



COUNCIL DECISION REQUEST

SUBJECT: Lot Line Adjustment –Consolidation Lot 147 Alpine Heights Subdivision

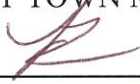
MEETING DATE: June 27, 2019

SUBMITTED BY: Tanner Henry, Water Dept. Mgr 

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: \$0

EXPENDITURE REQUIRED: \$0



EXHIBITS (If Applicable, To Be Attached):

Record of Survey- Lot Line Adjustment-Consolidation Map of 900 N. Hillcrest Drive

POSSIBLE MOTION

“I move to accept lot line adjustment to expand Tract “A” with Area “A” and Area “C” in exchange for Area “B” of the Record of Survey-- and authorize the Mayor to sign the necessary document(s) to facilitate the recordation with Gila County.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

The Town of Payson recently purchased Lot 147 of the Alpine Heights subdivision in order to construct another water storage tank to the east of the adjacent to the existing Hillcrest water storage tank. This would provide for the possibility to take one tank offline for repairs and maintenance while the other provides storage for domestic and fire protection needs. Soon thereafter, the owner of the adjoining land-locked lot to the south (APN 302-40-022G) proposed a lot line adjustment to provide a better tank site location in exchange for frontage on N. Hillcrest Drive. The Water Department conducted a topographic analysis and did find that a more desirable location for a future water storage tank was south of the existing tank on their adjoining parcel. As a result, the owner of Gila County Assessor Parcel 302-40-022G has prepared a proposed lot line adjustment and lot consolidation map to exchange 0.25 acres of land within their parcel for 0.25 acres of land owned by the Town of Payson.

Staff recommends Council approve this property line adjustment-consolidation as shown on the attached exhibit.

PROS: Better Future Water Storage Tank Site

CONS: None

FUNDING:

Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

FM: _____ Date: _____

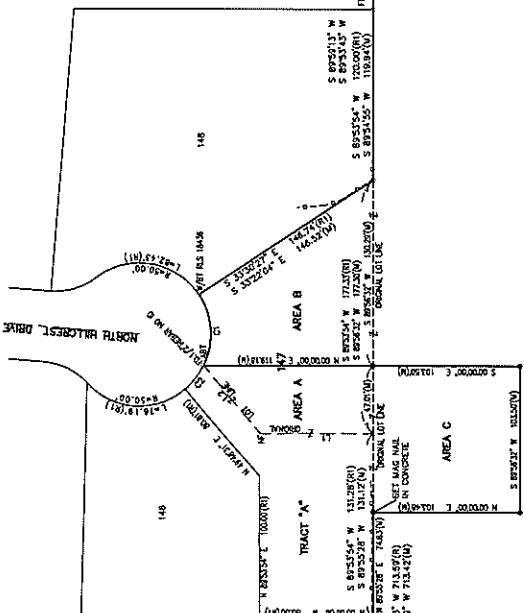
JUN 27 2019 J.4

RECORD OF SURVEY - LOT / PARCEL LINE ADJUSTMENT-CONSOLIDATION

OF TRACT "A" AND LOT 147, ALPINE HEIGHTS PLAT MAP NO. 559 AND THE WARRANTY DEED RECORDED IN DOC. #2019-004041, GILA COUNTY RECORDS, LOCATED IN THE NE 1/4 AND SE 1/4 OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

FOR:
DAVID PROPERTIES, LLC
 1535 BELLARE DRIVE
 CASPER, WY. 82604
 TOWN OF PAYSON
 303 N. BELLEUE HWY.
 PAYSON, AZ. 85541

LINE	LENGTH	BEARING
100	20.32	S 89°00'00" W
101	51.42	N 89°54'53" E
102	51.42	N 89°54'53" E
103	51.42	N 89°54'53" E
104	51.42	N 89°54'53" E
105	51.42	N 89°54'53" E
106	51.42	N 89°54'53" E
107	51.42	N 89°54'53" E
108	51.42	N 89°54'53" E
109	51.42	N 89°54'53" E
110	51.42	N 89°54'53" E



TOWN OF PAYSON APPROVALS
 APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2019.
 BY: MAYOR, TOWN OF PAYSON, ARIZONA
 APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2019.
 BY: SHELBA DEGENHOF, PUBLIC WORKS DIRECTOR



OWNERS CONSENT
 STATE OF _____)
 COUNTY OF _____)
 KNOW ALL MEN BY THESE PRESENTS:
 IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING AND THAT THE UNDERSIGNED HAS READ AND UNDERSTANDS THE CONTENTS OF THE FOREGOING AND THAT THE UNDERSIGNED HAS GIVEN HIS FREE AND VOLUNTARY CONSENT TO THE FOREGOING AND THAT THE UNDERSIGNED HAS NOT BEEN UNDER ANY DURESS, COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT IN EXECUTING THE FOREGOING.
 BY: DON COOPER DATE _____

ACKNOWLEDGMENT
 STATE OF _____)
 COUNTY OF _____)
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2019.
 MANAGING MEMBER, TAYCO PROPERTIES, LLC IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATION
 I, _____, a duly licensed and sworn surveyor in the State of Arizona, do hereby certify that this map contains all the information required by the laws of the State of Arizona, and that the same is a true and correct representation of the facts as shown on the ground.
 NORTHSTAR SURVEYING INCORPORATED
 1100 N. BELLEUE HWY., SUITE 800 PAYSON, ARIZONA 85541-1004
 REF. PROJECT 06-145
 EXP. 02-28-2020

NOTES
 1. BASES OF BEARINGS = N 00°01'37" E, THE UNOBLICATED EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 11N, RANGE 10E, S1-10.
 2. A.P.N. 302-40-0220 = R1-90
 3. AREA A = 4.876 ACRES / 0.11 ACRES TO BE CONSOLIDATED WITH TRACT A
 AREA B = 10.715 ACRES / 0.25 ACRES TO BE CONSOLIDATED WITH TRACT A
 AREA C = 10.715 ACRES / 0.25 ACRES TO BE CONSOLIDATED WITH TRACT A

LEGEND
 (R) = RECORD INFORMATION PER M.D. #2015-000715, G.C.R.
 (C) = RECORD INFORMATION PER PLAT MAP NO. 559, G.C.R.
 (S) = FOUND 1/2" IRON PIPE NO. 0, UNLESS OTHERWISE NOTED
 (O) = FOUND 1/2" REBAR W/BARSS TAG RLS 20945
 (M) = SET 1/2" REBAR W/1.5" ALUM. CAP RLS 24316, UNLESS OTHERWISE NOTED
 (A) = AFFIXED BRASS TAG FOUND POINT RLS 24316
 (B) = 6" CHAIN LINK FENCE

WARRANTY DEED 2015-000715
 CURRENT A.P.N. 302-40-0220
 301725.58 SQ. FT. / 6.93 ACRES
 (REF. R.C.S. MAP NO. 3397)

PARCEL 302-40-022N
 S 89°54'53" E 71.4327(R)
 S 89°54'53" E 71.4327(R)

PARCEL 302-40-022N
 (REF. R.C.S. MAP NO. 3397)

PARCEL 302-40-022N
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