

205



DATE/TIME: 10/18/2023 1420
FEE: \$0.00
PAGES: 20
FEE NUMBER: 2023-076951

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

RESOLUTION NO. 101823-RD23-065

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING WARRANTY DEEDS FOR FEE RIGHT OF WAY AND UTILITY PURPOSES.

WHEREAS, on July 26, 2023 a Warranty Deed ("Deed") was executed by THE VILLAGE AT BORGATA, LLC, a Delaware limited liability company, as ("Grantors") 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") for roadway and utility purposes, a copy of which is attached hereto as Exhibit A; and

WHEREAS, on July 17, 2023 a Warranty Deed ("Deed") was executed by BORGATA VENTURES, LLC, an Arizona limited liability company, as ("Grantors") 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") for roadway and utility purposes, a copy of which is attached hereto as Exhibit B; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way from and utility purposes from THE VILLAGE AT BORGATA, LLC, a Delaware limited liability company;

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way and utility purposes from BORGATA VENTURES, LLC, an Arizona limited liability company; and

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed from THE VILLAGE AT BORGATA, LLC, a Delaware limited liability company, 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 for roadway and utility purposes.

BE IT FURTHER RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed from BORGATA VENTURES, LLC, an Arizona limited liability company, 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 for roadway and utility purposes.

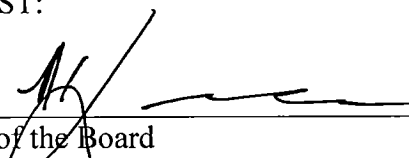
BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this 18th day of October, 2023, by the PINAL COUNTY BOARD OF SUPERVISORS.

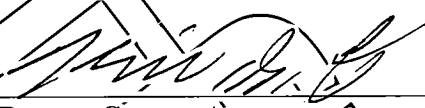


Chairman of the Board



ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Deputy County Attorney

EXHIBIT A
TO
RESOLUTION NO. 101823-RD23-065

[Warranty Deed – Fee #2023-066632]

See following pages.

HOFFMAN'S

EXHIBIT A1

RIGHT-OF-WAY DEDICATION
HUNT HIGHWAY FRONTAGE

Hunt County, Texas



Exhibit "A"
Borgata at San Tan
Right-Of-Way Dedication
The Village

Job No. 21-0512

May 1, 2023

A Right-of-Way located in the Southwest Quarter of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

COMMENCEING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence along the South line of the Southwest Quarter of said Section 2, South 89 degrees 45 minutes 04 seconds West, 223.90 feet;

Thence North 00 degrees 14 minutes 56 seconds West, 2294.83 feet to the **POINT OF BEGINNING**;

Thence North 49 degrees 23 minutes 11 seconds West, 139.41 feet to the beginning of a curve, concave Southwesterly, with radius of 1784.99 feet;

Thence along said curve to the left, through a central angle of 09 degrees 14 minutes 31 seconds, an arc distance of 287.92 feet;

Thence on a non-tangent line, North 40 degrees 36 minutes 07 seconds East, 75.94 feet to the beginning of a non-tangent curve, concave Southwesterly, from which the radius point bears South 31 degrees 44 minutes 49 seconds West, a distance of 1859.99 feet;

