

RESOLUTION NO. 14-1046

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN THE TOWN FOR RIGHT-OF-WAY AND EASEMENT PURPOSES FOR THE CENTER STREET IMPROVEMENTS PROJECT, AUTHORIZING AND DIRECTING THE MAYOR, TOWN MANAGER AND TOWN ATTORNEY TO ACQUIRE TITLE TO SUCH REAL PROPERTY ON BEHALF OF THE TOWN BY DONATION, EMINENT DOMAIN OR PURCHASE FOR AN AMOUNT NOT TO EXCEED FAIR MARKET VALUE OF THE PROPERTY, PLUS ACQUISITION AND CLOSING COSTS.

WHEREAS, the continued growth and development of the Town of Chino Valley requires acquisition of certain real property described in Exhibit A, attached hereto and made a part hereof, for drainage and roadway improvements to Center Street and the Santa Cruz Wash (the "Project"), as previously authorized by the Town Council pursuant to Resolution 13-1014; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley find that acquisition of the property described is necessary for public right-of-way and easement purposes for the Project, and it is in the public interest to acquire such property; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley have considered alternatives available to it, have balanced the public good and the private injury resulting from the acquisition of the property and have determined that locating the public improvements on the property results in the greatest public good and the least private injury;

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

1. That the Mayor, Town Manager and Town Attorney are hereby authorized and directed to acquire title to and possession of the real property generally described in Exhibit A, plus any additional real property required for completion of the Project as determined by the final engineering plans, by donation, eminent domain or purchase for an amount not to exceed fair market value, plus acquisition and closing costs; and

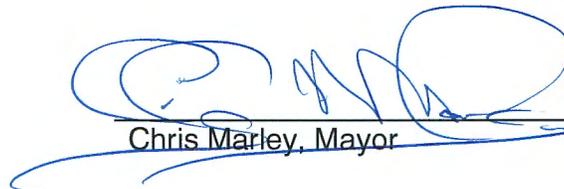
2. That the Mayor, Town Manager and Town Attorney are authorized to perform all acts necessary to acquire said property for the purposes described in this resolution on behalf of the Town.

3. That by approving this Resolution authorizing the acquisition of the real property legally described in Exhibit A, the Town Council accepts the dedication of said property as of the date of recordation of the executed deed[s].

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 9th day of September, 2014 by the following vote:

AYES: 5
NAYS: 0

ABSENT: 2
ABSTAINED: 0


Chris Marley, Mayor

ATTEST:


Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:


Curtis, Goodwin, Sullivan, Udall & Schwab, PLC
Town Attorneys
By: Phyllis Smiley

I hereby certify the above foregoing Resolution No. 14-1046 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on September 9, 2014, and that quorum was present thereat and that the vote thereon was 5 ayes and 0 nays and 0 abstentions. 2 Council members were absent or excused.


Jami C. Lewis, Town Clerk

The following exhibits are attached:

1. Exhibit A – Deed, Legal Description and Map of Property/Easement[s] to be acquired.

EXHIBIT A

Deed, Description and Map of Property to be Acquired

EXHIBIT A-1

Deed, Description and Map of Property to be Acquired

Brisbane

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Brisbane Properties L.L.C., a Wyoming limited liability company, does hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR: Brisbane Properties L.L.C., a Wyoming limited liability company

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared _____, its _____ of Brisbane Properties L.L.C., a Wyoming limited liability company (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the

instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS	None
(other than those named in the notarial certificate)	

EXHIBIT A
LAND DESCRIPTION
MAY 20, 2014

THAT PORTION OF THE LAND DESCRIBED IN DEED TO BRISBANE PROPERTIES, L.L.C. IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, RECORDED IN BOOK 4977, PAGE 764 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING WITHIN SECTION 26, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS...

BEGINNING AT THE NORTHWEST CORNER OF SAID BRISBANE PROPERTIES LAND, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET AS DESCRIBED IN INSTRUMENT NO. 9248528 RECORDED IN BOOK 2555, PAGE 045 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE WEST LINE OF SAID BRISBANE PROPERTIES LAND SOUTH 00°31'34" EAST A DISTANCE OF 35.00 FEET;

THENCE NORTH 87°20'34" EAST A DISTANCE OF 78.00 FEET;

THENCE NORTH 81°47'12" EAST A DISTANCE OF 70.00 FEET;

