ORDINANCE NO. 784

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING ORDINANCE 466, THE ZONING MAP AND THE ZONING CODE FOR THE TOWN OF PAYSON BY REZONING CERTAIN REAL PROPERTY GENERALLY LOCATED ON EITHER SIDE OF AIRPORT ROAD, EAST OF VISTA ROAD AND WEST OF THE PAYSON AIRPORT, BEING GILA COUNTY ASSESSOR'S PARCEL NUMBERS 302-39-006A, 302-39-006B, AND 302-39-006C, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT 1, ATTACHED HERETO, FROM R1-175 TO R3, R1-8, R1-18, C-2, C-3, AND M-2.

(MONTEZUMA CASTLE LAND EXCHANGE REZONING)

WHEREAS, the Town of Payson from time to time amends its Official Zoning Map and Official Zoning Code for the purpose of accommodating zoning changes; and

WHEREAS, Application P10-004 to amend the Official Zoning Map and Official Zoning Code has been made by Tom Col Investments, LLC, Petelin Ventures LLP 50 Int., and Trust No. 127691 (Pioneer Title Agency Trustee) ("the Applicants") to the Planning and Zoning Commission and the Town Council; and

WHEREAS, Application P10-004 includes approximately 222 acres that came into private ownership through the Montezuma Castle Land Exchange; and

WHEREAS, the Applicants have divided the 222 acres into 17 'Blocks' and are requesting specific zoning for each Block; and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 14, 2010, considered the issues, and made recommendation on Application P10-004 to the Town Council; and

WHEREAS, the Town Council held a public hearing on July 15, 2010, in regard to Application P10-004 and has considered the issues relating thereto,

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AS FOLLOWS:

Section 1. Ordinance 466 of the Town of Payson, the Official Zoning Map and the Zoning Code for the Town of Payson be and each is hereby amended for certain real property located on either side of Airport Road, east of Vista Road and west of the Payson Airport, being Gila County Assessor's Parcel Numbers 302-39-006A, 302-39-006B, and 302-39-006C, as more particularly described on Exhibit 1 attached hereto (the "Property) and establishing zoning districts for each Block, as specifically described in Exhibit 2, of the Property as follows:

First Reading on Public Hearing JUL 15 2010 - G.3

Blocks 1, 6, 7, 8, and 14 - a zoning district of R1-8
Blocks 2, 10, 11, 12, 13, and 17 - a zoning district of M-2
Block 3 - a zoning district of C-3
Blocks 4 and 5 - a zoning district of R-3
Block 9 - a zoning district of C-2
Blocks 15 and 16 - a zoning district of R1-18

Section 2. That the requested rezoning and the use and density of the Property as proposed by Application P10-004 are hereby made contingent upon those conditions set forth in Section 3 below, and are found to be consistent with the General Plan of the Town of Payson, as required by A.R.S. § 9-462.01(F).

Section 3. The foregoing change in zoning shall be and is hereby specifically made contingent upon and conditional upon each of the following:

A. The Preliminary Block Plat shall be in substantial conformance with the Rezoning Site Plan as submitted, stamped May 25, 2010.

B. Preliminary Plats for individual Blocks, future division of individual Blocks, and/or future development of any Block shall be in substantial conformance with the rezoning narrative and site plan submitted, stamped May 25, 2010.

C. An Avigation Easement similar to the following shall be granted over all property within the airport influence area. "An Avigation Easement is hereby granted over all lots, tracts, parcels, blocks and streets within this subdivision which prohibits the construction of any item that may inhibit the safe operation of aircraft. All properties are subject to aircraft noise and other common hazards associated with a municipal airport."

D. Shared access drives shall be utilized within Blocks, 2, 3, 9-14, 16, and 17. Driveways shall be separated from other driveways within the Block and from roadway intersections by a minimum distance of 100 feet except where a lesser distance has been reviewed and approved by the Town Engineer and Community Development Director. Driveway easements shall be depicted on the plat and shall meet the approval of the Town Engineer and Community Development Director.

