

RESOLUTION NO. 2020-1155

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, AUTHORIZING AND APPROVING OF ANNEXATION OF CERTAIN TOWN-OWNED PROPERTIES INTO THE CHINO VALLEY FIRE DISTRICT.

WHEREAS, most of the Chino Valley area is covered by the Chino Valley Fire District (“CVFD”), which is part of the Central Arizona Fire and Medical Authority (“CAFMA”); and

WHEREAS, owners of properties east of the Peavine Trail in Chino Valley wish to develop their properties and to be provided fire and emergency medical services by CAFMA; and

WHEREAS, the Town of Chino Valley (the “Town”) owns seven parcels (Yavapai County Assessor’s Parcels 306-02-293A; 306-02-294; 306-02-295, 306-02-296, 306-02-296A, 800-02-031V, and 800-13-032P) along the Peavine Trail, as more particularly described and depicted in Exhibit A, attached hereto and incorporated herein by reference (the “Town Parcels”), that have not been annexed into the CVFD; and

WHEREAS, the Town Parcels create an impediment to the CVFD meeting the contiguity requirements for expanding to the east of certain portions of the Town’s corporate limits; and

WHEREAS, the Mayor and Town Council of the Town (the “Town Council”) desire to allow for annexation of the Town Parcels into the CVFD in order to allow CAFMA to provide coverage to additional areas east of the Town’s corporate limits; and

WHEREAS, ARIZ. REV. STAT. § 48-262(l) permits a property owner to request annexation into a fire district, and for areas within the corporate limits of the Town, such area may only be annexed if approved by the Town Council.

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

SECTION 1. The recitals above are incorporated as if fully set forth herein.

SECTION 2. The Town Council hereby authorizes and directs the Town Manager or her designee to submit a request to CAFMA to annex the Town Parcels into the CVFD.

SECTION 3. The Town Council hereby authorizes, pursuant to ARIZ. REV. STAT. § 48-262(l), annexation of the Town Parcels into CVFD.

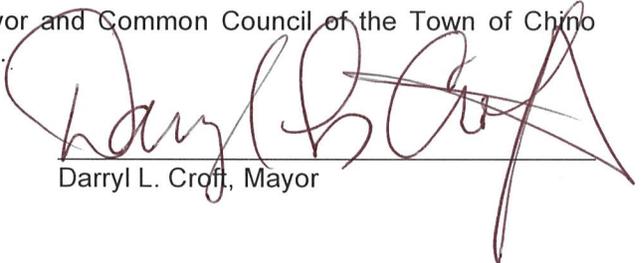
SECTION 4. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 6. This Resolution shall be in full force and effect from and after its passage, adoption and approval by the Town Council.

SECTION 7. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 25th day of February, 2020.



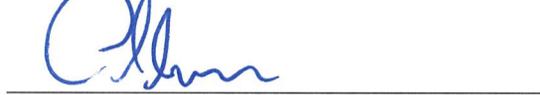
Darryl L. Croft, Mayor

ATTEST:



Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

I hereby certify the above foregoing Resolution No. 2020-1155 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on February 25, 2020, and that quorum was present thereat and that the vote thereon was 6 ayes and 0 nays and 1 abstentions. 0 Council members were absent or excused.



Jami C. Lewis, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 2020-1155

[Legal Descriptions and Maps]

See following pages

EXHIBIT 'A'
LAND DESCRIPTION
APN 306-02-293A

A PORTION OF TRACT 45, SECTION 13, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 41,

THENCE SOUTH 89° 49' 44" EAST A DISTANCE OF 295.84 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 13 TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF JEROME JUNCTION (50.00 FEET WIDE) RECORDED IN INSTRUMENT 2014-0020282, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89° 49' 44" EAST A DISTANCE OF 154.78 FEET TO A POINT ON THE EASTERLY LINE OF SAID PEAVINE TRAIL (200.00 FEET WIDE);

