

RESOLUTION NO. 17-1101

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTY IN THE TOWN FOR EASEMENT PURPOSES FOR USE AS DRAINAGE, SLOPE AND OTHER PUBLIC USES NOT INCONSISTENT THEREWITH; AUTHORIZING AND DIRECTING THE MAYOR, TOWN MANAGER AND TOWN ATTORNEY TO ACQUIRE TITLE TO SUCH REAL PROPERTY ON BEHALF OF THE TOWN BY DONATION, EMINENT DOMAIN OR PURCHASE FOR AN AMOUNT NOT TO EXCEED FAIR MARKET VALUE OF THE PROPERTY, PLUS ACQUISITION AND CLOSING COSTS.

WHEREAS, the continued growth and development of the Town of Chino Valley (the "Town") requires acquisition of certain drainage easements, slope easement and/or temporary construction easements for roadway improvements to Peavine Trail and Colorado Way (the "Project") and pursuant to the Town's Road, Water, and Sewer Lines Infrastructure Improvement Project, which real property is described in Exhibits A-1 through A-9 (the "Property"), attached hereto and made a part hereof; and

WHEREAS, the property owner has expressed a desire to dedicate his portion of the Property to the Town for use for the Project; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley find that acquisition of the Property is necessary for the Project and it is in the public interest to acquire such property; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley have considered alternatives available, have balanced the public good and the private injury resulting from the acquisition of the Property and have determined that locating the public improvements on the Property results in the greatest public good and the least private injury and that acceptance of the dedication is in the best interests of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, County of Yavapai, Arizona:

1. That the Mayor, Town Manager and Town Attorney are hereby directed to acquire title to and possession of the easements generally described in Exhibits A-1 through A-9, for public roadway, drainage, retention, slope and other public uses not inconsistent therewith; and

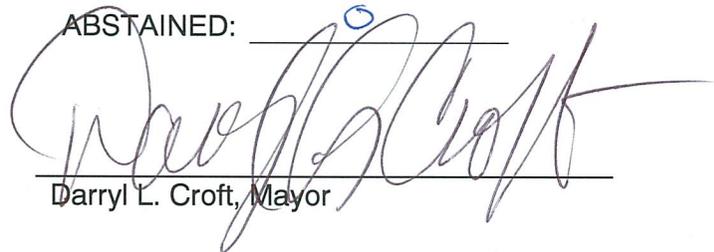
2. That the Mayor and Town Council, accept the dedication (donation) of the Property by the property owner; and

3. That the Mayor, Town Manager and Town Attorney are authorized to perform all acts necessary to acquire said property for the purposes described in this resolution on behalf of the Town.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 9th day of May, 2017 by the following vote:

AYES: 6
NAYS: 0

ABSENT: 0
ABSTAINED: 0



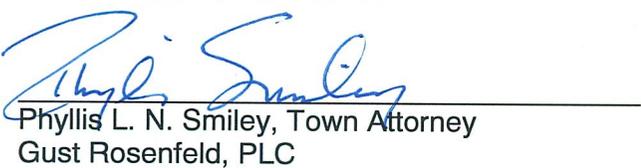
Darryl L. Croft, Mayor

ATTEST:



Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Phyllis L. N. Smiley, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Resolution No. 17-1101 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on May 9, 2017, and that quorum was present thereat and that the vote thereon was 6 ayes and 0 nays and 0 abstentions. 0 Council members were absent or excused.



Jami C. Lewis, Town Clerk

The following exhibits are attached hereto and incorporated herein:

1. Exhibit A-1 through A-7 – Legal Description of Property to be Acquired - Wells
2. Exhibit A-8 through A-9 - Legal Description of Property to be Acquired - Willmore

EXHIBIT A-1

Description of Property to be Acquired

(Drainage Easement)
APN 306-03-002M and 306-03-002N

EXHIBIT "A"
LAND DESCRIPTION
DRAINAGE EASEMENTS

THOSE PORTIONS OF PARCELS 4, 5, AND 6 OF THE LAND DESCRIBED IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACTS 38, 39, AND 41, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, AND BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY SOUTH 89° 48' 15" EAST A DISTANCE OF 736.62 TO A POINT ON SAID NORTHERLY LINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00° 11' 45" EAST A DISTANCE OF 67.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 67.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) OF SAID NORTHERLY LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 228.06 FEET;

THENCE SOUTH 84° 09' 22" EAST A DISTANCE OF 71.98 FEET;



EXPIRES 09/30/2019

THENCE SOUTH 83° 30' 02" EAST A DISTANCE OF 217.56 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO THE TOWN OF CHINO VALLEY SOUTH 14° 05' 47" EAST A DISTANCE OF 22.17 FEET;

THENCE NORTH 65° 12' 50" WEST A DISTANCE OF 10.05 FEET;

THENCE NORTH 82° 48' 42" WEST A DISTANCE OF 215.82 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 45.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) OF SAID NORTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY;

THENCE ALONG SAID PARALLEL LINE NORTH 89° 48' 15" WEST A DISTANCE OF 70.00 FEET;

THENCE SOUTH 00° 11' 45" WEST A DISTANCE OF 45.00 FEET TO THE SAID NORTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY;

THENCE ALONG SAID NORTHERLY LINE NORTH 89° 48' 15" WEST A DISTANCE OF 228.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,211 SQUARE FEET, OR 0.464 ACRES, MORE OR LESS.

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE SOUTH 89° 48' 15" EAST A DISTANCE OF 1,261.78 FEET ALONG NORTHERLY LINE OF THE LAND AS DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, AND BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY, TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE SOUTH 14° 05' 47" EAST A DISTANCE OF 51.60 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY RECORDED IN BOOK 4443, PAGE 165,

THENCE ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEDICATION OF PUBLIC ROADWAY NORTH 89° 48' 15" WEST A DISTANCE OF 275.18 FEET TO A POINT ON SAID SOUTHERLY LINE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89° 48' 15" WEST A DISTANCE OF 349.06 FEET;

THENCE SOUTH 00° 11' 45" WEST A DISTANCE OF 12.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 12.00 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF SAID SOUTHERLY LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 349.06 FEET;

THENCE NORTH 00° 11' 45" EAST A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,189 SQUARE FEET, OR 0.096 ACRES, MORE OR LESS.



POR.
TRACT
38

T 16 N
R 02 W

BOOK 3312, PAGE 499,
O.R.

PEAVINE

N.E. COR. SUNRISE
SUBDIVISION
PER BOOK 19,
PAGE 21
MAPS AND PLATS

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

S89° 48' 15"E
228.06'

N00° 11' 45"E
67.00'

S83° 30' 02"E
217.58'

S84° 09' 22"E
71.98'

S14° 05' 47"E
22.17'

P.O.C.

P.O.B.

PCL "A"

N'LY LINE
TR. 39 AND 41

S89° 48' 15"E 736.62'

N89° 48' 15"W
228.06'

N82° 48' 42"W
215.82'

N'LY LINE OF
BOOK 4719,
PAGE 158

S00° 11' 45"W
45.00'

N65° 12' 50"W
10.05'

BOOK 3927,
PAGE 137,
O.R.

PUBLIC ROADWAY
DEDICATION
PER BOOK 4443,
PAGE 165, O.R.

POR. PARCEL 6
PER BOOK 4275,
PAGE 87, O.R.

TRAIL

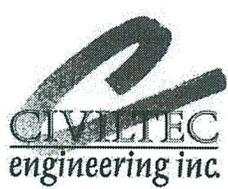
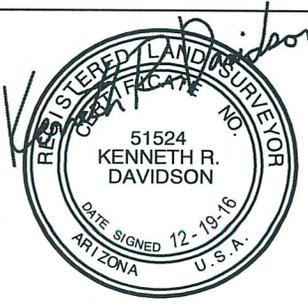
TR. 39
T 16 N
R 02 W

POR. PARCEL 5
PER BOOK 4275,
PAGE 87, O.R.

TR. 41
T 16 N
R 02 W

LEGEND

 PROPOSED PARCEL 'A' DRAINAGE
EASEMENT PER THIS DOCUMENT



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

DRAINAGE EASEMENT

EXHIBIT B

DE: KR	CH: BT	DR: KR	JN: 2016405.00	SHEET 1 OF 2
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POR. TRACT 38

T 16 N
R 02 W



N.E. COR. SUNRISE SUBDIVISION
PER BOOK 19, PAGE 21
MAPS AND PLATS

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

PUBLIC ROADWAY
DEDICATION
PER BOOK 4443
PAGE 165, O.R.

N'LY LINE
TR. 39 AND 41

BOOK 3927,
PAGE 137,
O.R.

P.O.C.

P.O.B.

N'LY LINE OF
BOOK 4719,
PAGE 158

T 16 N
R 02 W

POR. PARCEL 5
PER BOOK 4275,
PAGE 87, O.R.

POR. PARCEL 6
PER BOOK 4275,
PAGE 87, O.R.

POR. TRACT 39

POR. TRACT 41

TRAIL
100'

LEGEND

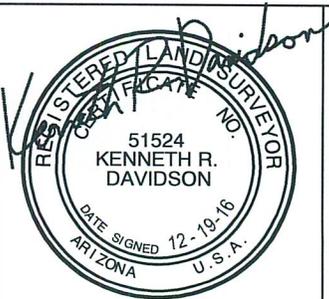
 PROPOSED PARCEL 'B' DRAINAGE
EASEMENT PER THIS DOCUMENT

CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

DRAINAGE EASEMENT

EXHIBIT B



EXPIRES 09/30/2019



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 2 OF 2

EXHIBIT A-2

Description of Property to be Acquired

(Drainage Easement)

APN 306-03-002M

EXHIBIT "A"

LAND DESCRIPTION

DRAINAGE EASEMENT

THAT PORTION OF PARCEL 7 OF THE LAND DESCRIBED IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACT 41, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE SOUTH 00° 10' 37" WEST A DISTANCE OF 378.35 FEET ALONG THE EASTERLY LINE OF SAID TRACT 41 TO **THE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00° 10' 37" WEST A DISTANCE OF 37.00 FEET;

THENCE SOUTH 24° 05' 38" WEST A DISTANCE OF 14.80 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 6.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

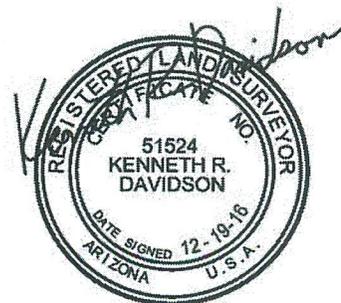
THENCE ALONG SAID PARALLEL LINE SOUTH 00° 10' 37" WEST A DISTANCE OF 40.73 FEET;

THENCE SOUTH 17° 12' 50" WEST A DISTANCE OF 48.24' FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 18.50 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 00° 10' 37" WEST A DISTANCE OF 37.46 FEET;

THENCE SOUTH 07° 28' 13" WEST A DISTANCE OF 64.87 FEET;

THENCE SOUTH 89° 49' 23" EAST A DISTANCE OF 28.37 TO SAID EASTERLY LINE;



