

ORDINANCE NUMBER 692

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AUTHORIZING YAVAPAI COUNTY ZONING TO CONTINUE IN EFFECT FOR THE AREA KNOWN AS THE SPRING CREEK RANCH ANNEXATION AREA.

WHEREAS, on January 19, 2021, the City Council approved Ordinance Number 691, which annexes into the City limits the area known as the Spring Creek Ranch annexation area, consisting of approximately 280 acres of privately owned land and approximately 11 square miles of land owned and managed by the United States Forest Service, as shown on the map attached hereto as Exhibit A and the legal description attached hereto as Exhibit B; and

WHEREAS, Arizona Revised Statutes §9-462.04.E provides that a municipality may enact an ordinance authorizing county zoning to continue in effect until municipal zoning is applied to land previously zoned by the county and annexed by the municipality; and

WHEREAS, the Council finds that it is reasonable and appropriate to allow county zoning to continue in effect for the Spring Creek Ranch annexation area while a comparable City zoning classification is developed; and while the City determines the appropriate initial City zoning classification to apply to the annexation area;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, THAT:

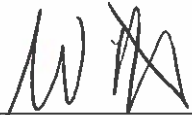
Section 1: Pursuant to A.R.S. § 9-462.04.E, Yavapai County zoning shall continue in effect for the Spring Creek Ranch annexation area until municipal zoning is applied.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS 2ND DAY OF FEBRUARY, 2021


Tim Elinski, Mayor

APPROVED AS TO FORM:

ATTEST:



