

**ORDINANCE NO. 2024-02**  
**THE PRESERVE AT OAK CREEK CONDOMINIUMS ZONING REVERSION**  
**PZ 24-00008 (ZC)**

**AN ORDINANCE OF THE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF PD (PLANNED DEVELOPMENT) TO CO (COMMERCIAL), RS-35 (SINGLE FAMILY RESIDENTIAL, AND RM-2 (MULTIFAMILY RESIDENTIAL) IN CONFORMANCE WITH A.R.S. 9-462.01(E); DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.**

**RECITALS:**

**WHEREAS**, the Planning and Zoning Commission and City Council approved zoning reversion as one of the options for a failure to construct the development per the Planned Development timeline adopted in O2006-04/R2006-10.

**WHEREAS**, on April 22, 2008, City Council, pursuant to A.R.S. § 9-462.01(E) and LDC § 8.6(B)(3)(g)(2), previously granted a two-year extension for the commencement of construction of the PD.

**WHEREAS**, the owner failed to construct the PD and is now requesting a reversion of the zoning.

**WHEREAS**, pursuant to A.R.S. 9-462.01(E), reversionary rezoning is a legislative act to be taken at the discretion of the Sedona City Council.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:**

Section 1. Description and Reversionary Rezoning

The subject property consists of Coconino County Assessor's Parcels 401-08-002A; 401-08-006A; 401-09-001A; 401-09-001B; 401-09-001C; 401-13-059; 401-14-015; 401-14-016; 401-14-017; 401-14-064; 401-14-065; 401-14-075A; 401-14-163; 401-14-164, and is located in the vicinity of W State Route 89A, Art Barn Road, and Owenby Way between in Sedona, Arizona, a legal description, depiction, and zoning map of which is provided in "**Exhibit A**" attached hereto and incorporated by this reference. The owner/applicant desires to rezone the property from PD (Planned Development) to CO (Commercial), RS-35 (Single Family Residential), and RM-2 (Multifamily Residential).

The subject property that is currently zoned PD (Planned Development) is hereby rezoned to CO (Commercial), RS-35 (Single Family Residential), and RM-2 (Multifamily Residential), based on conformance with the requirements for reversionary rezoning of A.R.S. § 9-462.01(E) and LDC § 8.6(B)(3)(g)(2) .

Section 2. Zoning Map

The zoning map of the City of Sedona is hereby amended to reflect this rezoning, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

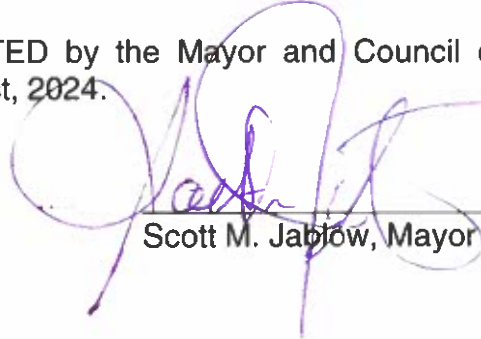
Section 3. Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Effective Date

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 13<sup>th</sup> day of August, 2024.



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Scott M. Jablow, Mayor

ATTEST:



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JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:



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Kurt W. Christianson, City Attorney

**Exhibit A (Page 1 of 2): PZ24-00008 (ZC)**  
**Preserve at Oak Creek Legal Description and Zoning Map**

APNs: 401-08-002A; 401-08-006A; 401-09-001A; 401-09-001B; 401-09-001C; 401-13-059; 401-14-015; 401-14-016; 401-14-017; 401-14-064; 401-14-065; 401-14-075A; 401-14-163; 401-14-164

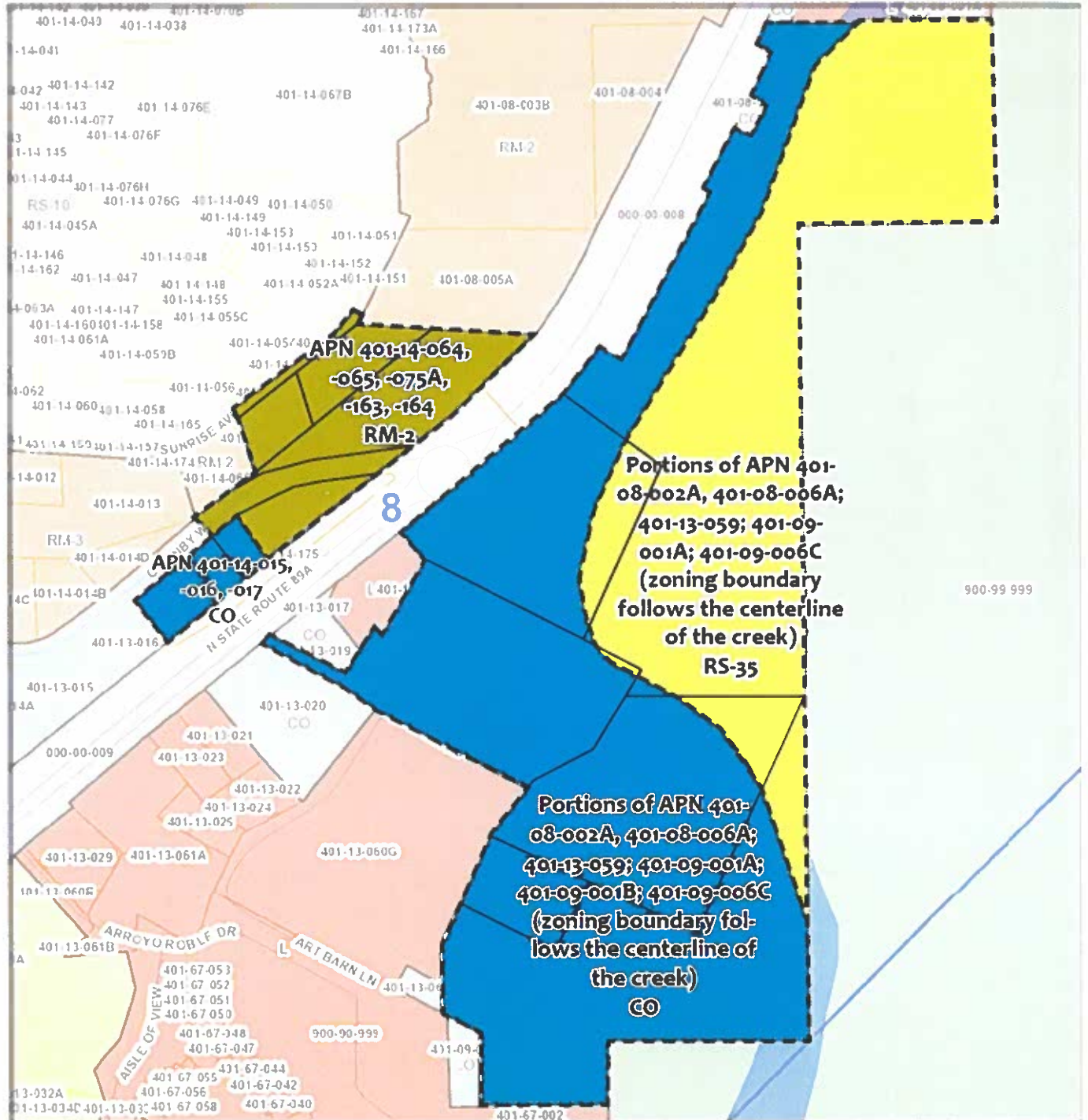
Zone Change Reversion: PD (Planned Development) to CO (Commercial), RS-35 (Single Family Residential), and RM-2 (Multifamily Residential)

*Legal Descriptions to be Provided by the Property Owner prior to executing the ordinance.*

**Exhibit A (Page 2 of 2): PZ24-00008 (ZC)  
Preserve at Oak Creek Legal Description and Zoning Map**

**APNs: 401-08-002A; 401-08-006A; 401-09-001A; 401-09-001B; 401-09-001C; 401-13-059; 401-14-015; 401-14-016; 401-14-017; 401-14-064; 401-14-065; 401-14-075A; 401-14-163; 401-14-164**

**Zone Change Reversion: PD (Planned Development) to CO (Commercial), RS-35 (Single Family Residential), and RM-2 (Multifamily Residential)**



# Pioneer Title Agency, Inc.

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## LIMITED REALTY REPORT

Issued for the sole use and benefit of:

**Boyle, Pecharich, Cline, Whittington & Stallings, P.L.L.C.**

In accordance with your request for a Limited Realty Report, a search of our tract indices of the records in the Office of the Recorder of **Coconino County, Arizona**, discloses the following matters, affecting the real property in **Coconino County, Arizona**, described as follows:

**See Exhibit "A" Attached hereto and made a part hereof.**

APPARENT RECORD OWNER:

**AXYS CAPITAL TOTAL RETURN FUND LLC, a Delaware limited liability company**

This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

NO SEARCH HAS BEEN MADE FOR PRIOR YEARS TAXES, CERTIFICATE OF PURCHASES, SPECIAL IMPROVEMENTS LIENS, LIENS OR TITLE INTEREST OTHER THAN THOSE SET FORTH ABOVE.

SEARCH DATE: August 14, 2024

*Amber Melton-Shewak*

---

Amber Melton-Shewak

100 N. Elden St. , Flagstaff, AZ 86001  
► Phone: (928) 779-0371 ► Fax (928) 779-4112

# Pioneer Title Agency, Inc.

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## Exhibit "A"

### Parcel No. 1 (401-14-163):

A tract of land which consists of the Southeasterly Half of Sunrise Ave which adjoins Lot 44 of A Resubdivision of a portion of Sierra Vista as Recorded on Map 20, Case 2 of the Coconino County Records and which lies between the Northwesterly Extension of the Southwesterly Boundary Line of said Lot 44 and a line which begins at the most Northerly Corner of said Lot 44 and extends to a point of intersection with the Centerline of Sunrise Ave in a direction which would pass through the center point of curve Number 18 as shown on said plat on Map 20, Case 2, records of Coconino County, Arizona.

### Parcel No. 2 (401-14-164):

A tract of land which consists of the Southeasterly Half of Sunrise Ave which adjoins Lot 45 of A Resubdivision of a portion of Sierra Vista as Recorded on Map 20, Case 2 of the Coconino County Records and which lies between the Northwesterly Extensions of the Northeast and the Southwest Boundary Lines of said Lot 45.

