



August 2, 2024

Yavapai County Recorder
1015 Fair Street
Prescott, AZ 86301

RE: ANNEXATION PETITION FOR ANX23-001

In accordance with requirements of ARS 9-471 (A) you are being notified that the attached Signed Annexation Petition (with exhibits) and affidavit, is hereby placed on file with the Yavapai County Recorder's Office on August 2, 2024.

Please contact Ernest Rubi, AICP, Deputy Director, Development Services at 928-759-3058 if you have any questions.



AFFIDAVIT REGARDING ANNEXATION

Personally appears before me, Ernest Rubi , who, first being duly sworn, deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed Development Services Deputy Director of the Town of Prescott Valley, Arizona and I am qualified to make this affidavit on behalf of and for the Town.
3. I have made a diligent search of the records of the Office of the Clerk of the Town and the Office of the Yavapai County Recorder for any annexation filing which might involve territory sought to be annexed in the Town Annexation Petition, which is filed herewith, with exhibits, in the Office of the Yavapai County Recorder.
4. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

FURTHER AFFIANT SAYETH NOT.

Ernest Rubi, Deputy Director
(Name and Title)

SWORN TO AND SUBSCRIBED before me
this 12th day of September, 2023.

Notary Public for the State of Arizona



Notary Public
Carmela David
633101
Yavapai County
My commission expires:
July 20, 2026

My commission expires:

July 20, 2026


**ANNEXATION PETITION
ANX 23-001**

**TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF PRESCOTT VALLEY,
ARIZONA:**

We, the undersigned, being owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property in an area that will be contiguous to the Town of Prescott Valley and that would be subject to taxation by the Town in the event of annexation, request the Town of Prescott Valley to annex said territory pursuant to ARS Section 9-471 and other applicable statutes.

The territory proposed to be annexed, not already in the present limits of the Town of Prescott Valley comprises approximately 652 acres lying in Section 5 and 8, Township 14 North, Range 1 East, of the Gila & Salt River Meridian, Yavapai County, Arizona, and being more particularly described and shown in Exhibit "A", being attached hereto, and made a part hereof:

APN: 402-14-227V
Fain Land & Cattle Co.
3001 N. Main Street, Ste 2B
Prescott Valley, AZ 86314

	(Signature)	<u>6-1-2024</u>	(Date)
_____	(Signature)	_____	(Date)
_____	(Signature)	_____	(Date)

IMPORTANT:

Please sign and date the Petition. If you are signing for someone else or for a partnership, Corporation, or other organization, please fill out the affidavit on the next page.
Signatures CANNOT be conditional.

Please leave all attachments on this Petition and return it to:

Town of Prescott Valley
Development Services Department
7501 E. Skoog Blvd
Prescott Valley, AZ 86314
928-759-3050

AFFIDAVIT OF AGENCY/AUTHORITY

BY AGENT

I do hereby swear or affirm that I have been designated as the person qualified to sign or act for Fain Land & Cattle and Fain Signature Group, in regard to the attached Petition for Annexation of property described as; ANX23-001 into the Town of Prescott Valley. My authority to so act is evidenced by the attached documents or by the notarized statement below.

Brad Fain
Signature

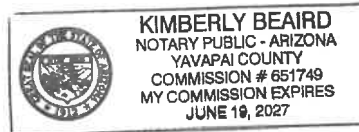
S. Brad Fain
Name (printed)

Member
Title

SUBSCRIBED and sworn to before
me this 1st day of August
2024.

Kimberly Baird
Notary Public

My commission expires: June 19, 2027



BY PRINCIPAL(S) (Where applicable)

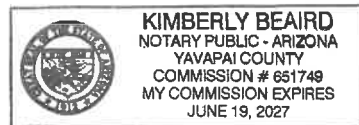
I/We do hereby swear or affirm that I/we have designated Brad Fain
to sign or act for the undersigned in regards to the attached Petition for Annexation or property described
as; ANX 23-001.

Brad Fain
Signature

Brad Fain
Name (printed)

SUBSCRIBED and sworn to before
me this 1st day of August
2024.

