

RESOLUTION NO. 2023-06

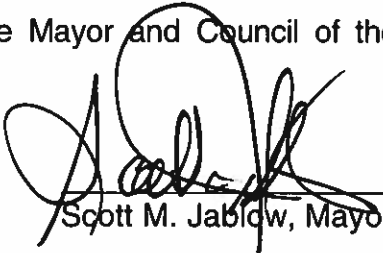
**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,
ARIZONA, TRANSFERRING A PORTION OF THE SHELBY DRIVE RIGHT-OF-WAY
TO THE OWNER OF ADJACENT PROPERTY KNOWN AS 2275 SHELBY DRIVE
(PARCEL NUMBER 408-28-272J)**

WHEREAS, the City of Sedona ("City") has determined that the full width of the Right-of-Way for Shelby Drive is not necessary for public use and an approximately 835 square-foot portion of said Right-of-Way legally described on the attached Exhibit A Quitclaim Deed, should be transferred to the owner of abutting Parcel Number 408-28-272J pursuant to A.R.S. § 28-7203; and

WHEREAS, transfer of the 835 square-foot portion of Right-of-Way is in consideration of an exchange of a roadway or portion of a roadway with property of commensurate value for all or part of a new public roadway pursuant to A.R.S. § 28-7203; and

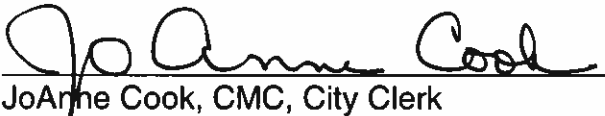
NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, that title to the previously described portion of Right-of-Way of Shelby Drive in Yavapai County, Arizona, is hereby transferred with title vesting in the owner of abutting Parcel Number 408-28-272J, subject to any existing utility or drainage easements per A.R.S. § 28-7210, and subject to the same encumbrances, liens, limitations, restrictions and estates that exist on the land to which it accrues.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 14th day of March 2023.



Scott M. Jablow, Mayor

ATTEST:



JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:



Kurt W. Christianson, City Attorney

Recorded at the request of:
CITY OF SEDONA

After recording, please return to:
SEDONA CITY CLERK'S OFFICE
102 ROADRUNNER DRIVE
SEDONA, AZ 86336

Document to be recorded:
Quit-Claim Deed

Parties:
City of Sedona

and:
Alldredge Enterprises, LLC

Assessor's Parcel Number:
408-28-272G

County:
Yavapai

When Recorded Return to:

Sedona City Clerk's Office
102 Roadrunner Drive
Sedona, AZ 86336

APN: 408-28-272G

Exempt from Affidavit under
A.R.S. § 11-1134(A)(3)

QUIT-CLAIM DEED

For the consideration of Ten Dollars, and other valuable consideration, **THE CITY OF SEDONA**, an Arizona municipal corporation, as GRANTOR, conveys title to the following described real property (the Subject Property) located in Yavapai County, Arizona, to ALLDREDGE ENTERPRISES, LLC, as GRANTEE:

A Legal Description of the Subject Property is attached hereto and incorporated by reference herein.

The GRANTEE assumes the costs of maintaining the Subject Property and liability for the Subject Property.

This conveyance is subject to any existing utility or drainage easements and to any reservations in deeds or patents, encumbrances, liens, limitations, covenants, restrictions, and estates as they may appear of record.

DATED this 14 day of March 2023.

GRANTOR: CITY OF SEDONA, an Arizona municipal corporation



Scott M. Jablow, Mayor

Attest:



JoAnne Cook, City Clerk

APPROVED AS TO FORM:



City Attorney

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this the ____ day of March 2023, before me, the undersigned officer, personally appeared Scott Jablow, the Mayor of the City of Sedona, Arizona, an Arizona municipal corporation, for and on behalf thereof, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be and acknowledged that he/she executed the above attached document.

Notary Public

ALLDREDGE ENTERPRISES, LLC

By: _____
Debra L. Davis, Trustee of the Debra L. Davis Trust
UTA Dale Revocable Living Trust, dated September 29, 2017.