EXPIRES 09/30/2019

THENCE ALONG SAID EASTERLY LINE SOUTH 00° 10' 37" WEST A DISTANCE OF 103.38 FEET;

THENCE NORTH 89° 49' 23" WEST A DISTANCE OF 43.50 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 43.50 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 103.38 FEET;

THENCE NORTH 07° 28' 13" EAST A DISTANCE OF 65.84 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 35.62 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

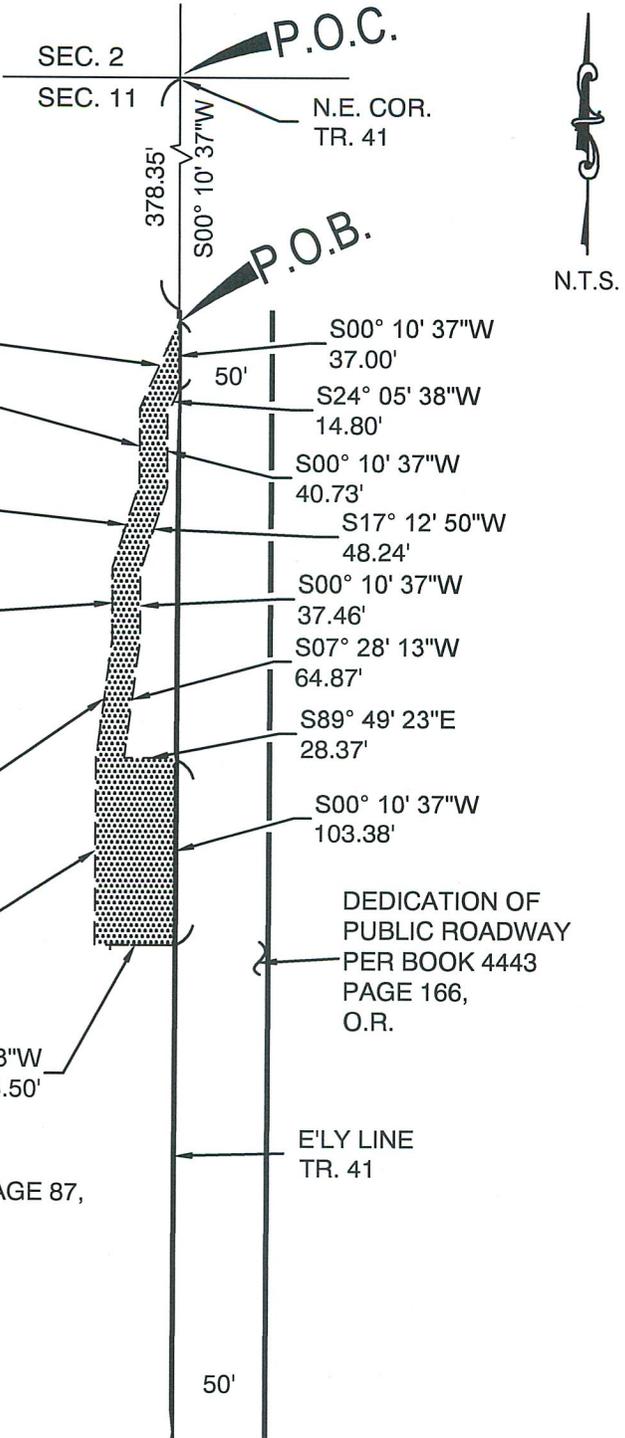
THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 38.75 FEET;

THENCE NORTH 17° 12' 50" EAST A DISTANCE OF 48.24 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 21.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 41.66 FEET;

THENCE NORTH 24° 05' 38" EAST A DISTANCE OF 51.80 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,889 SQUARE FEET, OR 0.181 ACRES, MORE OR LESS.



T 16 N
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POR.
TRACT
41

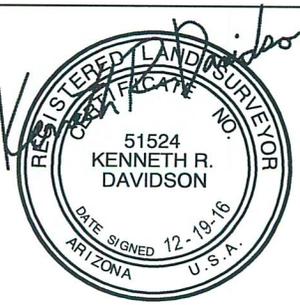
POR. PCL. 7
BOOK 4275 PAGE 87,
O.R.

DEDICATION OF
PUBLIC ROADWAY
PER BOOK 4443
PAGE 166,
O.R.

E'LY LINE
TR. 41

LEGEND

 PROPOSED DRAINAGE EASEMENT
PER THIS DOCUMENT



EXPIRES 09/30/2019



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
DRAINAGE EASEMENT
EXHIBIT B

DE: KR D	CH: BT	DR: KR D	JN: 2016405.00	SHEET 1 OF 1
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EXHIBIT A-3

Description of Property to be Acquired

(Slope Easement)

APN 306-03-002M

EXHIBIT "A"
LAND DESCRIPTION
SLOPE EASEMENTS

THOSE PORTIONS OF PARCEL 4 OF THE LAND DESCRIBED IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACT 38, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL A

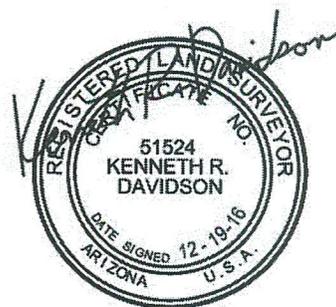
COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF THE LAND AS DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, AND PARCEL 2 OF BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY SOUTH 89° 48' 15" EAST A DISTANCE OF 411.51 TO A POINT ON SAID NORTHERLY LINE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 325.14 FEET;

THENCE NORTH 00° 11' 45" EAST A DISTANCE OF 45.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 45.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) OF SAID NORTHERLY LINE OF SAID PARCEL 2;

THENCE ALONG SAID PARALLEL LINE NORTH 89° 48' 15" WEST A DISTANCE OF 70.00 FEET;



EXPIRES 09/30/2019

THENCE SOUTH 87° 49' 36" WEST A DISTANCE OF 172.54 FEET;

THENCE SOUTH 65° 36' 21" WEST A DISTANCE OF 91.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11,860 SQUARE FEET, OR 0.272 ACRES, MORE OR LESS.

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE SOUTH 89° 48' 15" EAST A DISTANCE OF 964.71 FEET ALONG NORTHERLY LINE OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, AND PARCEL 2 OF BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY TO THE **POINT OF BEGINNING**.

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 297.07 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 14° 05' 47" WEST A DISTANCE OF 15.01 FEET;

THENCE NORTH 65° 12' 50" WEST A DISTANCE OF 10.05 FEET;

THENCE NORTH 82° 48' 42" WEST A DISTANCE OF 215.82 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 45.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) OF SAID NORTHERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 89° 48' 15" WEST A DISTANCE OF 70.00 FEET;

THENCE SOUTH 00° 11' 45" WEST A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10,155 SQUARE FEET, OR 0.233 ACRES, MORE OR LESS.



POR. TRACT 38

T 16 N
R 02 W

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

BOOK 3312, PAGE 499,
O.R.

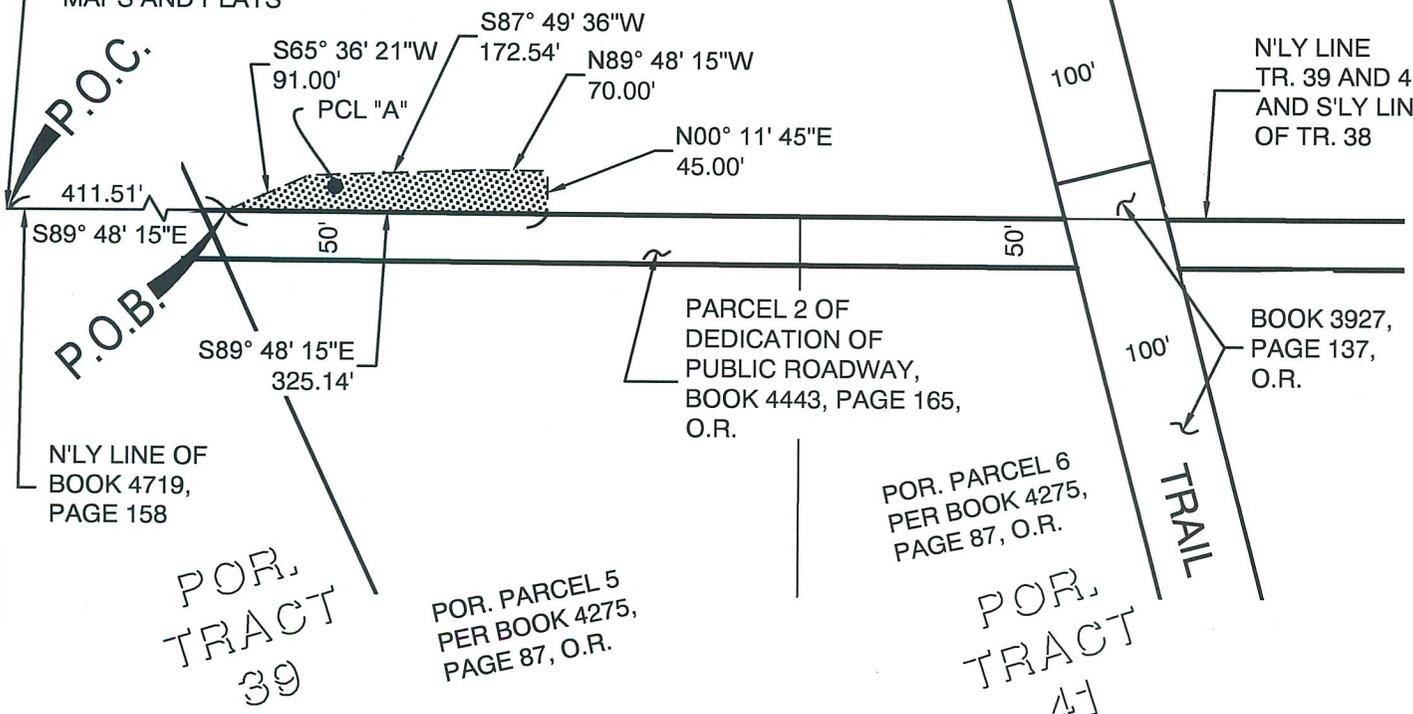
PEAVINE

N.E. COR. SUNRISE
SUBDIVISION
PER BOOK 19,
PAGE 21
MAPS AND PLATS

N'LY LINE
TR. 39 AND 41
AND S'LY LINE
OF TR. 38

BOOK 3927,
PAGE 137,
O.R.

P.O.C.
P.O.B.



PARCEL 2 OF
DEDICATION OF
PUBLIC ROADWAY,
BOOK 4443, PAGE 165,
O.R.

POR. PARCEL 6
PER BOOK 4275,
PAGE 87, O.R.

POR. PARCEL 5
PER BOOK 4275,
PAGE 87, O.R.

POR. TRACT 41

T 16 N
R 02 W

LEGEND

 PROPOSED PARCEL 'A' SLOPE
EASEMENT PER THIS DOCUMENT



EXPIRES 09/30/2019



CIVILTEC
engineering inc.

Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

SLOPE EASEMENT

EXHIBIT B

DE: KR D	CH: BT	DR: KR D	JN: 2016405.00	SHEET 1 OF 2
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N.T.S.

POR.
TRACT
38

T 16 N
R 02 W

BOOK 3312, PAGE 499,
O.R.

PEAVINE

N.E. COR. SUNRISE
SUBDIVISION
PER BOOK 19,
PAGE 21
MAPS AND PLATS

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

N89° 48' 15"W
70.00'
S00° 11' 45"W
45.00'

N82° 48' 42"W
215.82'

N65° 12' 50"W
10.05'

N'LY LINE
TR. 39 AND 41
AND S'LY LINE
OF TR. 38

P.O.C.

P.O.B.

964.71' S89° 48' 15"E

PARCEL 2 OF
DEDICATION OF
PUBLIC ROADWAY,
BOOK 4443, PAGE 165,
O.R.

S89° 48' 15"E
297.07'

N14° 05' 47"W
15.01'

BOOK 3927,
PAGE 137,
O.R.

N'LY LINE OF
BOOK 4719,
PAGE 158

POR. PARCEL 6
PER BOOK 4275,
PAGE 87, O.R.

TRAIL

POR.
TRACT
39

POR. PARCEL 5
PER BOOK 4275,
PAGE 87, O.R.

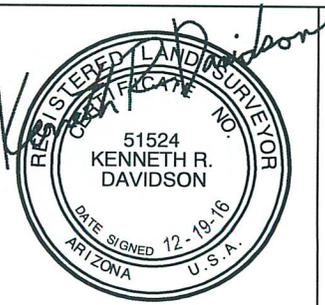
T 16 N
R 02 W

POR.
TRACT
41

LEGEND



PROPOSED PARCEL 'B' SLOPE
EASEMENT PER THIS DOCUMENT



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

SLOPE EASEMENT

EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 2 OF 2

EXHIBIT A-4

Description of Property to be Acquired

(Temporary Construction Easement)

APN 306-03-002M and 306-03-002N

EXHIBIT "A"
LAND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

THOSE PORTIONS OF PARCELS 4, 5, AND 6 OF THE LAND DESCRIBED IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACTS 38, 39, AND 41, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS... ..

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE SOUTH 89° 48' 15" EAST A DISTANCE OF 387.39 FEET ALONG NORTHERLY LINE OF THE LAND AS DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, OFFICIAL RECORDS OF SAID COUNTY, TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN SAID DEDICATION, SAID NORTHEAST CORNER ALSO BEING **THE POINT OF BEGINNING;**

THENCE CONTINUING SOUTH 89° 48' 15" EAST A DISTANCE OF 874.39 FEET ALONG THE NORTHERLY LINE OF PARCEL 2 OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;



EXPIRES 09/30/2019

THENCE ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CURT AND NANCY WELLS, RECORDED IN BOOK 3312, PAGE 499, OFFICIAL RECORDS OF SAID COUNTY, NORTH 14° 05' 47" WEST A DISTANCE OF 617.08 FEET;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 357.28 FEET;

THENCE SOUTH 31° 34' 46" WEST A DISTANCE OF 700.46 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 368,258 SQUARE FEET, OR 8.454 ACRES, MORE OR LESS.

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE SOUTH 89° 48' 15" EAST A DISTANCE OF 1,261.78 FEET ALONG NORTHERLY LINE OF THE LAND DESCRIBED IN DEDICATIONS OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, AND PARCEL 2 OF BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY, TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE SOUTH 14° 05' 47" EAST A DISTANCE OF 51.60 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 2 OF SAID DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY RECORDED IN BOOK 4443, PAGE 165, SAID CORNER BEING **THE POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 14° 05' 47" EAST A DISTANCE OF 634.64 FEET;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 742.27 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 5 IN SAID DEED TO CURT A. WELLS;

THENCE ALONG SAID WESTERLY LINE NORTH 24° 11' 41" WEST A DISTANCE OF 675.27 FEET TO THE SOUTHERLY LINE OF PARCEL 2 OF THE LAND DESCRIBED IN SAID DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 864.45 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 494,068 SQUARE FEET, OR 11.342 ACRES, MORE OR LESS.

POR.
TRACT
38

T 16 N
R 02 W

N.E. COR. SUNRISE
SUBDIVISION
PER BOOK 19,
PAGE 21
MAPS AND PLATS

N89° 48' 15"W
357.28'

BOOK 3312, PAGE 499,
O.R.

PARCEL 'A' T.C.E.
PER THIS DOCUMENT

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

PARCEL 2 OF
DEDICATION OF
PUBLIC ROADWAY, PER
BOOK 4443, PAGE 165,
O.R.

N'LY LINE
TR. 39 AND 41
AND S'LY LINE
OF TR. 38

P.O.C.

387.39'

874.39'

S89° 48' 15"E

S89° 48' 15"E

P.O.B.

N'LY LINE OF
BOOK 4719,
PAGE 158

POR. PARCEL 5
PER BOOK 4275,
PAGE 87, O.R.

POR. PARCEL 6
PER BOOK 4275,
PAGE 87, O.R.

BOOK 3927,
PAGE 137,
O.R.

POR.
TRACT
39

T 16 N
R 02 W

POR.
TRACT
41

TRAIL

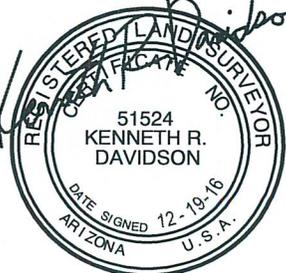
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N.T.S.



EXPIRES 09/30/2019



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CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 1 OF 2



T 16 N
R 02 W

POR.
TRACT
38

N.E. COR. SUNRISE SUBDIVISION
PER BOOK 19, PAGE 21
MAPS AND PLATS

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

PARCEL 2 OF
DEDICATION OF
PUBLIC ROADWAY,
PER BOOK 4443,
PAGE 165, O.R.

N'LY LINE
TR. 39 AND 41

P.O.C.

1,261.78' N89° 48' 15"W

864.45'

S89° 48' 15"E

S14° 05' 47"E
51.60'

BOOK 3927,
PAGE 137,
O.R.

POR. PARCEL 5
PER BOOK 4275,
PAGE 87, O.R.

PARCEL 'B' T.C.E.
PER THIS DOCUMENT

P.O.B.

N'LY LINE OF
BOOK 4719,
PAGE 158

N24° 11' 41"W
615.27'

POR.
TRACT
39

POR. PARCEL 6
PER BOOK 4275,
PAGE 87, O.R.

S14° 05' 47"E
634.64'

TRAIL

T 16 N
R 02 W

POR.
TRACT
41

N89° 48' 15"W

742.27'

LEGEND

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TOWN OF CHINO VALLEY

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT B

DE: KR	CH: BT	DR: KR	JN: 2016405.00	SHEET 2 OF 2
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EXHIBIT A-5

Description of Property to be Acquired

(Temporary Construction Easement)

APN 306-03-002K

EXHIBIT "A"
LAND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION PARCEL 7 OF THE LAND DESCRIBED IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACT 41, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE SOUTH 00° 10' 37" WEST A DISTANCE OF 2,619.69 FEET ALONG THE EASTERLY LINE OF SAID TRACT 41 TO **THE POINT OF BEGINNING**;

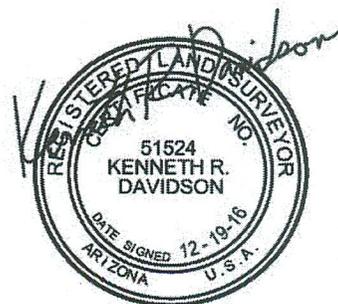
THENCE CONTINUING SOUTH 00° 10' 37" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 194.63 FEET;

THENCE NORTH 89° 49' 23" WEST A DISTANCE OF 12.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 12.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 194.63 FEET;

THENCE SOUTH 89° 49' 23" EAST A DISTANCE OF 12.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 2,336 SQUARE FEET, OR 0.054 ACRES, MORE OR LESS.



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TR. 38
 TR. 41
 P.O.C.
 N.E. COR.
 TR. 41



T 16 N
 R 02 W

DEDICATION OF
 PUBLIC ROADWAY
 PER BOOK 4443
 PAGE 166,
 O.R.

2,619.69'
 S00° 10' 37"W

50'

S89° 49' 23"E
 12.00'

P.O.B.

POR. PCL. 7
 BOOK 4275
 PAGE 87, O.R.

N00° 10' 37"E
 194.63'

S00° 10' 37"W
 194.63'

DEDICATION OF
 PUBLIC ROADWAY
 PER INST.
 2014-0020282
 O.R.

N89° 49' 23"W
 12.00'

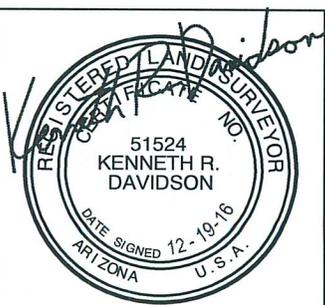
POR.
 TRACT
 41

E'LY LINE
 TR. 41

50'

LEGEND

 PROPOSED TEMPORARY
 CONSTRUCTION EASEMENT PER
 THIS DOCUMENT



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TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 1 OF 1

X:\2016\2016405.00-04 Home Manor\DWG\Sheets\Survey\Legal Description\ExhibitB\Wells Legal Description VERY SLY TCE.dwg | 12/21/2016 10:27 AM

EXHIBIT A-6

Description of Property to be Acquired

(Temporary Construction Easement)

APN 306-03-002Q

EXHIBIT "A"

LAND DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF PARCEL 7 OF THE LAND DESCRIBED IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACT 41, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE SOUTH 00° 10' 37" WEST A DISTANCE OF 415.34 FEET ALONG THE EASTERLY LINE OF SAID TRACT 41 TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

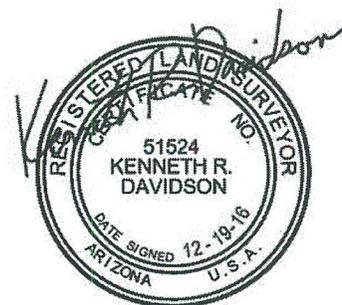
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00° 10' 37" WEST A DISTANCE OF 202.18 FEET;

THENCE NORTH 89° 49' 23" WEST A DISTANCE OF 28.37 FEET;

THENCE NORTH 07° 28' 13" EAST A DISTANCE OF 64.87 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 20.13 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 37.46 FEET;

THENCE NORTH 17° 12' 50" EAST A DISTANCE OF 48.24 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 6.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;



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THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 40.73 FEET;

THENCE NORTH 24° 05' 38" EAST A DISTANCE OF 14.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,202 SQUARE FEET, OR 0.074 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE SOUTH 00° 10' 37" WEST A DISTANCE OF 720.90 FEET ALONG THE EASTERLY LINE OF SAID TRACT 41;