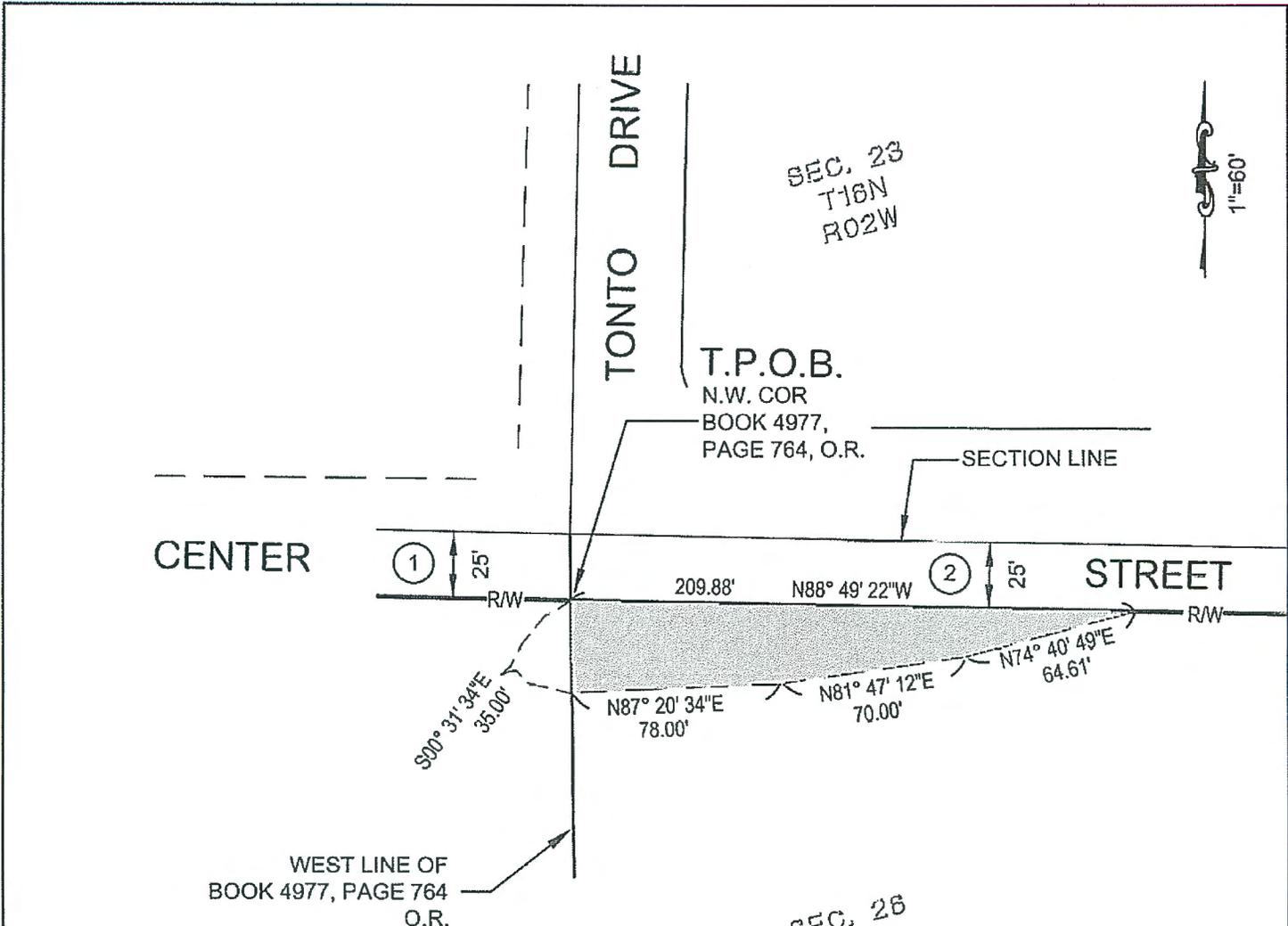
THENCE NORTH 74°40'49" EAST A DISTANCE OF 64.61 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID BRISBANE PROPERTIES LAND;

THENCE ALONG SAID RIGHT OF WAY LINE AND NORTHERLY LINE NORTH 88°49'22" WEST A DISTANCE OF 209.88 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4,768 SQUARE FEET, OR 0.110 ACRES, MORE OR LESS.



EXPIRES 09/30/2016



SEC. 23
T16N
R02W

T.P.O.B.
N.W. COR
BOOK 4977,
PAGE 764, O.R.



CENTER

①

25'

R/W

209.88'

N88° 49' 22\"W

②

25'

STREET

R/W

S00° 31' 34\"E
35.00'

N87° 20' 34\"E
78.00'

N81° 47' 12\"E
70.00'

N74° 40' 49\"E
64.61'

WEST LINE OF
BOOK 4977, PAGE 764
O.R.

SEC. 26
T16N
R02W

BOOK 4977,
PAGE 764,
O.R.

LEGEND



VARIABLE WIDTH RIGHT OF WAY FOR
PUBLIC ROADWAY TO THE TOWN OF
CHINO VALLEY PER THIS DOCUMENT

①

25' WIDE DEDICATION OF A PUBLIC
ROADWAY TO THE TOWN OF CHINO
VALLEY PER BK. 3088, PG. 844, O.R.

②

25' WIDE DEDICATION OF A PUBLIC
HIGHWAY TO THE TOWN OF CHINO
VALLEY PER BK. 2555, PG. 45, O.R.

CIVILTEC
engineering inc.
Montroia • Prescott • Peoria
2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B
CENTER STREET

DE: KR D	CH: R H S	DR: KR D	JOB # 2013720
P: X:\2012\2012720 - Chino Valley Road Circle\Draw\Exhibits			SHEET 1 OF 1
D: Exhibit Brisbane.dwg DA: May 28, 2014			

When recorded return to:

Phyllis L.N. Smiley, Esq.
Curtis, Goodwin, Sullivan, Udall & Schwab, PLC
501 East Thomas Road
Phoenix, Arizona 85012

DRAINAGE AND RETENTION BASIN EASEMENT

That for and in consideration of \$ _____, Brisbane Properties L.L.C., a Wyoming limited liability company ("Grantor"), hereby conveys to the Town of Chino Valley, Arizona ("Grantee"), 202 North State Route 89, Chino Valley, Arizona 86323, an easement for drainage and retention basin purposes in and upon the property legally described in **Exhibit A** (the "Easement Area"). This easement is granted conditioned upon all of the following:

1. This easement shall continue in perpetuity, commencing upon recordation.
2. The use granted herein shall be limited exclusively to the purposes of construction and maintenance of drainage and retention basin in the Easement Area, and uses incidental to such purposes, including removal of trees and fences. As used herein "drainage" shall mean the flow of normal and excess rainwater across the Easement Area.
3. Grantee or its assigns shall have the right to enter the Easement Area at all times necessary to maintain the drainage and retention basin. Grantee shall be responsible for maintenance of the basin.
4. No building or structure of any nature or kind whatsoever shall be constructed or placed on or over the Easement Area without the prior written consent of Grantee, provided, however, that Grantor, or its successors and assigns may plant, install or construct such landscaping improvements and related facilities as shall be depicted on a site plan and landscape plan that shall be approved administratively by Grantee prior to installation.
5. This easement constitutes a covenant running with the land for the benefit of Grantee, its successors and assigns.
6. This easement may be terminated by a written termination of easement signed by the Town Manager and recorded in the Official Records of Yavapai County, Arizona.

