

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 DEEDS FOR FEE RIGHT OF WAY ON HUNT HWY, PUBLIC UTILITIES EASEMENT, AND DRAINAGE EASEMENT.

WHEREAS, on July 17, 2023, a Warranty Deed (“Deed”) was executed by SKYHI HOLDINGS, 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 October 16, 2023, a Warranty Deed (“Deed”) was executed by SKYHI HOLDINGS, 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 B; and

WHEREAS, on October 16, 2023 a Public Utilities Easement was executed by SKYHI HOLDINGS, 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 C; with attachments and

WHEREAS, on October 16, 2023, a Drainage Easement (“Easement”) was executed by SKYHI HOLDINGS, 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 D; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deeds for right of way from SKYHI HOLDINGS, 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 Public Utilities Easement for non-exclusive utility purposes from SKYHI HOLDINGS, LLC, an Arizona limited liability company;

WHEREAS, it is in the best interests of Pinal County to accept the Drainage Easement for non-exclusive drainage purposes from SKYHI HOLDINGS, LLC, an Arizona limited liability company;

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deeds, copies of which are attached hereto as Exhibit A and Exhibit B, are 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 Public Utilities Easement for non-exclusive utility purposes, a copy of which is attached Exhibit C, 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 D, 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 of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A
TO
RESOLUTION NO. _____

[Warranty Deed Recorded 9/8/23 – Fee #2023-066634]

See following pages.



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 09/08/2023 0914
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2023-066634

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 **Skyhi Holdings, 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 warrants the title against all persons whomsoever, subject only to matters set forth above.

[Signature on following page]

Dated this 17th day of July, 2023.

Signature of GRANTOR:

Skyhi Holdings, LLC, an Arizona Limited Liability Company

Peggy Galeb

By: Peggy Galeb
Its: Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

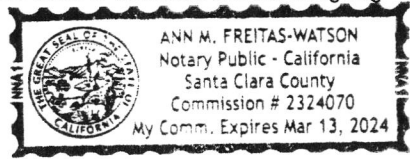
State of California
County of Santa Clara

On 7-17-23 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared *Peggy Galeb*
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Ann M. Freitas-Watson* (Seal)

**EXHIBIT A
TO
WARRANTY DEED
Borgata at San Tan
RIGHT-OF-WAY DEDICATION**



Exhibit "A"
Borgata at San Tan
Rights-Of-Way Dedication

Job No. 21-0512

June 30, 2023

A Right-of-Way located in the South Half of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

BEGINNING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence North 00 degrees 11 minutes 35 seconds West, 529.54 feet to the beginning of a curve, concave Southeasterly, with radius of 1500.00 feet;

Thence along said curve to the right, through a central angle of 40 degrees 47 minutes 42 seconds, an arc distance of 1068.01 feet;

Thence North 40 degrees 36 minutes 07 seconds East, 283.28 feet;

Thence South 49 degrees 23 minutes 11 seconds East, 2586.24 feet;

Thence South 40 degrees 36 minutes 35 seconds West, 33.00 feet;

Thence North 49 degrees 23 minutes 11 seconds West, 607.77 feet;

Thence South 40 degrees 35 minutes 24 seconds West, 22.00 feet;

Thence South 49 degrees 23 minutes 11 seconds East, 592.97 feet;

Thence South 89 degrees 45 minutes 44 seconds West, 30.58 feet;

Thence North 49 degrees 23 minutes 11 seconds West, 2464.34 feet;

Thence South 40 degrees 36 minutes 49 seconds West, 235.55 feet;

Thence South 42 degrees 23 minutes 59 seconds West, 200.20 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 57 degrees 15 minutes 32 seconds East, 1460.00 feet;

