

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 CORRECTING RESOLUTION NUMBER 082422-RD22-017 RECORDED ON AUGUST 25, 2022 BY FEE #2022-092453, AMENDING LEGAL DESCRIPTION.

WHEREAS, on August 24, 2022 the Pinal County Board of Supervisors adopted resolution number 082422-RD22-017, attached hereto as Exhibit B, accepting a Warranty Deed for fee right of way from The Village at San Tan, LLC, a Delaware limited liability company doing business in Arizona as The Village San Tan on Gantzel Road, LLC, (“Grantors”) conveying all right, title and interest to certain real property to Pinal County, a political subdivision of the State of Arizona, as (“Grantee”);

WHEREAS, the Warranty Deed was re-recorded on November 7, 2022 by Fee #2022-113631 amending legal description, and hereby attached as Exhibit A; and

WHEREAS, it is in the best interests of Pinal County that the re-recorded Warranty Deed with amended legal description be accepted by the Pinal County Board of Supervisors.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the amended Warranty Deed correcting legal description in the Warranty Deed previously accepted by resolution number 082422-RD22-017 is accepted and re-recorded on November 7, 2022 by Fee #2022-113631.

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/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

**EXHIBIT A
TO
RESOLUTION NO. _____**

[Warranty Deed re-recorded November 7, 2022 – Fee #2022-113631]

See following pages

100



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 11/07/2022 1104
FEE: \$0.00
PAGES: 10
FEE NUMBER: 2022-113631

When recorded mail to:

Pinal County Public Works
P.O Box 727
Florence, AZ 85232

(The above space reserved for recording information)

Warranty Deed

DOCUMENT TITLE

The following document is being presented for re-recording
to correct legal description:

Warranty Deed dated July 20, 2022 and recorded
August 8, 2022, Fee #2022-086674, between The Village at San Tan,
LLC, Grantor(s) to Pinal County (Grantee.

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR
DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER
RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE
PINAL COUNTY RECORDER'S OFFICE.

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

May 25, 2022

LEGAL DESCRIPTION FOR
EMPIRE AT SAN TAN VILLAGE PARCEL 2
GANTZEL ROAD RIGHT OF WAY

That part of the Northwest Quarter of Section 5, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the calculated position of the Northwest Quarter of said Section 5 according to Fee No. 2015-047177, Records of Pinal County, Arizona, from which the calculated position of the West Quarter Corner of said Section 5 per said Fee No. 2015-047177 bears South 02°57'04" East, a distance of 2,679.26 feet, and from which a Pinal County Highway Department Brass Cap flush bears South 89°50'28" West, a distance of 123.71 feet, and from which a Pinal County Highway Department Brass Cap flush bears North 89°50'28" East, a distance of 302.58 feet;

Thence South 02°57'04" East, along the West line of the Northwest Quarter of said Section 5, a distance of 715.42 feet to the True Point of Beginning and to a point on a line which is parallel with and 75.00 feet Easterly, as measured at right angles, from the centerline of Gantzel Road as dedicated in Cabinet D, Slide 084, Records of Pinal County, Arizona;

Thence North 89°41'57" East, a distance of 44.11 feet to a point on a 1787.00 foot radius non-tangent curve, whose center bears South 76°29'24" West;

Thence Southerly, along said curve, through a central angle of 10°33'47", a distance of 329.45 feet;

Thence South 02°56'49" East, a distance of 820.45 feet to a point on the Northeasterly right-of-way line of the Union Pacific Railroad;

Thence North 38°54'00" West, along said Northeasterly right of way, a distance of 126.51 feet to a point on the centerline of said Gantzel Road;