Steven B. Horton, Esq., City Attorney

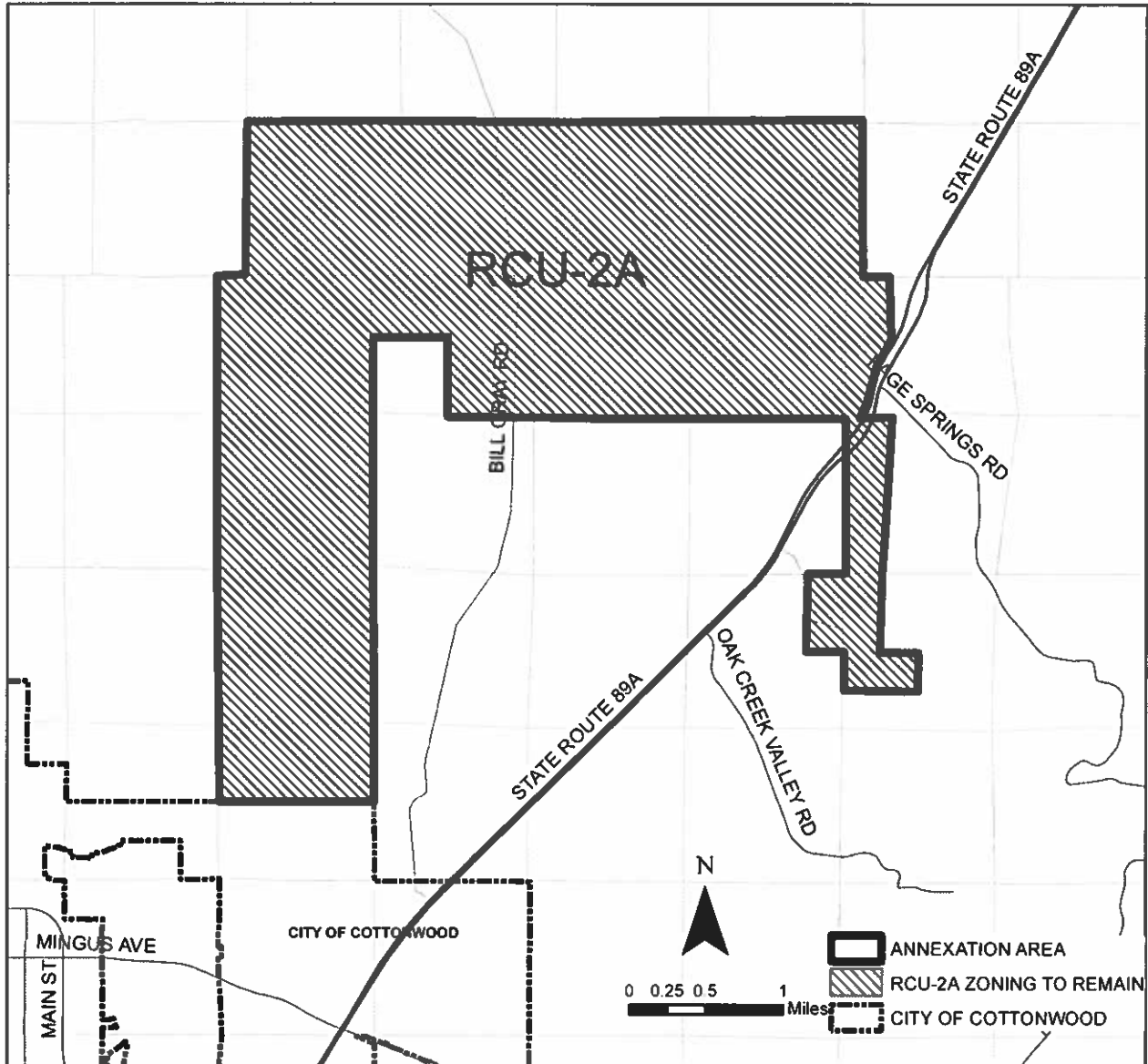


Marianne Jimenez, City Clerk

Publish: Verde Independent; February 7 & 14, 2021.

Exhibit A to Ordinance No. 692

Spring Creek Ranch Annexation Area - Proposed Zoning



Ordinance Number 691
Exhibit B

Spring Creek Annexation Area Description

The Spring Creek Ranch Annexation Area and area where Yavapai County RCU-2A zoning is to remain in place includes all the land described as follows:

1. All of Sections 12, 13, and 24, T. 16 N. R. 3 E of the Gila and Salt River Base and Meridian (GSRBM), Yavapai County, Arizona;

The North half of Section 25, T. 16 N. R. 3 E. GSRBM;

The North half and Southeast quarter of Section 7, T. 16 N. R. 4 E. GSRBM;

All of Sections 8 and 9, T. 16 N. R. 4 E. GSRBM;

Portions of the West half of the Northwest quarter and the West half of the Southwest quarter Section 10, T. 16 N. R. 4 E. GSRBM lying west of the State Route 89A right-of-way;

West half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 15, T. 16 N. R. 4 E. GSRBM;

State Route 89A right-of-way within the Northwest quarter of the Northwest quarter of Section 15, T. 16 N. R. 4 E. GSRBM;

All of Sections 31, 32, 33, and 34, T. 17 N. R. 4 E. GSRBM;

2. Lots 1 through 15 inclusive, and Tracts A, B, and C, SPRING CREEK RANCH PHASE I, according to the amended plat in Book 62 of Maps, pages 76, 77, and 78, records of Yavapai County, Arizona;
3. A parcel of land (APN 407-23-002A) located in the Northeast quarter of Section 21, T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4224 page 850 records of Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at an ADOT aluminum cap in concrete marking the North quarter corner of said Section 21 from which the Northeast corner of Section 21 bears south 89°58'38" East 2663.18 feet;

Thence South 89°58'38" East 1331.59 feet along the North line of said Northeast quarter to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 21 and the POINT OF BEGINNING.

Thence continuing South 89°58'38" East 1331.59 feet along said North line to the Northeast corner of said Section 21;

Thence South 02°09'32" West 680.87 feet along the East line of said Northeast quarter;

Thence South 75°52'06" West 122.99 feet;

Thence South 88°16'39" West 110.04 feet;

Thence South 81°05'27" West 67.91 feet;

Thence South 50°35'58" West 18.90 feet;

Thence South 31°10'33" West 55.43 feet;

Thence South 22°58'13" West 74.62 feet;

Thence South 11°19'09" West 44.45 feet;

Thence South 08°17'26" East 43.21 feet;

Thence South 36°06'46" East 101.08 feet;

Thence North 89°41'12" West 1028.48 feet to the West line of the Northeast quarter of the Northeast quarter of said Section 21;

Thence North 01°55'49" East 1015.85 feet along said West line to the POINT OF BEGINNING.

4. A parcel of land (APN 407-23-002C) located in the Northeast quarter of Section 21, T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4224 page 851 records of Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at an ADOT aluminum cap in concrete marking the North quarter corner of said Section 21 from which the Northeast corner of Section 21 bears South 89°58'38" East 2663.18 feet;

Thence South 89°58'38" East 1331.59 feet along the North line of said Northeast quarter to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 21;

Thence South 01°55'49" West 1015.85 feet along the West line of the Northeast quarter of the Northeast quarter of said Section 21 to the POINT OF BEGINNING;

Thence South 89°41'12" East 1028.48 feet;

Thence South 33°45'29" East 61.51 feet;

Thence South 14°17'57" West 24.84 feet;

Thence South 08°02'38" East 66.08 feet;

Thence South 19°15'12" East 86.46 feet;

Thence South 25°57'40" East 66.24 feet;

Thence South 31°20'58" East 48.57 feet to the South line of the Northeast quarter of the Northeast quarter of said Section 21;

Thence North 89°40'50" West 1159.41 feet along said South line to the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 21;

Thence North 01°55'49" East 322.63 feet along the Southwest line of the Northeast quarter of the Northeast quarter of said Section 21 to the POINT OF BEGINNING.

