

**RESOLUTION NO. 2022-1208**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, ACCEPTING DEDICATION OF CERTAIN INTERESTS IN REAL PROPERTY FOR RIGHT-OF-WAY AND OTHER PUBLIC USES.**

**WHEREAS**, John Eugene Ginn, Trustee of the Ginn Family Trust, dated October 31, 1986, wishes to convey to the Town of Chino Valley, Arizona (the "Town") certain real property in two parcels (the "Dedication Parcels"); and

**WHEREAS**, the Dedication Parcels, once accepted by the Town, will be utilized for municipal purposes, such purposes being of benefit to the general public; and

**WHEREAS**, the first Dedication Parcel is a strip of land measuring approximately 15 feet by 213 feet, generally located along North Road 1 East between West Center Street and East Road 1 North in the Town of Chino Valley; and

**WHEREAS**, the second Dedication Parcel is a strip of land measuring approximately 30 feet by 336 feet, generally located along East Center Street between North Road 1 East and Ho Ho Kam Drive in the Town of Chino Valley; and

**WHEREAS**, the Mayor and Council of the Town of Chino Valley desire to accept the Dedication Parcels, by means of a Special Warranty Deed in substantially the form attached hereto as Exhibit A.

**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 Manager is hereby authorized and directed to execute the Special Warranty Deed in substantially the form attached hereto as Exhibit A and incorporated herein by reference.

**SECTION 3.** Upon execution by the Town Manager of the Special Warranty Deed, in substantially the form attached hereto as Exhibit A, the Dedication Parcels, comprising the real property described therein, are hereby accepted.

**SECTION 4.** The Town Manager is authorized and directed to cause the recording of the executed Special Warranty Deed in the Office of the Yavapai County Recorder.

**SECTION 5.** 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 Resolution.

(SIGNATURES ON THE FOLLOWING PAGE)

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 12th day of April, 2022.



A handwritten signature in blue ink, appearing to read "Jack W. Miller".

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Jack W. Miller, Mayor

ATTEST:

*Erin Deskins*

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Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

*Andrew McGuire*

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Andrew J. McGuire, Town Attorney  
Gust Rosenfeld, PLC

I hereby certify the above foregoing Resolution No. 2022-1208 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on April 12, 2022, 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 Deskins*

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Erin N. Deskins, Town Clerk

EXHIBIT A  
TO  
RESOLUTION NO. 2022-1208

[Special Warranty Deed]

See following pages.

**WHEN RECORDED, RETURN TO:**

Town of Chino Valley  
202 North State Route 89  
Chino Valley, Arizona 86323  
Attention: Town Manager

**SPECIAL WARRANTY DEED**

**THIS DEED IS EXEMPT FROM THE REQUIREMENT OF FILING AN AFFIDAVIT OF  
PROPERTY VALUE PURSUANT TO A.R.S. §11-1134(A)(3).**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable consideration, **JOHN EUGENE GINN, TRUSTEE OF THE GINN FAMILY TRUST, DATED OCTOBER 31, 1986** (the "Grantor"), does hereby convey to **THE TOWN OF CHINO VALLEY**, an Arizona municipal corporation (the "Grantee"), the following described property situated in the County of Yavapai, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

See **Exhibits 1 and 2** attached hereto and made a part hereof.

SUBJECT TO all existing taxes, assessments, liens, encumbrances, reservations in patents, covenants, conditions, restrictions, rights-of-way, easements and leases of record and all matters that a physical inspection of the properties would reveal.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and none other, subject to the matters set forth above.

Pursuant to the provisions of A.R.S. § 33-404, the name and address of the sole beneficiary of the **Ginn Family Trust, dated October 31, 1986**, is **John Ginn, 1880 E. Road 1 S., Chino Valley, Arizona 86323**.