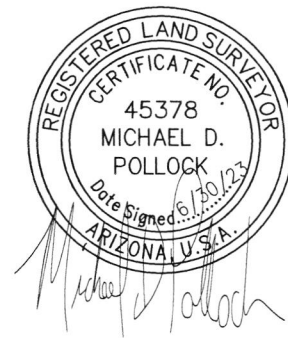


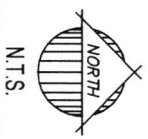
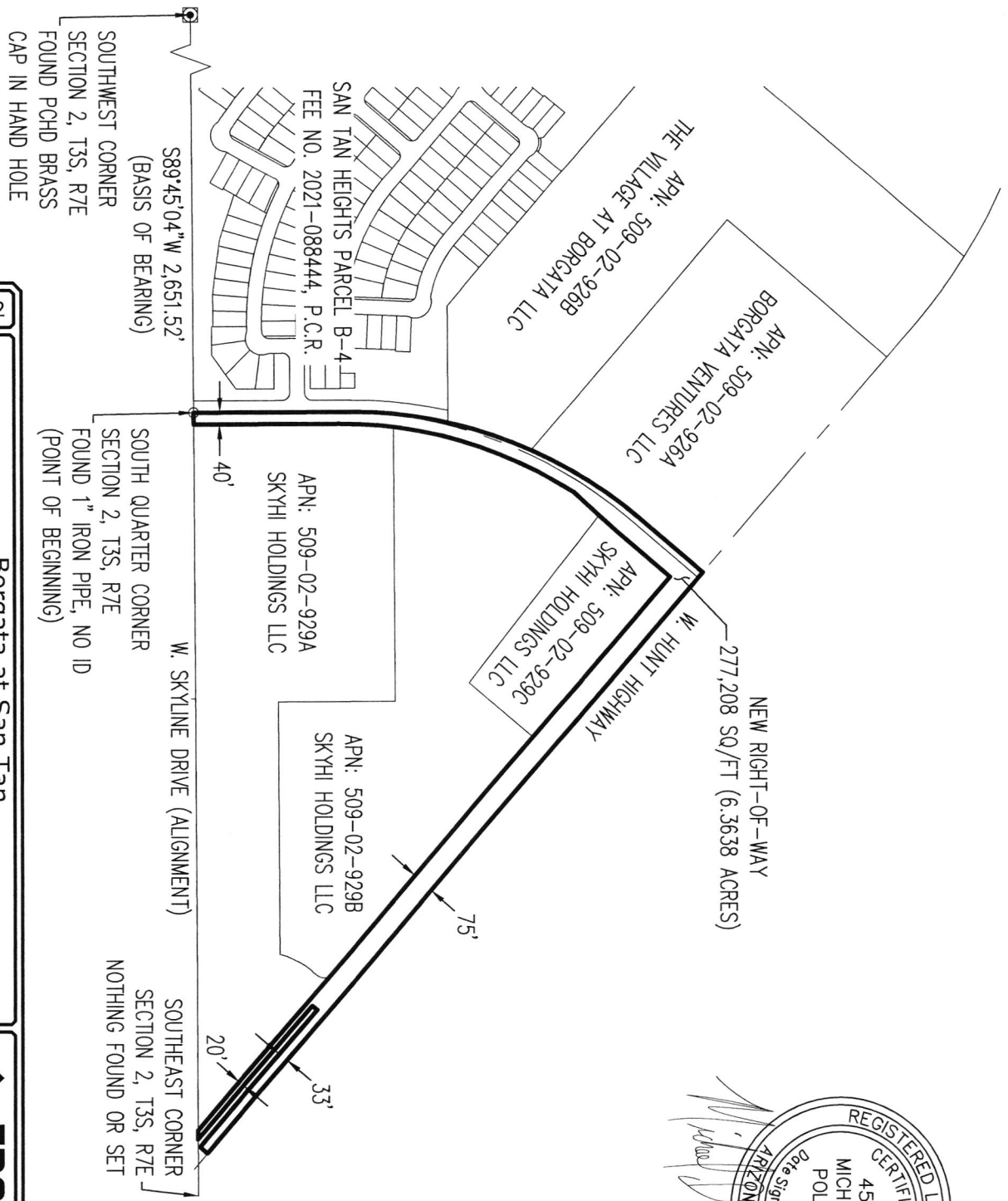
Thence along said curve to the left, through central angle of 32 degrees 56 minutes 03 seconds, an arc distance of 839.22 feet;

Thence South 00 degrees 11 minutes 35 seconds East, 492.90 feet;

Thence South 89 degrees 45 minutes 44 seconds West, 40.00 feet to the **POINT OF BEGINNING**.