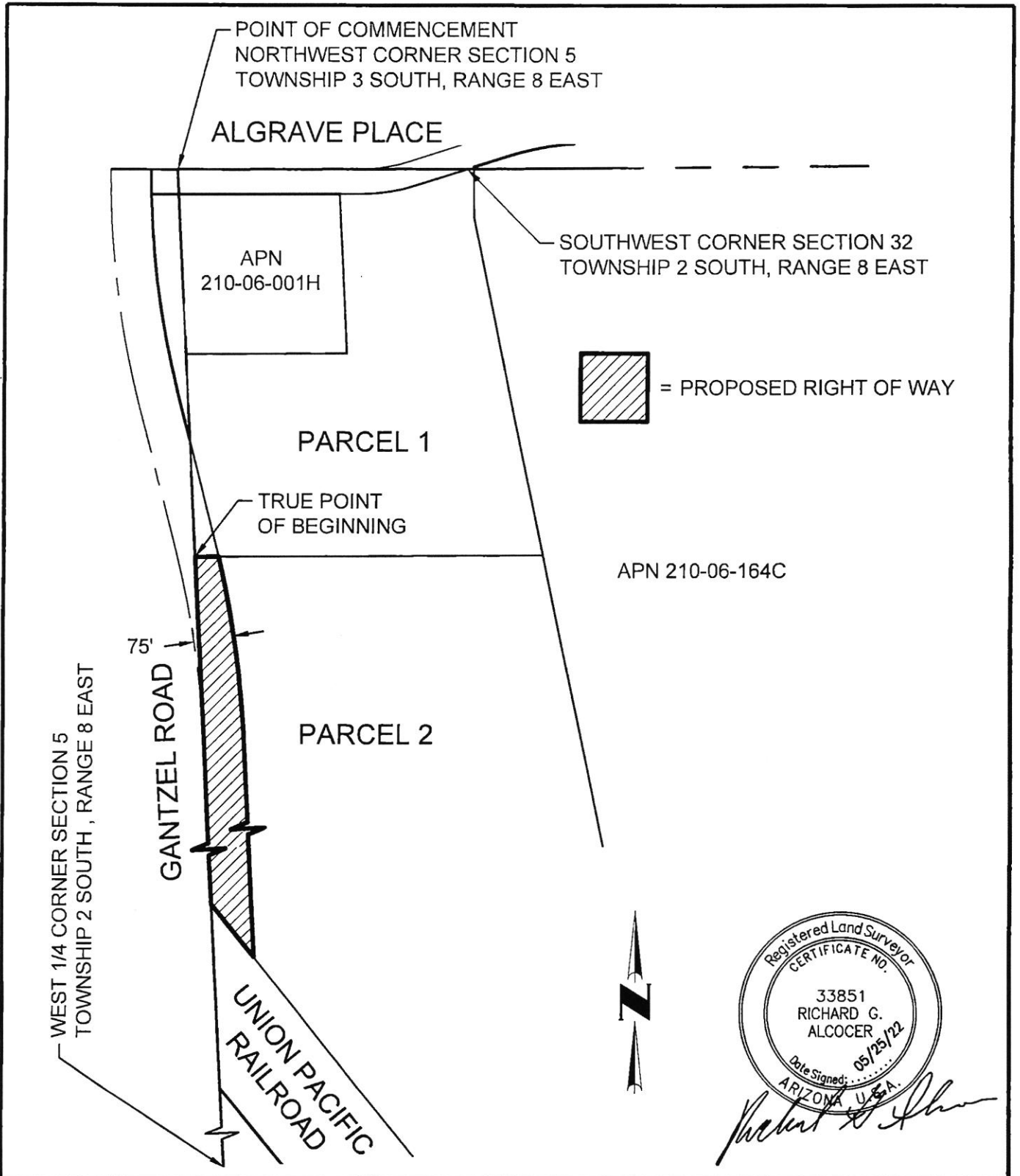
Thence North 02°57'04" West, along said centerline, a distance of 1047.67 feet to the True Point of Beginning.

Containing 78,255 Square Feet or 1.796 Acres, more or less.



A handwritten signature in black ink, appearing to read "Richard G. Alcocer", written over the bottom portion of the professional seal.