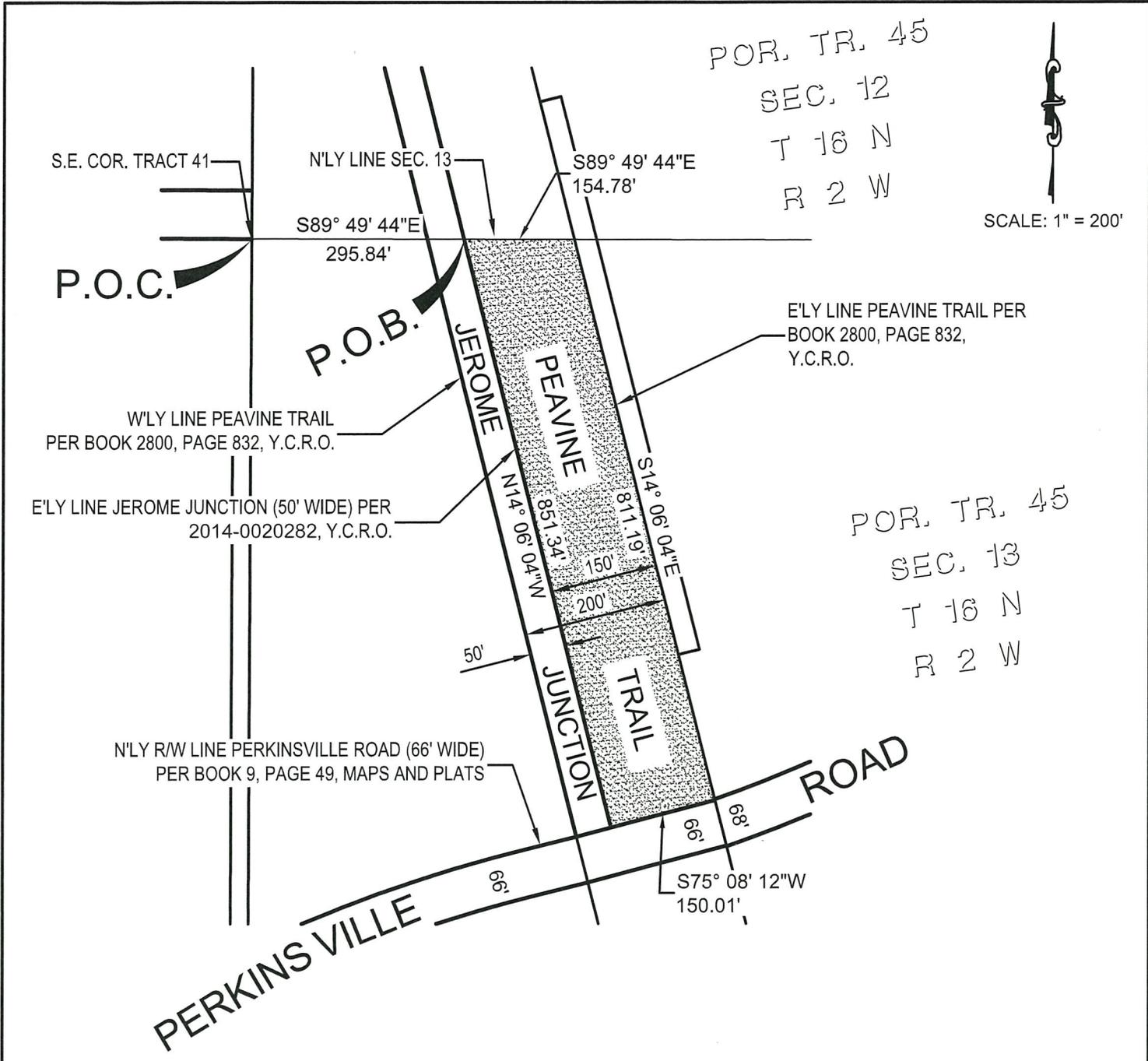
THENCE ALONG SAID EASTERLY LINE SOUTH 14° 06' 04" EAST A DISTANCE OF 811.19 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PERKINSVILLE ROAD (66.00 FEET WIDE) RECORDED IN BOOK 9, PAGE 49, MAPS AND PLATS OF SAID COUNTY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 75° 08' 12" WEST A DISTANCE OF 150.01 FEET TO SAID EASTERLY RIGHT-OF-WAY OF JEROME JUNCTION;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 14° 06' 04" WEST A DISTANCE OF 851.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 124,710 S.F., OR 2.863 ACRES, MORE OR LESS.





LEGEND



LAND DESCRIBED
PER THIS DOCUMENT

CONTAINING 124,710 SQUARE
FEET, OR 2.863 ACRES, MORE OR
LESS.

EXHIBIT 'B'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51524
KENNETH R.
DAVIDSON
DATE SIGNED 09-27-19
ARIZONA U.S.A.
Kenneth R. Davidson

CIVILTEC
engineering inc.

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

TOWN OF CHINO VALLEY, ARIZONA				
APN 306-02-293A LAND DESCRIPTION				
DE: KRD	CH: REA	DR: KRD	JN: 2019717.01	SHEET 1 OF 1

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EXHIBIT 'A'
LAND DESCRIPTION
APN 306-02-294

A PORTION OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 41,

THENCE SOUTH 89° 49' 44" EAST A DISTANCE OF 450.62 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 13 TO A POINT ON THE EASTERLY LINE OF SAID PEAVINE TRAIL (WIDTH VARIES);

THENCE ALONG SAID EASTERLY LINE SOUTH 14° 06' 04" EAST A DISTANCE OF 877.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PERKINSVILLE ROAD (66.00 FEET WIDE) RECORDED IN BOOK 9, PAGE 49, MAPS AND PLATS OF SAID COUNTY, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 14° 06' 04" EAST A DISTANCE OF 3372.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1532.39 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE AN ARC LENGTH OF 669.28 FEET THROUGH A CENTRAL ANGLE OF 25° 01' 27";

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 10° 55' 22" WEST A DISTANCE A DISTANCE OF 505.25 FEET TO THE SOUTHERLY LINE OF SAID SECTION 13;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 50' 49" WEST A DISTANCE OF 152.69 FEET TO THE WESTERLY LINE OF SAID PEAVINE TRAIL;