EXHIBIT A

LAND DESCRIPTION
MARCH 3, 2014

THAT PORTION OF PARCEL 1 AS RECORDED IN BOOK 61, PAGE 36 OF LAND SURVEYS LOCATED IN SECTION 26, TOWNSHIP 16 NORTH, RANGE 2 WEST IN THE TOWN OF CHINO VALLEY, YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHWEST CORNER OF CHINO MEADOWS UNIT IV SUBDIVISION RECORDED IN BOOK 15, PAGE 86, MAPS AND PLATS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 26 SOUTH 88° 49' 22" EAST A DISTANCE OF 662.60 FEET;

THENCE SOUTH 01°10' 38" WEST A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CENTER STREET (WIDTH VARIES) AS RECORDED IN BOOK 2555, PAGES 45 TO 49;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 88°49'22" WEST A DISTANCE OF 57.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 SOUTH 18°52'27" EAST A DISTANCE OF 142.18 FEET

THENCE SOUTH 31°04'02 WEST A DISTANCE OFF 47.35 FEET;

THENCE SOUTH 56°18'25" WEST A DISTANCE OF 49.78 FEET;

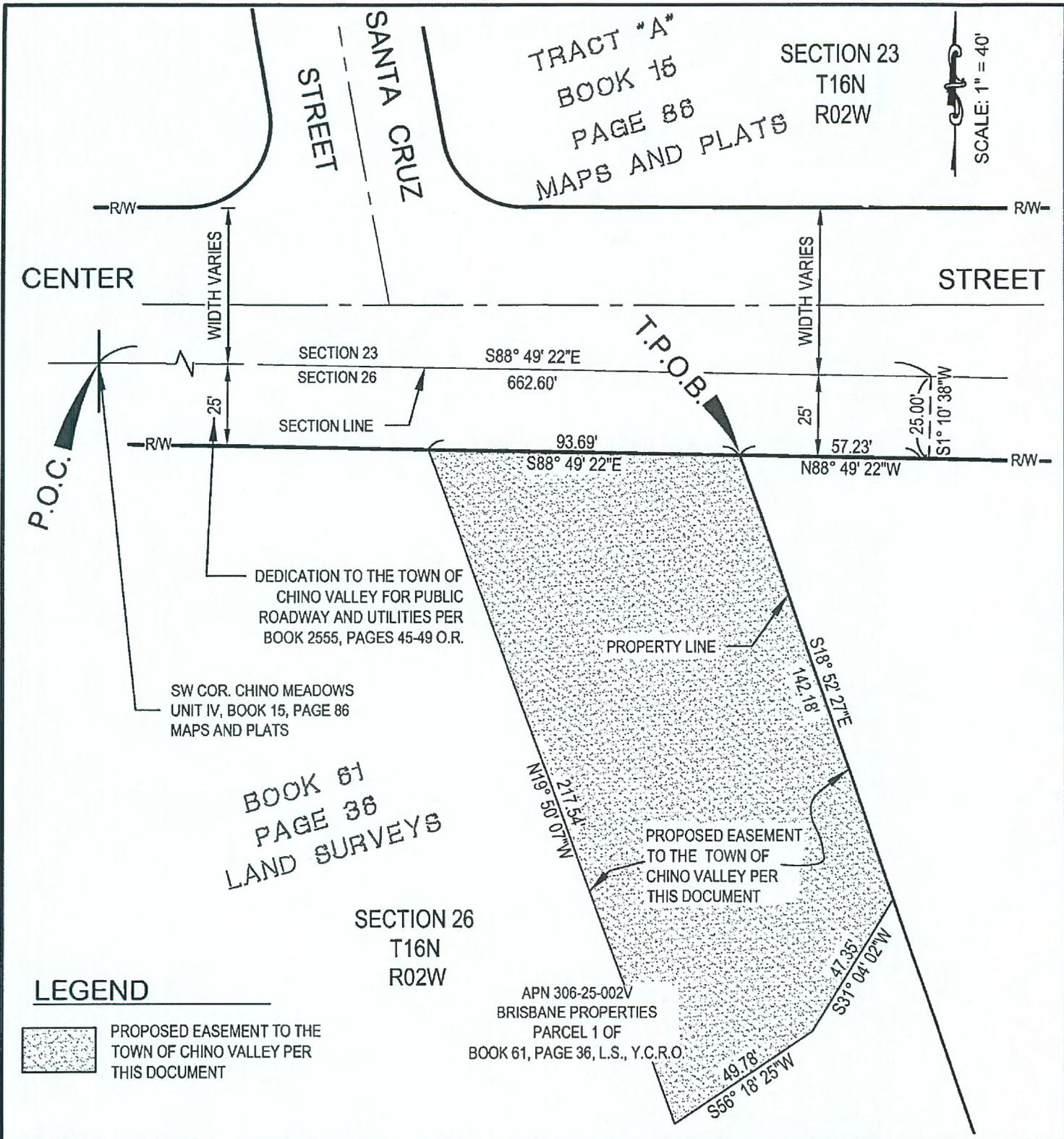


EXPIRES 09/30/2016

THENCE NORTH 19°50'07" WEST A DISTANCE OF 217.54 FEET TO SAID
SOUTHERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88°49'22"
EAST A DISTANCE OF 93.69 TO THE TRUE POINT OF BEGINNING.