MEMBER

STATE OF TENNESSEE)
) ss.
County of Williamson)

On this the ____ day of March 2023, before me, the undersigned officer, personally appeared Debra L Davis, Trustee of the Debra L. Davis Trust, UTA Dale Revocable Living Trust, dated September 29, 2017, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purpose contained therein.

Notary Public

STATE OF TENNESSEE)
) ss.
County of Williamson)

On this the ____ day of March 2023, before me, the undersigned officer, personally appeared William D. Alldredge Jr., Trustee of the William D. Alldredge Jr., Trust, UTA Dale Revocable Living Trust, dated September 29, 2017, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purpose contained therein.

Notary Public

Legal Description
Shelby Drive Right of Way
SWI Job #22140
October 3, 2022
APN: 408-28-272G

The following is a description of a parcel of land being a portion of that certain parcel of land described in Reception No. 2022-0013018 in the Yavapai County Recorder's official records; also being a portion of Lot 9, AAA Industrial Park as recorded in book 20 of Maps and Plats, page 18 in the Yavapai County Recorder's official records and shown on Minor Plat Amendment for AAA Industrial Park as recorded in Reception No. 2021-0040024 in the Yavapai County Recorder's official records; lying in Section 14, Township 17 North, range 5 East, Gila and Salt River Meridian, City of Sedona, Yavapai County Arizona, more particularly described as follows:

Beginning at the southwest corner of said parcel of land described in Reception No. 2022-0013018 in the Yavapai County Recorder's official records;

Thence North $89^{\circ}08'32''$ East, a distance of 28.94 feet to a point on the southerly right of way line of Shelby Drive as shown on Minor Plat Amendment for AAA Industrial Park as recorded in Reception No. 2021-0040024 the beginning of a curve concave to the east having a radius of 157.58 feet and a central angle of $30^{\circ}49'15''$ and being subtended by a chord which bears North $20^{\circ}12'20''$ West 83.75 feet;

Thence northwesterly and northerly along said curve, a distance of 84.77 feet;

Thence leaving said southerly right of line of Shelby Drive South $00^{\circ}00'25''$ West, a distance of 79.03 feet to the Point of Beginning True Point of Beginning;

Containing 835 square feet (0.0189 acres), more or less.

This legal description was prepared by Aron M. Reay, RLS at the request of Shephard-Wesnitzer, Inc.

