



YAVAPAI COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 2168

A RESOLUTION AND ORDER ESTABLISHING THE MOUNTAIN CLUB DOMESTIC WATER IMPROVEMENT DISTRICT OF YAVAPAI COUNTY, ARIZONA

WHEREAS, a petition was filed with the Clerk of the Board of Supervisors of Yavapai County, Arizona, requesting the formation of a domestic water improvement district to be known as the Mountain Club Domestic Water Improvement District of Yavapai County, Arizona, (hereinafter "District"), pursuant to Arizona Revised Statutes Title 48, chapter 6, for purpose of constructing and operating a domestic water system, pursuant to A.R.S. § 48-909 (A)(6), and making other local improvements or acquisitions in the district or for the benefit of District; and,

WHEREAS, the Board of Supervisors finds that the petition has been signed by a majority of the property owners within the boundaries of the District proposed for formation and that a records search was performed to confirm this finding; and,

WHEREAS, the Board of Supervisors set the date for a hearing on the petition on October 15, 2025, which is within forty days after the presentation of the petition. Notice announcing the hearing and stating the boundaries of the District proposed for formation was published twice in a newspaper of general circulation in the County within which the District proposed for formation is located, and the notice was also mailed by first class mail to the owners of real property within the area of the District proposed for formation according to the most recent tax assessment roll; and,

WHEREAS, the Board of Supervisors has considered the petition and all objections on this date and finds that public convenience, necessity, and welfare will be promoted by the establishment of the District.

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

1. That a domestic water improvement district is hereby organized under the name of Mountain Club Domestic Water Improvement District of Yavapai County, Arizona, by which name it shall be known in all proceedings hereafter; and
2. That the legal description and the boundary map of the District are as set forth on the attached Exhibit A; and
3. That, pursuant to A.R.S. §§ 48-903 and 48-1012, the Board hereby approves and appoints the following persons as the initial Board of Directors of the District: (1) Kent Erwin; (2) Susan Rupe; (3) Doug Shepherd; (4) David Stewart; (5) Chris Witham; and

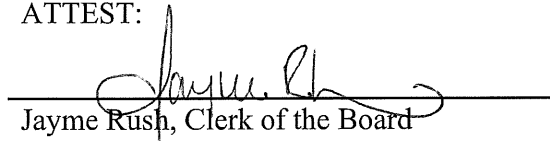
4. That, as required by A.R.S. §48-1012, an election of directors for expiring position terms shall be conducted every two (2) years commencing with the November 2026 general election at which time the initial class of offices with two-year terms shall be up for election. The initial class of offices with four-year terms shall be up for election in the November 2028 general election. The Board of Directors shall inform the Clerk of the Board of Supervisors as to the class of each Director immediately upon its determination as set forth in A.R.S. § 48-1012 (B); and

5. The Board of Supervisors hereby directs that a copy of this Resolution be recorded in the office of the Yavapai County Recorder, and that the Clerk of the Board of Supervisors mail a copy of this order to the Arizona Department of Revenue and to the Yavapai County Assessor pursuant to A.R.S. § 42-17257.

**APPROVED AND ADOPTED by the Yavapai County Board of Supervisors
this 15th day of October 2025.**


Mary Mallory, Chair

ATTEST:


Jayme Rush, Clerk of the Board

APPROVED AS TO FORM:


Martin Brennan, Deputy County Attorney

EXHIBIT A
Legal Description

Mountain Club Domestic Water Improvement District

A portion of Sections 4, 5, 8, and 9, Township 13 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 36, PINE KNOLL ESTATES-Unit No. 1, as shown in Book 4 of Maps and Plats, Page 7, records of Yavapai County;

Thence Southerly, along the East line of said subdivision, to the Northwest corner of Lot 30;

Thence continuing Southerly, along the West line of said Lot 30, to the Northwest corner of Lot 33;

Thence Easterly, along the North line of said Lot 33, to the Northeast corner of said Lot 33;

Thence Southerly, along the East line of said Lot 33, to the Southwest corner of Lot 31;