E. Access onto Airport Road from any residential lot shall be in a forward motion.

F. Based on the street cross section shown for Vista Road, no vehicular parking will be allowed on this section of Vista Road.

G. Future individual lots will not be allowed direct access to Vista Road.

H. The sidewalk shall be detached from the back of curb wherever reasonable. The desirable minimum distance between back of curb and sidewalk is 3 feet.

I. Street furniture/amenities, in accordance with illustrations contained in the narrative, shall be installed with subdivision landscaping improvements as Blocks adjacent to Green Valley Parkway develop.

J. Storm water detention/retention shall be provided in accordance with the Town of Payson requirements existing at the time of development.

K. All individual lots developed within the Industrial and Commercial districts shall be required to construct dumpster enclosures in accordance with Town of Payson standards. Dumpster locations shall be depicted, reviewed and approved as part of the building permit application.

L. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of each Final Plat.

M. Regardless of ownership, development within Block 17 shall be in substantial conformance with the adopted Airport Master Plan for Payson Airport.

N. Certain uses that are permitted in accordance with the Unified Development Code have been specifically prohibited within Blocks 2, 3, and 9. In case of conflicting provisions between the UDC and the rezoning narrative, the more restrictive shall govern.

O. When platting lots within individual Blocks, building envelopes shall be required by the Community Development Director for the purpose of preserving ridgelines and sensitive environmental areas.

P. At the discretion of the Community Development Director during the platting process, certain limitations, such as fencing and accessory structures or other use exclusions may be placed upon portions of certain properties within areas designated as open space or natural area open space.

Q. Limitations on maximum driveway widths on residential lots may be imposed during the platting process for the purpose of preserving vegetation or other natural features.

R. In conjunction with the proposed improvement district, or whatever other method may be used to construct the overall infrastructure, detention basins shall be installed to address the increased runoff created by the street construction. The volume required in these basins shall be in accordance with the then current Town Code at

the time permits are issued for such basins. These basins may be considered temporary in nature and relocated when the individual blocks are developed as long as the volume required for the major street runoff is maintained.

S. When located within Natural Area Open Space (NAOS) areas, detention/retention facilities shall be constructed to avoid removal of significant vegetation such as trees over 8' in height. When removal of significant vegetation cannot be avoided, replacement of significant vegetation with native trees and shrubs is required on a one to one basis. Minimum plant size shall be 48" box or equivalent ball and burlap.

T. Prior to development upon or subdivision of any Block, a subdivision landscaping plan shall be submitted, approved by the Community Development Director, installed by the developer and accepted by the Town. No building permits for construction or development within any Block shall be granted until subdivision landscaping requirements of the Unified Development Code have been satisfied for roadways adjacent to and within the Block to be developed.

U. Construction of Payson Area Trails System pathways, not within or adjacent to rights of way, shall be completed concurrently with the development of the Block adjoining that portion of the trail and in accordance with the then existing Town trail standards.

V. The developer shall offset the sidewalk and widen the traveled area of West Wagon Trail from Rim Ranch Point to the west side of the Trailwood Subdivision to provide increased pedestrian safety and handle the increased traffic from the Montezuma Castle Land Exchange Property to the satisfaction of the Public Works Department.

W. All open space designated as public shall be dedicated to the Town with each final plat for each Block.

X. All applicable Town Development standards shall be met.

Y. Traffic calming will be monitored on Sherwood Drive for one year from the date of roadway acceptance and if additional traffic calming measures are needed, as determined by the Town Engineer, such measures will be implemented by the developer.

Z. Sherwood Drive shall remain barricaded at the west end of Woodhill until the Sherwood Drive road construction has been completed west of Woodhill.

