ CHECK NO: _____ NINE (9) SETS OF PLANS: _____
AGENDA DATE: _____ APPROVAL DATE: _____ BY: _____

Revised: 02/19

FEB 05 2024

BY: Asheya Salgado

Site Plans Shall Include the Following Information:

1. Vicinity map showing the location of the site in relation to surrounding streets and properties.
2. North arrow, scale (not smaller than 1" = 40'), date of preparation with revision dates, project title, address, legal description, preparer's name, address, telephone, property owner's address, telephone.
3. Property boundaries and dimensions.
4. Identify adjacent development, zoning; show location of driveways, fire hydrants within 300' of site.
5. Existing and proposed street improvements, including sidewalks; size and location of existing and proposed utilities, easements.
6. Existing and proposed grades and drainage systems and structures.
7. Proposed driveways, parking areas, typical space size, handicapped spaces, fire lanes, new fire hydrants.
8. Provide detail and locations for refuse containers, street lights, on-site lighting, and signs.
9. Location and dimensions of landscaped areas, including planting concepts.
10. Provide a data table on the site plan that includes:
 - i. Brief description of the proposed use of the building and site
 - ii. Existing zoning.
 - iii. Net site area.
 - iv. Net density and/or lot coverage.
 - v. Building area, occupancy, and construction type.
 - vi. Percent of site landscaped and percent required by ordinance.
 - vii. Required and proposed number of standard and handicapped parking spaces.
11. Interior floor plans with square footage, dimensions, doors, etc.

NOTE: In consultation with Community Development Staff, smaller projects may require less detail.

EXHIBIT 'A'
CURRENT LEGAL DESCRIPTION
APN: 103-31-010B

RECEPTION NO. 2022-17728

A PORTION OF THE NORTH HALF; AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 16 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, 672.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 40 FREEWAY AS SHOWN ON ARIZONA DEPARTMENT OF TRANSPORTATION PROJECT I-40-4 (71), AT DRAWING D-9-T232, SHEETS 5, 6, 7, 13 AND 14 OF 29;

THENCE ALONG SAID INTERSTATE RIGHT-OF-WAY NORTH 71 DEGREES 42 MINUTES 45 SECONDS WEST, 800.39 FEET MORE OR LESS; THENCE NORTH 13 DEGREES 17 MINUTES 15 SECONDS EAST, 408.75 FEET MORE OR LESS;

THENCE NORTH 76 DEGREES 42 MINUTES 45 SECONDS WEST, 100.00 FEET MORE OR LESS;

THENCE SOUTH 13 DEGREES 17 MINUTES 15 SECONDS WEST, 400.00 FEET MORE OR LESS;

THENCE NORTH 71 DEGREES 42 MINUTES 45 SECONDS WEST, 1323.79 FEET MORE OR LESS;

THENCE NORTH 18 DEGREES 17 MINUTES 15 SECONDS EAST, 5.00 FEET TO THE BEGINNING OF A NON-TANGENT, 1602.02 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, THE TANGENT BEARING OF WHICH BEARS NORTH 18 DEGREES 17 MINUTES 15 SECONDS EAST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 22 MINUTES 31 SECONDS, AN ARC DISTANCE OF 653.59 FEET;

THENCE NORTH 48 DEGREES 20 MINUTES 14 SECONDS WEST, 45.28 FEET;

THENCE LEAVING SAID INTERSTATE RIGHT-OF-WAY, NORTH 25 DEGREES 39 MINUTES 46 SECONDS EAST, 1069.92 FEET;

THENCE NORTH 64 DEGREES 20 MINUTES 14 SECONDS WEST, 644.61 FEET;

THENCE SOUTH 25 DEGREES 39 MINUTES 46 SECONDS WEST, 337.88 FEET;

THENCE NORTH 64 DEGREES 20 MINUTES 14 SECONDS WEST, 669.43 FEET;

THENCE SOUTH 25 DEGREES 39 MINUTES 46 SECONDS WEST, 560.00 FEET;

THENCE NORTH 64 DEGREES 20 MINUTES 14 SECONDS WEST, 222.56 FEET;

THENCE SOUTH 25 DEGREES 39 MINUTES 46 SECONDS WEST, 306.51 FEET TO A POINT ON SAID NORTHERLY INTERSTATE RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 58 DEGREES 04 MINUTES 07 SECONDS WEST, 316.67 FEET TO THE BEGINNING OF A NON-TANGENT, 4409.66 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 41 DEGREES 17 MINUTES 02 SECONDS EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 49 MINUTES 51 SECONDS, AN ARC DISTANCE OF 294.83 FEET TO A POINT ON THE SOUTH AND EAST RIGHT-OF-WAY LINE OF A DRAINAGE CHANNEL DESIGNATED I-4 ON SAID ARIZONA DEPARTMENT OF TRANSPORTATION PLANS;

