RESOLUTION 2019-20

A RESOLUTION OF COCONINO COUNTY BOARD OF SUPERVISORS ACCEPTING THE GRANT OF CERTAIN REAL PROPERTY FROM THE KACHINA VILLAGE IMPROVEMENT DISTRICT AND AN EASEMENT FOR INGRESS, EGRESS, AND PARKING, AND IN EXCHANGE GRANTING CERTAIN REAL PROPERTY TO KACHINA VILLAGE IMPROVEMENT DISTRICT, ALL PROPERTIES LOCATED IN THE VICINITY OF HARRENBURG WASH IN KACHINA VILLAGE

Whereas, Coconino County (hereinafter “County”) is fee simple owner of real property located at 3238 Jadito Trail known as Coconino County Assessor’s Parcel # 116-19-052, located in Flagstaff, Arizona;

Whereas, Kachina Village Improvement District (hereinafter “KVID”) is fee simple owner of real property located at 3150 Jadito Trail known as Coconino County Assessor’s Parcel # 116-19-056, located in Flagstaff, Arizona;

Whereas, KVID and Coconino County entered into an Intergovernmental Agreement in 2008 to exchange similarly sized and adjacent portions of these parcels, and;

Whereas, the exchange will provide for contiguous land ownership for each entity, and;

Whereas, the grant of the portion of Parcel # 116-19-052, described in the Warranty Deed attached as Exhibit #1, will better facilitate KVID’s operations and services to the residents of Kachina Village in Coconino County, and;

Whereas, acceptance of the portion of Parcel # 116-19-056, described in the Warranty Deed attached as Exhibit #2, will unify its parcels and better support Parks and Recreational activities for the residents of Coconino County, and;

Whereas, in exchange for the receipt of the portion of Parcel # 116-19-056 from KVID and a non-exclusive easement for ingress, egress, and parking over Parcel # 116-19-056, described in the Easement Agreement attached as Exhibit #3, in order to allow Coconino County and public access to County property, the County wishes to grant to KVID a portion of Parcel # 116-19-052;

NOW THEREFORE be it resolved, the Coconino County Board of Supervisors hereby accepts the grant of certain real property and an easement for ingress, egress, and parking from KVID, and grants to KVID certain real property, collectively described by the attached exhibits, and authorizes the Chair of the Board of Supervisors to execute all necessary documents to effectuate this resolution.

PASSED AND ADOPTED by the Board of Supervisors of Coconino County, Arizona, on this 25th day of June 2019.
AYES: 4
NOS: 0
ABSENT: 1

COCONINO COUNTY BOARD OF SUPERVISORS

Lena Fowler, Chair

APPROVED AS TO FORM:

Rose Winkeler, Deputy County Attorney

ATTEST:

Lindsay Daley, Clerk of the Board
QUIT CLAIM DEED

For good and valuable consideration, receipt and sufficiency of which are herewith acknowledged, Highlands Fire District, a political subdivision of the State of Arizona established pursuant to Arizona Revised Statutes Title 48 (hereafter “Grantor”), does hereby quit claim unto Coconino County, a political subdivision of the State of Arizona, (hereafter “Grantee”), all rights, title, and interests that Grantor may have in and to the following described real property situated in the County of Coconino, State of Arizona, to wit:

That certain real property known as Coconino County Assessor Parcel #116-19-052, and more particularly described as follows:

See Attached “Legal Description” (hereafter “Property”)

In witness whereof, I, Peter Kloeber, with all due authority being vested in me therefor, acting for and on behalf of Grantor, have hereunto set my hand this 16th day of April, 2019.

GRANTOR:
HIGHLANDS FIRE DISTRICT

By: Peter Kloeber
Chairperson
Highlands Fire District
STATE OF ARIZONA  

ss.
County of Coconino    

This instrument was acknowledged before me this 16th day of April 2019, by Peter Kloiber, on behalf of the Board of Directors, Highlands Fire District.