AA. Sherwood Drive shall be 36' wide back of curb to back of curb between the Woodhill Subdivision and the east side of Block 14 and 24' wide back of curb to back of curb between the east side of Block 14 and Airport Road.

BB. If any conditions listed in this Section 3 cannot be met or the applicant has not received an approved Final Plat for the Property (creating the 17 individual Blocks) within five (5) years of the approval date of the zoning change, then the rezoning may revert to the original R1-175 designation, pending Council action.

Section 4. In addition to the provision of Section 5, hereunder, this Ordinance shall not become effective until the Town files with the Gila County Recorder instrument(s) (in a form acceptable to the Town Attorney), executed by Tom Col Investments, LLC, Petelin ventures LLP 50 Int., and Trust No. 127691 (Pioneer Title Agency Trustee) and any other party having any title interest in the Property, that waives any potential claims against the Town under the Arizona Property Rights Protection Act (A.R.S. § 12-1131 et seq., and specifically A.R.S. § 12-1134) resulting from changes in the land use laws that apply to the Property as a result of the Town's adoption of this Ordinance. If such waiver instruments are not executed and provided to the Town for recording within 7 calendar days after the motion approving this Ordinance, this Ordinance shall be void and of no force and effect.

Section 5. Pursuant to A.R.S. §19-142 and §30.54 of the Code of the Town of Payson, this Ordinance if not otherwise void pursuant to Section 4 above, shall not become operative until 30 days after its passage.

Section 6. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this 5th day of August, 2010, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Timothy M. Wright, Town Attorney

EXHIBIT 1 TO ORDINANCE 784

Gila County Parcel Number - 302-39-006A

Legal Description - PARCEL-1" ROS 3518 SEC 32 T11N R10E = 72.94 AC (OUT OF 302-39-006)

Gila County Parcel Number - 302-39-006B

Legal Description - PARCEL-2" ROS 3518 SEC 32 T11N R10E = 27.27 AC (OUT OF 302-39-006)

Gila County Parcel Number - 302-39-006C

Legal Description - PARCEL-3" ROS 3518 SEC 32 T11N R10E = 121.67 AC (OUT OF 302-39-006)

EXHIBIT 2 TO ORDINANCE 784

Legal Descriptions of Blocks 1 through 17

Block 1 - A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at Corner No. 6 of HES 576;
Thence S 89° 34' 57" W, along the line between Corner No. 6 and Corner No. 5 of HES 576, 34.66 feet to a point on the west line of Parcel 3;
Thence N 00° 01' 59" W, along the west line of Parcel 3, 1510.58 feet to the north corner of Parcel 3;
Thence S 26° 46' 57" E, along the easterly line of Parcel 3 and the westerly line of HES 611, 1699.28 feet;
Thence N 89° 22' 42" W, 730.86 feet to the Point of Beginning;
Said parcel of land contains 13.267 acres, more or less

Block 2 - A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at Corner No. 6 of HES 576;
Thence S 89° 22' 42" E, 730.86 feet to a point on the westerly line of HES 611;
Thence S 26° 46' 57" E, along the westerly line of HES 611, 1349.55 feet to Corner No. 1 of HES 611;
Thence S 13° 10' 37" W, 266.82 feet;
Thence S 82° 43' 27" W, 774.48 feet;
Thence along a tangent curve to the left, concave to the south, having a radius of 400.00 feet and a central angle of 14° 12' 26", for a curve length of 99.19 feet;
Thence S 68° 31' 00" W, 102.76 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 400.00 feet and a central angle of 21° 16' 41", for a curve length of 148.55 feet;
Thence S 89° 47' 41" W, 163.71 feet to a point on the west line of Parcel 3;
Thence N 00° 19' 57" W along the west line of Parcel 3, 1661.18 feet to the Point of Beginning;
Said parcel of land contains 39.068 acres, more or less

