



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 10/02/2020 1114
FEE: \$0.00
PAGES: 11
FEE NUMBER: 2020-100196

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 093020-2020-028

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF
SUPERVISORS VACATING A PORTION OF A ROADWAY KNOWN
AS COWTOWN ROAD

WHEREAS, pursuant to Arizona Revised Statutes ("A.R.S.") § 28-7205, the County has requested that the Board of Supervisors ("Board") vacate a portion of a roadway known as Cowtown Road as legally described and depicted in the attached Exhibit A (the "Roadway"); and

WHEREAS, the Board having found proper notice having been given for a public hearing; the public hearing having been held for public input; no land adjoining the Roadway being left without access to a public highway; and the Board having considered the feasibility, advantages and necessity of said action and finding the public's best interest to be served by granting the request to vacate the Roadway; and

WHEREAS, consideration received by the County for vacating the Roadway includes tax revenues gained by adding the land to the County's tax rolls; cessation of County maintenance responsibility for the Roadway; and relief from potential liability for property damages, injury or death, which may occur in the Roadway.

WHEREAS, at the time the Roadway was acquired for public use, the Roadway was part of the adjacent lands located south of the Roadway, which lands are currently designated as Pinal County Assessor's Parcel Numbers ("APN") 503-31-006B, 503-31-0080, 503-36-0010, 503-35-0030, and 503-35-0060.

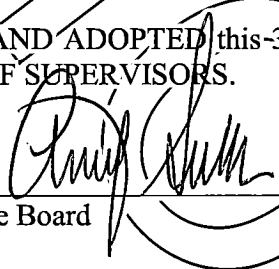
NOW, THEREFORE, IT IS HEREBY RESOLVED by the Pinal County Board of Supervisors that the Roadway as legally described and depicted in the attached Exhibit A, is hereby vacated except as follows:

EXCEPT rights-of-way or easements of existing sewer, gas, water or similar pipelines and appurtenances and for canals, laterals or ditches and appurtenances, and for electric, telephone, and similar lines and appurtenances, which shall continue, as they existed prior to the vacating of the Roadway in accordance with A.R.S. § 28-7210.


BE IT FURTHER RESOLVED that, pursuant to the applicable provisions of A.R.S. § 28-7205(1) and the Pinal County Development Services Code, and upon the recording of this Resolution, title to each portion of the Roadway abutting the adjacent land shall vest in each applicable owner of the adjacent land as follows: (i) title to the portions of the Roadway abutting APNs 50331006B, 503310080, and 503360010 shall vest in Auza Ranches, L.L.C., an Arizona Limited Liability Company; (ii) title to the portions of the Roadway abutting APN 503-35-0030 shall vest in Linsenmeyer-Melton Family Limited Partnership, an Arizona Limited Partnership; and (iii) title to the portions of the Roadway abutting APN 503-35-0060 shall vest in Douglas M. Keeling, Trustee of The Douglas M. Keeling Trust, dated January 27, 1988.

BE IT FURTHER RESOLVED that this Resolution shall become effective when recorded in the Office of the County Recorder of Pinal County, Arizona.

PASSED AND ADOPTED this 30th day of September 2020, 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

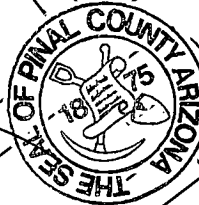


EXHIBIT A

TO
RESOLUTION NO. 093020-1020-028

[Legal Description and Depiction of Roadway]

See following pages.