# Pioneer Title Agency, Inc.

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SEARCH DATE: July 30, 2024



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Andrea Ahmann

1550 E. Missouri Ave. , Phoenix, AZ 85014  
► Phone: (602) 943-0184 ► Fax (602) 943-1284

**Pioneer Title Agency, Inc.**  
Limited Realty Report (Continued)

**Exhibit "A"**

**PARCEL NO. 1 (APN 401-14-015)**

**That portion of the Northwest quarter of the Northwest quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described by metes and bounds as follows:**

**BEGINNING at Corner No. 1, which is a point on the West right-of-way line of Highway 89A that lies North 29 ° 04' East, 1260.34 feet;**

**thence North 51 ° 17' East, 374 feet from the West quarter corner of said Section 8;**

**thence North 38 ° 43' West, 84.70 feet to Corner No. 2;**

**thence North 52 ° 43' East, 110 feet to Corner No. 3;**

**thence South 38 ° 43' East, 81.8 feet to Corner No. 4, which is a point on the West right-of-way line of Highway 89A;**

**thence South 51 ° 17' West, 110 feet to the PLACE OF BEGINNING.**

**PARCEL NO. 2 (APN 401-14-016)**

**That portion of the Northwest quarter of Section 6, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:**

**BEGINNING at a point on the West right-of-way line of U.S. Highway 89A, that lies North 29 ° 04' East, 1260.34 feet;**

**thence North 51 ° 17' East, 484.0 feet from the West quarter corner of said Section 8;**

**thence North 38 ° 43' West, 81.8 feet;**

**thence North 48 ° 41' East, 52.07 feet;**

**thence South 29 ° 15' 30" East, 85.32 feet to a point on said right-of-way line;**

**thence South 51 ° 17' West, 38.0 feet along said right-of-way line to the Point of Beginning.**



# Pioneer Title Agency, Inc.

## Limited Realty Report (Continued)

### Exhibit "A" (Continued)

#### PARCEL NO. 3 (APN 401-14-017)

That portion of the Northwest quarter of the Northwest quarter of Section 8, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at Corner No. 1, which is a point on the West right-of-way line of Highway 89A that lies North 29° 4' East, 1260.34 feet (which point is the point of tangency at the West right-of-way marker at station 1:46+38.6);

thence North 51° 17' East, 522 feet from the West quarter corner of said Section 8;

thence North 29° 15' 30" West, 85.32 feet to Corner No. 2;

thence North 48° 2' East, 50 feet to Corner No. 3;

thence South 38° 43' East, 87 Feet to Corner No. 4;

thence South 51° 17' West, 63.95 feet to the PLACE OF BEGINNING.

#### PARCEL NO. 4 (APN 401-14-064 & 401-14-065)

Lots 44 and 45, of A RESUBDIVISION of a Portion of SIERRA VISTA SUBDIVISION, as shown on the plat thereof, recorded in Case 2, Map 20, records of Coconino County, Arizona.

#### PARCEL NO. 5 (APN 401-14-075A)

Tract A of A RESUBDIVISION of a Portion of SIERRA VISTA SUBDIVISION, as shown on the plat thereof, recorded in Case 2, Map 20, records of Coconino County, Arizona;

EXCEPTING THEREFROM that portion conveyed to the City of Sedona in Document No. 3872374, records of Coconino County, Arizona, described as follows:

That portion of land located in the northwest quarter of Section 8, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, being a portion of Tract A, of RESUBDIVISION of a Portion of SIERRA VISTA SUBDIVISION, as shown on the plat thereof, recorded in Case 2, Map 20, records of Coconino County, Arizona, more particularly described as follows:

COMMENCING at Bureau of Land Management brass cap in a hand hole marking the west quarter corner of said Section 8, from which a brass cap in asphalt 2 inches below grade marking the northwest corner of said Section 8 bears North 0°28'11" West a distance of 2629.66 feet;

Thence north 31°50'19" east, a distance of 1804.52 feet to the southerly most corner of Lot 46 of said resubdivision of a portion of Sierra Vista, said point also being the westerly most corner of said Tract A, and the POINT OF BEGINNING;

Thence along the southeasterly line of said Lot 46, being the northwesterly line of said Tract A, north 52°28'22" east, a distance of 123.41 feet;

**Pioneer Title Agency, Inc.**  
Limited Realty Report (Continued)

**Exhibit "A" (Continued)**

Thence leaving said line, south 27°41'27" east, a distance of 9.98 feet to a point a non-tangent curve to the right having a radius of 329.00 feet, a central angle of 20°40'51" and a chord that bears north 72°38'58" East, a distance of 118.11 feet;

Thence along the arc of said curve a distance of 118.75 feet;

Thence north 82°59'24" East, a distance of 139.32 feet to the northwesterly right of way line of SR89A, being the southeasterly boundary line of said Tract A;

Thence along said northwesterly line south 51°22'11" west, a distance of 76.29 feet;

Thence leaving said northwesterly line south 82°59'24" West, a distance of 74.35 feet to a curve to the left having a radius of 289.00 feet, a central angle of 30°31'01" and a chord that bears south 67°43'53" West, a distance of 152.11 feet;

Thence along the arc of said curve a distance of 153.93 feet;

Thence south 52°32'50" West, a distance of 63.11 feet to a corner of said Tract A;

Thence along the westerly most line of said Tract A, north 40°34'24" West, a distance of 44.98 feet to the POINT OF BEGINNING.

**PARCEL NO. 6 (APN 401-14-175)**

That portion of land located in the northwest quarter of Section 8, Township 17 North, Range 6 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows

COMMENCING at a Bureau of Land Management brass cap in a hand hole marking the west quarter corner of said Section 8, from which a brass cap in asphalt 2 inches below grade marking the northwest corner of said Section 8 bears north 0°28'11" West a distance of 2629.66 feet;

Thence North 34°13'35" East, a distance of 1612.14 feet to the northwesterly right of way of SR89A and to the POINT OF BEGINNING, said point being a 1/2" rebar marking the Southerly most corner of Parcel I described in Document No. 3596392, Records of Coconino County, Arizona;

Thence along said northwesterly line, north 51°22'11" east a distance of 434.07 feet;

Thence leaving said northwesterly line, north 82°59'24" East, a distance of 26.89 feet;

Thence south 38°56'17" East, a distance of 9.03 feet;

Thence south 51°03'42" West, a distance of 358.90 feet;

Thence south 59°37'27" West, a distance of 99.07 feet;

Thence north 39°00'39" West, a distance of 10.83 feet to said northwesterly right of way line of SR89A and to the POINT OF BEGINNING.

**Pioneer Title Agency, Inc.**  
Limited Realty Report (Continued)

Order No. **MISC**

**Pioneer Title Agency, Inc.**  
Limited Realty Report (Continued)

Order No. MISC

**Exhibit "C"**

**Unreleased Judgments, Federal Tax Liens, State Tax Liens Or Other Liens;**

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'

- CO (COMMERCIAL)
- RS-35 (SINGLE FAMILY)

THIS DESCRIPTION

NORTHWEST CORNER  
SECTION 8  
FOUND "SEC" BRASS CAP



(BASIS OF BEARINGS)

POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 8  
FOUND BLM BRASS CAP IN  
HANDHOLE



**CO  
(COMMERCIAL)**

Parcel	Area (AC.)
1	2.35
2	2.25
3	0.05
6	3.55
7	0.50
8	1.51
10	1.40
<b>Total</b>	<b>11.61</b>

**RS-35  
(SINGLE FAMILY)**

Parcel	Area (AC.)
4	0.28
5	0.38
9	0.43
11	6.64
<b>Total</b>	<b>7.73</b>

<b>TOTAL</b>	<b>19.34</b>
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**LEGAL DESCRIPTION**  
**PARCEL 1**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, known as Assessor's Parcel Number (A.P.N.) 401-13-059, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West (record North), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 1,315.11 feet (record 1,323.79 feet), to a calculated point;

**Thence** North 89°37'10" East (record East), departing from said West line, a distance of 1,077.98 feet (record 1,067.93 feet), to a found concrete nail with brass tag stamped "RLS 42137" monumenting a point on the Southeasterly Right-of-Way line of State Route 89A, as depicted on the Right-of-Way plans for said State Route 89A, according to Arizona Department of Transportation (A.D.O.T.) Project Number 089A CN 375 F0154, Drawing Number D-3-T-714, dated November 17, 2023, being the **TRUE POINT OF BEGINNING**;

**Thence** North 51°19'51" East (record North 51°17'00" East), along said Southeasterly Right-of-Way line, a distance of 22.09 feet (record 21.35 feet), to a set concrete nail with washer stamped "RLS 37401" monumenting a point on said Southeasterly Right-of-Way line;

**Thence** South 61°51'25" East (record South 61°53'00" East), departing from said Right-of-Way line, a distance of 134.53 feet (record 135.0 feet), to a found rebar with brass tag stamped "RLS 29263" monumenting an angle point;

**Thence** North 31°35'10" East (record North 31°37'00" East), a distance of 90.76 feet (record 90.7 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 38°05'50" East (record South 38°43'00" East), a distance of 19.84 feet (record 20 feet), to a found plastic capped rebar stamped "RLS 40829" monumenting an angle point;

**Thence** North 30°47'04" East (record North 30°36'00" East), a distance of 139.87 feet (record 139.97 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 63°33'04" East (record South 63°28'00" East), a distance of 398.90 feet (record 398.9 feet), to a found concrete nail (with affixed brass tag stamped "RLS 37401" monumenting an angle point;

**Thence** South 33°23'58" West (record South 33°26'00" West), a distance of 153.85 feet (record 153.2 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** South 61°10'43" West (record South 62°00'00" West), a distance of 107.06 feet (record 107 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 37°06'08" West (record South 37°03'00" West), a distance of 19.85 feet (record 20 feet), to a found plastic capped rebar with illegible stamping (affixed brass tag stamped "RLS 37401") monumenting an angle point;

**Thence** North 62°07'44" West (record North 62°09'00" West), a distance of 289.04 feet (record 289.2 feet), to a set concrete nail with brass washer stamped "RLS 37401" monumenting an angle point;

**Thence** North 53°14'53" West (record North 53°18'00" West and North 54°44'13" West), a distance of 64.42 feet (record 64.37 feet), to a set concrete nail with brass washer stamped "RLS 37401" monumenting an angle point;

**Thence** North 61°54'39" West (record North 51°41'00" West and North 63°07'13" West), a distance of 143.73 feet (record 143.5 feet), to the **TRUE POINT OF BEGINNING**.

Containing 102,366.45 square feet or 2.35 acres, more or less.

