

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

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A WARRANTY DEED FOR FEE RIGHT OF WAY, DEED OF EASEMENT FOR PUBLIC UTILITIES, AND DRAINAGE EASEMENT ASSOCIATED WITH THE BELLA VISTA FARMS SUBDIVISION.

WHEREAS, on February 11, 2022, a Warranty Deed (“Deed”) was executed by El Dorado Bella Vista 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 public roadway and utility purposes, a copy of which is attached hereto as Exhibit A; and

WHEREAS, on February 11, 2022, a Deed of Easement for Public Utilities was executed by El Dorado Bella Vista LLC, an Arizona limited liability company, as (“Grantors”) granting an easement for public utilities to the public, a copy of which is attached hereto as Exhibit B; with attachments and

WHEREAS, on February 11, 2022, a Drainage Easement (“Easement”) was executed by El Dorado Bella Vista LLC, an Arizona limited liability company, as (“Grantors”) granting a non-exclusive drainage easement to the public, a copy which is attached hereto as Exhibit C; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way from El Dorado Bella Vista LLC, an Arizona limited liability company, for the benefit of the public for roadway and utility purposes.

WHEREAS, it is in the best interests of Pinal County to accept the Deed of Easement for Public Utilities for non-exclusive utility purposes.

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

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed, a copy of which attached hereto as Exhibit A, 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 RESOLVED by the Pinal County Board of Supervisors that the Deed of Easement for Public Utilities, a copy of which is attached Exhibit B, is hereby accepted.

BE IT FURTHER RESOLVED by the Pinal County Board of Supervisors that the Drainage Easement, a copy of which is attached as Exhibit C, 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 _____ day of _____, 2022, 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. _____

[Warranty Deed Recorded 2/15/22 – Fee #2022-018127]

See following pages.

6R



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

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

DATE/TIME: 02/15/2022 0933
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2022-018127

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **El Dorado Bella Vista LLC, an Arizona limited liability company**, Grantor(s), do 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(s) warrant the title against all persons whomsoever, subject only to matters set forth above.

Dated this 11th day of February, 2022.

Signature of **GRANTOR(s)**:

El Dorado Bella Vista, LLC, an Arizona limited liability company

By: **El Dorado Holdings, Inc., an Arizona corporation**
Its: Administrative Agent

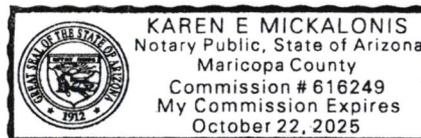
By: Brad Hinton
Brad Hinton
Its: Vice President

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Warranty Deed was acknowledged before me this 11 day of February, 2022, by Brad Hinton, as Vice President of El Dorado Holdings, Inc., an Arizona corporation, as the Administrative Agent of El Dorado Bella Vista, LLC, an Arizona limited liability company, for and on behalf thereof.

Karen E. Mickalonis
Notary Public

My Commission Expires: 10-22-2025



**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

Legal Description
For
Bella Vista Farms – Parcel U
Right of Way

Located in the Northeast Quarter of Section 15, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County Arizona. Described as follows:

Beginning at the Southwest corner of said Northeast Quarter;

Thence North 02°01'49" West, along the West line of said Northeast Quarter, a distance of 72.60 feet to the South line of that certain Right of Way as described in document number 2021-077855, Pinal County Records;

Thence departing said West line, North 87°58'11" East, along said South line, a distance of 55.00 feet to the Southeast corner thereof;

Thence departing said South line, North 02°01'49" West, along the East line thereof, a distance of 5.82 feet, to the beginning of a 38.00 foot, non-tangent curve, whose center bears North 87°58'12" East;

Thence departing said East line, Southeasterly along the arc of said curve, through a central angle of 90°15'36", an arc distance of distance of 59.86 feet;

Thence North 87°42'36" East, a distance of 1,213.53 feet, to the beginning of a 1,385.00 feet radius curve, concave North;

Thence Easterly along the arc of said curve, through a central angle of 01°58'11", an arc distance of 47.61 feet;

Thence South 02°06'48" East, a distance of 80.06 feet, to the beginning of a 1,465.00 foot, non-tangent curve, whose center bears North 04°08'32" West;

Thence Westerly along the arc of said curve, through a central angle of 01°51'08", an arc distance of distance of 47.36 feet;

