

13



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 07/27/2018 923
FEE: \$0.00
PAGES: 13
FEE NUMBER: 2018-056405



When-recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85232

RESOLUTION NO. 072518-RD18-005

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A TEMPORARY DRAINAGE AND RETENTION EASEMENT

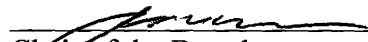
WHEREAS, on June 7th, 2018, a Temporary Drainage and Retention Easement ("Easement") was executed by Sec Hunt-Highway & Thompson, LLC, an Arizona limited liability company ("Grantor") and Cornerstone Equities, LLC ("Grantor"), granting a non-exclusive temporary drainage and retention easement to Pinal County, a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interests of Pinal County that the Easement be accepted by the Pinal County Board of Supervisors for non-exclusive temporary drainage and retention purposes.

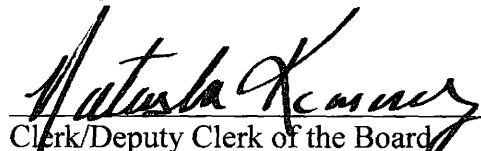
THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Easement is hereby accepted.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this 25 day of July, 2018, by the PINAL COUNTY BOARD OF SUPERVISORS.

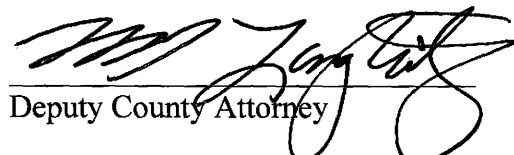

Chair of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:


Deputy County Attorney

RECEIVED

EXHIBIT A
TO
RESOLUTION NO. 072518-RD18-005

[Temporary Drainage and Retention Easement]

See following pages.

WORLDWIDE

When recorded return to:
Pinal County Board of Supervisors
Clerk of the Board
PO Box 827
Florence, AZ 85232

TEMPORARY DRAINAGE AND RETENTION EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

That, SEC HUNT HIGHWAY & THOMPSON LLC, an Arizona limited liability company and CORNERSTONE EQUITIES LLC, an Arizona limited liability company (collectively the "Grantor") does hereby grant and convey to PINAL COUNTY, a political subdivision of the State of Arizona ("Grantee") a non-exclusive temporary drainage and retention easement upon, over, across and through that certain parcel of land situated in Pinal County, Arizona, and legally described on Exhibit A and depicted on Exhibit B, Exhibit C, and Exhibit D all attached hereto and made a part hereof ("Easement Area"). No use shall be permitted within the Easement Area which would prohibit or interfere with the drainage and/or retention use contemplated by this Easement. Grantor shall have the responsibility to construct, operate, maintain, remove and replace all water drainage and storage systems and facilities necessary in connection therewith. Should Grantor not adequately maintain the Easement Area in accordance with the applicable codes, ordinances and regulations of Pinal County, Arizona ("County"), then the County may, after written notice to Grantor and a 5-day cure period, enter upon and maintain the Easement Area and charge Grantor the cost of the maintenance, except in the event that flooding within the Easement Area is imminent and creating a threat to life, health or public safety, in which case the County may take corrective maintenance actions without the aforementioned notice.

Further, Grantor and Grantee acknowledge and agree that the grant of the Easement herein contained shall not prohibit Grantor's use or future development of the Easement Area, subject to all codes and ordinances of the County. Grantor hereby reserves the right to terminate this Easement, without any consent or approval of Grantee, upon receipt of an approved plan of development from the County or other applicable governing municipality or agency, for the real property including the Easement Area which provides for Grantor's obligations for the management and control of such drainage and retention of waters under the applicable development codes of the County.

All provisions herein shall be binding upon the heirs, successors and assigns of the parties hereto.

[signatures on the following page]

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Florence, AZ 85232

DATED this 7th day of JUNE, 2018.

