

ORDINANCE NO. 22-184

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 IN ZONING CASE ZMC-22-001 BY CHANGING THE MIXTURE OF ZONING CLASSIFICATIONS OF PROPERTY LOCATED AT 13475 EAST PRESCOTT STREET FROM R1-70 AND R1-12 TO R1-12 RESIDENTIAL.

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, the Town Council voted on May 17, 2022, to make this zoning classification change;

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 a mixture of zoning classifications of real property located at 13475 East Prescott Street and legally described as set forth in Exhibit 1 attached hereto and incorporated herein by this reference (the "Property"), from R1-70 (Residential; Single-Family) and R1-12 (Residential; Single-Family) to R1-12 (Residential; Single Family).

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Dewey-Humboldt, Arizona, this 16th day of August, 2022.


John Hughes, Mayor

ATTEST:


Beth Evans, Town Clerk

APPROVED AS TO FORM:


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

212 S. Marina ST.
Prescott AZ, 86303
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F: (928)778-9321
info@nexus-sw.net

Parcel "A"
Property Description

All that portion of the Southeast quarter of the Southwest quarter of Section 14,
Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian,
Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the
Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai
County;

Thence, North 88°14'12" East along the North line of said Certain Parcel, a distance of
342.28 feet;

Thence, South 00°14'57" West along the East line of said certain parcel, a distance of
479.96 feet;

Thence, South 88°51'36" West, a distance of 341.37 feet to a point on the West line of
said Certain Parcel;

Thence, North 00°09'10" East along the West line of said Certain Parcel, a distance of
476.22 feet to the **POINT OF BEGINNING**.

Containing 163,350 square feet or 3.75 acres, more or less

SUBJECT TO an easement for the purposes of ingress, egress and utilities, for the
benefit of the parcel described in the Warranty Deed recorded in Instrument Number
2019-0048705, records of Yavapai County, said easement being 40 feet in width, more
particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the
Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai
County;

Thence, North 88°14'12" East along the North line of said Certain Parcel a distance of
40.02 feet;

Thence, South 00°09'10" West, a distance of 809.57 feet;

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Thence, South 89°50'34" West, a distance of 40.00 feet to a point on the West line of said Certain Parcel

Thence, North 00°09'10" East along the West line of said Certain Parcel, a distance of 808.45 feet to the **POINT OF BEGINNING**.

ALSO SUBJECT TO an easement for the purposes of ingress egress and utilities, said easement to be 25' in width, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai County;

Thence, North 88°14'12" East along the North line of said Certain Parcel, a distance of 317.26 feet to the **POINT OF BEGINNING**;

Thence, continuing along the North line of said Certain Parcel, North 88°14'12" East, a distance of 25.02 feet;

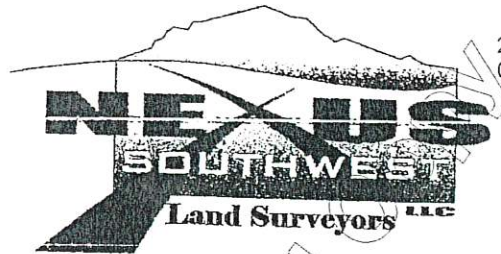
Thence, South 00°14'57" West along the East line of said Certain Parcel, a distance of 777.97 feet;

Thence, North 89°45'03" West, a distance of 25.00 feet;

Thence, North 00°14'57" East, a distance of 777.09 feet to the **POINT OF BEGINNING**.

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March 17, 2021





Parcel "B"
Property Description

All that portion of the Southeast quarter of the Southwest quarter of Section 14, Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai County;

Thence, South 00°09'10" West along the West line of said Certain Parcel, a distance 476.22 feet to the **POINT OF BEGINNING**;

Thence, North 88°51'36" East, a distance of 341.37 feet to a point on the East line of said Certain Parcel;

Thence, South 00°14'57" West along the East line of said Certain Parcel, a distance of 288.09 feet;

Thence, South 89°50'34" West, a distance of 340.80 feet to a point on the West line of said Certain Parcel;

Thence, North 00°09'10" East along the West line of said Certain Parcel, a distance of 282.23 feet to the **POINT OF BEGINNING**.