2024/10/11

LE #1807-01

1807-01 AMBIENTE PARCEL 1 Rev1.docx


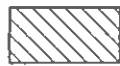




# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'

-  CO (COMMERCIAL)
-  RS-35 (SINGLE FAMILY)

NORTHWEST CORNER  
SECTION 8  
FOUND "SEC" BRASS CAP



(BASIS OF BEARINGS)

TRUE POINT  
OF BEGINNING

THIS DESCRIPTION

POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 8  
FOUND BLM BRASS CAP IN  
HANDHOLE



SR 89A

OAK CREEK

OAK CREEK

**LEGAL DESCRIPTION**  
**PARCEL 2**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-09-001A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West (record North 00°33'30" West), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 997.50 feet (record 999.8 feet), to a calculated point;

**Thence** North 89°37'10" East (record South 89°27' East), departing from said West line, a distance of 1,453.34 feet (record 1,426 feet), to a found plastic capped rebar stamped "RLS 42137" monumenting the **TRUE POINT OF BEGINNING**;

**Thence** North 37°26'12" East (record North 38°00' East), a distance of 92.90 feet, to a found illegible plastic capped rebar (with affixed brass tag stamped "RLS 37401") monumenting an angle point;

**Thence** North 37°06'08" East (record North 38°00' East), a distance of 19.85 feet (record 20 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 61°10'43" East (record North 62°00' East), a distance of 107.06 feet (record 107.0 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 33°23'58" East (record North 34°13' East), a distance of 100.00 feet (record 100.0 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 89°12'39" East (record East), a distance of 104.45 feet, to a calculated point in the approximate center of the live water of Oak Creek, being a calculated angle point;

**Thence** South 48°26'14" East, along said approximate center line of said Oak Creek, a distance of 91.18 feet, to a calculated angle point;

**Thence** South 34°47'12" East, continuing along said approximate center line of said Oak Creek, a distance of 61.48 feet, to a calculated angle point;

**Thence** South 19°32'46" East, continuing along said approximate centerline of said Oak Creek, a distance of 41.95 feet, to a calculated angle point;

**Thence** South 24°06'30" West, departing from said approximate centerline of said Oak Creek, a distance of 255.70 feet, to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 64°45'20" West (record North 64°00' West), a distance of 369.96 feet (record 370 feet), to the **TRUE POINT OF BEGINNING**.

Containing 97,814.97 square feet or 2.25 acres, more or less.

2024/10/11

LE #1807-01


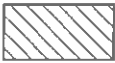
1807-01 AMBIENTE PARCEL 2 Rev1.docx

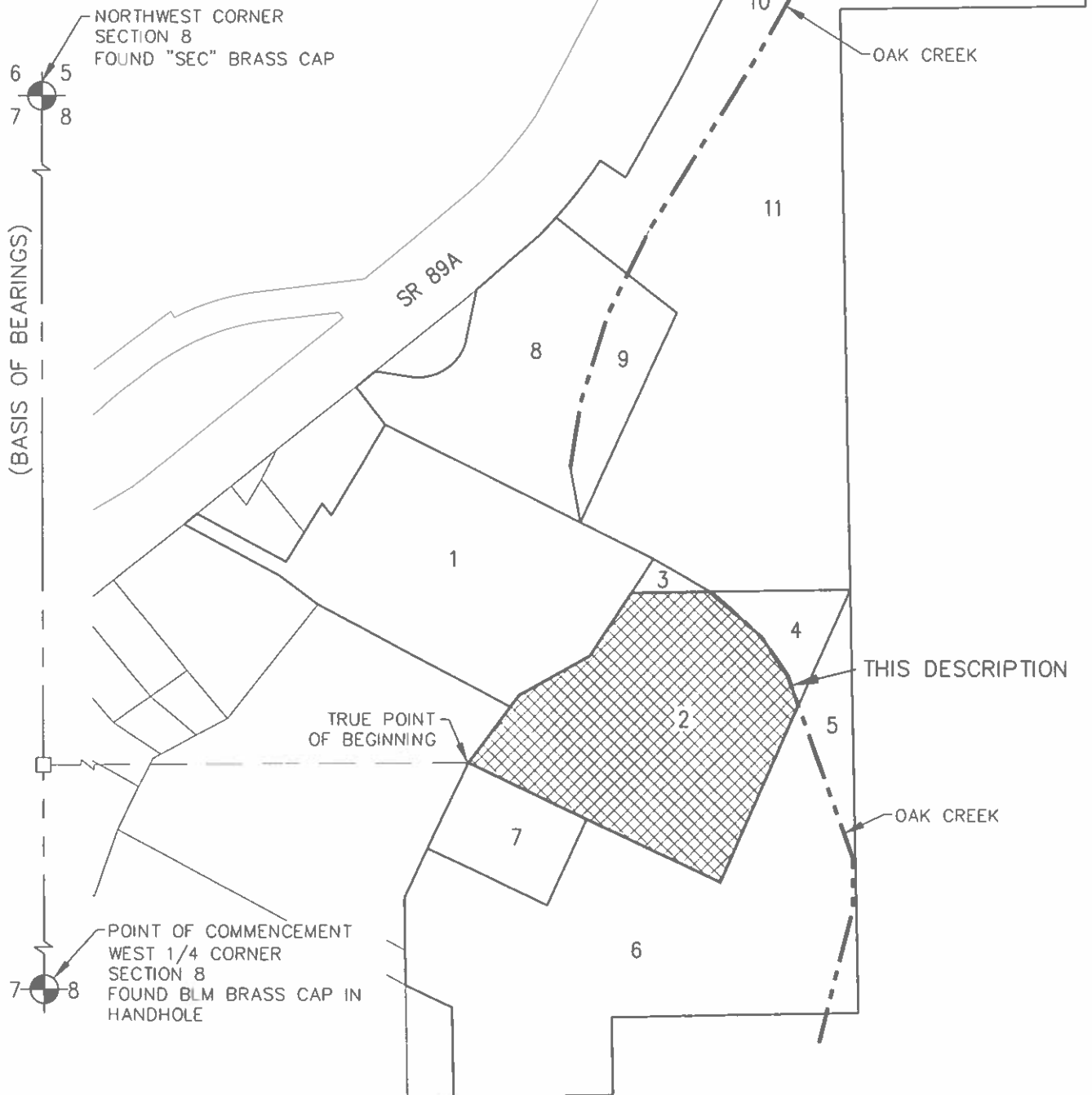


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SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'

-  CO (COMMERCIAL)
-  RS-35 (SINGLE FAMILY)





**LEGAL DESCRIPTION**  
**PARCEL 3**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-08-002A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North  $00^{\circ}22'50''$  West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North  $00^{\circ}22'50''$  West (record North  $00^{\circ}33'30''$  West), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 997.50 feet (record 999.8 feet), to a calculated point;

**Thence** North  $89^{\circ}37'10''$  East (record South  $89^{\circ}27'$  East), departing from said West line, a distance of 1,453.34 feet (record 1,426 feet), to a found plastic capped rebar stamped "RLS 42137" monumenting an angle point;

**Thence** North  $37^{\circ}26'12''$  East (record North  $38^{\circ}00'$  East), a distance of 92.90 feet, to a found illegible plastic capped rebar (with affixed brass tag stamped "RLS 37401") monumenting an angle point;

**Thence** North  $37^{\circ}06'08''$  East (record North  $38^{\circ}00'$  East), a distance of 19.85 feet (record 20 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North  $61^{\circ}10'43''$  East (record North  $62^{\circ}00'$  East), a distance of 107.06 feet (record 107.0 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North  $33^{\circ}23'58''$  East (record North  $34^{\circ}13'$  East), a distance of 100.00 feet (record 100.0 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting the **TRUE POINT OF BEGINNING**;

**Thence** North  $33^{\circ}23'58''$  East (record North  $34^{\circ}13'$  East and North  $33^{\circ}47'57''$  East), a distance of 53.85 feet (record 53.80 feet), to a calculated point in the approximate center of the live water of Oak Creek;

**Thence** South  $59^{\circ}48'29''$  East, along said approximate center line of said Oak Creek, a distance of 86.54 feet, to a calculated angle point;

**Thence South 89°12'39" West (record West), a distance of 104.45 feet, to the TRUE POINT OF BEGINNING.**

Containing 2,326.41 square feet or 0.05 acres, more or less.

2024/1011

LE #1807-01

1807-01 AMBIENTE PARCEL 3 Rev1.docx





# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'



CO (COMMERCIAL)

RS-35 (SINGLE FAMILY)

NORTHWEST CORNER  
SECTION 8  
FOUND "SEC" BRASS CAP

6  
5  
7  
8

(BASIS OF BEARINGS)

SR 89A

OAK CREEK

11

8

9

1

TRUE POINT  
OF BEGINNING

THIS DESCRIPTION

3

4

2

5

OAK CREEK

7

6

POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 8  
FOUND BLM BRASS CAP IN  
HANDHOLE

7  
8



**LEGAL DESCRIPTION**  
**PARCEL 4**  
**RS-35 (SINGLE FAMILY)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-09-001A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West (record North 00°33'30" West), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 997.50 feet (record 999.8 feet), to a calculated point;

**Thence** North 89°37'10" East (record South 89°27' East), departing from said West line, a distance of 1,453.34 feet (record 1,426 feet), to a found plastic capped rebar stamped "RLS 42137" monumenting an angle point;

**Thence** North 37°26'12" East (record North 38°00' East), a distance of 92.90 feet, to a found illegible plastic capped rebar (with affixed brass tag stamped "RLS 37401") monumenting an angle point;

**Thence** North 37°06'08" East (record North 38°00' East), a distance of 19.85 feet (record 20 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 61°10'43" East (record North 62°00' East), a distance of 107.06 feet (record 107.0 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 33°23'58" East (record North 34°13' East), a distance of 100.00 feet (record 100.0 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 89°12'39" East (record East), a distance of 104.45 feet, to a calculated point in the approximate center of the live water of Oak Creek, being the **TRUE POINT OF BEGINNING**;

**Thence** North 89°12'39" East (record East), departing from said centerline of said Oak Creek, a distance of 185.85 feet, to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 24°06'30" West (record Southwesterly) , a distance of 167.70 feet, to a calculated point in the approximate center line of said Oak Creek, being a calculated angle point;

**Thence** North 19°32'46" West, along said approximate center line of said Oak Creek, a distance of 41.95 feet, to a calculated angle point;

**Thence** North 34°47'12" West, continuing along said approximate center line of said Oak Creek, a distance of 61.48 feet, to a calculated angle point;

**Thence** North 48°26'14" West, continuing along said approximate center line of said Oak Creek, a distance of 91.18 feet, to the **TRUE POINT OF BEGINNING**.

Containing 12,211.28 square feet or 0.28 acres, more or less.