[NOTARY PUBLIC]

Page 2 of 4
KVID #2

A parcel being a portion of that parcel described in Docket 354, Page 154 and located in the NW ¼ of Section 30 and the SW ¼ of Section 19, T.20N., R.7E, G&SRB&M, Coconino County, Arizona and more specifically described as follows:

For reference begin at the northwest corner of said Section 30, being a USFS aluminum cap stamped LS 18215 which bears N00-30-19W (Basis of bearing per Case 2, Map 164 C.C.R.), 2641.52’ from the W ¼ corner of said Section 30 being a BLM Brass cap;

Thence N89.51-26E, 361.86’ to the TRUE POINT OF BEGINNING;

Thence N89-51-26E, 7.36’;

Thence S00-30-19E, 42.46’;

Thence S00-30-19E, 466.61’;

Thence S89-29-41W, 67.46’ to a ½” rebar capped RLS 29884; being the beginning of a non-tangent 175.23’ radius curve to the right, concave to the northeast with an included angle of 06-48-45, a chord bearing of N11-11-55W and a chord distance of 20.82’;

Thence along said curve a distance of 20.83’ to the beginning of a 150.00’ radius curve to the left, concave to the southwest with an included angle of 11-03-23, a chord bearing of N15-21-11W and a chord distance of 28.90’;

Thence along said curve 28.95’;

Thence N08-18-01E, 466.21’ back to the True Point of Beginning.

Subject easement contains 23,335.90 square feet or 0.536 acres more or less.

See attached Exhibit “A”...
ACCEPTED & ACKNOWLEDGED

Grantee:
COCONINO COUNTY

By: Lena Fowler
Chair, Board of Supervisor
Coconino County Board of Supervisors

STATE OF ARIZONA )

SS.

County of Coconino )

This instrument was acknowledged before me this 25\textsuperscript{th} day of June 2019, by
Lena Fowler, Chairwoman, on behalf of the Board of Supervisors, Coconino County.

(seal)

Valerie Webber
Notary Public
Yavapai County, Arizona
My Comm. Expires 8-6-2022
Commission No. 551541

Valerie Webber

NOTARY PUBLIC
LEGAL DESCRIPTION

[insert legal description here].
Location
Situs Address 3238 JAD/TO TRL
City FLAGSTAFF
Tax Area 0122 - SD#1 FD HIGHLANDS/CID-TOHO TOLANI
Parcel Number 116-19-052
Legal Summary Sixteenth: NW Quarter: NW Section: 30 Township: 20N Range: 07E PT BEG NW COR SEC 30; TH E ALG N SEC LINE 369.22FT; TH S PARALELL TO W SEC LINE 509.07 FT; TH W PARALELL WITH N SEC LINE 66.74 FT; TH NWLY ALG CURVE 20.11 FT; TO PT OF REVERSE CURVE; TH ALG SD CURVE 452.39 TO PT ON W SEC LINE; TH N 509.07 FT TO POB SEC 30 20N-7E 3.493 ACRE.
Neighborhood 06.03 - KACHINA VILLAGE HOMES - PINE DELL

Sale Date
Sale Price
$0
$0

Images
- GIS

Owner Information
Owner Name COCONINO COUNTY
In Care Of Name CLERK BOARD OF SUPERVISORS
Owner Address 219 E CHERRY AVE
FLAGSTAFF, AZ 86001

Assessment History
Full Cash Value (FCV) $131,503
Limited Property Value (LPV) $131,503
Primary Assessed $19,725
Exempt ($19,725)
Net Primary Assessed $0
Secondary Assessed $19,725
Exempt ($19,725)
Net Secondary Assessed $0

Tax Area: 0122 Primary Rate: 5.3244 Secondary Rate: 5.5384
Legal Class
FCV LPV Primary Secondary Assessed Assessed
02.R $131,503 $131,503 $19,725 $19,725

Doc Description
DEED
MISCELLANEOUS
CCPR #3

A parcel being a portion of that parcel described in Docket 354, Page 154 and located in the NW ¼ of Section 30 and the SW ¼ of Section 19, T.20N., R.7E, G&SRB&M, Coconino County, Arizona and more specifically described as follows:

For reference begin at the northwest corner of said Section 30, being a USFS aluminum cap stamped LS 18215 which bears N00-30-19W (Basis of bearing per Case 2, Map 164 C.C.R.), 2641.52' from the W ¼ corner of said Section 30 being a BLM Brass cap and also being the TRUE POINT OF BEGINNING;

Thence N00-05-43W, along the west line of Section 19, 79.51' to a ½" rebar capped RLS 29884;

Thence $85-14-52E, 370.26' to a ½" rebar capped RLS 29884;

Thence S08-18-01W, 48.44' ;

Thence S89.51-26W, 361.86' back to the True Point of Beginning.

Subject parcel contains 23,334.76 square feet or 0.536 acres more or less.

See attached Exhibit "A"....

