

**ORDINANCE NO. O2025-027**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA,  
ARIZONA, AUTHORIZING THE ACQUISITION OF APPROXIMATELY  
14.32 ACRES OF REAL PROPERTY BY PURCHASE AND  
AUTHORIZING PAYMENT, TOGETHER WITH COSTS NECESSARY  
FOR THE ACQUISITION**

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

WHEREAS, the City has identified a need for the acquisition of 14.32 acres of real property located between Madison Avenue and Gila Street.

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

**SECTION 1:** As a matter of public necessity and public welfare, the real property approximately described and depicted in Exhibit A, attached and by this reference made a part of this ordinance, shall be acquired by the City of Yuma by purchase, as such acquisition is necessary for redevelopment and establishment of the Yuma Downtown Innovation District in the public interest and public benefit for the City of Yuma and City residents.

**SECTION 2:** The City Administrator is authorized and directed to acquire the described real property for the sum of \$1,715,000, in addition to any sums necessary to acquire the described property such as due diligence costs, customary and usual recording fees, escrow costs, and title insurance.

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

APPROVED:

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Douglas J. Nicholls  
Mayor

ATTESTED:

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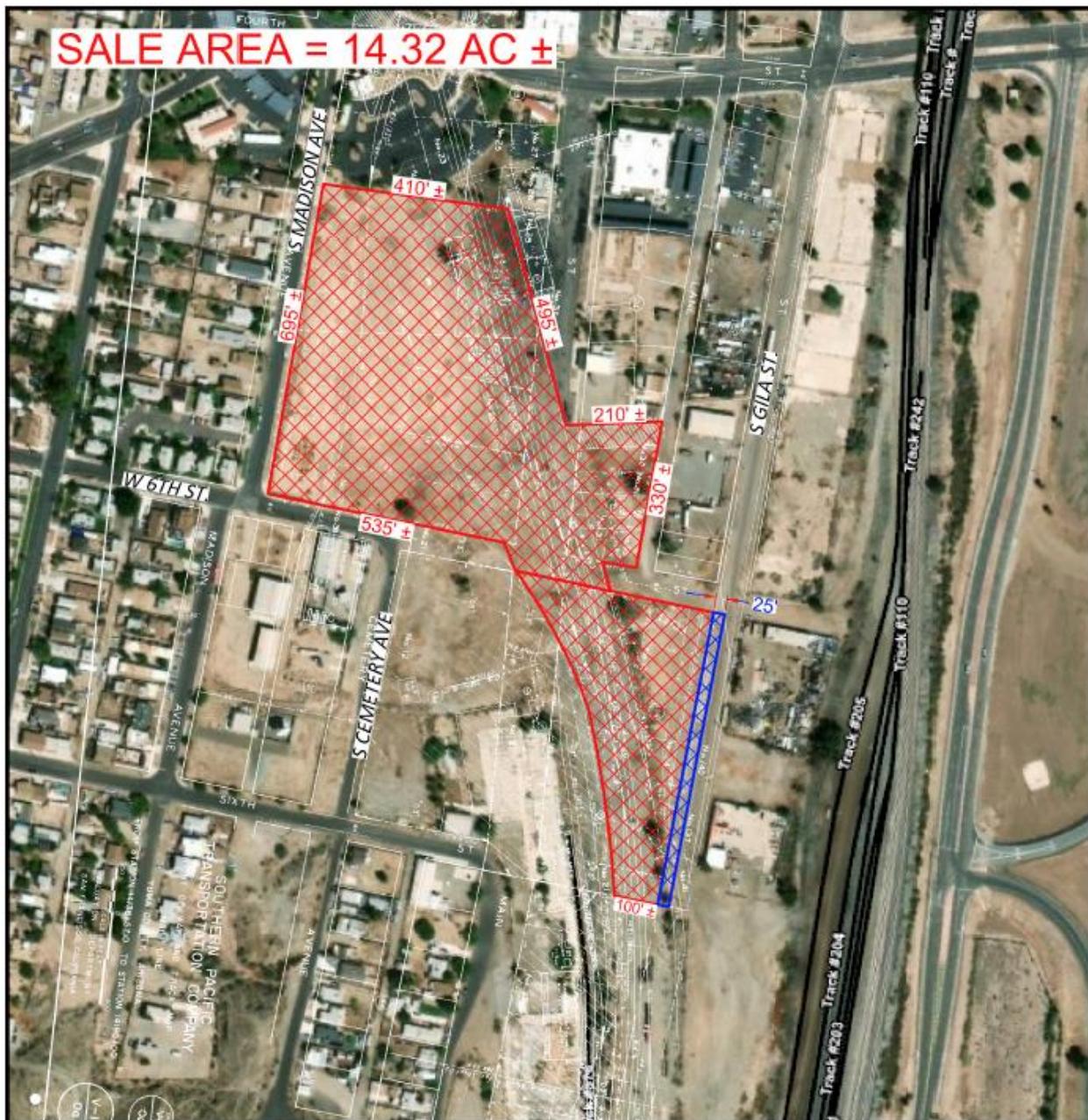
Lynda L. Bushong  
City Clerk

