

NOTICE OF SALE OF CITY PROPERTY

Pursuant to the Page City Code of Ordinances § 32.036, notice is hereby given that the City of Page has received a request to purchase a portion of County Assessor's Map Parcel No: 8010632A and all of County Assessor's Map Parcel No: 80106034, consisting of approximately 12.09 acres in the aggregate of vacant real property located at the end of the current Newburn Road, to be purchased in three phases more particularly described as:

Phase 1

Beginning at a point being North 1,029.64 feet along the section line and North 89°43'33" West 70.39 feet from the Southeast Corner of Section 31, Township 41 North, Range 9 East, Gila & Salt River Base & Meridian, and running;

thence South 00°16'27" West 104.51 feet;
thence South 12°22'28" East 234.65 feet;
thence South 26°07'12" East 103.48 feet to the Southerly line of Tract F-1, Case 9, Map 45, as found on file with the Coconino County Recorder's Office, Document No.3255510;
thence South 89°42'28" West 541.41 feet along said Southerly line Tract F-1 to the Easterly line Newburn Road;
thence North 00°16'27" East 398.25 feet along said Easterly line Newburn Road;
thence South 89°43'33" East 85.00 feet;
thence North 00°16'27" East 33.26 feet;
thence South 89°43'33" East 359.00 feet to the Point of Beginning.

Containing 200,611 square feet or 4.61 acres.

Phase 2

Beginning at a point being North 1,029.64 feet along the section line and North 89°43'33" West 70.39 feet from the Southeast Corner of Section 31, Township 41 North, Range 9 East, Gila & Salt River Base & Meridian, and running;

thence North 89°43'33" West 359.00 feet;
thence South 00°16'27" West 33.26 feet;
thence North 89°43'33" West 85.00 feet to the Easterly line of Newburn Road;
thence North 00°16'27" East 370.06 feet along said Easterly line Newburn Road to the Northwesterly corner of Tract F-1, Case 9, Map 45, as found on file with the Coconino County Recorder's Office, Document No.3255510;
thence South 88°58'04" East 444.04 feet along the Northerly line said Tract F-1;
thence South 00°16'27" West 330.93 feet to the Point of Beginning.

Containing 151,064 square feet or 3.47 acres.

Phase 3

All of Tract H, Case 7, Map 2, of Block 224, Page Arizona as found on file with the Coconino County Recorder's Office, Entry No. 1434203. Being more particularly described as follows:

Beginning at a point being North 1,359.67 feet along the section line and North 88°58'04" West

572.86 feet from the Southeast Corner of Section 31, Township 41 North, Range 9 East, Gila & Salt River Base & Meridian, said point being on the Westerly line of Newburn Road, and running;

thence South 00°16'28" West 429.30 feet along said Westerly line Newburn Road;

thence North 89°06'49" West 401.94 feet to and along the Easterly line of Page Lake Powell Mobile Home Village, as found on file with the Coconino County Recorder's Office, Entry No. 3414328;

thence North 00°58'00" West 386.38 feet along said Easterly line Page Lake Powell Mobile Home Village;

thence North 00°59'55" West 44.17 feet;

thence South 88°58'04" East 411.30 feet to the Point of Beginning.

Containing 174,755 square feet or 4.01 acres.

The proposed purchaser is Premium Builders, LLC or assigns. The purchase price for the property is the appraised value of Twenty-Nine Thousand Seven Hundred Seventy-Seven Dollars (\$29,777.00) per acre plus costs and other terms as negotiated in the purchase contract. Any other interested purchaser may, before November 19, 2025, at 5:30 p.m., present a proposed purchase agreement which shall include earnest money in a minimum amount of 10% of the sales price. Such a proposal shall have the effect of abating the published sale until further negotiations have been completed. Council may negotiate the sale in the best interest of the city.

Publish 11/5/25 and 11/12/25