**[SIGNATURE AND NOTARY PAGES FOLLOW]**

[GRANTOR SIGNATURE AND NOTARY PAGE TO SPECIAL WARRANTY DEED]

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

GRANTOR:

By: SPECIMEN – NOT FOR EXECUTION  
JOHN EUGENE GINN, Trustee

ACKNOWLEDGMENTS

STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF YAVAPAI        )

On \_\_\_\_\_, 2022, before me personally appeared **John Eugene Ginn**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

**[GRANTEE SIGNATURE AND NOTARY PAGE TO SPECIAL WARRANTY DEED]**

**TOWN OF CHINO VALLEY**, an Arizona  
municipal corporation

          SPECIMEN – NOT FOR EXECUTION            
Jack W. Miller, Mayor

**ATTEST:**

          SPECIMEN – NOT FOR EXECUTION            
Erin N. Deskins, Town Clerk

STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF YAVAPAI        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2022, by Jack W. Miller, the Mayor of the Town of Chino Valley, an Arizona municipal corporation,  
on behalf of the municipal corporation.

\_\_\_\_\_  
Notary Public

(Seal and Expiration Date)

**Exhibit 1**

Legal Description and Depiction

See following pages.

**15' DEDICATION**

**±3,336 sq.ft.**

All that portion of the Southwest-Quarter of Section 23, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, as shown in Book 10 of Land Surveys, Page 37 of the Yavapai County Recorder's Office, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 23;

Thence South 89°15'48" East, along the South line of said section, a distance of 1014.43 feet;

Thence North 02°12'03" East, a distance of 324.57 feet;

Thence North 89°15'48" West, a distance of 544.43 feet to **THE POINT OF BEGINNING**;

Thence continuing North 89°15'48" West, a distance of 256.47 feet;

Thence South 83°21'33" West, a distance of 16.27 feet;

Thence South 51°45'54" West, a distance of 211.15 feet to a point lying 40.00 feet East of the West line of said Section 23, said point being **THE POINT OF BEGINNING**;

Thence North 01°11'53" East, along a line 40.00 feet East of and running parallel with said West section line, a distance of 231.31 feet;

Thence South 27°38'38" West, a distance of 33.68 feet to a point lying 25.00 feet East of the West line of said Section 23;

Thence South 01°11'53" West, along a line 25.00 feet East of and running parallel with said West section line, a distance of 213.49 feet;

Thence North 51°45'54" East, a distance of 19.42 feet to **THE POINT OF BEGINNING**.