Block 3 - A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Commencing at Corner No. 1 of HES 611;
Thence S 13° 10' 37" W, 266.82 feet;
Thence S 82° 43' 27" W, 67.75 feet to the Point of Beginning;
Thence continuing S 82° 43' 27" W, 774.48 feet;
Thence along a tangent curve to the left, concave to the south, having a radius of 400.00 feet and a central angle of 14° 12' 26", for a curve length of 99.19 feet;
Thence S 68° 31' 00" W, 102.76 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 400.00 feet and a central angle of 21° 16' 41", for a curve length of 148.55 feet;
Thence S 89° 47' 41" W, 163.71 feet to a point on the west line of Parcel 3;
Thence S 00° 19' 57" E along the west line of Parcel 3, 94.95 feet;
Thence N 89° 40' 03" E, 80.00 feet;
Thence S 54° 21' 42" E, 130.49 feet;
Thence along a tangent curve to the right, concave to the southwest, having a radius of 490.87 feet and a central angle of 05° 01' 57", for a curve length of 43.11 feet;
Thence N 82° 43' 27" E, 952.30 feet;
Thence S 79° 53' 34" E, 40.00 feet;
Thence along a non-tangent curve to the left, concave to the west, whose center bears

N 79° 53' 34" W, having a radius of 660.85 feet and a central angle of 17° 22' 59", for a curve length of 200.50 feet;
Thence N 07° 16' 33" W, 64.51 feet to the Point of Beginning;
Said parcel of land contains 6.222 acres, more or less

Block 4 - A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Commencing at Corner No. 1 of HES 611;
Thence S 13° 10' 37" W, 266.82 feet;
Thence S 82° 43' 27" W, 67.75 feet;
Thence S 07° 16' 33" E, 64.51 feet;
Thence along a tangent curve to the right, concave to the west, having a radius of 660.85 feet and a central angle of 17° 22' 59", for a curve length of 200.50 feet to the Point of Beginning;
Thence continuing along a tangent curve to the right, concave to the east, having a radius of 660.85 feet and a central angle of 03° 25' 23", for a curve length of 39.48 feet;
Thence along a tangent curve to the left, concave to the east, having a radius of 1050.00 feet and a central angle of 18° 41' 59", for a curve length of 342.69 feet;
Thence S 89° 49' 50" W, 40.00 feet;
Thence N 90° 00' 00" W, 749.81 feet;
Thence N 16° 28' 43" W, 37.39 feet;
Thence along a tangent curve to the left, concave to the southwest, having a radius of 490.87 feet and a central angle of 32° 51' 01", for a curve length of 281.44 feet;
Thence N 82° 43' 27" E, 952.30 feet;
Thence S 79° 53' 34" E, 40.00 feet to the Point of Beginning;
Said parcel of land contains 6.630 acres, more or less

Block 5 - A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the southwest corner of Parcel 3;
Thence N 00° 19' 57" W along the west line of Parcel 3, 1206.80 feet;
Thence N 89° 40' 03" E, 80.00 feet;
Thence S 54° 21' 42" E, 130.49 feet;
Thence along a tangent curve to the right, concave to the southwest, having a radius of 490.87 feet and a central angle of 37° 52' 58", for a curve length of 324.55 feet;
Thence S 16° 28' 43" E, 430.57 feet;
Thence along a tangent curve to the right, concave to the west, having a radius of 898.50 feet and a central angle of 20° 45' 47", for a curve length of 325.60 feet;
Thence S 13° 53' 41" W, 142.40 feet to the south line of Parcel 3;
Thence N 89° 48' 36"W along the south line of Parcel 3, 485.82 feet to the Point of Beginning;
Said parcel of land contains 11.470 acres, more or less

