

RESOLUTION 2022-019

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; ACCEPTING THE WARRANTY DEED FOR RECORDATION FROM LOS ARCOS ESTATES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR THE PROVISION OF NEEDED RIGHT-OF-WAY FOR JUDD STREET; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, it is a function of the City of Sierra Vista to operate and maintain public streets; and

WHEREAS, additional land is needed by the City along the eastern side of Judd Street for public right-of-way improvements; and

WHEREAS, Los Arcos Estates, LLC, the property owner, is willing to donate the additional land needed by the City for public right-of-way improvements; and

WHEREAS, the City Council desires to accept the additional land offered to the City by Los Arcos, LLC. for public right-of-way improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

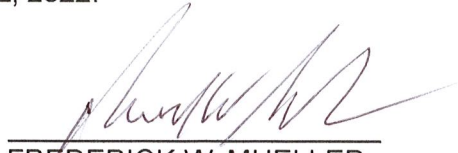
SECTION 1

The City Council authorizes the acceptance and recordation of the real property depicted and described in the Warranty Deed attached hereto and made a part hereof, from Los Arcos, LLC, owner of the property, for Judd Street.

SECTION 2

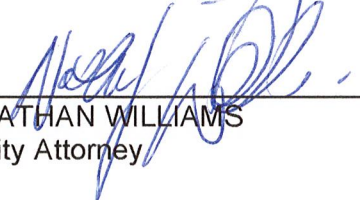
The City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 14TH DAY OF APRIL, 2022.



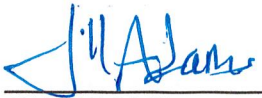
FREDERICK W. MUELLER
Mayor

APPROVED AS TO FORM:



NATHAN WILLIAMS
City Attorney

ATTEST:



JILL ADAMS
City Clerk

PREPARED BY:

Matt McLachlan, AICP
Director of Community Development

When recorded mail to
CITY OF SIERRA VISTA

WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

LOS ARCOS ESTATES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

Do/does hereby convey to

THE CITY OF SIERRA VISTA, A BODY POLITIC

The following described real property situated in Cochise County, Arizona:

See Exhibit A attached hereto and made a part hereof.

EXEMPT FROM AFFIDAVIT PER ARS 11-1134A3.

The Grantor warrants the title against all persons whomsoever.

Dated: April 6th, 2022

ACCEPTED AND APPROVED:

LOS ARCOS ESTATES, LLC., AN
ARIZONA LIMITED LIABILITY COMPANY

By: Allen Yadgari
ALLEN YADGARI, MANAGING MEMBER

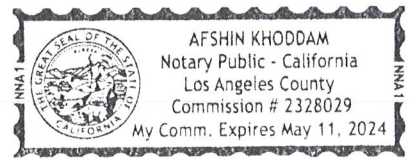
State of California }

County of Los Angeles } ss.

On 4, 6, 2022, before me, the undersigned Notary Public, personally appeared Allen Yadgari, as **Managing Member of Los Arcos Estates, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature on the instrument is/are the person or the entity upon behalf of which the person acted, executed the instrument.

[Signature]
NOTARY PUBLIC

My commission expires: 5, 11, 2024



**LEGAL DESCRIPTION FOR THE DEDICATION OF THE EAST PORTION OF JUDD STREET
SIERRA VISTA, ARIZONA**

EXHIBIT A

A TRACT OF LAND, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 1,324.19 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE SOUTH 00°01'54" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 00°01'54" WEST, A DISTANCE OF 1,296.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE NORTH 89°57'06" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00°01'54" EAST, A DISTANCE OF 20.00 FEET;