THENCE NORTH 89° 49' 23" WEST A DISTANCE OF 43.50 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND DISTANT 43.50 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 103.38 FEET;

THENCE NORTH 07° 28' 13" EAST A DISTANCE OF 65.84 FEET

THENCE SOUTH 61° 19' 12" WEST A DISTANCE OF 106.22 FEET;

THENCE NORTH 54° 17' 56" WEST A DISTANCE OF 62.91 FEET;

THENCE SOUTH 45° 01' 33" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 35° 38' 57" EAST A DISTANCE OF 95.97 FEET;

THENCE SOUTH 70° 19' 18" EAST A DISTANCE OF 121.95 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 17,110 SQUARE FEET, OR 0.393 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL C

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE SOUTH 00° 10' 37" WEST A DISTANCE OF 720.90 FEET ALONG THE EASTERLY LINE OF SAID TRACT 41 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00° 10' 37" WEST A DISTANCE OF 269.68 FEET;

THENCE NORTH 23° 44' 23" WEST A DISTANCE OF 51.80 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 21.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 41.66 FEET;

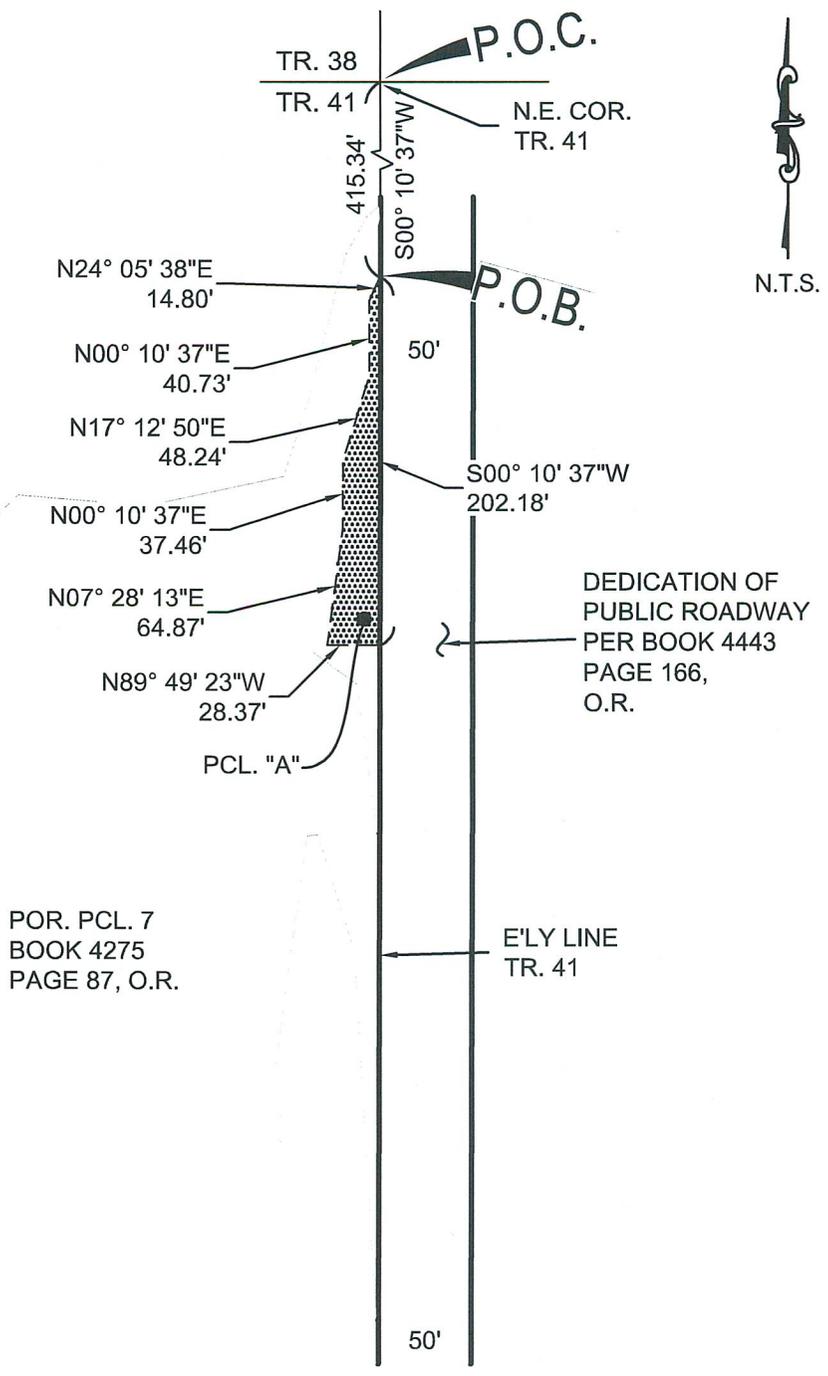
THENCE NORTH 16° 51' 37" WEST A DISTANCE OF 48.24 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 35.13 FEET WESTERLY (MEASURED AT RIGHT ANGLES) OF SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 10' 37" EAST A DISTANCE OF 134.55 FEET;

THENCE SOUTH 89° 49' 23" EAST A DISTANCE OF 35.13 FEET TO THE POINT OF BEGINNING;

CONTAINING 7,394 SQUARE FEET, OR 0.169 ACRES, MORE OR LESS.

T 16 N
R 02 W



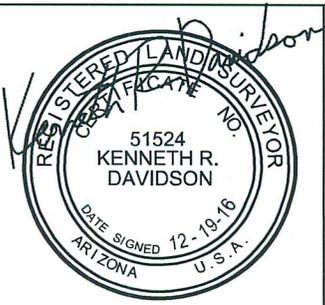
POR.
TRACT
41

POR. PCL. 7
BOOK 4275
PAGE 87, O.R.

DEDICATION OF
PUBLIC ROADWAY
PER BOOK 4443
PAGE 166,
O.R.

LEGEND

 PROPOSED PARCEL 'A' TEMPORARY
CONSTRUCTION EASEMENT PER
THIS DOCUMENT



EXPIRES 09/30/2019

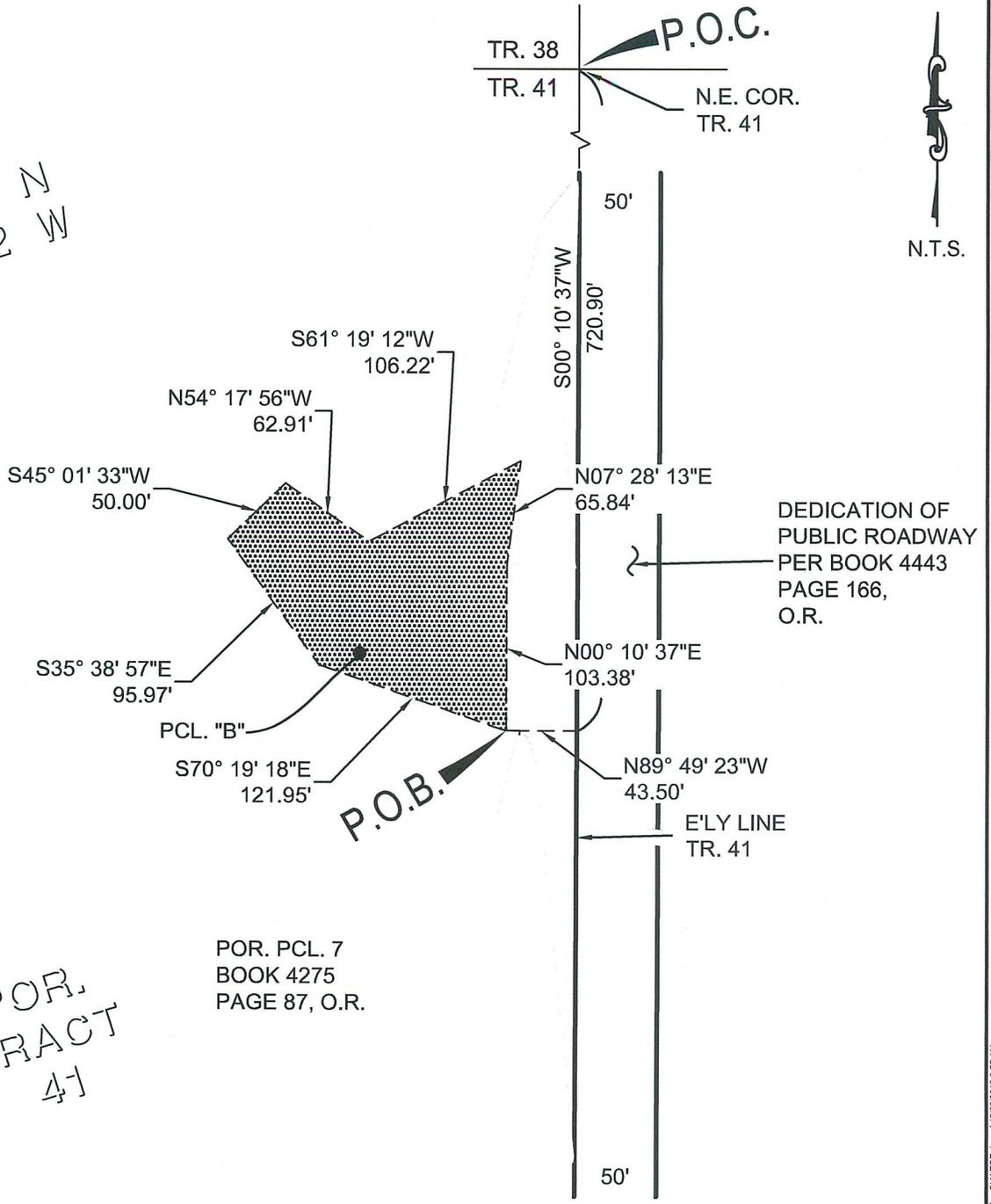


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CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

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R 02 W



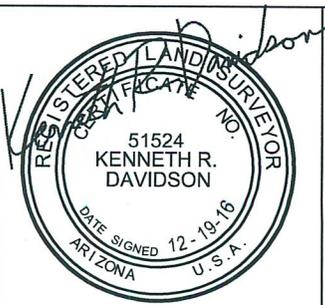
POR.
TRACT
41

POR. PCL. 7
BOOK 4275
PAGE 87, O.R.

DEDICATION OF
PUBLIC ROADWAY
PER BOOK 4443
PAGE 166,
O.R.