Block 6 - A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Commencing at the southwest corner of Parcel 3;
Thence S 89° 48' 36"E along the south line of Parcel 3, 485.82 feet to the Point of Beginning;
Thence continuing S 89° 48' 36"E along the south line of Parcel 3, 933.75 feet;
Thence N 18° 45' 24" W, 634.67 feet;
Thence along a tangent curve to the right, concave to the east, having a radius of 1050.00 feet and a central angle of 13° 35' 14", for a curve length of 249.00 feet;
Thence S 89° 49' 50" W, 40.00 feet;
Thence N 90° 00' 00" W, 749.81 feet;
Thence S 16° 28' 43" E, 393.18 feet;

Thence along a tangent curve to the right, concave to the west, having a radius of 898.50 feet and a central angle of 20° 45' 47", for a curve length of 325.60 feet;
Thence S 13° 53' 41" W, 142.40 feet to the Point of Beginning;
Said parcel of land contains 15.514 acres, more or less

Block 7 -A parcel of land located on Parcel 3 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the southeast corner of Parcel 3;
Thence N 89° 48' 36" W along the south line of Parcel 3, 1170.47;
Thence N 18° 45' 24" W, 634.67 feet;
Thence along a tangent curve to the right, concave to the east, having a radius of 1050.00 feet and a central angle of 20° 06' 15", for a curve length of 368.43 feet to the southwest corner of Parcel 2;
Thence S 89° 58' 13" E along the south line of Parcel 2, 1429.56 feet to the southeast corner of Parcel 2;
Thence S 00° 01' 37" E along the east line of Parcel 3, 966.42 feet to the Point of Beginning;
Said parcel of land contains 29.345 acres, more or less

Block 8 -A parcel of land located on Parcel 2 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the southeast corner of Parcel 2;
Thence N 00° 01' 37" W along the east line of Parcel 2, 235.33 to the northwest corner of Parcel 1 as shown on Record of Survey 1171;
Thence S 89° 58' 13" E along the north line of said Parcel 1, 13.37 feet to southwest corner of Parcel 1 as shown on Record of Survey 3518;
Thence N 00° 01' 37" W along the west line of Parcel 1 and the east line of Parcel 2,
227.19 feet;
Thence S 82° 43' 27" W, 1373.53 feet;
Thence N 81° 55' 45" W, 40.00 feet;
Thence along a non-tangent curve to the right, concave to the west, whose radius bears
N 81° 55' 45" W, having a radius of 660.85 feet and a central angle of 05° 27' 34", for a curve length of 62.97 feet;
Thence along a tangent curve to the left, concave to the east, having a radius of
1050.00 feet and a central angle of 12° 10' 58", for a curve length of 223.26 feet to the southwest corner of Parcel 2;
Thence S 89° 58' 13" E along the south line of Parcel 2, 1429.56 feet to the Point of Beginning;
Said parcel of land contains 11.750 acres, more or less

Block 9 - A parcel of land located on Parcel 2 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Commencing at the southwest corner of Parcel 1 as shown on Record of Survey 3518;
Thence N 00° 01' 37" W along the west line of Parcel 1 and the east line of Parcel 2,
227.19 feet to the Point of Beginning;
Thence continuing N 00° 01' 37" W along the west line of Parcel 1 and the east line of Parcel 2,
252.01 feet;
Thence S 82° 43' 27" W, 1420.33 feet;
Thence S 07° 16' 33" E, 64.51 feet;
Thence along a tangent curve to the right, concave to the west, having a radius of 660.85 feet and a central angle of 15° 20' 48", for a curve length of 177.01 feet;
Thence S 81° 55' 45" E, 40.00 feet;
Thence N 82° 43' 27" E, 1373.53 feet to the Point of Beginning;
Said parcel of land contains 8.093 acres, more or less

Block 10 - A parcel of land located on Parcel 2 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the northwest corner of Parcel 2 as shown on Record of Survey 3518;
Thence N 82° 43' 27" E along the north line of Parcel 2, 700.11 feet;
Thence S 07° 16' 33" E, 250.00 feet;
Thence S 82° 43' 27" W, 793.35 feet;
Thence N 13° 10' 37" E, 266.82 feet to the Point of Beginning;
Said parcel of land contains 4.286 acres, more or less

