

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 FOR A PORTION ON HUNT HWY.

WHEREAS, on October 17, 2023, a Warranty Deed (“Deed”) was executed by Barclay Holdings XLIII, 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”), 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 Barclay Holdings XLIII, LLC, an Arizona 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 #2023-078060]

See following pages.

4R

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



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/24/2023 0906
FEE: \$0.00
PAGES: 4
FEE NUMBER: 2023-078060

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **BARCLAY HOLDINGS XLIII, 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(s) warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 17th day of October, 2023.

Signature of **GRANTOR**:

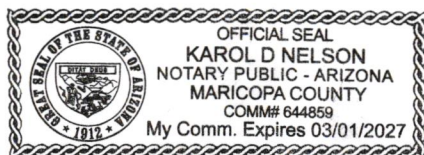
BARCLAY HOLDINGS XLIII, LLC, an Arizona limited liability company

By: Scott T. Archer
Its: Manager

Signature

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Warranty Deed was acknowledged before me this 17th day of October, 2023, by Scott T. Archer, as Manager of Barclay Holdings XLIII, LLC, an Arizona limited liability company, for and on behalf of.



Karol D. Nelson
Notary Public

My Commission Expires: 3-1-2027

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

July 27, 2023

**LEGAL DESCRIPTION
AREA OF DEDICATION**

A portion of the Northeast quarter of Section 10, Township 4 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at a General Land Office Brass Cap dated 1928, marking the North quarter corner of said Section 10 from which a Rebar with cap stamped R.L.S. #28724 bears South 89 Degrees 52 Minutes 34 Seconds East, a distance of 1371.46 feet. Thence South 89 Degrees 52 Minutes 34 Seconds East along the North boundary of the Northeast quarter of said Section 10, a distance of 1371.46 feet to a Rebar with Cap stamped R.L.S. #28724, marking the intersection of the North boundary of said Section 10 and the Southwesterly boundary of Hunt Highway per Docket 974, Page 739. Thence South 37 Degrees 38 Minutes 44 Seconds East along said Southwesterly boundary of Hunt Highway, a distance of 1030.75 feet to the **POINT OF BEGINNING;**

Thence continuing South 37 Degrees 38 Minutes 44 Seconds East along said Southwesterly boundary of Hunt Highway, a distance of 46.26 feet to the beginning of a non-tangent curve, concave to the South, with a radius point bearing South 52 Degrees 21 Minutes 16 Seconds West, a distance of 33.00 feet;

Thence counterclockwise along said curve, an arc distance of 51.14 feet, through a central angle of 88 Degrees 47 Minutes 45 Seconds;

Thence South 53 Degrees 33 Minutes 31 Seconds West, a distance of 107.24 feet to the beginning of a tangent curve, concave Northwesterly, with a radius of 635.00 feet;

Thence clockwise along said curve, an arc distance of 79.74 feet, through a central angle of 7 Degrees 11 Minutes 41 Seconds to the beginning of a reverse curve, concave Southeasterly, with a radius of 635.00 feet;

Thence counterclockwise along said curve, an arc distance of 37.03 feet, through a central angle of 03 Degrees 20 minutes 29 Seconds;

Thence North 52 Degrees 21 Minutes 16 Seconds East, a distance of 255.70 feet to the **POINT OF BEGINNING.**

Comprising an area of 0.062 Acres; 2,712 Square Feet, more or less.



DEDICATION EXHIBIT






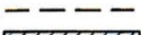

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH,
RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