THENCE ALONG SAID WESTERLY LINE NORTH 10° 55' 22" EAST A DISTANCE OF 533.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1382.39 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE AN ARC LENGTH OF 603.76 FEET THROUGH A CENTRAL ANGLE OF 25° 01' 27";

THENCE ALONG SAID WESTERLY LINE NORTH 14° 06' 04" WEST A DISTANCE OF 1564.02 FEET TO THE SOUTHERLY LINE OF TRACT 50;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 49' 09" WEST A DISTANCE OF 51.59 FEET TO THE WESTERLY LINE OF SAID PEAVINE TRAIL;

THENCE ALONG SAID WESTERLY LINE NORTH 14° 06' 04" WEST A DISTANCE OF 1793.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID PERKINSVILLE ROAD;

THENCE ALONG SAID SOUTHERLY LINE NORTH 75° 08' 12" EAST A DISTANCE OF 200.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 769,170 S.F., OR 17.657 ACRES, MORE OR LESS.

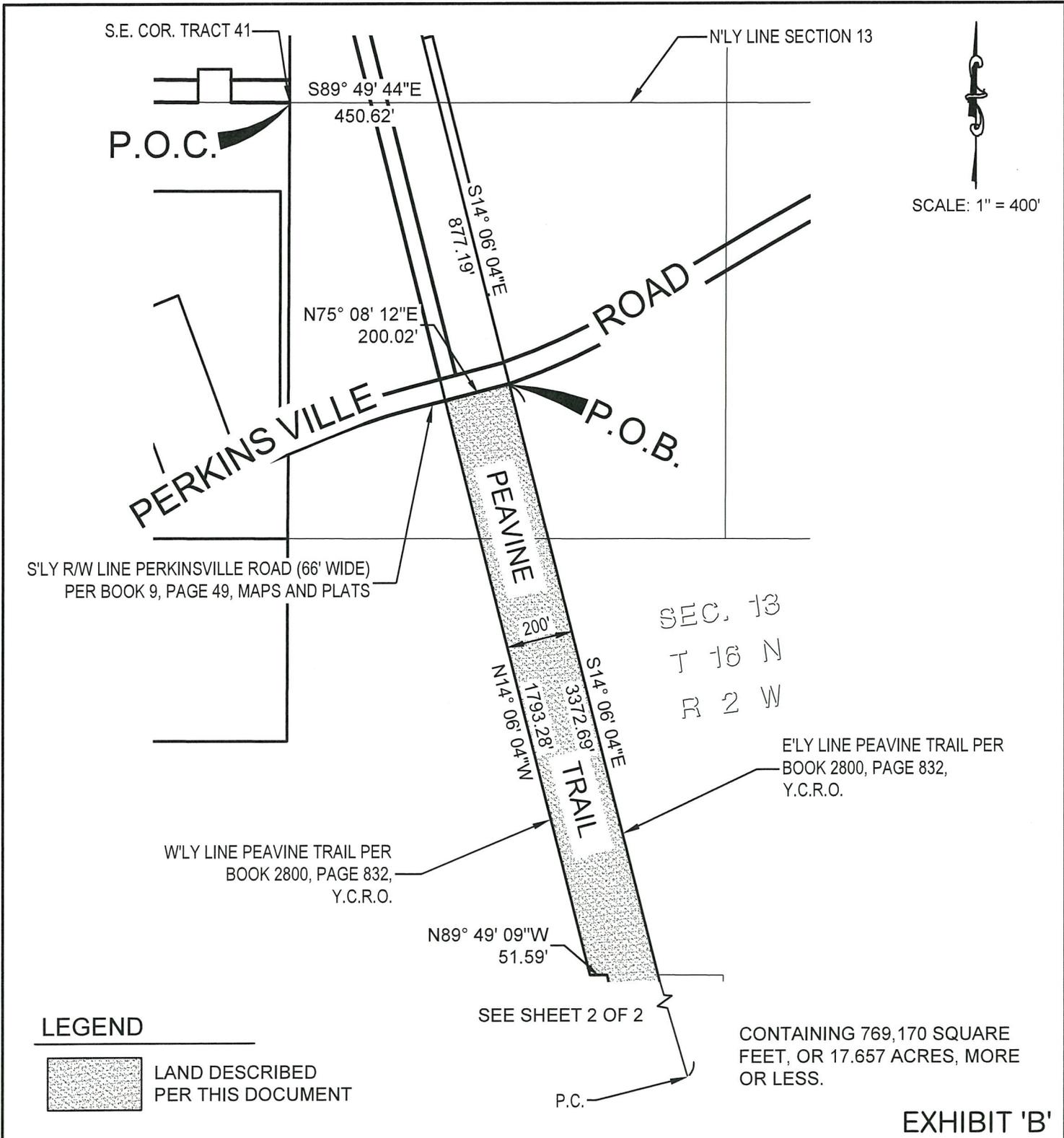


EXHIBIT 'B'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51524
KENNETH R.
DAVIDSON
DATE SIGNED 09-27-19
ARIZONA U.S.A.