2024/10/11

LE #1807-01

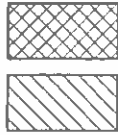
1807-01 AMBIENTE PARCEL 4 Rev1.docx



# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

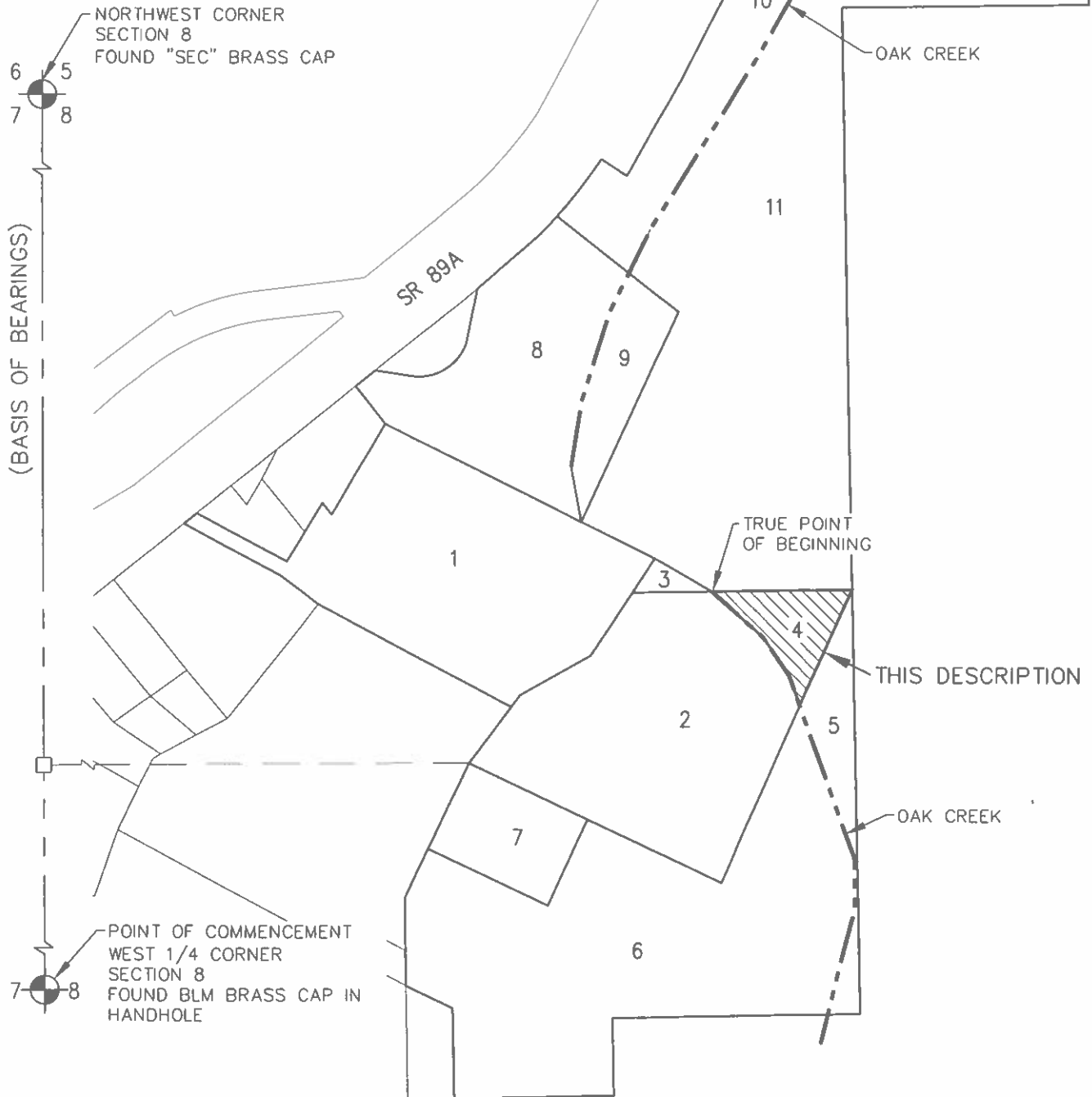
SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'



CO (COMMERCIAL)

RS-35 (SINGLE FAMILY)





**LEGAL DESCRIPTION**  
**PARCEL 5**  
**RS-35 (SINGLE FAMILY)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-09-001C, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West (record North 00°33'30" West), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 997.50 feet (record 999.8 feet), to a calculated point;

**Thence** North 89°37'10" East (record South 89°27' East), departing from said West line, a distance of 1,453.34 feet (record 1,426 feet), to a found plastic capped rebar stamped "RLS 42137" monumenting an angle point;

**Thence** South 64°45'20" East (record South 64°00' East), a distance of 369.96 feet (record 370 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 24°06'30" East (record Northeasterly), a distance of 255.70 feet, to a calculated point in the approximate center of the live water of Oak Creek, being the **TRUE POINT OF BEGINNING**;

**Thence** North 24°06'30" East (record Northeasterly), departing from said approximate center of said Oak Creek, a distance of 167.70 feet, to a found plastic capped iron bar stamped "RLS 14184" monumenting an angle point;

**Thence** South 01°10'14" East (record South), a distance of 558.67 feet (record 560 feet), to a found plastic capped rebar stamped "RLS 40829" monumenting an angle point;

**Thence** South 88°56'03" West (record West), a distance of 42.60 feet, to a calculated point in said approximate center of said live water of Oak Creek, being a calculated angle point;

**Thence** North 14°15'17" East, along said approximate centerline of said Oak Creek, a distance of 141.98 feet, to a calculated angle point;

**Thence** North 00°05'32" West, continuing along said approximate centerline of said Oak Creek, a distance of 67.73 feet, to a calculated angle point;

**Thence** North 19°50'45" West, continuing along said approximate centerline of said Oak Creek, a distance of 150.38 feet, to a calculated angle point;

**Thence** North 19°32'46" West, continuing along said approximate centerline of said Oak Creek, a distance of 63.12 feet, to the **TRUE POINT OF BEGINNING**.

Containing 16,593.87 square feet or 0.38 acres, more or less.

2024/10/11

LE #1807-01

1807-01 AMBIENTE PARCEL 5 Rev1.docx


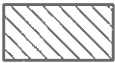


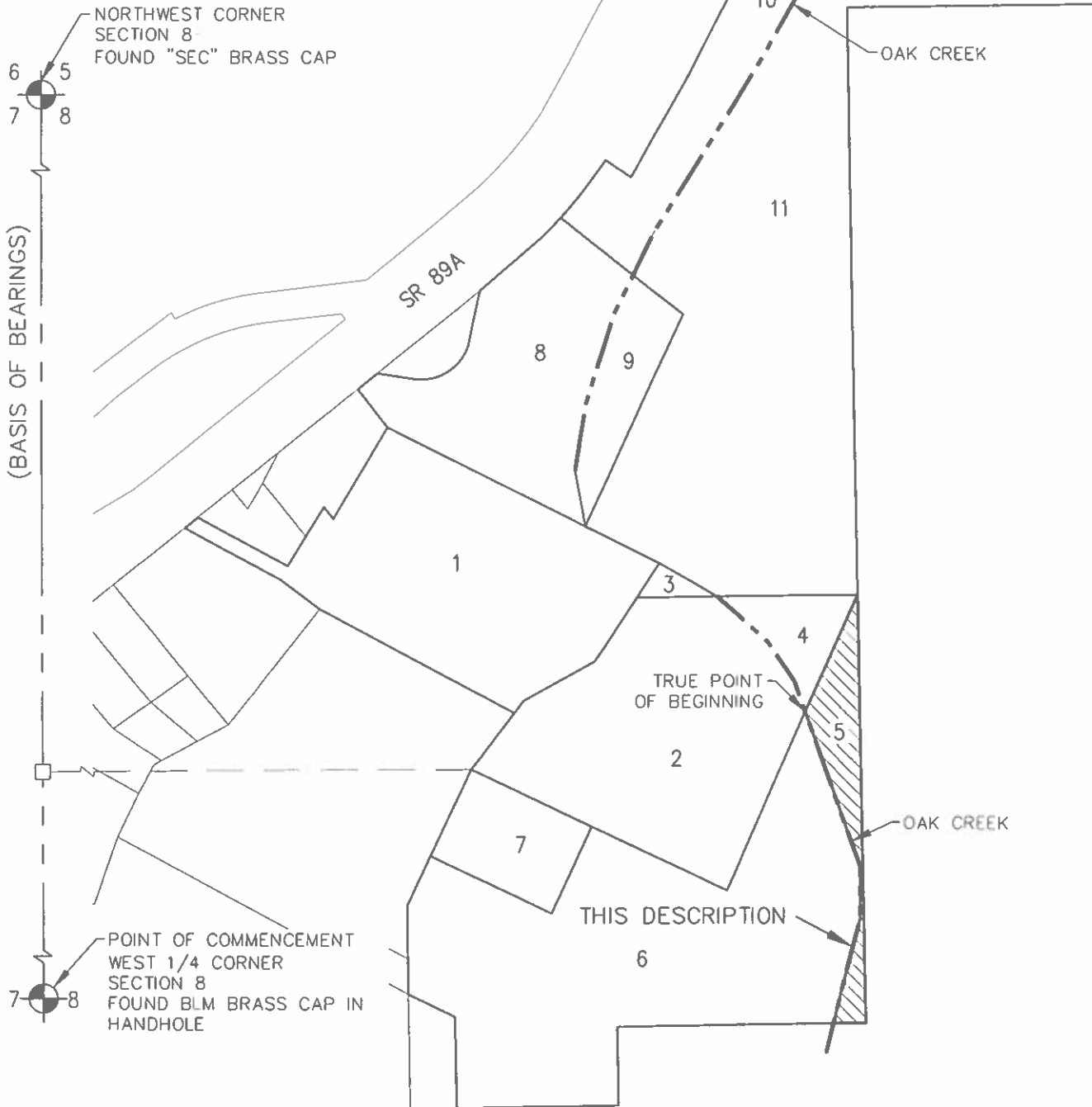


# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'

-  CO (COMMERCIAL)
-  RS-35 (SINGLE FAMILY)





**LEGAL DESCRIPTION**  
**PARCEL 6**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-09-001C, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West (record North 00°33'30" West), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 997.50 feet (record 999.8 feet), to a calculated point;

**Thence** North 89°37'10" East (record South 89°27' East), departing from said West line, a distance of 1,453.34 feet (record 1,465 feet), to a found plastic capped rebar stamped "RLS 42137" monumenting an angle point;