LEGEND

 PROPOSED PARCEL 'B' TEMPORARY
CONSTRUCTION EASEMENT PER
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TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

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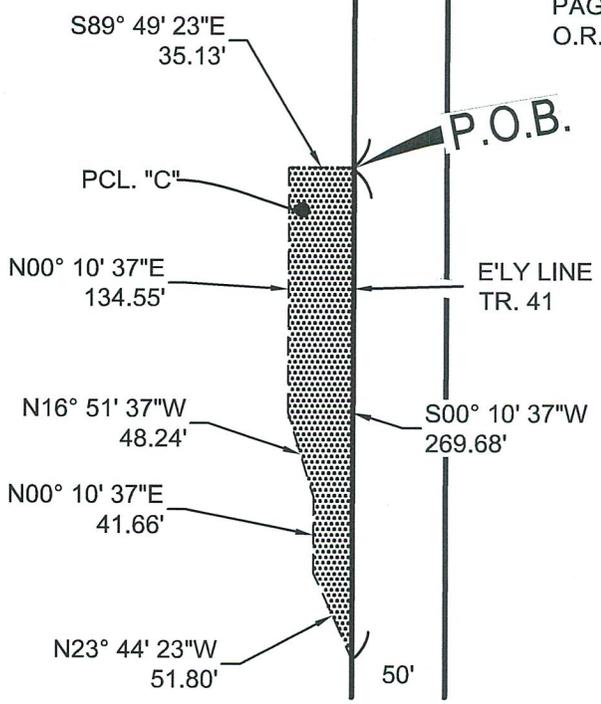
T 16 N
R 02 W

TR. 38
TR. 41
P.O.C.
N.E. COR.
TR. 41



POR. PCL. 7
BOOK 4275
PAGE 87, O.R.

DEDICATION OF
PUBLIC ROADWAY
PER BOOK 4443
PAGE 166,
O.R.



POR.
TRACT
41

LEGEND

 PROPOSED PARCEL 'C' TEMPORARY
CONSTRUCTION EASEMENT PER
THIS DOCUMENT



EXPIRES 09/30/2019



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TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

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EXHIBIT A-7

Description of Property to be Acquired

(Temporary Construction Easement)

APN 306-03-002P and 306-03-002Q

EXHIBIT "A"
LAND DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

THOSE PORTIONS OF THE LAND DESCRIBED AS PARCELS 4 AND 7 IN DEED TO CURT A. WELLS RECORDED IN BOOK 4275, PAGE 87, OFFICIAL RECORDS, LOCATED IN TRACTS 38 AND 41, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 675.38 FEET ALONG THE NORTHERLY LINE OF SAID TRACT 41 TO **THE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 48' 15" WEST A DISTANCE OF 272.45 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;



EXPIRES 09/30/2019

THENCE ALONG SAID EASTERLY LINE NORTH 14° 05' 47" WEST A DISTANCE OF 11.97 FEET;

THENCE SOUTH 79° 48' 15" EAST A DISTANCE OF 20.72 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 8.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) OF SAID NORTHERLY LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 255.00 FEET;

THENCE SOUTH 00° 11' 45" WEST A DISTANCE OF 8.00 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 2,223 SQUARE FEET, OR 0.051 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 947.83 FEET ALONG THE NORTHERLY LINE OF SAID TRACT 41 TO THE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY LINE SOUTH 14° 05' 47" EAST A DISTANCE OF 51.60 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY RECORDED IN BOOK 4443, PAGE 165 OF OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 14° 05' 47" EAST A DISTANCE OF 13.56 FEET;

THENCE NORTH 75° 11' 45" EAST A DISTANCE OF 19.88 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 8.00 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTHERLY LINE OF SAID PARCEL 1 DEDICATION OF PUBLIC ROADWAY;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 130.00 FEET;

THENCE NORTH 00° 11' 45" EAST A DISTANCE OF 8.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 48' 15" WEST A DISTANCE OF 152.55 TO THE **POINT OF BEGINNING**;

CONTAINING 1,265 SQUARE FEET, OR 0.029 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL C

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 508.86 FEET ALONG THE NORTHERLY LINE OF SAID TRACT 41 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89° 48' 15" WEST A DISTANCE OF 24.42 FEET;

THENCE NORTH 35° 11' 45" EAST A DISTANCE OF 34.00 FEET;

THENCE SOUTH 54° 48' 15" EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 35° 11' 45" WEST A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 540 SQUARE FEET, OR 0.012 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL D

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE SOUTH 00° 10' 37" WEST A DISTANCE OF 50.00 ALONG THE EASTERLY LINE OF SAID TRACT 41 TO THE SOUTHEAST CORNER OF PARCEL 1 OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 543.88 FEET ALONG THE SOUTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89° 48' 15" WEST A DISTANCE OF 24.42 FEET;

THENCE SOUTH 35° 11' 45" WEST A DISTANCE OF 57.81 FEET;

THENCE SOUTH 54° 48' 15" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 35° 11' 45" EAST A DISTANCE OF 71.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,296 SQUARE FEET, OR 0.029 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL E

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 41;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 20.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT 41;

THENCE NORTH 45° 00' 30" EAST A DISTANCE OF 28.20 FEET TO THE EASTERLY LINE OF SAID TRACT 38;

THENCE SOUTH 00° 09' 12" EAST A DISTANCE OF 20.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL F

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41;

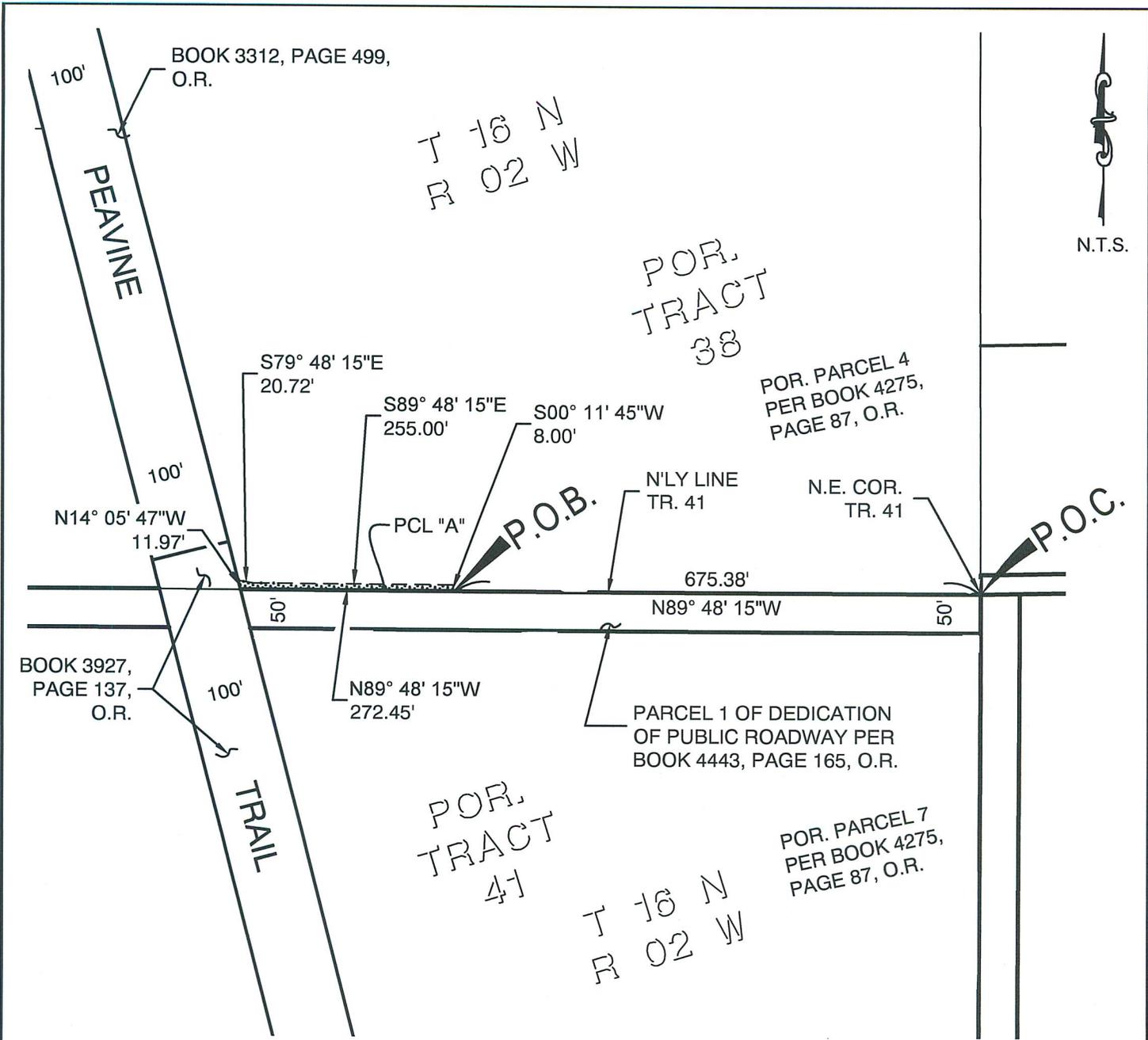
THENCE ALONG THE EASTERLY LINE OF SAID TRACT 41 SOUTH 00° 10' 37" WEST A DISTANCE OF 50.00 TO THE SOUTHEAST CORNER OF PARCEL 1 OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4443, PAGE 165, OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00° 10' 37" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 44° 48' 49" WEST A DISTANCE OF 28.29 FEET TO THE SOUTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

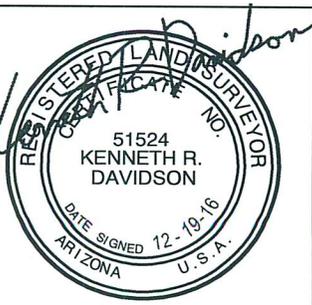
CONTAINING 200 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.