Kenneth R. Davidson

CIVILTEC
engineering inc.

Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
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TOWN OF CHINO VALLEY, ARIZONA

APN 306-02-294
LAND DESCRIPTION

DE: KRD	CH: REA	DR: KRD	JN: 2019717.01	SHEET 1 OF 2
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SEE SHEET 1 OF 2

S'LY LINE TR 50



SCALE: 1" = 400'

N89° 49' 09"W
51.59'

PEAVINE

N14° 06' 04"W

S14° 06' 04"E
3372.69'

TRAIL

E'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

SEC. 13
T 16 N
R 2 W

150'

R=1382.39'
L=603.76'
Δ=25°01'27"

R=1532.39'
L=669.28'
Δ=25°01'27"

W'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

S'LY LINE SECTION 13

N10° 55' 22"E
533.78'

S10° 55' 22"W
505.25'

N89° 50' 49"W
152.69'

SEC. 24
T 16 N
R 2 W

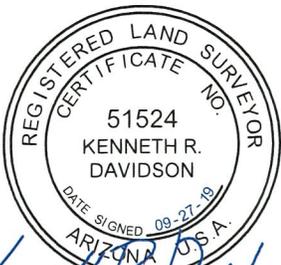
CONTAINING 769,170 SQUARE
FEET, OR 17.657 ACRES, MORE
OR LESS.

LEGEND



LAND DESCRIBED
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EXHIBIT 'B'



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and Transportation Engineering
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TOWN OF CHINO VALLEY, ARIZONA

APN 306-02-294
LAND DESCRIPTION

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EXHIBIT 'A'
LAND DESCRIPTION
APN 306-02-295

A PORTION OF TRACT 45, SECTION 13, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 41,

THENCE SOUTH 89° 49' 44" EAST A DISTANCE OF 450.62 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 13 TO A POINT ON THE EASTERLY LINE OF SAID PEAVINE TRAIL (200.00 FEET WIDE), SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89° 49' 44" EAST A DISTANCE OF 30.96 FEET TO A POINT ON A LINE LYING PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY OF SAID EASTERLY LINE;

THENCE ALONG SAID EASTERLY LINE SOUTH 14° 06' 04" EAST A DISTANCE OF 593.16 FEET;

THENCE SOUTH 75° 54' 13" WEST A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID PEAVINE TRAIL;

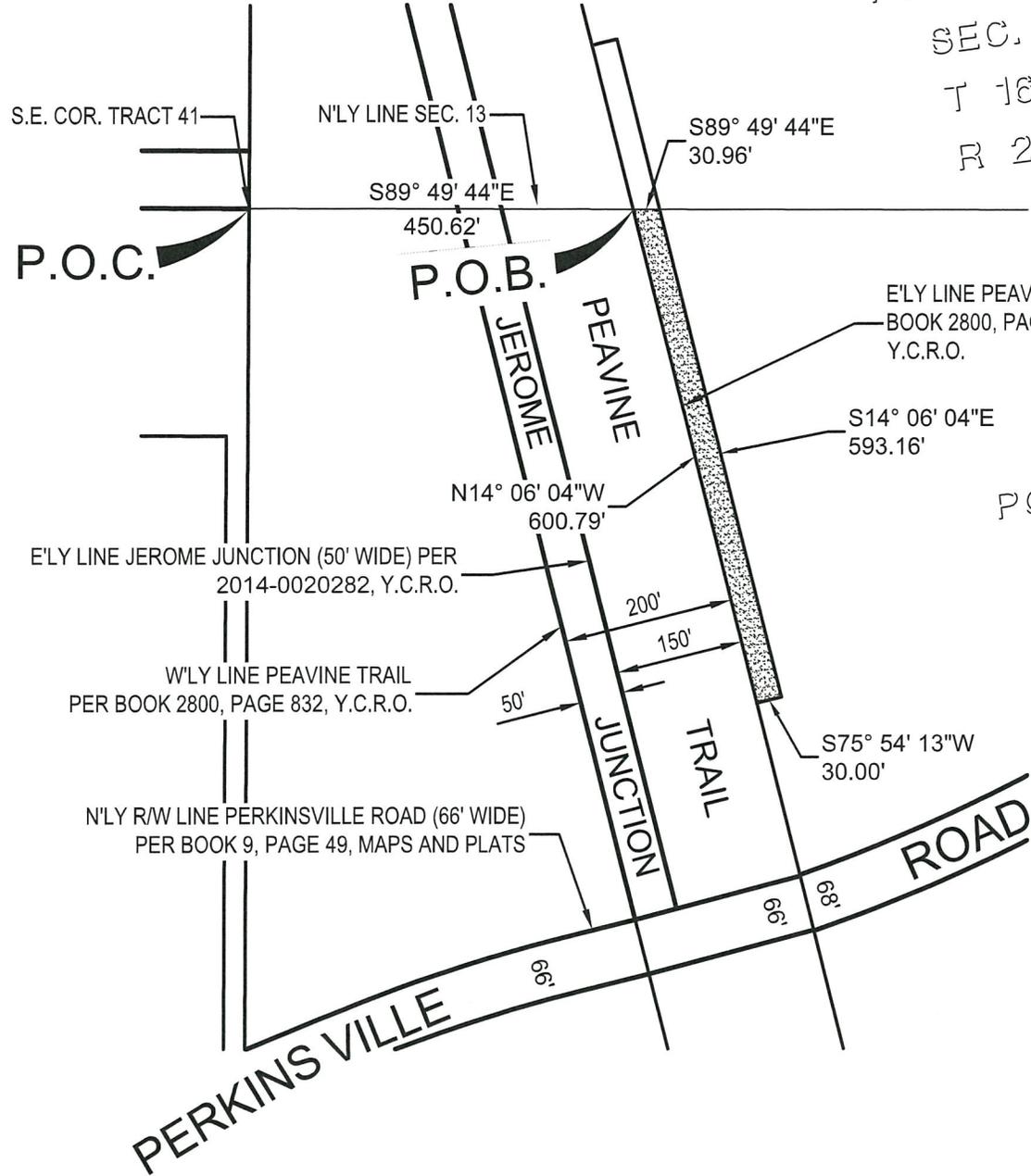
THENCE NORTH 14° 06' 04" WEST A DISTANCE OF 600.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 17,910 S.F., OR 0.411 ACRES, MORE OR LESS.