5. A parcel of land (APN 407-23-002K) located in the Southwest quarter of Section 15, the Northeast quarter of Section 21, and the Northwest quarter and the Southwest quarter of Section 22 T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4749 page 65 records of Yavapai County, Arizona, being more particularly described as follows:

PARCEL I:

COMMENCING at the Southwest corner of Section 15, which is also the Northeast corner of Section 21, monumented with a capped rebar marked "LS 31020", being the TRUE POINT OF BEGINNING of this description. From which point the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, bears South 89°32'17" West 2663.18 feet.

Thence North 00°10'42" East along the West line of the Southwest quarter of the Southwest quarter of Section 15, 1319.25 feet to the south 1/16 corner of Section 15, monumented with a capped ½" rebar marked "LS 31020", from which point the West quarter corner of Section 15, monumented by a General Land Office brass cap, bears North 00°10'42" East 1319.26 feet;

Thence North 89°46'29" East along the North line of the Southwest quarter of the Southwest quarter of Section 15, 1388.23 feet to the Southwest 1/16 corner of Section 15, monumented with a ½" capped rebar marked "LS 31020";

Thence South 03°52'44" West along the East line of the Southwest quarter of the Southwest quarter of Section 15 1332.74 feet to the West 1/16 corner of Section 15, monumented with a Bureau of Land Management brass cap;

Thence South 01°27'38" East 2531.35 feet;

Thence South 78°51'43" West 304.66 feet to the centerline of the proposed Vista de Valle Trail;

Thence Southeast along the centerline of the proposed Vista de Valle Trail, along a curve to the left, having a radius of 1000.00 feet, a central angle of 02°54'36", an arc distance of 50.79 feet;

Thence South 14°02'53" East along the centerline of the proposed Vista de Valle Trail 188.76 feet;

Thence Southeast along the centerline of the proposed Vista de Valle Trail, along a curve to the left, having a radius of 500.00 feet, a central angle of 14°22'24", an arc distance of 125.43 feet;

Thence South 58°11'14" West 178.48 feet;

Thence North 74°44'27" West 170.30 feet;

Thence North 66°30'51" West 128.54 feet;

Thence North 62°11'47" West 513.70 feet;

Thence North 54°18'39" West, along the East boundary of Spring Creek Ranch Phase I, 279.38 feet;

Thence North 54°07'13" West, along the East boundary of Spring Creek Ranch Phase I, 214.02 feet;

Thence North 15°32'23" West, along the East boundary of Spring Creek Ranch Phase I, 212.26 feet;

Thence North 07°30'11" East, along the East boundary of Spring Creek Ranch Phase I, 371.89 feet to the centerline of Spring Creek Ranch Road as shown on Spring Creek Ranch Phase I;

Thence North 14°29'33" East, along the East boundary of Spring Creek Ranch Phase I, 58.75 feet;

Thence North 09°35'52" East, along the East boundary of Spring Creek Ranch Phase I, 216.05 feet;

Thence North 00°10'05" West, along the East boundary of Spring Creek Ranch Phase I, 225.91 feet, to the Northeast corner of Spring Creek Ranch Phase I, and to the Southeast corner of the parcel of land described in Docket 4224 page 851 and the South corner of that parcel described in Docket 4438 page 285;

Thence North 15°37'46" East 690.41 feet to the Northeast corner of the parcel of land described in Docket 4438 page 285, monumented by a capped rebar marked "LS 31020";

Thence North 01°40'27" East 680.87 feet to the Northeast corner of the parcel of land described in Docket 4224 page 850, monumented by a capped rebar marked "LS 31020", being the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the line from the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, to the Northwest corner of Section 22, monumented with a capped rebar marked "LS 31020", which bears North 89°32'17" East 2663.18 feet.

PARCEL II:

A portion of the Northeast quarter of the Northeast quarter of Section 21, T. 16 N. R. 4 E. GSRBM, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 21, monumented with a found $\frac{1}{2}$ " capped rebar marked "LS 31020", from which point the North quarter corner of Section 21 bears South $89^{\circ}32'17''$ West 2663.18 feet.