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

EMPIRE VILLAGE AT SAN TAN
RIGHT OF WAY

1 OF 1

EMPIRE AT SAN TAN VILLAGE PARCEL 2
RIGHT OF WAY
1-01-03680-01

S02°57'03.9943" E 715.42

BOUNDARY

N89°41'56.6966" E 44.11

RB = S76°29'23.5778" W
R = 1787.00
A = 329.45
C = 328.99
CB = S08°13'42.8978" E
D = 10°33'47.0489"
T = 165.19
RB = N87°03'10.6266" E

S02°56'49.3733" E 820.45

N38°53'59.9943" W 126.51

N02°57'03.9943" W 1047.67

Area = 78255.25 1.796 AC

Closing course: 87°20'50.9052" 0.005872

Misclosure: 1/403,213

North Error: 0.000272

East Error: 0.005866



Fee#

2022-086674

This document is a full, true and correct copy of the original recorded in this office.

Attest:

11/7/22

Dana Lewis
Pinal County Recorder
State of Arizona, County of Pinal

By

[Signature]

, Deputy

Corrected legal Description

November 2, 2022

LEGAL DESCRIPTION FOR EMPIRE AT SAN TAN VILLAGE PARCEL 2 GANTZEL ROAD RIGHT OF WAY

That part of the Northwest Quarter of Section 5, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the calculated position of the Northwest Corner of said Section 5 according to Fee No. 2015-047177, Records of Pinal County, Arizona, from which the calculated position of the West Quarter Corner of said Section 5 per said Fee No. 2015-047177 bears South $02^{\circ}57'04''$ East, a distance of 2,679.26 feet, and from which a Pinal County Highway Department Brass Cap flush bears South $89^{\circ}50'28''$ West, a distance of 123.71 feet, and from which a Pinal County Highway Department Brass Cap flush bears North $89^{\circ}50'28''$ East, a distance of 302.58 feet;

Thence South $02^{\circ}57'04''$ East, along the West line of the Northwest Quarter of said Section 5, a distance of 715.42 feet to the True Point of Beginning and to a point on a line which is parallel with and 75.00 feet Easterly, as measured at right angles, from the centerline of Gantzel Road as dedicated in Cabinet D, Slide 084, Records of Pinal County, Arizona;

Thence North $89^{\circ}41'57''$ East, a distance of 46.89 feet to a point on a 1,787.00 foot radius non-tangent curve, whose center bears South $76^{\circ}51'50''$ West;

Thence Southerly, along said curve, through a central angle of $10^{\circ}11'06''$, a distance of 317.66 feet;