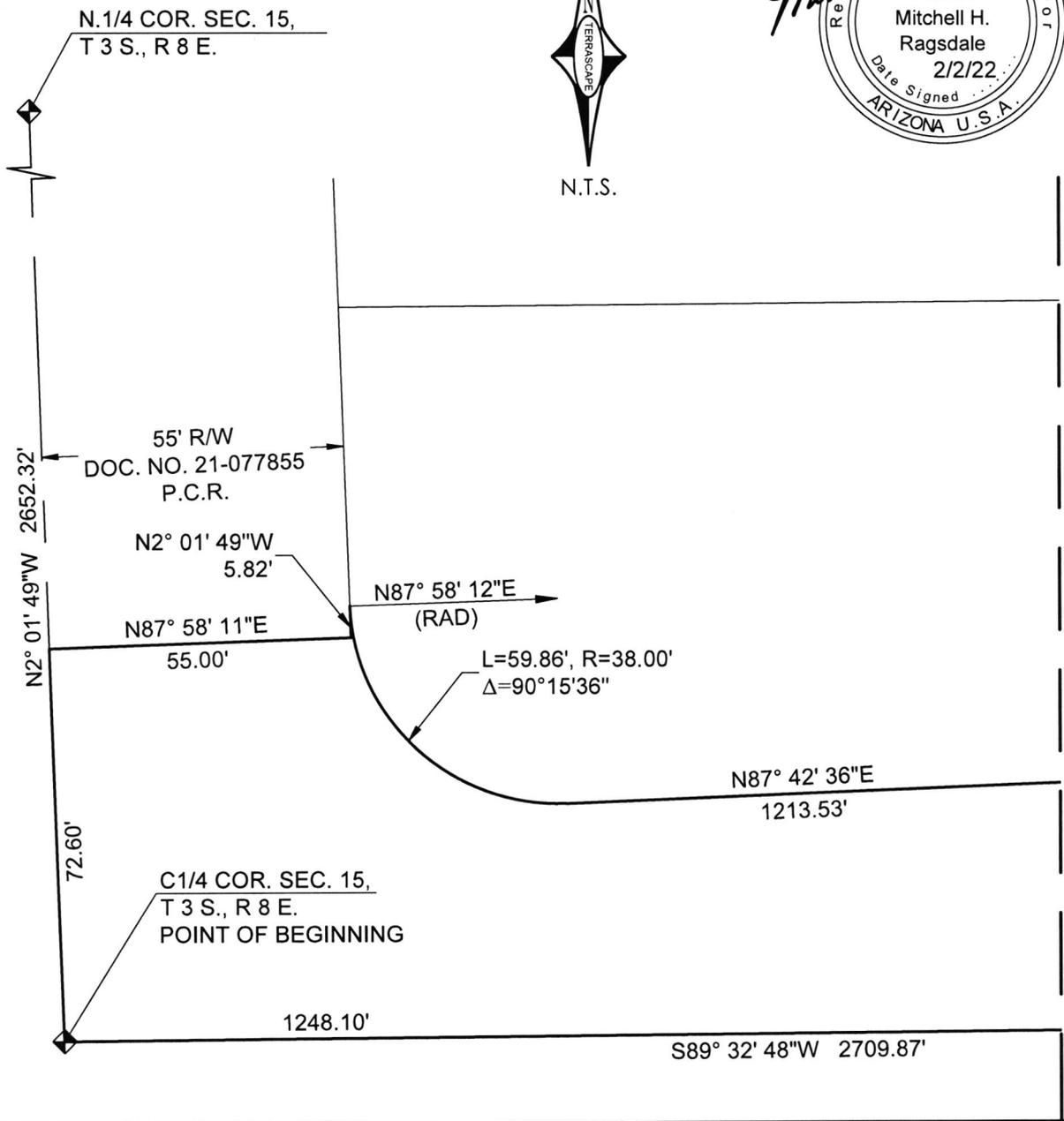
Thence South 87°42'36" West, a distance of 59.44 feet to the South line of said Northeast Quarter;

Thence South 89°32'48" West, along said South line, a distance of 1,248.10 feet to the Point of Beginning.

Containing 85,498.33 square feet or 1.96 acres, more or less.



Mitchell H. Ragsdale
 48943
 Mitchell H. Ragsdale
 Date Signed 2/2/22
 ARIZONA U.S.A.



SEE SHEET 2

Plotted: 02/02/22 - 10:03 AM. By: mragdale
 File: M:\1109.1 EDH-Bella Vista Parcel U-Pinal County\Survey\1109.1 EXH ROW.dwg. --> EXH S1



