



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

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

DATE/TIME: 10/06/2021 1624
FEE: \$0.00
PAGES: 9
FEE NUMBER: 2021-127075

RESOLUTION NO. 100621-RD21-045

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A WARRANTY DEED FOR ROADWAY AND UTILITY PURPOSES FROM JEN ARIZONA 52, LLC

WHEREAS, on May 18, 2021 a Warranty Deed ("Deed") was executed by JEN ARIZONA 52 LLC. ("Grantor") granting fee title to Pinal County to certain real property for roadway and utility purposes, a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interests of Pinal County that the Deed be accepted by the Pinal County Board of Supervisors for roadway purposes.

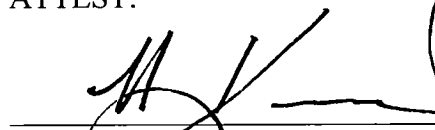
THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Deed is hereby accepted.

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 6th day of October, 2021, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:


Deputy County Attorney

**EXHIBIT A
TO
RESOLUTION NO. 100621-RD21-045**

[Warranty Deed for Combs Road]

See following pages.

7K

When recorded mail to:
Clerk of the Board
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Florence, AZ 85132



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 09/21/2021 0834
FEE: \$0.00
PAGES: 7
FEE NUMBER: 2021-118642

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **JEN ARIZONA 52 LLC**, Grantor(s), do hereby grant and convey to the public for roadway and utility purposes and all incidentals thereto, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, as legally described in Exhibit "A" attached hereto and make a part thereof.

SUBJECT TO all matters of record.

Grantor warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 18th day of MAY, 2021.

Signature of GRANTOR(s):

JEN ARIZONA 52 LLC, an Arizona limited liability company

By: [Signature]

Name: Diann E. Curley

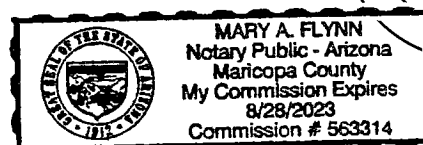
Its: Authorized Signatory

State of ARIZONA)
County of Maricopa) ss.

The foregoing Warranty Deed was acknowledged before me this 18th day of MAY, 2021, by DIANN E. CURLEY, as AUTHORIZED SIGNATORY for and on behalf thereof.

My Commission Expires: 8/28/2023

[Signature]
Notary Public



**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

Proprietary

March 2, 2021

LEGAL DESCRIPTION FOR
WALES RANCH PHASE 1
COMBS ROAD DEDICATION

That part of the South Half of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Pinal County Highway Department Brass Cap in hand hole marking the Southwest Corner of said Section 28, from which the Cotton Picker Spindle marking the South Quarter Corner of said Section 28 bears North $89^{\circ}48'25''$ East, a distance of 2,639.62 feet;

Thence North $00^{\circ}01'35''$ East, along the West line of the Southwest Quarter of said Section 28, a distance of 125.40 feet;

Thence South $89^{\circ}58'25''$ East, departing said West line, a distance of 55.00 feet to a point on a 50.00 foot radius non-tangent curve, whose center bears South $89^{\circ}58'25''$ East;

Thence Southeasterly, along said curve, through a central angle of $90^{\circ}13'10''$, a distance of 78.73 feet to a point on a line which is parallel with and 75.00 feet Northerly, as measured at right angles, from the South line of the Southwest Quarter of said Section 28;

Thence North $89^{\circ}48'25''$ East, along said parallel line, a distance of 1,124.29 feet to the beginning of a tangent curve of 33.00 foot radius, concave Northwesterly;

Thence Northeasterly, along said curve, through a central angle of $90^{\circ}00'00''$, a distance of 51.84 feet to a point on a line which is parallel with and 108.00 feet Northerly, as measured at right angles, from the South line of the Southwest Quarter of said Section 28;

Thence North $89^{\circ}48'25''$ East, along said parallel line, a distance of 37.00 feet;

Thence South $00^{\circ}11'35''$ East, departing said parallel line, a distance of 24.00 feet to the beginning of a tangent curve of 8.00 foot radius, concave Northerly;

Thence Easterly, along said curve, through a central angle of $180^{\circ}00'00''$, a distance of 25.13 feet;

Thence North $00^{\circ}11'35''$ West, a distance of 24.00 feet to a point on a line which is parallel with and 108.00 feet Northerly, as measured at right angles, from the South line of the Southwest Quarter of said Section 28;

Thence North $89^{\circ}48'25''$ East, along said parallel line, a distance of 32.00 feet to a point on a 33.00 foot radius non-tangent curve, whose center bears North $89^{\circ}48'25''$ East;

N:\14 Coe and Van Loo II LLC\0349101\Admin\Legal Descriptions\G-LG-COMBS.docx Page 1 of 2

Legal Description for
Wales Ranch Phase 1
Combs Road Dedication
March 2, 2021

Thence Southeasterly, along said curve, through a central angle of $90^{\circ}00'00''$, a distance of 51.84 feet to a point on a line which is parallel with and 75.00 feet Northerly, as measured at right angles, from the South line of the Southwest Quarter of said Section 28;

Thence North $89^{\circ}48'25''$ East, along said parallel line, a distance of 1,258.85 feet to a point on a line which is parallel with and 75.00 feet Northerly, as measured at right angles, from the South line of the Southeast Quarter of said Section 28;

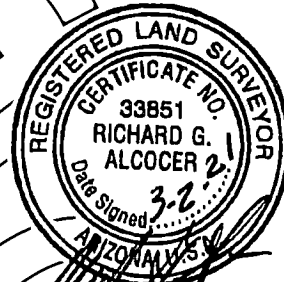
Thence North $89^{\circ}48'42''$ East, along last said parallel line, a distance of 11.15 feet;

Thence South $00^{\circ}11'26''$ East, departing said parallel line, a distance of 75.00 feet to a point on the South line of the Southeast Quarter of said Section 28;

Thence South $89^{\circ}48'42''$ West, along said South line, a distance of 11.15 feet to the Cotton Picker Spindle marking the South Quarter Corner of said Section 28;

Thence South $89^{\circ}48'25''$ West, along the South line of the Southwest Quarter of said Section 28, a distance of 2,639.62 feet to the Point of Beginning.