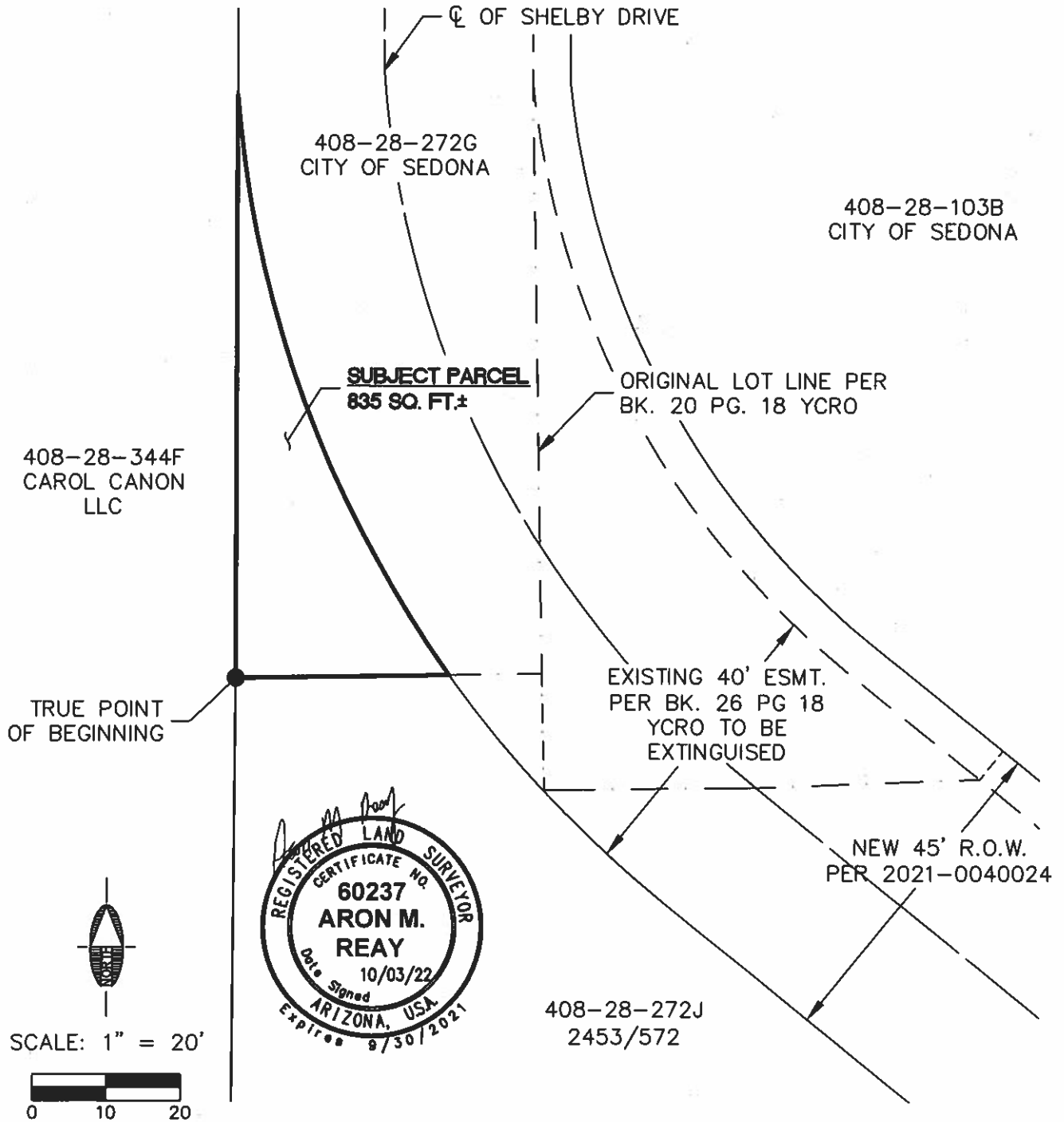


FILE: P:\2022\22140\Survey\Legal Descriptions\22140 Legal Description.dwg SWI-C3D-18

PLOTTED: Oct 03, 2022-9:43am

SURVEYOR'S NOTES:

1. THIS DOCUMENT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY.
2. THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AND RIGHTS OF WAY THAT MAY AFFECT THE PROPERTY. A TITLE REPORT IS RECOMMENDED TO REVEAL THE NATURE OF SAME.



Shephard Wesnitzer, Inc.