POR. TR. 45
 SEC. 12
 T 16 N
 R 2 W

POR. TR. 45
 SEC. 13
 T 16 N
 R 2 W



SCALE: 1" = 200'

LEGEND



LAND DESCRIBED
 PER THIS DOCUMENT

CONTAINING 17,910 SQUARE
 FEET, OR 0.411 ACRES, MORE OR
 LESS.

EXHIBIT 'B'



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 and Transportation Engineering
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TOWN OF CHINO VALLEY, ARIZONA

APN 306-02-295
 LAND DESCRIPTION

DE: KRD CH: REA DR: KRD JN: 2019717.01 SHEET 1 OF 1

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EXHIBIT 'A'
LAND DESCRIPTION
APN 306-02-296

A PORTION OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24,
THENCE SOUTH 89° 50' 49" EAST A DISTANCE OF 1220.05 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 24 TO A POINT ON THE WESTERLY LINE OF THE PEAVINE TRAIL (200 FEET WIDE);
THENCE CONTINUING SOUTH 89° 50' 49" EAST A DISTANCE OF 203.59 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF SAID PEAVINE TRAIL;
THENCE ALONG SAID EASTERLY LINE SOUTH 10° 55' 22" WEST A DISTANCE OF 304.02 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 10° 55' 22" WEST A DISTANCE OF 2261.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2764.79 FEET;
THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY LINE AN ARC LENGTH OF 604.04 FEET THROUGH A CENTRAL ANGLE OF 12° 31' 04";
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 01° 35' 42" EAST A DISTANCE OF 2149.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 24;
THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 30' 04" WEST A DISTANCE OF 200.13 FEET TO THE WESTERLY LINE OF SAID PEAVINE TRAIL;



