

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 WARRANTY DEED FOR FEE RIGHT OF WAY  
TO A PORTION OF FELIX ROAD.**

WHEREAS, on December 5, 2022, a Warranty Deed (“Deed”) was executed by Magma Ranch III – Phoenix, 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”), 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 Magma Ranch III – Phoenix, LLC, a Delaware limited liability company.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the 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 \_\_\_\_\_ day of \_\_\_\_\_, 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. \_\_\_\_\_**

**[Warranty Deed – Fee #2022-121447]**

**See following pages.**

NO TITLE LIABILITY  
SECURITY TITLE AGENCY

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



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 12/09/2022 1103  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2022-121447

Warranty Deed

15221190

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **Magma Ranch III – Phoenix, LLC, a Delaware 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.

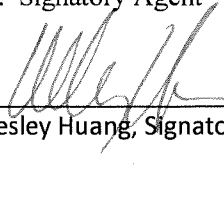
SUBJECT TO all matters of record.

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

Dated this 5<sup>th</sup> day of DECEMBER, 2022.

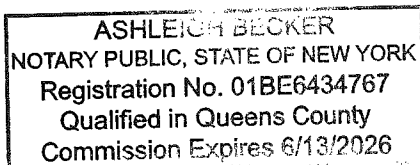
Signature of **GRANTOR(s)**:  
**Magma Ranch III – Phoenix, LLC, a Delaware limited liability company**


By: Wesley Huang  
Its: Signatory Agent

  
Wesley Huang, Signatory Agent

State of NEW YORK )  
 ) ss.  
County of NEW YORK )

The foregoing Warranty Deed was acknowledged before me this 5<sup>th</sup> day of DECEMBER, 2022, by Wesley Huang, as the Signatory Agent of Magma Ranch III – Phoenix, LLC, a Delaware limited liability company, for and on behalf thereof.



  
Notary Public

My Commission Expires: 6/13/2026

**EXHIBIT A  
TO  
WARRANTY DEED**

**[Legal Description]**

**See following pages.**



ONE COMPANY.  
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION  
MAP OF DEDICATION  
FELIX ROAD RIGHT OF WAY  
PINAL COUNTY, ARIZONA**

**LOCATED WITHIN A PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND MONUMENT FLUSH ACCEPTED AS THE NORTHEAST CORNER OF SECTION  
19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, FROM WHICH A FOUND MONUMENT FLUSH ACCEPTED AS  
THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, THEREOF BEARS  
S00°08'23"E A DISTANCE OF 2644.33 FEET;**

**THENCE, ALONG THE EAST LINE OF SAID SECTION 19, S00°08'23"E, A DISTANCE OF 904.62 FEET TO THE  
POINT OF BEGINNING;**

THENCE, CONTINUING ALONG SAID EAST LINE OF SAID SECTION 19, S00°08'23"E A DISTANCE OF  
1739.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 19;

THENCE, CONTINUING ALONG SAID EAST LINE OF SAID SECTION 19, S00°08'30"E A DISTANCE OF  
2555.85 FEET;

THENCE, LEAVING SAID EAST LINE OF SAID SECTION 19, S89°51'30"W A DISTANCE OF 55.00 FEET;

THENCE, N00°08'30"W A DISTANCE OF 1194.59 FEET TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF  
33.00 FEET AND A CENTRAL ANGLE OF 89°59'57";

THENCE, N00°08'33"W A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE  
CONCAVE TO THE LEFT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00  
FEET AND THE RADIAL BEARING OF N00°08'27"W AND A CENTRAL ANGLE OF 90°00'03";

THENCE, N00°08'30"W A DISTANCE OF 1215.26 FEET;



ONE COMPANY.  
INFINITE SOLUTIONS.

THENCE, N00°08'23"W A DISTANCE OF 1119.59 FEET TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF  
33.00 FEET AND A CENTRAL ANGLE OF 89°59'59";

THENCE, N00°08'24"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE  
CONCAVE TO THE LEFT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00  
FEET AND THE RADIAL BEARING OF N00°08'21"W AND A CENTRAL ANGLE OF 90°00'01";

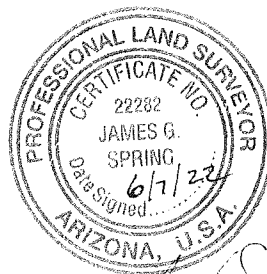
THENCE, N00°08'23"W A DISTANCE OF 452.29 FEET;

THENCE, N52°36'39"E A DISTANCE OF 69.09 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 240,660 SQUARE FEET OR 5.53  
ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF  
RECORD OR OTHERWISE.**

**THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS  
OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.**

**PREPARED BY:  
ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO.21001929  
DATE JUNE 3RD, 2022**



NE COR SEC. 19, T.3S., R.9E.  
FND MONUMENT CAP FLUSH  
(POINT OF COMMENCEMENT)

POINT OF BEGINNING

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°51'30"W	55.00'
L2	N00°08'30"W	1194.59'
L3	N00°08'33"W	80.00'
L4	N00°08'30"W	1215.26'
L5	N00°08'23"W	1119.59'
L6	N00°08'24"W	60.00'
L7	N00°08'23"W	452.29'
L8	N52°36'39"E	69.09'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.84'	33.00'	089°59'57"
C2	51.84'	33.00'	090°00'03"
C3	51.84'	33.00'	089°59'59"
C4	51.84'	33.00'	090°00'01"

C2 RADIAL BEARING=N00°08'27"W

C4 RADIAL BEARING=N00°08'21"W

N89°49'46"W 5390.75'  
JUDD ROAD

SW COR SEC. 19, T.3S., R.9E.  
FND MONUMENT CAP IN HANDHOLE

SE COR SEC. 19, T.3S., R.9E.  
FND MONUMENT CAP IN HANDHOLE

JOB NO. 21001929 DATE: 06-03-2022 SHEET 3 OF 3



EXHIBIT "A"  
FELIX ROAD RIGHT OF WAY  
PINAL COUNTY, ARIZONA