Right-of-Way contains **277,208** square feet or **6.3638** acres, more or less.





Borgata at San Tan
Rights-Of-Way Dedication
Exhibit "A"


 1130 N. Alma School Rd.
 Ste. 120 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com

EXHIBIT B
TO
RESOLUTION NO. _____

[Warranty Deed Recorded 10/27/23 – Fee #2023-079373]

See following pages.



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/27/2023 1133
FEE: \$0.00
PAGES: 7
FEE NUMBER: 2023-079373

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, **SKYHI HOLDINGS, LLC**, an Arizona limited liability company, Grantor(s), 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 16th day of October, 2023.

Signature of **GRANTOR(s)**:

SKYHI HOLDINGS, LLC, an Arizona limited liability company

By: Peggy Galeb
Its: Manager



Signature

BALANCE OF DOCUMENT LEFT BLANK – NOTARY ACKNOWLEDGEMENT FOLLOWS

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 10/16/2023 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.



Exhibit "A"
Skyhi Holdings
Right-of-Way

Job No. 21-0512

September 15, 2023

An Easement within a parcel of land as described per document Fee 2022-074124 Pinal County Recorders (PCR), located in the Southeast Quarter of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

COMMENCEING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence along the South line of the Southeast Quarter of said Section 2, North 89 degrees 45 minutes 44 seconds East, 1901.98 feet;

Thence departing said South line, North 00 degrees 14 minutes 16 seconds West, 280.00 feet to the **POINT OF BEGINNING**;

Thence South 89 degrees 45 minutes 44 seconds West, 64.62 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 76 degrees 56 minutes 15 seconds East, 256.74 feet;

Thence along said curve to the right, through a central angle of 06 degrees 07 minutes 40 seconds, an arc distance of 27.46 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 66 degrees 57 minutes 58 seconds East, 362.78 feet;

Thence along said curve to the right, through a central angle of 06 degrees 07 minutes 14 seconds, an arc distance of 38.75 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 62 degrees 08 minutes 11 seconds East, 255.00 feet;

Thence along said curve to the right, through a central angle of 12 degrees 44 minutes 56 seconds, an arc distance of 56.74 feet;

Thence North 40 degrees 36 minutes 46 seconds East, 6.70 feet to the beginning of a curve, concave Westerly, with radius of 50.00 feet;

Thence along said curve to the left, through a central angle of 89 degrees 59 minutes 56 seconds, an arc distance of 78.54 feet;

Thence South 49 degrees 23 minutes 11 seconds East, 160.00 feet to the beginning of a curve, concave Southerly, with radius of 50.00 feet;



Thence along said curve to the left, through a central angle of 90 degrees 00 minutes 04 seconds, an arc distance of 78.54 feet;

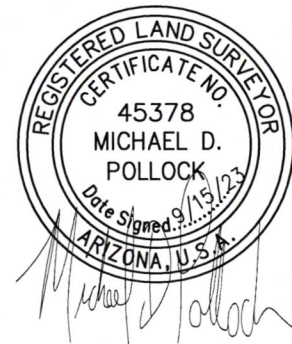
Thence South 40 degrees 36 minutes 46 seconds West, 6.69 feet to the beginning of a curve, concave Southeasterly, with radius of 195.00 feet;

Thence along said curve to the left, through a central angle of 14 degrees 24 minutes 08 seconds, an arc distance of 49.02 feet;