Kimberly Baird
June 19, 2027



Notary Public

My commission expires: _____

NOTE:

Please make additional copies of this Affidavit as needed and attach them when returning the Petition.

LEGAL DESCRIPTION
Exhibit A

All that portion of land lying in Section 5, Township 14 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 said Section 5, from whence the southwest corner of said Section 5 bears South 01° 41' 15" West, a distance of 5133.26 feet;

Thence South 89° 37' 24" East, along the north line of said Section 5, a distance of 2641.90 feet to the north quarter corner of said Section 5;

Thence South 89° 38' 06" East, along said north line, a distance of 671.88 feet to a point on the southwesterly right of way line of Fain Road as recorded in Book 45 of Maps and Plats, Page 10, and in Book 45 of Maps and Plats, Page 58, Yavapai County Recorder's Office, Yavapai County Arizona;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5100.00 feet, a central angle of 04° 07' 38", an arc length of 367.38 feet, a chord bearing of South 48° 24' 54" East, and a chord length of 367.30 feet;

Thence South 43° 38' 55" West, along said southwesterly right of way line, a distance of 40.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5060.00 feet, a central angle of 03° 28' 54", an arc length of 307.48 feet, a chord bearing of South 44° 36' 38" East, and a chord length of 307.43 feet;

Thence North 47° 07' 49" East, along said southwesterly right of way line, a distance of 40.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5100.00 feet, a central angle of 08° 19' 47", an arc length of 741.43 feet, a chord bearing of South 38° 42' 17" East, and a chord length of 740.78 feet;

Thence South 55° 27' 36" West, along said southwesterly right of way line, a distance of 30.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5070.00 feet, a central angle of 01° 53' 18", an arc length of 167.09 feet, a chord bearing of South 33° 35' 45" East, and a chord length of 167.08 feet;

Thence North 57° 20' 54" East, along said southwesterly right of way line, a distance of 30.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5100.00 feet, a central angle of 05° 17' 48", an arc length of 471.48 feet, a chord bearing of South 30° 00' 12" East, and a chord length of 471.31 feet;

Thence North 62° 38' 42" East, along said southwesterly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 5120.00 feet, a central angle of 15° 25' 00", an arc length of 1377.64 feet, a chord bearing of South 19° 38' 48" East, and a chord length of 1373.49 feet to a point on the easterly right of way line of said Fain Road;

Thence South 02° 36' 16" East, along said easterly right of way line, a distance of 516.73 feet;

Thence South 06° 31' 48" West, along said easterly right of way line, a distance of 1092.90 feet;

Thence North 88° 32' 36" West, along said easterly right of way line, a distance of 80.17 feet to a point on the northerly right of way line of Lakeshore Drive as recorded in Book 3956 of Official Records, Page 26, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence continuing North 88° 32' 36" West, along said northerly right of way line, a distance of 502.86 feet;

Thence North 01° 27' 24" East, along said northerly right of way line, a distance of 30.00 feet;

Thence North 88° 32' 36" West, along said northerly right of way line, a distance of 357.74 feet;

Thence South 01° 27' 24" West, along said northerly right of way line, a distance of 40.00 feet;

Thence North 88° 32' 36" West, along said northerly right of way line, a distance of 155.78 feet;

Thence South 01° 27' 24" West, along said northerly right of way line, a distance of 35.00 feet;

Thence North 88° 32' 36" West, along said northerly right of way line, a distance of 190.34 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southwest, having a radius of 2075.00 feet, a central angle of 01° 44' 40", an arc length of 63.17 feet, a chord bearing of North 89° 24' 55" West, and a chord length of 63.17 feet;

Thence North 00° 17' 15" West, along said northerly right of way line, a distance of 55.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 2130.00 feet, a central angle of 03° 22' 43", an arc length of 125.60 feet, a chord bearing of South 88° 01' 23" West, and a chord length of 125.58 feet;

Thence South 03° 39' 58" East, along said northerly right of way line, a distance of 45.00 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 2085.00 feet, a central angle of 19° 36' 24", an arc length of 713.49 feet, a chord bearing of South 76° 31' 50" West, and a chord length of 710.01 feet;