**Thence** South 25°09'54" West (record South 26°00' West), a distance of 125.00 feet (record 125 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting the **TRUE POINT OF BEGINNING**;

**Thence** South 64°45'20" East (record South 64°00' East), a distance of 175.00 feet (record 175 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 25°09'54" East (record North 26°00' East), a distance of 125.00 feet (record 125 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** South 64°45'20" East (record South 64°00' East), a distance of 194.96 feet to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 24°06'30" East (record Northeasterly), a distance of 255.70 feet to a calculated point in the approximate center of the live water of Oak Creek, being a calculated angle point;

**Thence** South 19°32'46" East, along said approximate centerline of said Oak Creek, a distance of 63.12 feet, to a calculated angle point;

**Thence** South 19°50'45" East, continuing along said approximate centerline of said Oak Creek, a distance of 150.38 feet, to a calculated angle point;

**Thence** South 00°05'32" East, continuing along said approximate centerline of said Oak Creek, a distance of 67.73 feet, to a calculated angle point;

**Thence** South 14°15'17" West, continuing along said approximate centerline of said Oak Creek, a distance of 141.98 feet, to a calculated angle point;

**Thence** South 89°00'19" West (record West), departing from said approximate center line of said Oak Creek, a distance of 285.84 feet, to a found plastic capped rebar stamped "RLS 19853" monumenting an angle point;

**Thence** South 01°02'22" East (record South), a distance of 102.33 feet (record 108 feet), to a found concrete nail with plastic disk stamped "RLS 19853" monumenting an angle point;

**Thence** South 89°04'11" West (record West), a distance of 211.66 feet (record 212.12 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 00°58'58" West (record North 00°26'23" West), a distance of 118.86 feet (record 118.80 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 64°16'32" West (record North 63°43'57" West), a distance of 67.24 feet (record 67.16 feet) to a found plastic capped rebar stamped "RLS 40829" monumenting an angle point;

**Thence** North 00°55'26" West (record North and North 00°44'10" West), a distance of 115.30 feet (record 115.31 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** North 25°09'54" East (record North 26°00' East), a distance of 71.73 feet, to the **TRUE POINT OF BEGINNING**.

Containing 154,709.47 square feet or 3.55 acres, more or less.

2024/10/11

LE #1807-01

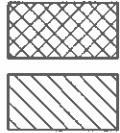
1807-01 AMBIENTE PARCEL 6 Rev1.docx



# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1"=200'



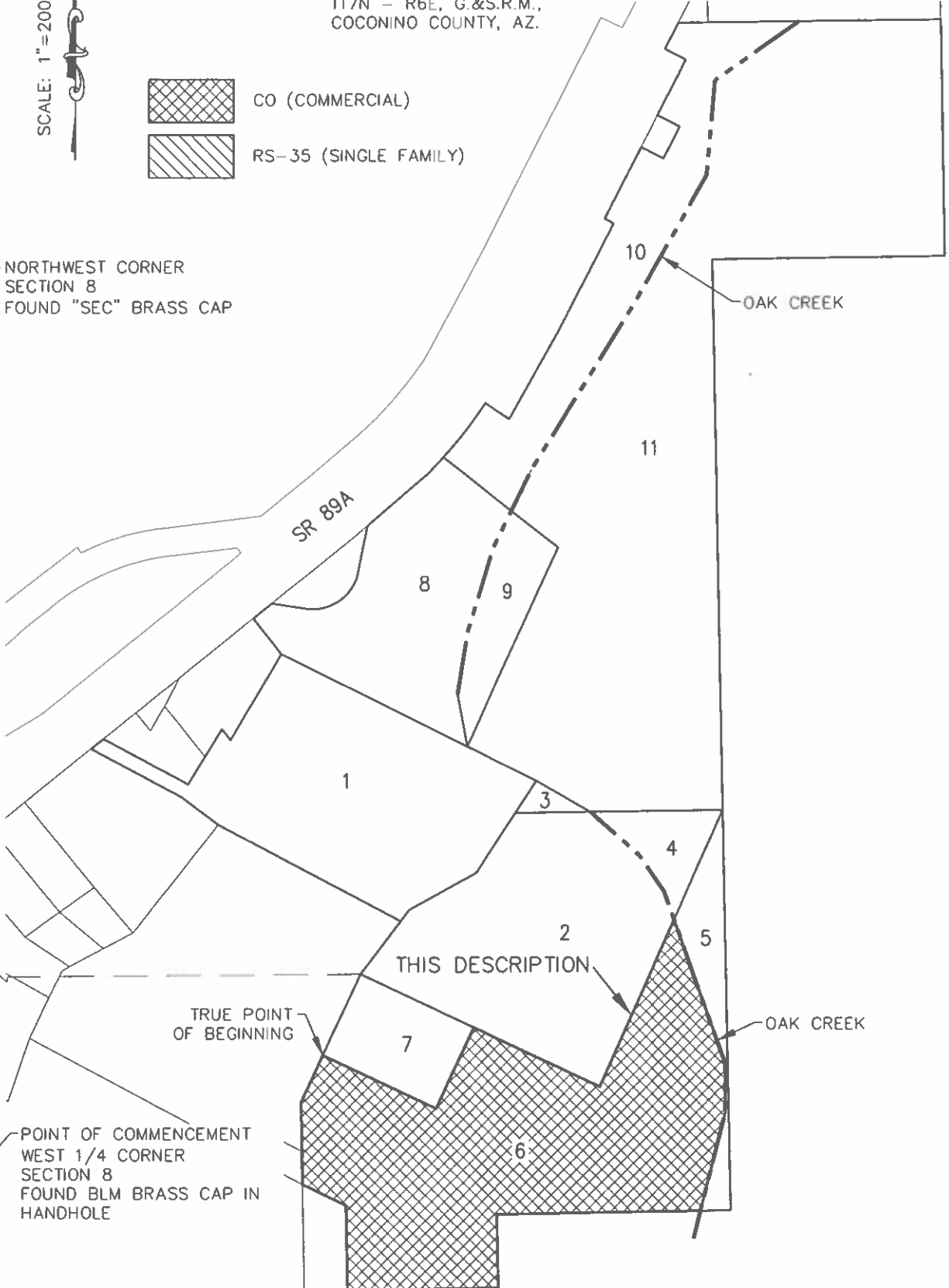
CO (COMMERCIAL)

RS-35 (SINGLE FAMILY)

NORTHWEST CORNER  
SECTION 8  
FOUND "SEC" BRASS CAP



(BASIS OF BEARINGS)



TRUE POINT  
OF BEGINNING

POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 8  
FOUND BLM BRASS CAP IN  
HANDHOLE

**LEGAL DESCRIPTION**  
**PARCEL 7**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, known as Assessor's Parcel Number (A.P.N.) 401-09-001B, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2.629.21 feet;

**Thence** North 00°22'50" West (record North 00°33'30" West), along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 997.50 feet (record 999.8 feet), to a calculated point;

**Thence** North 89°37'10" East (record South 89°27' East), departing from said West line, a distance of 1,453.34 feet (record 1,465 feet), to a found plastic capped rebar stamped "RLS 42137" monumenting the **TRUE POINT OF BEGINNING**;

**Thence** South 64°45'20" East (record South 64°00' East), a distance of 175.00 feet (record 175 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** South 25°09'54" West (record South 26°00' West), a distance of 125.00 feet (record 125 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 64°45'20" West (record North 64°00' West), a distance of 175.00 feet (record 175 feet), to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** North 25°09'54" East (record North 26°00' East), a distance of 125.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 21,874.98 square feet or 0.50 acres, more or less.

2024/10/11  
LE #1807-01  
1807-01 AMBIENTE PARCEL 7 Rev1.docx




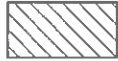


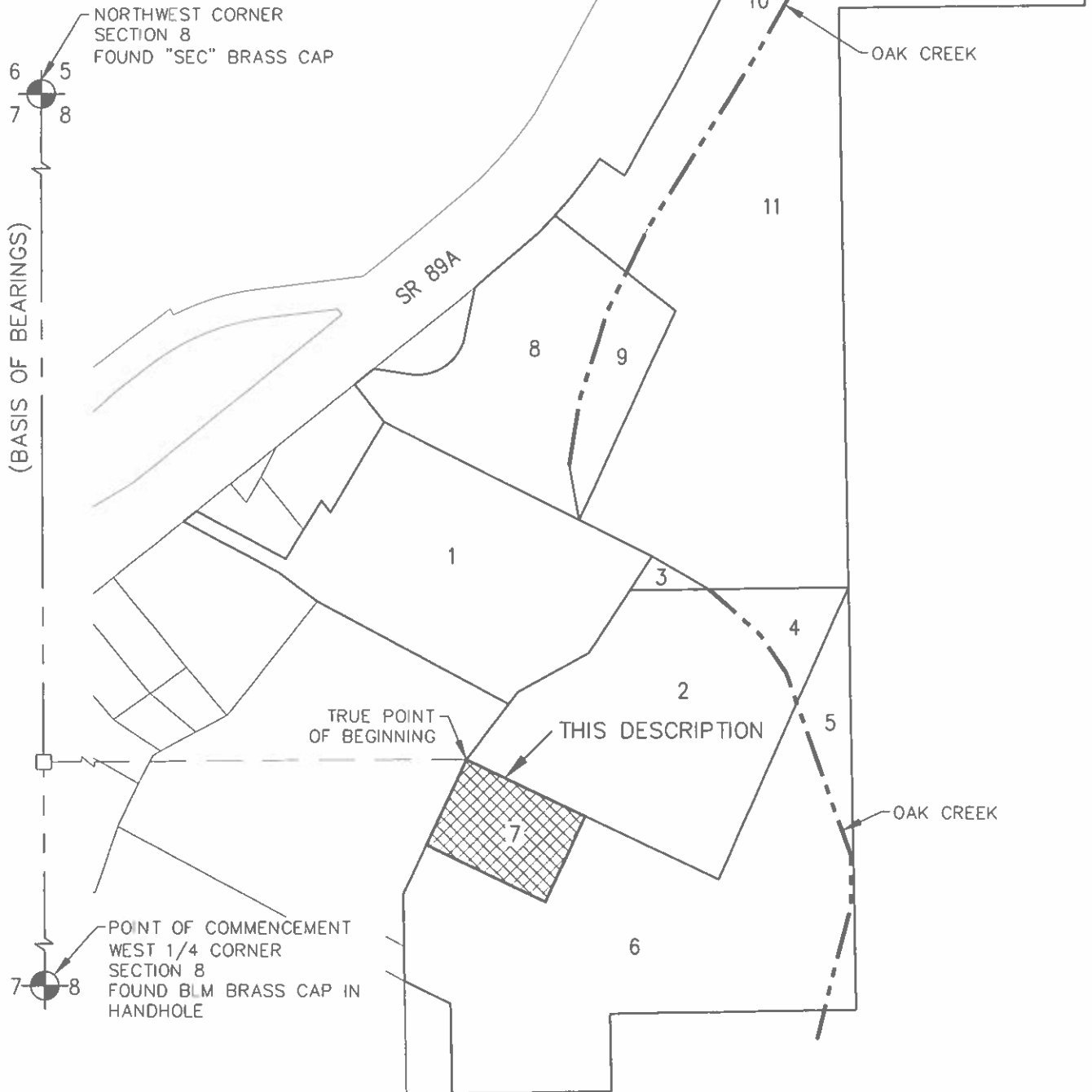
# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'



