

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 DRAINAGE EASEMENT LOCATED ON  
WEST HUNT HIGHWAY.**

WHEREAS, on December 16, 2022, a Drainage Easement (“Easement”) was executed by Cornerstone Equities LLC, and Arizona limited liability company (“Grantor”) granting a non-exclusive drainage easement to Pinal County, a copy of which is attached hereto as Exhibit A; with attachments and

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

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Easement 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 \_\_\_\_\_, 2023, 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. \_\_\_\_\_**

**[Drainage Easement Recorded 12/19/22 – Fee #2022-123954]**

**See following pages**

60R When recorded return to:  
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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 12/19/2022 1639  
FEE: \$0.00  
PAGES: 6  
FEE NUMBER: 2022-123954

## DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **Cornerstone Equities 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 16<sup>th</sup> day of DECEMBER, 2022.

Signature of **GRANTOR(s)**:

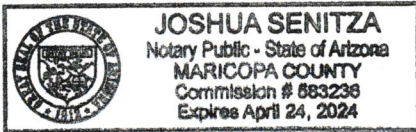
**Cornerstone Equities LLC, an Arizona limited liability company**

By: Robert W. Klepinger  
Its: Manager

By:   
Robert W. Klepinger

State of ARIZONA )  
County of Maricopa ) ss.  
 )

The foregoing Drainage Easement was acknowledged before me this 16 day of December, 2022, by Robert W. Klepinger, as Manager of Cornerstone Equities LLC, an Arizona limited liability company, for and on behalf thereof.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 04/24/2024

# EXHIBIT A LEGAL DESCRIPTION DRAINAGE EASEMENT

A PORTION OF LOT 2 AS SHOWN OF THE MINOR LAND DIVISION RECORDED IN BOOK 22 OF SURVEYS, PAGE 91, PINAL COUNTY RECORDS AND LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 13°39'17" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUNT HIGHWAY AND THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 13°39'17" WEST, A DISTANCE OF 1795.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°15'56", FOR AN ARC LENGTH OF 39.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 00°21'24", FOR AN ARC LENGTH OF 11.17 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 15°40'18" WEST, A DISTANCE OF 7.49 FEET;

THENCE SOUTH 14°04'12" EAST, A DISTANCE OF 19.45 FEET;

THENCE SOUTH 72°57'15" EAST, A DISTANCE OF 86.04 FEET;

THENCE SOUTH 17°02'45" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 72°57'15" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 17°02'45" EAST, A DISTANCE OF 16.00 FEET;



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| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | CWH      | CWH        | 10/06/2022 | N/A         | 1 OF 4    |



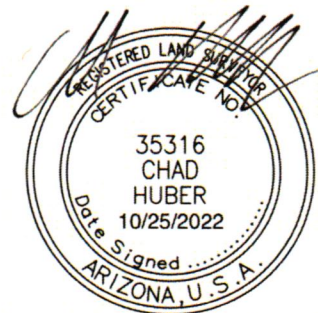
# EXHIBIT A LEGAL DESCRIPTION

THENCE NORTH 72°57'15" WEST, A DISTANCE OF 84.37 FEET;

THENCE NORTH 09°03'50" WEST, A DISTANCE OF 29.20 FEET;

THENCE NORTH 15°22'38" EAST, A DISTANCE OF 7.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,414 SQUARE FEET MORE OR LESS.