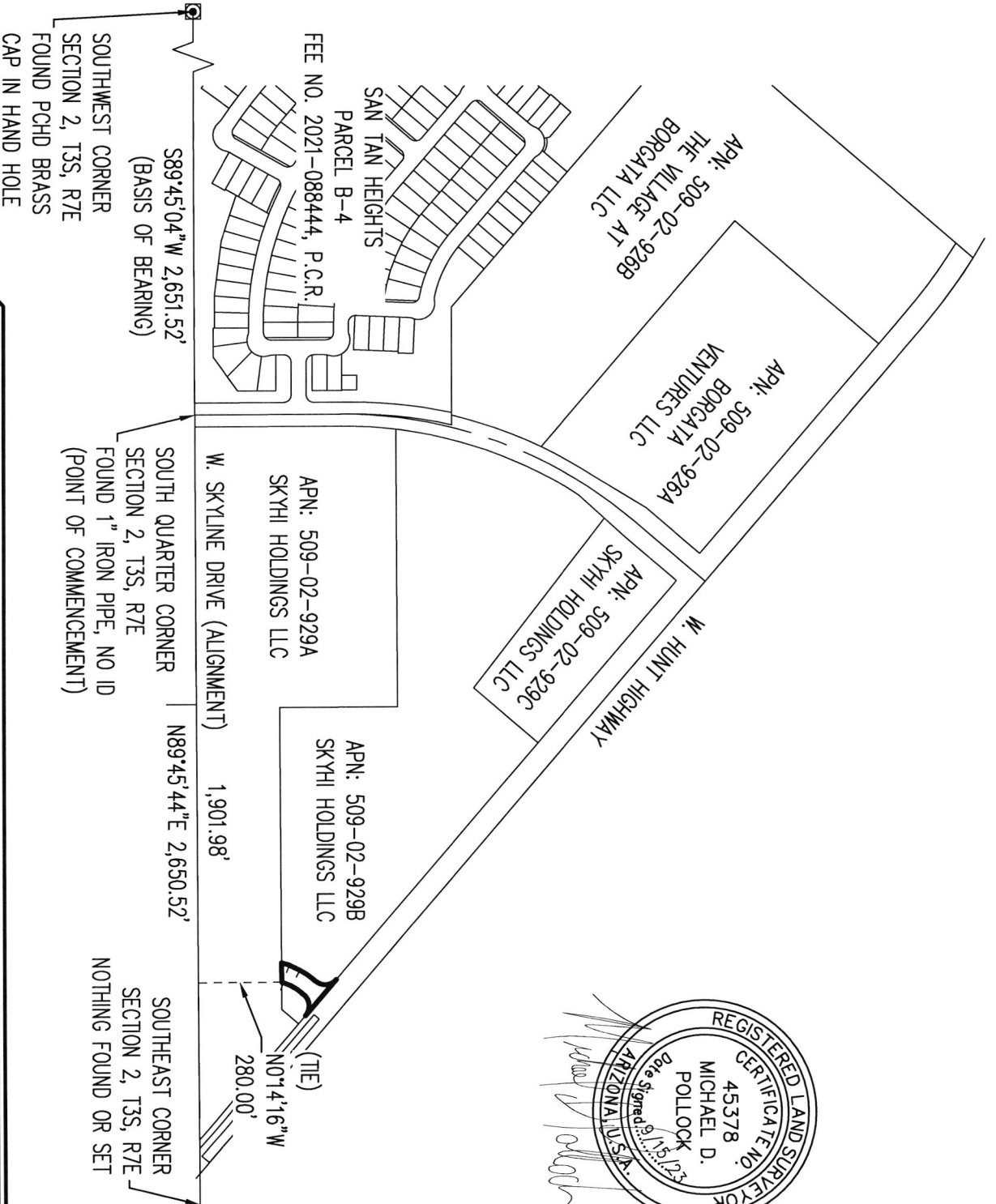
Thence South 21 degrees 15 minutes 50 seconds West, 24.35 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 70 degrees 57 minutes 31 seconds East, 194.42 feet;

Thence along said curve to the left, through a central angle of 01 degrees 35 minutes 36 seconds, an arc distance of 5.41 feet to the **POINT OF BEGINNING**.

Containing an area of **10,605** square feet (**0.2435** acres), more or less.



