

ORDINANCE O-26-21

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, AUTHORIZING THE ACCEPTANCE OF A TRANSFER OF REAL PROPERTY LOCATED AT 105 N TAYLOR AVE, FROM TIMO HOLDINGS, LLC TO THE CITY OF BISBEE

WHEREAS, the City is authorized to acquire property, or interests in such property, as its best interests may require by ordinance, pursuant to Sections 1.03(b) and 7.05 (h) of the Bisbee City Charter; and

WHEREAS, TIMO Holdings, LLC has offered to convey to the City of Bisbee a parcel of real property owned by TIMO Holdings, LLC to be used for the purpose of community development activity; and

WHEREAS, this property within the City of Bisbee, AZ, may prove to be useful community development activity in the future; and

WHEREAS, it is in the best interests of the City of Bisbee and its citizens to accept this property as offered; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, AS FOLLOWS:

That an execution of transfer by Special Warranty Deed for the property described in the attached Exhibit A and B is hereby approved and the City Clerk is authorized to record such deed with the Cochise County Recorder on behalf of the City of Bisbee.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Bisbee on this 15th day of September, 2026.

APPROVED:


Ken Budge, Mayor

ATTEST:


Nina Williams, Deputy City Clerk

APPROVED AS TO FORM:

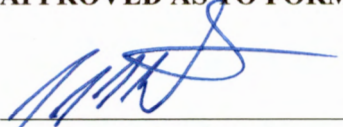

Joseph D. Estes, City Attorney
Pierce Coleman, PLLC

EXHIBIT A
PROPERTY DESCRIPTION
Parcel 102-16-120C, aka 105 N. Taylor, Bisbee, AZ

That portion of Lots 19, 20, 21 and 22 of the "Park Block" of Hedberg Townsite, according to Book 3 of Maps, page 83, in Section 28, Township 23 South, Range 24 East of the Gila and Salt River Meridian in Cochise County, Arizona, being more particularly described as follows;

Commencing at the Northwestern corner of said Lot# 22, "Park Block", identical with the Northeasterly corner of Lot# 23, said corner being on the Southerly line of First Street;

Thence North 67° 00' 10" East coincident with the Southerly line of First Street and the Northerly line Lot# 22, a distance of 100.00 feet to the **Point of Beginning**;

Thence continuing North 67° 00' 10" East coincident with the Southerly line of First Street and the Northerly line Lot# 22, a distance of 50.00 feet to the intersection of the Southerly line of First Street with the Westerly line of Taylor Avenue;;

Thence South 22° 59' 50" East coincident with the Westerly line of Taylor Avenue a distance of 100.00 feet to the Southeasterly corner of Lot 19;

Thence South 67° 00' 10" West coincident with the Southerly line of said Lot 19 a distance of 50.00 feet;

Thence North 22° 59' 50" West a distance of 100.00 feet to a point on the Southerly line of First Street and the **Point of Beginning**.

Subject to an easement over the Southerly 12.00 feet of Lot 19 ("Park Block") identical with the Southerly 12.00 feet of Parcel "C" of the herein described parcel for ingress, egress and utilities.

Subject to any and all prior easements, rights-of-way, covenants, restrictions and encumbrances of record or not of record that may otherwise legally exist.

EXHIBIT B
ADDITIONAL EASEMENT DESCRIPTION

A 6.00 ft. by 20.00 ft. parcel for additional easement over that portion of Parcel "C", being in Lot 19, of the "Park Block" of Hedberg Townsite, according to Book 3 of Maps, page 83, in Section 28, Township 23 South, Range 24 East of the Gila and Salt River Meridian in Cochise County, Arizona, being more particularly described as follows;

Commencing at the Southeasterly corner of said Parcel "C", on the Westerly right-of-way line of Taylor Avenue;

Thence North $22^{\circ} 59' 50''$ West coincident with the Westerly line of Taylor Avenue a distance of 12.00 feet to the **Point of Beginning**;

Thence South $67^{\circ} 00' 10''$ West a distance of 20.00 feet;

Thence North $22^{\circ} 59' 50''$ West a distance of 6.00 feet;

Thence North $67^{\circ} 00' 10''$ East a distance of 20.00 feet to a point on the Westerly line of Taylor Avenue;

Thence South $22^{\circ} 59' 50''$ East a distance of 6.00 feet to the **Point of Beginning**.

Subject to any and all prior easements, rights-of-way, covenants, restrictions and encumbrances of record or not of record that may otherwise legally exist.