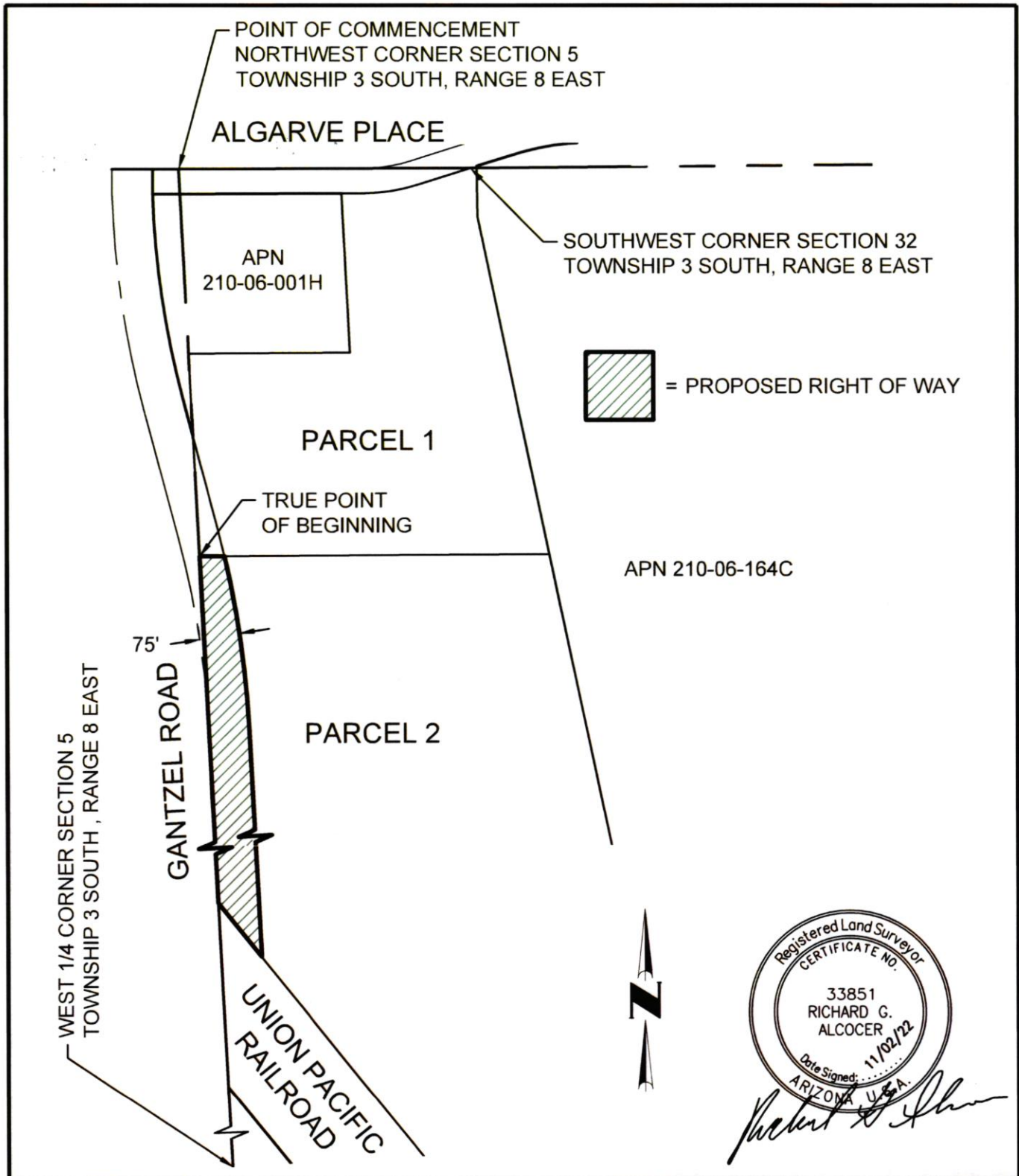
Thence South $02^{\circ}57'04''$ East, a distance of 832.94 feet to a point on the Northeasterly right-of-way line of the Union Pacific Railroad;

Thence North $38^{\circ}54'00''$ West, along said Northeasterly right of way, a distance of 127.75 feet to a point on the centerline of said Gantzel Road;

Thence North $02^{\circ}57'04''$ West, along said centerline, a distance of 1,047.67 feet to the True Point of Beginning.

Containing 79,385 Square Feet or 1.822 Acres, more or less.





NTS
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 Phoenix, Arizona 85014
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<http://www.cvlci.com>

EMPIRE VILLAGE AT SAN TAN
 RIGHT OF WAY

1 OF 1

EMPIRE AT SAN TAN VILLAGE PARCEL 2
RIGHT OF WAY
1-01-03680-01

S02°57'03.9943" E 715.42

BOUNDARY

N89°41'56.6966" E 46.89

RB = S76°51'50.2066" W

R = 1,787.00

A = 317.66

C = 317.24

CB = S08°02'36.8939" E

D = 10°11'05.7991"

T = 159.25

RB = N87°02'56.0057" E

S02°57'03.9943" E 832.94

N38°53'59.9943" W 127.75

N02°57'03.9943" W 1,047.67

Area = 79,385 1.822 AC

Closing course: 341°28'30.1531" 0.007336

Misclosure: 1/323,426

North Error: 0.006955

East Error: 0.002331



**EXHIBIT B
TO
RESOLUTION NO. 082422-RD22-017**

See following pages



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 08/25/2022 1514
FEE: \$0.00
PAGES: 7
FEE NUMBER: 2022-092453

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

RESOLUTION NO. 082422-RD22-017

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A WARRANTY DEED FOR FEE RIGHT OF WAY TO A PORTION OF GANTZEL ROAD.

