

134



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 06/07/2023 1557
FEE: \$0.00
PAGES: 13
FEE NUMBER: 2023-041978

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

RESOLUTION NO. 060723-RD22-123

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A DRAINAGE EASEMENT AND A WARRANTY DEED FOR FEE RIGHT OF WAY TO A PORTION ON JUDD ROAD AND SIERRA VISTA DRIVE.

WHEREAS, on May 15, 2023, a Drainage Easement ("Easement") was executed by EPCOR Water Arizona Inc., an Arizona Corporation ("Grantor") granting a non-exclusive drainage easement to the public, a copy of which is attached hereto as Exhibit A; with attachments and

WHEREAS, on May 1, 2023, a Warranty Deed ("Deed") was executed by EPCOR Water Arizona Inc., an Arizona Corporation ("Grantor") conveying all right, title and interest Grantors held in certain real property to Pinal County, a political subdivision of the State of Arizona, as ("Grantee"), a copy of which is attached hereto as Exhibit B; and

WHEREAS, it is in the best interests of Pinal County that the Drainage Easement be accepted for non-exclusive drainage purposes.

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way to a portion on Gary Road.

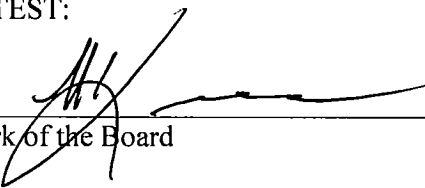
THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Drainage Easement and Warranty Deed is hereby accepted and title to the subject real property shall vest in Pinal County, a political subdivision of the State of Arizona, for the benefit of the public.

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.

RESOLUTION NO. 060723-RD22-123

PASSED AND ADOPTED this 7th day of June, 2023, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:

Clerk of the Board

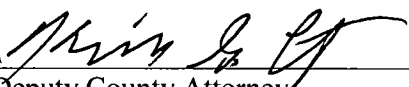
APPROVED AS TO FORM:

Deputy County Attorney



EXHIBIT A
TO
RESOLUTION NO. 060723-RD22-123

[Drainage Easement – Fee #2023-036642]

See following pages.



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 05/18/2023 1645
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2023-036642

When recorded return to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **EPCOR Water Arizona Inc., an Arizona corporation**, as Grantor, does hereby grant and convey to the public a non-exclusive drainage easement upon, over, across and through that certain parcel of land situated in Pinal County, Arizona, and described in the attached Exhibit A and made part hereof.

The sole use of the drainage easement shall be for any drainage purpose including without limitation retention, detention, conveyance and blockage of surface water flows, and there are no access rights or other rights to use other than as necessary to exercise maintenance rights set forth below. No use by the Grantor of the area subject to the Drainage Easement shall prohibit or interfere with the drainage use by the public. No use shall be permitted within the drainage easement which would prohibit or interfere with the drainage use.

Maintenance of the drainage easement shall be the responsibility of the Grantor. Should Grantor not adequately maintain the drainage easement and such failure to maintain continues for more than thirty (30) days after the date Grantor received a written notice of its failure to maintain from the appropriate governing body or an imminent risk to life or property exists, the local municipal or county governmental agency with proper jurisdiction over the easement area, at its discretion, may enter upon and maintain the drainage easement and charge Grantor the reasonable cost of such maintenance with no markup. Grantor shall have the responsibility to maintain the easement area.

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

DATED this 15th day of May, 2023.

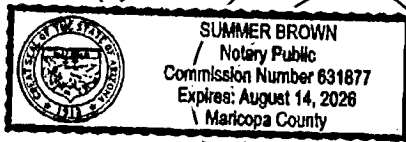
Signature of GRANTOR:

EPCOR Water Arizona Inc.,
an Arizona corporation

By: Thomas Loquvam, Corporate Secretary

State of Arizona)
County of Maricopa) ss.

The foregoing Drainage Easement was acknowledged before me this 15 day of May, 2023, by Thomas Loquvam, as Corporate Secretary of, EPCOR Water Arizona Inc., an Arizona corporation, for and on behalf thereof.



Summer Brown
Notary Public

My Commission Expires: 8/14/2026

[Large, faint, diagonal watermark text: "EPCOR WATER ARIZONA INC."]