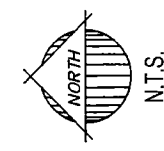
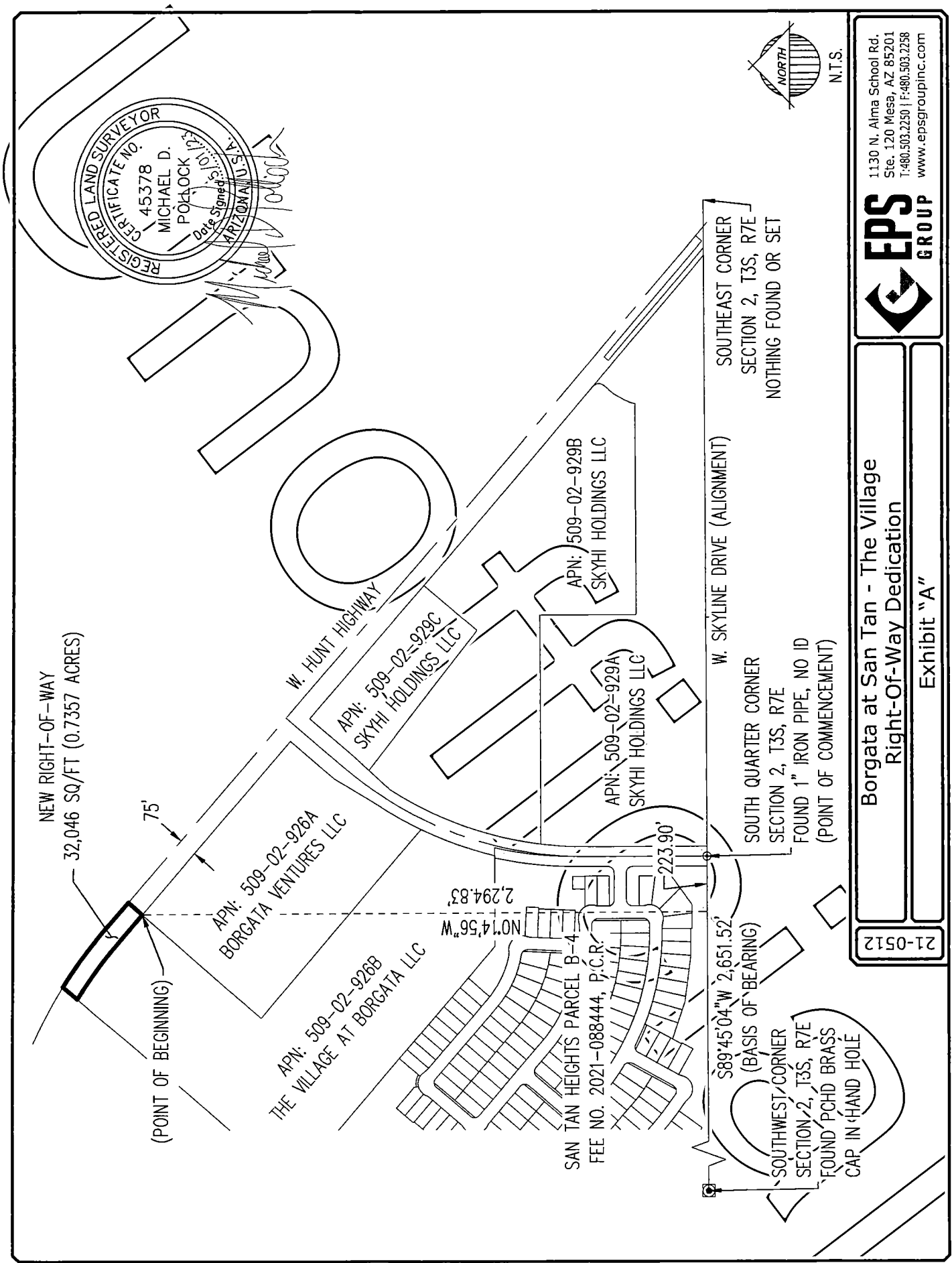
Thence along said curve to the right, through a central angle of 08 degrees 52 minutes 00 seconds, an arc distance of 287.84 feet;

Thence South 49 degrees 23 minutes 11 seconds East, 139.41 feet;

Thence South 40 degrees 36 minutes 57 seconds West, 75.00 feet to the **POINT OF BEGINNING**.

Contains **32,046** square feet or **0.7357** acres, more or less.





1130 N. Alma School Rd.
 Ste. 120 Mesa, AZ 85201
 T:480.503.2250 | F:480.503.2258
 www.epsgroupinc.com



EXHIBIT A2

RIGHT-OF-WAY DEDICATION

SAN TAN HEIGHTS BLVD FRONTAGE

Copyright © 2014



Exhibit "A"
Borgata at San Tan – The Village
Right-of-Way Dedication

Job No. 21-0512

June 28, 2023

A Right-of-Way located in the Southeast Quarter of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

COMMENCEING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence North 00 degrees 08 minutes 37 seconds East, 862.79 feet to the **POINT OF BEGINNING**;

Thence beginning on a non-tangent curve, concave Southeasterly, from which the radius point bears South 76 degrees 17 minutes 51 seconds East, 1540.00 feet;

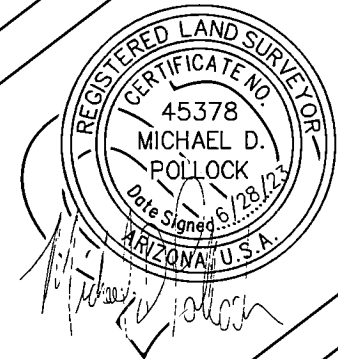
Thence along said curve to the right, through a central angle of 11 degrees 50 minutes 32 seconds, an arc distance of 318.29 feet;