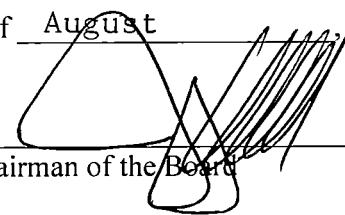
WHEREAS, on July 20, 2022, a Warranty Deed ("Deed") was executed by The Village at San Tan, LLC, a Delaware limited liability company doing business in Arizona as The Village at San Tan on Gantzel Road, LLC, as ("Grantors") conveying all right, title and interest Grantors held in certain real property to Pinal County, a political subdivision of the State of Arizona, as ("Grantee"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way from The Village at San Tan, LLC, a Delaware limited liability company doing business in Arizona as The Village at San Tan on Gantzel Road, LLC.

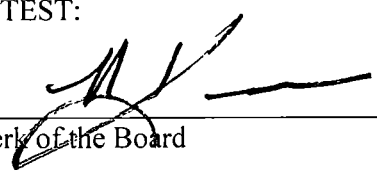
THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the General Warranty Deed is hereby accepted and title to the subject real property shall vest in Pinal County, a political subdivision of the State of Arizona, for the benefit of the public.

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.

PASSED AND ADOPTED this 24th day of August, 2022, by the PINAL COUNTY BOARD OF SUPERVISORS.

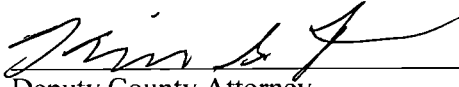


Chairman of the Board

ATTEST:


Clerk of the Board



APPROVED AS TO FORM:


Deputy County Attorney

EXHIBIT A
TO
RESOLUTION NO. 082422-RD22-017

[General Warranty Deed – Fee #2022-086674]

See following pages.



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME 08/08/2022 0947
FEE \$0.00
PAGES 5
FEE NUMBER 2022-086674

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, **The Village at San Tan, LLC, a Delaware limited liability company doing business in Arizona as The Village at San Tan on Gantzel Road, LLC**, 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) warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 20th day of July, 2022.

Signature of GRANTOR(s):

The Village at San Tan, LLC, a Delaware limited liability company doing business in Arizona as The Village at San Tan on Gantzel Road, LLC.

By: Richard Felker
Its: Authorized Agent

By:
Richard Felker

State of ARIZONA)
) ss.
County of)

The foregoing Warranty Deed was acknowledged before me this 20th day of July, 2022, by Richard Felker, as Authorized Agent of The Village at San Tan LLC, a Delaware limited liability company doing business in Arizona as The Village at San Tan on Gantzel Road, LLC, for and on behalf thereof.



Notary Public

My Commission Expires: 02/01/2028

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

May 25, 2022

LEGAL DESCRIPTION FOR
EMPIRE AT SAN TAN VILLAGE PARCEL 2
GANTZEL ROAD RIGHT OF WAY

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Thence North 89°41'57" East, a distance of 44.11 feet to a point on a 1787.00 foot radius non-tangent curve, whose center bears South 76°29'24" West;

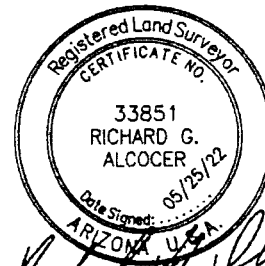
Thence Southerly, along said curve, through a central angle of 10°33'47", a distance of 329.45 feet;

