

RESOLUTION NO. 2021-1192

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, DECLARING A CERTAIN ACCESS AND PUBLIC UTILITY EASEMENT OVER A PORTION OF THE PEAVINE TRAIL (OLD JEROME JUNCTION ROAD) BETWEEN GAVIN COURT AND GRANITE CREEK LANE.

WHEREAS, the Town of Chino Valley (the "Town") owns certain real property, such real property being a fifty foot (50') wide strip of land between Gavin Court and Granite Creek Road, which is a portion of an area that is commonly known as the Peavine Trail (Old Jerome Junction Road) (the "Property"). The Property was granted to the Town by quitclaim deed on June 26, 2002, as reflected in the records of the Yavapai County Recorder at Book 3940, Page 274, Fee #3476212; and

WHEREAS, the Town wishes to declare a certain easement for ingress, egress and public utilities over the Property (the "Easement"); and

WHEREAS, the Easement is intended to provide access to adjacent real property, for the purposes of ingress, egress, and the installation or maintenance of public utilities; and

WHEREAS, pursuant to a Land Exchange Agreement between the Town and Long Riders LLC, which was executed on June 13, 2002, and is reflected in the records of the Yavapai County Recorder at Book 3937, Page 53, Fee #347404, the Town has previously agreed to provide the Easement, and consideration for that agreement included the aforementioned quitclaim deed granting the Property to the Town; and

WHEREAS, the Mayor and Common Council of the Town (the "Town Council") has determined that the Easement may be of benefit to the owners and authorized occupants of all adjacent properties, in addition to the adjacent property owned by Long Riders LLC and its successors.

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

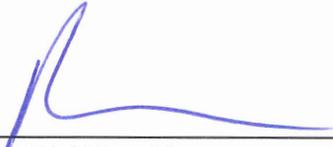
SECTION 1. The Recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Town Council hereby approves the Declaration of an Access and Public Utilities Easement (the "Declaration"), specifically with respect to the area described on Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 3. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to cause the execution of the Declaration and to take all steps necessary to carry out the purpose and intent of this Resolution.

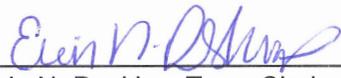
[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley,
Arizona this 28th day of September, 2021.



Jack W. Miller, Mayor

ATTEST:



Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



Gust Rosenfeld PLC, Town Attorney
By: Andrew J. McGuire

I hereby certify the above foregoing Resolution No. 2021-1192 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on September 28, 2021, and that quorum was present thereat and that the vote thereon was 6 ayes and 0 nays and 0 abstentions. 1 Council members were absent or excused.



Erin N. Deskins, Town Clerk

EXHIBIT A
TO
RESOLUTION NO. 2021-1192

[Legal Description]

See following pages

EXHIBIT 'A'
LAND DESCRIPTION

THAT PORTION OF THE LAND DESCRIBED IN DEED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 3927, PAGE 137, OFFICIAL RECORDS, LOCATED IN TRACT 41, SECTION 11, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF CHINO VALLEY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 41,

THENCE ALONG THE EASTERLY LINE OF SAID TRACT 41 NORTH 00° 10' 02" EAST A DISTANCE OF 961.27 FEET TO THE WESTERLY LINE OF SAID LAND (200.00 FEET WIDE);

THENCE ALONG SAID WESTERLY LINE NORTH 14° 05' 47" WEST AS DISTANCE OF 221.07 FEET TO A POINT OF INTERSECTION OF SAID WESTERLY LINE AND THE NORTHWESTERLY LINE OF JEROME JUNCTION (50.00 FEET WIDE) DESCRIBED IN DOCUMENT 2014-0020282, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 14° 05' 47" WEST A DISTANCE OF 2348.83 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTHERLY LINE OF GRANITE CREEK LANE (40.00 FEET WIDE) RECORDED IN BOOK 3940, PAGE 272, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE SOUTH 89° 38' 45" EAST A DISTANCE OF 51.63 FEET 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° 05' 47" EAST A DISTANCE OF 2267.94 FEET TO SAID NORTHWESTERLY LINE OF JEROME JUNCTION;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 22° 13' 33" WEST A DISTANCE OF 84.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 115,420 S.F., OR 2.650 ACRES, MORE OR LESS.



N'LY LINE GRANITE CREEK LANE PER BOOK 3940, PAGE 272, O.R., Y.C.R.O.

GRANITE CREEK LANE

TR. 41
SEC. 11
T 16 N
R 2 W

N14° 05' 47"W
2348.83'

W'LY LINE PEAVINE TRAIL PER BK. 3927, PG. 137, O.R., Y.C.R.O.

GAVIN COURT

50' GAVIN CT. I&E AND UTIL EASE. PER PCL. 2, BK. 4596, PG. 967, O.R., Y.C.R.O.

P.O.B.

N14° 05' 47"W
221.07'

S22° 13' 33"W
84.41'

TRAIL

N0° 10' 02"E 961.27'

S.E. COR. TRACT 41

P.O.C.

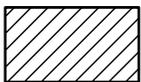
S89° 38' 45"E 51.63'

S14° 05' 47"E
2267.94'

JEROME JUNCTION PER DOC. 2014-0020282, O.R., Y.C.R.O.



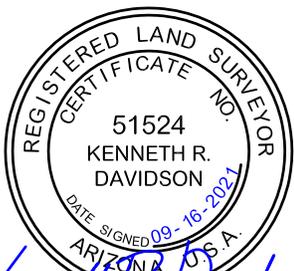
LEGEND



LAND DESCRIBED PER THIS DOCUMENT

CONTAINING 115,420 SQUARE FEET, OR 2.650 ACRES, MORE OR LESS.

EXHIBIT 'B'



Kenneth R. Davidson



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

TOWN OF CHINO VALLEY, ARIZONA

LAND DESCRIPTION

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