645 E. MISSOURI AVE., STE. 160
 PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U
 RIGHT OF WAY
 SAN TAN VALLEY

Project No. 1109.1

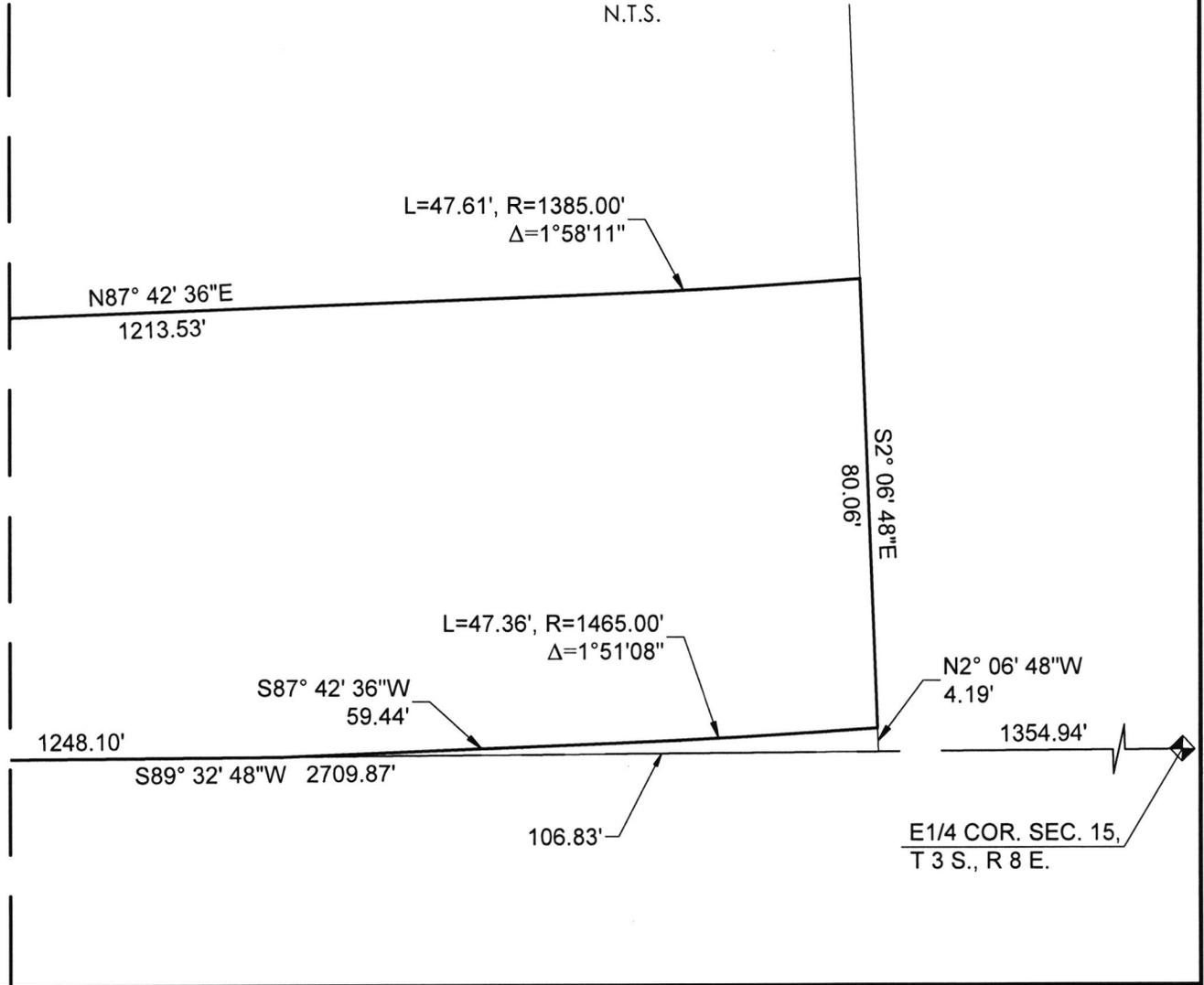
Date : 2/2/22

Plotted: 02/02/22 - 10:03 AM. By: mragdale
File: M:\1109.1 EDH-Bella Vista Parcel U-Pinal Count\Survey\1109.1 EXH ROW.dwg -> EXH S2

SEE SHEET 1



N.T.S.



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U

RIGHT OF WAY
SAN TAN VALLEY

Project No. 1109.1

Date : 2/2/22

EXHIBIT B
TO
RESOLUTION NO. _____

[Deed of Easement for Public Utilities Recorded 2/1522 – Fee #2022-018129]

See following pages.

SR



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 02/15/2022 0933
FEE: \$0.00
PAGES: 8
FEE NUMBER: 2022-018129

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

DEED OF EASEMENT FOR PUBLIC UTILITIES

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

That, **El Dorado Bella Vista LLC, an Arizona limited liability company**, Grantor(s), does hereby grant and convey to the **PUBLIC** an easement for public utilities, to run with the land, including but not limited to, construction, operation, maintenance, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit "A" attached hereto and made a part hereof.

Grantor(s) agrees that the terms, conditions, restrictions and purposes of this public utility easement shall be deemed prior to any subsequent deed or other legal instrument by which Grantor(s) are divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.