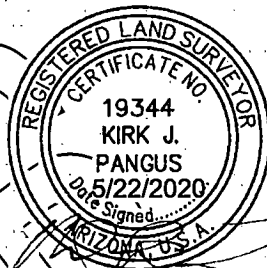
**QUIT CLAIM ABANDONMENT
BOOK 53 OF DEEDS PAGE 73
LEGAL DESCRIPTION**

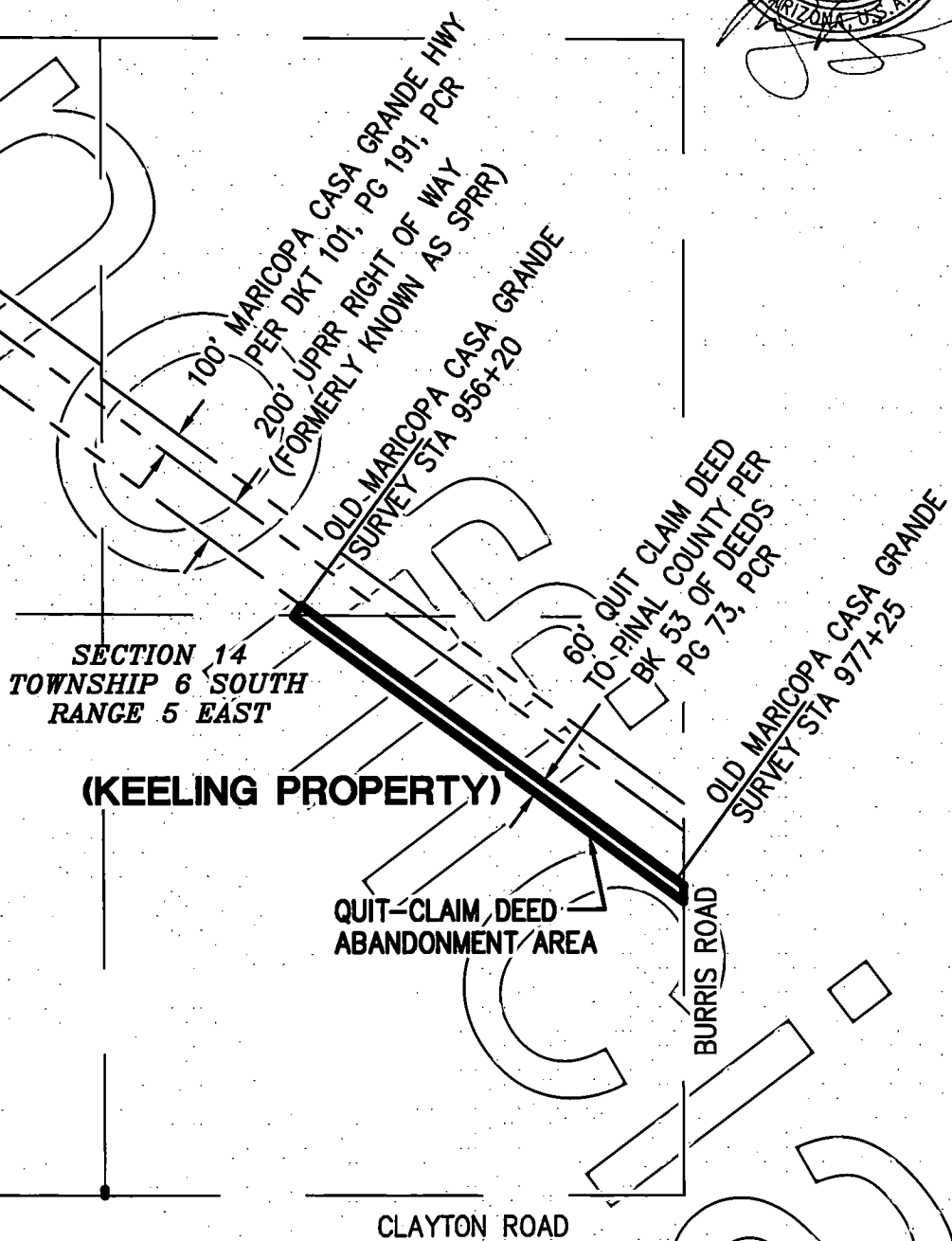
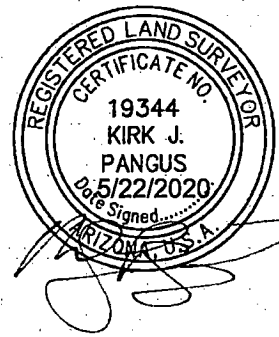
A portion of that land lying south of the southern right of way line of the (Union) Southern Pacific Railroad right of way within Section 14, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County Arizona as described in the Quit Claim Deed recorded as Book 53 of Deeds, Page 73, said Pinal County records, described as follows:


A strip of land 60 feet wide running parallel and next to the Southern Pacific Railroad right of way beginning at station 956+20 of the Maricopa-Casa Grande Highway survey and running thence southeasterly 2155 feet to station 977+25 of said survey on the west line of Section 13, Township 6 South, Range 5 East, all in Section 14, and the property of Wm. F. Cleveland;

Containing 3.0 acres more or less

HILGARTWILSON, LLC
2141 E Highland Ave., Suite 250
Phoenix, AZ., 85016
May, 2020





PROJ.NO.: 2062	COWTOWN ROAD (OLD MARICOPA HWY)	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: May, 2020	ABANDONMENT OF BK 53 PG 73	
SCALE: NTS	PINAL COUNTY, ARIZONA	
DRAWN BY: KM	EXHIBIT	
CHECKED BY: KJP		

**PARCEL ABANDONMENT DESCRIPTION
COWTOWN ROAD TO KEELING PROPERTY**

A portion of land being situated within the East half of Section 14, Township 6 South, Range 5 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

COMMENCING at a found $\frac{1}{2}$ inch rebar with tag, RLS 28742, accepted as the North quarter corner of said Section 14, from which a found 3 inch brass cap, accepted as the Northeast corner thereof bears South $89^{\circ}42'49''$ East, 2667.03 feet;

Thence South $00^{\circ}11'11''$ East, 1929.21 feet along the North-South mid-section line of said Section 14 to the intersection of said North-South mid-section line and the southerly right-of-way line of the Union Pacific Railroad, being the **POINT OF BEGINNING**;

Thence leaving said North-South mid-section line and along said southerly right-of-way line, South $53^{\circ}49'47''$ East, 1203.95 feet to the intersection of said southerly right-of-way line and the East-West mid-section line of said Section 14;

Thence leaving said southerly right-of-way line and along said East-West mid-section line, North $89^{\circ}33'04''$ West, 102.77 feet to the easternmost corner of the property as described as Parcel 2, as filed in Fee No. 2013-085077, Pinal County Records, Arizona;

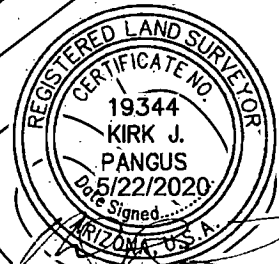
Thence leaving said East-West mid-section line, North $53^{\circ}49'47''$ West, 1076.35 feet along the northerly line of said Parcel 2, to the North-South mid-section line of said Section 14;

Thence leaving said northerly line and along said North-South mid-section line, North $00^{\circ}11'11''$ West, 74.50 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 68,409 sq. ft. (1.5705 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2062
Date: May 2020



W. KORTSEN RD. ALIGNMENT

NORTH QUARTER CORNER
SECTION 14, T6S, R5E
FOUND 1/2" REBAR W/ TAG,
"RLS 28742", DOWN 8"
POINT OF COMMENCEMENT

S89°42'49"E
2667.03'

NORTHEAST CORNER
SECTION 14, T6S, R5E
FOUND 3" BRASS CAP
STAMPED CRS RLS 28742
S11 S12 S13 S14, T6S, R5E
DATED 2017, DOWN 6"

S00°02'24"W 2639.65'

N. BURRIS ROAD

1929.21'

POINT OF
BEGINNING

N00°11'11"W
74.50'

MARICOPA-CASA GRANDE
UNION PACIFIC RAILROAD
S53°49'47"E 1203.95'
N53°49'47"W 1076.35'

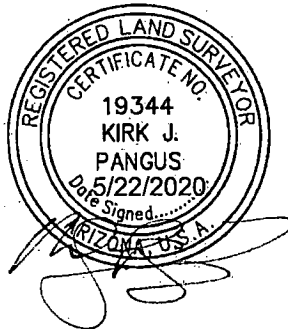
N00°11'11"W 2632.17'

628.46'

PARCEL 2
FEE NO.
2013-085077,
P.C.R.

CENTER OF
SECTION 14, T6S, R5E
FOUND REBAR W/
NO I.D.