Thence South $01^{\circ}40'27''$ West along the East line of the Northeast quarter of the Northeast quarter of Section 21 and along the East line of the parcel of land described in Book 4224 of Official Records page 850, 680.87 feet, monumented with a capped $\frac{1}{2}$ " rebar, LS 31020, the TRUE POINT OF BEGINNING of this description;

Thence South $15^{\circ}37'46''$ West 690.41 feet to the Southeast corner of the parcel of land described in Book 4224 of Official Records page 851, monumented with a witness corner which bears South $89^{\circ}50'07''$ West 200.00 feet;

Thence North $31^{\circ}50'03''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 48.57 feet;

Thence North $26^{\circ}26'45''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 66.24 feet;

Thence North $19^{\circ}44'17''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 86.46 feet;

Thence North $08^{\circ}31'34''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 66.08 feet;

Thence North $13^{\circ}48'52''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 851, 24.84 feet;

Thence North $34^{\circ}14'34''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 851, 61.51 feet to the Northeast corner of the parcel of land described in Book 4224 of Official Records page 851, and to the Southeast corner of the parcel of land described in Book 4224 of Official Records page 850, monumented with a witness corner which bears South $89^{\circ}50'07''$ West 130.00 feet;

Thence North $36^{\circ}35'40''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 850, 101.08 feet;

Thence North $08^{\circ}46'31''$ West along the East line of the parcel of land described in Book 4224 of Official Records page 850, 43.21 feet;

Thence North $10^{\circ}50'04''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 44.45 feet;

Thence North $22^{\circ}29'08''$ East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 74.62 feet;

Thence North 30°41'28" East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 55.43 feet;

Thence North 50°06'53" East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 18.90 feet;

Thence North 80°36'22" East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 67.91 feet;

Thence North 87°47'34" East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 110.04 feet;

Thence North 75°23'01" East along the East line of the parcel of land described in Book 4224 of Official Records page 850, 122.99 feet to the TRUE POINT OF BEGINNING of this description.

The BASIS OF BEARINGS for this description is the line from the Northeast corner of Section 21 to the North quarter corner of Section 21 which bears South 89°32'17" West.

6. A parcel of land (APN 407-23-020A) located in the Northwest quarter and the Southwest quarter of Section 22 T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4749 page 72 records of Yavapai County, Arizona (Note: All references to recorded documents refer to the records of the Yavapai County Recorder' Office), being more particularly described as follows:

COMMENCING at the West quarter corner of Section 22 which is the Southeast corner of Spring Creek Ranch Phase I, monumented with a GLO Brass Cap, and the TRUE POINT OF BEGINNING of this description from which point the C-E 1/16 corner of Section 21, which is the Southwest corner of Spring Creek Ranch Phase 1, bears North 89°51'57" West 1320.45 feet.

Thence North 01°40'28" East, along the East boundary of Spring Creek Ranch Phase I, 150.09 feet to the Northwest corner of the parcel of land described in Book 4517 page 634;

Thence South 54°18'38" East, along the North line of the parcel of land described in Book 4517 page 634, 279.38 feet;

Thence South 62°11'47" East, along the North line of the parcel of land described in Book 4517 page 634, 513.70 feet;

Thence South 66°30'51" East, along the North line of the parcel of land described in Book 4517 page 634, 128.54 feet;

Thence South 74°44'27" East, along the North line of the parcel of land described in Book 4517 page 634, 170.30 feet;

Thence North 58°11'14" East, along the North line of the parcel of land described in Book 4517 page 634, 178.48 feet;

Thence Northwesterly, along the North line of the parcel of land described in Book 4517 page 634 and along a curve to the right, whose center bears North 61°34'43" East, having a radius of 500.00 feet, a central angle of 14°22'24", an arc distance of 125.43 feet (chord bearing North 21°14'05" West, chord distance of 125.10 feet);

Thence North 14°02'53" West, along the North line of the parcel of land described in Book 4517 page 634, 188.76 feet;

Thence Northeasterly along the North line of the parcel of land described in Book 4517 page 634, and along a curve to the right having a radius of 1000.00 feet and a central angle of 02°54'36", an arc distance of 50.79 feet. (chord bearing North 12°35'35" West, a chord distance of 50.78 feet);

Thence North 78°51'43" East, along the North line of the parcel of land described in Book 4517 page 634, 304.66 feet to the West line of the Southeast quarter of the Northwest quarter of Section 22;