CONTAINING 16,013 SQUARE FEET, OR 0.368 ACRES, MORE OR LESS.



CIVILTEC
engineering inc.
Monrovia • Prescott • Phoenix

2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B

DE: KR D	CH: R H S	DR: KR D	JOB # 2012720
P: X:\2012\2012720 - chino valley road circle			SHEET 1 OF 1
D: Deep Well Ranch Easement Strip DA: Sep 10, 2013			

CHINO VALLEY, ARIZONA

EXHIBIT B

DE: KR D	CH: R H S	DR: KR D	JOB # 2012720
P: X:\2012\2012720 - chino valley road circle			SHEET 1 OF 1
D: Deep Well Ranch Easement Strip DA: Sep 10, 2013			

EXHIBIT A-2

Deed, Description and Map of Property to be Acquired

Ginn

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, John Ginn and Karen Ginn, as Trustees of The Ginn Living Trust, dated May 23, 2011 as to an undivided 50% interest, and Eugene L. Ginn and Ellen E. Ginn, as Trustees of The Ginn Family Trust, dated October 31, 1986 as to an undivided 50% interest, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR: The Ginn Living Trust, dated May 23, 2011

By: _____
John Ginn, Trustee

By: _____
Karen Ginn, Trustee

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared John Ginn and Karen Ginn, as Trustees of The Ginn Living Trust,

dated May 23, 2011, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	3
ADDITIONAL SIGNORS (other than those named in the notarial certificate)	Eugene L. Ginn and Ellen E. Ginn

Dated this _____ day of _____, 2014.

GRANTOR: The Ginn Family Trust, dated October 31, 1986

By: _____
Eugene L. Ginn, Trustee

By: _____
Ellen E. Ginn, Trustee

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Eugene L. Ginn and Ellen E. Ginn, as Trustees of The Ginn Family Trust, dated October 31, 1986, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and

acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	3
ADDITIONAL SIGNORS	John Ginn and Karen Ginn
(other than those named in the notarial certificate)	

EXHIBIT A
LAND DESCRIPTION
MAY 20, 2014

THAT PORTION OF THE LAND DESCRIBED IN DEED TO JOHN GINN AND KAREN GINN AS TRUSTEES OF THE GINN LIVING TRUST IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, RECORDED IN BOOK 4858, PAGE 266 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING WITHIN SECTION 26, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS...

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°32'28" EAST A DISTANCE OF 25.76 FEET;

THENCE NORTH 89°27'29" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROAD 1 EAST AS DESCRIBED IN INSTRUMENT NO. 9551633 RECORDED IN BOOK 3088, PAGE 844, OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF CENTER STREET AS DESCRIBED IN SAID INSTRUMENT;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF CENTER STREET SOUTH 88°49'22" EAST A DISTANCE OF 24.23 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 275.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 59.93 FEET THROUGH A CENTRAL ANGLE OF 12°29'08";

THENCE SOUTH 76°20'14" EAST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 325.00 FEET;



EXPIRES 09/30/2016

THENCE EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 70.82 FEET THROUGH A CENTRAL ANGLE OF 12°29'08" TO ITS POINT OF TANGENCY WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 25.00 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM SAID SOUTH RIGHT OF WAY OF CENTER STREET;

THENCE ALONG SAID PARALLEL LINE SOUTH 88°49'22" EAST A DISTANCE OF 959.34 FEET;

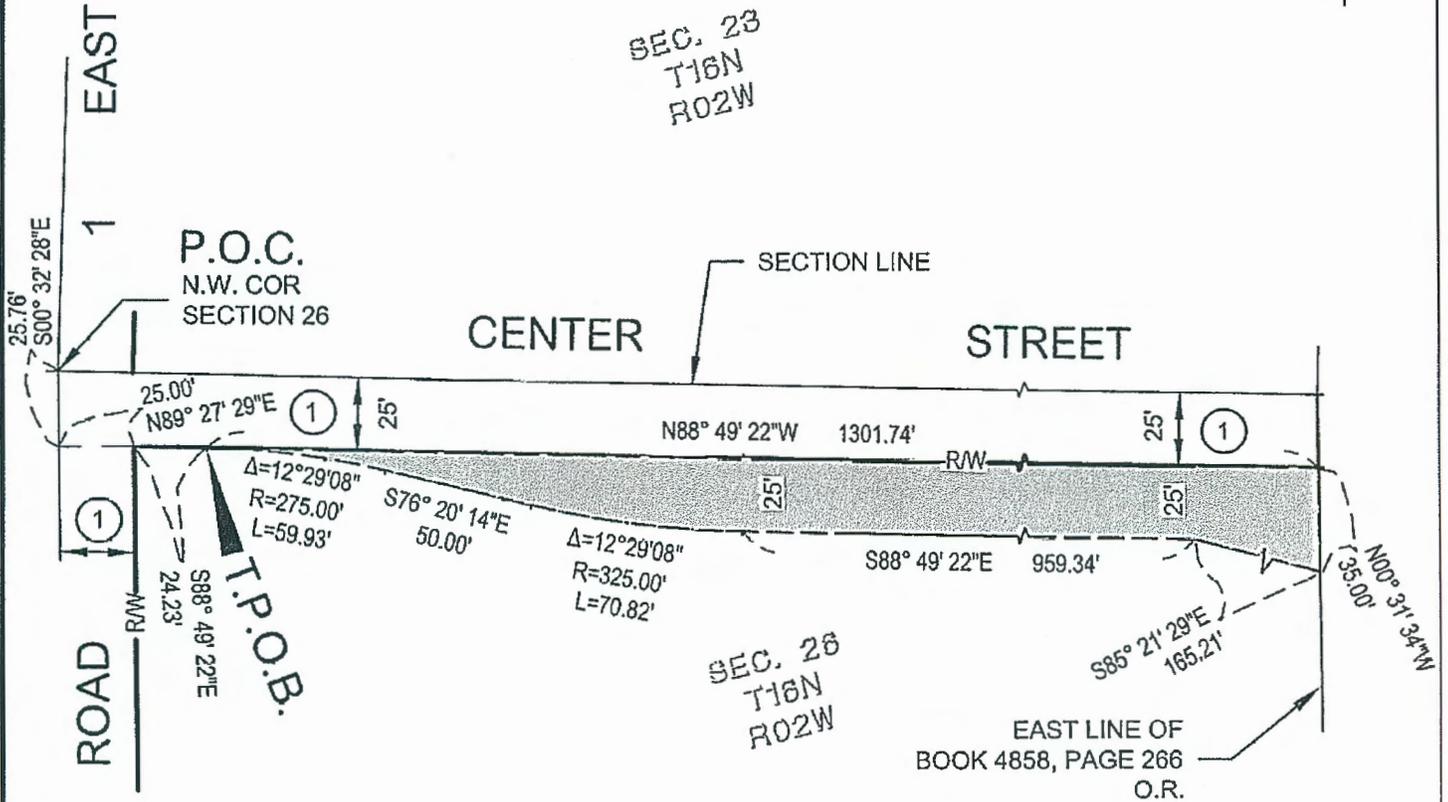
THENCE SOUTH 85°21'29" EAST A DISTANCE OF 165.21 FEET TO THE EAST LINE OF SAID LAND DESCRIBED IN DEED TO JOHN GINN AND KAREN GINN AS TRUSTEES OF THE GINN LIVING TRUST;