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

The Grantor(s) hereby binds itself and its heirs and successors to warrant and defend the title of the above-described property.

DATED this 11th day of February, 2022.

GRANTOR(s):
El Dorado Bella Vista, LLC, an Arizona limited liability company

By: **El Dorado Holdings, Inc., an Arizona corporation**
Its: Administrative Agent

By: Brad Hinton
Brad Hinton
Its: Vice President

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Deed of Easement for Public Utilities was acknowledged before me this 11 day of February, 2022, by Brad Hinton, as Vice President of El Dorado Holdings, Inc., an Arizona corporation, as the Administrative Agent of El Dorado Bella Vista, LLC, an Arizona limited liability company, for and on behalf thereof.

Karen E. Mickalonis
Notary Public

My Commission Expires: 10-22-2025



EXHIBIT A
Legal Description

Legal Description
For
Bella Vista Farms – Parcel U
8' Public Utility Easement

Located in the Northeast Quarter of Section 15, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County Arizona. Described as follows:

Commencing at the Southwest corner of said Northeast Quarter;

Thence North $02^{\circ}01'49''$ West, along the West line of said Northeast Quarter, a distance of 133.54 feet;

Thence departing said West line, North $87^{\circ}58'11''$ East, a distance of 55.00 feet to the Point of Beginning;

Thence North $89^{\circ}32'48''$ East, a distance of 8.00 feet;

Thence South $02^{\circ}01'49''$ East, a distance of 54.89 feet, to the beginning of a 30.00 foot radius curve, concave Northeast;

Thence Southeasterly along the arc of said curve, through a central angle of $90^{\circ}15'35''$, an arc distance of 47.26 feet;

Thence North $87^{\circ}42'36''$ East, a distance of 1,213.53 feet, to the beginning of a 1,377.00 foot radius curve, concave North;

Thence Easterly along the arc of said curve, through a central angle of $01^{\circ}58'56''$, an arc distance of 47.64 feet;

Thence South $02^{\circ}06'48''$ East, a distance of 8.01 feet, to the beginning of a 1,385.00 foot, non-tangent curve, whose center bears North $04^{\circ}15'35''$ West;

Thence Westerly along the arc of said curve, through a central angle of $01^{\circ}58'11''$, an arc distance of 47.61 feet;

Thence South $87^{\circ}42'36''$ West, a distance of 1,213.53 feet, to the beginning of a 38.00 foot radius curve, concave Northeast;

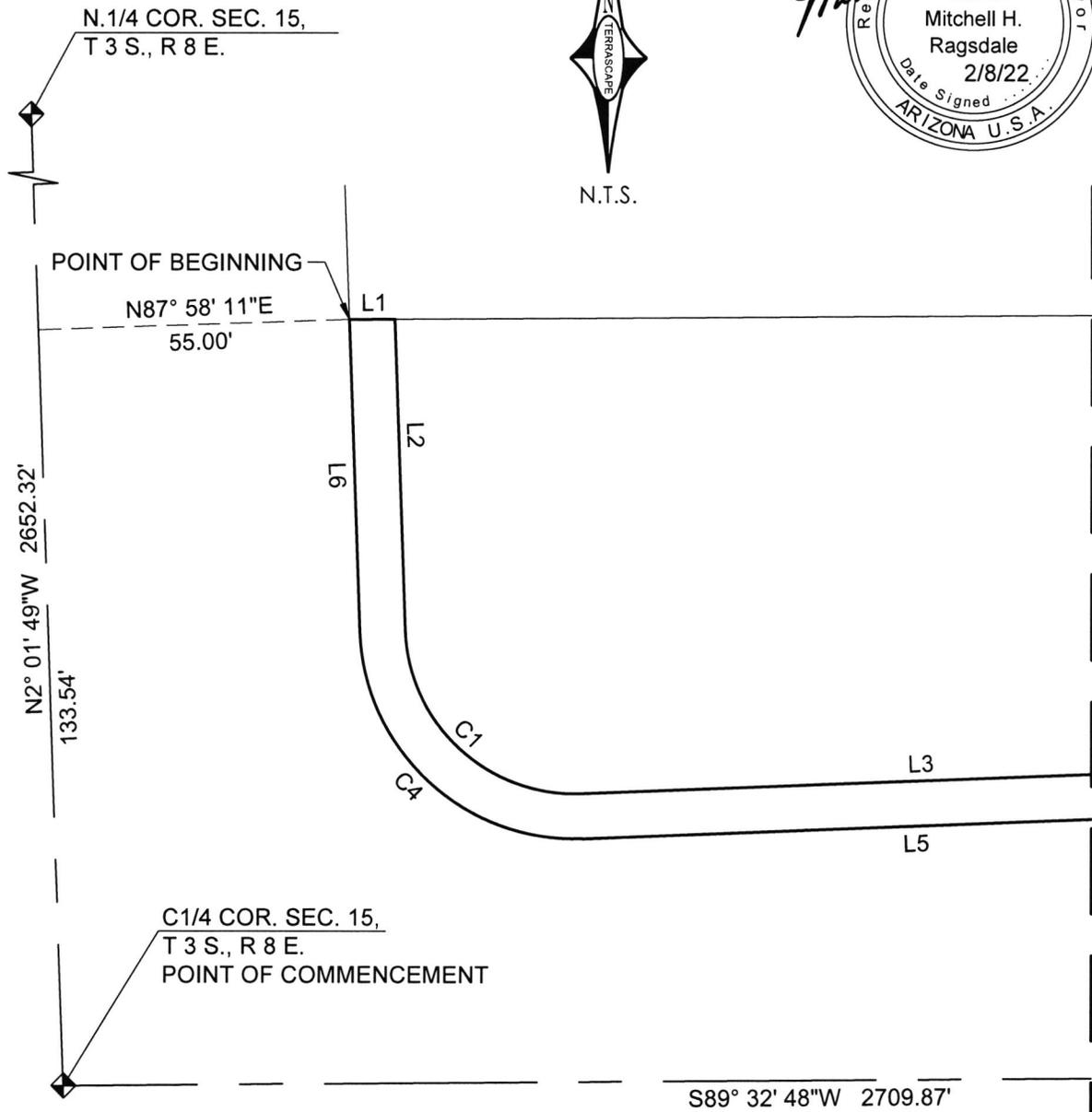
Thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}15'36''$, an arc distance of 59.86 feet;