GRANTOR(s):

SEC HUNT HIGHWAY & THOMPSON LLC,
an Arizona limited liability company

By: **PAR FOUR EQUITIES LLC,**
an Arizona limited liability company
Its: Manager

By: [Signature]

Name: Robert W. Klepinger

Title: MANAGER

CORNERSTONE EQUITIES LLC,
an Arizona limited liability company

By: [Signature]

Name: Robert W. Klepinger

Title: MANAGER

[signatures on the following page]

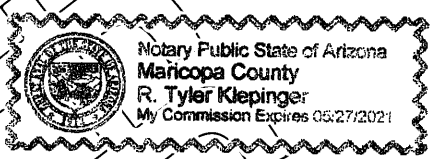
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Clerk of the Board
P.O. Box 827
Florence, AZ 85232

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THIS INSTRUMENT was acknowledged before me this 7 day of June 2018,
by Robert Klepinger, as the Manager of SEC Hunt Highway &
Thompson LLC, an Arizona limited liability company on behalf of said company

My Commission Expires: 5/27/2021 R. Tyler Klepinger
Notary Public

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



THIS INSTRUMENT was acknowledged before me this 7 day of June 2018,
by Robert Klepinger, as the Manager of Cornerstone Equities LLC, an
Arizona limited liability company on behalf of said company

My Commission Expires: 5/27/2021 R. Tyler Klepinger
Notary Public

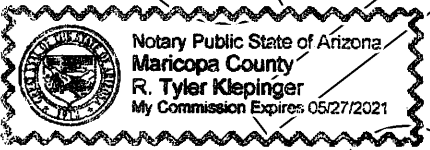
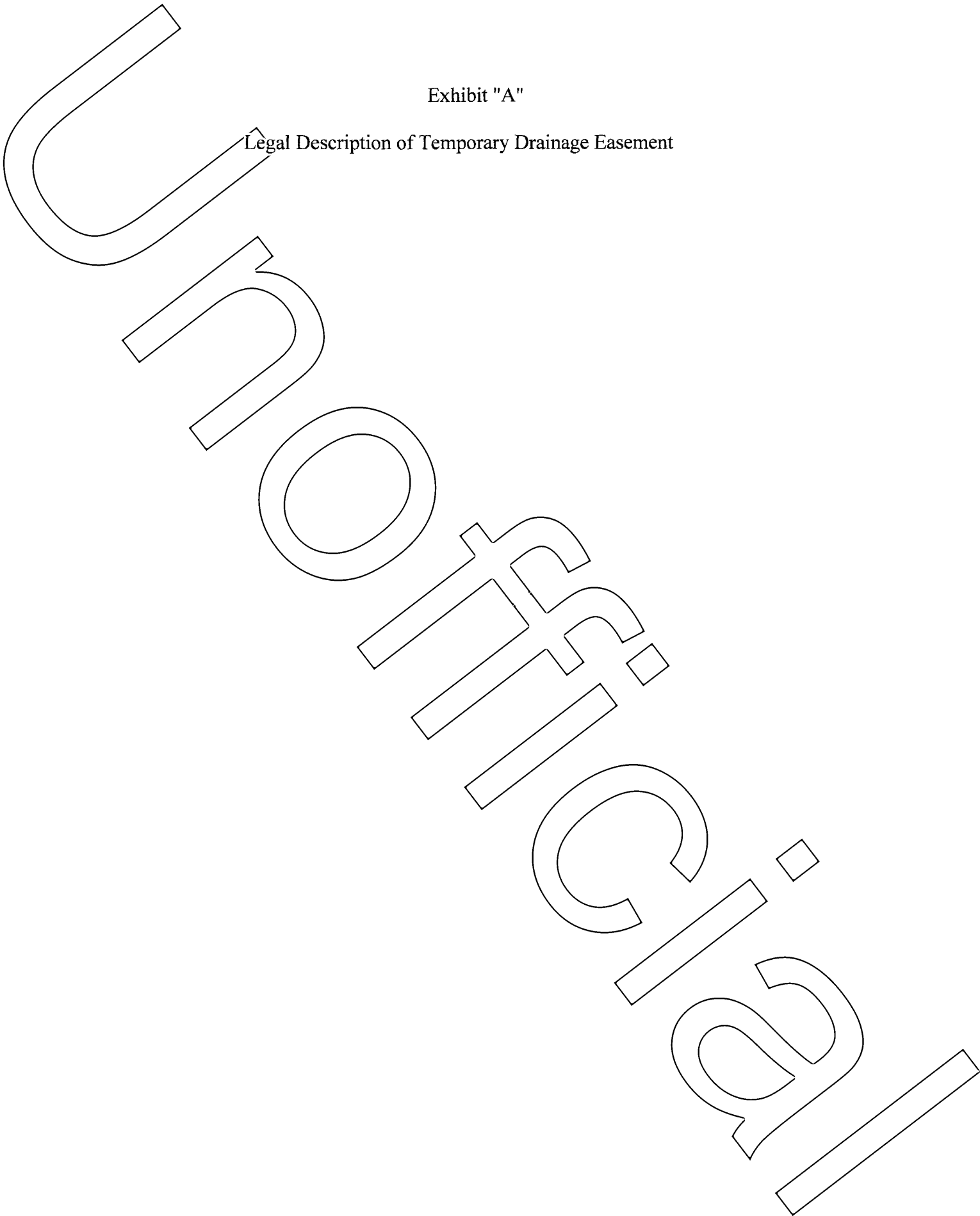