Thence South 66° 43' 39" West, along said northerly right of way line, a distance of 477.38 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 1915.00 feet, a central angle of 03° 29' 45", an arc length of 116.84 feet, a chord bearing of South 68° 28' 31" West, and a chord length of 116.82 feet;

Thence North 19° 46' 37" West, along said northerly right of way line, a distance of 50.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 1865.00 feet, a central angle of 24° 18' 22", an arc length of 791.17 feet, a chord bearing of South 82° 22' 34" West, and a chord length of 785.25 feet;

Thence North 85° 28' 15" West, along said northerly right of way line, a distance of 260.18 feet;

Thence South 04° 31' 45" West, along said northerly right of way line, a distance of 35.00 feet;

Thence North 85° 28' 15" West, along said northerly right of way line, a distance of 50.00 feet;

Thence along a tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 1300.00 feet, a central angle of 22° 33' 19", an arc length of 511.76 feet, a chord bearing of South 83° 15' 04" West, and a chord length of 508.47 feet to a point on the northeasterly right of way line of the old AT&SF right of way line as recorded in Book 2547 of Official Records, Page 229, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence North 32° 25' 31" West, northeasterly right of way line, a distance of 877.40 feet;

Thence along a tangent curve, northeasterly right of way line, concave to the southwest, having a radius of 2914.79 feet, a central angle of 09° 40' 15", an arc length of 491.98 feet, a chord bearing of North 37° 15' 38" West, and a chord length of 491.40 feet to a point on the west line of said Section 5;

Thence North 01° 41' 15" East, along said west line, a distance of 3898.60 feet to the TRUE POINT OF BEGINNING.

Containing 21,972,741.54 sf. or 504.42 acres more or less.

TOGETHER WITH All that portion of land lying in Sections 5 and 8, Township 14 North, Range 1 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the southwest corner of said Section 5, from whence the northwest corner of said Section 5 bears North 01° 41' 15" East, a distance of 5133.26 feet;

Thence North 01° 41' 15" East, along the west line of said Section 5, a distance of 1087.23 feet to a point on the southwesterly right of way line of the old AT&SF right of way line as recorded in Book 2547 of Official Records, Page 229, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence along a non-tangent curve, along said southwesterly right of way line, concave to the southwest, having a radius of 2814.79 feet, a central angle of 07° 30' 38", an arc length of 368.64 feet, a chord bearing of South 36° 10' 38" East, and a chord length of 368.37 feet;

Thence South 32° 25' 31" East, along said southwesterly right of way line, a distance of 876.19 feet to a point on the northerly right of way line of Lakeshore as recorded in Book 3956 of Official Records, Page 26, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 1280.00 feet, a central angle of 16° 33' 53", an arc length of 370.06 feet, a chord bearing of South 59° 20' 17" West, and a chord length of 368.77 feet;

Thence North 38° 56' 39" West, along said northerly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the southeast, having a radius of 1300.00 feet, a central angle of 07° 45' 10", an arc length of 175.90 feet, a chord bearing of South 47° 10' 46" West, and a chord length of 175.77 feet;

Thence South 43° 18' 12" West, along said northerly right of way line, a distance of 231.23 feet;

Thence South 46° 41' 48" East, along said northerly right of way line, a distance of 20.00 feet;

Thence along a non-tangent curve, along said northerly right of way line, concave to the northwest, having a radius of 540.00 feet, a central angle of 10° 30' 34", an arc length of 99.05 feet, a chord bearing of South 48° 33' 31" West, and a chord length of 98.91 feet;

Thence North 75° 36' 13" West, along said northerly right of way line, a distance of 32.17 feet;

Thence North 13° 17' 56" West, along said northerly right of way line, a distance of 106.37 feet to a point on the west line of said Section 8;

Thence North 02° 00' 27" East, along said west line, a distance of 256.37 feet;

Thence South 88° 00' 54" East, a distance of 230.02 feet;

Thence North 02° 00' 06" East, a distance of 94.73 feet;

Thence North 88° 01' 22" West, a distance of 230.02 feet to a point on the west line of said Section 8;

Thence North 02° 00' 27" East, along said west line, a distance of 27.26 feet to the TRUE POINT OF BEGINNING.