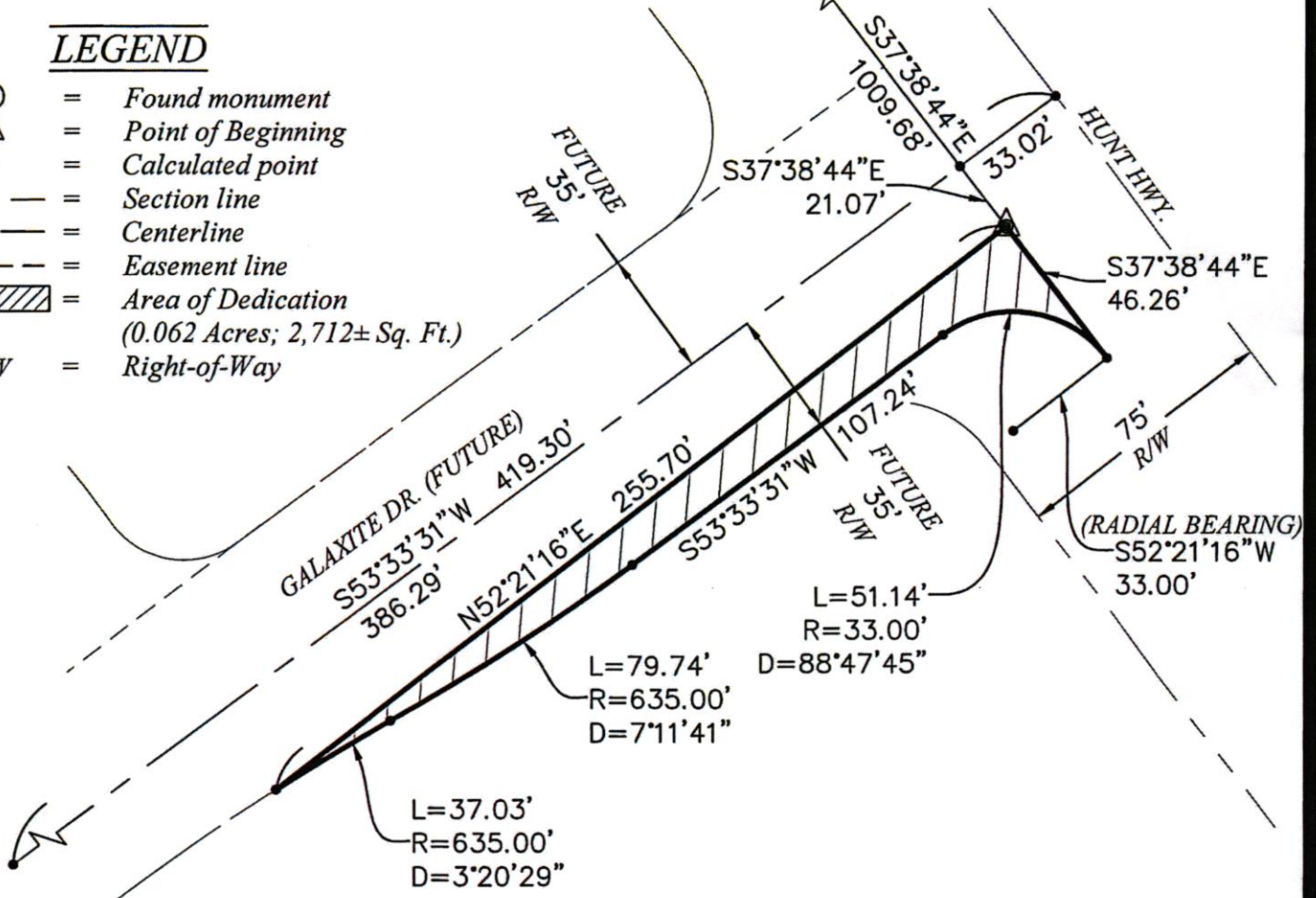
N/4 SEC 10
G.L.O. BRASS CAP
DATED 1928

(BASIS OF BEARING)
S89°52'34"E
1371.46'

REBAR
WITH CAP
R.L.S. #28724

LEGEND

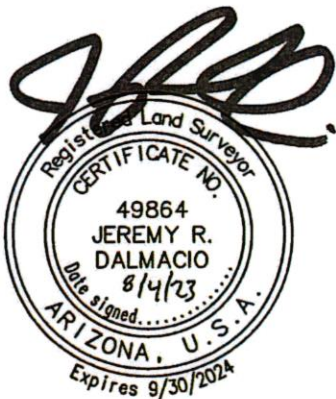
-  = Found monument
-  = Point of Beginning
-  = Calculated point
-  = Section line
-  = Centerline
-  = Easement line
-  = Area of Dedication
(0.062 Acres; 2,712± Sq. Ft.)
- R/W = Right-of-Way



OWNER OF RECORD
BARCLAY HOLDINGS
XLIII LLC

SURVEYOR'S NOTES

1. This survey was done without the benefit of a title report. Therefore, there may exist other easements of record not shown on this survey.
2. The "Owner of Record" information is from the Pinal County Assessor's website, this information may be out of date.
3. Monuments and distances are used from proposed Final Plat Lookout Mountain Parcel "B". (U.E.G. #14401)



SCALE 1" = 50'



D2 SURVEYING
24468 N. Corn St.
Florence, AZ 85132
(480)221-1368
D2SURVEYING.COM

LOOKOUT MOUNTAIN PARTNERS LLC
APN 200-25-002D
SAN TAN VALLEY, ARIZONA

Date: 7/27/23 Drafted: CWV JOB #23-B149 Sheet 1 of 2