SHEET 1 OF 2

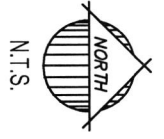


21-0512

Skyhi Holdings
RIGHT-OF-WAY
Exhibit "A"

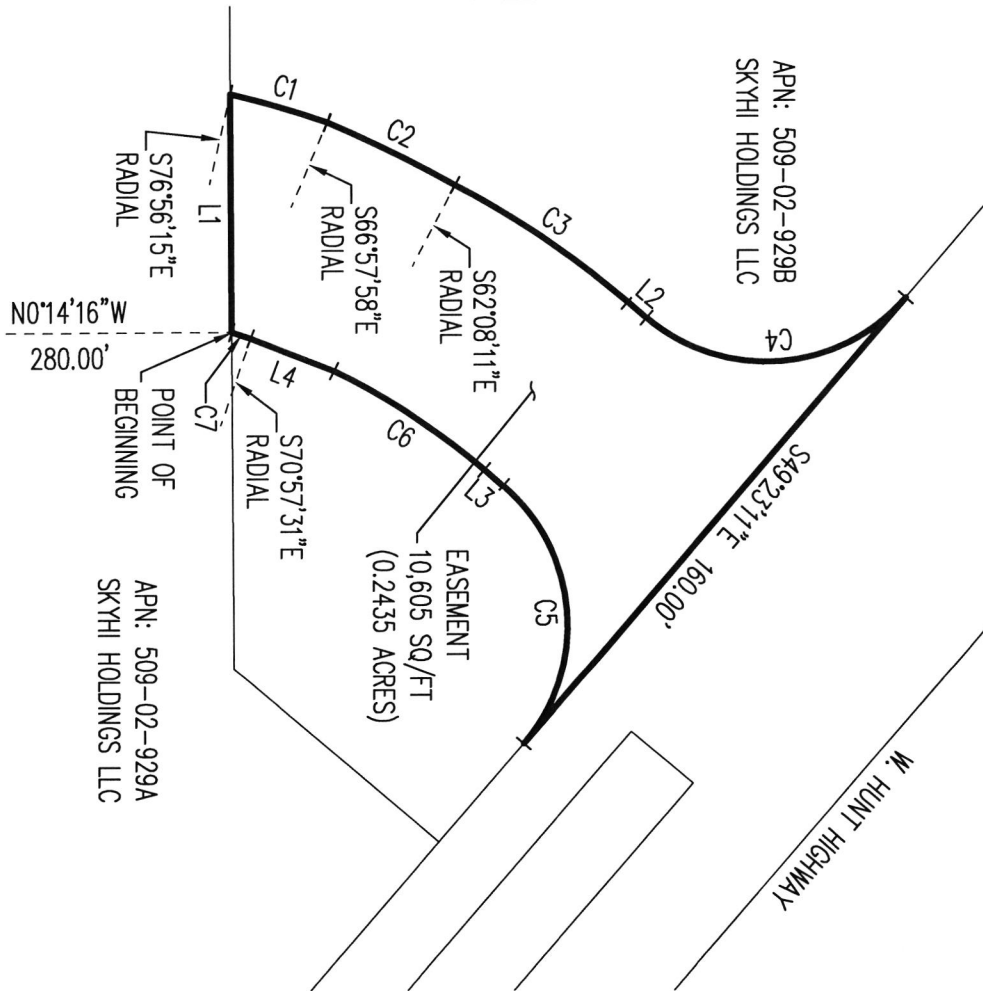


1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
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www.epsgroupinc.com



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	27.46'	256.74'	6°07'40"	27.45'	N16°07'35"E
C2	38.75'	362.78'	6°07'14"	38.73'	N26°05'40"E
C3	56.74'	255.00'	12°44'56"	56.62'	N34°14'17"E
C4	78.54'	50.00'	89°59'56"	70.71'	N04°23'13"W
C5	78.54'	50.00'	90°00'04"	70.71'	S85°36'47"W
C6	49.02'	195.00'	14°24'08"	48.89'	S33°24'41"W
C7	5.41'	194.42'	1°35'36"	5.41'	S18°14'41"W

LINE	BEARING	LENGTH
L1	S89°45'44"W	64.62'
L2	N40°36'46"E	6.70'
L3	S40°36'46"W	6.69'
L4	S21°15'50"W	24.35'



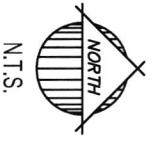
APN: 509-02-929B
SKYHI HOLDINGS LLC

APN: 509-02-929A
SKYHI HOLDINGS LLC

EASEMENT
10,605 SQ/FT
(0.2435 ACRES)

W. HUNT HIGHWAY

SHEET 2 OF 2



21-0512

Skyhi Holdings
RIGHT-OF-WAY
Exhibit "A"

1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EXHIBIT C
TO
RESOLUTION NO. _____

[Public Utilities Easement Re-recorded 10/30/23 – Fee #2023-079976]

See following pages.