Thence continuing Southerly, along said East line, to the Southeast corner of said Lot 33, said point lying on the North line of Lot 3, PINE KNOLL ESTATES-Unit No. 2, as shown in Book 3 of Maps and Plats, Page 66, records of Yavapai County;

Thence Westerly, along the North line of said Lot 3, to the Northwest corner of said Lot 3;

Thence Southerly, along the West line of said Lot 3, to the Southwest corner of said Lot 3;

Thence Easterly, along the South line of said Lot 3, to the Northwest corner of Lot 4;

Thence Southerly, along the West line of said Lot 4, to the Southwest corner of said Lot 4;

Thence Easterly, along the South line of said Lot 4, to the Northeast corner of Lot 5;

Thence Southerly, along the East line of said Lot 5, to the Northeast corner of Lot 6;

Thence continuing Southerly, along the East line of said Lot 6, a distance of 107.0 feet, more or less;

Thence continuing Southerly, along said East line, to the Northeast corner of Parcel 108- 13- 032D, as described in Reception #2021-0079024, records of Yavapai County;

Thence Westerly, along the North line of said parcel, to the Northwest corner of said Parcel 108-13-032D;

Thence Southerly, along the West line of said parcel, to the Southwest corner of Parcel 108-13-032F, as described in Reception #2021-0079025, records of Yavapai County;

Thence Easterly, along the South line of said parcel, to the Southeast corner of said Lot 7;

Thence Easterly, to the Northwest corner of Lot 20, Block O, HASSAYAMPA MOUNTAIN CLUB-Plat F Extension, as shown in Book 3 of Maps and Plats, Page 76, records of Yavapai County;

Thence Easterly, along the North line of said Lot 20, to the Northeast corner of said Lot 20;

Thence Easterly, along the North line of said subdivision, to a point lying on the East right-of-way of Maricopa Drive, as shown on plat of Official Boundaries of The Mountain Club recorded in Book 17 of Maps and Plats, Page 62, records of Yavapai County;

Thence Southerly, along said East right-of-way, to the North most corner of Parcel 1-R, as shown on survey recorded in Reception #2014-0004824, records of Yavapai County;

Thence Easterly, along the North line of said parcel, to the Northeast corner of said Parcel 1-R;

Thence Southerly, along the East line of said parcel, to the North most corner of Lot 2, of the Amended Replat of ASPENS ON THE CREEK, as shown on Book 36 of Maps and Plats, Page 93, records of Yavapai County;

Thence along the outer boundary of said parcel and subdivision, to the West most corner of said parcel, said point lying on the South right-of-way of said Maricopa Drive and North line of said subdivision;

Thence Southwesterly, along said South right-of-way and North subdivision line, a distance of 125.42 feet, more or less;

Thence continuing Southwesterly, along said South right-of-way and North subdivision line, a distance of 106.95 feet, more or less, to the Northwest corner of said subdivision;

Thence Southerly, along the West line of said subdivision, a distance of 185.31 feet, more or less, to the Southwest corner of said subdivision;

Thence Easterly, along the South line of said subdivision, a distance of 100.86 feet, more or less;

Thence continuing Easterly, along said South line, a distance of 118.45, more or less;

Thence Southerly, to the Northeast corner of Parcel 107-01-085L;

Thence Southerly, along the East line of said parcel, to the Southeast corner of said Parcel 107-01-085L, said point lying on the North line of HASSAYAMPA MOUNTAIN CLUB-Plat F, as shown on Book 3 of Maps and Plats, Page 50, records of Yavapai County;

Thence Westerly, along the North line of said subdivision, to the Northeast corner of Lot 13, Block F, of said subdivision;

Thence Southerly, along the East line of said Lot 13, to a point lying on the North line of Lot 11, Block J, of said subdivision and South right-of-way of Zuni Drive;

Thence Easterly, along the North line of said Lot 11 and said South right-of-way, to the Northeast corner of Parcel 107-14-020A, as described in Reception #3185767, records of Yavapai County;

Thence Southerly, following along the East boundary of said parcel, to the Southeast corner of said Lot 11;

Thence Westerly, along the South line of said Lot 11, to the Southwest corner of Lot 12, Block J, of said subdivision;

