

Recorded at the request of:
Yavapai County Public Works
(interoffice)



RESOLUTION NO. 1849

A RESOLUTION OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA, AMENDING RESOLUTION NO. 1795, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY FOR THE REDESIGN AND WIDENING OF WILLIAMSON VALLEY ROAD; AUTHORIZING AND DIRECTING THE COUNTY ATTORNEY AND/OR HER AUTHORIZED REPRESENTATIVES TO ACQUIRE TITLE TO CERTAIN PARCELS OF REAL PROPERTY ON BEHALF OF THE COUNTY UNDER ITS POWERS OF EMINENT DOMAIN FOR AN AMOUNT NOT TO EXCEED FAIR MARKET VALUE OF THE PROPERTY, PLUS ACQUISITION AND CLOSING COSTS

The above matter came before the Yavapai County Board of Supervisors at its November 18, 2013 meeting to amend Resolution No. 1795 which was adopted on April 2, 2012 to authorize the acquisition of title to real property described below under its powers of eminent domain for the redesign and widening of Williamson Valley Road. Due to design modification, the legal description as shown in Exhibit "A" has been altered, reducing the square footage of the right of way take necessary for this project.

WHEREAS, Yavapai County is a political subdivision of the State of Arizona and is authorized by the Arizona Constitution to acquire property by eminent domain for public purposes and necessary uses; and

WHEREAS, the Yavapai County Board of Supervisors finds that the acquisition of the property described in the attached exhibits is necessary for public use, and it is in the public interest to acquire such property; and

WHEREAS, the Yavapai County Board of Supervisors has considered alternatives available to it, has balanced the public good and the private injury resulting from the acquisition of the property described below, and has determined that using the property for the redesigning and widening of Williamson Valley Road results in the greatest public good and the least public injury.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA:

That the County Attorney and/or her authorized representatives are hereby authorized and directed to acquire title to and possession of the real property described in the attached exhibits by eminent domain for an amount not to exceed fair market value, plus acquisition and closing costs. The properties affected are:

APN 106-05-019J, 5625 N. Williamson Valley Rd. - Exhibit "A"

BE IT FURTHER RESOLVED, that the County Attorney and/or her representatives are authorized to perform all acts necessary to acquire said property for the purposes described in this resolution on behalf of Yavapai County; and

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its passage, adoption and approval by the Board of Supervisors of Yavapai County, Arizona.

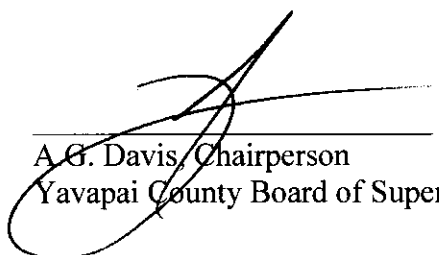
Dated this 18th day of November, 2013.

SEAL

ATTEST:

A handwritten signature in black ink, appearing to read 'Ana Wayman Trujillo', written over a horizontal line.

Ana Wayman Trujillo, Clerk
Yavapai County Board of Supervisors

A handwritten signature in black ink, appearing to read 'A.G. Davis', written over a horizontal line.

A.G. Davis, Chairperson
Yavapai County Board of Supervisors

EXHIBIT “A”

106-05-019J RIGHT-OF-WAY

A portion of that parcel described in Book 4240 of Official Records, Page 876 in the Yavapai County Recorder's Office and a portion of Section 5, Township 14 North, Range 2 West of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the southwest corner of said parcel, which is also an intersecting point of the easterly right-of-way line of Williamson Valley Road (formerly known as Prescott-Simmons highway), as shown in Book 18 of Maps and Plat, Page 19, and the north right-of-way line of Ridge Drive as shown in Book 10 of Maps and Plat, Page 22 in the Yavapai County Recorder's Office, and is identified by a 1/2" rebar with cap stamped "LS 23383 RAMSEY";

thence, along the easterly right-of-way line of Williamson Valley Road, along a curve to the left, having a chord bearing North 16°33'06" West, a chord length of 417.42 feet, a radius of 1,004.93 feet, a central angle of 23°58'26", and an arc length of 420.48 feet, to a 3" brass cap stamped "Yavapai County 206+00.46 1964";

thence, continuing along the easterly right-of-way line of Williamson Valley Road, North 28°34'15" West, 2.73 feet to the most westerly corner of the parcel recorded in Book 4240 of Official Records, Page 876, from which point a 1/2" rebar with a cap stamped "LS 27738 FAMAS" is North 28°34'15" West, 177.45 feet;

thence, departing the easterly right-of-way line of Williamson Valley Road, and along the northwesterly line of said parcel, North 62°07'16" East, 38.13 feet, from which point a 1/2" rebar with a tag stamped "LS 12005 FAMAS" is North 62°07'16" East, 69.60 feet;

thence, departing the northwesterly line of said parcel, along a non-tangent curve to the right, having a chord bearing South 23°29'17" East, a chord length of 113.45 feet, a radius of 1,522.43 feet, a central angle of 4°16'14", and an arc length of 113.47 feet;

thence, South 05°14'53" East, 38.04 feet;

thence, South 12°58'27" East, 91.11 feet;

thence, South 11°08'18" East, 84.50 feet;

thence, along a non-tangent curve to the right, having a chord bearing South 11°13'37" East, a chord length of 108.52 feet, a radius of 1,498.39 feet, a central angle of 4°09'02", and an arc length of 108.54 feet to a point on the south line of said parcel, also being the north right-of-way line of said Ridge Road;

thence, South 89°09'25" West, 20.08 feet to the **POINT OF BEGINNING**.

This description yields 9,614 square feet.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.