Kenneth R. Davidson

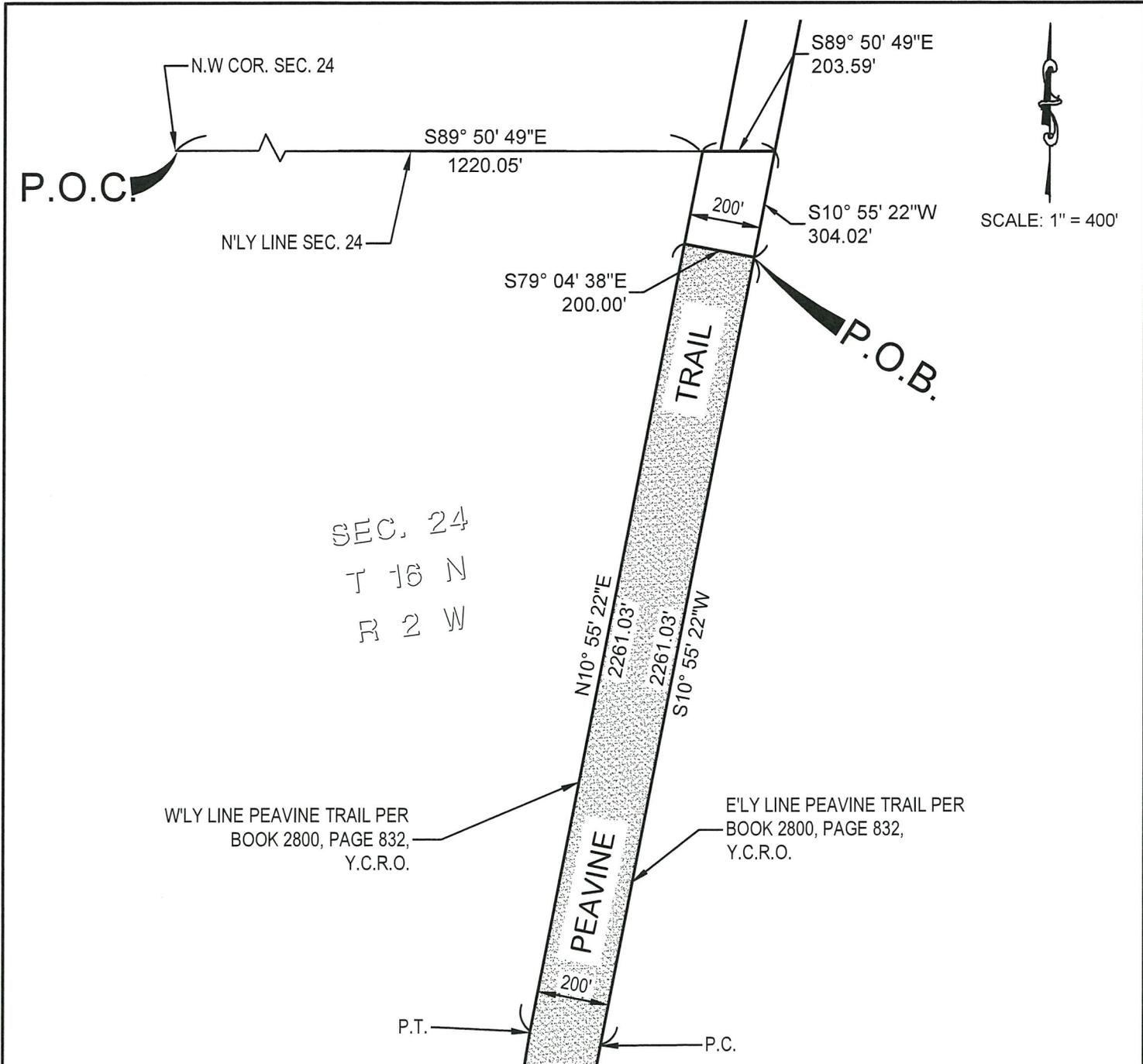
THENCE ALONG SAID WESTERLY LINE NORTH 01° 35' 42" WEST A DISTANCE OF 2141.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2964.79 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY LINE AN ARC LENGTH OF 647.74 FEET THROUGH A CENTRAL ANGLE OF 12° 32' 04";

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 10° 55' 22" EAST A DISTANCE OF 2261.03 FEET;

THENCE SOUTH 79° 04' 38" EAST A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,006,450 S.F., OR 23,105 ACRES, MORE OR LESS.



SCALE: 1" = 400'

SEC. 24
T 16 N
R 2 W

W'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

E'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

SEE SHEET 2 OF 2

LEGEND

 LAND DESCRIBED
PER THIS DOCUMENT

CONTAINING 1,006,450 SQUARE
FEET, OR 23.105 ACRES, MORE
OR LESS.

EXHIBIT 'B'

Kenneth R. Davidson

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Civil, Water, Wastewater, Drainage,
and Transportation Engineering
Construction Management • Surveying
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TOWN OF CHINO VALLEY, ARIZONA				
APN 306-02-296 LAND DESCRIPTION				
DE: KRD	CH: REA	DR: KRD	JN: 2019717.01	SHEET 1 OF 2

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SEE SHEET 1 OF 2

P.T.

P.C.

R=2964.79'
L=647.74'
 $\Delta=12^{\circ}31'04''$

R=2764.79'
L=604.04'
 $\Delta=12^{\circ}31'04''$



SCALE: 1" = 400'

PEAVINE

SEC. 24
T 16 N
R 2 W

N1° 35' 42"W
2141.68'
2149.00'
S1° 35' 42"E

E'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

W'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

TRAIL

S'LY LINE SEC. 24

N89° 30' 04"W
200.13'

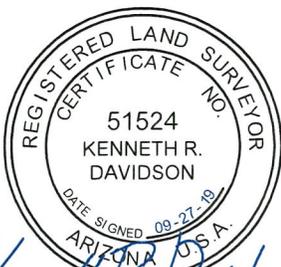
CONTAINING 1,006,450 SQUARE
FEET, OR 23.105 ACRES, MORE
OR LESS.

