

# AMENDED MINOR LAND DIVISION

A portion of Lot 63, Pleasant Country Ranches Unit 5, as recorded in Book 2, Page 164, Y.C.R.O., located in a portions of Sections 24 & 25, T.8N, R.1W, G&SRM, Yavapai County, Az

## LEGAL DESCRIPTION

Parcel "A"

A parcel of land located within Lot 63, Pleasant Country Ranches Unit 5, as recorded in Book 2, Page 164, Y.C.R.O., located in Sections 24 & 25, Township 8 North, Range 1 West, Yavapai County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Lot 63, a 1/2" rebar capped 26404;

Thence N 83°26'03" E (Basis of Bearings is Southwest line of said Lot 63 per Bk. 2, Pg. 164, Y.C.R. described as S 09°46'41" W between a found 1/2" rebar at the Southwest corner of Lot 63 and a found rebar capped LS 5570) along the north line of said Lot 63 a distance of 701.11 feet to a found rebar capped LS 26404;

Thence N 83°19'51" E along said north line a distance of 862.51 feet;

Thence S 28°58'16" E departing said line a distance of 1079.22 feet;

Thence S 85°16'48" W a distance of 1914.25 feet to the west line of said Lot 63, a found 1/4" rebar;

Thence N 00°00'00" E along said line a distance of 713.18 feet to a bent 1/2" rebar capped LS 26404;

Thence N 38°55'58" W along said line a distance of 267.61 feet back to the Point of Beginning.

A parcel of land located within Lot 63, Pleasant Country Ranches Unit 5, as recorded in Book 2, Page 164, Y.C.R.O., located in Sections 24 & 25, Township 8 North, Range 1 West, Yavapai County, Arizona, described as follows:

Commencing for reference at the Northwest corner of said Lot 63, a 1/2" rebar capped 26404;

Thence N 83°26'03" E (Basis of Bearings is Southwest line of said Lot 63 per Bk. 2, Pg. 164, Y.C.R. described as S 09°46'41" W between a found 1/2" rebar at the Southwest corner of Lot 63 and a found rebar capped LS 5570) along the north line of said Lot 63 a distance of 701.11 feet to a found rebar capped LS 26404;

Thence N 83°19'51" E along said north line a distance of 862.51 feet to the POINT OF BEGINNING;

Thence continue N 83°19'51" E along said north line a distance of 1982.26 feet to the Northeast corner of said Lot 63, a found GLO Brass cap marking the Southwest closing corner of Section 19, Township 8 North, Range 1 East, G&SRM;

Thence S 00°02'04" E along the east line of said Lot 63 a distance of 678.09 feet to the Northeast corner of said Section 25, a found GLO Brass cap;

Thence S 00°08'05" E along said east line a distance of 1953.85 feet to the Southeast corner of said Lot 63;

