

When Recorded, MAIL TO:

Town Clerk
Town of Dewey Humboldt
2735 S. State Rt 69
Humboldt, AZ 86329



Ordinance

ORDINANCE NO. 19-147

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, COUNTY OF YAVAPAI, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF DEWEY-HUMBOLDT, ARIZONA BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONSISTING OF APPROXIMATELY 10.86 ACRES LOCATED AT 3546, 3600, 3650 AND 3692 S. STATE ROUTE 69 IN ZONING CASE Z-19-190090 FROM C3 (COMMERCIAL AND MINOR INDUSTRIAL) TO M1 (INDUSTRIAL; GENERAL LIMITED).

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Dewey-Humboldt General Plan; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

NOW THEREFORE BE IT ORDAINED by the Common Council of the Town of Dewey-Humboldt, Arizona, as follows:

The Official Zoning Map of the Town of Dewey-Humboldt, Arizona is hereby amended by changing the zoning classification of property consisting of approximately 10.86 acres described in Exhibit 1 attached hereto and incorporated herein by this reference (the "Property"), from C3 (Commercial and Minor Industrial) to M1 (Industrial; General Limited) with the condition that the property not be used for storage of vehicles or equipment outside the buildings on the property.

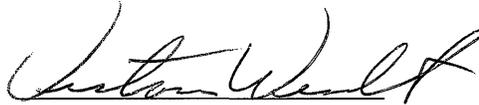
PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this 15th day of October, 2019, by the following vote:

AYES: Five

NAYES: Zero ABSENT: Zero

EXCUSED: One ABSTAINED: One

APPROVED this 15th day of October, 2019.



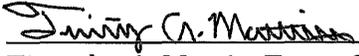
Victoria Wendt, Vice Mayor
APPROVED AS TO FORM:

ATTEST:

Timothy A. Mattix
Timothy A. Mattix, Town Clerk

Kay Bigelow
Bigelow Law Offices, P.L.C., Town Attorney

I, TIMOTHY A. MATTIX, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 19-147 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA ON THE 15th DAY OF October, 2019, WAS POSTED IN THREE PLACES ON THE 6th DAY OF November, 2019.



Timothy A. Mattix, Town Clerk

Exhibit 1

402-08-068E

LAND DESCRIPTION

Lot 1, Sw $\frac{1}{4}$ Section 22, Township 13 North, Range 1 East,
Gila and Salt River Meridian, Arizona

3.35 Acres more or less

LS. 24522

Beginning at the West $\frac{1}{4}$ Corner of Section 22, T 13 N, R1 E, Yavapai County, go South 89 00' 08" East 516.46 feet, Thence South 02 029' 01" East 274.45 feet, Thence South 22 26' 17" East 480.57 to the point of beginning;

Thence North 84 44' 36" East 75.64 feet;

Thence South 69 25' 00" East 398.91 feet;

Thence South 20 10' 58" West 238.45 feet;

Thence South 21 17' 16" West 250.52 feet;

Thence North 68 10' 04" West 169.06 feet;

Thence North 01 56' 32" West 262.11 feet;

Thence North 22 16' 17" West 287.47 feet to the point of beginning.

This lot has a 50.00 foot road and utility easement along the south, west, and that portion of the north boundary line to allow the 50.00 foot access to Lot 2.

402-08-068G

Beginning at the West ¼ Corner of Section 22, T 13 N, R1 E, Yavapai County, go South 89 00' 08" East 516.46 feet,

Thence South 02 02' 01" East 274.45 feet;

Thence South 22 26' 17" East 480.57 feet;

Thence North 84 44' 36" East 75.64 feet to the point of beginning;

Thence North 37 56' 40" East 229.07 feet;

Thence South 84 34' 59" East 117.96 feet;

Thence South 70 01' 51" East 73.12 feet;

Thence South 40 45' 31" East 26.41 feet;

Thence South 74 34' 39" East 119.15 feet;

Thence South 20 10' 58" West 246.34 feet;

Thence North 69 25 00" West 398.91 feet to the point of beginning.

