

When recorded, return to:

Town of Camp Verde
PO Box 710
Camp Verde, AZ 86322

3832590 BK 4243 PG 252
Yavapai County, Arizona
Ana Wayman-Trujillo, Recorder
03/17/2005 11:56A PAGE 1 OF 8
TOWN OF CAMP VERDE
RECORDING FEE 4.50
SURCHARGE 0.00
POSTAGE 1.00

Caption Heading: Ordinance 2005-A301

\$1.50
\$8
\$5
\$1
\$5.50



ORDINANCE 2005 A301

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN OF CAMP VERDE LIMITS OF THE TOWN OF CAMP VERDE.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and Council of the Town of Camp Verde, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the Town of Camp Verde in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the Town of Camp Verde, and to extend and increase the corporate limits of the Town of Camp Verde so as to embrace the same; and

WHEREAS, the Mayor and Council of the Town of Camp Verde, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the Town of Camp Verde to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the Town of Camp Verde, and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the provisions of A.R.S. §9-471, and amendments thereto, have been fully observed; and

WHEREAS, property and sufficient certification and proof of the foregoing facts are now on file in the office of the Town of Camp Verde Clerk of the Town of Camp Verde,

Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the county recorder.

NOW THEREFORE, BE IT ORDAINED BY THE ^{MAYOR}~~MAOR~~ AND COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, AS FOLLOWS:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the Town of Camp Verde, and that the present corporate limits be, and the same hereby are extended and increased to include the following described territory contiguous to the present Town of Camp Verde limits, to wit:

(See attached Exhibit 'A' Legal Description)

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the Town of Camp Verde, certified by the Mayor of Town of Camp Verde, be forthwith filed and recorded in the office of the County Recorder of Yavapai County, Arizona.

SECTION 3. The Annexation and Development Agreement by and between the Town of Camp Verde and Steven and Julie Coury, dated February 26, 2005, constitutes the approved plan and procedure for providing necessary infrastructure and services to the annexed territory.

SECTION 4. *WHEREAS*, it is necessary for the preservation of the peace, health and safety of the Town of Camp Verde that this ordinance become immediately effective, an emergency is declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Arizona, this 2nd day of March, 2005.

Mitchell Dickinson
Mayor

Date: Mar 2, 2005

Attest: Deborah Barber
Deborah Barber, Town Clerk

Approved as to form:

C. Brad Woodford
Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

The following is a description of a parcel of land located within the East half of Section 31, Township 15 North, Range 4 East, The Northeast Quarter of Section 6, and the Northwest corner of Section 5, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County Arizona, said parcel being more particularly described as follows:

BEGINNING at the B.L.M. Brass cap marking the Southeast corner of said Section 31, from which a B.L.M. brass cap, marking the Northeast corner of said Section 31 bears North 00° 07' 26" East, [Basis of Bearing] at a distance of 5294.61 feet;

Thence North 00° 07' 26" East, a distance of 1,323.52 feet, along the East line of said Section 31, to the Southeast corner of that parcel of land described in Book 4183, Page 123, records of the Yavapai County Recorder;

Thence North 00° 07' 26" East, a distance 539.71 feet, along the East line of that said parcel of land described in Book 4183, Page 123 and the East line of said Section 31, to a point on the proposed Westerly right-of-way line of Highway 260 and the beginning of a curve to the right, concave to the Northeast, from which the radius point of said curve bears North 53° 58' 11" East, at a distance of 23,018.32 feet;

Thence along said curve to the right, and along the said proposed Westerly right-of-way line, through a central angle of 02° 24' 28", an arc distance of 967.34 feet;

Thence North 89° 01' 19" West, a distance of 177.27 feet;

Thence North 78° 33' 53" West, a distance of 330.03 feet;

Thence South 55° 54' 12" West, a distance of 332.02 feet;

Thence South 00° 07' 21" West, a distance of 524.76 feet;

Thence South 88° 43' 45" East, a distance of 664.69 feet;

Thence South 00° 06' 50" West, a distance of 658.62 feet;

EXHIBIT A
LEGAL DESCRIPTION (cont'd)