1312



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/30/2023 1432
FEE: \$0.00
PAGES: 13
FEE NUMBER: 2023-079976

When recorded mail to:

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

(The above space reserved for recording information)

PUBLIC UTILITIES EASEMENT

DOCUMENT TITLE

The following document is being presented for re-recording
to remove a blank page.

Public Utilities Easement October 16, 2023 and recorded
October 27, 2023, Fee #2023-079374, between SKYHI Holdings, 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.

13K



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/27/2023 1133
FEE: \$0.00
PAGES: 13
FEE NUMBER: 2023-079374

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

PUBLIC UTILITIES EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SKYHI HOLDINGS, LLC, an Arizona limited liability company**, ("Grantor") does hereby grant and convey unto the **PINAL COUNTY**, a political subdivision of the State of Arizona ("Grantee"), on behalf of the public, a perpetual, non-exclusive easement for the installation, construction, operation, maintenance, repair, and replacement of public utility lines and facilities, including the right of ingress and egress for said purposes, in, on, over, under and across the real property situated in Pinal County, Arizona as described and depicted on **Exhibit A** attached hereto and made a part hereof (the "Property").

Any utility provider or other party intending to locate within such easement shall comply with all applicable codes, regulations, and franchises of the County of Pinal before entering the easement and shall assume full responsibility for the installation, construction, operation, maintenance, repair, and replacement of its utility lines and facilities.

This Public Utilities Easement shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on, Grantee and Grantor and their respective successors and assigns.

[Signature Page Follows]

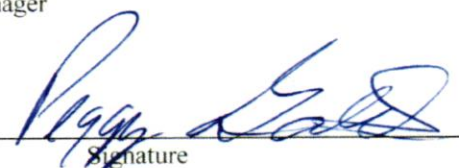
IN WITNESS WHEREOF, the undersigned has executed this Public Utilities Easement as of this 16th day of October, 2023.

Signature of **GRANTOR(s)**:

SKYHI HOLDINGS, LLC, an Arizona limited liability company

By: Peggy Galeb
Its: Manager

By: _____



Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On 10/16/2023 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

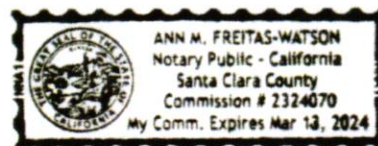


EXHIBIT A
Legal Description



Exhibit "A"
Skyhi Holdings
Public Utility Easement

Job No. 21-0512

September 15, 2023

An Easement within a parcel of land as described per document Fee 2022-074124 Pinal County Recorders (PCR), located in the Southeast Quarter of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

COMMENCEING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence along the South line of the Southeast Quarter of said Section 2, North 89 degrees 45 minutes 44 seconds East, 1910.39 feet;

Thence departing said South line, North 00 degrees 14 minutes 16 seconds West, 280.00 feet to the **POINT OF BEGINNING**;

Thence South 89 degrees 45 minutes 44 seconds West, 8.42 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 72 degrees 33 minutes 06 seconds East, 194.42 feet;

Thence along said curve to the right, through a central angle of 01 degrees 35 minutes 36 seconds, an arc distance of 5.41 feet;

Thence North 21 degrees 15 minutes 50 seconds East, 24.35 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 63 degrees 47 minutes 23 seconds East, 195.00 feet;

Thence along said curve to the right, through a central angle of 14 degrees 24 minutes 08 seconds, an arc distance of 49.02 feet;

Thence North 40 degrees 36 minutes 46 seconds East, 6.69 feet to the beginning of a curve, concave Southerly, with radius of 50.00 feet;

Thence along said curve to the right, through a central angle of 90 degrees 00 minutes 04 seconds, an arc distance of 78.54 feet;