-  CO (COMMERCIAL)
-  RS-35 (SINGLE FAMILY)





**LEGAL DESCRIPTION**  
**PARCEL 8**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N) 401-08-006A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North  $00^{\circ}22'50''$  West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2.629.21 feet;

**Thence** North  $00^{\circ}22'50''$  West, along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 1,495.83 feet, to a calculated point;

**Thence** North  $89^{\circ}37'10''$  East, departing from said West line, a distance of 1,306.91 feet, to a found plastic capped rebar stamped "RLS 40829" monumenting a point on the Southeasterly Right-of-Way line of State Route 89A, as depicted on the Right-of-Way plans for said State Route 89A, according to Arizona Department of Transportation (A.D.O.T.) Project Number 089A CN 375 F0154, Drawing Number D-3-T-714, dated November 17, 2023, being the **TRUE POINT OF BEGINNING**;

**Thence** North  $50^{\circ}57'02''$  East (record North  $51^{\circ}07'$  East), along said Southeasterly Right-of-Way line, a distance of 33.06 feet, to a found plastic capped rebar stamped "RLS 40829" monumenting an angle point on said Southeasterly Right-of-Way;

**Thence** South  $81^{\circ}33'37''$  East (record South  $81^{\circ}33'28''$  East), departing from said Southeasterly Right-of-Way line, along the Southerly line of that certain Right-of-Way parcel of land deeded to the City of Sedona, according to Document Number 3872373, records of said Coconino County, a distance of 49.38 feet (record 49.29 feet), to a found plastic capped rebar stamped "RLS 40829" monumenting the point of curvature of a circular non-tangent curve to the left, concave Northwesterly, the radius point of which bears North  $08^{\circ}04'47''$  East, a distance of 65.00 feet (record 65.00 feet);

**Thence** Easterly and Northeasterly, along the Southeasterly line of said Right-of-Way parcel and along the arc of said curve to the left, through a central angle of  $78^{\circ}37'35''$ , an arc length of 89.20 feet (record 87.99 feet), said curve being subtended by a chord bearing of North  $58^{\circ}46'00''$  East and a chord length of 82.36 feet, to a found plastic capped rebar stamped "RLS 40829" monumenting the end of said curve;

**Thence** North  $11^{\circ}38'39''$  East (record North  $11^{\circ}35'06''$  East), along the Easterly line of said Right-of-Way parcel, a distance of 74.75 feet (record 74.80 feet), to a found plastic capped rebar stamped "RLS 40829" monumenting the Northeasterly corner of said Right-

of-Way parcel, being also a point on said Southeasterly Right-of-Way line of said State Route 89A;

**Thence** North  $49^{\circ}12'20''$  East (record North  $48^{\circ}22'$  East), departing from said Right-of-Way parcel, along said Southeasterly Right-of-Way line of said State Route 89A, a distance of 109.75 feet (record 109.73 feet), to a found plastic capped rebar stamped "RLS 40829" monumenting the point of curvature of a circular non-tangent curve to the left, concave Northwesterly, the radius point of which bears North  $44^{\circ}49'38''$  West, a distance of 640.00 feet (record 640.00 feet);

**Thence** Northeasterly, along said Southeasterly Right-of-Way line and along the arc of said curve to the left, through a central angle of  $02^{\circ}58'53''$ , an arc length of 33.30 feet, said curve being subtended by a chord bearing of North  $43^{\circ}40'55''$  East and a chord length of 33.30 feet, to a found illegible plastic capped rebar with affixed brass washer stamped "RLS 37401" monumenting the end of said curve;

**Thence** South  $51^{\circ}46'06''$  East (record South  $51^{\circ}43'$  East), departing from said Southeasterly Right-of-Way line, a distance of 121.51 feet, to a calculated point in the approximate center of the live water of Oak Creek, being a calculated angle point;

**Thence** South  $25^{\circ}56'16''$  West, along said approximate centerline of said Oak Creek, a distance of 57.23 feet, to a calculated angle point;

**Thence** South  $17^{\circ}11'37''$  West, continuing along said approximate centerline of said Oak Creek, a distance of 122.10 feet, to a calculated angle point;

**Thence** South  $09^{\circ}13'32''$  West, continuing along said approximate centerline of said Oak Creek, a distance of 89.82 feet, to a calculated angle point;

**Thence** South  $10^{\circ}30'23''$  East, departing from said approximate centerline of said Oak Creek, a distance of 73.93 feet, to a found nail with affixed brass washer stamped "RLS 37401" set in bedrock on the Southwesterly bank of Oak Creek monumenting an angle point;

**Thence** North  $63^{\circ}33'04''$  West (record North  $63^{\circ}28'$  West), a distance of 290.40 feet (record 290.50 feet), to a found plastic capped rebar stamped RLS 14184" monumenting an angle point;

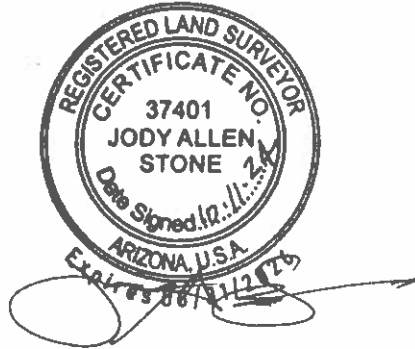
**Thence** North  $38^{\circ}18'23''$  West (record North  $38^{\circ}43'$  West), a distance of 63.75 feet (record 63.70 feet), to the **TRUE POINT OF BEGINNING**.

Containing 65,906.28 square feet or 1.51 acres, more or less.

2024/10/11

LE #1807-01


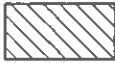
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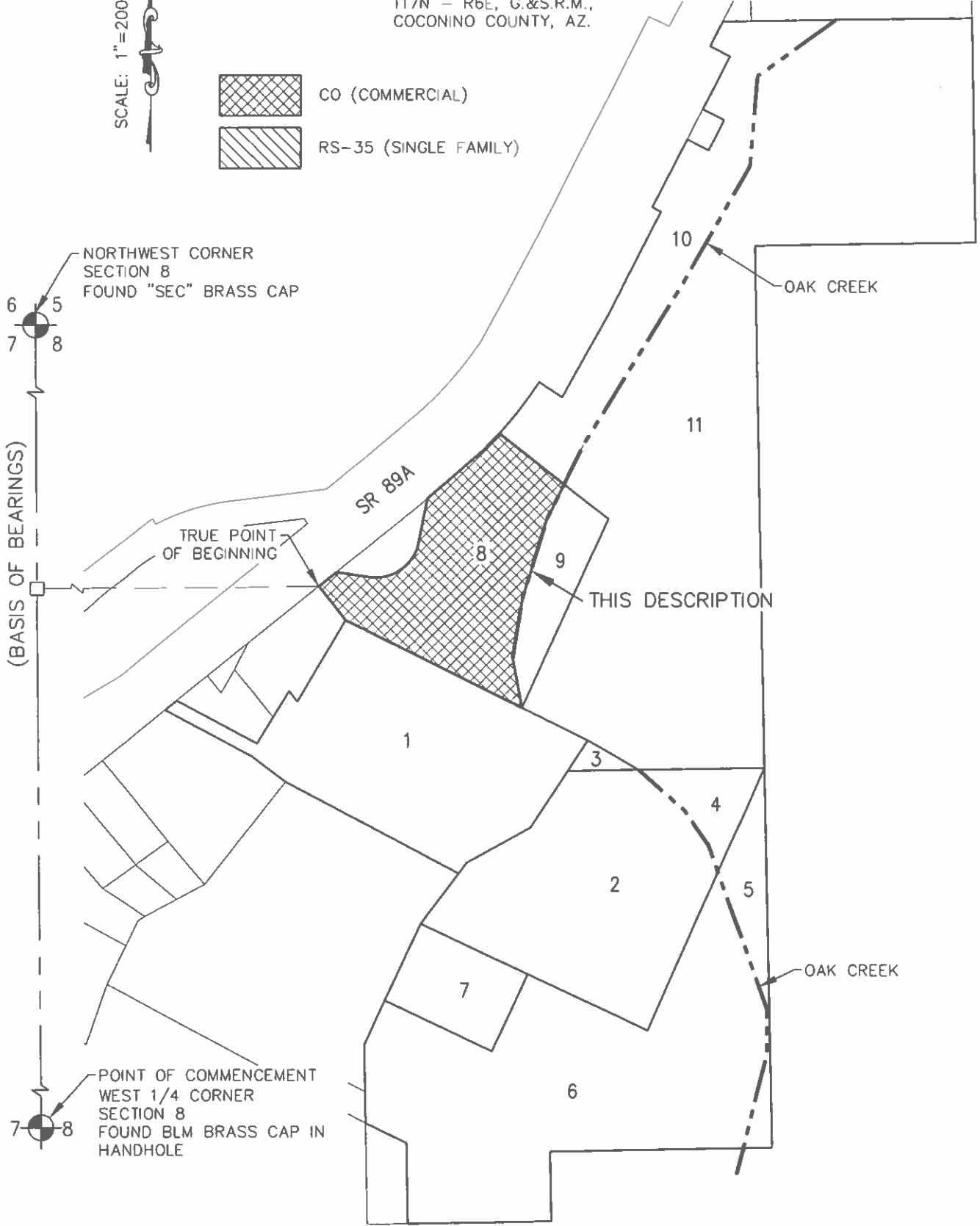


# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'

-  CO (COMMERCIAL)
-  RS-35 (SINGLE FAMILY)



**LEGAL DESCRIPTION**  
**PARCEL 9**  
**RS-35 (SINGLE FAMILY)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-08-006A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West, along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 1,495.83 feet, to a calculated point;