APPROVED AS TO FORM:

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Richard W. Files  
City Attorney

EXHIBIT A  
(14.32 Acres to be purchased from Union Pacific Railroad)



LEGEND:		NOTE: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR FIBER OPTIC PROVISIONS.
SALE AREA		EXHIBIT "A"
ACCESS EASEMENT		UNION PACIFIC RAILROAD COMPANY
UPRRCO. R/W OUTLINED		YUMA, YUMA COUNTY, AZ
CADD FILENAME	0685519.DGN	M.P. 732.81 - GILA SUB.
SCAN FILENAME	0685519_AZV1100A.IIF	MAP SP AZ V-11 / OA
		SCALE: 1" = 300'
		OFFICE OF REAL ESTATE
		OMAHA, NEBRASKA DATE: 12/20/2024
		RRM FILE: 06855-19

A portion of the East half of the Southeast quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Fractional Section 21, and a portion of the West half of the West half of the Southwest quarter (W  $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Fractional Section 22, all in Township 8 South, Range 23 West of the Gila and Salt River Base and Meridian, City of Yuma, Yuma County, State of Arizona, also being a portion of Blocks 23, 24, and 139 of White's Official Survey of the Village of Yuma, dated April 4th, 1894, in the office of the Yuma County Recorder (YCR), Yuma County, Arizona, and more particularly described as follows:

Parcel 2 of the Union Pacific Railroad Historic Freight Depot Lot Split plat, dated 8/18/2005, Fee # 2005-36020, Recorded in Book 21 of Plats, Page 70, YCR;

AND

Lots 13, 14, 15, 16, and 17 all in Block 24 of said White's Official Survey of the Village of Yuma;

Except therefrom: any portions of the lots encompassed within Parcel 2 of the said Union Pacific Railroad Historic Freight Depot Lot Split plat;

AND

Commencing at the Southeast corner of Parcel 2 described in the Union Pacific Railroad Historic Depot Lot Split, dated 8/18/2005, Fee # 2005-36020, Recorded in Book 21 of Plats, Page 70, YCR, also being the Southeast corner of Parcel B in the Union Pacific Lot Tie / Lot Split & Street Dedication plat, dated 11/14/2002, Fee # 2002-32402, recorded in Book 18 of Plats, Pages 91 to 95, YCR, point being the True Point of Beginning;

Thence South 25°23'45" East along the East Union Pacific Railroad right-of-way line a distance of 33.32 feet to a point lying on the Centerline of the former 5th Street;

Thence North 89°36'58" West along the Centerline of 5th Street, a distance of 143.63 feet to the intersection of the Centerline of former Main Street;

Thence North 89°33'57" West along the Centerline of 5th Street, a distance of 84.21 feet to a point lying on the Western Union Pacific Railroad right-of-way line;

Thence North 47°42'49" West along the Western Union Pacific Railroad right-of-way line a distance of 44.92 feet to a point lying on the North line of 5th Street, also being the south line said Parcels 2 and B;

Thence South 89°33'57" East along the South line of said Parcels 2 and B, a distance of 59.31 feet, to a point that lay at the intersection of the west right-of-way line of the old Main Street and North right-of-way line of 5th Street;

Thence South  $89^{\circ}35'23''$  East along the South line of said Parcels 2 and B, a distance of 110.57 feet to a point lying at the intersection of the Eastern former Main Street right-of-way line and the North right-of-way line of 5th Street;

Thence South  $89^{\circ}36'58''$  East along the South line of said Parcels 2 and B, a distance of 76.91 feet to the True Point of Beginning;