Thence South 88° 27' 16" East, a distance of 4.94 feet; to a point on the West line of that parcel of land described in Book 4183, Page 123;

Thence South 00° 07' 06" West, a distance of 1,317.13 feet, to the South line of said Section 31;

Thence North 87° 53' 32" West, a distance of 1,663.57 feet, along the South line of said Section 31, to the South east corner of that parcel of land described in Book 3608, Page 229. records of the Yavapai County Recorder;

Thence North 00° 05' 20" East, a distance of 330.00 feet, along the East line of that said parcel of land described in Book 3608, Page 229;

Thence North 87° 53' 31" West, a distance of 335.00 feet, along the North line of that said parcel of land described in Book 3608, Page 229;

Thence South 00° 05' 20" West, a distance of 330.00 feet, along the West line of that said parcel of land described in Book 3608, Page 229, to the South Quarter corner of said Section 31;

Thence South 02° 19' 28" West, a distance of 200.00 feet, along the North-South mid-Section line of said Section 6;

Thence South 87° 53' 38" East, a distance of 2,653.92 feet, parallel with the North line of said Section 6; to a point on the West line of said Section 5;

Thence South 87° 33' 32" East, a distance of 1,772.89 feet, parallel with the North line of said Section 5, to a point on the Westerly right-of-way line of Highway 260;

Thence South 41° 48' 01" East, a distance of 5,214.67 feet, along the said Westerly right-of-way line, to a point on the East line of said Section 5;

Thence North 01° 14' 28" East, a distance of 3,937.52 feet, along the East line of said Section 5, to the Northeast corner of said Section 5;

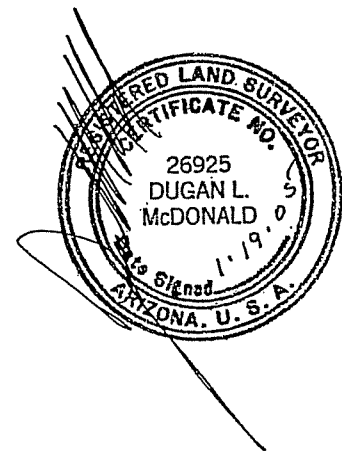
Thence North 87° 34' 32" West, a distance of 2,659.14 feet, along the North line of the Northeast Quarter of said section 5, to the North Quarter of said Section 5;

EXHIBIT A
LEGAL DESCRIPTION (cont'd)

Thence North 87° 33' 32" West, a distance of 2,665.08 feet, along the North line of the Northwest Quarter of said Section 5, to the POINT OF BEGINNING

Subject parcel of land contains 237.00 acres more or less, and is subject to all exceptions, easements and or right-of-ways, of record that may be pertinent to said subject property.

Note: This legal description was derived, calculated and written from record information only; No field survey was conducted.