Thence North 02°01'49" West, a distance of 55.11 feet to the Point of Beginning.

Containing 10,957.81 square feet or 0.25 acres, more or less.



Mitchell H. Ragsdale
 Registered Professional Land Surveyor
 48943
 Mitchell H. Ragsdale
 Date Signed 2/8/22
 ARIZONA U.S.A.



Plotted: 02/08/22 - 11:18 AM, By: mragdale
 File: M:\1109.1 EDH-Bella Vista Parcel U-Pinal County\Survey\1109.1 EXH 8' PUE.dwg -> EXH S1



645 E. MISSOURI AVE., STE. 160
 PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U
 8' PUBLIC UTILITY EASEMENT
 SAN TAN VALLEY

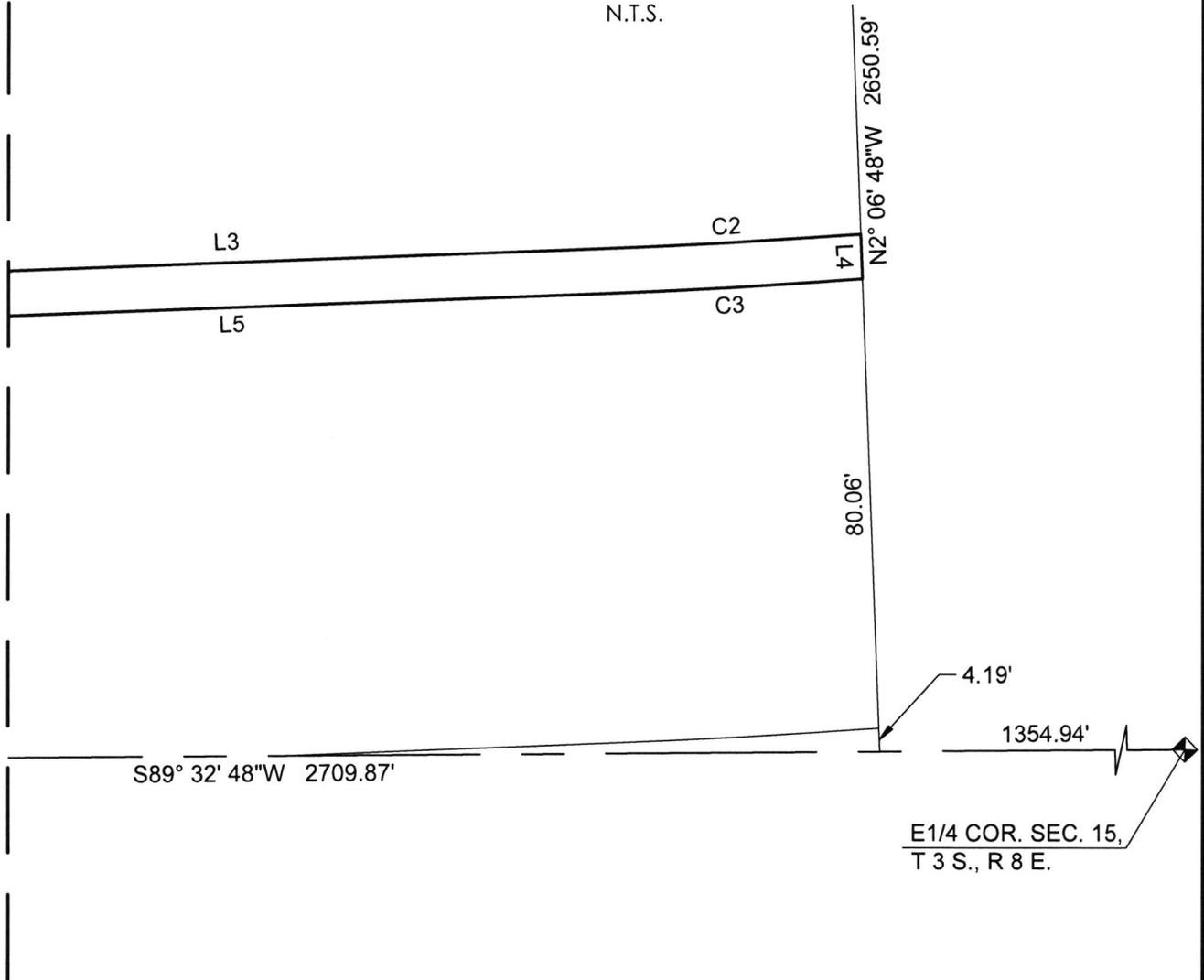
Project No. 1109.1

Date : 2/8/22

SEE SHEET 2

Plotted: 02/08/22 - 11:18 AM, By: mragdale
File: M.1109.1 EDH-Bella Vista Parcel U-Final County Survey\1109.1 EXH 8' PUE.dwg -> EXH S2

SEE SHEET 1



N.T.S.



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U
8' PUBLIC UTILITY EASEMENT
SAN TAN VALLEY

Project No. 1109.1

Date : 2/8/22



Line Table		
Line #	Direction	Length
L1	N89° 32' 48"E	8.00'
L2	S02° 01' 49"E	54.89'
L3	N87° 42' 36"E	1213.53'
L4	S02° 06' 48"E	8.01'
L5	S87° 42' 36"W	1213.53'
L6	N02° 01' 49"W	55.11'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.26'	30.00'	090°15'35"	S47° 09' 37"E	42.52'
C2	47.64'	1377.00'	001°58'56"	N86° 43' 08"E	47.64'
C3	47.61'	1385.00'	001°58'11"	N86° 43' 30"E	47.61'
C4	59.86'	38.00'	090°15'36"	S47° 09' 36"E	53.86'



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U

8' PUBLIC UTILITY EASEMENT

SAN TAN VALLEY

Project No. 1109.1

Date : 2/8/22

EXHIBIT C
TO
RESOLUTION NO. _____

[Drainage Easement Recorded 2/15/22 – Fee #2022-018128]

See following pages.

6R



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

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

DATE/TIME: 02/15/2022 0933
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2022-018128

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **El Dorado Bella Vista, LLC, an Arizona limited liability company**, 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 drainage easement shall be for any drainage purpose including without limitation retention, detention, conveyance and blockage of surface water flows. 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, the governing entity having jurisdiction over the area which the drainage easement is located, at its discretion, may enter upon and maintain the drainage easement and charge Grantor the cost of maintenance. Grantor shall have the responsibility to construct, operate, maintain, remove and replace all pipes, mains and water drainage, storage systems and facilities necessary in connection therewith.

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

DATED this 11th day of February, 2022.

Signature of **GRANTOR(s)**:

El Dorado Bella Vista, LLC, an Arizona limited liability company

By: El Dorado Holdings, Inc., an Arizona corporation
Its: Administrative Agent

By: Brad Hinton
Brad Hinton
Its: Vice President

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Drainage Easement was acknowledged before me this 11 day of February, 2022, by Brad Hinton, as Vice President of El Dorado Holdings, Inc., an Arizona corporation, the Administrative Agent of El Dorado Bella Vista, LLC, an Arizona limited liability company, for and on behalf thereof.