Containing 536,604.34 sf. or 12.32 acres more or less.

Total Northern Parcels Containing 22,509,345.88 sf. or 516.74 acres more or less.

09/01/23

LE #1366-04

1366-04 North Boundary-Mod.docx

MAP TO ACCOMPANY
LEGAL DESCRIPTION

SCALE: 1"=1000'

31 32
6 5

32 33
5 4

BASIS OF BEARINGS

THIS DESCRIPTION

1/4 SEC 40

6

7

8

8

LAKEHURST DRIVE

5

6

4

9

LEGAL DESCRIPTION
Exhibit B

All that portion of land lying in Sections 5 and 8, Township 14 North, Range 1 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of said Section 8, from whence the southwest corner of said Section 8 bears South 02° 00' 27" West, a distance of 5277.21 feet;

Thence South 02° 00' 27" West, along the west line of said Section 8, a distance of 965.03 feet to the TRUE POINT OF BEGINNING;

Thence North 80° 20' 50" East, a distance of 114.95 feet;

Thence along a non-tangent curve, concave to the southwest, having a radius of 25.00 feet, a central angle of 90° 00' 54", an arc length of 39.28 feet, a chord bearing of South 54° 39' 10" East, and a chord length of 35.36 feet;

Thence North 80° 20' 50" East, a distance of 50.00 feet;

Thence along a non-tangent curve, concave to the southeast, having a radius of 25.00 feet, a central angle of 90° 00' 54", an arc length of 39.28 feet, a chord bearing of North 35° 20' 50" East, and a chord length of 35.36 feet;

Thence North 09° 39' 10" West, a distance of 50.00 feet;

Thence along a non-tangent curve, concave to the northeast, having a radius of 25.00 feet, a central angle of 90° 00' 54", an arc length of 39.28 feet, a chord bearing of North 54° 39' 10" West, and a chord length of 35.36 feet;

Thence North 09° 39' 10" West, a distance of 110.69 feet;

Thence along a tangent curve, concave to the southwest, having a radius of 225.00 feet, a central angle of 05° 51' 25", an arc length of 23.00 feet, a chord bearing of North 12° 34' 51" West, and a chord length of 22.99 feet to a point on the southerly right of way line of Lakeshore Drive as recorded in Book 3956 of Official Records, Page 26, Yavapai County Recorder's Office, Yavapai County, Arizona;

Thence along a non-tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 780.00 feet, a central angle of 16° 22' 34", an arc length of 222.94 feet, a chord bearing of North 51° 29' 31" East, and a chord length of 222.18 feet;

Thence North 43° 18' 12" East, along said southerly right of way line, a distance of 110.90 feet;

Thence North 46° 41' 48" West, along said southerly right of way line, a distance of 80.00 feet;

Thence North 43° 18' 12" East, along said southerly right of way line, a distance of 120.33 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1120.00 feet, a central angle of 07° 45' 09", an arc length of 151.55 feet, a chord bearing of North 47° 10' 46" East, and a chord length of 151.43 feet;

Thence South 38° 56' 39" East, along said southerly right of way line, a distance of 20.00 feet;

Thence along a non-tangent tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1100.00 feet, a central angle of 43° 28' 24", an arc length of 834.63 feet, a chord bearing of North 72° 47' 33" East, and a chord length of 814.75 feet;

Thence South 85° 28' 15" East, along said southerly right of way line, a distance of 89.50 feet;

Thence South 04° 31' 45" West, along said southerly right of way line, a distance of 25.00 feet;

Thence South 85° 28' 15" East, along said southerly right of way line, a distance of 150.00 feet;

Thence South 04° 31' 45" West, along said southerly right of way line, a distance of 25.00 feet;