THENCE ALONG SAID EAST LINE NORTH 00°31'34" WEST A DISTANCE OF 35.00 FEET TO SAID SOUTH RIGHT OF WAY LINE OF CENTER STREET;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 88°49'22" WEST A DISTANCE OF 1301.74 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 31,199 SQUARE FEET, OR 0.716 ACRES, MORE OR LESS.

EXHIBIT B



LEGEND

-  VARIABLE WIDTH RIGHT OF WAY FOR PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY PER THIS DOCUMENT
-  25' WIDE DEDICATION OF A PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY PER BK. 3088, PG. 844, O.R.

BOOK 4858,
PAGE 266,
O.R.

REGISTERED LAND SURVEYOR
STATE OF ARIZONA
NO. 51524
KENNETH R. DAVIDSON
DATE SIGNED 5-20-14
ARIZONA U.S.A.
EXPIRES 09/30/2016

CIVILTEC
engineering inc.
MORUA • PRESCOTT • PEORIA
2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B CENTER STREET

DE: KR D	CH: R H S	DR: KR D	JOB # 2012720
P: X:\2012\2012720 - Chino Valley Road Circle\Draw\Exhibits			SHEET 1 OF 1
D: Exhibit Ginn.dwg DA: May 27, 2014			

EXHIBIT A-3

Deed, Description, and Map of Property to be Acquired

Thompson

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Bruce Thomson and Judy Thomson, husband and wife, as community property with right of survivorship, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

By: _____
Bruce Thomson

By: _____
Judy Thomson

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Bruce Thomson and Judy Thomson, husband and wife, as community property with right of survivorship,, personally known to me (or proved to me on the basis of

satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS (other than those named in the notarial certificate)	None

EXHIBIT A
LAND DESCRIPTION
MAY 20, 2014

THAT PORTION OF THE LAND DESCRIBED IN DEED TO BRUCE THOMSON AND JUDY THOMSON IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA RECORDED IN BOOK 4449, PAGE 765 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING WITHIN SECTION 23, TOWNSHIP 16 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 23 SOUTH 88°49'22" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ROAD 1 EAST AS DESCRIBED IN INSTRUMENT NO. 9749976 RECORDED IN BOOK 3474, PAGE 818 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 23 SOUTH 88°49'22" EAST A DISTANCE OF 203.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 59.93 FEET THROUGH A CENTRAL ANGLE OF 12°29'08";

THENCE NORTH 76°20'14" WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 325.00 FEET;



EXPIRES 09/30/2016

THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 70.82 FEET THROUGH A CENTRAL ANGLE OF 12°29'08" TO ITS POINT OF TANGENCY WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 25.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM SAID SOUTH LINE OF SECTION 23;