Exhibit "A"

Legal Description of Temporary Drainage Easement



When recorded return to:
Board of Supervisors
Clerk of the Board
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EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY DRAINAGE EASEMENT
DEDICATION

THAT PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A ONE-INCH PIPE FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 2, FROM WHICH A PINAL COUNTY HIGHWAY DEPARTMENT ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 2, BEARS

N 00°11'02" W, 2618.95 FEET;

THENCE N 00°11'02" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, 480.03 FEET TO A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF SAID WEST LINE AND THE MONUMENTED CENTERLINE OF HUNT HIGHWAY;

THENCE S 80°21'43" E, ALONG THE MONUMENTED CENTERLINE OF HUNT HIGHWAY, 1282.60 FEET TO A FOUND BRASS CAP, SAID POINT ALSO BEING THE INTERSECTION OF THE MONUMENTED CENTERLINES OF HUNT HIGHWAY AND THOMPSON ROAD;

THENCE ALONG THE CENTERLINE OF THOMPSON ROAD,

S 09°49'32" W, 202.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE THROUGH AN ARC LENGTH OF 191.59 FEET AND A CENTRAL ANGLE OF 09°08'52";

DEPARTING SAID CENTERLINE, S 71°01'36" E, 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 70°21'56" E, 40.15 FEET;

THENCE S 84°10'32" E, 60.62 FEET;

THENCE S 80°10'12" E, 162.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 60.00 FEET;

THENCE ALONG SAID CURVE THROUGH AN ARC LENGTH OF 94.25 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE S 80°10'12" E, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS

N 80°10'12" W A DISTANCE OF 90.00 FEET;

THENCE PROCEEDING ALONG SAID NON-TANGENT CURVE THROUGH AN ARC LENGTH OF 141.37 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE N 80°10'12" W, 161.78 FEET;

THENCE N 84°10'32" W, 52.80 FEET;

THENCE S 70°21'56" W, 58.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS

S 69°16'38" E A DISTANCE OF 1292.35 FEET THEREFROM;

THENCE PROCEEDING ALONG SAID NON-TANGENT CURVE THROUGH AN ARC LENGTH OF 38.88 FEET AND A CENTRAL ANGLE OF 01°43'25" TO THE TRUE POINT OF BEGINNING.

R.B. WILLIAMS & ASSOCIATES, INC.