75 Kallor Place
Sedona, AZ 86336
928.282.1081
928.282.2058 fax
www.swiaz.com

JOB NO.	22140
DATE	OCT. 2022
SCALE	1"=20'
DRAWN	AMR
DESIGN	N/A
CHECKED	AHB

SHELBY DRIVE

SEDONA
ARIZONA

EXHIBIT
TO ACCOMPANY
LEGAL DESCRIPTION

SHEET

2

OF 2

Legal Description
Shelby Drive Right of Way
SWI Job #22140
October 3, 2022
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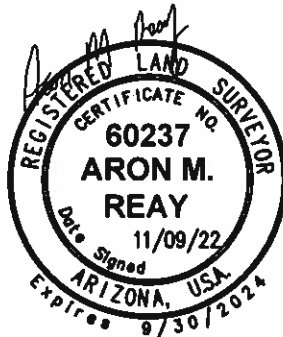
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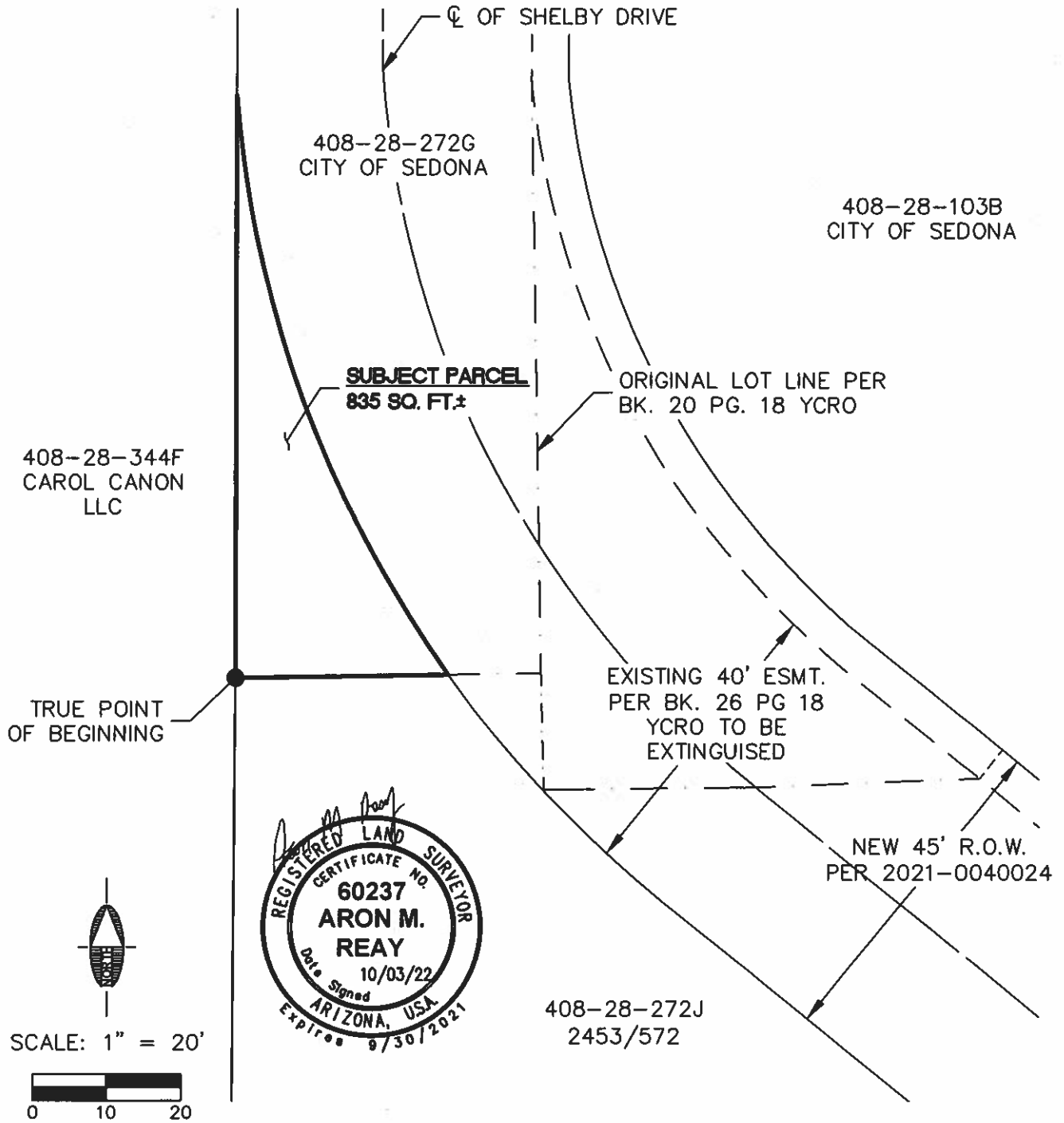
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This legal description was prepared by Aron M. Reay, RLS at the request of Shephard-Wesnitzer, Inc.