Thence South 85° 28' 15" East, along said southerly right of way line, a distance of 70.68 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the northeast, having a radius of 2150.00 feet, a central angle of 08° 23' 53", an arc length of 315.13 feet, a chord bearing of South 89° 40' 12" East, and a chord length of 314.85 feet;

Thence North 03° 52' 08" West, along said southerly right of way line, a distance of 25.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 2125.06 feet, a central angle of 13° 25' 39", an arc length of 498.02 feet, a chord bearing of North 79° 25' 02" East, and a chord length of 496.88 feet;

Thence North 17° 17' 48" West, along said southerly right of way line, a distance of 25.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the northwest, having a radius of 2100.00 feet, a central angle of 05° 58' 33", an arc length of 219.03 feet, a chord bearing of North 69° 42' 55" East, and a chord length of 218.93 feet;

Thence North 66° 43' 39" East, along said southerly right of way line, a distance of 477.38 feet;

Thence along a tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1900.00 feet, a central angle of 17° 50' 37", an arc length of 591.72 feet, a chord bearing of North 75° 38' 57" East, and a chord length of 589.33 feet;

Thence South 05° 25' 44" East, along said southerly right of way line, a distance of 40.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southeast, having a radius of 1860.00 feet, a central angle of $04^{\circ} 23' 54''$, an arc length of 142.79 feet, a chord bearing of North $86^{\circ} 46' 13''$ East, and a chord length of 142.75 feet;

Thence North $01^{\circ} 01' 50''$ West, along said southerly right of way line, a distance of 55.00 feet;

Thence along a non-tangent curve, along said southerly right of way line, concave to the southwest, having a radius of 1915.00 feet, a central angle of $02^{\circ} 29' 15''$, an arc length of 83.14 feet, a chord bearing of South $89^{\circ} 47' 13''$ East, and a chord length of 83.13 feet;

Thence South $88^{\circ} 32' 36''$ East, along said southerly right of way line, a distance of 219.54 feet;

Thence South $01^{\circ} 27' 24''$ West, along said southerly right of way line, a distance of 35.00 feet;

Thence South $88^{\circ} 32' 36''$ East, along said southerly right of way line, a distance of 67.50 feet;

Thence South $01^{\circ} 27' 24''$ West, along said southerly right of way line, a distance of 30.00 feet;

Thence South $88^{\circ} 32' 36''$ East, along said southerly right of way line, a distance of 302.38 feet;

Thence North $01^{\circ} 27' 24''$ East, along said southerly right of way line, a distance of 30.00 feet;

Thence South $88^{\circ} 32' 36''$ East, along said southerly right of way line, a distance of 617.30 feet to a point on the easterly right of way line of Fain Road as recorded in Book 45 of Maps and Plats, Page 10, and in Book 45 of Maps and Plats, Page 58, Yavapai County Recorder's Office, Yavapai County Arizona;

Thence continuing South $88^{\circ} 32' 36''$ East, along said easterly right of way line, a distance of 70.07 feet;

Thence South $08^{\circ} 33' 37''$ East, along said easterly right of way line, a distance of 486.26 feet to a point on the north line of said Section 8;

Thence North $89^{\circ} 01' 35''$ West, along said north line, a distance of 2534.73 feet to the north quarter corner of said Section 8;

Thence South $01^{\circ} 58' 06''$ West, along the north-south center section line of said Section 8, a distance of 2616.65 feet to the center section corner of said Section 8;

Thence North $89^{\circ} 30' 02''$ West, along the east-west center section line of said Section 8, a distance of 1326.16 feet;

Thence North $01^{\circ} 59' 16''$ East, a distance of 1313.81 feet;

Thence North $89^{\circ} 15' 50''$ West, a distance of 1325.58 feet to a point on the west line of said Section 8;

Thence North $02^{\circ} 00' 27''$ East, along said west line, a distance of 354.28 feet to the TRUE POINT OF BEGINNING.

Containing 5,892,186.40 sf. or 135.27 acres more or less.

09/01/23

LE #1366-04

1366-04 South Boundary-Mod.docx

MAP TO ACCOMPANY
LEGAL DESCRIPTION

SCALE: 1"=1000'