THENCE LEAVING SAID INTERSTATE RIGHT-OF-WAY AND ALONG SAID DRAINAGE CHANNEL, NORTH 46 DEGREES 16 MINUTES 52 SECONDS EAST, 1461.43 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, 2777.47 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 06 SECONDS EAST, 353.19 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SECTION 29;

THENCE ALONG SAID NORTH SECTION LINE, NORTH 89 DEGREES 58 MINUTES 35 SECONDS EAST, 715.93 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 00 DEGREES 02 MINUTES 35 SECONDS WEST OF SECTION AND THE TRUE POINT OF BEGINNING;

EXCEPT ALL OIL, COAL, GAS AND GASEOUS SUBSTANCES (WHETHER HYDROCARBON OR OTHERWISE AND INCLUDING WITHOUT LIMITATION, GEOTHERMAL STEAM), AND ALL MINERALS OF EVERY KIND AS RESERVED IN DEED RECORDED AS DOCKET 575, PAGE 138, AND CORRECTED IN DEED RECORDED AS DOCKET 626, PAGE 5.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 29 AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF U.S. 40, A DISTANCE OF 100 FEET;

THENCE NORTH, A DISTANCE OF 400 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SECTION 29;

THENCE EAST 100 FEET TO THE EAST LINE OF SECTION 29;

THENCE SOUTH ALONG THE EAST LINE OF SECTION 29 TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPTING THEREFROM A PARCEL OF LAND LYING WITHIN SECTION 29, TOWNSHIP 19 NORTH RANGE 16 EAST, GILA AND SALT RIVER BASE AND

MERIDIAN, CITY OF WINSLOW, NAVAJO COUNTY, ARIZONA, DESCRIBED AS
FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29, FROM
WHICH THE NORTHEAST CORNER OF SECTION 29 BEARS NORTH 00 DEGREES 11
MINUTES 54 SECONDS WEST, A DISTANCE OF 2662.96 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 57 SECONDS WEST ALONG THE EAST
LINE OF SAID SECTION 29, A DISTANCE OF 674.37 FEET TO A POINT ON THE NORTH
RIGHT OF WAY OF INTERSTATE 40;

THENCE WESTERLY ALONG SAID RIGHT OF WAY NORTH 71 DEGREES 41 MINUTES
51
SECONDS WEST, A DISTANCE OF 750.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 25 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 80.00
FEET;

THENCE NORTH 64 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 40.00
FEET;

THENCE SOUTH 25 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 39.12
FEET TO A POINT WHICH MEASURES 20.00 FEET DISTANCE FROM INTERSTATE 40
RIGHT OF WAY;

THENCE PARALLEL WITH SAID RIGHT OF WAY NORTH 13 DEGREES 18 MINUTES 09
DEGREES EAST, A DISTANCE OF 384.53 FEET;

THENCE CONTINUING PARALLEL WITH SAID RIGHT OF WAY NORTH 76 DEGREES
41 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE
CONTINUING PARALLEL WITH SAID RIGHT OF WAY SOUTH 13 DEGREES 18
MINUTES 09 SECONDS WEST, A DISTANCE OF 398.17 FEET TO A POINT WHICH
MEASURES 20.00 FEET NORTHERLY, WHEN MEASURED PERPENDICULAR TO THE
NORTH RIGHT OF WAY OF INTERSTATE 40;

THENCE PARALLEL WITH SAID NORTH RIGHT OF WAY NORTH 71 DEGREES 41
MINUTES 51 SECONDS WEST, A DISTANCE OF 347.45 FEET;

THENCE NORTH 11 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 64.41
FEET;

THENCE NORTH 78 DEGREES 10 MINUTES 33 SECONDS WEST A DISTANCE OF 40.00
FEET;

THENCE SOUTH 11 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 59.87
FEET TO A POINT WHICH MEASURES 20.00 FEET NORTHERLY, WHEN MEASURED
PERPENDICULAR TO THE NORTH RIGHT OF WAY OF INTERSTATE 40;

THENCE PARALLEL WITH SAID NORTH RIGHT OF WAY NORTH 71 DEGREES 41
MINUTES 51 SECONDS WEST, A DISTANCE OF 482.46 FEET;

THENCE NORTH 25 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 59.83
FEET;

THENCE NORTH 64 DEGREES 20 MINUTES 17 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 25 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT WHICH MEASURES 20.00 FEET NORTHERLY WHEN MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY OF INTERSTATE 40;

THENCE PARALLEL WITH SAID NORTH RIGHT OF WAY NORTH 71 DEGREES 41 MINUTES 51 SECONDS WEST, A DISTANCE OF 392.42 FEET;

THENCE NORTH 18 DEGREES 16 MINUTES 58 SECONDS EAST, A DISTANCE OF 4.92 FEET;

