

House Engrossed

state land transfer; Bullhead City

State of Arizona
House of Representatives
Fifty-seventh Legislature
First Regular Session
2025

HOUSE BILL 2769

AN ACT

PROVIDING FOR THE TRANSFER OF CERTAIN STATE SOVEREIGN LAND FROM THE STATE
LAND DEPARTMENT TO THE CITY OF BULLHEAD CITY.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Transfer

3 A. The title of state sovereign land described in subsection B of
4 this section is transferred from the state land department to the city of
5 Bullhead City, a municipal corporation in this state, on the effective
6 date of this act.

7 B. The state sovereign lands referred to in subsection A of this
8 section are described as follows:

9 1. A parcel of state sovereign land lying within
10 section 32, township 20 north, range 22 west of the Gila and
11 Salt River meridian, Mohave county, Arizona, being more
12 particularly described as follows:

13 Commencing at the northeast corner of section 2,
14 township 19 north, range 22 west, said corner also being on
15 the south line of said section 32 and the point of beginning;
16 thence south 89 degrees 57 minutes 52 seconds east along the
17 south line of said section 32 a distance of 100.09 feet;
18 thence leaving said south line north 26 degrees 36 minutes 28
19 seconds west a distance of 213.01 feet; thence north 36
20 degrees 39 minutes 20 seconds west along the westerly line of
21 palo verde place tract 4006 A and 4006 C, being recorded
22 subdivisions, a distance of 2878.64 feet to a point on the
23 northerly line of said palo verde place tract 4006 C; thence
24 north 89 degrees 33 minutes 32 seconds west along said
25 northerly line a distance of 307.67 feet to a point on the
26 ordinary high-water line (OHWL) of the Colorado River; thence
27 along said OHWL the following courses: south 39 degrees 39
28 minutes 50 seconds east a distance of 58.95 feet; south 30
29 degrees 48 minutes 14 seconds east a distance of 370.79 feet;
30 south 23 degrees 07 minutes 10 seconds east a distance of
31 76.05 feet; south 28 degrees 54 minutes 17 seconds east a
32 distance of 290.69 feet; south 59 degrees 05 minutes 56
33 seconds east a distance of 68.71 feet; south 26 degrees 55
34 minutes 25 seconds east a distance of 101.01 feet; south 24
35 degrees 55 minutes 28 seconds east a distance of 92.73 feet;
36 south 21 degrees 57 minutes 10 seconds east a distance of
37 99.17 feet; south 19 degrees 43 minutes 06 seconds east a
38 distance of 94.88 feet; south 14 degrees 43 minutes 19 seconds
39 east a distance of 90.91 feet; south 19 degrees 58 minutes 56
40 seconds east a distance of 95.37 feet; south 09 degrees 39
41 minutes 18 seconds east a distance of 106.52 feet; south 12
42 degrees 43 minutes 46 seconds east a distance of 95.40 feet;
43 south 13 degrees 10 minutes 24 seconds east a distance of
44 96.88 feet; south 18 degrees 14 minutes 04 seconds east a
45 distance of 96.82 feet; south 17 degrees 02 minutes 31 seconds

east a distance of 95.92 feet; south 11 degrees 18 minutes 07 seconds east a distance of 89.88 feet; south 10 degrees 40 minutes 56 seconds east a distance of 96.07 feet; south 11 degrees 00 minutes 40 seconds east a distance of 93.09 feet; south 12 degrees 47 minutes 08 seconds east a distance of 100.82 feet; south 04 degrees 18 minutes 03 seconds east a distance of 101.78 feet; south 08 degrees 21 minutes 59 seconds east a distance of 106.77 feet; south 01 degrees 22 minutes 04 seconds west a distance of 98.08 feet; south 02 degrees 12 minutes 08 seconds west a distance of 91.80 feet to a point on the south line of said section 32; thence along said south line south 89 degrees 59 minutes 00 seconds east a distance of 1142.94 feet to the point of beginning.

2. A parcel of state sovereign land lying within section 1, township 20 north, range 22 west of the Gila and Salt River meridian, Mohave county, Arizona, being more particularly described as follows: commencing at the southeast corner of section 1, township 20 north, range 22 west; thence north 50 degrees 58 minutes 32 seconds west a distance of 3610.99 feet to a point on the OHWL of the Colorado River and the point of beginning; thence along said OHWL the following courses: north 18 degrees 36 minutes 39 seconds east a distance of 43.86 feet; north 09 degrees 18 minutes 55 seconds west a distance of 42.45 feet; north 73 degrees 10 minutes 05 seconds west a distance of 16.87 feet; south 86 degrees 03 minutes 07 seconds west a distance of 42.31 feet; south 71 degrees 36 minutes 03 seconds west a distance of 36.05 feet; south 48 degrees 08 minutes 11 seconds west a distance of 24.45 feet; south 02 degrees 10 minutes 19 seconds west a distance of 33.38 feet; south 12 degrees 17 minutes 36 seconds west a distance of 51.77 feet; south 58 degrees 11 minutes 10 seconds east a distance of 18.07 feet; north 86 degrees 05 minutes 23 seconds east a distance of 54.29 feet; north 55 degrees 23 minutes 20 seconds east a distance of 56.40 feet to the point of beginning.