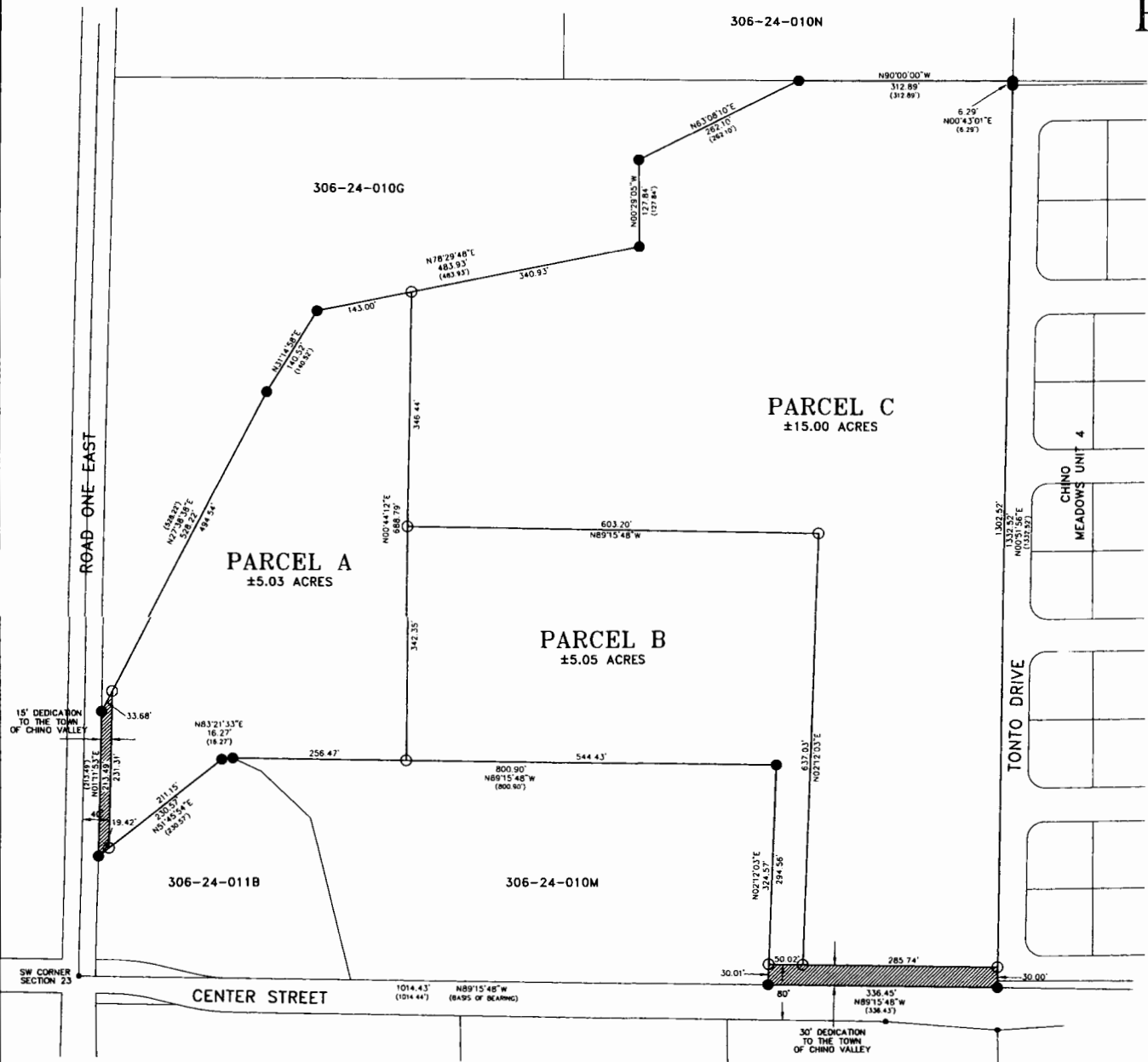
Containing 3336 sq.ft., more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.



# RECORD OF SURVEY PARCEL 306-24-010L

A PORTION OF  
SECTION 23, T16N, R2W  
YAVAPAI COUNTY, ARIZONA  
CHINO VALLEY



### LEGEND

- = FOUND 1/2" FAMAS OR AS NOTED
- = SET 1/2" REBAR 37930 CAP
- = CALCULATED ONLY. NOTHING FOUND OR SET
- ( ) = RECORD DISTANCE PER RECORDED INFO
- Y.C.R.O. = YAVAPAI COUNTY RECORDER'S OFFICE
- O.R. = OFFICIAL RECORDS
- L.S. = LAND SURVEYS



THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2021, AND POINTS THAT WERE FOUND OR SET ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW ONLY



*D. Allen Foster*

EXPIRES 9-30-23

D. ALLEN FOSTER RLS# 37930  
P.O. BOX 4363 CHINO VALLEY, ARIZONA 86323 (928) 848-2009

SURVEYED FOR: GINN TRUST

DRAWN BY: DAF	DATE: 8-07-21
CHECKED BY: DAF	DRAWING NO.: 00-1
JOB NO.: 2021-00067	SHEET 1 OF 1

### APPROVALS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE DEVELOPMENT SERVICES DEPARTMENT OF CHINO VALLEY DOES HEREBY APPROVE THIS LAND SPLIT.

DEVELOPMENT SERVICES DEPARTMENT

### NOTES

- 1) ALL EASEMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT.
- 2) CURRENT ZONING IS AR5/CL-LIGHT

**Exhibit 2**

Legal Description and Depiction

See following pages.

