

ORDINANCE 2022-A467

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY ARIZONA FOR A ZONING MAP CHANGE, SUBJECT TO STIPULATIONS, FROM RR-2A AND PAD TO C2-PAD FOR 87 ACRES LOCATED AT 3445 S. GRAPEVINE WAY, CAMP VERDE, AZ WHICH IS ALSO KNOWN AS ALCANTARA WINERY AND RESORT

WHEREAS, the 87 acres of these subject lands were annexed into the Town of Camp Verde from Yavapai County in July 2020, via Ordinance 2020-A453, and are specifically described in **Exhibit A** which is attached; and

WHEREAS, at the time of annexation the Town of Camp Verde recognized and accepted the original Yavapai County Zoning Classification of RCU-2A and PAD transposing them into the Town's comparable Zoning Classification of RR-2A and PAD; and

WHEREAS, John Bradshaw, owner-agent for C.C.J.B Holdings, LLC ("Applicant") has made application for a Zoning Map Change for Alcantara Winery and Resort, Project # 2022-0200; and

WHEREAS, as part of the annexation, the Town of Camp Verde approved, via **Resolution 2020-1048**, a Development Agreement Between the Town of Camp Verde and C.C.J.B Holdings, LLC; which specifically details as Recital item G *"The Developer intends to continue the development of Alcantara to include expansion of the existing land use and future installation of an on-site wastewater treatment facility. There will be an option for the WWTP to be taken over by the Town at such time that a cost analysis demonstrates it is financially self-sustaining and after all formal approvals are completed and the requirements of Section 2.1 of this Agreement are satisfied."*; and

WHEREAS, as part of the annexation and Development Agreement, the Town of Camp Verde recognized and accepted and granted in perpetuity the existing Use Permit authorized by Yavapai County for Alcantara Winery and Resort; and

WHEREAS, the Mayor and Common Council and the Applicant desire to supersede the above mentioned Use Permit with this PAD (Planned Area Development) overlay Zone and its accompanying uses and stipulations which are called out in the **"ALCANTARA WINERY & RESORT EXPANSION – LETTER OF INTENT, DATED APRIL 29, 2022 AND PLANNED AREA DEVELOPMENT STIPULATIONS FOR DENSITY AND INTENSITY OF USE AND REQUIRED MITIGATION PLANS"** (collectively, the **"Letter of Intent"**), which were recommended by the Planning and Zoning Commission on May 5th, 2022, and adopted as a public record by the Town Council pursuant to **Resolution 2022-1093**; and

WHEREAS, all required notices of the public hearing on this zoning request were properly noticed and posted; and

WHEREAS, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday, May 5th, 2022 and has recommended approval of this Zoning Map change subject to the stipulations detailed within **Resolution 2022-1093**, which is attached; and

WHEREAS, consideration of this application has been completed in accordance with Article II, Sections 1 and 2 of the Arizona Constitution; and

WHEREAS, the Mayor and Common Council find the requirements set out in in Arizona Revised Statutes Article 9-462.03 and 9-462.04 have been met; and

WHEREAS, the proposed Zoning Map Change of C2-PAD is authorized by and satisfies the requirements of the 2021 Planning and Zoning Ordinances and Subdivision Regulations, specifically Section 600.C.1; and

WHEREAS, this Zoning Map Change to C2-PAD is in harmony with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan for the 260 West Character Area; and

WHEREAS, the Mayor and Common Council have determined this Zoning Map change will be beneficial to the Town of Camp Verde;

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1: The Zoning Map for the Town of Camp Verde is hereby amended by the zoning classification change from RR-2A and PAD to C2-PAD for the 87 acres of Alcantara Winery and Resort, specifically described in **Exhibit A** (attached), and located at 3445 S. Grapevine Way, in the Town of Camp Verde, Yavapai County, Arizona; and

Section 2: Final Site Plan(s) shall be reviewed by Camp Verde Planning and Zoning Commission with final approval by the Mayor and Common Council in accordance with the Camp Verde Planning and Zoning Ordinance and Subdivision Regulations Section 203. L.2.PAD (Planned Area Development) and Site Plan requirements of Section 400.D.1, as well as the stipulations detailed in the *Letter of Intent* which has been adopted as a public record pursuant to **Resolution 2022-1093**; and

Section 3: If any provision of this Ordinance is for any reason held by a court of competent jurisdiction to be unenforceable, then such provision or portion hereof shall be deemed separate, distinct and independent of all other provision(s) and such holdings shall not affect the validity of the remaining portions of this Ordinance.