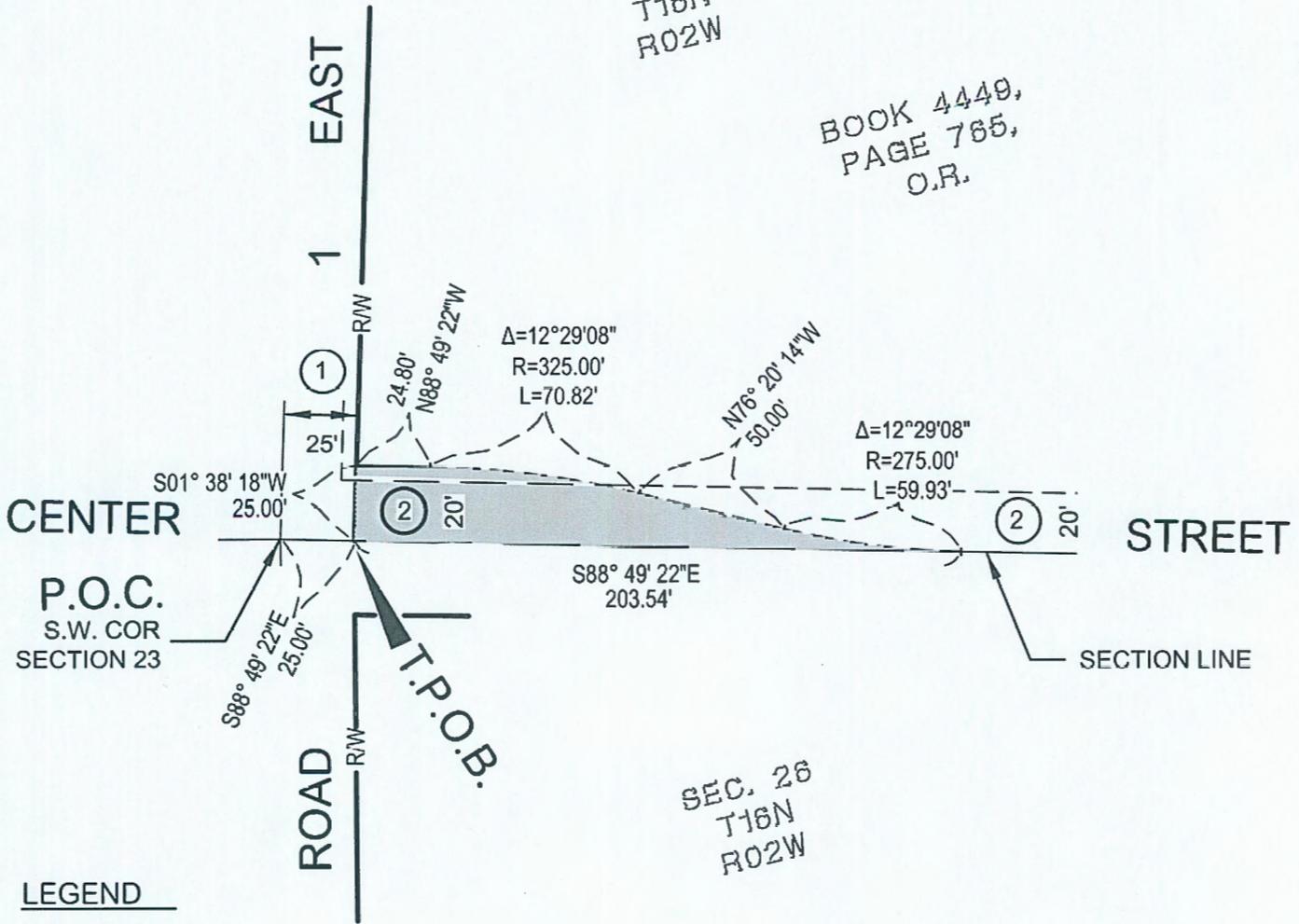
THENCE ALONG SAID PARALLEL LINE, NORTH 88°49'22 WEST A DISTANCE OF 24.80 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF ROAD 1 EAST;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 01°38'18" WEST A DISTANCE OF 25.00 FEET TO THE **TRUE POINT OF BEGINNING.**

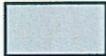
CONTAINING 2,910 SQUARE FEET, OR 0.067 ACRES, MORE OR LESS.

SEC. 23
T16N
R02W

BOOK 4449,
PAGE 765,
O.R.



LEGEND

-  VARIABLE WIDTH RIGHT OF WAY TO THE TOWN OF CHINO VALLEY PER THIS DOCUMENT
-  25' WIDE DEDICATION OF A PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY PER BK. 3474, PG. 818, O.R.
-  20' WIDE ROADWAY EASEMENT OF HASSAYAMPA ALFALFA FARMS PER BK. 111, PG. 231, DEEDS

CIVILTEC
engineering inc.
Monrovia • Prescott • Peoria
2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B
CENTER STREET

DE: KR D	CH: R H S	DR: KR D	JOB # 2012720
P: X:\2012\2012720 - Chino Valley Road Circle\Drawg\Exhibits			SHEET 1 OF 1
D: Exhibit Thomson.dwg DA: May 27, 2014			

EXHIBIT A-4

Deed, Description, and Map of Property to be Acquired

Falkner

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, I Janet M. Falkner, does hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

By: _____
Janet M. Falkner

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Janet M. Falkner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS	None
(other than those named in the notarial certificate)	

EXHIBIT A

LAND DESCRIPTION
MARCH 3, 2014

THAT PORTION OF LAND DESCRIBED IN DEED TO JANET FALKNER RECORDED IN BOOK 4583, PAGE 859 OF OFFICIAL RECORDS LOCATED IN SECTION 23, TOWNSHIP 16 NORTH, RANGE 2 WEST IN THE TOWN OF CHINO VALLEY, YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHWEST CORNER OF CHINO MEADOWS UNIT IV SUBDIVISION RECORDED IN BOOK 15, PAGE 86, MAPS AND PLATS OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 23 SOUTH 88° 49' 22" EAST A DISTANCE OF 643.09 FEET;

THENCE NORTH 00°13' 50" EAST A DISTANCE OF 50.79 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CENTER STREET (WIDTH VARIES), SHOWN AS LEAPING LIZARD LANE ON SAID SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 89°46'10" WEST A DISTANCE OF 103.20 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING THE RIGHT-OF-WAY OF SANTA CRUZ STREET (50.00 FEET WIDE) AS SHOWN ON SAID CHINO MEADOWS UNIT IV SUBDIVISION;

THENCE NORTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY AN ARC LENGTH OF 34.63 FEET THOUGH A DELTA ANGLE OF 79°21'53" TO ITS POINT OF TANGENCY WITH THE EASTERLY RIGHT-OF-WAY OF SAID SANTA CRUZ STREET AS SHOWN ON SAID SUBDIVISION;