Thence South 49 degrees 23 minutes 11 seconds East, 35.56 feet;

Thence South 40 degrees 36 minutes 23 seconds West, 8.00 feet;

Thence North 49 degrees 23 minutes 11 seconds West, 35.57 feet to the beginning of a curve, concave southerly, with radius of 42.00 feet;

EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258



Thence along said curve to the left, through a central angle of 90 degrees 00 minutes 04 seconds, an arc distance of 65.97 feet;

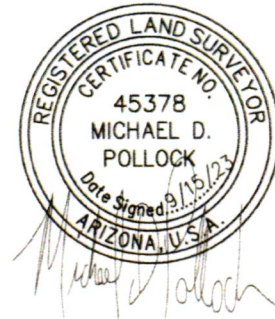
Thence South 40 degrees 36 minutes 46 seconds West, 6.69 feet to the beginning of a curve, concave Southeasterly, with radius of 187.00 feet;

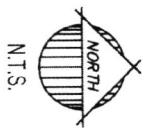
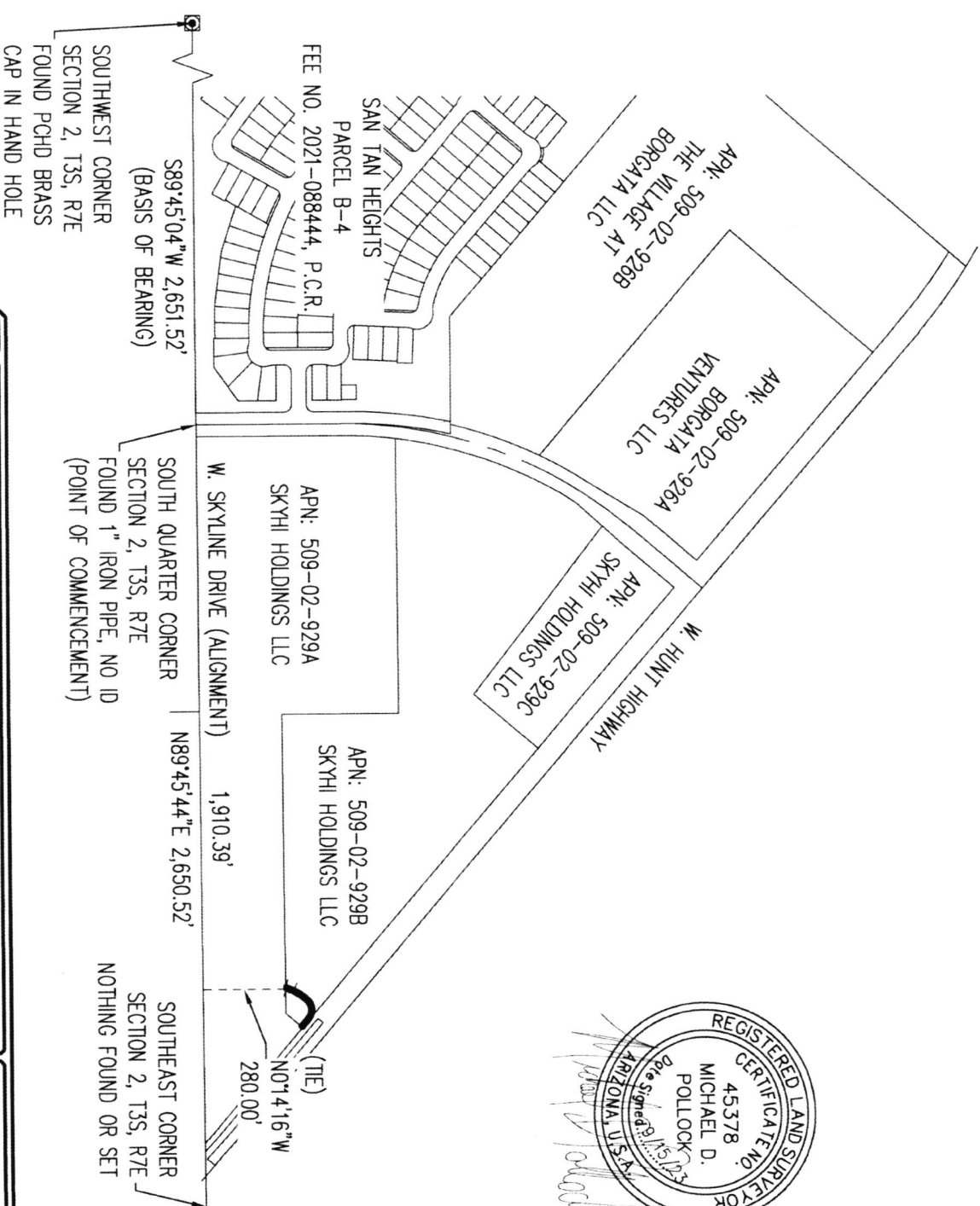
Thence along said curve to the left, through a central angle of 14 degrees 17 minutes 51 seconds, an arc distance of 46.66 feet;