Section 4. The Mayor and Common Council of the Town of Camp Verde hereby direct the Director of the Community Development Department to continue working closely with the owners of Alcantara Winery and Resort to facilitate future development of the Resort to be in compliance with this Ordinance and the Towns Planning and Zoning Ordinance.

Section 5. This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law.

PASSED AND APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA THIS 25th DAY OF Aug., 2022.

Dee Jenkins

Dee Jenkins, Mayor

8-25-22

Date

Attest:

Approved as to Form

Cindy Pemberton

Cindy Pemberton

William J. Fox

Town Attorney

Exhibit A:
Legal Description of Approximately 87 Acres
Subject of this Zoning Map Change



HERITAGE

Land Survey & Mapping

LEGAL DESCRIPTION

Alcantara Vineyards and Winery

PARCEL 1

04/22/2019

LEGAL DESCRIPTION

A parcel of land being a portion of the South half of the Southeast quarter of Section 20, and a portion of the Northeast quarter of Section 29, Township 15 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of that parcel described in book 4608 page 927, dated July 14, 2008, in the office of the Yavapai County Recorder (Y.C.R.O) [Record Source #1(R1)], said parcel of land being more particularly described as follows:

Beginning for reference at a B.L.M. brass cap stamped "S1/16 1975", marking the South 1/16 corner of said section 20, from which the East 1/4 corner of section 20, being a B.L.M. brass cap stamped "E1/4 section 20 1975" bears North 00°22'53" West, at a distance of 1341.44' [Basis of Bearings, North 00°24'52" West, a distance of 1341.57' (R1)]; Thence South 00°27'02" East, a distance of 1341.52' [South 00°24'52" East, a distance of 1341.57' (R1)], along the East line of Section 20 to a found 1-1/2" pipe with brass tag "RLS 41502" marking the Southeast corner of said section 20; Thence North 88°43'59" West, a distance of 762.01' [North 88°41'52" West, a distance of 761.87' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 03°59'08" West, a distance of 40.73' [South 04°11'08" West, a distance of 40.77' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence North 88°47'35" West, a distance of 630.96' [North 88°44'54" West, a distance of 630.91' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 82°04'32" West, a distance of 57.43' [South 82°03'50" West, a distance of 57.47' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 85°56'15" West, a distance of 59.87' [South 86°01'04" West, a distance of 59.85' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 77°33'16" West, a distance of 46.88' [South 77°20'37" West, a distance of 46.87' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 67°07'48" West, a distance of 43.38' [South 67°18'45" West, a distance of 43.46' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 57°38'42" West, a distance of 86.19' [South 57°42'13" West, a distance of 86.19' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North 83°11'22" West, a distance of 81.86' [North 83°11'17" West, a distance of 81.94' R1]], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
Thence North 79°19'25" West, a distance of 97.76' [North 79°17'14" West, a distance of 97.58' R1]], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
Thence South 51°00'06" West, a distance of 247.27' [South 51°03'43" West, a distance of 247.30' R1]], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
Thence South 32°18'05" West, a distance of 60.22' [South 32°21'10" West, a distance of 60.29' R1]], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South 14°12'47" West, a distance of 72.59' [South 14°11'05" West R1]], to a set 1/2" rebar with plastic cap stamped "RLS 48860" and the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, a distance of 296.26' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point of curvature to the right, concave to the Southeast, having a Radius of 538.07', a Chord bearing of North 20°10'40" East and a Chord distance of 371.20;

Thence along said curve to the right, through a central angle of 40°21'20", an arc length of 378.99' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point of reverse curvature to the left, concave to the Northwest, having a Radius of 229.68', a Chord bearing of North 20°15'16" East and a Chord distance of 157.87;