Thence Southeasterly, along the North line of Lots 3 and 4, Block J, of said subdivision, to the Northeast corner of said Lot 4;

Thence Southerly, along the East line of said Lot 4, to a point lying on the North line of Lot 1, Block K, of said subdivision and the South right-of-way of Seminole Road;

Thence Easterly, along the North line of said Lot 1 and said South right-of-way, to the Northeast corner of said Lot 1;

Thence Southerly, along the East line of said Lot 1, to a point lying on the North line of Lot 4, Block L, of said subdivision and the South right-of-way of Apache Circle;

Thence Easterly, along the North line of said Lot 4 and said South right-of-way, to the Northeast corner of Lot 5, Block L, of said subdivision;

Thence Southeasterly, along the East line of said Lot 5 and said South right-of-way, to the common corner between Lots 7 and 8, Block L, of said subdivision, said corner being the Southeast corner of Parcel 107-14-031, as described in Reception #2017-0066156, records

of Yavapai County;

Thence Westerly, along the South line of said parcel, to the Southwest corner of said Parcel 107-14-031;

Then Northerly, along the West line of said parcel, to a point lying on the Easterly right-of-way of Steiner Circle, said point being the Northmost corner of Parcel 107-14-033, as described in Reception #2015-0013347, records of Yavapai County;

Thence Southwesterly, along said right-of-way, to the Northeast corner of Parcel 107- 14- 035, as described in Reception #2024-0042224, records of Yavapai County;

Thence along the East and South lines of said parcel, to the Southwest corner of said Parcel 107-14-035;

Thence Westerly, to the Northeast corner of Lot 11, Block M, of said subdivision, said corner being the Southeast corner of Parcel 107-14-038, as described in Reception #2022- 0009024, records of Yavapai County;

Thence following along the South line of said parcel, to the Southwest corner of said parcel, said point lying on the East right-of-way of Walnut Road;

Thence continuing West, to a point lying on the West right-of-way of Walnut Road, said point also lying on the East line of Lot 1 of the ALPINE DELLS SUBDIVISION, as shown on plat recorded in Book 6 of Maps and Plats, Page 89, records of Yavapai County;

Thence Northerly, along said West right-of-way and East line, to the Northeast corner of Lot 2 of said subdivision;

Thence Westerly, along the North line of said Lot 2, to the Northwest corner of said Lot 2, said corner also being the Northeast corner of Parcel 107-04-022B, as described in Book 4840 of Official Records, Page 684, records of Yavapai County;

Thence Southerly, along the East line of said parcel, to the Southeast corner of said parcel, said point lying on the North right-of-way of Clubhouse Drive;

Thence continuing Southerly, to a point lying on the South right-of-way of Clubhouse Drive;

Thence Westerly, along said South right-of-way, to the Southeast intersection corner of Clubhouse Drive and West Hill Circle, as shown on the plat for PLAT "G" SUBDIVISION OF HASSAYAMPA MOUNTAIN CLUB, recorded in Book 3 of Maps and Plats, Page 77, records of Yavapai County;

Thence Southerly, along the East right-of-way of West Hill Circle, to the intersection of said East right-of-way and the North right-of-way of East Hill Circle as shown on said subdivision plat;

Thence Easterly, along said North right-of-way, to a point lying on the West line of Parcel 107-04-038, as described in Book 4048 of Official Records, Page 46, records of Yavapai County;

Thence Southerly, along said West line, and the East right-of-way of East Hill Circle, to a point lying on the South right-of-way of South Hill Circle as shown on said subdivision plat;

Thence Westerly along said West line and South right-of-way, to the Northwest corner of Parcel 107-04-040D, as described in Reception #2016-0029203, records of Yavapai County, said point lying on the East right-of-way of Hill Drive;

Thence Southerly, along said West line and East right-of-way, to the end of Hill Drive as shown on said subdivision plat;

Thence North, along said West line, to a point lying on the South line of Lot 11, Block A, of said subdivision;

