

**RESOLUTION NO. 2022-1197**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, YAVAPAI COUNTY, ARIZONA, TO CONDITIONALLY ACCEPT THE STREETS AND PUBLIC INFRASTRUCTURE IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT PHASES ONE AND TWO OF THE HERITAGE POINTE SUBDIVISION, GENERALLY LOCATED AT WEST ROAD 4 NORTH AND DILLON BOULEVARD.**

**WHEREAS**, the Mayor and Town Council of the Town of Chino Valley approved a final plat entitled “Heritage Pointe Phase One” on December 8, 2020; and

**WHEREAS**, the Mayor and Town Council of the Town of Chino Valley approved a final plat entitled “Heritage Pointe Phases Two, Three and Four” on May 25, 2021; and

**WHEREAS**, Sage Land Holdings, LLC, an Arizona Limited Liability Company, the developer of Heritage Pointe, dedicated to the Town the streets and public infrastructure improvements generally located at West Road 4 North and Dillon Boulevard; and

**WHEREAS**, on or about December 28, 2021, the Town of Chino Valley Public Works Department Engineering Division completed an inspection of the streets and public infrastructure improvements in Phases One and Two described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications; and

**WHEREAS**, the Town of Chino Valley notes that the two-year warranty period will commence upon conditional acceptance by the Town; and

**WHEREAS**, after the conclusion of the two-year warranty period, the Town of Chino Valley will release the warranty and begin maintenance of the streets and public infrastructure improvements.

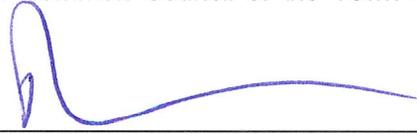
**NOW THEREFORE BE IT RESOLVED** by the Mayor and Common Council of the Town of Chino Valley, Yavapai County, Arizona as follows:

**SECTION 1.** The Town of Chino Valley conditionally accepts the streets and public infrastructure public improvements in Phases One and Two of the Heritage Pointe Subdivision generally located as depicted on the map attached as Exhibit A.

**SECTION 2.** Upon final acceptance by the Town Engineer, the Town Council hereby directs the City to release warranty and begin maintenance of the streets and public infrastructure improvements.

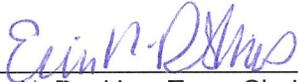
[SIGNATURES ON FOLLOWING PAGE]

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona this 11th day of January, 2022.



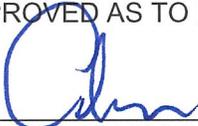
Jack W. Miller, Mayor

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. 2022-1197 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on January 11, 2022, and that quorum was present thereat and that the vote thereon was 7 ayes and 0 nays and 0 abstentions. 0 Council members were absent or excused.

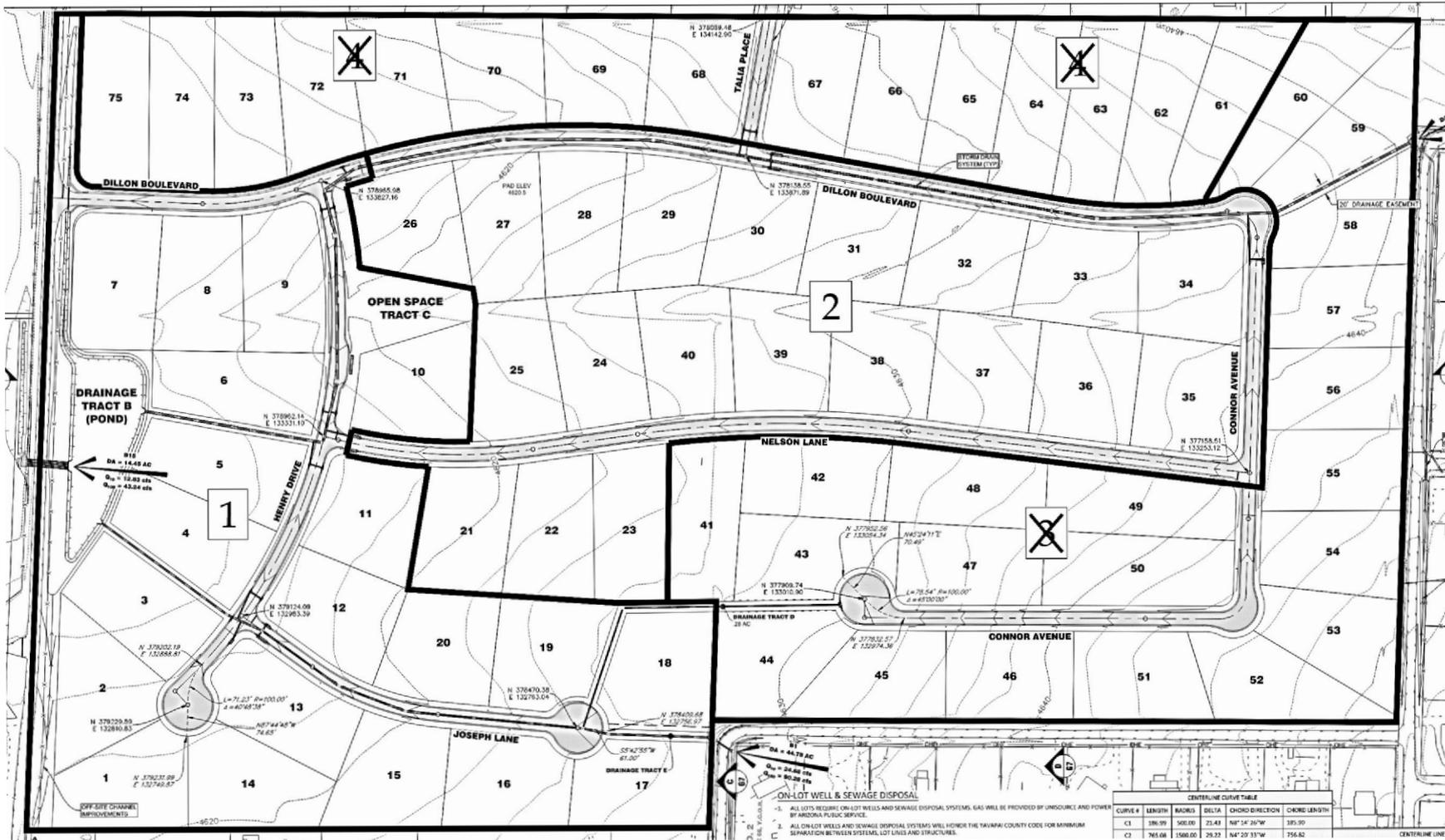


Erin N. Deskins, Town Clerk

EXHIBIT A  
TO  
RESOLUTION NO. 2022-1197

[Map of Streets and Public Infrastructure Improvements]

See following pages.



CENTRAL LINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	186.99	500.00	23.43	N <sup>14</sup> ° 26' 30" W	185.30
C2	785.08	1500.00	29.23	N <sup>4</sup> ° 20' 33" W	756.62

- ON-LOT WELL & SEWAGE DISPOSAL
- ALL LOTS REQUIRE ON-LOT WELLS AND SEWAGE DISPOSAL SYSTEMS. GAS WILL BE PROVIDED BY UNDISCOUNTED AND POWER BY ARIZONA PUBLIC SERVICE.
  - ALL ON-LOT WELLS AND SEWAGE DISPOSAL SYSTEMS WILL HONOR THE YAVAPAI COUNTY CODE FOR MINIMUM SEPARATION BETWEEN SYSTEMS, LOT LINES AND STRUCTURES.