Containing 97,248 square feet or 2.233 acres, more or less.

SUBJECT TO an easement for the purposes of ingress, egress and utilities, for the benefit of the parcel described in the Warranty Deed recorded in Instrument Number 2019-0048705, records of Yavapai County, said easement being 40 feet in width, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai County;

Thence, North 88°14'12" East along the North line of said Certain Parcel a distance of 40.02 feet;

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Thence, South 00°09'10" West, a distance of 809.57 feet;

Thence, South 89°50'34" West, a distance of 40.00 feet to a point on the West line of said Certain Parcel

Thence, North 00°09'10" East along the West line of said Certain Parcel, a distance of 808.45 feet to the **POINT OF BEGINNING.**

ALSO SUBJECT TO an easement for the purposes of ingress egress and utilities, said easement to be 25' in width, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai County;

Thence, North 88°14'12" East along the North line of said Certain Parcel, a distance of 317.26 feet to the **POINT OF BEGINNING;**

Thence, continuing along the North line of said Certain Parcel, North 88°14'12" East, a distance of 25.02 feet;

Thence, South 00°14'57" West along the East line of said Certain Parcel, a distance of 777.97 feet;

Thence, North 89°45'03" West, a distance of 25.00 feet;

Thence, North 00°14'57" East, a distance of 777.09 feet to the **POINT OF BEGINNING.**

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Parcel "C"
Property Description

All that portion of the Southeast quarter of the Southwest quarter of Section 14,
Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian,
Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the
Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai
County;

Thence, South 00°09'10" West along the West line of said Certain Parcel, a distance
758.45 feet to the **POINT OF BEGINNING**;

Thence, North 89°50'34" East, a distance of 340.80 feet to a point on the East line of
said Certain Parcel;

Thence, South 00°14'57" West along the East line of said Certain Parcel, a distance of
259.48 feet;

Thence, North 89°53'11" West along the South line of said Certain Parcel, a distance of
340.36 feet;

Thence, North 00°09'10" East along the West line of said Certain Parcel, a distance of
257.87 feet to the **POINT OF BEGINNING**.

Containing 88,099 square feet or 2.022 acres, more or less.

SUBJECT TO an easement for the purposes of ingress, egress and utilities, for the
benefit of the parcel described in the Warranty Deed recorded in Instrument Number
2019-0048705, records of Yavapai County, said easement being 40 feet in width, more
particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the
Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai
County;

Thence, North 88°14'12" East along the North line of said Certain Parcel a distance of
40.02 feet;

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Thence, South 00°09'10" West, a distance of 809.57 feet;

Thence, South 89°50'34" West, a distance of 40.00 feet to a point on the West line of said Certain Parcel

Thence, North 00°09'10" East along the West line of said Certain Parcel, a distance of 808.45 feet to the **POINT OF BEGINNING**.

ALSO SUBJECT TO an easement for the purposes of ingress egress and utilities, said easement to be 25' in width, more particularly described as follows:

BEGINNING at the Northwest corner of that Certain Parcel described in Exhibit A of the Warranty Deed recorded in Instrument Number 2019-0055762, records of Yavapai County;

Thence, North 88°14'12" East along the North line of said Certain Parcel, a distance of 317.26 feet to the **POINT OF BEGINNING**;

Thence, continuing along the North line of said Certain Parcel, North 88°14'12" East, a distance of 25.02 feet;

Thence, South 00°14'57" West along the East line of said Certain Parcel, a distance of 777.97 feet;

Thence, North 89°45'03" West, a distance of 25.00 feet;

Thence, North 00°14'57" East, a distance of 777.09 feet to the **POINT OF BEGINNING**.

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