

When recorded, return to:
Town Clerk
Town of Chino Valley
202 N. State Route 89
Chino Valley, Arizona 86323

ORDINANCE NO. 2024-948

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE AS A MUNICIPAL CEMETERY.

WHEREAS, the Chino Valley Cemetery, an Arizona nonprofit corporation (“CVC”), wishes to convey to the Town of Chino Valley (the “Town”) certain real property comprising Yavapai County Assessor’s Parcel No. 306-31-004B and generally located at 1250 West Road 2 South in Chino Valley, Arizona, 86323, as described and depicted in Exhibit 1, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, the Mayor and Common Council of the Town (the “Town Council”) finds that acquisition of the Property for use as a municipal cemetery is in the public interest; and

WHEREAS, the Town Council wishes to acquire the Property from CVC by donation or purchase for use as a municipal cemetery, subject to Town Council approval of a real estate conveyance instrument and acceptance of the Property.

NOW, THEREFORE, BE IT ORDAINED 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 Manager or designee is hereby authorized and directed to conduct such due diligence as necessary and cause to be prepared such real estate conveyance instruments as necessary to acquire the Property on behalf of the town, by donation or purchase, for public use as a municipal cemetery.

SECTION 3. Conveyance of the Property to the Town is subject to the approval of the Town Council in its sole and absolute discretion.

SECTION 4. 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 ordinance.

[SIGNATURES FOLLOW]

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 12th day of November 2024.



Jack W. Miller, Mayor

ATTEST: 

Erin N. Deskins

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, Town Attorney
Gust Rosenfeld P.L.C.

I hereby certify that the foregoing Ordinance No. 2024-948 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on November 12, 2024, and that quorum was present, and that the vote thereon was 7 ayes, 0 nays, and 0 abstentions. 0 Council members were absent or excused.

Erin N. Deskins

Erin N. Deskins, Town Clerk

EXHIBIT 1
TO
ORDINANCE 2024-948

[Legal Description and Depiction]

See the following pages.

EXHIBIT "A"

**CHINO VALLEY CEMETERY
LAND DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF CHINO VALLEY, YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS....

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION SOUTH 88° 42' 20" WEST (BASIS OF BEARING) A DISTANCE OF 1,262.99 FEET TO THE WESTERLY LINE OF PARCEL 1 RECORDED AS DOCUMENT 2020-0076759, OFFICIAL RECORDS, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID SECTION SOUTH 88° 42' 20" WEST A DISTANCE OF 296.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 8, ANGUS ACRES, RECORDED IN BOOK 2, PAGE 100 OF LAND SURVEYS, OFFICIAL RECORDS;

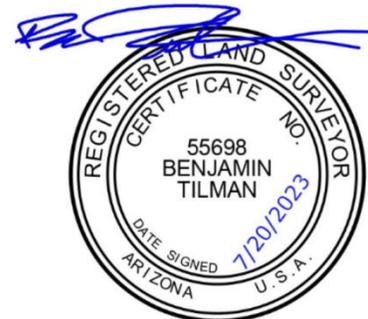
THENCE ALONG THE EAST LINE OF SAID PARCEL 8 NORTH 01° 52' 26" WEST, A DISTANCE OF 253.00 FEET TO THE NORTHWEST CORNER OF THE EXCEPTION TO SAID PARCEL 8;

THENCE ALONG THE NORTH LINE OF SAID EXCEPTION NORTH 88° 42' 20" EAST A DISTANCE OF 296.00 FEET TO SAID WESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID WESTERLY LINE SOUTH 01° 52' 26" EAST A DISTANCE OF 253.00 FEET TO THE **POINT OF BEGINNING**.

EXCEPT THE SOUTH 25.00 FEET THEREOF DEDICATED TO THE TOWN OF CHINO VALLEY, RECORDED IN BOOK 2314, PAGE 668 AND IN BOOK 2340, PAGE 921 OF OFFICIAL RECORDS OF YAVAPAI COUNTY.

CONTAINING 67,484 SQUARE FEET, 1.549 ACRES, MORE OR LESS.

