

**ORDINANCE NO. O2025-030**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA,  
ARIZONA, AUTHORIZING AND APPROVING A LEASE OF CITY-  
OWNED PROPERTY WITH KEITHLY-WILLIAMS SEEDS, INC.**

WHEREAS, the City of Yuma (City) is authorized pursuant to the Yuma City Charter, Article III, Section 2, to lease City-owned property as the public interest of the City may require and as would be of public benefit; and,

WHEREAS, the City owns 12.39 acres of real property identified as APN No. 633-52-070 legally described and depicted in Exhibit 1 (Property); and,

WHEREAS, Keithly-Williams Seeds, Inc. desires to lease the Property from the City that will result in revenue to the City and in improvements to the Property.

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

SECTION 1: The City Council finds that leasing the Property to Keithly-Williams Seeds, Inc. under the terms and conditions substantially similar to Exhibit 1 on file at the City Clerk's Office and incorporated as part of this Ordinance serves the public interest of the City.

SECTION 2: The lease of the Property is approved, and the City Administrator is authorized to execute a lease agreement in substantially the same form on behalf of the City.

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

APPROVED:

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

ATTESTED:

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

APPROVED AS TO FORM:

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

**Exhibit 1**  
**Legal Description of Property**

That property conveyed to Associated Citrus Packers, Inc., an Arizona Corporation, per the Grant Deed recorded at Docket 1582, Page 95 (Fee 1988-05701) less that property conveyed to the City of Yuma for the right-of-way of 5<sup>th</sup> Street per Fee 2006-01196 and consisting of a portion of Blocks 138, 139, 143 and 170 and portions of the rights-of-way of Main Street, 6<sup>th</sup> Street and 7<sup>th</sup> Street all in the Townsite of Yuma according to White's Official Survey file April 4, 1894 in the office of the County Recorder (Fee 1894-00001), all in the Southeast Quarter of Section 21, Township 8 South, Range 23 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, and more particularly described as follows:

BEGINNING at the Southwest Corner of Block 138 of the Yuma Townsite, said point being the True Point of Beginning;

Thence East along the South Line of Block 138 and North Line of the right-of-way of 6<sup>th</sup> Street a distance of 300.00 feet;

Thence South a distance of 60.00 feet across the 6<sup>th</sup> Street right-of-way to the Northeast Corner of Block 144 of the Yuma Townsite;

Thence East a distance of 110.00 feet across the Main Street right-of-way to the Northwest Corner of Block 143 of the Yuma Townsite;

Thence South along the East Line of Main Street and the West Line of Blocks 143 and 170 of the Yuma Townsite a distance of 1,038.19 feet (1037.30 feet per the Yuma Townsite Survey) to a point 33.00 feet North of the South Line of Block 170 and on the North right-of-way line of 8<sup>th</sup> Street;

Thence South 89° 57' 00" East a distance of 205.00 feet along said line 33.00 feet North of the South Line of Block 170 and the North line of the 8<sup>th</sup> Street right-of-way;

Thence South a distance of 33.00 feet to the South line of Block 170 and the South Line of Section 21;

Thence South 89° 57' 00" East along the South line of Block 170 and South line Section 21 a distance of 66.04 feet;

Thence North 0° 04' 32" East across Block 170 a distance of 330.46 feet;

Thence through a tangent curve to the left with a radius of 2,834.93 feet for a distance of 1,185.03 feet across a portion of Blocks 170, 143 and 139, including across the abandoned 6<sup>th</sup> Street and 7<sup>th</sup> Street right-of-ways;

Thence North 37° 16' 20" West a distance of 220.49 feet;

Thence through a tangent curve to the left with a radius of 607.28 feet for a distance of 99.91 feet to a point on the North line of Block 138, said point also being on the South line of the 5<sup>th</sup> Street right-of-way;

Thence West along the North Line of Block 138 a distance of 238.61 feet to the Northwest Corner of Block 138;

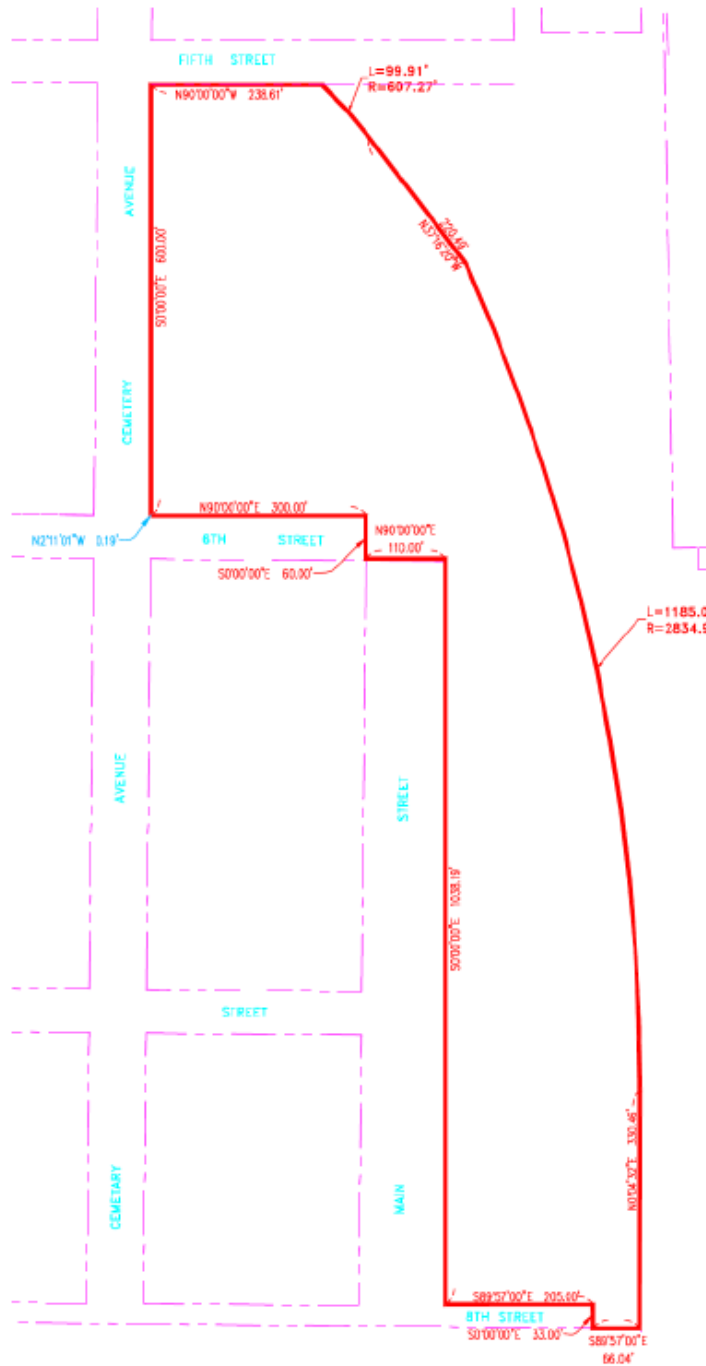
Thence South a distance of 600.00 feet (calculated as 599.81 feet for closure) along the West line of Block 138 and the East line of Cemetery Avenue to the True Point of Beginning.

The above described property contains 539,998 square feet (12.3966 acres), more or less.



# Exhibit 1 continued

## Depiction of Property



Legal Description Approved by City Engineer

*Andrew Mc Garvie*

Dated

5/30/2023