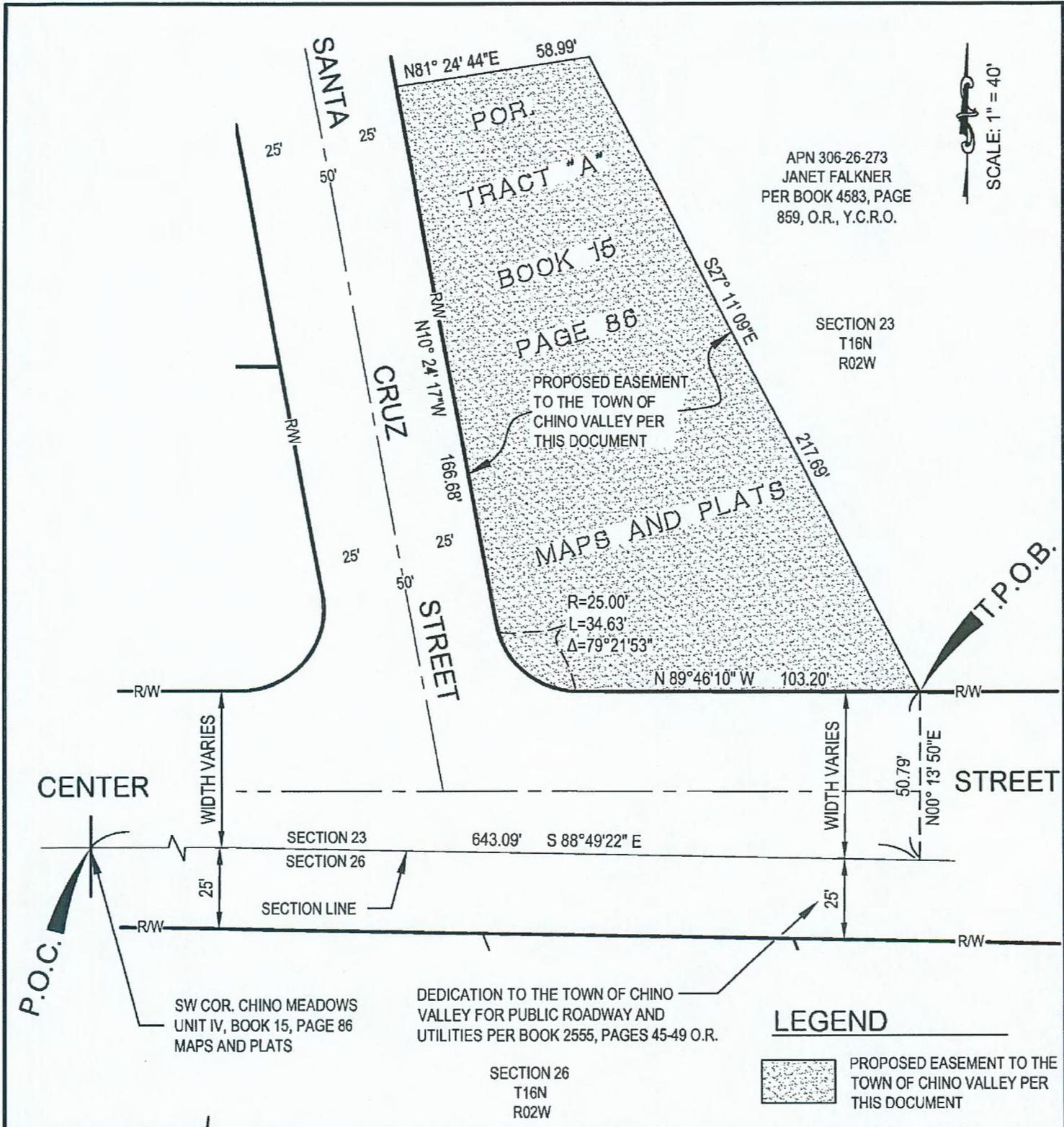
EXPIRES 09/30/2016

THENCE ALONG SAID RIGHT-OF-WAY NORTH 10°24'17" WEST A DISTANCE
OFF 166.68 FEET;

THENCE NORTH 81°24'44" EAST A DISTANCE OF 58.99 FEET;

THENCE SOUTH 27°11'09" EAST A DISTANCE OF 217.69 FEET TO THE TRUE
POINT OF BEGINNING.

CONTAINING 17,415 SQUARE FEET, OR 0.399 ACRES, MORE OR LESS.



APN 306-26-273
 JANET FALKNER
 PER BOOK 4583, PAGE
 859, O.R., Y.C.R.O.

SCALE: 1" = 40'

SECTION 23
 T16N
 R02W

LEGEND

 PROPOSED EASEMENT TO THE TOWN OF CHINO VALLEY PER THIS DOCUMENT



CIVILTEC
 engineering inc.
 Monrovia • Prescott • Phoenix
 2050 N. Willow Ck. Rd
 Prescott, AZ 86301
 Phone: 928.771.2376
 Fax: 928.771.2377
 Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B

DE: KR D	CH: R H S	DR: KR D	JOB # 2012720
P: X:\2012\2012720 - chino valley road circle			SHEET 1 OF 1
D: Deep Well Ranch Easement Strip DA: Sep 10, 2013			

EXHIBIT A-5

Deed, Description, and Map of Property to be Acquired

Abshire

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Donald C. Abshire and Katherin V. Abshire, husband and wife, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

By: _____
Donald C. Abshire

By: _____
Katherin V. Abshire

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Donald C. Abshire and Katherin V. Abshire, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their

authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS	None
(other than those named in the notarial certificate)	