Thence Northwesterly, along the South line of said Lot 11, to the Northeast corner of Lot 12, INCOME UNIT OF HASSAYAMPA MOUNTAIN CLUB, as shown in Book 3 of Maps and Plats, Page 71, records of Yavapai County;

Thence Southerly, along the East line of said subdivision, to a point lying on the South right-of-way of Bryce Canyon Drive, said point also lying on the East line of Lot 14 of said subdivision;

Thence Westerly, along said South right-of-way, to the Northwest corner of Parcel 107- 03-065H, as described in Reception #2012-0020869, records of Yavapai County;

Thence Southerly, along the West line of said parcel, to the Southwest corner of Tract A, MOUNTAIN CLUB ESTATES No. 1, as shown in Book 7 of Maps and Plats, Page 80, records of Yavapai County;

Thence Easterly, along the South line of said Tract A, to the Northmost corner of Lot 48 of said subdivision, said point lying on the East right-of-way of East Skyview Drive, as shown on said plat;

Thence Southerly, along said East right-of-way, to the Southwest corner of said Lot 48;

Thence Westerly, to the Northeast corner of Lot 46 of said subdivision;

Thence continuing Westerly, along the North line of said Lot 46, to the Eastmost corner of Parcel 107-10-026A, as described in Reception #2020-0019404, records of Yavapai County;

Thence Westerly and Southerly, along said parcel, to the Southeast corner of said parcel, said point lying on the South line of Lot 90, MOUNTAIN CLUB ESTATES No. 2, as shown in Book 8 of Maps and Plats, Page 13, records of Yavapai County;

Thence Westerly, along the South line of said parcel and Lot 90, to the Southwest corner of parcel;

Thence Northwesterly, along the West line of said parcel, to the Southwest corner of Lot 42 of said MOUNTAIN CLUB ESTATES No. 1;

Thence Westerly, along the North line of said MOUNTAIN CLUB ESTATES No. 2, to the Northeast corner of Lot 81 of said subdivision;

Thence Southerly, along the East line of said lot, to the Southeast corner of Lot 80 of said subdivision;

Thence Westerly, along the South line of said Lot 80, to the Northwest corner of Lot 79 of said subdivision, said point also lying on the East right-of-way of West Skyview Drive, as shown on said subdivision plat;

Thence Southerly, along said East right-of-way, to the Northwest corner of Lot 78 of said subdivision;

Thence Westerly, to the Southeast corner of Lot 52 of said subdivision;

Thence continuing Westerly, along the South line of said lot, to the Southwest corner of said Lot 52;

Thence Northeasterly, along the West line of said lot, to the Northeast corner of Lot 51 of said subdivision;

Thence Westerly, along the North line of said lot, to the Southwest corner of Lot 50 of said subdivision;

Thence Northerly, along the West line of said lot, to the Southeast corner of Parcel 107- 11- 012E, as described in Reception #2020-0071379, records of Yavapai County;

Thence Westerly, along the South line of said parcel, to the Southwest corner of said Parcel 107-11-012E;

Thence Northerly, along the West line of said parcel, to the Northeast corner of Parcel 107-11-002M, as described in Reception #2020-0034924, records of Yavapai County;

Thence Westerly, along the South line of Parcel 107-11-002L, as described in Reception #2019-0066310, records of Yavapai County, to the Southwest corner of said parcel;

Thence Northerly, along the West line of said parcel, to the Southwest corner of Parcel 107-11-032E, described as Parcel II in Reception #2020-0038139, records of Yavapai County;

Thence continuing Northerly, along the West line of said parcel, to the Southwest corner of Parcel 107-11-032J, described as Parcel I in Reception #2020-0038139, records of Yavapai County;

Thence continuing Northerly, along the West line of said parcel, to the Southwest corner of Parcel 107-08-003, as described in Book 335 of Official Records, Page 44, records of Yavapai County;

Thence Northerly, along the West line of said parcel, to the Northwest corner of said Parcel 107-08-003;

Thence Easterly, along the North line of said parcel, to the Southwest corner of Parcel 107-08-001M, as described in Book 2065 of Official Records, Page 907, records of Yavapai County;