Thence along said curve to the left, through a central angle of 40°12'09", an arc length of 161.16' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point on curvature to the left, concave to the Southwest, having a Radius of 229.68', a Chord bearing of North 44°57'09" West and a Chord distance of 325.42;

Thence along said curve to the left, through a central angle of 90°12'41", an arc length of 361.63' to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence North 89°15'49" West, a distance of 290.19' to the west line of (R1), being a calculated point in the Verde River;

Thence South 06°03'02" West, a distance of 630.21' [South 06°06'01" West, a distance of 630.23' R1]], to a point on the South line of said section 20, being a calculated point in the Verde River;

Thence South 88°43'22" East, a distance of 32.13' [South 88°41'52" East, a distance of 32.13' R1]], along the South line of said section 20, being a calculated point in the Verde River and a point of curvature to the right, concave to the Northwest, having a Radius of 645.28, a Chord bearing of South 40°14'11" West and a Chord distance of 258.66;

Thence along said curve to the right, through a central angle of $23^{\circ}07'25''$, an arc length of 260.42' to a calculated point in Verde River;

Thence South $00^{\circ}04'24''$ West, a distance of 391.86' [South $00^{\circ}04'24''$ West, a distance of 391.86' R1]] to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North $86^{\circ}38'18''$ East, a distance of 107.73' [North $86^{\circ}35'24''$ East, a distance of 107.79' R1]] to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $86^{\circ}51'01''$ East, a distance of 119.39' [South $86^{\circ}49'34''$ East, a distance of 119.40' R1]] to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

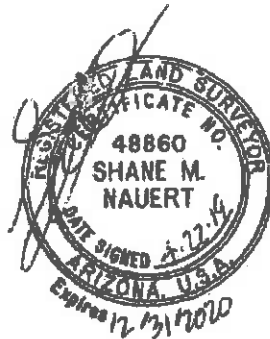
Thence North $87^{\circ}10'50''$ East, a distance of 123.71' [North $87^{\circ}14'02''$ East, a distance of 123.62' R1]] to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North $63^{\circ}05'10''$ East, a distance of 148.62' [North $63^{\circ}07'55''$ East, a distance of 148.58' R1]] to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North $28^{\circ}00'49''$ East, a distance of 109.11' [North $28^{\circ}02'17''$ East, a distance of 109.10' R1]] to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North $14^{\circ}12'47''$ East, a distance of 21.12' [North $14^{\circ}11'05''$ East R1]], to the **TRUE POINT OF BEGINNING.**

Subject parcel of land contains 13.52 acres more or less and is subject to all exceptions, easements and conditions of the public record that may be pertinent to the said parcel.





HERITAGE

Land Survey & Mapping

LEGAL DESCRIPTION

Alcantara Vineyards and Winery

PARCEL 2

04/22/2019

LEGAL DESCRIPTION

A parcel of land being a portion of the south half of the Southeast quarter of Section 20, Township 15 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of that parcel described in book 4608 page 927, dated July 14, 2008, in the office of the Yavapai County Recorder (Y.C.R.O) [Record Source #1(R1)], said parcel of land being more particularly described as follows:

Beginning for reference at a B.L.M. brass cap stamped "S1/16 1975", marking the South 1/16 corner of said Section 20, from which the East 1/4 corner of section 20, being a B.L.M. brass cap stamped "E1/4 section 20 1975" bears North 00°22'53" West, [Basis of bearings (R1)] at a distance of 1341.44' (North 00°24'52" West, a distance of 1341.57' (R1)); Thence South 00°27'02" East, a distance of 1341.52' [South 00°24'52" East, a distance of 1341.57' (R1)], along the East line of Section 20 to a found 1-1/2" pipe with brass tag "RLS 41502" marking the Southeast corner of said section 20; Thence North 88°43'59" West, a distance of 762.01' [North 88°41'52" West, a distance of 761.87' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 03°59'08" West, a distance of 40.73' [South 04°11'08" West, a distance of 40.77' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence North 88°47'35" West, a distance of 630.96' [North 88°47'35" West, a distance of 630.91' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 82°04'32" West, a distance of 57.43' [South 82°03'50" West, a distance of 57.47' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 85°56'15" West, a distance of 59.87' [South 86°01'04" West, a distance of 59.85' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 77°33'16" West, a distance of 46.88' [South 77°20'37" West, a distance of 46.87' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 67°07'48" West, a distance of 43.38' [South 67°18'45" West, a distance of 43.46' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 57°38'42" West, a distance of 86.19' [South 57°42'13" West, a distance of 86.19' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North 83°11'22" West, a distance of 81.86' [North 83°11'17" West, a distance of 81.94' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
 Thence North 79°19'25" West, a distance of 97.76' [North 79°17'14" West, a distance of 97.58' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
 Thence South 51°00'06" West, a distance of 247.27' [South 51°03'43" West, a distance of 247.30' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
 Thence South 32°18'05" West, a distance of 60.22' [South 32°21'10" West, a distance of 60.29' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";
 Thence South 14°12'47" West, a distance of 72.59' [South 14°11'05" West R1)], to a set 1/2" rebar with plastic cap stamped "RLS 48860"; Thence North 00°00'00" East, a distance of 296.26' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point of curvature to the right, concave to the Southeast, having a Radius of 538.07', a Chord bearing of North 20°10'40" East and a Chord distance of 371.20; Thence along said curve to the right, through a central angle of 40°21'20", an arc length of 378.99' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point of reverse curvature to the left, concave to the Northwest, having a Radius of 229.68', a Chord bearing of North 20°15'16" East and a Chord distance of 157.87; Thence along said curve to the left, through a central angle of 40°12'09", an arc length of 161.16' to a set plastic cap atop a 1/2" Rebar "RLS 48860" and the TRUE POINT OF BEGINNING for this description, said point also marking a point on curvature to the left, concave to the Southwest, having a Radius of 229.68', a Chord bearing of North 44°57'09" West and a Chord distance of 325.42';

Thence along said curve to the Left, through a central angle of 90°12'41", an arc length of 361.63', to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence North 89°15'49" West, a distance of 290.19' to the west line of (R1), being a calculated point in the Verde River;

Thence North 17°03'34" West, a distance of 738.94' [North 17°02'04" West, a distance of 738.94' R1)], to a calculated point in the Verde River;

Thence South 88°58'42" East, a distance of 1902.08' [South 88°56'55" East, (R1)], to a calculated point in the Verde River;

Thence South 00°32'42" West, a distance of 61.85', to a calculated point in the Verde River;

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Thence South 62°49'38" West, a distance of 614.19', to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence South 69°05'47" West, a distance of 337.03', to a set plastic cap atop a 1/2" Rebar "RLS 48860";

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738 S. Parks Drive Fax (928) 567-6351

Thence South 73°12'29" West, a distance of 65.97', to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence South 78°26'17" West, a distance of 102.75', to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence South 07°09'30" East, a distance of 374.31', to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence South 79°57'37" West, a distance of 188.80', to the **TRUE POINT OF BEGINNING**.

Subject parcel of land contains 20.98 acres more or less and is subject to all exceptions, easements and conditions of the public record that may be pertinent to the said parcel.





HERITAGE

Land Survey & Mapping

LEGAL DESCRIPTION

Alcantara Vineyards and Winery

PARCEL 3

04/22/2019

LEGAL DESCRIPTION

A parcel of land being a portion of the South half of the Southeast quarter of Section 20, Township 15 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of that parcel described in book 4608 page 927, dated July 14, 2008, in the office of the Yavapai County Recorder (Y.C.R.O) [Record Source #1(R1)], said parcel of land being more particularly described as follows:

BEGINNING at a B.L.M. brass cap stamped "S1/16 1975" Section 20, Marking the South 1/16 corner of said section 20, from which the East 1/4 corner of section 20, being a B.L.M. brass cap stamped "E1/4 section 20 1975" bears North 00°22'53" West [Basis of bearings (R1)], at a distance of 1341.44' [North 00°24'52" West, a distance of 1341.57' R1)];