AND

Commencing at the Southeast corner of Parcel 2 described in the Union Pacific Railroad Historic Depot Lot Split, dated 8/18/2005, Fee # 2005-36020, Recorded in Book 21 of Plats, Page 70, YCR, also being the Southeast corner of Parcel B in the Union Pacific Lot Tie / Lot Split & Street Dedication plat, dated 11/14/2002, Fee # 2002-32402, recorded in Book 18 of Plats, Pages 91 to 95, YCR;

Thence South  $25^{\circ}23'45''$  East along the East Union Pacific right-of-way line a distance of 33.32 feet to a point lying on the Centerline of the former 5th Street, point also being the True Point of Beginning;

Thence North  $89^{\circ}36'58''$  West along the Centerline of the former 5th Street a distance of 143.63 feet to a point lying on the Center line of the former Main Street;

Thence North  $89^{\circ}33'57''$  West along the Centerline of the former 5th Street, a distance of 84.21 feet to a point lying on the West right-of-way line of the Union Pacific Railroad;

Thence South  $47^{\circ}42'49''$  East along the Western Union Pacific Railroad right-of-way, a distance of 29.64 feet to the beginning of a tangent curve concave Southwest, of radius 607.28 feet;

Thence Southeasterly along a tangent curve, concave southwest, of radius 607.28 feet, through a central angle of  $10^{\circ}51'10''$ , of length 115.03 feet, to a point;

Thence South  $36^{\circ}49'02''$  East, a distance of 95.46 feet to a point lying on the East line of the former Main Street, also being the West line of Block 139 of said White's Official Survey of the Village of Yuma;

Thence North  $05^{\circ}21'40''$  West along the East line of the former Main Street and West line of said block 139, a distance of 150.97 feet to the Northwest corner of said Block 139, also being the intersection of the East line of the Former Main Street and the South line of the Former 5th Street;

Thence South  $89^{\circ}36'58''$  East along the South line of the former 5th Street, also being the North line of said Block 139, a distance of 98.77 feet to the East edge of the Union Pacific Railroad right-ofway line;

Thence North  $23^{\circ}45'13''$  West along the East edge of the Union Pacific Railroad right-of-way line, a distance of 32.87 feet to the True Point of Beginning;

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, all in Block 139 of said White's Official Survey of the

Village of Yuma, including previous 6th Street right-of-way located between Block 139 and Block 143 of said White's Official Survey of the Village of Yuma;

Except therefrom: any portions of the Lots and previous 6th Street right-of-way encompassed within Warranty Deed, dated 12/6/2023, recorded in FEE 2023-28007, Yuma County Records;

AND

Commencing at the Centerline intersection of 6th Street and Gila Street, marked with a 3 inch Diameter Brass Cap with LS 19329 as described on sheet 2, of the Union Pacific Lot Tie / Lot Split & Street Dedication, dated 11/14/2002, Fee # 2002-32402, recorded in Book 18 of Plats, Pages 91to 95, also being the True Point of Beginning;

Thence N  $23^{\circ}45'13''$  W (calculated) along the Eastern right-of-way line of the Union Pacific Railroad Right-way, a distance of 89.84 feet (calculated) to a point lying on the West right-of-way line of Gila Street, also being the East line of Lot 6, Block 139 of said White's Official Survey of the Village of Yuma;

Thence S  $00^{\circ}49'58''$  E (recorded) along the West right-of-way line of Gila Street, and East line of said Lot 6, Block 139, a distance of 51.98 feet (calculated) to the Southwest corner of said Lot 6, Block 139;

Thence continuing S  $00^{\circ}49'58''$  E (calculated) along a projection of the West right-of-way line of Gila Street a distance of 60.00 feet (recorded) to the Northeast Corner of Lot 1, Block 143 of said White's Official Survey of the Village of Yuma;

Thence S  $89^{\circ}33'42''$  E (calculated) along a projection of the North line of said Block 143, a distance of 35.00 feet (calculated) to a point lying on the Centerline of Gila Street per said White's Official Survey of the Village of Yuma;

Thence N  $00^{\circ}49'58''$  W (calculated) along the Centerline of Gila Street, a distance of 30.00 feet (calculated) to the True Point of Beginning.

Legal Description Approved by City Engineer	<i>Andrew M<sup>c</sup> Garvie</i>
Dated	