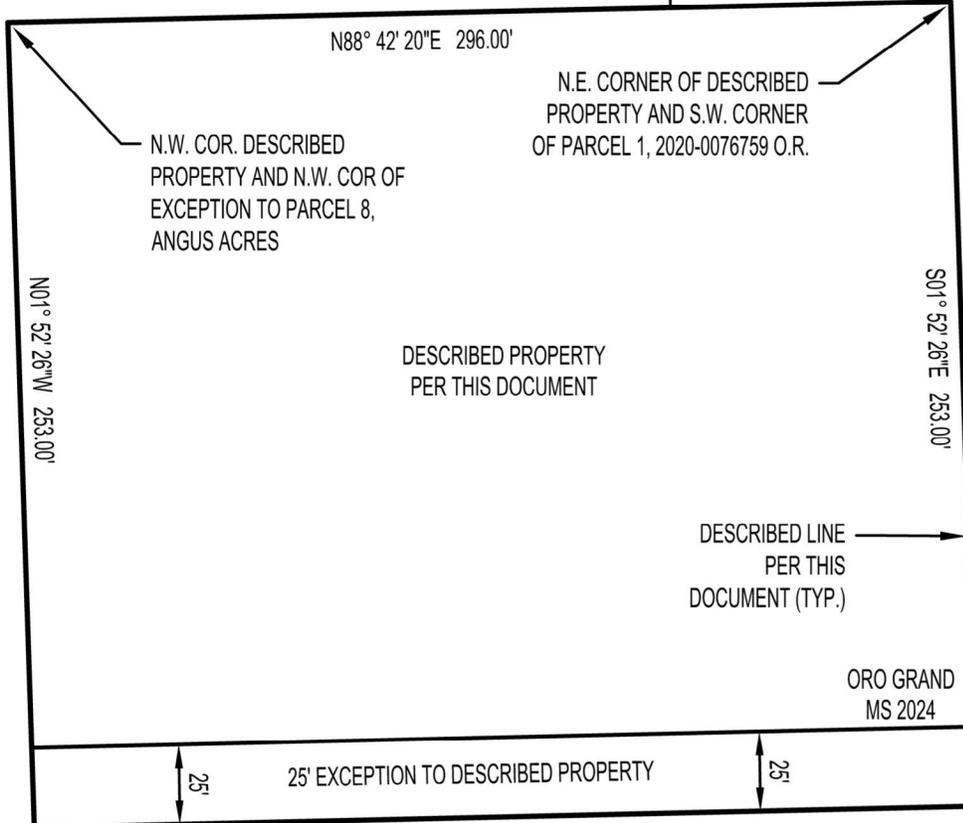


ELY LINE PARCEL 8,
ANGUS ACRES

SEC. 28
T 16 N
R 2 W

PARCEL 8, ANGUS ACRES
BOOK 2, PAGE 100 LAND SURVEYS
Y.C.R.O.

PARCEL 1,
2020-0076759
Y.C.R.O.



DESCRIBED LINE
PER THIS
DOCUMENT (TYP.)

ORO GRAND
MS 2024

P.O.B. AND SLY COR.
2020-0076759 O.R.

25'

25' EXCEPTION TO DESCRIBED PROPERTY

25'

S88° 42' 20"W 296.00'

ROAD 2 SOUTH TOWN OF CHINO VALLEY

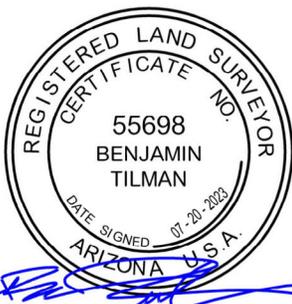
S88° 42' 20"W 1,262.99'
(BASIS OF BEARING)

S.W. CORNER OF DESCRIBED
PROPERTY AND S.E. CORNER
OF PARCEL 8, ANGUS ACRES

P.O.C. AND SOUTHEAST
CORNER OF SECTION 28



CONTAINING 67,484 SQUARE FEET,
OR 1.549 ACRES, MORE OR LESS.



CIVILTEC
engineering inc.

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

CHINO VALLEY, ARIZONA

EXHIBIT B
CHINO VALLEY CEMETERY
LEGAL DESCRIPTION