CERTIFICATION OF MAP

EXHIBIT DRAWING

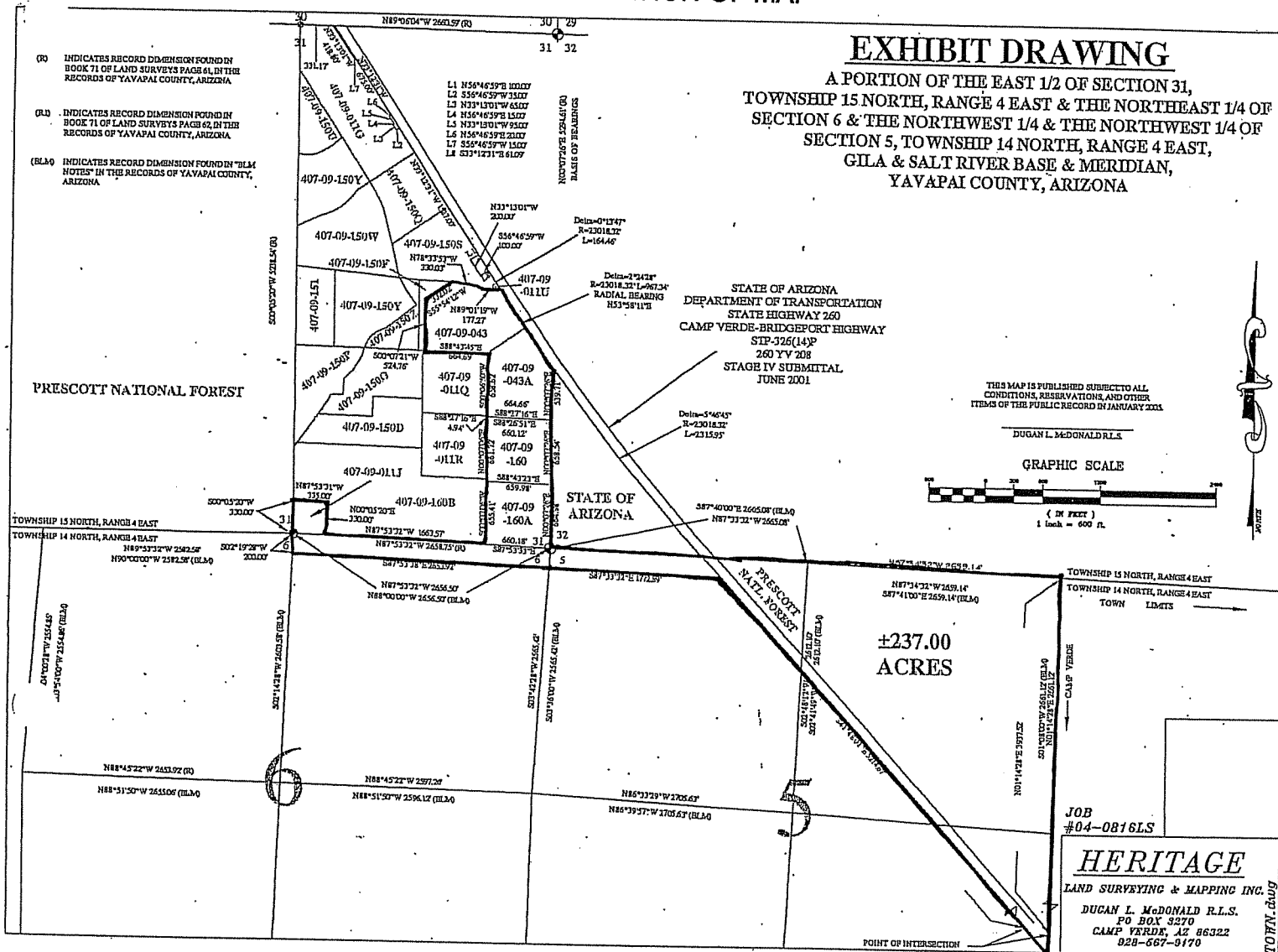
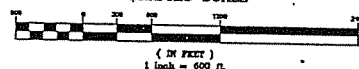
A PORTION OF THE EAST 1/2 OF SECTION 31,
TOWNSHIP 15 NORTH, RANGE 4 EAST & THE NORTHEAST 1/4 OF
SECTION 6 & THE NORTHWEST 1/4 & THE NORTHWEST 1/4 OF
SECTION 5, TOWNSHIP 14 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY 260
CAMP VERDE-BRIDGEPORT HIGHWAY
STP-326(14P)
260 YV 208
STAGE IV SUBMITTAL
JUNE 2001

THIS MAP IS PUBLISHED SUBJECT TO ALL
CONDITIONS, RESERVATIONS, AND OTHER
ITEMS OF THE PUBLIC RECORD IN JANUARY 2001

DUGAN L. McDONALD R.L.S.

GRAPHIC SCALE



I, Mitch Dickinson, Mayor of the Town of Camp Verde, Arizona, do hereby certify that the foregoing map is a true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 2005 A301, annexing the territory described in Ordinance No. 2005 A301 and as shown on said map as a part of the territory to be included within the corporate limits of the Town of Camp Verde, Arizona.

Mitch Dickinson
Mitch Dickinson, Mayor

Date: MAR 3, 2005

ATTEST: Deborah Barber
Deborah Barber, Town Clerk