**Thence** North 89°37'10" East, departing from said West line, a distance of 1,306.91 feet, to a found plastic capped rebar stamped "RLS 40829" monumenting a point on the Southeasterly Right-of-Way line of State Route 89A, as depicted on the Right-of-Way plans for said State Route 89A, according to Arizona Department of Transportation (A.D.O.T.) Project Number 089A CN 375 F0154, Drawing Number D-3-T-714, dated November 17, 2023;

**Thence** South 38°18'23" East (record South 38°43' East), departing from said Southeasterly Right-of-Way line, a distance of 63.75 feet (record 63.70 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 63°33'04" East (record South 63°28' East), continuing along said Southwesterly line, a distance of 290.40 feet (record 290.50 feet), to a found nail with affixed brass washer stamped "RLS 37401" set in bedrock on the Southwesterly bank of Oak Creek monumenting the **TRUE POINT OF BEGINNING**;

**Thence** North 10°30'23" West, a distance of 73.93 feet, to a calculated point in the approximate center of the live water of Oak Creek, being a calculated angle point;

**Thence** North 09°13'32" East, along said approximate centerline of said Oak Creek, a distance of 89.82 feet, to a calculated angle point;

**Thence** North 17°11'37" East, continuing along said approximate centerline of said Oak Creek, a distance of 122.10 feet, to a calculated angle point;

**Thence** North 25°56'16" East, along said approximate centerline of said Oak Creek, a distance of 57.23 feet, to a calculated point;

**Thence** South 51°46'06" East (record South 51°43' East), a distance of 83.08 feet, to a set plastic capped rebar stamped "RLS 37401" monumenting an angle point;

**Thence** South 24°36'02" West (record South 24°32' West), a distance of 305.80 feet (record 305.80 feet), to the **TRUE POINT OF BEGINNING**.

Containing 18,850.85 square feet or 0.43 acres, more or less.

2024/10/11

LE #1807-01

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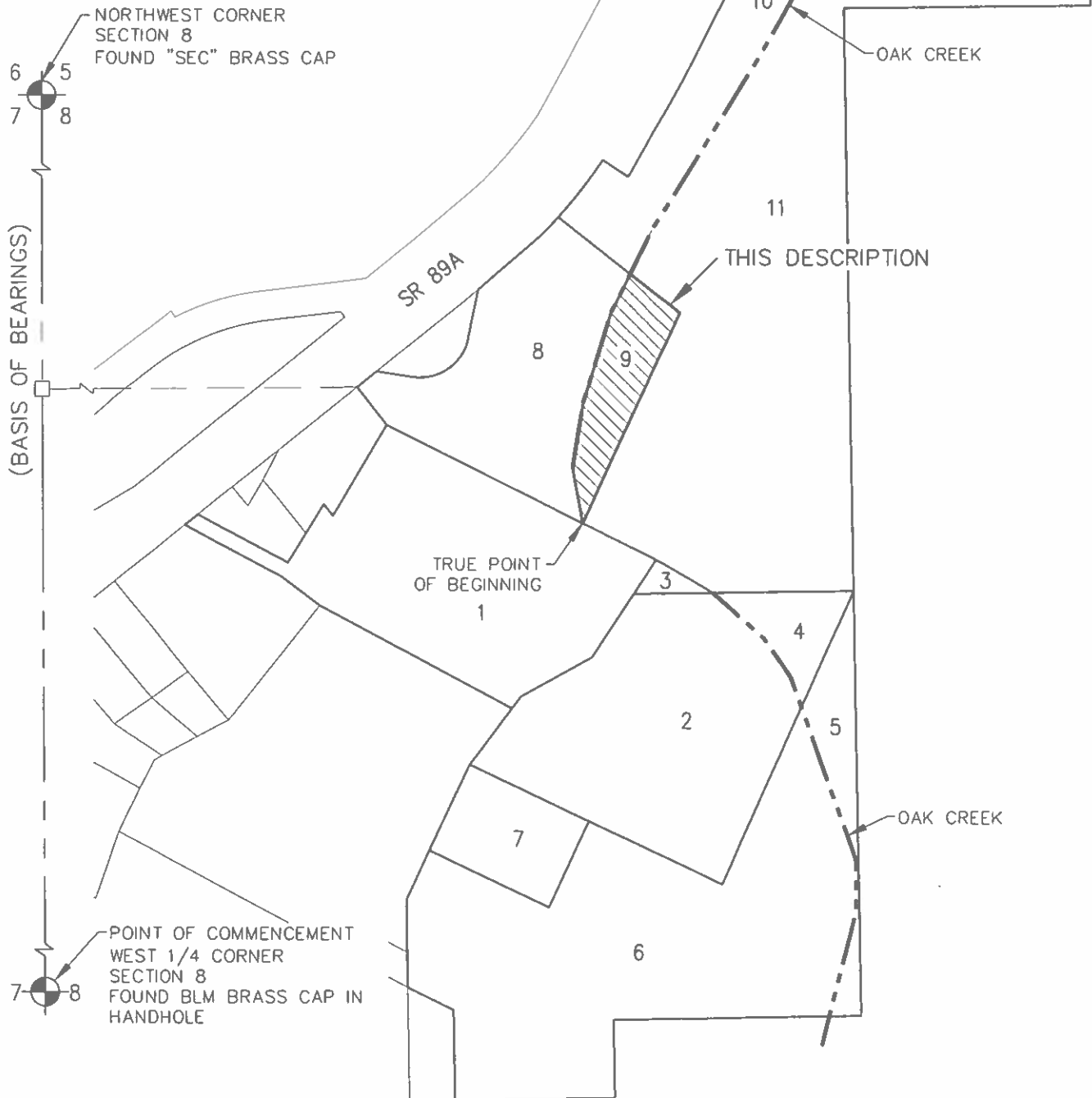


# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1" = 200'

-  CO (COMMERCIAL)
-  RS-35 (SINGLE FAMILY)





**LEGAL DESCRIPTION**  
**PARCEL 10**  
**CO (COMMERCIAL)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N) 401-08-002A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North  $00^{\circ}22'50''$  West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North  $00^{\circ}22'50''$  West, along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 1,719.34 feet, to a calculated point;

**Thence** North  $89^{\circ}37'10''$  East, departing from said West line, a distance of 1,574.52 feet, to a found illegible plastic capped rebar stamped (affixed brass washer stamped "RLS 37401") monumenting a point on the Southeasterly Right-of-Way line of State Route 89A, as depicted on the Right-of-Way plans for said State Route 89A, according to Arizona Department of Transportation (A.D.O.T.) Project Number 089A CN 375 F0154, Drawing Number D-3-T-714, dated November 17, 2023, being also the point of curvature of a circular non-tangent curve to the left, concave Northwesterly, the radius point of which bears North  $47^{\circ}48'32''$  West, a distance of 640.00 feet (record 640.00 feet), and being the **TRUE POINT OF BEGINNING**;

**Thence** Northeasterly, along said Southeasterly Right-of-Way line and along the arc of said curve to the left, through a central angle of  $08^{\circ}35'11''$ , an arc length of 95.91 feet, said curve being subtended by a chord bearing of North  $37^{\circ}53'53''$  East and a chord length of 95.82 feet, to a found A.D.O.T aluminum cap stamped "RLS 21782" monumenting the end of said curve;

**Thence** South  $56^{\circ}22'29''$  East (record South  $56^{\circ}00'05''$  East), continuing along said Southeasterly Right-of-Way line, a distance of 40.15 feet (record 40.00 feet), to a found A.D.O.T. aluminum cap stamped "RLS 21782" monumenting an angle point on said Southeasterly Right-of-Way, being the point of curvature of a circular non-tangent curve to the left, concave Northwesterly, the radius point of which bears North  $56^{\circ}21'24''$  West, a distance of 680.00 feet (record 680.00 feet);

**Thence** Northeasterly, along said Southeasterly Right-of-Way line and along the arc of said curve to the left, through a central angle of  $00^{\circ}24'04''$ , an arc length of 4.76 feet, said curve being subtended by a chord bearing of North  $33^{\circ}26'33''$  East and a chord length of 4.76 feet, to a found A.D.O.T aluminum cap stamped "RLS 21782" monumenting the end of said curve;

**Thence** North 28°55'39" East (record North 29°22'40" East), continuing along said Southeasterly Right-of-Way line, a distance of 139.42 feet (record 139.55 feet), to a found A.D.O.T. aluminum cap stamped "RLS 21782" monumenting an angle point on said Southeasterly Right-of-Way line;

**Thence** North 27°00'50" East (record North 27°14'23" East), continuing along said Southeasterly Right-of-Way line, a distance of 165.20 feet (record 165.21 feet), to a found A.D.O.T. aluminum cap stamped "RLS 21782" monumenting an angle point on said Southeasterly Right-of-Way line;

**Thence** North 62°00'28" West (record North 62°45'34" West), continuing along said Southeasterly Right-of-Way line, a distance of 14.10 feet (record 14.00 feet), to a found A.D.O.T. aluminum cap stamped "RLS 21782" monumenting an angle point on said Southeasterly Right-of-Way line;

**Thence** North 26°54'17" East (record North 27°14'26" East), continuing along said Southeasterly Right-of-Way line, a distance of 112.46 feet (record 112.46 feet), to a found concrete nail with tag stamped "RLS 40829" monumenting an angle point on said Southeasterly Right-of-Way line;

**Thence** South 63°05'43" East (record South 62°45'34" East), departing from said Southeasterly Right-of-Way line, a distance of 35.00 feet (record 35.00 feet), to a calculated point (monument falls in Oak Creek);

**Thence** North 26°54'17" East (record North 27°14'26" East), a distance of 50.00 feet (record 50.00 feet), to a calculated point (monument falls in Oak Creek);

**Thence** North 63°05'43" West (record North 62°45'34" West), a distance of 35.00 feet (record 35.00 feet), to a found concrete nail with tag stamped "RLS 40829" monumenting a point on said Southeasterly Right-of-Way line;

**Thence** North 26°54'17" East (record North 27°14'26" East), along said Southeasterly Right-of-Way line, a distance of 87.25 feet (record 87.36 feet), to a rebar with plastic disk stamped "RLS 19853" monumenting an angle point on said Southeasterly Right-of-Way line;

**Thence** North 62°57'49" West (record North 62°45'34" West), continuing along said Southeasterly Right-of-Way line, a distance of 32.87 feet (record 33.00 feet), to a found plastic capped rebar stamped "RLS 19853" monumenting an angle point on said Southeasterly Right-of-Way line;

**Thence** North 26°55'35" East (record North 27°14'26" East), along said Southeasterly Right-of-Way line, a distance of 41.08 feet (record 41.18 feet), to a plastic capped rebar stamped "RLS 19853" monumenting an angle point;

**Thence** North 88°51'20" East (record North 89°13'22" East), departing from said Southeasterly Right-of-Way line, a distance of 170.00 feet, to a calculated point in the approximate center of the live water of Oak Creek, being a calculated angle point;

**Thence** South 54°45'21" West, departing from said North line, along said approximate centerline of said Oak Creek, a distance of 145.40 feet, to a calculated angle point;

**Thence** South 04°38'55" West, continuing along said approximate centerline of said Oak Creek, a distance of 132.72 feet, to a calculated angle point;

**Thence** South 29°23'09" West, continuing along said approximate centerline of said Oak Creek, a distance of 204.57 feet, to a calculated angle point;

**Thence** South 31°35'27" West, continuing along said approximate centerline of said Oak Creek, a distance of 274.42 feet, to a calculated angle point;

**Thence** South 25°56'16" West, continuing along said approximate centerline of said Oak Creek, a distance of 64.28 feet, to a calculated angle point;

**Thence** North 51°46'06" West (record North 51°22'47" West), along said Southwesterly line, a distance of 121.51 feet, to the **TRUE POINT OF BEGINNING**.