Thence South 00°27'02" East, a distance of 1341.52' [South 00°24'52" East, a distance of 1341.57' (R1)], along the East line of Section 20 to a found 1-1/2" pipe with brass tag "RLS 41502" marking the Southeast corner of said section 20;

Thence North 88°43'59" West, a distance of 248.69' [North 88°41'52" West (R1)], to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 06°03'53" West, a distance of 563.02', to a calculated point in the Verde River;

Thence North 30°53'00" West, a distance of 847.49', to a calculated point in the Verde River;

Thence North 00°32'42" East, a distance of 61.85', to the north line (R1), being a calculated point in the Verde River;

Thence South 88°58'42" East, a distance of 732.10' [South 88°56'55" East (R1)], to the POINT OF BEGINNING.

Subject parcel of land contains 13.15 acres more or less and is subject to all exceptions, easements and conditions of the public record that may be pertinent to the said parcel.





HERITAGE

Land Survey & Mapping

LEGAL DESCRIPTION

Alcantara Vineyards and Winery

PARCEL 4

04/22/2019

LEGAL DESCRIPTION

A parcel of land being a portion of the South half of the Southeast quarter of Section 20, and a portion of the Northeast quarter of section 29, Township 15 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of that parcel described in book 4608 page 927, dated July 14, 2008, in the office of the Yavapai County Recorder (Y.C.R.O) [Record Source #1(R1)], said parcel of land being more particularly described as follows:

Beginning for reference at a B.L.M. brass cap stamped "S1/16 1975" marking the South 1/16 corner of said section 20, from which the East 1/4 corner of section 20, being a B.L.M. brass cap stamped "E1/4 section 20 1975" bears North 00°22'53" West [Basis of Bearings (R1)], at a distance of 1341.44' (North 00°24'52" West, a distance of 1341.57' (R1)); Thence South 00°27'02" East, a distance of 1341.52' [South 00°24'52" East, a distance of 1341.57' (R1)], along the East line of Section 20 to a found 1-1/2" pipe with brass tag "RLS 41502" marking the Southeast corner of said section 20; Thence North 88°43'59" West, a distance of 248.69' [North 88°41'52" West (R1)], to a set 1/2" rebar with plastic cap stamped "RLS 48860" and the **TRUE POINT OF BEGINNING**;

Thence North 88°43'59" West, a distance of 513.32' [North 88°41'52" West (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South 03°59'08" West, a distance of 40.73' [South 04°11'08" West, a distance of 40.77' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North 88°47'35" West, a distance of 262.50' [North 88°47'35" West, (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North 19°25'03" East, a distance of 85.95', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

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Thence North 01°17'07" East, a distance of 235.74', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

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Thence North 17°04'56" West, a distance of 63.06', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 77°36'21" West, a distance of 120.91', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 13°12'21" West, a distance of 288.21, to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 04°45'28" East, a distance of 230.77', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 16°38'24" West, a distance of 82.76', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 67°08'17" West, a distance of 96.89', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 62°49'38" East, a distance of 614.19', to a calculated point in the Verde River;

Thence South 30°53'00" East, a distance of 847.49', to a calculated point in the Verde River;

Thence South 06°03'53" East, a distance of 563.02', to the TRUE POINT OF BEGINNING.

Subject parcel of land contains 20.01 acres more or less and is subject to all exceptions, easements and conditions of the public record that may be pertinent to the said parcel.



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738 S. Parks Drive Fax (928) 567-6351



HERITAGE

Land Survey & Mapping

LEGAL DESCRIPTION

Alcantara Vineyards and Winery

PARCEL 5

04/22/2019

LEGAL DESCRIPTION

A parcel of land being a portion of the South half of the Southeast quarter of Section 20, and a portion of the Northeast quarter of section 29, Township 15 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being a portion of that parcel described in book 4608 page 927, dated July 14, 2008, in the office of the Yavapai County Recorder (Y.C.R.O) [Record Source #1(R1)], said parcel of land being more particularly described as follows:

Beginning for reference at a B.L.M. brass cap stamped "51/16 1975" marking the South 1/16 corner of said Section 20, from which the East 1/4 corner of section 20, being a B.L.M. brass cap stamped "E1/4 section 20 1975" bears North 00°22'53" West [Basis of Bearings(R1)], at a distance of 1341.44' (North 00°24'52" West, a distance of 1341.57' (R1)); Thence South 00°27'02" East, a distance of 1341.52' [South 00°24'52" East, a distance of 1341.57' (R1)], along the East line of Section 20 to a found 1-1/2" pipe with brass tag "RLS 41502" marking the Southeast corner of said section 20; Thence North 88°43'59" West, a distance of 762.01' [North 88°41'52" West, a distance of 761.87' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence South 03°59'08" West, a distance of 40.73' [South 04°11'08" West, a distance of 40.77' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224"; Thence North 88°47'35" West, a distance of 262.50' [North 88°44'54" West, (R1)], to a set 1/2" rebar with plastic cap stamped "RLS 48860" and the TRUE POINT OF BEGINNING;

Thence North 88°47'35" West, a distance of 368.46' [North 88°44'54" West, (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South 82°04'32" West, a distance of 57.43' [South 82°03'50" West, a distance of 57.47' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South 85°56'15" West, a distance of 59.87' [South 86°01'04" West, a distance of 59.85' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $77^{\circ}33'16''$ West, a distance of 46.88' [South $77^{\circ}20'37''$ West, a distance of 46.87' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $67^{\circ}07'48''$ West, a distance of 43.38' [South $67^{\circ}18'45''$ West, a distance of 43.46' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $57^{\circ}38'42''$ West, a distance of 86.19' [South $57^{\circ}42'13''$ West, a distance of 86.19' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North $83^{\circ}11'22''$ West, a distance of 81.86' [North $83^{\circ}11'17''$ West, a distance of 81.94' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence North $79^{\circ}19'25''$ West, a distance of 97.76' [North $79^{\circ}17'14''$ West, a distance of 97.58' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $51^{\circ}00'06''$ West, a distance of 247.27' [South $51^{\circ}03'43''$ West, a distance of 247.30' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $32^{\circ}18'05''$ West, a distance of 60.22' [South $32^{\circ}21'10''$ West, a distance of 60.29' (R1)], to a found 5/8" rebar with plastic cap stamped "Cornerstone RLS 32224";

Thence South $14^{\circ}12'47''$ West, a distance of 72.59' [South $14^{\circ}11'05''$ West (R1)], to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North $00^{\circ}00'00''$ East, a distance of 296.26' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point of curvature to the right, concave to the Southeast, having a Radius of 538.07', a Chord bearing of North $20^{\circ}10'40''$ East and a Chord distance of 371.20;

Thence along said curve to the right, through a central angle of $40^{\circ}21'20''$, an arc length of 378.99' to a set plastic cap atop a 1/2" Rebar "RLS 48860", marking a point of Reverse curvature to the left, concave to the Northwest, having a Radius of 229.68', a Chord bearing of North $20^{\circ}15'16''$ East and a Chord distance of 157.87;

Thence along said curve to the left, through a central angle of $40^{\circ}12'09''$, an arc length of 161.16' to a set plastic cap atop a 1/2" Rebar "RLS 48860";

Thence North $79^{\circ}57'37''$ East, a distance of 188.80', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North $07^{\circ}09'30''$ West, a distance of 374.31', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 78°26'17" East, a distance of 102.75', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 73°12'29" East, a distance of 65.97', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence North 69°05'47" East, a distance of 337.03', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 67°08'17" East, a distance of 96.89', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 16°38'24" East, a distance of 82.76', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 04°45'28" West, a distance of 230.77', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 13°12'21" East, a distance of 288.21', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

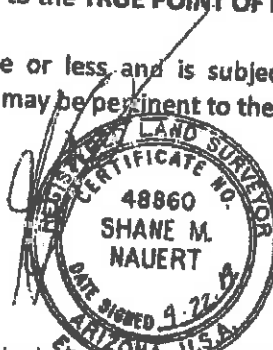
Thence South 77°36'21" East, a distance of 120.91', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 17°04'56" East, a distance of 63.06', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 01°17'07" West, a distance of 235.74', to a set 1/2" rebar with plastic cap stamped "RLS 48860";

Thence South 19°25'03" West, a distance of 85.95', to the TRUE POINT OF BEGINNING.