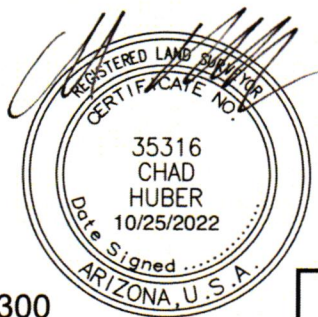
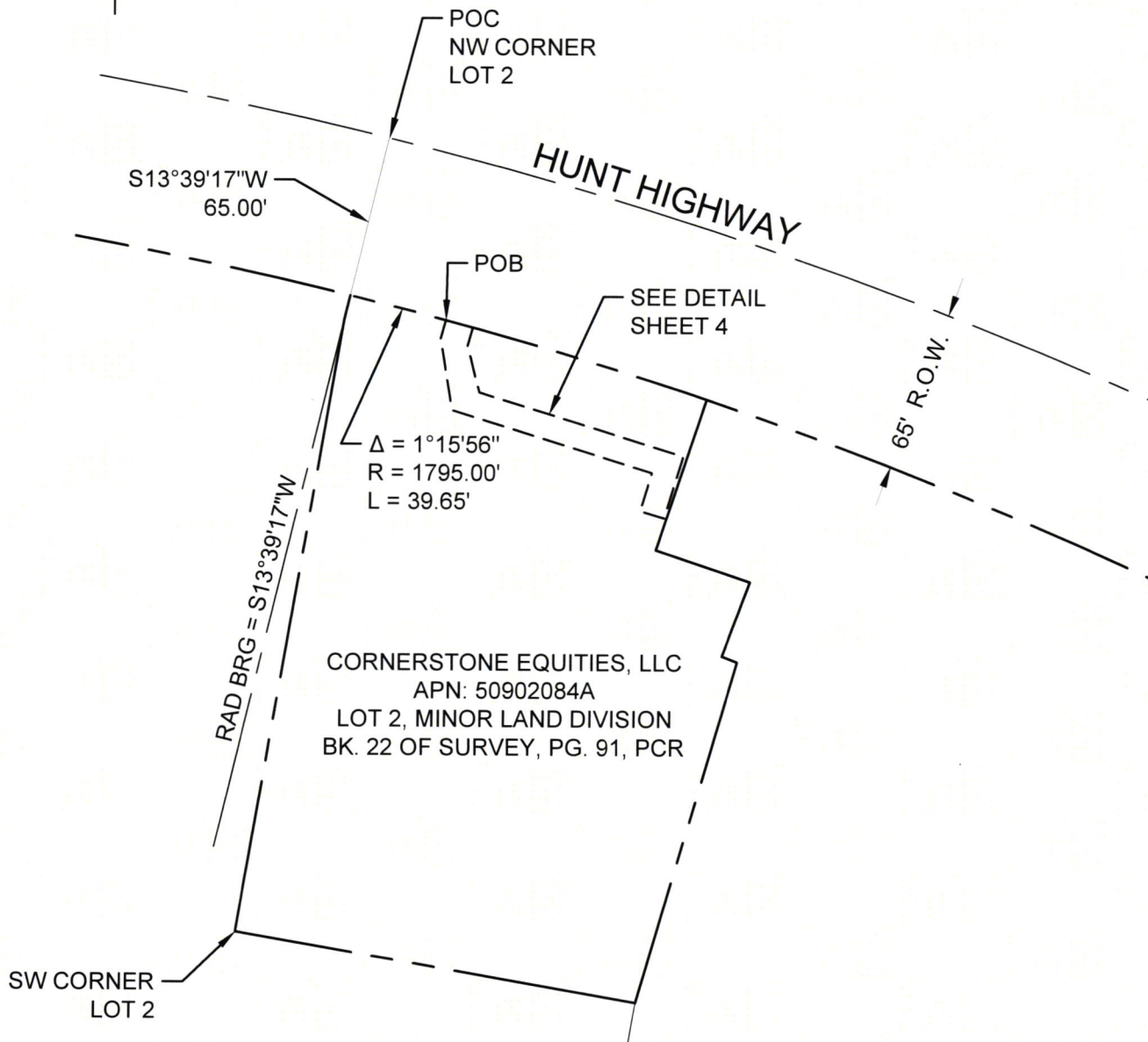
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| N/A   | CWH      | CWH        | 10/06/2022 | N/A         | 2 OF 4    |