LEGEND



PROPOSED PARCEL 'A' TEMPORARY
CONSTRUCTION EASEMENT PER
THIS DOCUMENT



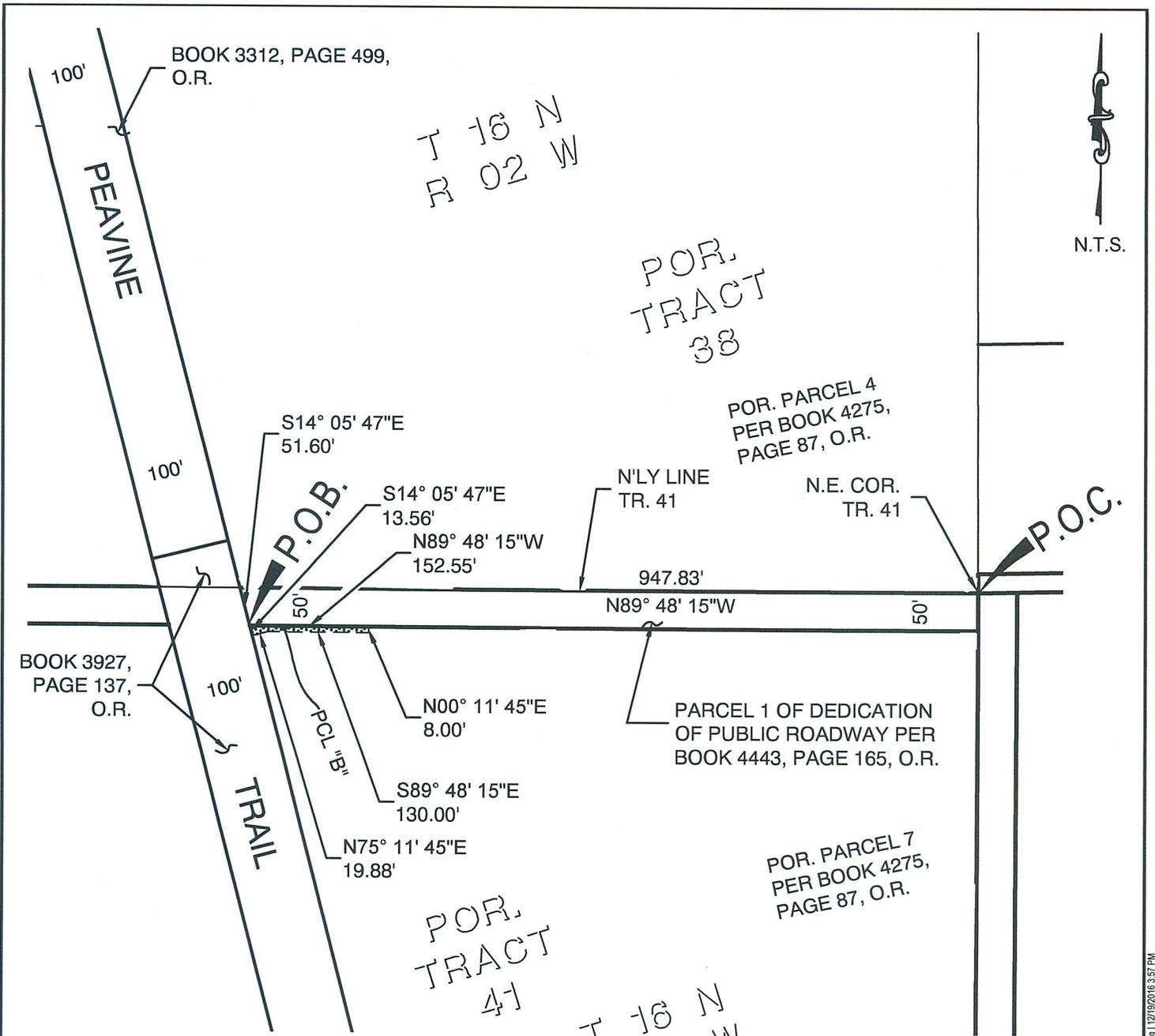
EXPIRES 09/30/2019



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 1 OF 6



LEGEND



PROPOSED PARCEL 'B' TEMPORARY CONSTRUCTION EASEMENT PER THIS DOCUMENT



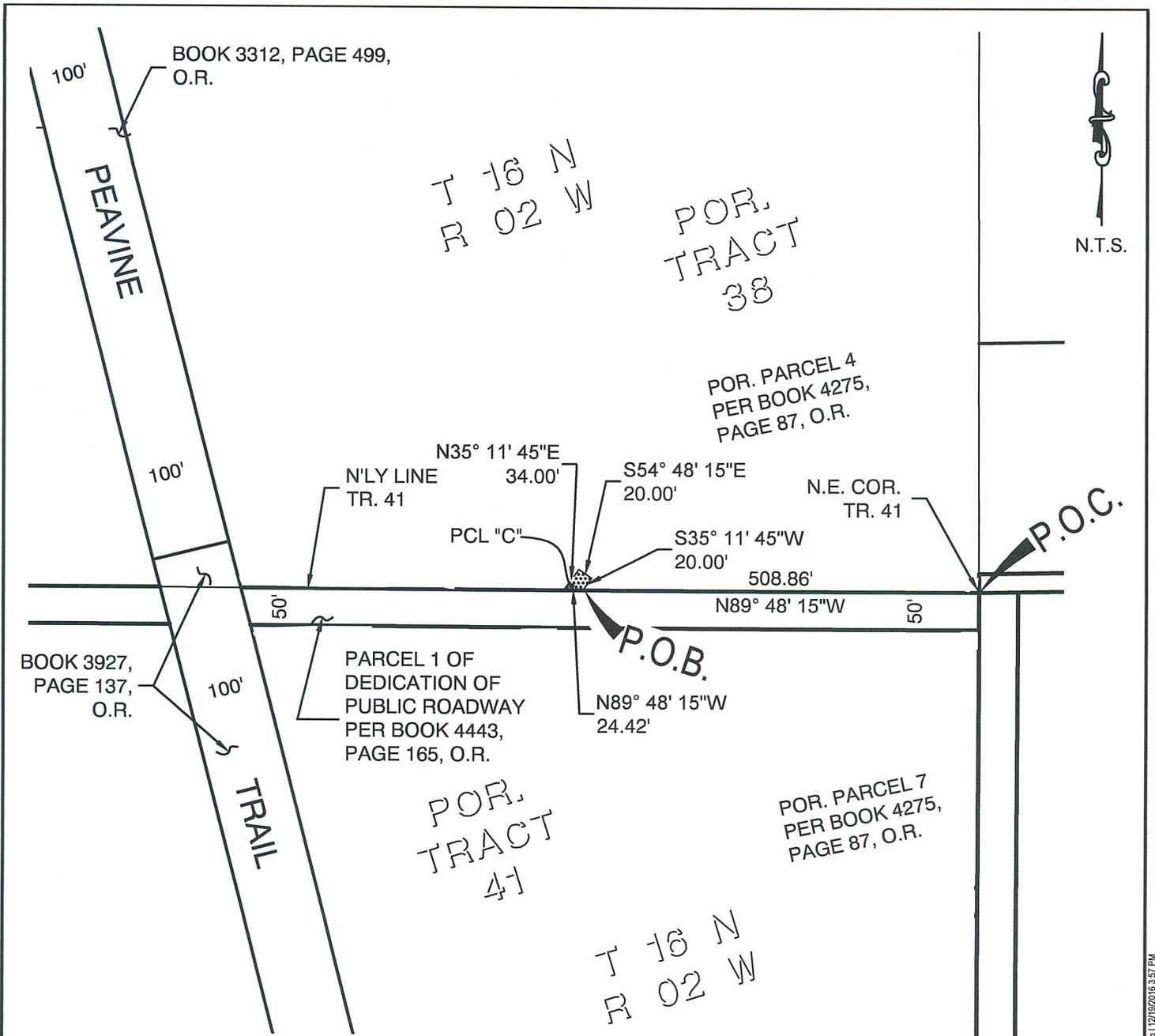
EXPIRES 09/30/2019



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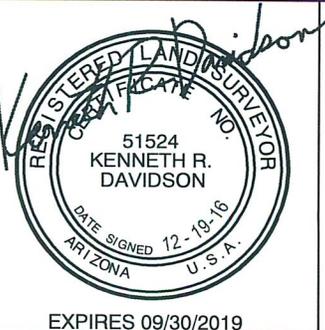
CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 2 OF 6



LEGEND

 PROPOSED PARCEL 'C' TEMPORARY CONSTRUCTION EASEMENT PER THIS DOCUMENT



CHINO VALLEY, AZ

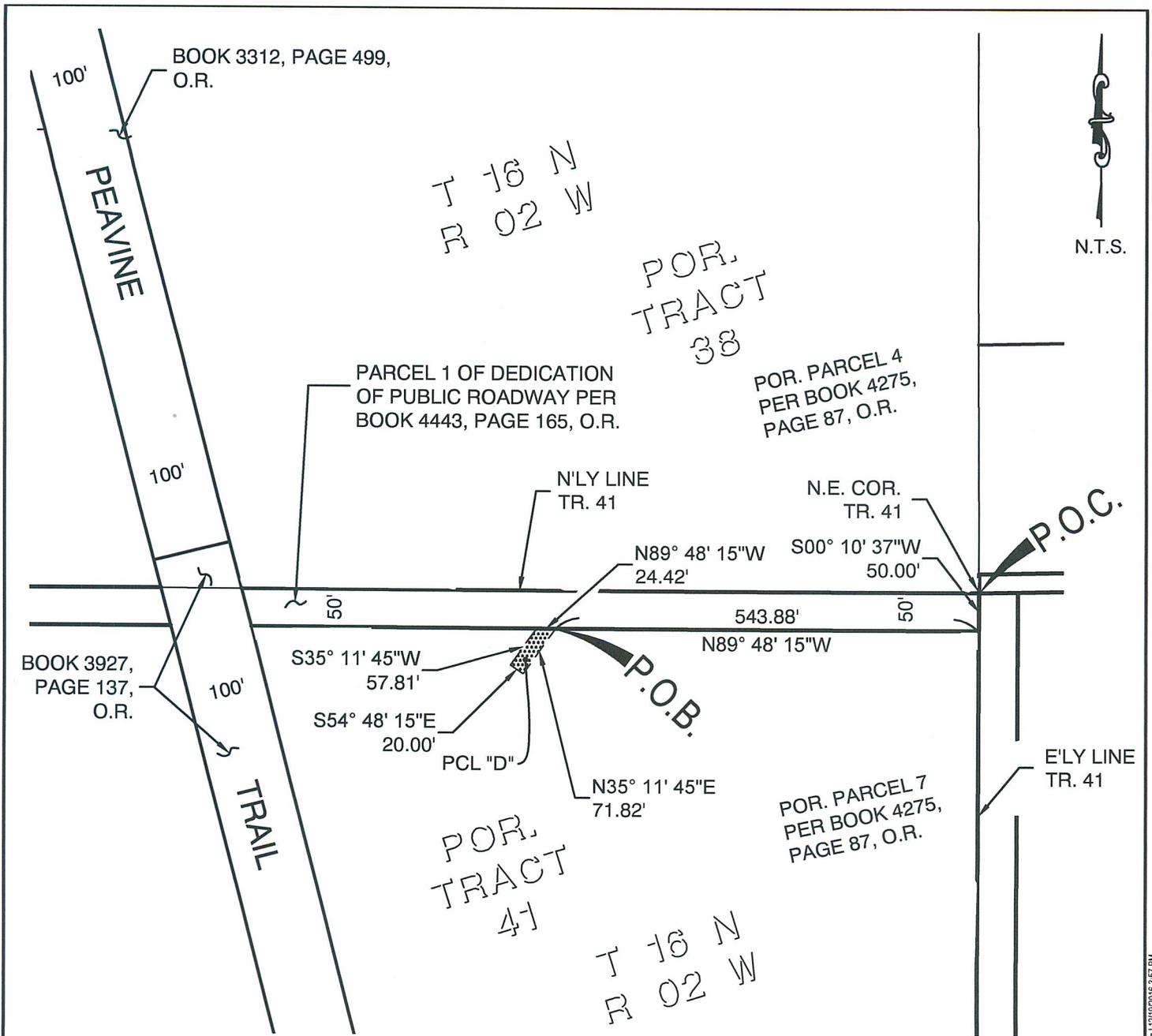
TOWN OF CHINO VALLEY

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT B

DE: KR D	CH: BT	DR: KR D	JN: 2016405.00	SHEET 3 OF 6
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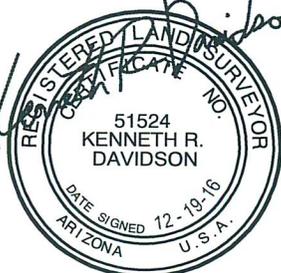
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LEGEND



PROPOSED PARCEL 'D' TEMPORARY CONSTRUCTION EASEMENT PER THIS DOCUMENT



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California • Arizona

CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 4 OF 6

T 16 N
R 02 W

POR.
TRACT
38

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.