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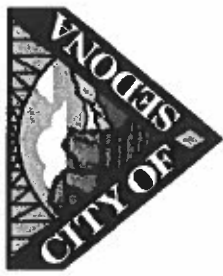
JOB NO.	22140
DATE	OCT. 2022
SCALE	1"=20'
DRAWN	AMR
DESIGN	N/A
CHECKED	AHB

SHELBY DRIVE

SEDONA
ARIZONA

EXHIBIT
TO ACCOMPANY
LEGAL DESCRIPTION

SHEET
2
OF 2



CITY OF SEDONA PZ20-0000X MINOR PLAT AMENDMENT AAA INDUSTRIAL PARK

LOCATED IN A PORTION OF SECTION 14, TOWNSHIP 17 NORTH
RANGE 5 EAST, GILA AND SALT PINE MERIDIAN,
YAVAPI COUNTY, ARIZONA

CONTACT INFORMATION
CITY OF SEDONA
100 ACACUA DRIVE
SEDONA, ARIZONA 86336
J. ANDY WATTS, P.E.
DIRECTOR OF PLANNING
505-977-1100 EXT. 2000

MAYOR
SCOTT JOHNSON

CITY CLERK
MELISSA BARRON
PATTI LANGELLA
ALEXANDRA MULLINSON
PHELI HOOK

CITY MANAGER
SARAH WILSON

SAFARIWORKS, INC.
75 HALL OF PLAYS
1501 207-10th
PO BOX 1000
SEDONA, AZ 86337
505-997-7100

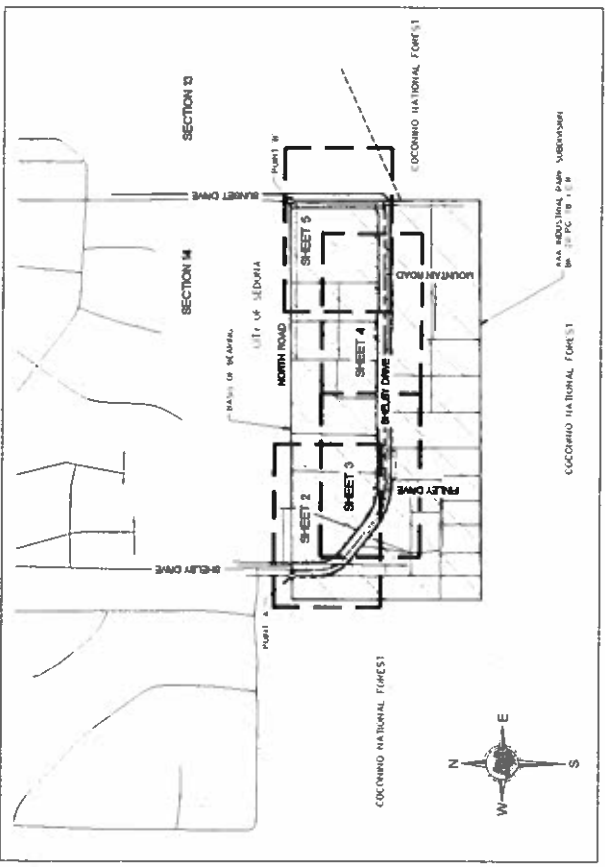
SURVEYOR'S NOTES

1. THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AND PORTIONS OF AREA THAT MAY AFFECT THE PROPERTY. A TITLE REPORT IS RECOMMENDED TO REVEAL THE NATURE OF SAME.
2. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED OTHERWISE.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AERIAL SURVEYS CONDUCTED BY JAMES ADAMS SURVEYS, L.L.C. ON AUGUST 22, 2019. AERIAL SURVEY DATA IS NOT TO BE USED TO CONFLICT WITH DATA OBTAINED BY THE FIELD WITH CONVENTIONAL SURVEY METHODS.
4. THE CENTERLINE LOCATION FOR THE PORTION OF SHELBY DRIVE WITHIN AAA INDUSTRIAL PARK WAS ESTABLISHED USING LAND RECORDS AND THE FOLLOWING DOCUMENTS: THE CENTERLINE OF THE PRIVATE EASEMENT GRANTED ON THE FINAL PLAT OF AAA INDUSTRIAL PARK AND OTHER RECORDS THAT HAVE BEEN ADDED TO THE PUBLIC RECORDS. CONFLICTING RELATIONSHIPS BETWEEN LINES AND CURVES, ALONG SAID CENTERLINE.
5. THE SURVEY REPORT OF THE SURVEYOR HAS BEEN REVIEWED AND APPROVED BY THE CITY OF SEDONA PLANNING COMMISSION. THE ORIGINAL EASEMENT LINES AS SHOWN ON THE FINAL PLAT OF AAA INDUSTRIAL PARK ARE NOT TO BE USED TO CONFLICT WITH THE INFORMATION HEREIN.
6. LOT LINES WITHIN AAA INDUSTRIAL PARK HAVE CHANGED SIGNIFICANTLY FROM THE PLATTED LOCATIONS. PROPERTY LINES SHOWN HEREON ARE AS THEY EXIST AS OF THE DATE OF THIS PLAT. THE CITY OF SEDONA PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAT FOR THE PURPOSES OF THIS PLAT AMENDMENT. IT IS REQUESTED THAT THE RECORDING OFFICE OF SHELBY DRIVE WITHIN THE AAA INDUSTRIAL PARK SUBDIVISION TO THE CITY OF SEDONA AS SHOWN ON THIS PLAT BE ADJUSTED TO REFLECT THE CURRENT REALITY. THE CITY OF SEDONA PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAT AS SHOWN TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