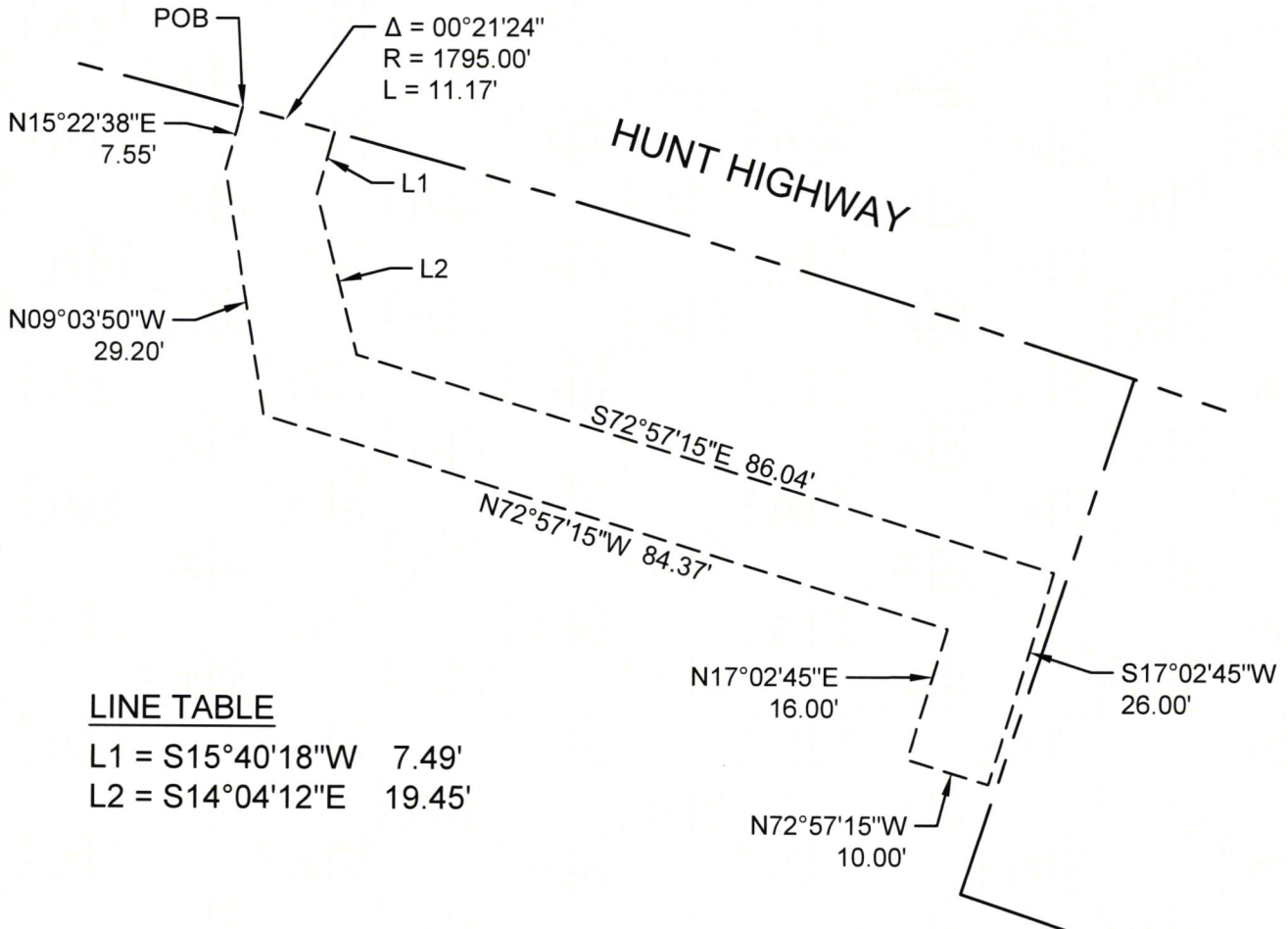
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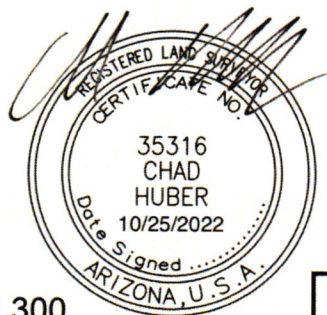
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|--------|----------|------------|------------|-------------|-----------|
| N.T.S. | CWH      | CWH        | 10/06/2022 | N/A         | 3 OF 4    |



#### LINE TABLE

L1 = S15°40'18\"W 7.49'  
L2 = S14°04'12\"E 19.45'



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| N.T.S. | CWH      | CWH        | 10/06/2022 | N/A         | 4 OF 4    |