E'LY LINE
TR. 38



N'LY LINE
TR. 41

N45° 00' 30"E
28.20'

S00° 09' 12"E
20.00'

PCL "E"

P.O.B.

N89° 48' 15"W
20.00'

N.E. COR.
TR 41

50'

50'

PARCEL 1 OF DEDICATION
OF PUBLIC ROADWAY PER
BOOK 4443, PAGE 165, O.R.

T 16 N
R 02 W

POR.
TRACT
41

POR. PARCEL 7
PER BOOK 4275,
PAGE 87, O.R.

LEGEND



PROPOSED PARCEL 'E' TEMPORARY
CONSTRUCTION EASEMENT PER
THIS DOCUMENT



EXPIRES 09/30/2019



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and Transportation Engineering
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California • Arizona

CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 5 OF 6

T 16 N
R 02 W

POR.
TRACT
38

POR. PARCEL 4
PER BOOK 4275,
PAGE 87, O.R.



E'LY LINE
TR. 38

N'LY LINE
TR. 41

P.O.C.

PARCEL 1 OF DEDICATION
OF PUBLIC ROADWAY PER
BOOK 4443, PAGE 165, O.R.

50'

50.00'

N.E. COR.
TR. 41

S89° 48' 15"E
20.00'

S00° 10' 37"W

P.O.B.

T 16 N
R 02 W

POR.
TRACT
41

POR. PARCEL 7
PER BOOK 4275,
PAGE 87, O.R.

PCL "F"

N44° 48' 49"W
28.29'

S00° 10' 37"W
20.00'

E'LY LINE
TR. 41

LEGEND



PROPOSED PARCEL 'F' TEMPORARY
CONSTRUCTION EASEMENT PER
THIS DOCUMENT



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
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California • Arizona

CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

DE: KR D	CH: BT	DR: KR D	JN: 2016405.00	SHEET 6 OF 6
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EXHIBIT A-8

Description of Property to be Acquired

(Slope Easement)

APN 306-03-002R and 306-03-002S

EXHIBIT "A"
LAND DESCRIPTION
SLOPE EASEMENTS

THAT PORTION OF THE LAND DESCRIBED IN DEED TO JAY L. AND JERI A. WILLMORE RECORDED IN BOOK 4331, PAGE 960, OFFICIAL RECORDS, LOCATED IN TRACTS 38 AND 39, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED IN PARCELS A, B, C, AND D AS FOLLOWS.....

PARCEL A

BEGINNING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

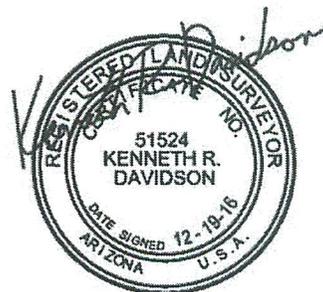
THENCE SOUTH 89° 48' 15" EAST A DISTANCE OF 216.61 FEET ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE), RECORDED IN BOOK 4719, PAGE 158, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 76° 51' 11" WEST A DISTANCE OF 85.38 FEET;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 68.91 FEET;

THENCE SOUTH 73° 40' 08" WEST A DISTANCE OF 67.27 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 2,732 SQUARE FEET, OR 0.063 ACRES, MORE OR LESS.



EXPIRES 09/30/2019

TOGETHER WITH:

PARCEL B

**COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION
RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;**

**THENCE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEDICATION OF
PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE), RECORDED IN
BOOK 4719, PAGE 158, OFFICIAL RECORDS OF SAID COUNTY, SOUTH 89° 48' 15" EAST A
DISTANCE OF 272.54 FEET TO A POINT ON SAID NORTHERLY LINE, SAID POINT BEING
THE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89° 48' 15" EAST A
DISTANCE OF 114.85 FEET TO THE EASTERLY BOUNDARY LINE OF SAID WILLMORE
LAND;**

**THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 24° 11' 41" WEST A DISTANCE
OF 9.09 FEET;**

THENCE NORTH 76° 32' 06" WEST A DISTANCE OF 13.65 FEET;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 46.00 FEET;

**THENCE SOUTH 77° 46' 50" WEST A DISTANCE OF 53.06 FEET TO THE POINT OF
BEGINNING.**

CONTAINING 967 SQUARE FEET, OR 0.022 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL C

**COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION
RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;**

**THENCE SOUTH 00° 01' 07" EAST A DISTANCE OF 50.00 FEET ALONG THE EASTERLY LINE
OF ARIZONA TRAIL (50.00 FEET WIDE) AS SHOWN ON SAID SUBDIVISION TO THE
SOUTHWEST CORNER OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY
TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE
158, OFFICIAL RECORDS OF SAID COUNTY, SAID SOUTHWEST CORNER ALSO BEING THE
POINT OF BEGINNING;**

**THENCE ALONG THE SOUTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY
SOUTH 89° 48' 15" EAST A DISTANCE OF 216.43 FEET;**

THENCE SOUTH 80° 08' 07" WEST A DISTANCE OF 79.43 FEET;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 59.98 FEET;

**THENCE NORTH 79° 44' 44" WEST A DISTANCE OF 79.45 FEET TO THE POINT OF
BEGINNING.**

CONTAINING 1,918 SQUARE FEET, OR 0.044 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL D

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE SOUTH 00° 01' 07" EAST A DISTANCE OF 50.00 FEET ALONG THE EASTERLY LINE OF ARIZONA TRAIL (50.00 FEET WIDE) AS SHOWN ON SAID SUBDIVISION TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY RECORDED IN BOOK 4719, PAGE 158, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY SOUTH 89° 48' 15" EAST A DISTANCE OF 253.30 FEET TO **THE POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89° 48' 15" EAST A DISTANCE OF 156.58 FEET TO THE EASTERLY BOUNDARY LINE OF SAID WILLMORE LAND;

THENCE ALONG SAID EASTERLY LINE SOUTH 24° 11' 41" EAST A DISTANCE OF 6.74 FEET;

THENCE SOUTH 78° 04' 35" WEST A DISTANCE OF 42.91 FEET;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 47.00 FEET;

THENCE NORTH 77° 41' 05" WEST A DISTANCE OF 72.00 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 1,679 SQUARE FEET, OR 0.039 ACRES, MORE OR LESS.

T 16 N
R 02 W

POR.
TRACT
38



N.E. COR. SUNRISE SUBDIVISION
PER BOOK 19, PAGE 21
MAPS AND PLATS

WILLMORE
BOOK 4331, PAGE 960 O.R.,
Y.C.R.O

N'LY LINE
TR. 39 AND
S'LY LINE
TR. 38

S73° 40' 08"W
67.27'

N89° 48' 15"W
68.91'

N76° 51' 11"W
85.38'

P.O.B.

PCL. "A"

50'
COLORADO
WAY

S89° 48' 15"E
216.61'

DEDICATION OF PUBLIC ROADWAY
TO THE TOWN OF CHINO VALLEY
PER BOOK 4719, PAGE 158, O.R.

WILLMORE
BOOK 4331, PAGE 960 O.R.,
Y.C.R.O

SUNRISE
SUBDIVISION
BOOK 19
PAGE 21
MAPS AND
PLATS

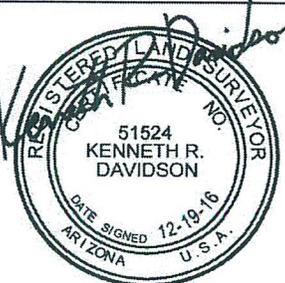
50'
ARIZONA
TRAIL

T 16 N
R 02 W

POR.
TRACT
39

LEGEND

 PROPOSED PARCEL 'A'
SLOPE EASEMENT PER THIS
DOCUMENT



CIVILTEC
engineering inc.

Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
SLOPE EASEMENT
EXHIBIT B

DE: KRD | CH: BT | DR: KRD | JN: 2016405.00 | SHEET 1 OF 4

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T 16 N
R 02 W

POR.
TRACT
38

N.T.S.

N.E. COR. SUNRISE SUBDIVISION
PER BOOK 19, PAGE 21
MAPS AND PLATS

WILLMORE
BOOK 4331, PAGE 960 O.R.,
Y.C.R.O

N'LY LINE
TR. 39 AND
S'LY LINE
TR. 38

N76° 32' 06"W
13.65'

N24° 11' 41"W
9.09'

N89° 48' 15"W
46.00'

S77° 46' 50"W
53.06'

PCL. "B"

P.O.C.

P.O.B.

50' COLORADO
WAY

50' S89° 48' 15"E
272.54'

S89° 48' 15"E
114.85'

50'

DEDICATION OF PUBLIC ROADWAY
TO THE TOWN OF CHINO VALLEY
PER BOOK 4719, PAGE 158, O.R.