Subject parcel of land contains 18.17 acres more or less, and is subject to all exceptions, easements and conditions of the public record that may be pertinent to the said parcel.



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Dugan L. McDonald R.L.S. P.O. Box 3270 Camp Verde, Arizona 86011 Office (928) 567-9170
738 S. Parks Drive Fax (928) 567-6351

WA #56-1531
N 1/2, SEC 29
T15N, R4E
RTB

	INSTRUMENT # 9236012
	OFFICIAL RECORDS OF
	YAVAPAI COUNTY
	PATSY C. JERNNEY
	REQUEST OF:
	ARIZONA PUBLIC SERVICES
	DATE: 08/27/92 TIME: 13:15
	FEE: 5.00 SD: 4.00 PT:
	BOOK 2525 PAGE 171 PAGES: 002

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UTILITY EASEMENT

IN CONSIDERATION OF ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, Thousand Trails, Inc., a corporation, (hereinafter called "Grantor") does hereby grant and convey to ARIZONA PUBLIC SERVICE COMPANY (hereinafter called "Company"), its successors and assigns, an easement eight (8) feet in width, to construct, operate and maintain electric lines and appurtenant facilities upon, across, over and under the surface of the premises hereinafter described.

The premises through and across which this easement is granted are situated in Yavapai County, Arizona, and are described as follows:

A parcel of land in Section 29, Township 15 North, Range 4 East, Gila and Salt River Base and Meridian as recorded in Book 1531, pages 815 and 816 of the County Recorder's Office, Yavapai County, Arizona.

Said easement to be four (4) feet each side of the following described centerline:

Commencing at the Northeast corner of the above described parcel of land, said corner also being the Northeast corner said Section 29; thence South 88°54'34" West a distance of 1843.70 feet to the TRUE POINT OF BEGINNING.; thence South 60°48'40" West a distance of 147.90 feet to Point A; thence South 82°52'08" West a distance of 226.18 feet to Point B; thence South 35°41'17" West a distance of 533.81 feet to Point C; thence North 88°10'20" West a distance of 439.53 feet to Point D; thence South 49°58'56" West a distance of 273.14 feet to a point which lies South 70°49'40" East from the Northwest corner of said Section 29 a distance of 253.86 feet; thence from said Point A, South 18°09'21" East a distance of 15.0 feet; thence from said Point B, North 30°43'17" West a distance of 16.0 feet; thence from said Point C, South 26°14'31" East a distance of 20.0 feet; thence from said Point D, North 88°10'20" West a distance of 20.0 feet, also from said Point D, North 49°58'56" East a distance of 20.0 feet.

WA #56-1531
N 1/2, SEC 29
T15N, R4E
RTB

Together with the right to operate, repair, replace, maintain, and remove said lines and appurtenant facilities from said premises; to add to or alter said lines and/or facilities at any reasonable time, and to trim or remove any trees or shrubs that in the judgment of the Company may interfere with the construction or endanger the operation of said lines and/or facilities, with access to said easement and egress therefrom to permit normal operations of the Company in connection with said lines and/or facilities, and to permit the installation of the wires, fixtures, conduits, or cables of any other company within the boundaries of this easement.

Grantor shall not erect or construct or permit to be erected or constructed any building or other structure or drill any well within the limits of said easement; nor shall Grantor plant or permit to be planted any trees within the limits of said easement without the prior written consent of the Company; provided, however, Grantor shall have the right to construct and erect fences within the limits of said easement in a manner which will not unreasonably interfere with the Company's right of access to its lines and/or facilities.

By accepting this easement, the Company agrees to exercise reasonable care to avoid damage to said premises and all property that may be on thereon.

Dated:

July 8, 1992

THOUSAND TRAILS, INC.

BY:

TITLE:

S. U.P. RES. T. O.P.

STATE OF WASHINGTON

County of KING

This instrument was acknowledged before me this 8th day of July 1992 by Rob Winderman, representative from Thousand Trails, Inc.

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

My Commission Expires:

9/21/95

NOTARY PUBLIC

SEAL