CERTIFICATE OF LAND SURVEY

I, THE SURVEYOR, HAVE PERSONALLY EXAMINED AND PLATTED HEREON THE ORIGINAL RECORDS AND THE ORIGINAL EASEMENT LINES AS SHOWN ON THIS PLAT AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JAMES W. PEAT, PLS. 00237



VISUAL MAP
1/10" SCALE

NOTE
THE INDIVIDUAL LOT NUMBERS FOR THE PARCELS SHOWN ON THIS MAP ARE NOT TO BE USED TO CONFLICT WITH THE RECORDS OF THIS PLAT AMENDMENT TO SHELBY DRIVE WITHIN AAA INDUSTRIAL PARK. THE INDIVIDUAL LOT NUMBERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF SEDONA PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAT AS SHOWN TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

DEDICATION
I, THE SURVEYOR, HEREBY CERTIFY THAT THE CURRENT PROPERTIES OWNERS HAVE SUBMITTED TO THE CITY OF SEDONA PLANNING COMMISSION A VISUAL MAP OF THE AAA INDUSTRIAL PARK SUBDIVISION AS SHOWN PLATTED HEREON. THE CITY OF SEDONA PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAT AS SHOWN TO THE BEST OF ITS KNOWLEDGE AND BELIEF. THE CITY OF SEDONA PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAT AS SHOWN TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

SEE MAPS AND RECORDS AS REFERRED TO IN THE VISUAL MAP AND SUBMITTALS TO THE CITY OF SEDONA PLANNING COMMISSION.

RECORDED ON THIS _____ DAY OF _____ 20____

CERTIFICATE OF APPROVALS
COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR OF COMMUNITY DEVELOPMENT - PATTI LANGELLA	DATE
PUBLIC WORKS DEPARTMENT	DATE
CITY ENGINEER - J. ANDY WATTS, P.E.	DATE
SEDONA FIRE DEPT.	DATE
FIRE DEPARTMENT - ANDY WATTS	DATE
CITY CLERK	DATE
MAYOR - SCOTT JOHNSON	DATE
CITY CLERK - SUSAN WILSON	DATE

RECORD INFORMATION

- THE FOLLOWING DOCUMENTS WERE PREPARED AND USED TO ESTABLISH THE BOUNDARIES AND DIMENSIONS OF THE PARCELS SHOWN ON THIS MAP. THE ORIGINAL RECORDS AND THE ORIGINAL EASEMENT LINES AS SHOWN ON THIS PLAT ARE NOT TO BE USED TO CONFLICT WITH THE INFORMATION HEREON.
- (01) YAVAPI RECORDER'S INSTRUMENT #2014-000230 RECORD OF SURVEY
 - (02) YAVAPI RECORDER'S INSTRUMENT #20030 AAA INDUSTRIAL PARK SUBDIVISION PLAT
 - (03) YAVAPI RECORDER'S INSTRUMENT #2013-001262 RECORD OF SURVEY
 - (04) YAVAPI RECORDER'S INSTRUMENT #2013-001263 RECORD OF SURVEY
 - (05) YAVAPI RECORDER'S INSTRUMENT #2013-001264 RECORD OF SURVEY
 - (06) YAVAPI RECORDER'S INSTRUMENT #2013-001265 RECORD OF SURVEY