Block 11 - A parcel of land located on Parcel 2 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Commencing at the northwest corner of Parcel 2 as shown on Record of Survey 3518;
Thence N 82° 43' 27" E along the north line of Parcel 2, 700.11 feet to the Point of Beginning;
Thence continuing N 82° 43' 27" E along the north line of Parcel 2, 591.04 feet to the northeast corner of Parcel 2;
Thence S 00° 01' 37" E along the east line of Parcel 2, 252.01 feet;
Thence S 82° 43' 27" W, 559.24 feet;
Thence N 07° 16' 33" W, 250.00 feet to the Point of Beginning;
Said parcel of land contains 3.300 acres, more or less

Block 12 - A parcel of land located on Parcel 1 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the northwest corner of Parcel 1 as shown on Record of Survey 3518;
Thence N 82° 43' 27" E along the north line of Parcel 1, 353.34 feet;
Thence S 07° 16' 33" E, 250.00 feet;
Thence S 82° 43' 27" W, 385.14 feet to the west line of Parcel 1;
Thence N 00° 01' 37" W along the west line of Parcel 1, 252.01 feet to the Point of Beginning;
Said parcel of land contains 2.119 acres, more or less

Block 13 - A parcel of land located on Parcel 1 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at Corner No. 5 of HES 611;
Thence N 24° 49' 39" E along the line between Corner No. 5 and Corner No. 4 of HES 611, 363.59 feet;
Thence S 46° 35' 27" E, 563.13 feet;
Thence S 35° 41' 48" E, 50.00 feet;
Thence along a non-tangent curve to the right, concave to the north, whose radius bears N 35° 41' 48" W, having a radius of 650.00 feet and a central angle of 28° 25' 15", for a curve length of 322.42 feet;
Thence S 82° 43' 27" W, 920.28 feet;
Thence N 07° 16' 33" W, 250.00 feet to the line between Corner No. 6 and Corner No. 5, HES 611;
Thence N 82° 43' 27" E, along the line between Corner No. 6 and Corner No. 5, HES 611, 655.82 feet to the Point of Beginning;
Said parcel of land contains 8.216 acres, more or less

Block 14 - A parcel of land located on Parcel 1 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Commencing at the southwest corner of Parcel 1;
Thence N 00° 01' 37" W along the west line of Parcel 1, 191.91 feet to the Point of Beginning;
Thence continuing N 00° 01' 37" W along the west line of Parcel 1, 287.30 feet;

Thence N 82° 43' 27" E, 1305.41 feet;
Thence along a tangent curve to the left, concave to the north, having a radius of 650.00 feet and a central angle of 05° 19' 32", for a curve length of 60.41 feet;
Thence S 12° 36' 05" E, 359.87 feet;
Thence S 00° 52' 15" E, 35.00 feet;
Thence along a non-tangent curve to the right, concave to the north, whose radius bears N 00° 52' 15" W, having a radius of 500.00 feet and a central angle of 16° 28' 19", for a curve length of 143.74 feet;
Thence N 74° 23' 56" W, 101.84 feet;
Thence along a tangent curve to the left, concave to the south, having a radius of 375.00 feet and a central angle of 22° 52' 37", for a curve length of 149.73 feet;
Thence S 82° 43' 27" W, 1053.27 feet to the Point of Beginning;
Said parcel of land contains 9.574 acres, more or less