866.88'
S89°33'04"E 2656.68'



1687.02'
N89°33'04"W
102.77'

COWTOWN
ROAD

EAST QUARTER CORNER
SECTION 14, T6S, R5E
FOUND 3" BRASS CAP
STAMPED CRS RLS 28742
S13 S14 1/4 DATED 2017,
DOWN 6"

PROJ.NO.:	2062	COWTOWN ROAD (OLD MARICOPA HWY)
DATE:	MAY 2020	ABANDONMENT WITHIN KEELING PROPERTY
SCALE:	N.T.S.	PINAL COUNTY, ARIZONA
DRAWN BY:	JDL	EXHIBIT
CHECKED BY:	KJP	

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

**QUIT CLAIM ABANDONMENT
BOOK 37 OF DEEDS PAGE 494
LEGAL DESCRIPTION**

A portion of land lying within Section 15, Township 6 South, Range 5 East of the Gila nd Salt River Meridian, Pinal County Arizona as described in the Quit Claim Deed recorded as Book 37 of Deeds, Page 494, said Pinal County records, being described as follows:

A strip of land 60 feet wide being 30 feet on either side of the centerline of the Maricopa-Casa Grande Highway survey and beginning at the intersection of the centerline of said survey and the north boundary of the lands of Gustave Kratzka at station 911+20 which point lies 90 feet west of the Northeast corner of Section 15 running thence S 53-43 E a distance of 110 feet to the point marking the intersection of the centerline of said survey at station 912+30 and the east boundary of the Gustave Kratzka property which point lies 65 feet south of the Northeast corner of Section 15

Containing 0.15 acres more or less

HILGARTWILSON, LLC
2141 E Highland Ave., Suite 250
Phoenix, AZ., 85016
May, 2020





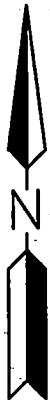
SECTION 10
TOWNSHIP 6 SOUTH
RANGE 5 EAST

SECTION 11
TOWNSHIP 6 SOUTH
RANGE 5 EAST

QUIT-CLAIM DEED
ABANDONMENT AREA

KORTSON ROAD ALIGNMENT

(AUZA RANCHES PROPERTY)



SECTION 15
TOWNSHIP 6 SOUTH
RANGE 5 EAST

SECTION 14
TOWNSHIP 6 SOUTH
RANGE 5 EAST


60' QUIT CLAIM DEED
TO PINAL COUNTY PER
BK 37 OF DEEDS
PG 494, PCR

200' UPRR RIGHT OF WAY
(FORMERLY KNOWN AS SPRR)

150' MARICOPA CASA GRANDE HWY

OLD MARICOPA CASA GRANDE
SURVEY STA 911+20

OLD MARICOPA CASA GRANDE
SURVEY STA 912+30

PROJ.NO.: 2062	COWTOWN ROAD (OLD MARICOPA HWY)	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2020	ABANDONMENT OF BK 37 PG 494	
SCALE: NTS	PINAL COUNTY, ARIZONA	
DRAWN BY: KM	EXHIBIT	
CHECKED BY: KJP		