**30' DEDICATION**

**±10,083 sq.ft.**

All that portion of the Southwest-Quarter of Section 23, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, as shown in Book 10 of Land Surveys, Page 37 of the Yavapai County Recorder's Office, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 23;

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Thence continuing South 89°15'48" East, along the South line of said section, a distance of 336.45 feet

Thence North 00°51'56" East, a distance of 30.00 feet;

Thence North 89°15'48" West, along a line 30.00 feet North of and running parallel with said South section line, a distance of 335.75 feet;

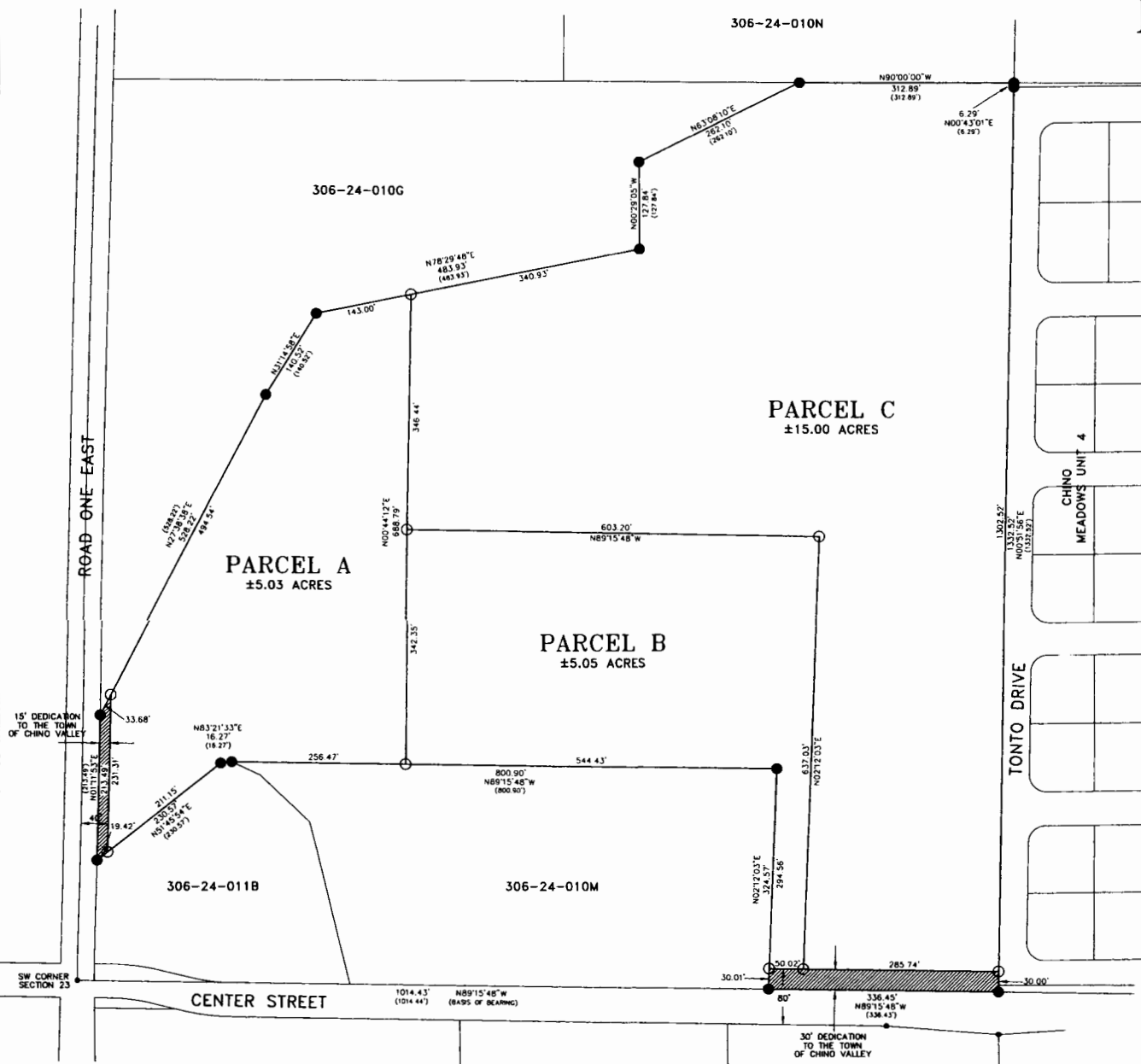
Thence South 02°12'03" West, a distance of 30.01 feet to **THE POINT OF BEGINNING.**

Containing 10,083 sq.ft., more or less.

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SECTION 23, T16N, R2W  
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