

TOWN OF PRESCOTT VALLEY

PUBLIC NOTICE OF
REAL PROPERTY EXCHANGE
Per §ARS 9-407(A)

ARS §9-407(A) provides that incorporated towns may adopt ordinances authorizing exchange of parcels of real property owned by the towns for other parcels of real property (without public bid or election) so long as public notice is duly published per ARS §9-407(C), the parcels are of substantially equal value, and the exchange meets the terms and conditions prescribed in the ordinance. Therefore, public notice is hereby given that the Town of Prescott Valley, Arizona, plans to exchange with Humboldt Unified School District No. 22 of Yavapai County the following real property interests:

Town Property:

A portion of Section 12, Township 14 north, Range 1 west of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows;

Beginning at the intersection of the westerly line of the parcel described in the patent recorded in Book 2247 of Official Records, Page 868 in the Yavapai County Recorder's office with the southerly line of the northerly 30.00 feet of the parcel described in said patent, as identified by a ½" rebar with no cap or tag;

Thence, along the westerly line of the parcel described in said patent, south 01° 53' 42" west, 53.49 feet;

Thence, departing the westerly line of the parcel described in said patent, north 88° 45' 39" west, 5.49 feet;

Thence, along a curve to the right, having a chord bearing north 79° 39' 30" west, a chord length of 65.29 feet, a radius of 186.09 feet, a central angle of 20° 12' 18", and an arc length of 65.63 feet;

Thence, along a curve to the right, having a chord bearing north 56° 37' 45" west, a chord length of 51.49 feet, a radius of 124.58 feet, a central angle of 23° 51' 11", and an arc length of 51.86 feet;

Thence, north 44° 42' 10" west, 17.08 feet to a point on a line 30.00 feet southerly of and parallel with the centerline of Loos Drive as shown on the plat of Prescott Valley Unit Five as recorded in book 13 of Maps and Plats, page 11;

Thence, along said parallel line, north 89° 58' 48" east, 126.06 feet to the point of beginning.

This description yields 4,754 square feet.

HUSD Property:

A portion of Section 12, Township 14 north, Range 1 west of the Gila and Salt River Meridian, Yavapai County, Arizona, also being a portion of the parcel described in the patent recorded in Book 2247 of Official Records, Pages 868 and 869 in the Yavapai County Recorder's Office, and described as follows:

COMMENCING at the intersection of the westerly line of the parcel described in the patent recorded in Book 2247 of Official Records, Page 868 with the southerly line of the northerly 30.00 feet of the parcel described in said patent, as identified by a 1/2" rebar with no cap or tag;

thence, along the west line of the parcel described in said patent, South 01°53'42" West, 715.57 feet to the POINT OF BEGINNING.

Thence, departing the west line of the parcel described in said patent, North 74°12'55" East, 213.04 feet to the southeasterly line of the parcel described in said patent, from which point a 5/8" rebar with a cap stamped "LS 35138 CRA ONON" identifying the southeasterly corner of the parcel described in said patent is North 62°30'20" East, 843.56 feet;

thence, along the southeasterly line of the parcel described in said patent; South 62°30'20" West, 232.96 feet to the southwesterly corner of the parcel described in said patent;

thence, along the west line of the parcel described in said patent, North 01°53'42" East, 49.62 feet to the POINT OF BEGINNING.

This description yields 5,036 square feet.

The two parcels are roughly equal in size and value.

The land exchange will correct inadvertent location of facilities of both parties onto the parcels of the other party.