**QUIT CLAIM ABANDONMENT
BOOK 37 OF DEEDS PAGE 472
LEGAL DESCRIPTION**

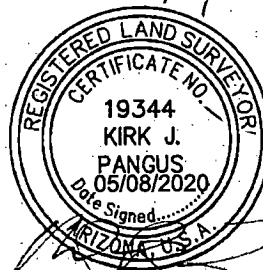
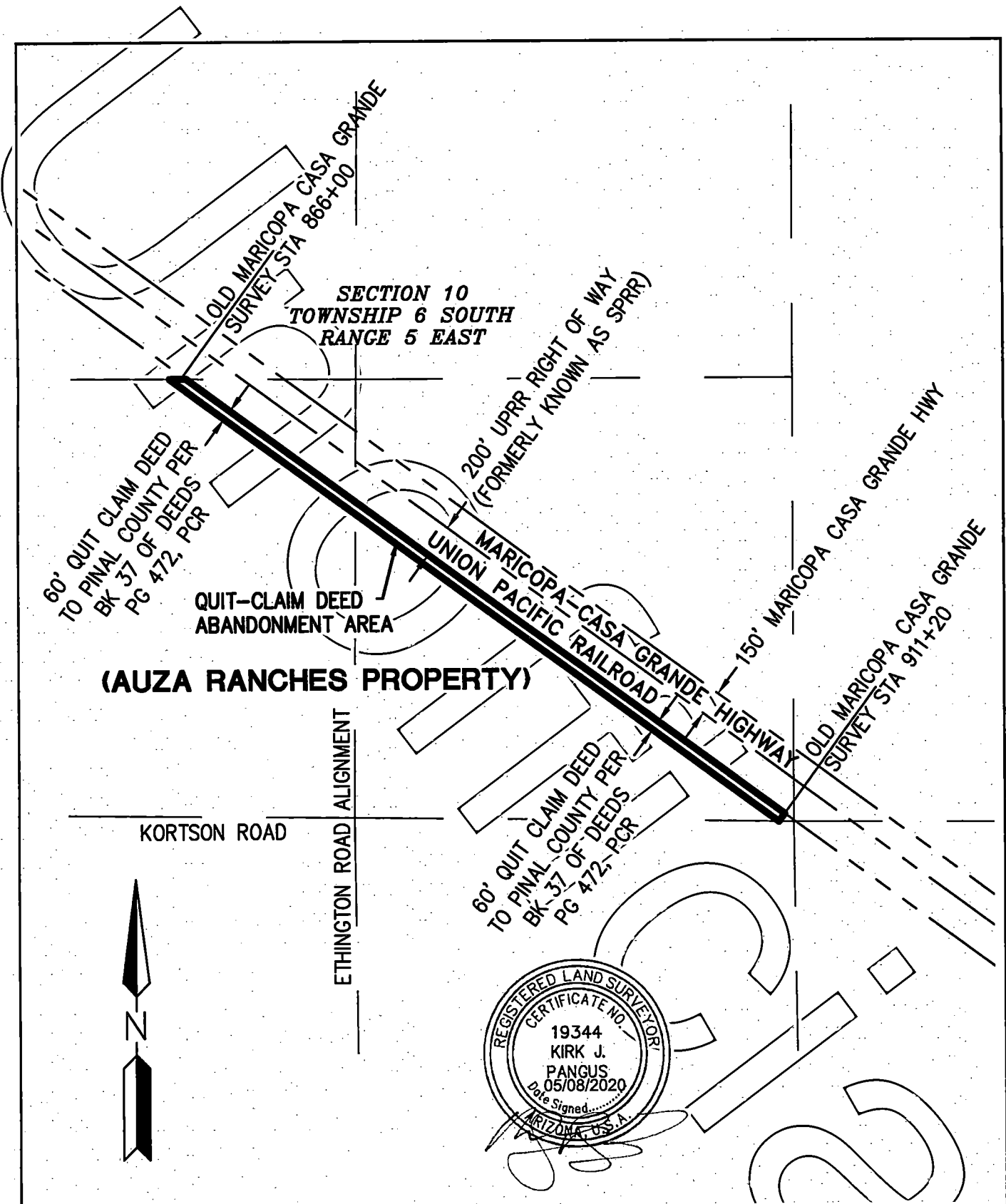
A portion of land lying within Section 10, Township 6 South, Range 5 East of the Gila and Salt River Meridian, Pinal County Arizona as described in the Quit Claim Deed recorded as Book 37 of Deeds, Page 472, said Pinal County records, described as follows:


A strip of land 60 feet wide being 30 feet on either side of the centerline of the Maricopa-Casa Grande Highway survey and beginning at the intersection of the centerline of said survey and the north boundary of the land of Helen Kratzka at Sta 866+00 which point lies 1590 ft east of the West quarter corner of Section 10 running thence S 53-43 E a distance of 4520 feet to the point marking the intersection of the centerline of said survey at station 911+20 and the south boundary of the Helen Kratzka property which point lies 90 feet west of the southeast corner of said Section 10

Containing 6.2 acres more or less

HILGARTWILSON, LLC
2141 E Highland Ave., Suite 250
Phoenix, AZ., 85016
May, 2020





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DATE: MAY 2020	ABANDONMENT OF BK 37 PG 472	
SCALE: NTS	PINAL COUNTY, ARIZONA	
DRAWN BY: KM	EXHIBIT	
CHECKED BY: KJP		