THENCE CONTINUING PARALLEL WITH SAID NORTH RIGHT OF WAY ALONG A 1582.02 FOOT RADIUS CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 18 DEGREES 16 MINUTES 58 SECONDS EAST), THROUGH A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 25 SECONDS (THE CHORD OF WHICH BEARS NORTH 69 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 107.39 FEET), AN ARC DISTANCE OF 107.10 FEET;

THENCE NORTH 22 DEGREES 31 MINUTES 16 SECONDS EAST, A DISTANCE OF 65.71 FEET;

THENCE NORTH 67 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 22 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 65.44 FEET TO A POINT WHICH MEASURES 20.00 FEET NORTHERLY WHEN MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY OF INTERSTATE 40;

THENCE PARALLEL WITH SAID NORTH RIGHT OF WAY, ALONG A 1582.02 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18 DEGREES 01 MINUTES 52 SECONDS (THE CHORD OF WHICH BEARS NORTH 57 DEGREES 21 MINUTES 46 SECONDS WEST, A DISTANCE OF 495.81 FEET), AN ARC DISTANCE OF 497.86 FEET;

THENCE CONTINUING PARALLEL WITH SAID NORTH RIGHT OF WAY NORTH 48 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 29.92 FEET TO A POINT WHICH MEASURES 20.00 FEET EASTERLY, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF THAT PARCEL AS DESCRIBED ED IN INSTRUMENT NO. 2000-16618;

THENCE PARALLEL WITH SAID EAST LINE NORTH 25 DEGREES 44 MINUTES 10 SECONDS EAST, A DISTANCE OF 1074.83 FEET TO A POINT WHICH MEASURES 20.00 FEET NORTHERLY, WHEN MEASURED PERPENDICULAR TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 2000-16618;

THENCE PARALLEL WITH SAID NORTH LINE NORTH 64 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 684.61 FEET TO A POINT WHICH MEASURES 20.00 FEET WESTERLY WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO 2000-16618;

THENCE PARALLEL WITH SAID WEST LINE SOUTH 25 DEGREES 44 MINUTES 10 SECONDS WEST, A DISTANCE OF 358.29 FEET TO A POINT ON THE EXISTING

NORTHERLY TERMINUS OF TRANSCON LANE, SAID POINT BEING ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN INSTRUMENT NO. 2003-20046;

THENCE ALONG SAID LINE SOUTH 64 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 2000-16618;

THENCE ALONG SAID LINE NORTH 25 DEGREES 44 MINUTES 10 SECONDS EAST, A DISTANCE OF 338.29 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 64 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 644.61 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 25 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 1069.93 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 40;

THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 48 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 53.92 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY, ALONG A NONTANGENT 1602.02 FOOT RADIUS CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 41 DEGREES 39 MINUTES 10 SECONDS EAST), THROUGH A CENTRAL ANGLE OF 23 DEGREES 22 MINUTES 12 SECONDS (THE CHORD OF WHICH BEARS SOUTH 60 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 648.92 FEET), AN ARC DISTANCE OF 653.44 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 71 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 1324.81 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 13 DEGREES 18 MINUTES 09 SECONDS EAST, A DISTANCE OF 400.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 76 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 100.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 13 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 408.75 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 71 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.33 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT 'B'
NEW PARCEL 1
APN: 103-31-010B

A portion of that parcel of land as described in Reception No. 2022-17728, Official Records of Navajo County, lying within Section 29, Township 19 North, Range 16 East of the Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at a found 2-inch aluminum cap at the northeast corner of said Section 29, said point being in common with the northeast corner of said parcel, from which a found 3-inch aluminum cap at the northwest corner of said Section 29 bears South 89°10'44" West, 5374.63 feet (Basis of Bearing);

Thence along the north line of said Section 29, and the north line of said parcel, South 89°10'44" West, 730.35 feet;

Thence leaving the north line of said Section 29, and continuing along the north line of said parcel, South 15°56'56" West, 415.81 feet;

Thence continuing along said north line, South 89°54'59" West, 1672.20 feet to the **POINT OF BEGINNING**;

Thence leaving said north line, South 25°01'37" West, 1048.89 feet to a point on the southerly line of said parcel;

Thence along said southerly line, North 65°56'02" West, 669.27 feet;

Thence continuing along said southerly line, South 25°44'10" West, 560.00 feet;

Thence continuing along said southerly line, North 64°15'50" West, 222.56 feet;

Thence continuing along said southerly line, South 25°44'10" West, 306.51 feet to a point on the northerly Right-of-Way line of U.S. Interstate 40;

Thence continuing along said southerly line, and said Right-of-Way line, North 57°59'30" West, 316.67 feet to a found 3-inch ADOT brass cap at the beginning of a non-tangent curve concave to the northeast having a radius of 4409.66 feet and a central angle of 3°50'30" and being subtended by a chord which bears North 47°24'39" West 295.62 feet;