EXHIBIT A
Legal Description

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NEW DRAINAGE EASEMENT DESCRIPTIONS:

DRAINAGE EASEMENT 1:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 27;

THENCE SOUTH 01 DEGREES 36 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1555.94 FEET;

THENCE SOUTH 88 DEGREES 23 MINUTES 35 SECONDS WEST A DISTANCE OF 78.00 FEET FEET TO THE POINT OF BEGINNING;

THENCE NORTH 39 DEGREES 04 MINUTES 22 SECONDS WEST A DISTANCE OF 186.39 FEET;

THENCE NORTH 68 DEGREES 44 MINUTES 25 SECONDS EAST A DISTANCE OF 120.39 FEET;

THENCE SOUTH 01 DEGREES 36 MINUTES 25 SECONDS EAST A DISTANCE OF 188.43 FEET TO THE POINT OF BEGINNING.

DRAINAGE EASEMENT 2:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 27;

THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1227.79 FEET;

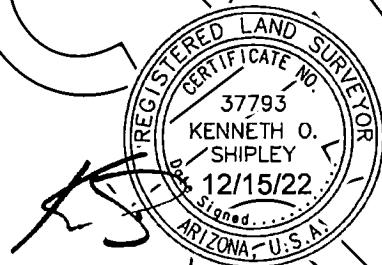
THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS EAST A DISTANCE OF 78.00 FEET FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 30 MINUTES 51 SECONDS EAST A DISTANCE OF 166.81 FEET;

THENCE SOUTH 35 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 135.13 FEET;

THENCE NORTH 39 DEGREES 04 MINUTES 22 SECONDS WEST A DISTANCE OF 139.51 FEET TO THE POINT OF BEGINNING.

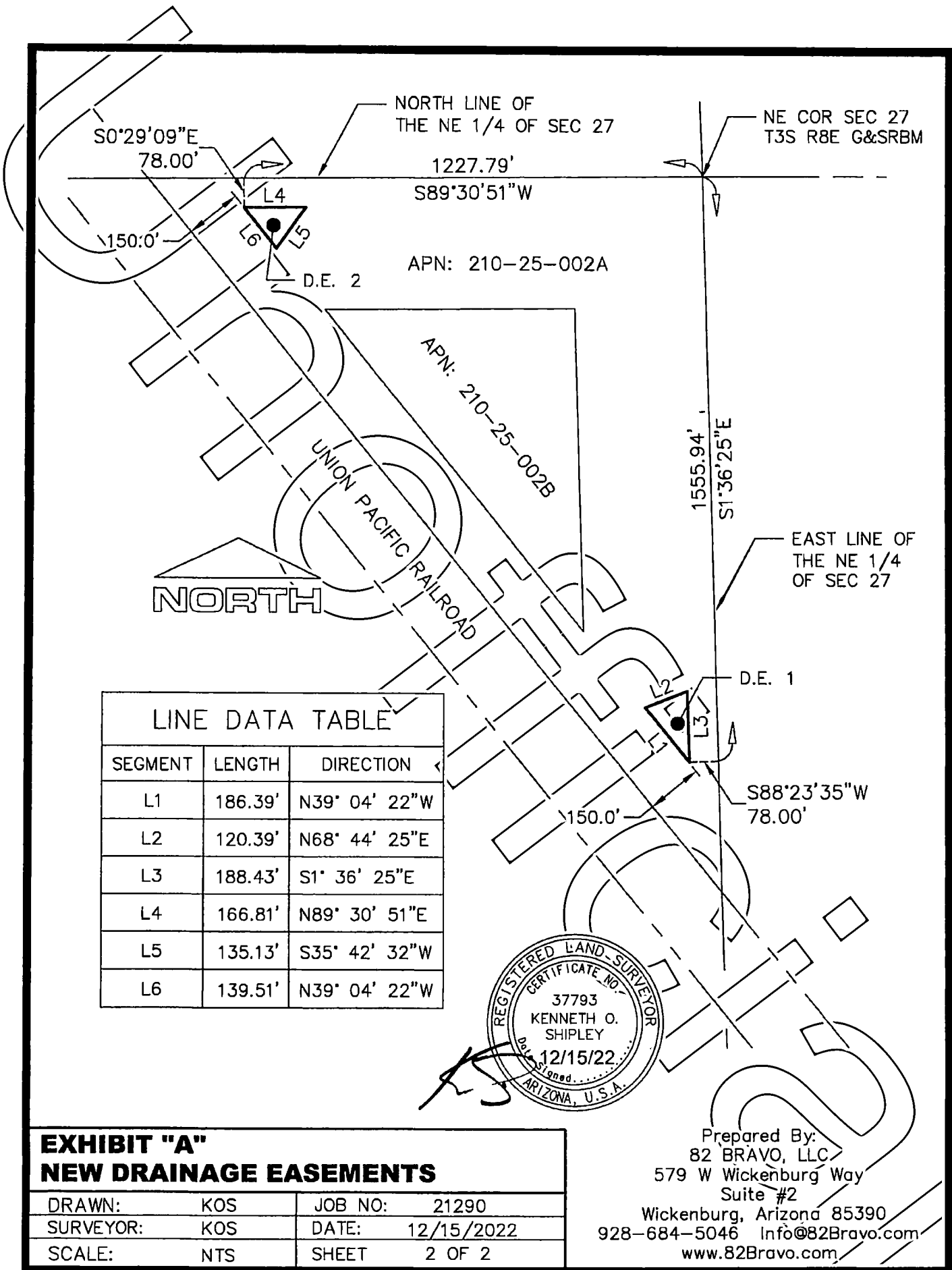
SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.



