

**ORDINANCE NO. O2025-004**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA,  
ARIZONA, AUTHORIZING THE ACCEPTANCE OF GIFT PROPERTY**

WHEREAS, pursuant to the Yuma City Charter, Article II, Section 2, the City of Yuma (City) is authorized to acquire and dispose of real property; and,

WHEREAS, The Jacobson Companies, Inc. (Developer) has Cielo Verde property that is being developed into a public road with utilities as a continuation of Oriole Drive serving a future residential subdivision and an existing parcel recently sold to the Church of Jesus Christ of Latter-day Saints for the purpose of a temple; and,

WHEREAS, the developer desires to donate the property to the City at no cost, which will benefit Yuma Residents accessing the temple property and residents accessing the future Cielo Verde subdivision;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: On behalf of the City of Yuma, the City Administrator is authorized and directed to accept the donation of fee title to the property described in the Warranty Deed attached and incorporated as Exhibit A.

SECTION 2: Fees for recording the attached Warranty Deed with the Yuma County Recorder's Office are authorized for payment by the City.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Douglas J. Nicholls  
Mayor

ATTESTED:

\_\_\_\_\_  
Lynda L. Bushong  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard W. Files  
City Attorney



**AFFECTED AREA**

NOTE: THIS MAP IS PREPARED TO SHOW  
GENERAL SITE LOCATION ONLY AND REPRESENTS  
NO SPECIFIC DIMENSIONS RELATED TO THE SITE.

## LOCATION MAP



Prepared by: **ANDREW MCGARVIE**

Checked by:

**CITY OF YUMA  
ENGINEERING  
DEPARTMENT**

DATE: **12/17/2024**

SCALE: **N.T.S**

REVISED:

CIP NO.

## Warranty Deed Exhibit A

WHEN RECORDED MAIL TO:

Office of the City Clerk  
City of Yuma  
One City Plaza  
Yuma, Arizona 85364-1436

### WARRANTY DEED

EXEMPT from Affidavit and Filing Fees (A.R.S. 11-1134 A.3.)

This Warranty Deed is made by:

The Jacobson Companies, INC, an Arizona corporation.  
1334 S 5th Avenue  
Yuma Arizona 85364  
(Grantor)

To the:

City of Yuma, an Arizona municipal corporation  
One City Plaza  
Yuma, Arizona 85364  
(Grantee)

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, Grantor does hereby convey to Grantee, that parcel of real property situated in Yuma County, Arizona described in Exhibit "A" attached and by this reference incorporated as part of this warranty deed.

Subject to, reservations in patents, all easements, covenants, conditions, and restrictions, as may appear of record.

Grantor warrants title against all persons whomsoever, subject to the matters set forth above.

Dated this 18 day of December, 2024.

The Jacobson Companies, INC, an Arizona corporation.

By: Gordon Jacobson

Gordon Jacobson,  
President/CEO of the Jacobson Companies.

NOTARIAL ACKNOWLEDGEMENT

Signers: Gordon Jacobson, President/CEO of The Jacobson Companies, INC., an Arizona corporation.

State of Arizona     )  
                                  ) ss.  
County of Yuma     )

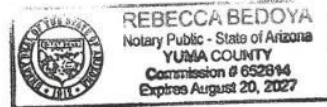
The foregoing instrument was acknowledged before me this 18 day of December, 2024, by Gordon Jacobson, President/CEO of The Jacobson Companies, INC, an Arizona corporation.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

  
Notary Public

My Commission Expires:

Aug 20, 2027



ACCEPTED AND APPROVED, hereby dedicating to the City of Yuma, Arizona, as right-of-way for easements and other purposes related thereto.