Reserving unto the grantors, its successors and assigns a 50.00 foot roadway easement along the west boundary line.

Reserving unto the grantor, its successors and assigns the following easements for road, utilities and waterline.

Beginning at the Northwest corner of the above described property, Go South 84 34' 59" East 62.09 feet to the beginning and centerline of a 10.00 foot waterline easement.

Thence South 24 39' 10" West 220.43 feet to the 15.00 foot road and utility easement described as follows;

A 15.00 foot road and utility easement beginning at the southwest corner of the above described property.

Thence South 69 25' 00" East 295.23 feet to the end of this easement along the South boundary of the above described property.

402-08-068K

Parcel 1:

A portion of the Southwest Quarter of Section 22, Township 13 North, Range 1 East of the Gila and Salt River Base Meridian, Yavapai County, Arizona, Described as follows;

Beginning Section 22, Township 13 North, Range 1 East of the Gila and Salt River Base Meridian, Yavapai County, Arizona;

Thence South 89 00' 08" East 928.59 feet to the point of beginning;

Thence South 89 00' 08" East 541.65 feet to Highway 69 right of way;

Thence along Highway 69 right of way, a curve to the left, D=0213' 53", R= 5399.58 feet, L= 210.28, chord bearing = South 22 30' 09" west, chord length= 210.27 feet;

Thence South 21 32' 17" West 102.35 feet;

Thence South 20 10' 58" West 118.01 feet;

Thence South 67 29' 51" West 419.28 feet;

Thence North 01 02' 51" West 169.06 feet;

Thence North 01 56' 32" East 249.23 feet to the point of beginning.

(Also known as lot 4)

Except all coal, oil, gas and other minerals as reserved from said land.

Parcel 2:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 178, 179 and 180, records of Yavapai County, Arizona

Excepting therefrom any portion lying within Parcel 1 above.

402-08-068L

Parcel 1:

Commencing at the West $\frac{1}{4}$ corner of Section 22, Township 13 North, Range 1 East of the Gila and Salt River Base Meridian, Yavapai County, Arizona,

Thence South 89 00' 08" East 928.59 feet;

Thence South 01 25' 51" West 249.23 feet to the point of beginning;

Thence South 67 29' 51" East 419.28 feet;

Thence South 20 10' 58" West 214.80 feet;

Thence North 74 34' 39" West 119.15 feet;

Thence North 40 45' 31" West 26.41 feet;

Thence North 70 01' 51" East 73.12 feet;

Thence North 84 34' 59" West 117.96 feet;

Thence North 01 02' 51" East 274.33 feet to the point of beginning.

(Also known as lot 4)

Except all coal, oil, gas and other minerals as reserved from said land.

Parcel 2:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 178, records of Yavapai County, Arizona.

Parcel 3:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 179, records of Yavapai County, Arizona.

Parcel 4:

A 50.00 foot road and utility easement as described in instrument recorded in Book 3949 of Official records, page 180, records of Yavapai County, Arizona.

Excepting therefrom any portion lying within Parcel 1 above.

Parcel 5:

A 10.00 foot water line easement with the centerline described as follows:
Commencing at the Northwest corner of the above described Parcel 1:
Thence South 67 29' 51" East 56.22 feet to the true point of beginning;
Thence North 01 04' 32" West 168.83 feet to the end of this easement.

Parcel 6:

An easement for a Water Tank and Pump House described as follows:

Commencing at the Northwest corner of the above described Parcel 1:

Thence North 01 02' 51" East 249.23 feet to the Northwest corner of that parcel
described in Book 3949 of Official Records, page 181 and the True Point of Beginning;

Thence South 89 00' 08" East 77.66 feet;

Thence South 05 11' 43" West 101.79 feet;

Thence North 88 03' 31" West 70.30 feet;

Thence North 01 02' 51" East 100.36 feet to the True Point of Beginning.