Thence Southeasterly, along the South line of said parcel, to the Southeast corner of said Parcel 107-08-003, said point lying on the West right-of-way of Loop Drive, as shown on said plat for MOUNTAIN CLUB ESTATES No. 1;

Thence Northerly, along said West right-of-way, to the Southeast corner of Parcel 107-08-001E, as described in Reception #2015-0059082, records of Yavapai County;

Thence Northwesterly, along the South line of said parcel, to the Southwest corner of Parcel 107-08-001A, as described in Reception #2015-0059082, records of Yavapai County;

Thence Northeasterly, along the West line of said parcel, to the Northeast corner of Parcel 107-05-074G, as described in Book 4107 of Official Records, Page 644, records of Yavapai County, said point lying on the South right-of-way of Clubhouse Drive;

Thence Westerly, along the North line of said parcel, and said South right-of-way, to a point lying on the East line of Lot 4, Block G, HASSAYAMPAMOUNTAIN CLUB PLAT B, as shown in Book 3 of Maps and Plats, Page 39, records of Yavapai County, said point also lying on the West right-of-way of Hemlock Avenue, shown as Hassayampa Avenue on said plat;

Thence Northerly, along said West right-of-way, to the Northwest intersection of Hemlock Avenue and Sierra Vista Drive, shown as Gold Road on said plat;

Thence Easterly, to the Northeast intersection of Hemlock Avenue and Hoffman Road;

Thence continuing Easterly, along the North right-of-way of Hoffman Road, as shown on the plat for the DIXON TRACT, recorded in Book 5 of Maps and Plats, Page 40, records of Yavapai County, to a point lying at the intersection of the South line of Lot 5 of said subdivision, and an extension of the East line of said HASSAYAMPA MOUNTAIN CLUB PLAT B subdivision;

Thence Southerly, along said East line, to the Northeast corner of Lot 3 of said subdivision;

Thence Westerly, along the North line of said lot, to the Northwest corner of said Lot 3;

Thence Southerly, along the West line of said lot, to the Northwest corner of Parcel 107- 02- 032B, as described in Reception #2020-0032077, records of Yavapai County;

Thence Easterly, along the North line of said parcel, to the Northeast corner of said Parcel 107-02-032B, said point lying on the West line of Lot 2, Block C, HASSAYAMPA MOUNTAIN CLUB PLAT C, as shown in Book 3 of Maps and Plats, Page 41, records of Yavapai County;

Thence Southerly, along said West line, to the Northwest corner of Lot 3 of said subdivision;

Thence Easterly, along the North line of said lot, to the Northeast corner of said Lot 3;

Thence Southerly, along the East line of said lot, to the Southeast corner of said Lot 3;

Thence Southeasterly, to the Northmost corner of Lot 1, Block E of said subdivision, said point lying on the West right-of-way of Lookout Road, as shown on said plat;

Thence Southeasterly, along the said West right-of-way, to the Northeast corner of Lot 9, Block E of said subdivision;

Thence Southwesterly, along the East line of said Lot 9, to a point lying on the North right-of-way of Arroyo Drive, shown as Maricopa Drive on said plat;

Thence Easterly, along said North right-of-way, to the Southeast corner of Lot 18, said corner being the Southeast corner of Parcel 107-02-098, as described in Reception #2018- 0023091, records of Yavapai County;

Thence Westerly, along the South line of said parcel, to the Southwest corner of said Parcel 107-02-098;

Thence Northeasterly, along the West line of said parcel, to the Northwest corner of said Parcel 107-02-098;

Thence Easterly, along the North line of said parcel, to the Southwest corner of Parcel 107-02-101D, as described in Reception #2017-0026984, records of Yavapai County;

Thence Northwesterly, along the West line of said parcel, to the Northwest corner of said Parcel 107-02-101D, said point being the Southeast corner of Lot 27, Block E of said subdivision;

Thence Westerly, along the South line of said lot, to the Southeast corner of Lot 29, Block E of said subdivision;

Thence Northerly, along the East line of said lot, to the Northeast corner of said Lot 29, said point lying on the South right-of-way of Canyon Drive, shown as Pinal Road on said plat;