3. A parcel of state sovereign land lying within section 1, township 20 north, range 22 west of the Gila and Salt River meridian, Mohave county, Arizona, being more particularly described as follows: commencing at the southeast corner of section 1, township 20 north, range 22 west; thence north 43 degrees 17 minutes 44 seconds west a distance of 3882.13 feet to a point on the OHWL of the Colorado River and the point of beginning; thence along said OHWL the following courses: north 27 degrees 53 minutes 56 seconds east a distance of 44.82 feet; north 16 degrees 47 minutes 20 seconds

1 east a distance of 57.74 feet; north 18 degrees 55 minutes 21
 2 seconds east a distance of 55.82 feet; north 28 degrees 45
 3 minutes 29 seconds east a distance of 47.86 feet; north 21
 4 degrees 54 minutes 57 seconds east a distance of 62.99 feet;
 5 north 16 degrees 44 minutes 03 seconds east a distance of
 6 66.67 feet; north 14 degrees 56 minutes 38 seconds east a
 7 distance of 64.13 feet; north 04 degrees 51 minutes 05 seconds
 8 west a distance of 52.70 feet; north 12 degrees 24 minutes 01
 9 seconds east a distance of 33.79 feet; south 73 degrees 47
 10 minutes 17 seconds west a distance of 25.54 feet; south 08
 11 degrees 56 minutes 05 seconds west a distance of 37.67 feet;
 12 south 15 degrees 44 minutes 26 seconds west a distance of
 13 37.40 feet; south 02 degrees 17 minutes 23 seconds east a
 14 distance of 32.31 feet; south 17 degrees 58 minutes 22 seconds
 15 west a distance of 49.70 feet; south 43 degrees 56 minutes 10
 16 seconds west a distance of 45.77 feet; south 07 degrees 21
 17 minutes 18 seconds east a distance of 25.77 feet; south 25
 18 degrees 28 minutes 03 seconds east a distance of 20.38 feet;
 19 south 52 degrees 52 minutes 38 seconds west a distance of
 20 38.39 feet; south 12 degrees 56 minutes 59 seconds west a
 21 distance of 49.68 feet; south 24 degrees 32 minutes 08 seconds
 22 west a distance of 47.00 feet; south 40 degrees 24 minutes 30
 23 seconds west a distance of 46.08 feet; south 15 degrees 45
 24 minutes 34 seconds west a distance of 12.95 feet; south 39
 25 degrees 05 minutes 20 seconds east a distance of 34.15 feet;
 26 north 84 degrees 13 minutes 23 seconds east a distance of
 27 32.08 feet to the point of beginning.

28 4. A parcel of state sovereign land lying within
 29 section 1, township 20 north, range 22 west of the Gila and
 30 Salt River meridian, Mohave county, Arizona, being more
 31 particularly described as follows: commencing at the southeast
 32 corner of section 1, township 20 north, range 22 west; thence
 33 north 47 degrees 15 minutes 38 seconds west a distance of
 34 3778.28 feet to a point on the OHWL of the Colorado River and
 35 the point of beginning; thence along said OHWL the following
 36 courses: north 31 degrees 33 minutes 56 seconds east a
 37 distance of 37.74 feet; north 03 degrees 43 minutes 57 seconds
 38 east a distance of 53.18 feet; north 00 degrees 57 minutes 41
 39 seconds east a distance of 59.84 feet; north 08 degrees 42
 40 minutes 25 seconds east a distance of 37.76 feet; north 50
 41 degrees 51 minutes 43 seconds east a distance of 22.70 feet;
 42 south 17 degrees 21 minutes 04 seconds west a distance of
 43 35.78 feet; south 03 degrees 45 minutes 37 seconds west a
 44 distance of 23.01 feet; south 03 degrees 18 minutes 33 seconds
 45 west a distance of 48.68 feet; south 08 degrees 02 minutes 24

1 seconds west a distance of 54.75 feet; south 06 degrees 37
2 minutes 33 seconds east a distance of 47.06 feet; south 04
3 degrees 09 minutes 29 seconds east a distance of 29.03 feet;
4 south 80 degrees 07 minutes 44 seconds east a distance of
5 15.83 feet to the point of beginning.

6 C. The state land commissioner shall deliver a properly signed and
7 recorded deed or patent to the city of Bullhead City within thirty days
8 after the effective date of this act.

9 D. The transferred land shall be managed by the city of Bullhead
10 City for park and public recreation purposes perpetually and shall not be
11 sold, exchanged or bartered.