WILLMORE
BOOK 4331, PAGE 960 O.R.,
Y.C.R.O

SUNRISE
SUBDIVISION
BOOK 19
PAGE 21
MAPS AND
PLATS

ARIZONA
TRAIL

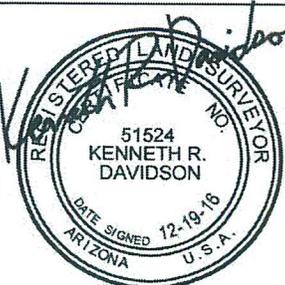
T 16 N
R 02 W

POR.
TRACT
39

LEGEND



PROPOSED PARCEL 'B'
SLOPE EASEMENT PER THIS
DOCUMENT



EXPIRES 09/30/2019



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California • Arizona

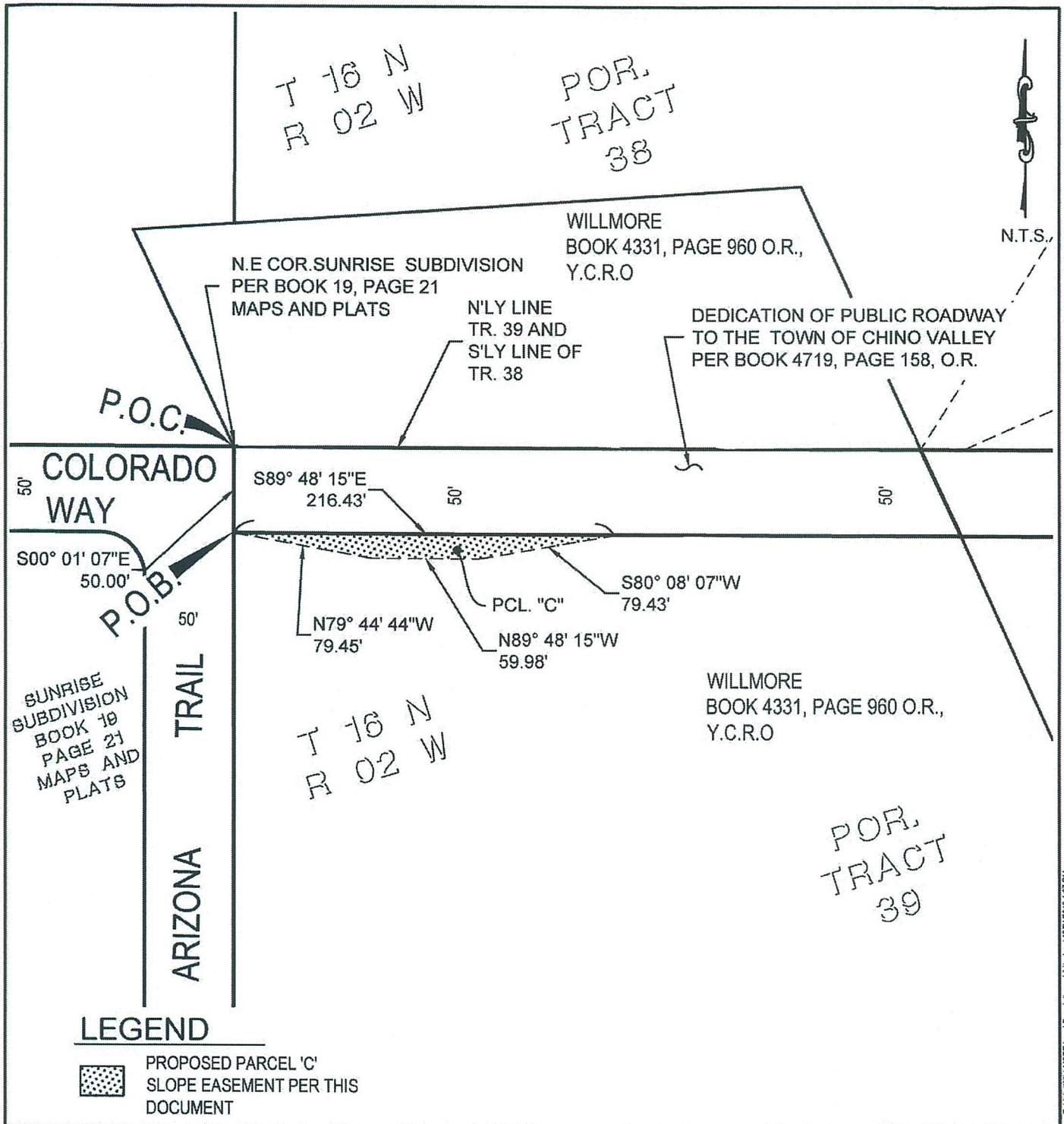
CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

SLOPE EASEMENT

EXHIBIT B

DE: KR D CH: BT DR: KR D JN: 2016405.00 SHEET 2 OF 4



LEGEND

 PROPOSED PARCEL 'C'
SLOPE EASEMENT PER THIS DOCUMENT

REGISTERED LAND SURVEYOR
51524
KENNETH R. DAVIDSON
DATE SIGNED 12-19-16
ARIZONA U.S.A.

EXPIRES 09/30/2019

CIVILTEC
engineering inc.

Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ

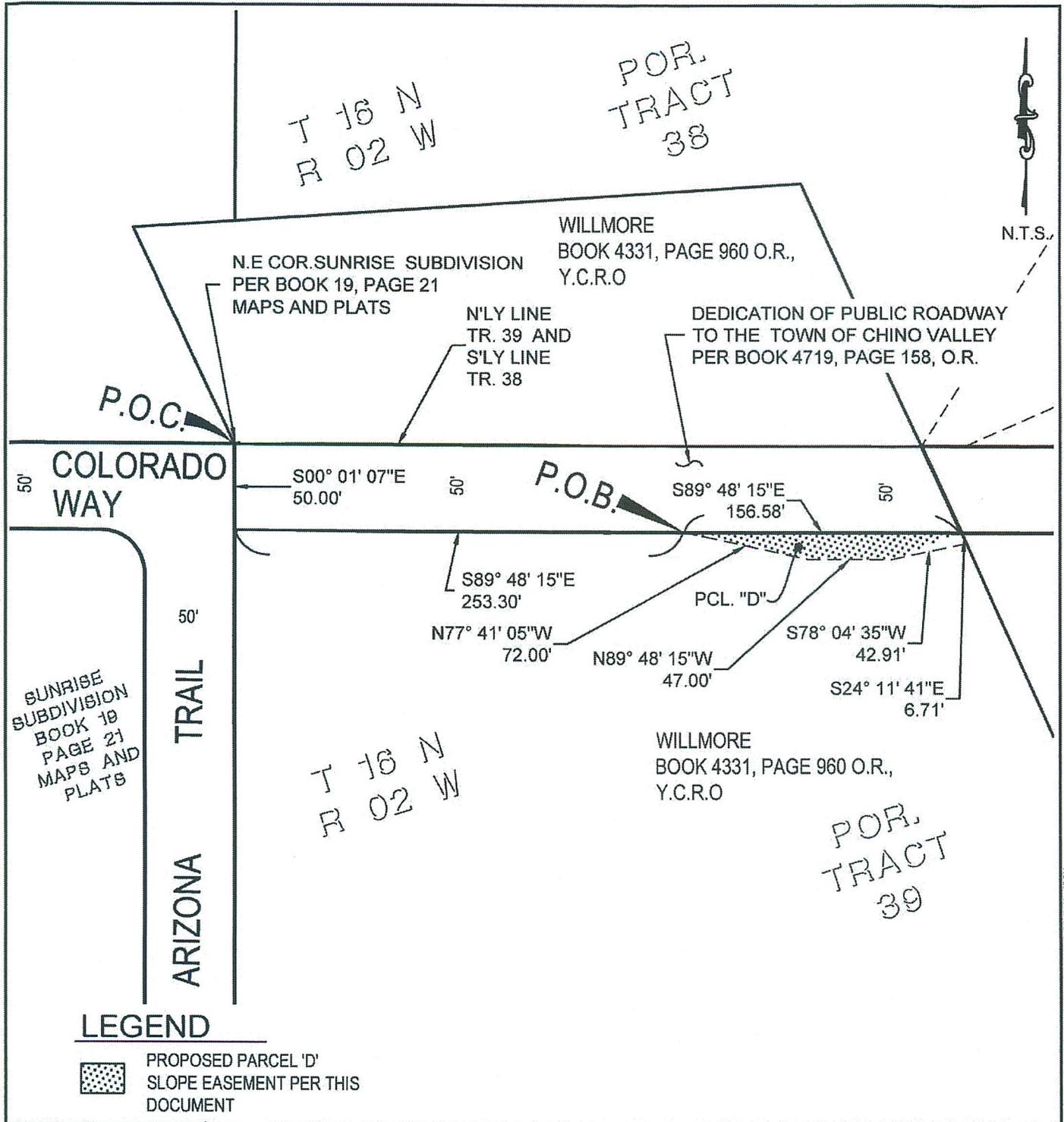
TOWN OF CHINO VALLEY

SLOPE EASEMENT

EXHIBIT B

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LEGEND

 PROPOSED PARCEL 'D'
SLOPE EASEMENT PER THIS DOCUMENT

REGISTERED LAND SURVEYOR
51524
KENNETH R. DAVIDSON
DATE SIGNED 12-19-16
ARIZONA U.S.A.

Kenneth R. Davidson

EXPIRES 09/30/2019

CIVILTEC
engineering inc.

Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
California • Arizona

CHINO VALLEY, AZ

TOWN OF CHINO VALLEY

SLOPE EASEMENT

EXHIBIT B

DE: KRD	CH: BT	DR: KRD	JN: 2016405.00	SHEET 4 OF 4
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EXHIBIT A-9

Description of Property to be Acquired

(Temporary Construction Easement)

APN 306-03-002S

EXHIBIT "A"

LAND DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE LAND DESCRIBED IN DEED TO JAY L. AND JERI A. WILLMORE RECORDED IN BOOK 4331, PAGE 960, OFFICIAL RECORDS, LOCATED IN TRACT 39, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE NORTHEAST CORNER OF THE SUNRISE SUBDIVISION RECORDED IN BOOK 19, PAGE 21, MAPS AND PLATS OF SAID COUNTY;

THENCE SOUTH 00° 01' 07" EAST A DISTANCE OF 50.00 FEET ALONG THE EASTERLY LINE OF ARIZONA TRAIL (50.00 FEET WIDE) OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF THE DEDICATION OF PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY (50.00 FEET WIDE) RECORDED IN BOOK 4719, PAGE 158, OFFICIAL RECORDS OF SAID COUNTY, SAID SOUTHWEST CORNER ALSO BEING **THE POINT OF BEGINNING**;

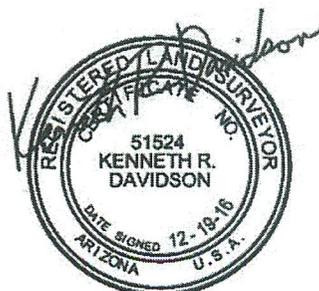
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00° 01' 07" EAST A DISTANCE OF 67.51 FEET;

THENCE NORTH 89° 58' 53" EAST A DISTANCE OF 8.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 8.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) TO SAID EASTERLY LINE;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 01' 07" WEST A DISTANCE OF 67.48 FEET TO THE SOUTHERLY LINE OF SAID DEDICATION OF PUBLIC ROADWAY;

THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 8.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 540 SQUARE FEET, OR 0.012 ACRES, MORE OR LESS.



EXPIRES 09/30/2019

T 16 N
R 02 W

POR.
TRACT
38

N.E. COR. SUNRISE SUBDIVISION
PER BOOK 19, PAGE 21
MAPS AND PLATS



P.O.C.

N'LY LINE
TR. 39

COLORADO WAY

S00° 01' 07"E
50.00'

DEDICATION OF PUBLIC ROADWAY
TO THE TOWN OF CHINO VALLEY
PER BOOK 4719, PAGE 158, O.R.

P.O.B.

SUNRISE
SUBDIVISION
BOOK 19
PAGE 21
MAPS AND
PLATS

S00° 01' 07"E
67.51'

N89° 48' 15"W
8.00'

N00° 01' 07"W
67.48'

WILLMORE
BOOK 4331, PAGE 960 O.R.,
Y.C.R.O

50.00'

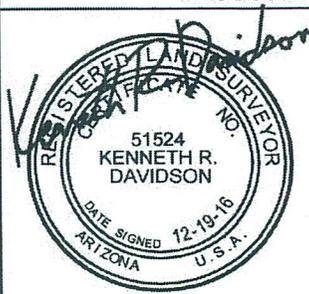
ARIZONA TRAIL

N89° 58' 53"E
8.00'

POR.
TRACT
39

LEGEND

 PROPOSED TEMPORARY
CONSTRUCTION EASEMENT PER
THIS DOCUMENT



EXPIRES 09/30/2019



CHINO VALLEY, AZ
TOWN OF CHINO VALLEY
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B

DE: KRD	CH: BT	DR: KRD	JN: 2016405.00	SHEET 1 OF 1
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