City of Yuma

Dated: \_\_\_\_\_

\_\_\_\_\_  
John D. Simonton  
Acting City Administrator

Attest:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Lynda L. Bushong  
City Clerk

Approved as to form:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Richard W. Files  
City Attorney



## EXHIBIT A

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### LEGAL DESCRIPTION - ORIOLE DRIVE

A portion of land being a part of Parcel 14A, according to the CIELO VERDE RETENTION BASIN LOT SPLIT/LOT TIE Plat recorded in book 27 of Plats, page 100 and Parcel B of CIELO VERDE LOT SPLIT — LDS CHURCH Recorded Plat as per Fee# 2024-17971 of Record in the office of the County Recorder of Yuma County, Arizona described as follows:

Beginning at the West quarter corner of Section 11, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, Thence along the West Section line of the Southwest Quarter of said Section 11, said line being the centerline of Avenue 8E South 00 degrees 08 minutes 06 seconds East for a distance of 85.76 feet to a point; Thence leaving said section line North 89 degrees 51 minutes 54 seconds East for a distance of 61 feet to a point on the easterly right of way of Avenue 8E. Thence, North 45 degrees 13 minutes 21 seconds East for a distance of 63.28 feet to a point; Thence, South 89 degrees 26 minutes 06 seconds East for a distance of 157.70 feet to the beginning of a tangent curve to the right with a delta angle of 69 degrees 23 minutes 30 seconds, having a radius of 360.00 feet for an arc distance of 436.00 feet to the beginning of a non-tangent curve to the left with a local tangent bearing of South 16 degrees 20 minutes 28 seconds East and a delta angle of 15 degrees 44 minutes 15 seconds, having a radius of 630.46 feet for an arc distance of 173.17 feet to a point; Thence South 09 degrees 27 minutes 47 seconds West a distance of 36.76 feet to the TRUE POINT OF BEGINNING. Thence South 37 degrees 18 minutes 00 seconds East a distance of 50.00 feet to a point; Thence South 52 degrees 08 minutes 13 seconds West for a distance of 57.94 feet to a point; Thence South 04 degrees 18 minutes 28 seconds West for a distance of 33.57 feet to a point; Thence South 52 degrees 08 minutes 13 seconds West a distance of 50.24 feet to a point; Thence North 85 degrees 41 minutes 32 seconds West for a distance of 37.06 feet to a point; Thence South 52 degrees 08 minutes 13 seconds West for a distance of 101.87 feet to the beginning of a tangent curve to the right, with a delta angle of 38 degrees 28 minutes 44 seconds, having a radius of 225.00 feet for an arc distance of 151.11 feet to a point; Thence North 89 degrees 23 minutes 03 seconds West for a distance of 111.97 feet to a point; Thence South 45 degrees 14 minutes 23 seconds West for a distance of 35.12 feet to a point; Thence South 00 degrees 08 minutes 06 seconds East for a distance of 35.27 feet to a point; Thence South 89 degrees 51 minutes 54 seconds West for a distance of 50.00 feet to a point; Thence North 10 degrees 24 minutes 10 seconds West for a distance of 50.32 feet to the beginning of a tangent curve to the right, with a delta angle of 10 degrees 16 minutes 05 seconds, having a radius of 60.00 feet for an arc distance of 10.75 feet to a point; Thence North 00 degrees 08 minutes 06 seconds West for a distance of 59.99 feet to a point; Thence North 89 degrees 51 minutes 54 seconds East

for a distance of 60.06 feet to the beginning of a non-tangent curve to the right with a local tangent bearing of North 89 degrees 55 minutes 01 seconds East and a delta angle of 10 degrees 57 minutes 56 seconds, having a radius of 60.00 feet for an arc distance of 11.48 feet to a point; Thence, South 79 degrees 07 minutes 03 seconds East for a distance of 50.31 feet to a point; Thence, South 89 degrees 23 minutes 03 seconds East for a distance of 76.71 feet to the beginning of a tangent curve to the left, with a delta angle of 38 degrees 28 minutes 44 seconds, having a radius of 175.00 feet for an arc distance of 117.53 feet to a point; Thence, North 52 degrees 08 minutes 13 seconds East for a distance of 100.31 feet; Thence, North 08 degrees 59 minutes 26 seconds East for a distance of 36.48 feet to a point; Thence, North 52 degrees 08 minutes 43 seconds East for a distance of 50.17 feet to a point; Thence, South 80 degrees 53 minutes 04 seconds East for a distance of 34.11 feet to a point; Thence, North 52 degrees 08 minutes 13 seconds East for a distance of 60.18 feet to the TRUE POINT OF BEGINNING.

Containing 0.8704 Acres more or less.



Description Verified By:	
City Engineering Department	Date