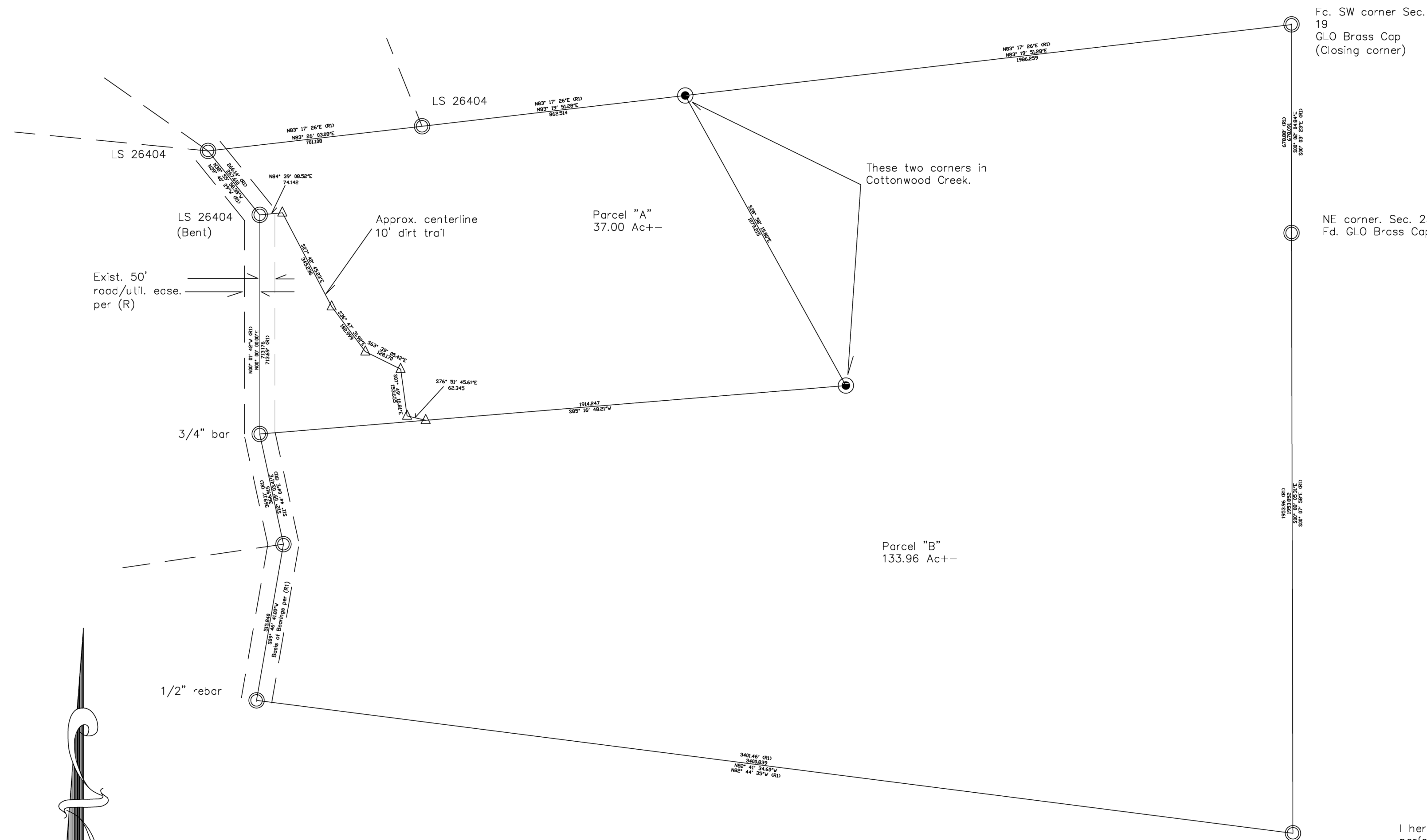
Thence N 82°41'35" W along the south line of said Lot 63 a distance of 3400.84 feet to the Southwest corner of said Lot 63, a found 1/2" rebar;

Thence N 09°46'41" E along the west line of said Lot 63 a distance of 515.84 feet;

Thence N 12°09'03" W along said west line a distance of 366.62 feet;

Thence N 85°16'48" E departing said west line a distance of 1914.25 feet;

Thence N 28°58'16" W a distance of 1079.22 feet back to the Point of Beginning.



## OWNER

Lake Pleasant #63 JV  
8650 Atwater Dr.  
Boise, Id 83714

## LEGEND

○ Fd. aluminum capped rebar marked LS 5570 unless noted otherwise

● Set 1/2" rebar capped LS 22258

(R1) Record per Bk. 2, Pg. 164 Y.C.R.O.

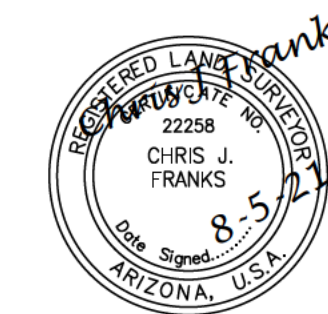
Deed of Record found in Bk. 2065, Pg. 896, Y.C.R.

## NOTE

This map has been amended to correct a call in the legal description of both Parcels from "862.51" to "701.11".

## CERTIFICATION

I hereby certify that the survey as shown hereon was performed by me during April, 2021 and that the corners are in the position shown and are of the nature shown.



**CHRIS J FRANKS' R.L.S.**

LAND SURVEYING

7001 W McRae Way Glendale, Az 85308 (602) 292-0883

Client	Lake Pleasant 63 JV	Drawn	CJF	Revised	8-5-21
Job	12896	Checked	CJF	Revised	
Date	4-18-21	Designed		Revised	