Thence continuing along said southerly line, and said Right-of-Way line, and northwesterly along said curve, 295.67 feet to a found 3-inch ADOT brass cap at the southwest corner of said parcel;

Thence along the westerly line of said parcel, North 45°35'17" East, 1417.37 feet to a found 3-inch ADOT brass cap at the northwest corner of said parcel;

Thence along the north line of said parcel, North 89°54'59" East, 1105.27 feet to the **POINT OF BEGINNING**;

Containing 32.1695 Acres, more or less.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

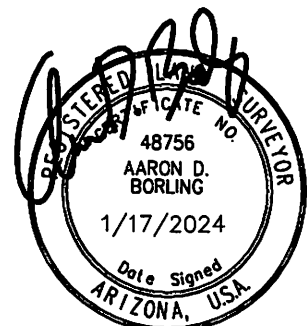


EXHIBIT 'C'
NEW PARCEL 2
APN: 103-31-010B

A portion of that parcel of land as described in Reception No. 2022-17728, Official Records of Navajo County, lying within Section 29, Township 19 North, Range 16 East of the Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at a found 2-inch aluminum cap at the northeast corner of said Section 29, said point being in common with the northeast corner of said parcel, and the **POINT OF BEGINNING**;

Thence along the east line of said Section 29, and the east line of said parcel, South 01°00'15" East, 2674.58 feet (Basis of Bearing) to a found 2-inch aluminum cap at the east quarter corner of said Section 29;

Thence continuing along said east line, South 00°01'57" West, 239.48 feet;

Thence leaving the east line of said Section 29, and continuing along the east line of said parcel, North 89°58'03" West, 100.00 feet;

Thence continuing along said east line, South 00°01'57" West, 400.00 feet to the southeast corner of said parcel, said point being in common with the northerly Right-of-Way line of U.S. Interstate 40;

Thence along said Right-of-Way line, and the southerly line of said parcel, and North 71°41'51" West, 644.75 feet;

Thence leaving said Right-of-Way line, and continuing along said southerly line, North 25°53'30" East, 80.00 feet;

Thence continuing along said southerly line, North 64°06'30" West, 40.00 feet;

Thence continuing along said southerly line, South 25°54'30" West, 39.12 feet;

Thence continuing along said southerly line, North 13°19'03" East, 384.53 feet;

Thence continuing along said southerly line, North 76°40'57" West, 140.00 feet;

Thence continuing along said southerly line, South 13°19'03" West, 398.49 feet;

Thence continuing along said southerly line, North 72°23'50" West, 347.45 feet;

Thence continuing along said southerly line, North 11°50'21" East, 64.41 feet;

Thence continuing along said southerly line, North 78°09'39" West, 40.00 feet;

Thence continuing along said southerly line, South 11°50'21" West, 59.87 feet;

Thence continuing along said southerly line, North 72°27'24" West, 482.46 feet;

Thence continuing along said southerly line, North 25°39'43" East, 59.83 feet;

Thence continuing along said southerly line, North 64°20'17" West, 40.00 feet;

Thence continuing along said southerly line, South 25°39'43" West, 65.49 feet;

Thence continuing along said southerly line, North 72°23'50" West, 392.42 feet;

Thence continuing along said southerly line, North 18°25'52" East, 4.97 feet to the beginning of a non-tangent curve concave to the north having a radius of 1582.02 feet and a central angle of 3°52'44" and being subtended by a chord which bears North 70°30'01" West 107.08 feet;

Thence continuing along said southerly line, and westerly along said curve, 107.10 feet;

Thence continuing along said southerly line, North 22°31'16" East, 65.68 feet;

Thence continuing along said southerly line, North 67°28'44" West, 40.00 feet;

Thence continuing along said southerly line, South 22°31'16" West, 65.93 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 1582.02 feet and a central angle of 18°02'57" and being subtended by a chord which bears North 58°05'15" West 496.31 feet;

Thence continuing along said southerly line, and northwesterly along said curve, 498.37 feet;

Thence continuing along said southerly line, North 48°53'20" West, 38.65 feet;

Thence continuing along said southerly line, North 25°29'11" East, 1072.40 feet;

Thence continuing along said southerly line, North 64°57'53" West, 684.78 feet

Thence leaving said southerly line, North 25°01'37" East, 695.62 feet to a point on the north line of said parcel;

Thence along said north line, North 89°54'59" East, 1672.20 feet;

Thence continuing along said north line, North 15°56'56" East, 415.81 feet to a point on the north line of said Section 29;

Thence along said north line of said parcel and said Section 29, North 89°10'44" East, 730.35 feet to the **POINT OF BEGINNING**;

Containing 151.01 Acres, more or less.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