Containing 61,147.47 square feet or 1.40 acres, more or less.

2024/10/11

LE #1807-01

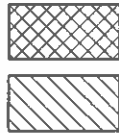
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# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

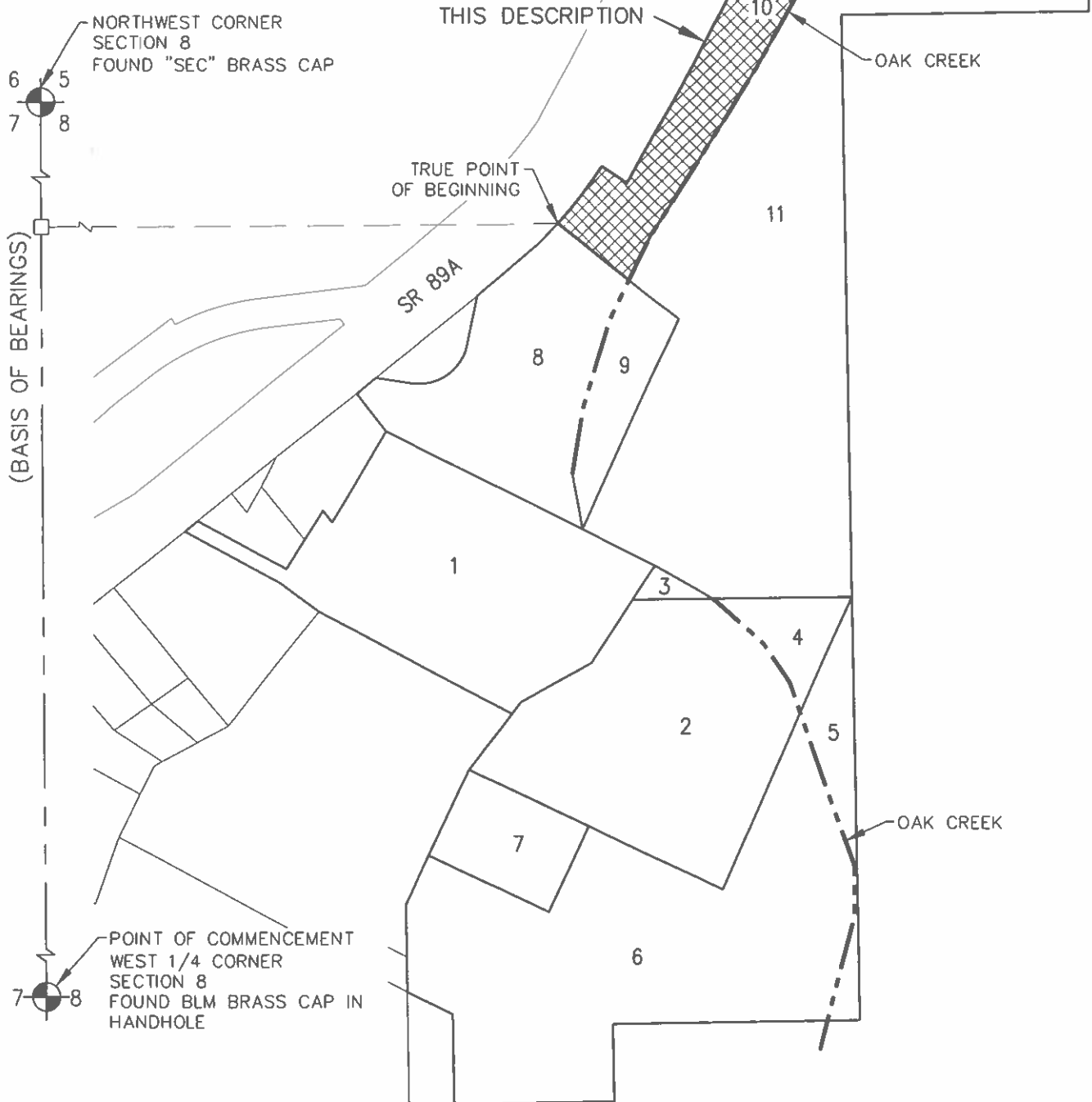
SITUATED IN THE NORTHWEST QUARTER (NW1/4) SECTION 8,  
T17N - R6E, G.&S.R.M.,  
COCONINO COUNTY, AZ.

SCALE: 1"=200'



CO (COMMERCIAL)

RS-35 (SINGLE FAMILY)



NORTHWEST CORNER  
SECTION 8  
FOUND "SEC" BRASS CAP

THIS DESCRIPTION

OAK CREEK

TRUE POINT  
OF BEGINNING

SR 89A

(BASIS OF BEARINGS)

POINT OF COMMENCEMENT  
WEST 1/4 CORNER  
SECTION 8  
FOUND BLM BRASS CAP IN  
HANDHOLE

**LEGAL DESCRIPTION**  
**PARCEL 11**  
**RS-35 (SINGLE FAMILY)**

A parcel of land, situated in a portion of the Northwest Quarter (NW1/4) of Section 8, Township 17 North, Range 6 East, of the Gila and Salt River Meridian, City of Sedona, Coconino County, Arizona, being a portion of that certain parcel of land known as Assessor's Parcel Number (A.P.N.) 401-08-002A, more particularly described as follows:

**COMMENCING** at a found Bureau of Land Management (B.L.M.) brass capped iron post in a handhole monumenting the West Quarter corner of said Section 8, from which a found aluminum cap stamped "SEC" monumenting the Northwest corner of said Section 8 bears North 00°22'50" West (a measured geodetic bearing and Basis of Bearings for this description), a distance of 2,629.21 feet;

**Thence** North 00°22'50" West, along the West line of the Northwest Quarter (NW1/4) of said Section 8, a distance of 1,495.83 feet, to a calculated point;

**Thence** North 89°37'10" East, departing from said West line, a distance of 1,306.91 feet, to a found plastic capped rebar stamped "RLS 40829" monumenting a point on the Southeasterly Right-of-Way line of State Route 89A, as depicted on the Right-of-Way plans for said State Route 89A, according to Arizona Department of Transportation (A.D.O.T.) Project Number 089A CN 375 F0154, Drawing Number D-3-T-714, dated November 17, 2023;

**Thence** South 38°18'23" East (record South 38°43' East), departing from said Southeasterly Right-of-Way line, a distance of 63.75 feet (record 63.70 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 63°33'04" East (record South 63°28' East), continuing along said Southwesterly line, a distance of 290.40 feet (record 290.50 feet), to a found nail with affixed brass washer stamped "RLS 37401" set in bedrock on the Southwesterly bank of Oak Creek monumenting the **TRUE POINT OF BEGINNING**;

**Thence** North 24°36'02" East (record North 24°32' East), a distance of 305.80 feet (record 305.80 feet), to a set plastic capped rebar monumenting an angle point;

**Thence** North 51°46'06" West (record North 51°43' West), a distance of 83.08 feet, to a calculated point in the approximate center of the live water of Oak Creek;

**Thence** North 25°56'16" East, along said approximate centerline of said Oak Creek, a distance of 64.28 feet, to a calculated angle point;

**Thence** North 31°35'27" East, continuing along said approximate centerline of said Oak Creek, a distance of 274.42 feet, to a calculated angle point;

**Thence** North 29°23'09" East, continuing along said approximate centerline of said Oak Creek, a distance of 204.57 feet, to a calculated angle point;

**Thence** North 04°38'55" East, continuing along said approximate centerline of said Oak Creek, a distance of 132.72 feet, to a calculated angle point;

**Thence** North 54°45'21" East, continuing along said approximate centerline of said Oak Creek, a distance of 145.40 feet, to a calculated angle point;

**Thence** North 88°51'20" East (record North 89°13'22" East, departing from said approximate centerline of said Oak Creek, a distance of 195.98 feet, to a found plastic capped rebar stamped "RLS 42137" monumenting an angle point;

**Thence** South 01°17'30" East (record South 00°58'45" East), a distance of 333.66 feet (record 333.55 feet), to a found rebar with tag stamped "RLS "40829" monumenting an angle point;

**Thence** South 89°12'13" West (record South 89°20'42" West), a distance of 325.18 feet (record 325.38 feet), to a found plastic rebar stamped "RLS "40829" monumenting an angle point;

**Thence** South 01°09'49" East (record South 00°50'56" East), along the East line of said A.P.N. 401-08-002A, a distance of 666.60 feet (record 665.72 feet), to a found scribe mark in the existing native bedrock;

**Thence** South 01°09'49" East (record South 00°50'56" East), a distance of 104.12 feet (record 104.48 feet), to a found plastic capped rebar stamped "RLS 14184" monumenting an angle point;

**Thence** South 89°12'39" West (record South 89°34'57" West, a distance of 185.85 feet, to a calculated point in the approximate center of the live water of Oak Creek;

**Thence** North 59°48'29" West, departing from said South line, along said approximate centerline of said Oak Creek, a distance of 86.54 feet, to a calculated angle point;

**Thence** North 63°33'03" West (record North 63°11'53" West), departing from said approximate centerline of said Oak Creek, a distance of 108.50 feet (record 108.50 feet), to the **TRUE POINT OF BEGINNING**.

Containing 289,190.82 square feet or 6.64 acres, more or less.

2024/10/11

LE #1807-01

1807-01 AMBIENTE PARCEL 11 Rev1.docx





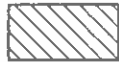
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SCALE: 1"=200'



CO (COMMERCIAL)



RS-35 (SINGLE FAMILY)