Containing 204,893 Square Feet or 4.704 Acres, more or less.



CURVE TABLE

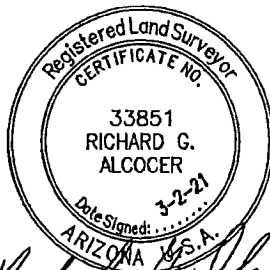
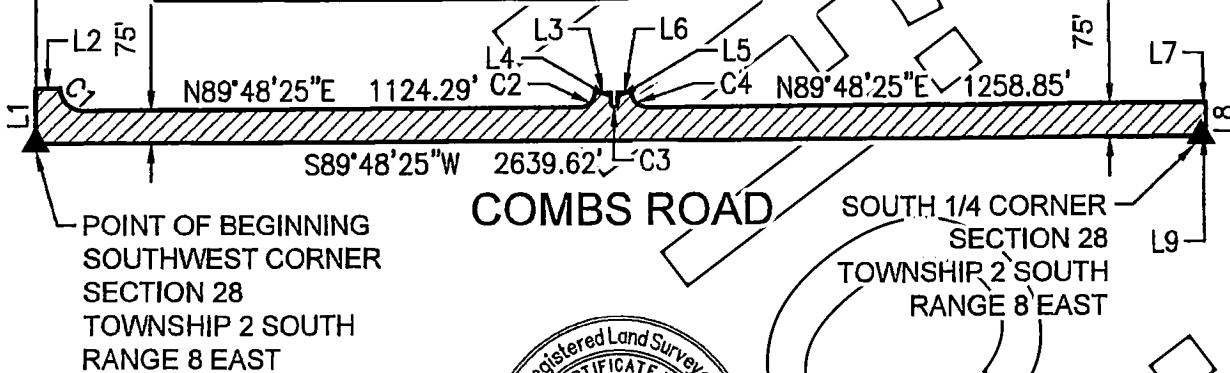
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	78.73'	50.00'	090°13'10"	50.19'	70.85'	S45°05'00"E
C2	51.84'	33.00'	090°00'00"	33.00'	46.67'	N44°48'25"E
C3	25.13'	8.00'	180°00'00"	INFINITY'	16.00'	N89°48'25"E
C4	51.84'	33.00'	090°00'00"	33.00'	46.67'	S45°11'35"E

LINE TABLE

NO.	BEARING	LENGTH
L1	N00°01'35"E	125.40'
L2	S89°58'25"E	55.00'
L3	N89°48'25"E	37.00'
L4	S00°11'35"E	24.00'
L5	N00°11'35"W	24.00'

LINE TABLE

NO.	BEARING	LENGTH
L6	N89°48'25"E	32.00'
L7	N89°48'42"E	11.15'
L8	S00°11'26"E	75.00'
L9	S89°48'42"W	11.15'



SCALE 1" = 400'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

WALES RANCH PHASE 1

COMBS ROAD DEDICATION



1 OF 1

:\14 Coe and Van Loo II LLC\0349101\Admin\Legal Descriptions\G-LG-COMBS-CLOS

WALES RANCH PHASE 1
COMBS ROAD DEDICATION

The date and time is
3/2/2021 7:26 AM

* FILEPATH / NAME:

N:\14 Coe and Van Loo II LLC\0349101\CADD\COGO\CB.LEGALS.dwg

BOUNDARY

N00°01'35.0000" E 125.40299

S89°58'25.0000" E 55.00000

RB = S89°58'25.0000" E

R = 50.00000

A = 78.73128

C = 70.84593

CB = S45°04'59.9196" E

D = 90°13'09.8392"

T = 50.19183

RB = S00°11'34.8392" E

N89°48'25.1608" E 1124.29123

RB = N00°11'34.8392" W

R = 33.00000

A = 51.83623

C = 46.66901

CB = N44°48'25.3139" E

D = 89°59'59.6938"

T = 32.99995

RB = N89°48'25.4670" E

N89°48'24.9423" E 37.00000

S00°11'34.5330" E 23.99998

RB = N89°48'25.4670" E

R = 8.00000

A = 25.13274

C = 16.00000

CB = N89°48'25.4670" E

D = 180°00'00.0000"

T = 130654229826069000.00000

RB = N89°48'25.4670" E

N00°11'34.5330" W 24.00002

:\\14 Coe and Van Loo II LLC\\0349101\\Admin\\Legal Descriptions\\G-LG-COMBS-CLOST

N89°48'24.9081" E 32.00000

RB = N89°48'25.4670" E

R = 33.00000

A = 51.83633

C = 46.66908

CB = S45°11'34.6861" E

D = 90°00'00.3063"

T = 33.00005

RB = S00°11'34.8392" E

N89°48'25.1608" E 1258.85038

N89°48'42.0002" E 11.15108

S00°11'26.0000" E 75.00000

S89°48'42.0002" W 11.15093

S89°48'25.1608" W 2639.61798

to

Area = 204892.54 4.704 AC

Closing course: 353°07'37.4471" 0.000070

Misclosure: 1/1,000,000+

North Error: 0.000070

East Error: 0.000008

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