Prepared By:
82 BRAVO, LLC
579 W Wickenburg Way
Suite #2
Wickenburg, Arizona 85390
928-684-5046 info@82Bravo.com
www.82Bravo.com

EXHIBIT "A"
NEW DRAINAGE EASEMENTS

DRAWN:	KOS	JOB NO:	21290
SURVEYOR:	KOS	DATE:	12/15/2022
SCALE:	NTS	SHEET	1 OF 2



LINE DATA TABLE

SEGMENT	LENGTH	DIRECTION
L1	186.39'	N39° 04' 22"W
L2	120.39'	N68° 44' 25"E
L3	188.43'	S1° 36' 25"E
L4	166.81'	N89° 30' 51"E
L5	135.13'	S35° 42' 32"W
L6	139.51'	N39° 04' 22"W

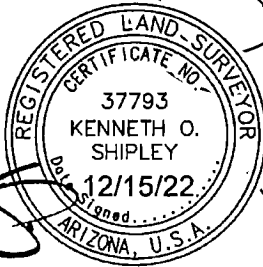


EXHIBIT "A"		
NEW DRAINAGE EASEMENTS		
DRAWN:	KOS	JOB NO: 21290
SURVEYOR:	KOS	DATE: 12/15/2022
SCALE:	NTS	SHEET 2 OF 2

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EXHIBIT B

TO

RESOLUTION NO. 060723-RD22-123

[Warranty Deed – Fee #2023-032019]

See following pages.

4/K

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



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 05/02/2023 1329
FEE: \$0.00
PAGES: 4
FEE NUMBER: 2023-032019

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **EPCOR Water Arizona Inc., an Arizona Corporation**, Grantor, does hereby grant and convey to **Pinal County, a political subdivision of the State of Arizona**, Grantee, for the benefit of 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 made a part thereof.

SUBJECT TO all matters of record.

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

Dated this 1 day of May, 2023.

Signature of GRANTOR:

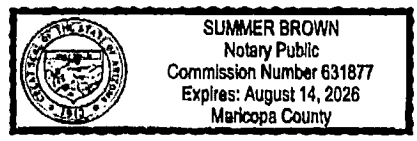
EPCOR Water Arizona Inc., an Arizona Corporation

By: Thomas Loquvam
Its: Corporate Secretary

Thomas Loquvam

State of _____)
County of _____) ss.

The foregoing Warranty Deed was acknowledged before me this 1 day of May, 2023, by, Thomas Loquvam as the Corporate Secretary of EPCOR Water Arizona Inc, an Arizona Corporation, for and on behalf thereof.



Summer Brown
Notary Public

My Commission Expires: August 14, 2026

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

U
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NEW RIGHT-OF-WAY DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 27;

THENCE SOUTH 01 DEGREES 36 MINUTES 25 SECONDS EAST A DISTANCE OF 1904.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 39 DEGREES 04 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 90.42 FEET;

THENCE NORTH 01 DEGREES 36 MINUTES 25 SECONDS WEST A DISTANCE OF 1746.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING RADIUS OF 33.0 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 88 DEGREES 23 MINUTES 35 SECONDS WEST;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 51.19 FEET TO A POINT LYING 55.0 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS WEST A DISTANCE OF 1351.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 39 DEGREES 04 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 70.36 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 27;

THENCE NORTH 89 DEGREES 30 MINUTES 51 SECONDS EAST A DISTANCE OF 1481.93 FEET TO THE POINT OF BEGINNING;

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.