Block 15 - A parcel of land located on Parcel 1 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the southwest corner of Parcel 1;
Thence S 89° 58' 13" E along the south line of Parcel 1, 2621.11 feet to the southeast corner of Parcel 1;
Thence N 00° 15' 59" W along the east line of Parcel 1, 433.01 feet;
Thence S 89° 46' 46" W, 62.62 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 250.00 feet and a central angle of 31° 37' 05", for a curve length of 137.96 feet;
Thence N 58° 36' 09" W, 101.61 feet;
Thence along a tangent curve to the left, concave to the south, having a radius of 290.00 feet and a central angle of 66° 08' 57", for a curve length of 334.81 feet;
Thence S 55° 14' 55" W, 100.00 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 500.00 feet and a central angle of 11° 52' 18", for a curve length of 103.60 feet;
Thence S 67° 07' 13" W, 248.97 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 500.00 feet and a central angle of 38° 28' 51", for a curve length of 335.81 feet;
Thence N 74° 23' 56" W, 101.84 feet;
Thence along a tangent curve to the left, concave to the south, having a radius of 375.00 feet and a central angle of 22° 52' 37", for a curve length of 149.73 feet;
Thence S 82° 43' 27" W, 1053.27 feet to the west line of Parcel 1;
Thence S 00° 01' 37" E along the west line of Parcel 1, 191.91 feet to the Point of Beginning;
Said parcel of land contains 20.742 acres, more or less

Block 16 - A parcel of land located on Parcel 1 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the east quarter corner of Section 32;
Thence S 00° 15' 59" E along the east line of Section 32 and the east line of Parcel 1, 886.53 feet;
Thence S 89° 46' 46" W, 62.62 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 250.00 feet and a central angle of 31° 37' 05", for a curve length of 137.96 feet;
Thence N 58° 36' 09" W, 101.61 feet;
Thence along a tangent curve to the left, concave to the south, having a radius of 290.00 feet and a central angle of 66° 08' 57", for a curve length of 334.81 feet;
Thence S 55° 14' 55" W, 100.00 feet;
Thence along a tangent curve to the right, concave to the north, having a radius of 500.00 feet and a central angle of 11° 52' 18", for a curve length of 103.60 feet;
Thence S 67° 07' 13" W, 248.97 feet;

Thence along a tangent curve to the right, concave to the north, having a radius of 500.00 feet and a central angle of 22° 00' 32", for a curve length of 192.06 feet;
Thence N 00° 52' 15" W, 35.00 feet;
Thence N 12° 36' 05" W, 359.87 feet;
Thence along a non-tangent curve to the left, concave to the north, whose center bears N 12° 36' 05" W, having a radius of 650.00 feet and a central angle of 23° 05' 43", for a curve length of 262.01 feet;
Thence N 54° 18' 12" E, 829.51 feet;
Thence along a tangent curve to the right, concave to the south, having a radius of 600.00 feet and a central angle of 35° 40' 14", for a curve length of 373.54 feet to the east line of Section 32 and the east line of Parcel 1;
Thence S 00° 11' 19" W along the east line of Parcel 1, 40.00 feet to the Point of Beginning;
Said parcel of land contains 9.574 acres, more or less

Block 17 - A parcel of land located on Parcel 1 as shown on Record of Survey 3518, Gila County Records, being a portion of Section 32, T10N, R10E, G&SRM, Town of Payson, Gila County, Arizona. The said parcel is more particularly described as follows:

Beginning at the northeast corner of Parcel 1;
Thence S 76° 00' 05" W along the north line of Parcel 1, 1425.16 feet to the southeasterly line of HES No. 611;
Thence S 24° 49' 39" W along the southeasterly line of HES No. 611, 188.38 feet;
Thence S 46° 35' 27" E, 563.13 feet;
Thence S 35° 41' 48" E, 50.00 feet;
Thence N 54° 18' 12" E, 829.51 feet;
Thence along a tangent curve to the right, concave to the south, having a radius of 600.00 feet and a central angle of 35° 40' 14", for a curve length of 373.54 feet to the east line of Section 32 and the east line of Parcel 1;
Thence N 00° 01' 45" E along the east line of Section 32 and the east line of Parcel 1, 346.56 feet to the Point of Beginning;
Said parcel of land contains 14.945 acres, more or less