EXHIBIT A

LAND DESCRIPTION
MARCH 3, 2014

THAT PORTION OF PARCEL 1 AS RECORDED IN BOOK 61, PAGE 36 OF LAND SURVEYS LOCATED IN SECTION 26, TOWNSHIP 16 NORTH, RANGE 2 WEST IN THE TOWN OF CHINO VALLEY, YAVAPAI COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

COMMENCING AT THE SOUTHWEST CORNER OF CHINO MEADOWS UNIT IV SUBDIVISION RECORDED IN BOOK 15, PAGE 86, MAPS AND PLATS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 26 SOUTH 88° 49' 22" EAST A DISTANCE OF 662.60 FEET;

THENCE SOUTH 01°10' 38" WEST A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CENTER STREET (WIDTH VARIES) AS RECORDED IN BOOK 2555, PAGES 45 TO 49;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 88°49'22" WEST A DISTANCE OF 57.23 FEET TO THE TRUE POINT OF BEGINNING;

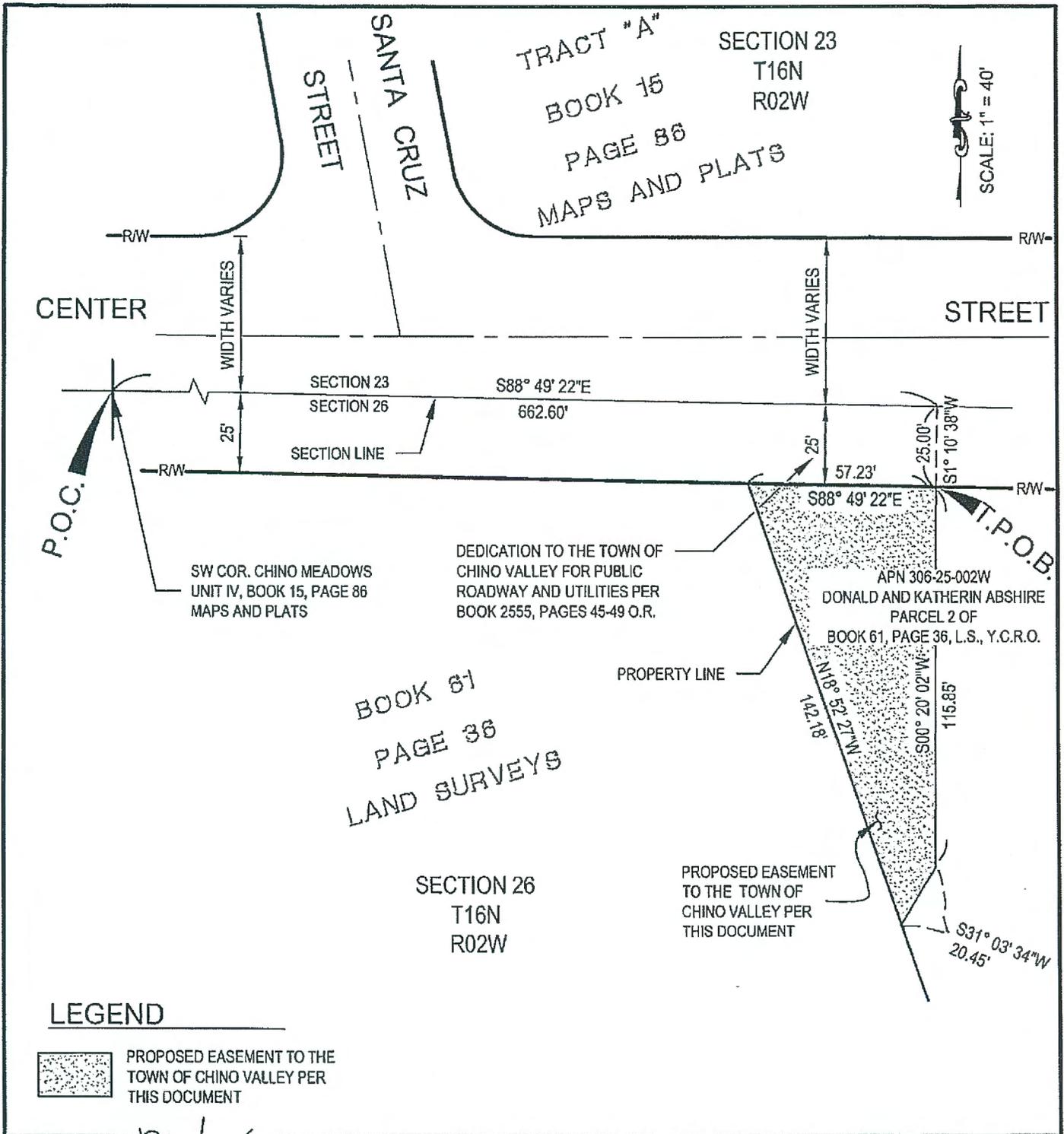
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 SOUTH 18°52'27" EAST A DISTANCE OF 142.18 FEET

THENCE SOUTH 31°04'02 WEST A DISTANCE OFF 47.35 FEET;

THENCE SOUTH 56°18'25" WEST A DISTANCE OF 49.78 FEET;



EXPIRES 09/30/2016



SCALE: 1" = 40'

LEGEND

 PROPOSED EASEMENT TO THE TOWN OF CHINO VALLEY PER THIS DOCUMENT

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 51524
KENNETH R. DAVIDSON
DATE SIGNED 3-3-14
ARIZONA U.S.A.

EXPIRES 09/30/2016



CIVILTEC
engineering inc.
Monrovia • Prescott • Phoenix

2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA			
EXHIBIT B			
DE: KR D	CH: R H S	DR: KR D	JOB # 2012720
P: X:\2012\2012720 - chino valley road circle			SHEET 1 OF 1