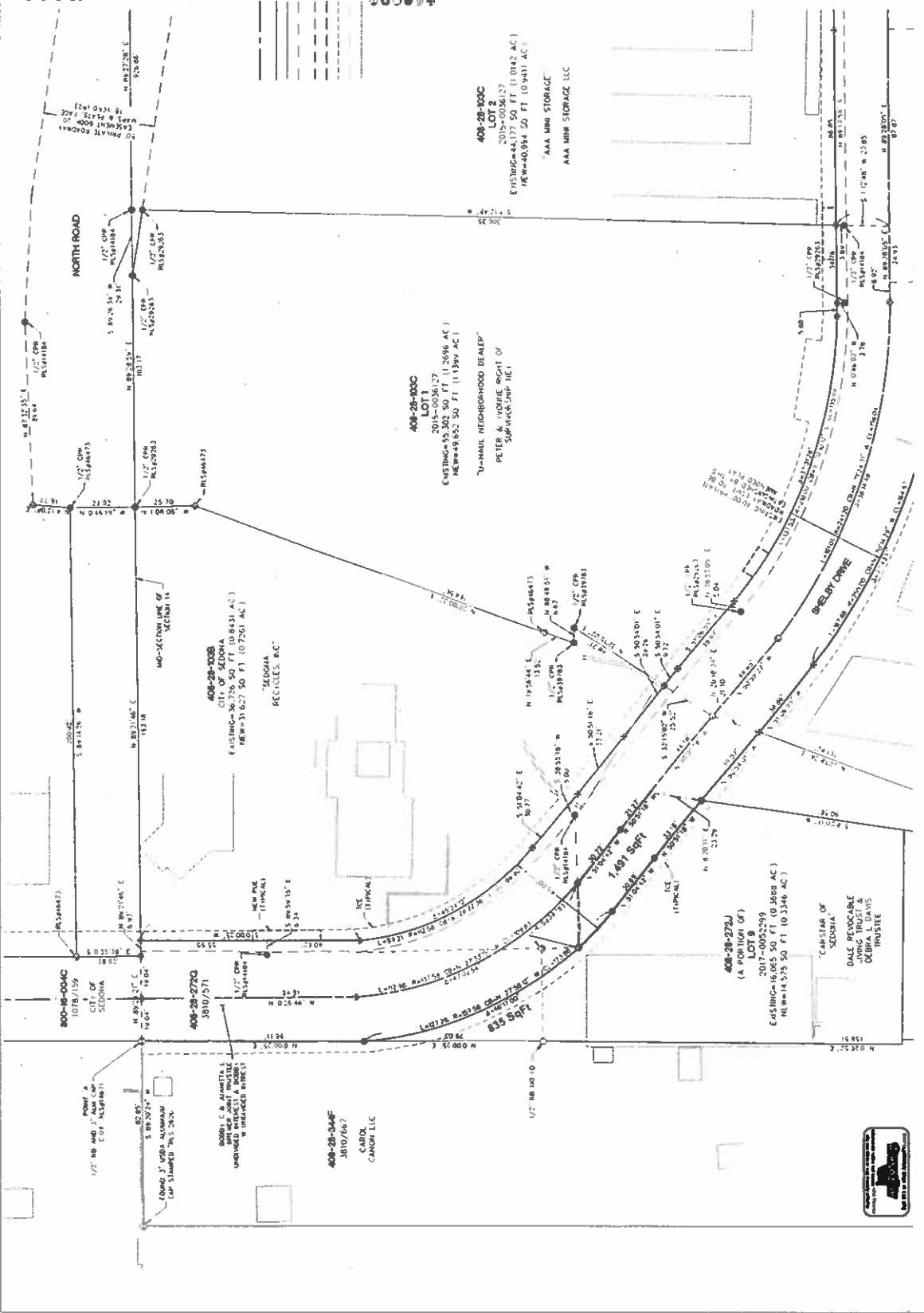
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MERIDIAN "MOUNTAIN ROAD" AND "SHELBY DRIVE" AS SHOWN ON THE VISUAL MAP AND SUBMITTALS TO THE CITY OF SEDONA PLANNING COMMISSION.

