

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF S. ZUNI ST. LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N44°56'36"W A DISTANCE OF 42.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. BAYAUD AVE. AND THE WESTERLY RIGHT-OF-WAY LINE OF S. ZUNI ST. SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID S. ZUNI ST. THE FOLLOWING SIX (6) CONSECUTIVE COURSES;

- 1.) THENCE N00°08'15"E A DISTANCE OF 130.00 FEET;
- 2.) THENCE S89°58'34"W A DISTANCE OF 20.00 FEET;
- 3.) THENCE N00°08'15" E A DISTANCE OF 100.16 FEET;
- 4.) THENCE S44°51'47"E A DISTANCE OF 20.71 FEET;
- 5.) THENCE 164.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 188°07'48", AND A CHORD WHICH BEARS S40°47'51"E A DISTANCE OF 99.75 FEET;
- 6.) THENCE ALONG A NON-TANGENT LINE S00°08'15"W A DISTANCE OF 139.93 FEET TO A POINT ON THE NORTHERLY LINE OF SAID W. BAYAUD AVE.;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY S89°58'34"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16,558 SQUARE FEET OR 0.380 ACRES MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°08'15"W AND BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX PLS #14112 AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A FOUND 6" SQUARE SAND STONE WITH A CROSS CHISELED IN THE TOP SET IN RANGE BOX AT THE EAST QUARTER CORNER.