CONSULTING ENGINEERS

40 W. BASELINE RD., SUITE 110 PHONE (480) 424-2352
TEMPE, ARIZONA 85283 FAX: (480) 424-2353

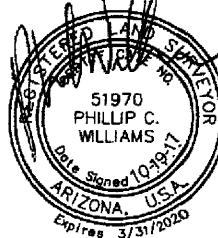


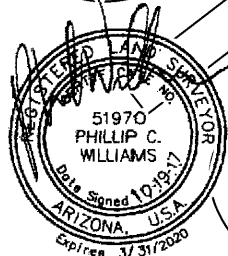
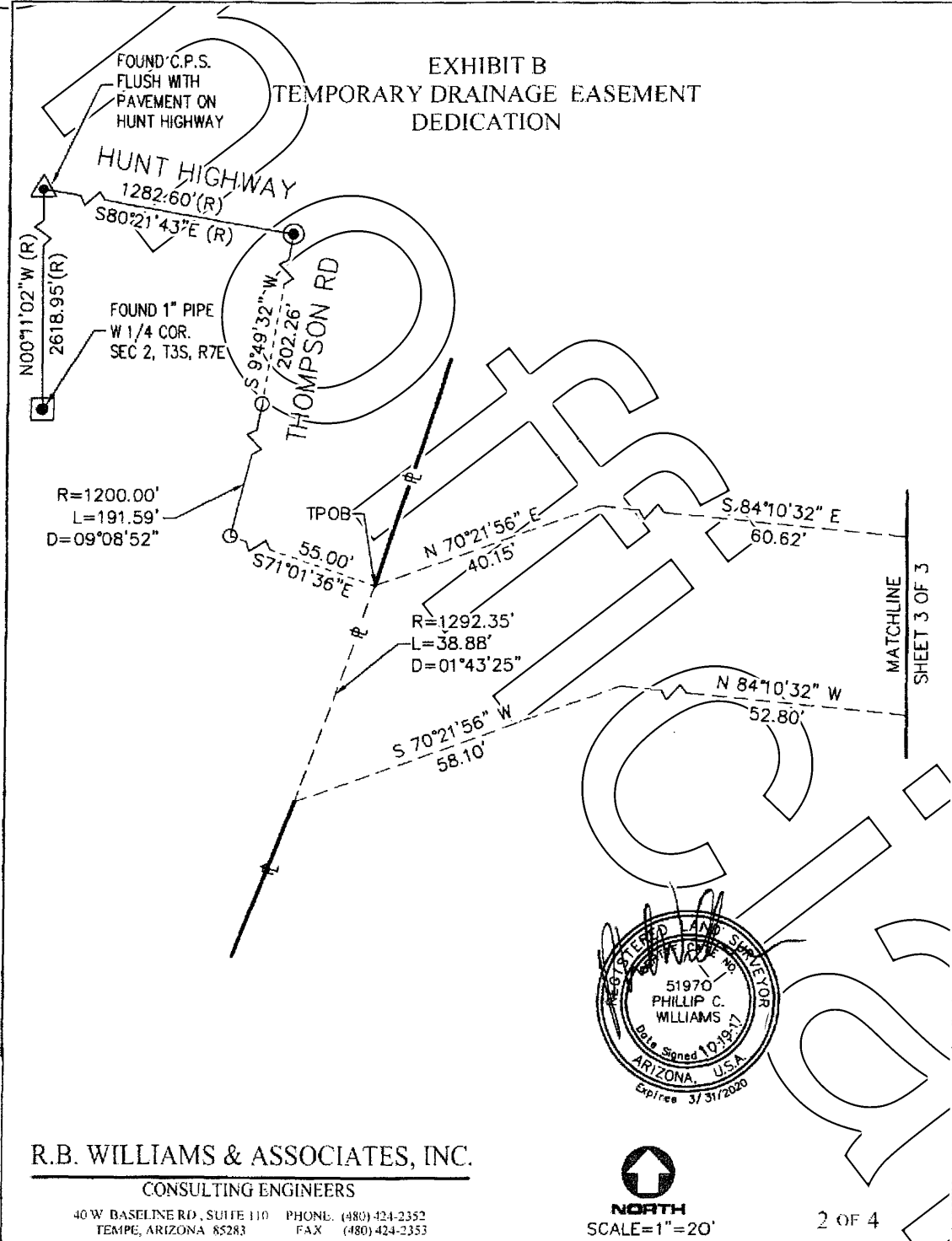
Exhibit "B"