Thence Westerly, along said South right-of-way, to the Northwest corner of Lot 14, Block D of said subdivision;

Thence Northwesterly, to the Southwest corner of Parcel 107-02-052C, as described in Reception #2020-0010555, records of Yavapai County;

Thence Northerly, along the West line of said parcel, to the Northwest corner of said Parcel 107-02-052C;

Thence Easterly, along the North line of said parcel, to the Northwest corner of Parcel 107-02-059B, as described in Reception #2020-0069695, records of Yavapai County;

Thence Easterly, along the North line of said parcel, to Southeast corner of Lot 14, Block B of said subdivision;

Thence Northeasterly, along the East line of said lot, to the Northeast corner of said Lot

14, said point lying on the South right-of-way of said Arroyo Drive;

Thence Northwesterly, along said South right-of-way to the Northmost corner of Lot 11, Block B of said subdivision;

Thence Northeasterly, to the Southwest corner of Parcel 107-02-042A, as described in Reception #2020-0062178, records of Yavapai County;

Thence Northerly, along the West line of said parcel to the Southeast corner of Parcel 800- 17- 063X;

Thence Northeasterly, along the East line of said parcel, to the Southwest corner of Block F of PINE KNOLL ESTATES-UNIT 4, as shown in Book 4 of Maps and Plats, Page 5, records of Yavapai County;

Thence Westerly, along the South line of said subdivision, to the Southwest corner of Lot 1, Block E of said subdivision;

Thence Northeasterly, along the West line of said lot, to the Southeast corner of Lot 3, Block E of said subdivision;

Thence Northwesterly, along the South line of said lot, to the Southwest corner of said Lot 3;

Thence Northeasterly, along the West line of said lot, to the Northwest corner of said Lot 3 said point lying on the South right-of-way of Paul Street;

Thence Southeasterly, along the North line of said lot, and said South right-of-way to a point at the intersection of said South right-of-way and an extension of the West line of Lot 4, Block D of said subdivision;

Thence Northeasterly, along said West line, to the Northwest corner of Lot 3, Block D of said subdivision, said point also lying on the West right-of-way of Kopavi Trail;

Thence Northeasterly, along said West right-of-way, to the Eastmost corner of Lot 9, Block D of said subdivision;

Thence Easterly, to the Southwest corner of Lot 5, Block C of said subdivision;

Thence Southeasterly, along the South line of said lot, to the Southeast corner of said Lot 5;

Thence Northerly, along the East line of said lot, to the Northwest corner of Lot 2, Block C

of said subdivision;

Thence Easterly, along the North line of said lot, to the Southeast corner of PARCEL 2 as described in Reception #2017-0018030, records of Yavapai County, said point being at the intersection of said North line and the Southerly prolongation of the East line of Lot 13, KOPAVI VILLAGE, as shown in Book 15 of Maps and Plats Page 55, records of Yavapai County;

Thence Northerly, along the East line of said PARCEL 2 and Lot 13, to the Southwest corner of Lot 9 of said subdivision;

Thence Easterly, along the South line of said lot to the Southmost corner of Lot 7 of said subdivision;

Thence Northeasterly, along the East line of said lot, to the Northeast corner of said Lot 7, said point lying at the intersection of the West right-of-way of Pine Knoll Drive and the North line of Lot 19 of PINE KNOLL ESTATES-Unit No. 1, as shown in Book 4 of Maps and Plats, Page 7, records of Yavapai County;

Thence Easterly, along said North line to **THE POINT OF BEGINNING**.

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

EXCEPTING any portion of land lying within the following parcels:

Parcel 108-13-030E, as described in Reception #2021-0066690, record of Yavapai County.

Parcel 108-13-032D, as described in Reception #2021-0079024, records of Yavapai County.

Parcel 108-13-032F, as described in Reception #2021-0079025, record of Yavapai County.

Parcel 800-99-009X

Parcel 800-99-009Y

This legal description was prepared by D. Allen Foster, Registered Land Surveyor.

See exhibit drawing attached hereto and made a part hereof.



Mountain Club Domestic Water Improvement District