Karen E. Mickalonis
Notary Public

My Commission Expires: 10-22-2025



EXHIBIT A
Legal Description

Legal Description
For
Bella Vista Farms – Parcel U
Drainage Parcel

Located in the Northeast Quarter of Section 15, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County Arizona. Described as follows:

Commencing at the Southwest corner of said Northeast Quarter;

Thence North 02°01'49" West, along the West line of said Northeast Quarter, a distance of 133.54 feet;

Thence departing said West line, North 87°58'11" East, a distance of 55.00 feet to the Point of Beginning;

Thence North 89°32'48" East, a distance of 1,299.71 feet;

Thence South 02°06'48" East, a distance of 50.81 feet, to the beginning of a 1,385.00 foot, non-tangent curve, whose center bears North 04°15'35" West;

Thence Westerly along the arc of said curve, through a central angle of 01°58'11", an arc distance of distance of 47.61 feet;

Thence South 87°42'36" West, a distance of 1,213.53 feet, to the beginning of a 38.00 feet radius curve, concave Northeast;

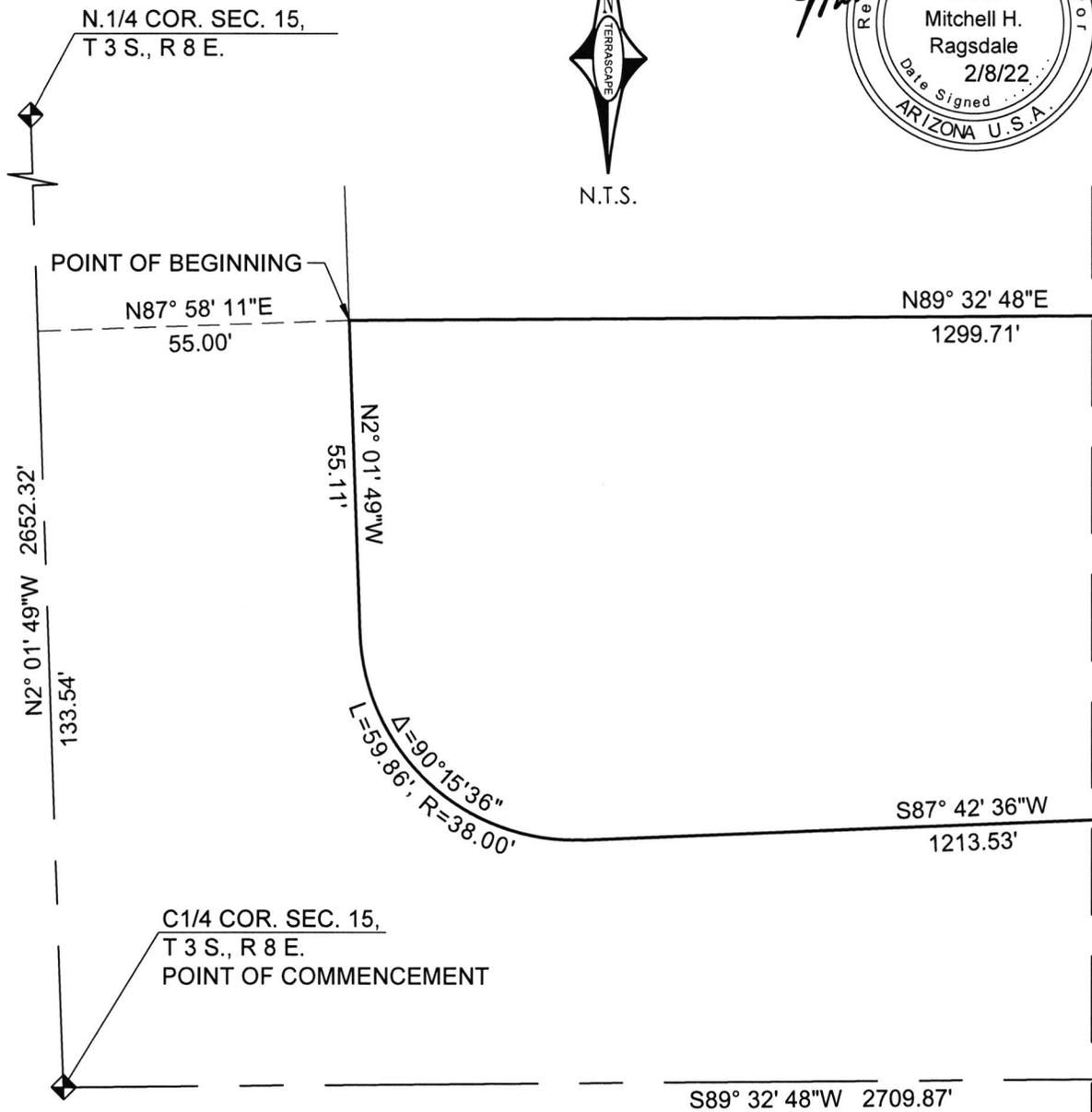
Thence Northwesterly along the arc of said curve, through a central angle of 90°15'36", an arc distance of 59.86 feet;

Thence North 02°01'49" West, a distance of 55.11 feet to the Point of Beginning.

Containing 93,815.92 square feet or 2.15 acres, more or less.