Legal Description of Temporary Drainage Easement



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 Florence, AZ 85232

EXHIBIT B
 TEMPORARY DRAINAGE EASEMENT
 DEDICATION



R.B. WILLIAMS & ASSOCIATES, INC.

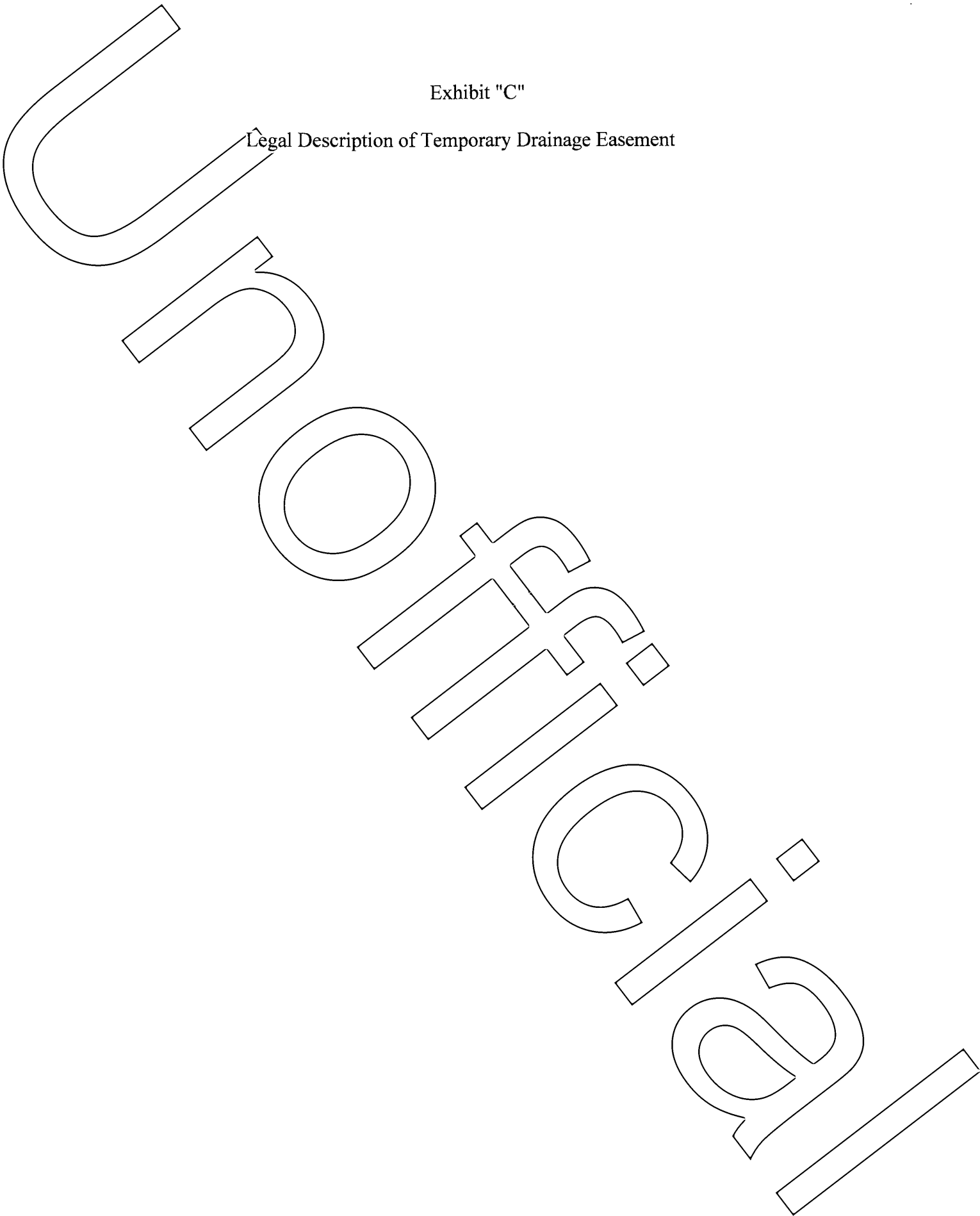
CONSULTING ENGINEERS

40 W. BASELINE RD., SUITE 110 PHONE: (480) 424-2352
 TEMPE, ARIZONA 85283 FAX: (480) 424-2353



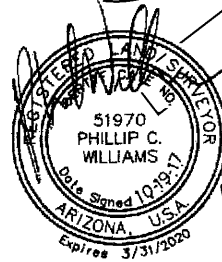
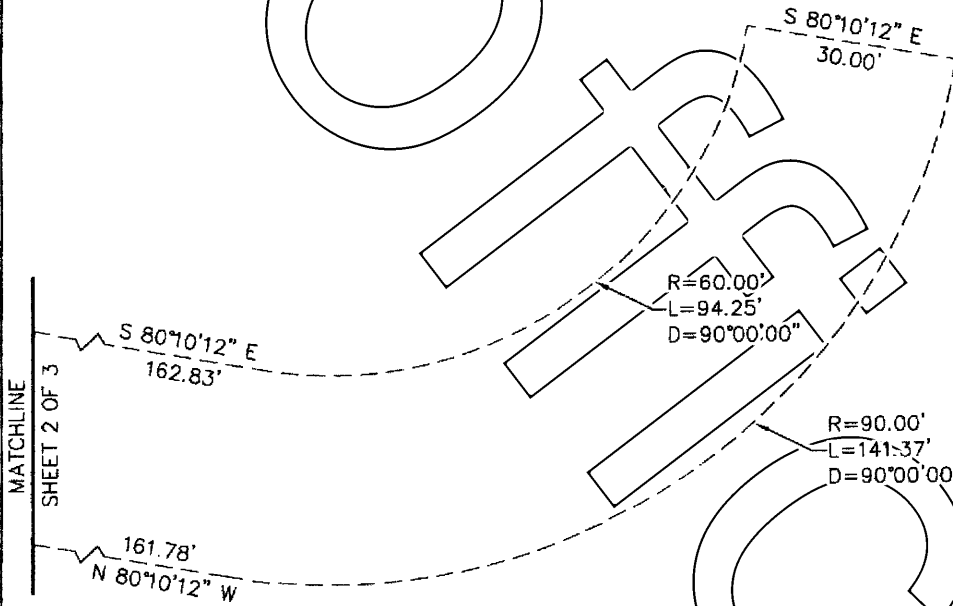
Exhibit "C"