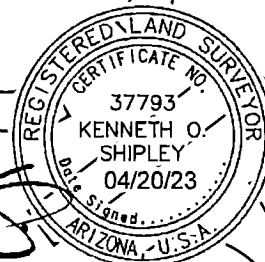
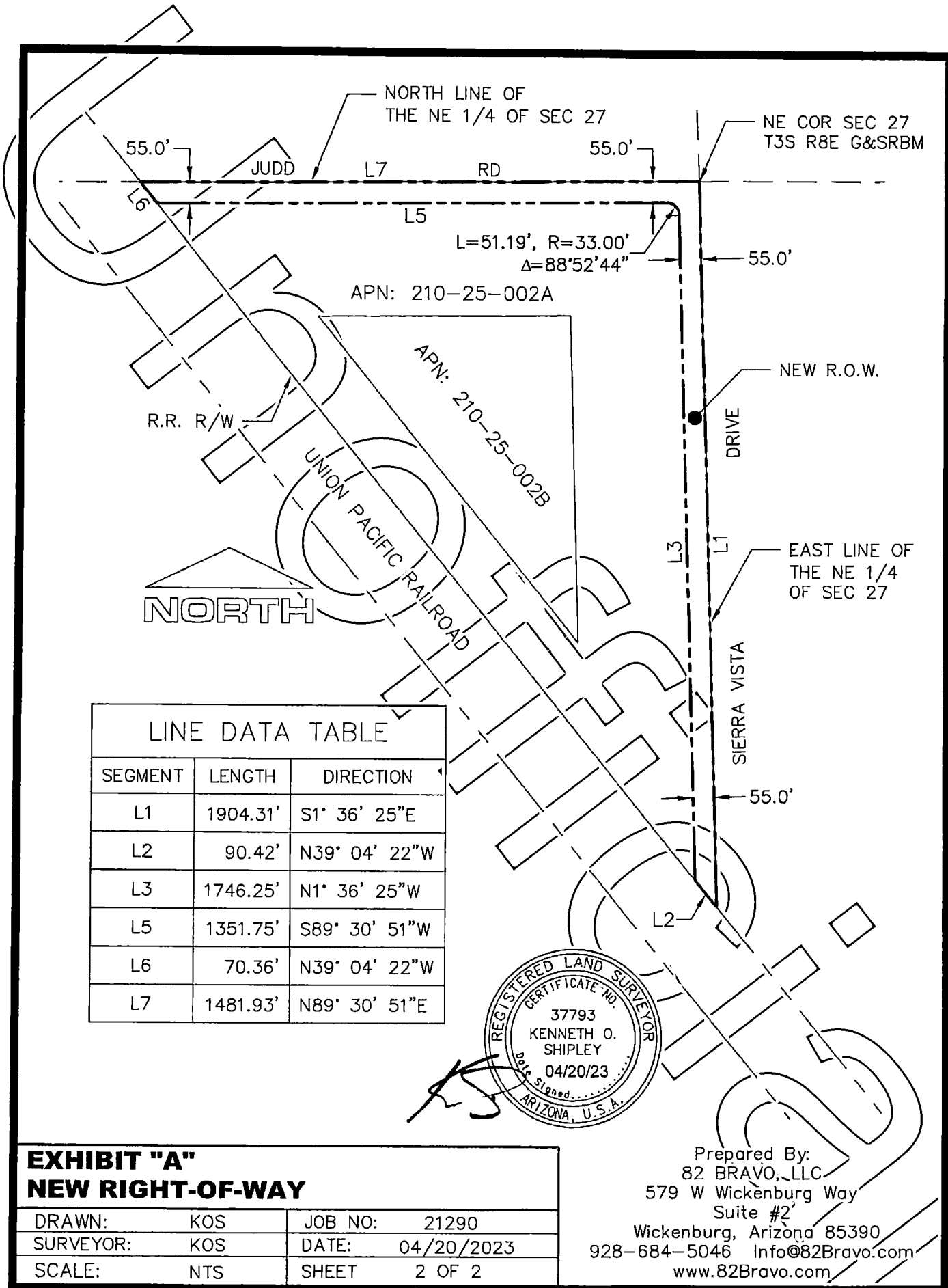


EXHIBIT "A"
NEW RIGHT-OF-WAY

DRAWN:	KOS	JOB NO:	21290
SURVEYOR:	KOS	DATE:	04/20/2023
SCALE:	NTS	SHEET	1 OF 2

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NORTH

LINE DATA TABLE		
SEGMENT	LENGTH	DIRECTION
L1	1904.31'	S1° 36' 25"E
L2	90.42'	N39° 04' 22"W
L3	1746.25'	N1° 36' 25"W
L5	1351.75'	S89° 30' 51"W
L6	70.36'	N39° 04' 22"W
L7	1481.93'	N89° 30' 51"E



EXHIBIT "A"		
NEW RIGHT-OF-WAY		
DRAWN:	KOS	JOB NO: 21290
SURVEYOR:	KOS	DATE: 04/20/2023
SCALE:	NTS	SHEET 2 OF 2

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