LEGEND



LAND DESCRIBED
PER THIS DOCUMENT

EXHIBIT 'B'



Kenneth R. Davidson



Civil, Water, Wastewater, Drainage,
and Transportation Engineering
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TOWN OF CHINO VALLEY, ARIZONA

APN 306-02-296
LAND DESCRIPTION

DE: KR D CH: REA DR: KR D JN: 2019717.01 SHEET 2 OF 2

EXHIBIT 'A'
LAND DESCRIPTION
APN 306-02-296A

A PORTION OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24,

THENCE SOUTH 89° 50' 49" EAST A DISTANCE OF 1220.05 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 24 TO A POINT ON THE WESTERLY LINE OF THE PEAVINE TRAIL (200 FEET WIDE), SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89° 50' 49" EAST A DISTANCE OF 203.59 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF SAID PEAVINE TRAIL;

THENCE ALONG SAID EASTERLY LINE SOUTH 10° 55' 22" WEST A DISTANCE OF 304.02 FEET;

THENCE NORTH 79° 04' 38" WEST A DISTANCE OF 200.00 FEET TO THE WESTERLY LINE OF SAID PEAVINE TRAIL;

THENCE ALONG SAID WESTERLY LINE NORTH 10° 55' 22" EAST A DISTANCE OF 265.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 57,000 S.F., OR 1.309 ACRES, MORE OR LESS.

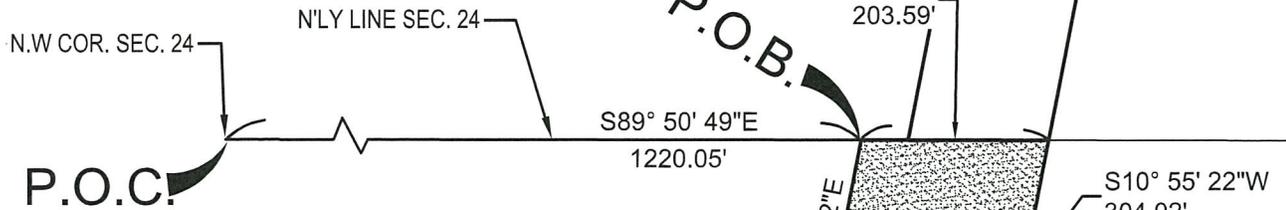




SCALE: 1" = 200'

SEC. 13
T 16 N
R 2 W

TRAIL



SEC. 24
T 16 N
R 2 W

S10° 55' 22\"W
304.02'

E'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

W'LY LINE PEAVINE TRAIL PER
BOOK 2800, PAGE 832,
Y.C.R.O.

PEAVINE

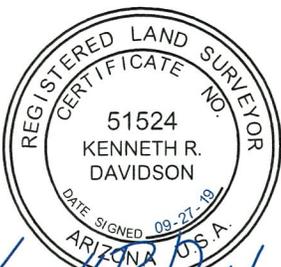
LEGEND



LAND DESCRIBED
PER THIS DOCUMENT

CONTAINING 57,000 SQUARE
FEET, OR 1.309 ACRES, MORE OR
LESS.

EXHIBIT 'B'



Kenneth R. Davidson



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

TOWN OF CHINO VALLEY, ARIZONA

APN 306-02-296A
LAND DESCRIPTION

DE: KRD CH: REA DR: KRD JN: 2019717.01 SHEET 1 OF 1

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EXHIBIT 'A'
LAND DESCRIPTION
APN 800-13-032P

A PORTION OF TRACT 45, SECTION 13, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL 200 FEET WIDE), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PEAVINE TRAIL WITH THE NORTHERLY RIGHT OF WAY LINE OF PERKINSVILLE ROAD (66 FEET WIDE) AS SHOWN ON RIGHT OF WAY MAP RECORDED IN BOOK 9, PAGE 49 OF MAPS AND PLATS OF SAID COUNTY;

THENCE NORTH 14°06'04" WEST A DISTANCE OF 864.72 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID SECTION 13;

THENCE SOUTH 89°49'44" EAST A DISTANCE OF 51.59 FEET ALONG SAID NORTHERLY LINE TO A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET (MEASURED AT RIGHT ANGLES) EASTERLY OF SAID WESTERLY LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 14°06'04" EAST A DISTANCE OF 851.34 FEET TO THE NORTHERLY LINE OF SAID PERKINSVILLE ROAD;

THENCE SOUTH 75°08'12" WEST A DISTANCE OF 50.00 FEET ALONG SAID NORTHERLY LINE TO THE **POINT OF BEGINNING**.

CONTAINING 42,902 S.F., OR 0.985 ACRES, MORE OR LESS.



EXHIBIT 'A'
LAND DESCRIPTION
APN 800-13-031V

A PORTION OF TRACT 45, SECTION 13, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY (PEAVINE TRAIL 200 FEET WIDE), RECORDED IN BOOK 2800, PAGE 832, OFFICIAL RECORDS OF YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