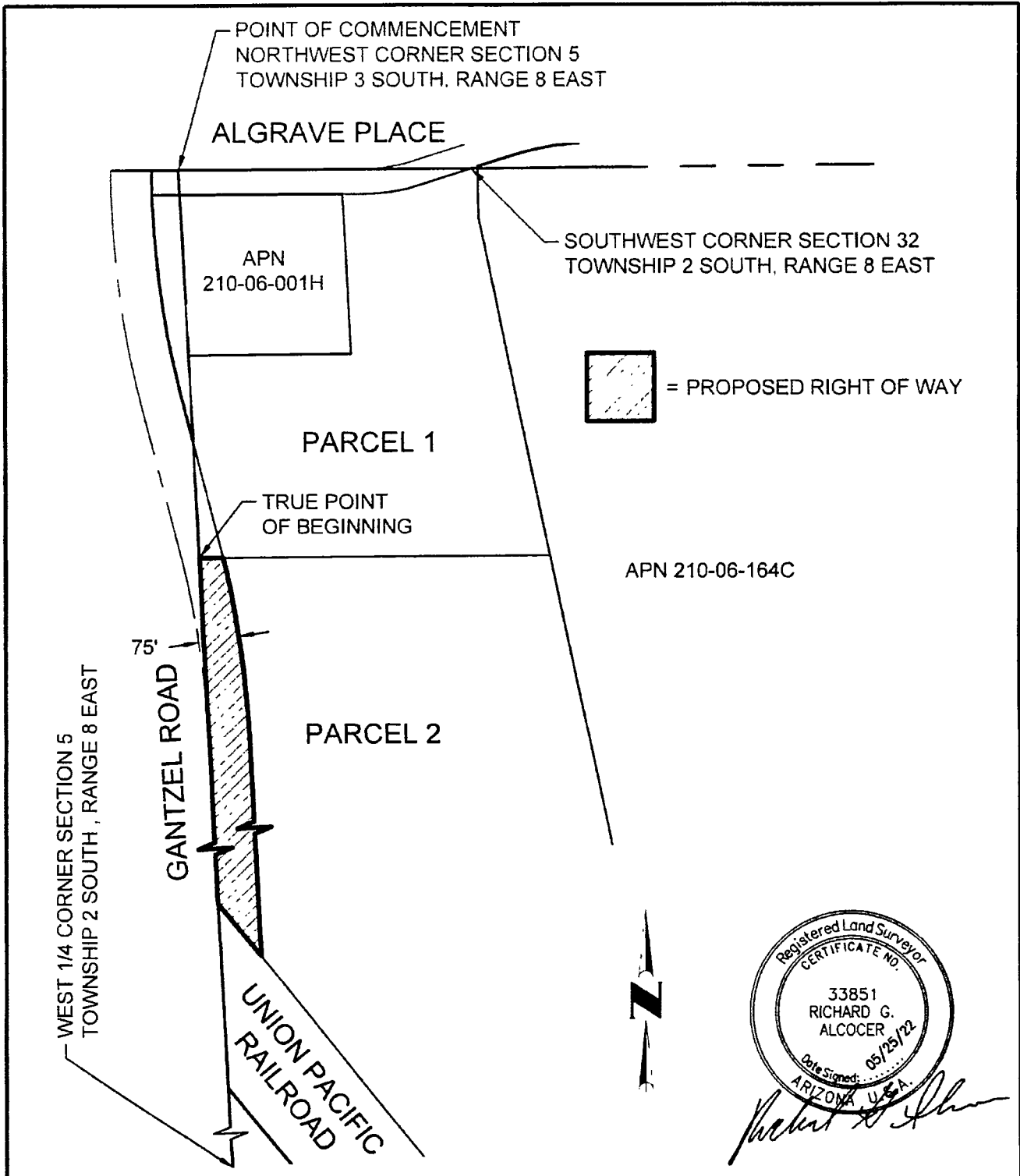
Thence South 02°56'49" East, a distance of 820.45 feet to a point on the Northeasterly right-of-way line of the Union Pacific Railroad;

Thence North 38°54'00" West, along said Northeasterly right of way, a distance of 126.51 feet to a point on the centerline of said Gantzel Road;

Thence North 02°57'04" West, along said centerline, a distance of 1047.67 feet to the True Point of Beginning.

Containing 78,255 Square Feet or 1.796 Acres, more or less.





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 Phoenix, Arizona 85014
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EMPIRE VILLAGE AT SAN TAN
 RIGHT OF WAY

1 OF 1

EMPIRE AT SAN TAN VILLAGE PARCEL 2
RIGHT OF WAY
1-01-03680-01

S02°57'03.9943" E 715.42

BOUNDARY

N89°41'56.6966" E 44.11

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R = 1787.00
A = 329.45
C = 328.99
CB = S08°13'42.8978" E
D = 10°33'47.0489"
T = 165.19
RB = N87°03'10.6266" E

S02°56'49.3733" E 820.45

N38°53'59.9943" W 126.51

N02°57'03.9943" W 1047.67

Area = 78255.25 1.796 AC

Closing course: 87°20'50.9052" 0.005872

Misclosure: 1/403,213

North Error: 0.000272
East Error: 0.005866