EXHIBIT

A PORTION OF SECTION 5

T. 14 N., R. 2 W., G. & S. R. M.,

YAVAPAI COUNTY, ARIZONA



RECORDERS MEMO: LEGIBILITY
QUESTIONABLE FOR GOOD REPRODUCTION

DAVA & ASSOCIATES, INC.
310 EAST UNION STREET
PRESCOTT, ARIZONA 86303
928-778-7587
555WVR2\DWG\COP\DESCRIPTIONS\WVR-032.DWG TMS 01/28/2010
SEE 555WVR2\WORD\DESCRIPTIONS\WVR-032.DSC.DOC
REVISED 24 OCTOBER 2013

106-05-019J DRAINAGE EASEMENT

A portion of that parcel described in Book 4240 of Official Records, Page 876 in the Yavapai County Recorder's Office and a portion of Section 5, Township 14 North, Range 2 West of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the southwest corner of said parcel, which is also an intersecting point of the east right-of-way of Williamson Valley Road (formerly known as Prescott-Simmons highway), as shown in Book 18 of Maps and Plat, Page 19, and the north right-of-way of Ridge Drive as shown in Book 10 of Maps and Plat, Page 22 in the Yavapai County Recorder's Office, and is identified by a ½" rebar with cap stamped "LS 23383 RAMSEY";

thence, along the south line of said parcel and the north right-of-way line of Ridge Drive, North 89°09'25" East, 20.08 feet to the **POINT OF BEGINNING**.

Thence, departing the south line of said parcel and the north right-of-way line of Ridge Drive, along a non-tangent curve to the left, having a chord bearing North 09°31'27" West, a chord length of 19.48 feet, a radius of 1,498.39 feet, a central angle of 0°44'41", and an arc length of 19.48 feet;

thence, North 80°00'27" East, 33.48 feet;

thence, North 38°26'03" East, 21.54 feet;

thence, North 30°05'20" East, 60.33 feet;

thence, South 74°13'28" East, 39.66 feet;

thence, South 22°28'40" West, 35.15 feet;

thence, South 62°23'35" East, 103.65 feet to the south line of said parcel and the north right-of-way line of Ridge Drive, from which point the southeast corner of said parcel, as identified by ½" rebar with a cap stamped "LS 15331", is North 89°09'25" East, 38.89 feet;

thence, along the south line of said parcel and the north right-of-way line of Ridge Drive, South 89°09'25" West, 189.98 feet to the **POINT OF BEGINNING**.

This description yields 7,883 square feet.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.



EXHIBIT

A PORTION OF SECTION 5

T. 14 N., R. 2 W., G. & S. R. M.,

YAVAPAI COUNTY, ARIZONA

APN
106-05-022C



NORTH
1"=100'

WILLIAMSON VALLEY ROAD

APN 106-05-019J

DRAINAGE
EASEMENT
DESCRIBED

COMMENCING
POINT

P.O.B.

RIDGE DRIVE

RECORDS MEMO: LEGIBILITY
QUESTIONABLE FOR GOOD REPRODUCTION

DAVA & ASSOCIATES, INC.
310 EAST UNION STREET
PRESCOTT, ARIZONA 86303
928-778-7587

555WVR2\DWG\COPY\DESCRIPTIONS\WVR-034.DWG TMS 01/12/2010
SEE 555WVR2\WORD\DESCRIPTIONS\WVR-034.DSC.DOC
REVISED 24 OCTOBER 2013

106-05-019J TEMPORARY CONSTRUCTION EASEMENT

A portion of that parcel described in Book 4240 of Official Records, Page 876 in the Yavapai County Recorder's Office and portions of Section 5, Township 14 North, Range 2 West of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the southwest corner of said parcel, which is also an intersecting point of the east right-of-way of Williamson Valley Road (formerly known as Prescott-Simmons highway), as shown in Book 18 of Maps and Plat, Page 19, and the north right-of-way of Ridge Drive as shown in Book 10 of Maps and Plat, Page 22 in the Yavapai County Recorder's Office, and is identified by a ½" rebar with cap stamped "LS 23383 RAMSEY";

thence, along the south line of said parcel and the north right-of-way line of Ridge Drive, North 89°09'25" East, 20.08 feet to the **POINT OF BEGINNING**.

thence, departing the south line of said parcel and the north right-of-way line of Ridge Drive, along a non-tangent curve to the left, having a chord bearing North 10°36'45" West, a chord length of 76.39 feet, a radius of 1,498.39 feet, a central angle of 2°55'17", and an arc length of 76.40 feet to the **POINT OF BEGINNING**.

Thence, continuing along a curve to the left, having a chord bearing North 12°34'38" West, a chord length of 26.37 feet, a radius of 1,498.39 feet, a central angle of 1°00'30", and an arc length of 26.37 feet;

thence, North 70°31'17" East, 7.76 feet;

thence, North 32°44'30" East, 9.10 feet;

thence, North 12°52'23" East, 23.34 feet;

thence, South 31°46'39" East, 53.01 feet;

thence, South 70°57'41" West, 41.91 feet to the **POINT OF BEGINNING**.

This description yields 1,267 square feet.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.



EXHIBIT

A PORTION OF SECTION 5

T. 14 N., R. 2 W., G. & S. R. M.,

YAVAPAI COUNTY, ARIZONA

WILLIAMSON VALLEY ROAD

APN
106-05-022C



NORTH
1"=100'

APN 106-05-019J

TEMPORARY
CONSTRUCTION
EASEMENT
DESCRIBED

P.O.B.

COMMENCING
POINT

RIDGE DRIVE

RECORDS MEMO: LEGIBILITY
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SEE 555WVR2\WORD\DESCRIPTIONS\WVR-036.DSC.DOC
REVISED 24 OCTOBER 2014