Legal Description of Temporary Drainage Easement



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EXHIBIT C TEMPORARY DRAINAGE EASEMENT DEDICATION



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

40 W. BASELINE RD., SUITE 110 PHONE: (480) 424-2352
TEMPE, ARIZONA 85283 FAX: (480) 424-2353



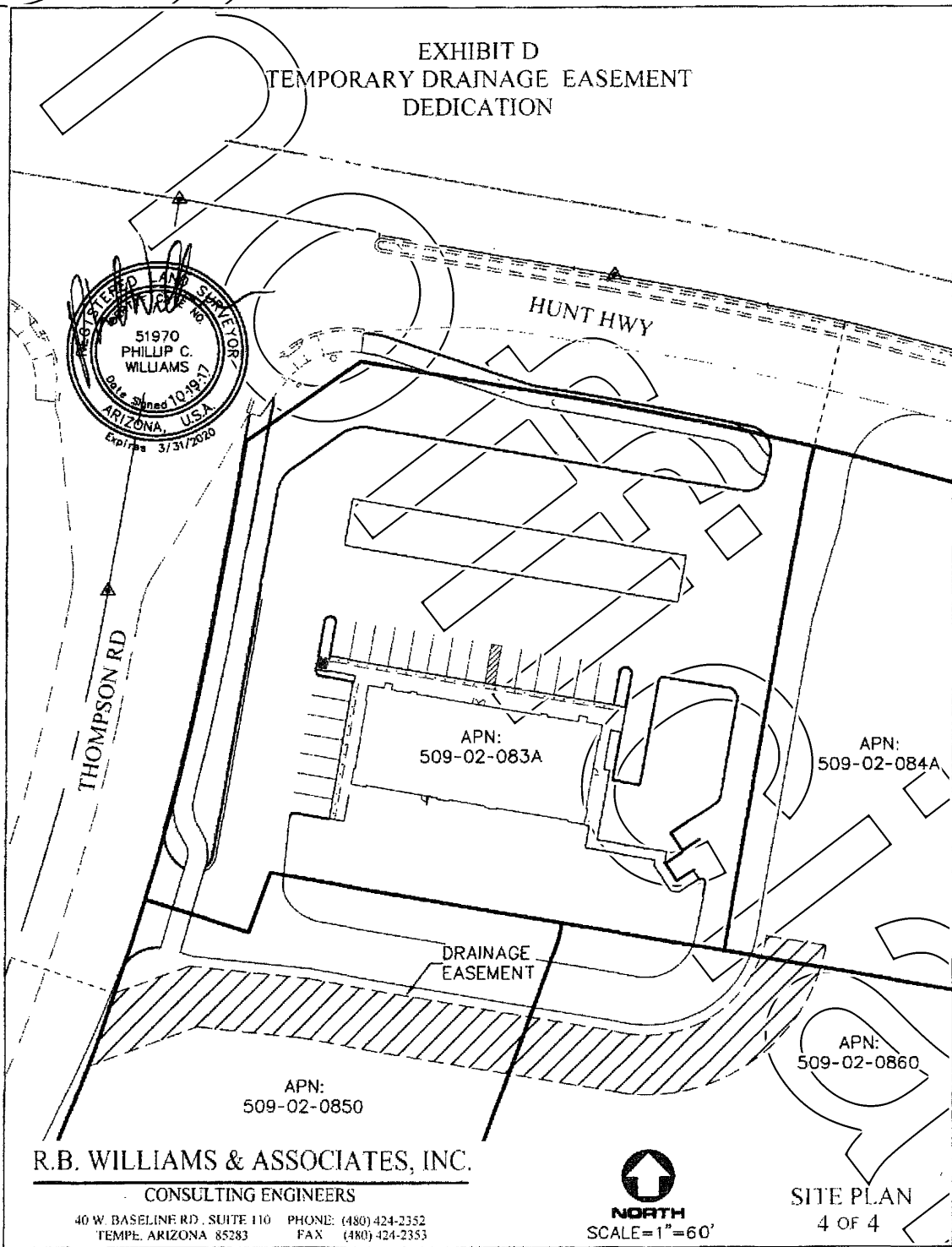
Exhibit "D"

Legal Description of Temporary Drainage Easement



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Florence, AZ 85232

EXHIBIT D
TEMPORARY DRAINAGE EASEMENT
DEDICATION



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

40 W. BASELINE RD., SUITE 110 PHONE: (480) 424-2352
TEMPE, ARIZONA 85283 FAX: (480) 424-2353


NORTH
SCALE=1"=60'

SITE PLAN
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