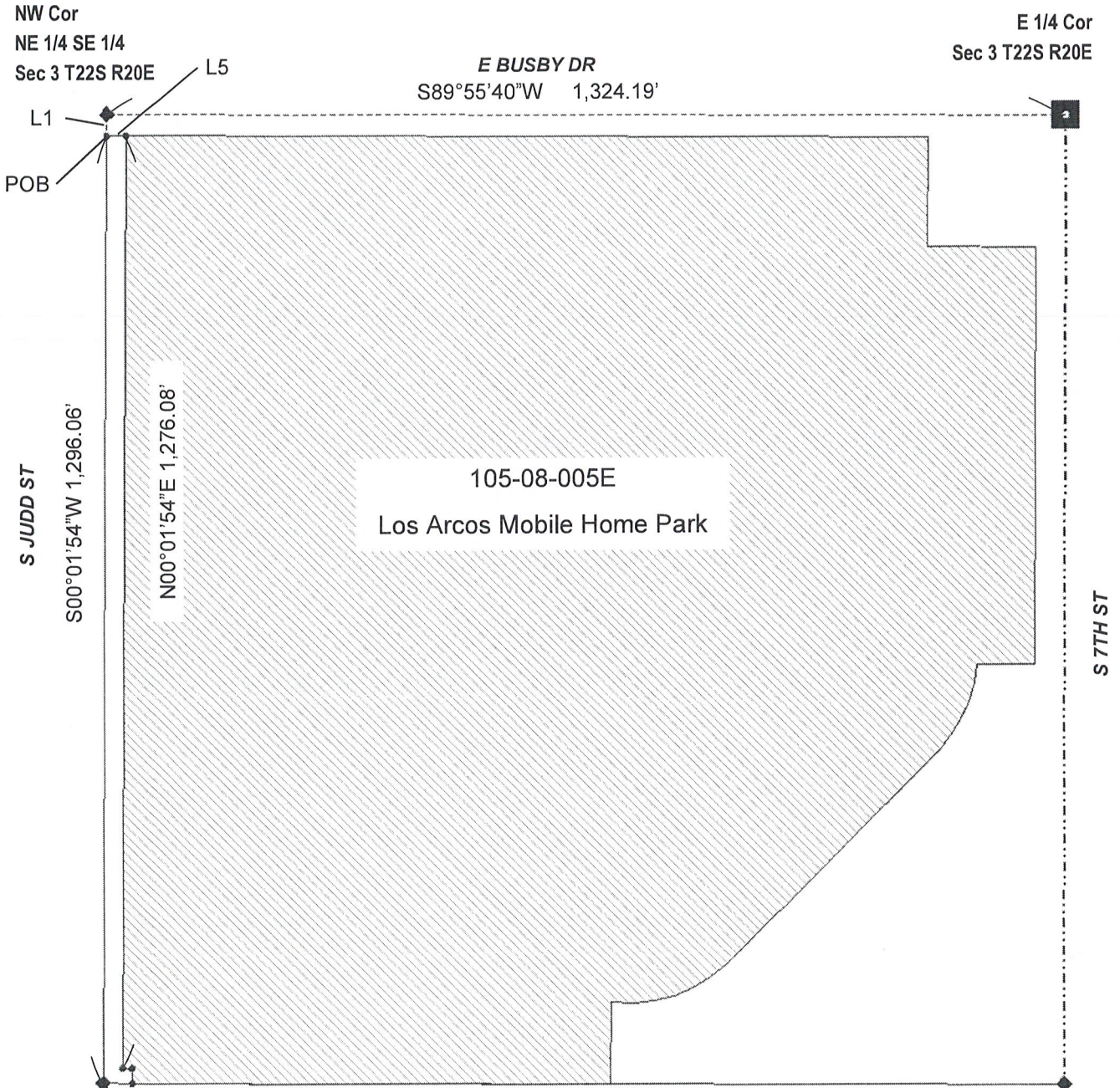
THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 00°01'54" EAST, A DISTANCE OF 1,276.08 FEET;

THENCE SOUTH 89°55'40" WEST, 27.00 FEET TO THE **TRUE POINT OF BEGINNING**.

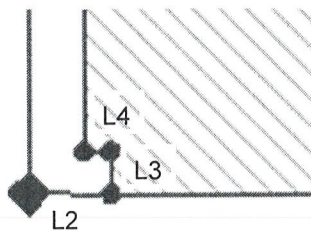
SAID PARCEL CONTAINS 0.81 ACRES MORE OR LESS.

EXHIBIT A - MAP



SW Cor
NE 1/4 SE 1/4
Sec 3 T22S R20E

SE Cor
NE 1/4 SE 1/4
Sec 3 T22S R20E



LINE	BEARING & DISTANCE
L1	S00°01'54"W 30.00'
L2	N89°57'06"E 40.00'
L3	N00°01'54"E 20.00'
L4	S89°55'40"W 13.00'
L5	N89°55'40"W 27.00'

20' ALLEY

105-08-005E
Los Arcos Mobile Home Park

E BUSBY DR
S89°55'40"W 1,324.19'

S JUDD ST

S 7TH ST

S00°01'54"W 1,296.06'

N00°01'54"E 1,276.08'

E 1/4 Cor
Sec 3 T22S R20E

NW Cor
NE 1/4 SE 1/4
Sec 3 T22S R20E

L1

L5

POB

2