Job #19-058
KVID #2

A parcel being a portion of that parcel described in Docket 354, Page 154 and located in the NW ¼ of Section 30 and the SW ¼ of Section 19, T.20N., R.7E, G&SRSB&M, Coconino County, Arizona and more specifically described as follows:

For reference begin at the northwest corner of said Section 30, being a USFS aluminum cap stamped LS 18215 which bears N00-30-19W (Basis of bearing per Case 2, Map 164 C.C.R.), 2641.52' from the W ¼ corner of said Section 30 being a BLM Brass cap;

Thence N89.51-26E, 361.86' to the TRUE POINT OF BEGINNING;

Thence N89.51-26E, 7.36';

Thence S00-30-19E, 42.46';

Thence S00-30-19E, 466.61';

Thence S89-29-41W, 67.46' to a ½“ rebar capped RLS 29884; being the beginning of a non-tangent 175.23' radius curve to the right, concave to the northeast with an included angle of 06-48-45, a chord bearing of N11-11-55W and a chord distance of 20.82';

Thence along said curve a distance of 20.83' to the beginning of a 150.00' radius curve to the left, concave to the southwest with an included angle of 11-03-23, a chord bearing of N15-21-11W and a chord distance of 28.90';

Thence along said curve 28.95';

Thence N08-18-01E, 466.21' back to the True Point of Beginning.

Subject easement contains 23,335.90 square feet or 0.536 acres more or less.

See attached Exhibit “A”....
PUBLIC PARKING AND ACCESS EASEMENT
A PORTION OF THAT PARCEL DESCRIBED IN
DOCKET 354, PAGE 154, C.C.R. AND
LOCATED IN THE NW 1/4, SECTION 30 &
THE SW 1/4, SECTION 19, T.20N., R.7E.,
G&SRB&M, COCONINO COUNTY, ARIZONA

LEGEND

Government Monument
Corner found as indicated
Corner set 1/2" rebar capped RLS 29884
Unless otherwise indicated

(R) Record per docket 354, page 154,
Coconino County Recorder

(R1) Record per case 4, map 54C,
Coconino County Recorder

(R2) Record per docket 1172, page 774,
Coconino County Recorder

(R3) Record per instrument #3269129,
Coconino County Recorder

(R4) Record per case 4, map 59,
Coconino County Recorder

(R5) Record per case 2, map 199,
Coconino County Recorder

(R6) Record per instrument #3196679,
Coconino County Recorder

(R7) Record per case 2, map 164,
Coconino County Recorder

(R8) Record per docket 1041, pages 170-177,
Coconino County Recorder

(R9) Record per case 4, map 100A,
Coconino County Recorder

(R10) Record per instrument #3278631,
Coconino County Recorder

(R11) Record per docket 633, pages 545,
Coconino County Recorder

(R12) Record per instrument #3499316,
Coconino County Recorder

(R13) Record per instrument #3499686,
Coconino County Recorder

(R15) Record per instrument #3567518,
Coconino County Recorder

2673 N. Oakmont • Flagstaff, Arizona 86004
(928) 773-9204 • FAX (928) 527-9249 • E-mail: Azlandsol@aol.com
Exhibit “B”
Public Access and parking Easement

A parcel being a portion of that parcel described in Docket 354, Page 154 and located in
the NW ¼ of Section 30 and the SW ¼ of Section 19, T.20N., R.7E, G&SRB&M,
Coconino County, Arizona and more specifically described as follows:

For reference begin at the northwest corner of said Section 30, being a USFS aluminum
cap stamped LS 18215;

Thence N00-05-43W, along the west line of Section 19, 79.51’ to a ½” rebar capped RLS
29884;

Thence S85-14-52E, 370.26’ to a ½” rebar capped RLS 29884 and also being the TRUE
POINT OF BEGINNING;

Thence continue S85-14-52E, 165.70’ to a ½” rebar capped RLS 18215 being the
beginning of a non-tangent 821.0’ radius curve to the left, concave to the southeast with
an included angle of 12-52-15, a chord bearing of S06-37-14W and a chord distance of
184.04’;

Thence continue along said curve on the westerly right-of-way of Pinon Trail, 184.43’ to
a ½” rebar capped RLS 29884;

Thence N14-17-30W, 99.38’;

Thence N85-14-52W, 132.85’ to the west line of the above described parcel;

Thence N08-18-01E along the west line of the above described parcel, 90.17’ back to the
True Point of Beginning.

Subject easement contains 16,064.20 square feet or 0.37 acres more or less.

See attached Exhibit “A”....

Job #19-058