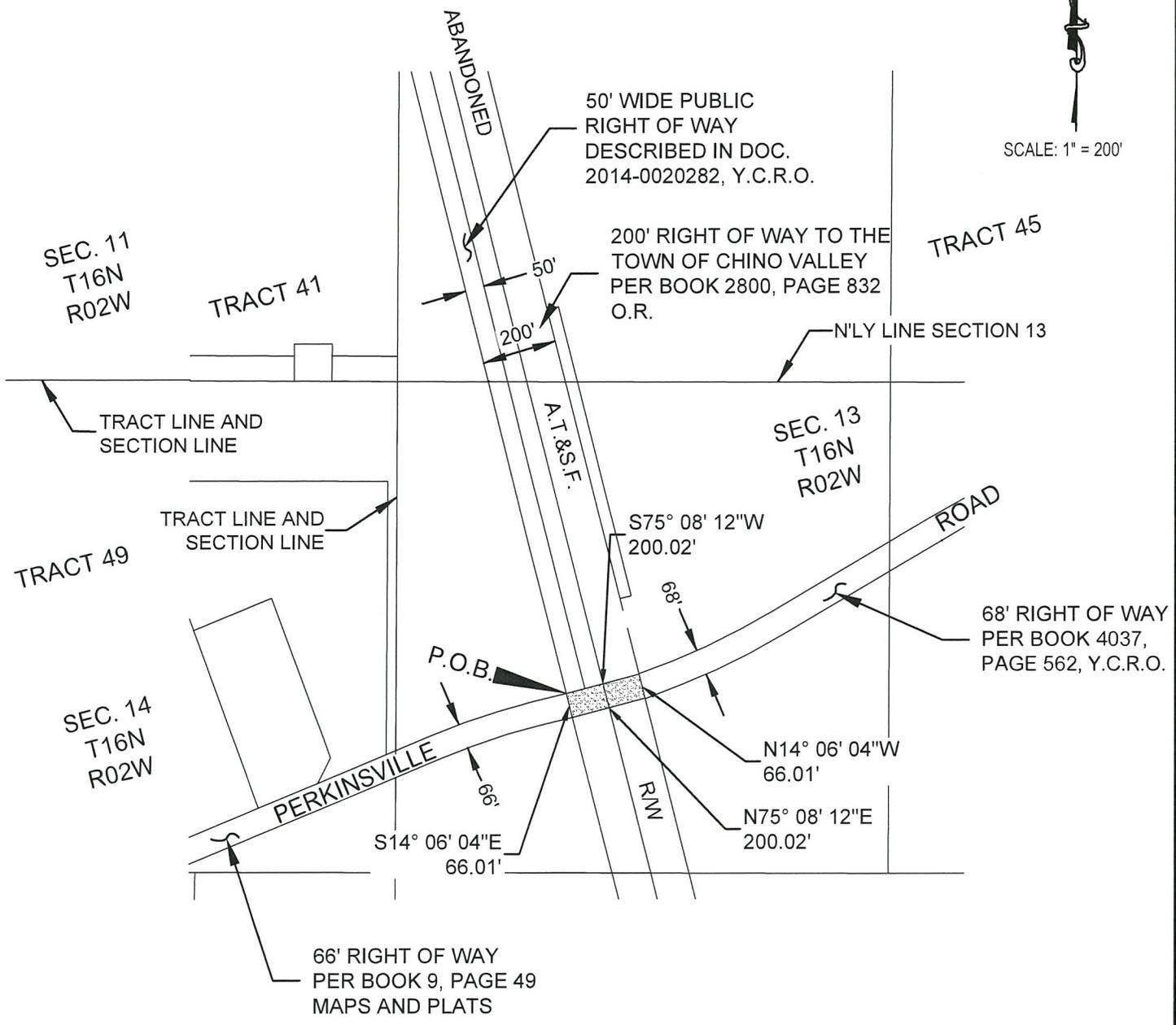
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PEAVINE TRAIL WITH THE NORTHERLY RIGHT OF WAY LINE OF PERKINSVILLE ROAD (66 FEET WIDE) AS SHOWN ON RIGHT OF WAY MAP RECORDED IN BOOK 9, PAGE 49 OF MAPS AND PLATS OF SAID COUNTY;
THENCE SOUTH 14°06'04" EAST A DISTANCE OF 66.01 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF SAID PERKINSVILLE ROAD;
THENCE NORTH 75°08'12" EAST A DISTANCE OF 200.02 FEET ALONG SAID SOUTHERLY LINE TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF SAID PEAVINE TRAIL;
THENCE NORTH 14°06'04" WEST A DISTANCE OF 66.01 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID PERKINSVILLE ROAD;
THENCE SOUTH 75°08'12" WEST A DISTANCE OF 200.02 FEET ALONG SAID NORTHERLY LINE TO THE **POINT OF BEGINNING**.

CONTAINING 13,200 S.F., OR 0.303 ACRES, MORE OR LESS.





SCALE: 1" = 200'

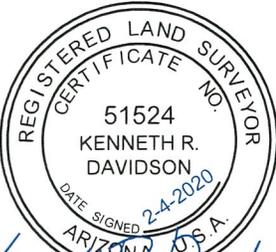


LEGEND

 LAND DESCRIBED PER THIS DOCUMENT

CONTAINING 13,200 SQUARE FEET, OR 0.303 ACRES, MORE OR LESS.

EXHIBIT 'B'



Kenneth R. Davidson



CIVILTEC
engineering inc.

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

TOWN OF CHINO VALLEY, ARIZONA

APN 800-13-031V
LAND DESCRIPTION

DE: KR D	CH: BT	DR: KR D	JN: 2020703.00	SHEET 1 OF 1
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