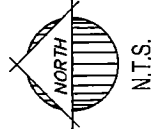
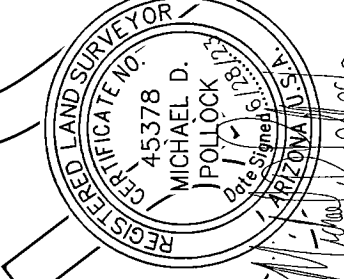
Thence South 49 degrees 23 minutes 03 seconds East, 25.50 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 65 degrees 58 minutes 06 seconds East, 1500.00 feet;

Thence along said curve to the left, through a central angle of 11 degrees 23 minutes 17 seconds, an arc distance of 298.14 feet;

Thence on a non-tangent line South 89 degrees 45 minutes 30 seconds West, 32.42 feet to the **POINT OF BEGINNING**.

Right-of-Way contains **8,628** square feet or **0.1981** acres, more or less.





APN: 509-02-926A
BORGATA VENTURES LLC

APN: 509-02-926B
THE VILLAGE AT BORGATA LLC

APN: 509-02-929C
SKYHI HOLDINGS LLC

NEW RIGHT-OF-WAY
8,628 SQ/FT (0.1981 ACRES)

APN: 509-02-929B
SKYHI HOLDINGS LLC

APN: 509-02-929A
SKYHI HOLDINGS LLC

SAN TAN HEIGHTS PARCEL B-4
FEE NO. 2021-088444, P.C.R.

589'45"04" W 2,651.52'
(BASIS OF BEARING)

SOUTHWEST CORNER
SECTION 2, T3S, R7E
FOUND PCHD BRASS
CAP IN HAND HOLE

SOUTH QUARTER CORNER
SECTION 2, T3S, R7E
FOUND 1" IRON PIPE, NO ID
(POINT OF COMMENCEMENT)

W. SKYLINE DRIVE (ALIGNMENT)

SOUTHEAST CORNER
SECTION 2, T3S, R7E
NOTHING FOUND OR SET

21-0512

Borgata at San Tan - The Village
Right-Of-Way Dedication

Exhibit "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
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EXHIBIT A3
RIGHT-OF-WAY DEDICATION
THOMPSON ROAD FRONTAGE

Thompson

April 18, 2023

LEGAL DESCRIPTION FOR
VILLAGE AT BORGATA
THOMPSON ROAD RIGHT-OF-WAY

That part of Parcel 2 of a Minor Land Division "Borgata at San Tan" as recorded in Fee Number 2022-074120, Records of Pinal County, Arizona being situated in the Southwest Quarter of Section 2, Township 3 South, Range 7 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Westernmost Southwest Corner of said Parcel 2, also being a point on the Centerline of Thompson Road;

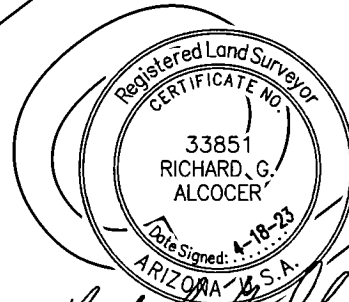
Thence North $46^{\circ}07'39''$ East, along said Centerline and along the West line of said Parcel 2, a distance of 82.26 feet to the Westernmost Northwest Corner thereof;

Thence North $89^{\circ}44'59''$ East, along the North line of said Parcel 2, a distance of 79.72 feet to a point on a line which is parallel with and 55.00 feet Southeasterly from the Centerline of said Thompson Road;

Thence South $46^{\circ}07'39''$ West, departing said North line and along said parallel line, a distance of 139.97 feet to a point on the Southwesterly line of said Parcel 2;

Thence North $43^{\circ}52'21''$ West, along said Southwesterly line a distance of 55.00 feet to the Point of Beginning.

Containing 6111 Square Feet or 0.140 Acres, more or less.



Richard G. Alcocer

VILLAGE AT BORGATA
THOMPSON ROAD RIGHT-OF-WAY
CLOSURE REPORT

BOUNDARY

N46°07'38.7060" E 82.26

N89°44'59.4662" E 79.72

S46°07'38.7060" W 139.97

N43°52'21.2940" W 55:00

to

Area = 6111 0.140 AC

Closing course: 119°16'36.5715" 0.001194

Misclosure: 1/298,859

North Error: 0.000584

East Error: 0.001042



Richard G. Alcocer

OFFICE

SOUTHWEST QUARTER
SECTION 2
TOWNSHIP 3 SOUTH
RANGE 7 EAST

THOMPSON ROAD

110' R/W

APN 509-02-085G
GRHH QUEEN CREEK LLC
FEE NO. 2022-119387 PCR

POINT OF
BEGINNING

N89°44'59"E

79.72'

