

**RESOLUTION NO. 2024-1277**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN SUPPORT OF A NEW STATE PARK AT THE HEADWATERS OF THE VERDE RIVER.**

**WHEREAS**, The Trust for Public Land, a California nonprofit public benefit corporation authorized to do business in Arizona as TPL-Arizona, Inc. (“TPL”), wishes to sell to the Town of Chino Valley (the “Town”) approximately 22.91 acres of real property located in Sections 22 and 27, Township 17 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, Yavapai County Assessor’s Parcel No. 306-40-0780, as described in Exhibit 1, attached hereto and incorporated herein by reference (the “Property”); and

**WHEREAS**, the Property, which provides important infill for a new state park at the headwaters of the Verde River, is historically significant for containing the only remaining farm buildings belonging to Fred Harvey, a key figure in U.S. railroad history, which were part of the first U.S. restaurant chain and supplied produce to hotels from Santa Fe to Los Angeles, and for being the site of Arizona’s first territorial government in 1863; and

**WHEREAS**, the Mayor and Common Council of the Town (the “Town Council”) finds that acquisition of the Property to support the development of a new state park at the headwaters of the Verde River is in the public interest; and

**WHEREAS**, the Town Council wishes to acquire the Property from TPL for such purpose.

**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 Manager is hereby authorized and directed to acquire title to and possession of the Property by donation or purchase for an amount not to exceed \$150,000, plus acquisition and closing costs.

**SECTION 3.** The Mayor, Town Manager, and Town Attorney are authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this resolution.

**SECTION 4.** All actions of the officers and agents of the Town that conform to the purpose and intent of this resolution, whether heretofore or hereafter taken, are hereby ratified, confirmed, and approved.

**(SIGNATURES FOLLOW)**

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 10th day of December 2024.



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Jack W. Miller, Mayor

ATTEST:



*Erin N. Deskins*

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Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



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

I hereby certify that the foregoing Resolution No. 2024-1277 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on December 10, 2024, and that quorum was present, and that the vote thereon was 6 ayes, 1 nays, and 0 abstentions. 0 Council members were absent or excused.

*Erin N. Deskins*

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Erin N. Deskins, Town Clerk

EXHIBIT 1  
TO  
RESOLUTION NO. 2024-1277

[Legal Description]

See the following pages.

PARCEL 1:

A portion of Parcel 2 and Parcel 3 as recorded at Book 4803, Page 984, Yavapai County Official Records, being a portion of the South Half of the Southeast quarter of Section 22, the Northeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 27, all in Township 17 North, Range 2 West of the Gila and Salt River Base and Meridian, and more particularly described as follows:

COMMENCING at the Southeast corner of Section 22, Township 17 North, Range 2 West, said corner being monumented with a 2-1/2" pipe with threaded cap stamped 22-23-26-27;

THENCE along the South line of the Southeast quarter of said Section 22, S.86°44'53"W., a distance of 542.07 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said South line and into the Northeast quarter of Section 27, S.01°44'03"W., a distance of 881.08 feet;

THENCE S.12°18'40"W., a distance of 595.17 feet;

THENCE N.76°49'14"W., a distance of 527.48 feet;

THENCE N.06°48'32"E., a distance of 405.27 feet;

THENCE N.06°32'58"E., a distance of 338.11 feet;

THENCE N.06°56'15"E., a distance of 411.26 feet;

THENCE, N.05°39'52"E., a distance of 166.92 feet to a point on the North line of said Section 27;

THENCE into the Southeast quarter of Section 22, N.05°39'52"E., a distance of 276.98 feet;

THENCE N.04°10'04"E., a distance of 91.95 feet;

THENCE N.02°44'07"E., a distance of 189.43 feet;

THENCE S.73°13'49"E., a distance of 105.96 feet;

THENCE S.71°31'17"E., a distance of 401.77 feet;

THENCE S.01°44'03"W., a distance of 369.58 feet to the TRUE POINT OF BEGINNING.

EXCEPTING all oil, gas and other hydrocarbon substances and all mineral substances as contained in said Agreement Dated April 20, 1956, recorded August 9, 1956 in Book 82 of Official Records, Pages 209-225.

PARCEL 2:

AN EASEMENT over, upon, across and through a portion of Parcel 1A, 2, and 3 all as recorded at Book 4803, Page 984, Yavapai County Official Records, being a portion of the West half and the Northeast quarter of Section 27 all lying East of the Easterly right of way of State Route 89, all in Township 17 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, said easement lying 20-feet each side of the follow described centerline:

COMMENCING at the Southwest corner of Parcel 24 as recorded at Book 4803, Page 984, Yavapai County Official Records where it intersects the easterly right-of-way of State Route 89, said corner being monumented with a ½" rebar & cap RLS 33861;

THENCE along said easterly right-of-way line, S.19°05'27"E., a distance of 114.00 feet to the TRUE POINT OF BEGINNING of said easement;

THENCE from said true point of beginning and leaving said easterly right-of-way, N.62°00'57"E., a distance of 1,234.69 feet to a point of curve to the right having a radius of 2,000.00 feet and a central angle of 07°16'22"; a chord bearing of N.65°39'07"E., and a chord distance of 253.69 feet;

THENCE Northeasterly along the arc a distance of 253.86 feet;

THENCE N.69°17'18"E., a distance of 71.70 feet to a point of curve to the left having a radius of 100.00 feet and a central angle of 63°49'15"; a chord bearing of N.37°22'40"E., and a chord distance of 105.72 feet;

THENCE Northeasterly along the arc a distance of 111.39 feet;

THENCE N.05°28'03"E., a distance of 858.73 feet to a point of curve to the right having a radius of 2,000.00 feet and a central angle of 00°33'06"; a chord bearing of N.05°44'36"E., and a chord distance of 19.26 feet;

THENCE Northerly along the arc a distance of 19.26 feet to the end of this easement and a point that lies on the South line of 22.91-acre parcel being more particularly described as the "AREA TO BE EXCLUDED" as set forth on Minor Land Division Survey as recorded in the Office of the Yavapai County Recorder as Reception Number 2024-006693 of Official Records, and lies S.76°49'14"E., a distance of 20.27 feet from the Southwest corner of said 22.91-acre excluded parcel.

The sidelines of said easement are lengthened or shortened to terminate at the adjacent property line.