Plotted: 02/08/22 - 11:25 AM, By: mragdale
File: M\1109.1 EDH-Bella Vista Parcel U-Pinal County\Survey\1109.1 EXH Drainage Parcel.dwg -> EXH S1



SEE SHEET 2



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U
DRAINAGE PARCEL
SAN TAN VALLEY

Project No. 1109.1

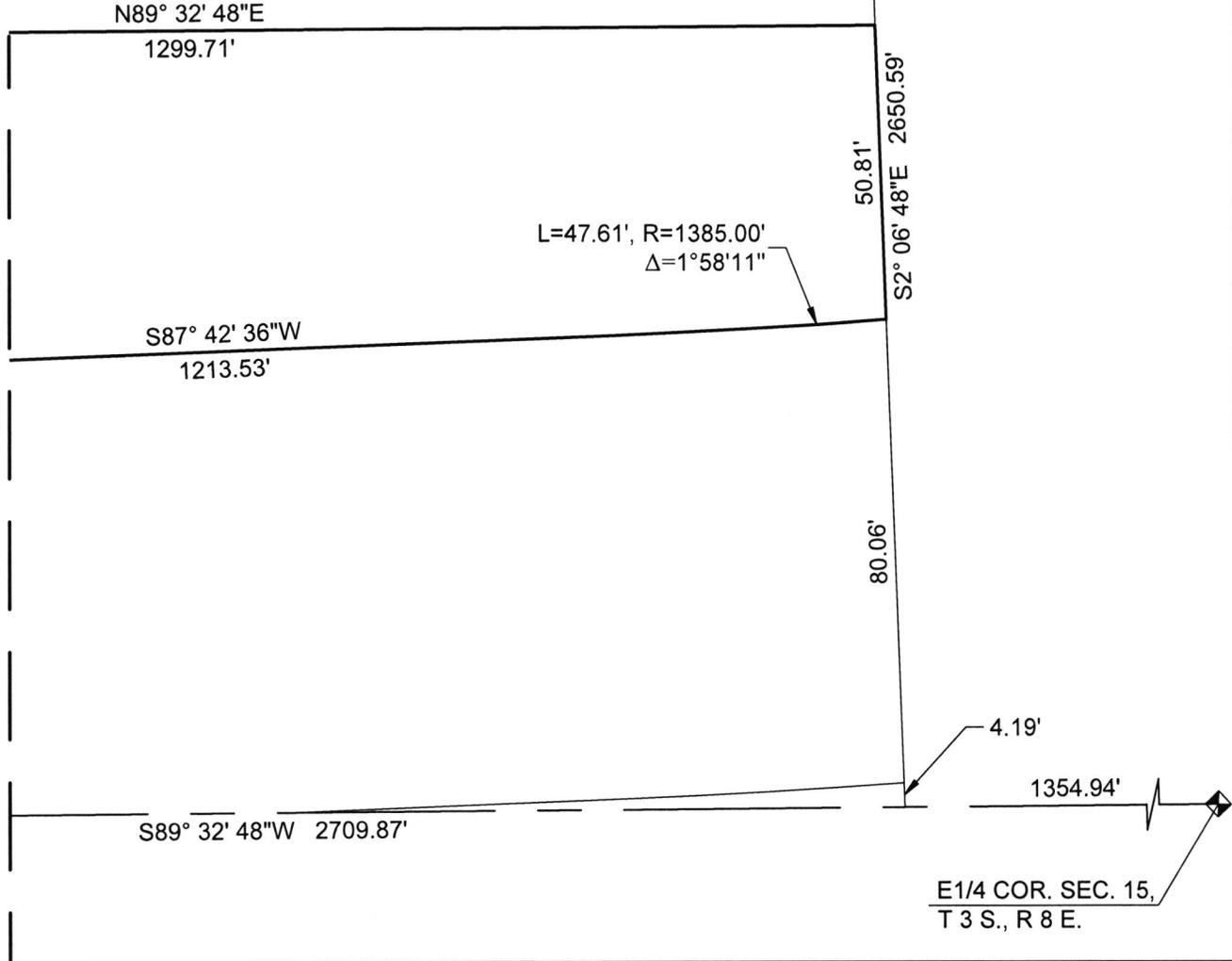
Date : 2/8/22



N.T.S.



SEE SHEET 1



Plotted: 02/08/22 - 11:25 AM. By: mragdale
File: M11109.1 EDH-Bella Vista Parcel U-Final Count\Survey11109.1 EXH Drainage Parcel.dwg. -> EXH S2



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

BELLA VISTA FARMS PARCEL U
DRAINAGE PARCEL
SAN TAN VALLEY

Project No. 1109.1

Date : 2/8/22