N46°07'39"E
82.26'

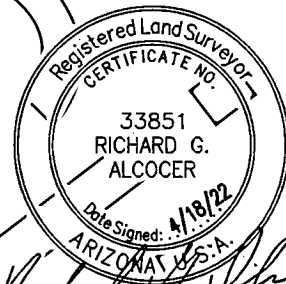
139.97'
S46°07'39"W

APN 509-02-926B
THE VILLAGE AT BORGATA, LLC
PARCEL 2
FEE #2022-074120

55°
55.00'
N43°52'21"W



= THOMPSON ROAD
RIGHT-OF-WAY



SCALE 1" = 40'

EXHIBIT

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

VILLAGE AT BORGATA

THOMPSON ROAD RIGHT-OF-WAY



1 OF 1

EXHIBIT B

TO

RESOLUTION NO. 101823-RD23-065

[Warranty Deed – Fee #2023-066633]

See following pages.

Warrant



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 09/08/2023 0914
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2023-066633

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

WARRANTY DEED

EXEMPT: A.R.S. §11-1134(A)(7)

That **Borgata Ventures, LLC**, an Arizona limited liability company ("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 warrants the title against all persons whomsoever, subject only to matters set forth above.

[Signature on following page]

Dated this 17th day of July, 2023.

Signature of GRANTOR:

Borgata Ventures, LLC, an Arizona limited liability company

By: Peggy Galeb
Its: Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

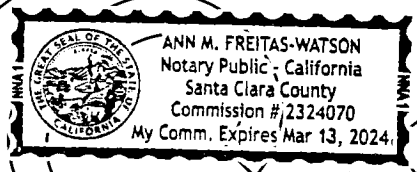
On 7-17-23 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ann M. Freitas-Watson (Seal)



**EXHIBIT A
TO
WARRANTY DEED
Borgata at San Tan
RIGHT-OF-WAY DEDICATION**

WORLDWIDE



Exhibit "A"
Borgata Ventures
Rights-Of-Way Dedication

Job No. 21-0512

June 30, 2023

A Right-of-Way, located in the South Half of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

COMMENCING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence along the South line of the Southeast Quarter of said Section 2, North 89 degrees 45 minutes 44 seconds East, 132.98 feet;

Thence North 00 degrees 14 minutes 16 seconds West, 1144.91 feet to the **POINT OF BEGINNING**;

Thence North 49 degrees 23 minutes 03 seconds West, 25.50 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 64 degrees 27 minutes 19 seconds East, 1540.00 feet;

Thence along curve to the right, through a central angle of 07 degrees 37 minutes 48 seconds, an arc distance of 205.08 feet;

Thence on a non-tangent line North 31 degrees 13 minutes 57 seconds East, 202.22 feet;

Thence North 40 degrees 36 minutes 49 seconds East, 235.55 feet;

Thence North 49 degrees 23 minutes 11 seconds West, 923.96 feet;

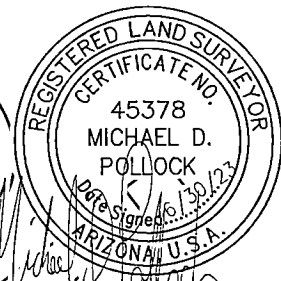
Thence North 40 degrees 36 minutes 57 seconds East, 75.00 feet;

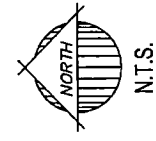
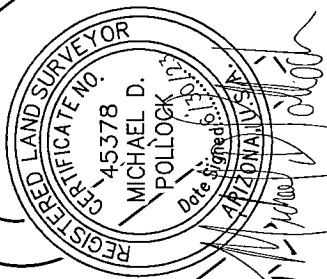
Thence South 49 degrees 23 minutes 11 seconds East, 959.98 feet;

Thence South 40 degrees 36 minutes 07 seconds West, 283.28 feet to the beginning of a curve, concave Southeasterly, with radius of 1500.00 feet;

Thence along said curve to the left, through a central angle of 16 degrees 34 minutes 13 seconds, an arc distance of 433.81 to the **POINT OF BEGINNING**.

Right-of-Way contains **90,302** square feet or **2.0731** acres, more or less.





1130 N. Alma School Rd.
 Ste. 120 Mesa, AZ 85201
 T-480.503.2250 | F-480.503.2258
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Borgata Ventures
Rights-Of-Way Dedication
 Exhibit "A"

21-0512