1/7" SCALE
1/2" RECORD W/ 3" ALTERNATE CAP "CITY OF SEDONA"

SCALE: 1/2" = 100' (SEE VISUAL MAP)

NOTE
 THE RECORD OF SURVEY FOR THIS PROJECT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SEDONA, ARIZONA, WHICH WILL BE RECORDED IMMEDIATELY PRECEDING THE RECORDING OF THIS PLAT. THE CORRECT RECORD NUMBER OF THIS PLAT IS 177-000000. THE CORRECT RECORD NUMBER OF THIS PLAT IS 177-000000. THE CORRECT RECORD NUMBER OF THIS PLAT IS 177-000000. THE CORRECT RECORD NUMBER OF THIS PLAT IS 177-000000.



LEGEND
 PROPOSED CENTERLINE FOR THE PORTION OF SHEET DRIVE WHEN AAA INDUSTRIAL PARK SHEDS ARE BUILT WITH AAA INDUSTRIAL PARK SHEDS.
 PROPOSED RIGHT OF WAY LINE
 EXISTING PUBLIC SUBDIVISION BOUNDARY
 PROPOSED RIGHT OF WAY
 EXISTING EASEMENT LINE
 PROPOSED EASEMENT LINE
 TEMPORARY CONSTRUCTION EASEMENT (TCE)
 SECTION LINE
 FOUND CORNER
 FOUND CORNER WITH TAG STAMPED AS SHOWN
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SCALE 1" = 20'
 NORTH

408-28-1000
 LOT 2
 2013-0038177
 EXISTING=44,177 SQ. FT. (1.042 AC.)
 NEW=40,954 SQ. FT. (0.9411 AC.)
 AAA MINI STORAGE
 AAA MINI STORAGE LLC

408-28-1001
 LOT 1
 2013-0038177
 EXISTING=55,302 SQ. FT. (1.2696 AC.)
 NEW=49,652 SQ. FT. (1.1339 AC.)
 "7"-MAIL NEIGHBORHOOD DEALER"
 PETER & MONIE WRIGHT OF
 SUP-TRUCK-IMP-IE, I

408-28-1002
 LOT 3
 2013-0038177
 EXISTING=36,726 SQ. FT. (0.8431 AC.)
 NEW=31,627 SQ. FT. (0.7261 AC.)
 SEDONA
 RECYCLES, INC.

408-28-2720
 3810/571
 2017-0952299
 EXISTING=46,065 SQ. FT. (1.0489 AC.)
 NEW=14,575 SQ. FT. (0.3346 AC.)
 CAMPSTAR OF
 SEDONA
 DALE RETOCABLE
 TRUST
 DALE L. DAVIS
 TRUSTEE

408-28-344F
 3810/667
 2017-0952299
 CARON
 CANNON LLC

408-28-272J
 (A PORTION OF)
 LOT 9
 2017-0952299
 EXISTING=46,065 SQ. FT. (1.0489 AC.)
 NEW=14,575 SQ. FT. (0.3346 AC.)
 CAMPSTAR OF
 SEDONA
 DALE RETOCABLE
 TRUST
 DALE L. DAVIS
 TRUSTEE

408-28-272K
 (A PORTION OF)
 LOT 9
 2017-0952299
 EXISTING=46,065 SQ. FT. (1.0489 AC.)
 NEW=14,575 SQ. FT. (0.3346 AC.)
 CAMPSTAR OF
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 DALE L. DAVIS
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408-28-1000
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