Thence South 01°27'38" West, along the North line of the parcel of land described in Book 4517 page 634 and along the West line of the Southeast quarter of the Northwest quarter of Section 22, 165.62 feet to the C-W 1/16 corner of Section 22, monumented with a BLM Brass Cap;

Thence South 89°28'27" East, along the North line of the parcel of land described in Book 4517 page 634 and along the East/West mid section line of Section 22, 301.68 feet to the Northwest corner of the parcel of land described in Book 4517 page 635 and to the Northeast corner of the parcel of land described in Book 4517 page 634;

Thence South 00°00'00" East 235.40 feet;

Thence South 52°43'50" East 83.29 feet;

Thence South 19°36'55" East 153.68 feet;

Thence South 03°54'21" East 124.41 feet;

Thence South 01°12'33" West 120.13 feet;

Thence South 10°38'31" East 64.12 feet;

Thence South 06°09'11" East 68.68 feet;

Thence South 18°32'01" West 131.87 feet;

Thence South 45°40'06" West 77.37 feet;

Thence South 34°41'32" West 151.95 feet;

Thence South $31^{\circ}14'47''$ West 249.10 feet to the South line of the North half of the Southwest quarter of Section 22 and to the Southeast corner of the parcel of land described in Book 4517 page 634 and to the Southwest corner of the parcel of land described in Book 4517 page 635;

Thence North $89^{\circ}18'57''$ West, along the South line of the North half of the Southwest quarter of Section 22, and along the South line of the parcel of land described in Book 4517 page 634, 1448.17 feet to the South $1/16$ corner of Section 22, monumented with a GLO brass cap;

Thence North $00^{\circ}11'12''$ East, along the West line of the North half of the Southwest quarter of Section 22, and along the West line of the parcel of land described in Book 4517 page 634, 1320.57 feet, to the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the line from the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, to the Northwest corner of Section 22, monumented with a capped rebar marked "LS 31020", which bears North $89^{\circ}32'17''$ East 2663.18 feet.

7. A parcel of land (APN 407-23-020C) located in the Southwest quarter of Section 22 T. 16 N. R. 4 E. GSRBM, a description of which is recorded in Book 4749 page 85 records of Yavapai County, Arizona, being more particularly described as follows:

COMMENCING at the C-S $1/16$ corner of Section 22, monumented with a BLM brass cap, and the Southeast corner of the parcel of land described in Book 4517 page 635, from which point the South $1/16$ corner bears North $89^{\circ}18'57''$ West 2599.43 feet.

Thence North $89^{\circ}18'57''$ West along the South line of the North half of the Southwest quarter of Section 22, and along the South line of the parcel of land described in Book 4517 page 635, 1151.26 feet to the Southwest corner of the parcel of land described in Book 4517 page 635 and to the Southeast corner of the parcel of land described in Book 4517 page 634;

Thence North $31^{\circ}14'47''$ East 249.10 feet;

Thence North $34^{\circ}41'32''$ East 151.95 feet;

Thence North $45^{\circ}40'06''$ East 77.37 feet;

Thence North $18^{\circ}32'01''$ East 131.87 feet;

Thence North $06^{\circ}09'11''$ West 68.68 feet;

Thence North $10^{\circ}38'31''$ West 64.12 feet;

Thence North $01^{\circ}12'33''$ East 120.13 feet;

Thence North $03^{\circ}54'21''$ West 124.41 feet;

Thence North $19^{\circ}36'55''$ West 153.68 feet;

Thence North $52^{\circ}43'50''$ West 83.29 feet;

Thence North $00^{\circ}00'00''$ West 235.40 feet to the East/West mid section line of Section 22 and to the Northeast corner of the parcel of land described in Book 4517 page 634 and to the Northwest corner of the parcel of land described in Book 4517 page 635;

Thence South $89^{\circ}28'27''$ East, along the East/West mid section line of Section 22, 1010.51 feet to the Center quarter corner of Section 22, monumented with a BLM brass cap and to the Northeast corner of the parcel of land described in Book 4517 page 635;

Thence South $01^{\circ}15'40''$ West, along the North/South mid section line of Section 22, and along the east line of the parcel of land described in Book 4517 page 635, 1327.92 feet to the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the line from the North quarter corner of Section 21, monumented with an Arizona Department of Transportation aluminum cap, to the Northwest corner of Section 22, monumented with a capped rebar marked "LS 31020", which bears North $89^{\circ}32'17''$ East 2663.18 feet.