Thence South 21 degrees 15 minutes 50 seconds West, 23.85 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 71 degrees 00 minutes 21 seconds East, 186.42 feet;

Thence along said curve to the left, through a central angle of 0 degrees 45 minutes 37 seconds, an arc distance of 2.47 feet to the **POINT OF BEGINNING**.

Containing an area of **1,523** square feet (**0.0350** acres), more or less.





N.T.S.

SHEET 1 OF 2

21-0512

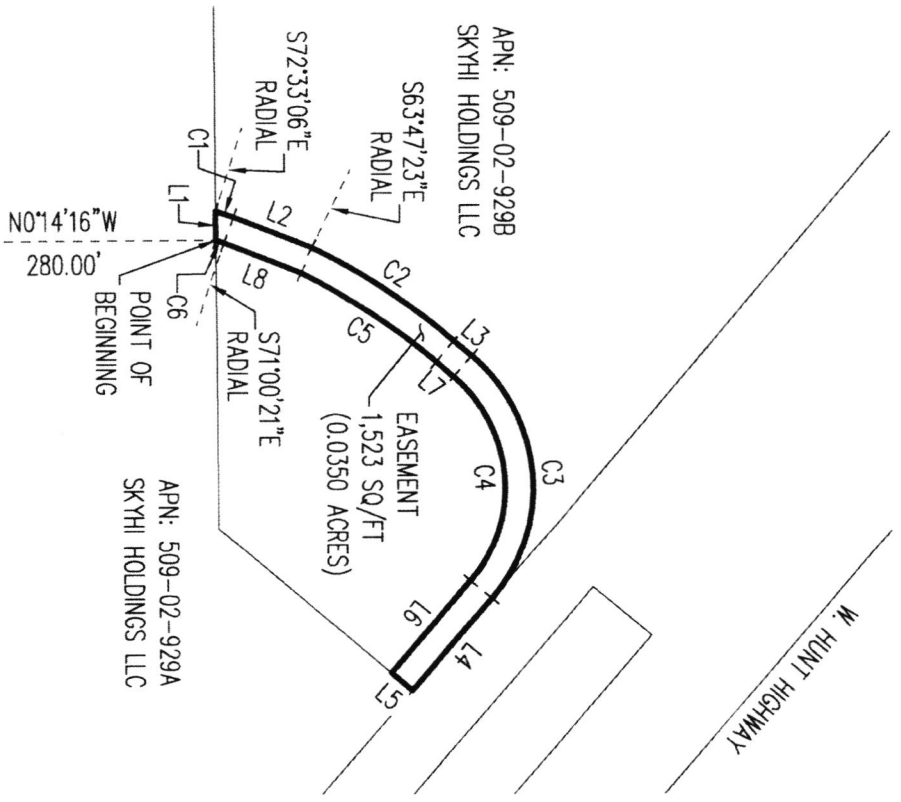
Skyhi Holdings
Public Utility Easement
Exhibit "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	5.41'	194.42'	1°35'36"	5.41'	N181°44'1"E
C2	49.02'	195.00'	14°24'08"	48.89'	N33°24'41"E
C3	78.54'	50.00'	90°00'04"	70.71'	N85°36'47"E
C4	65.97'	42.00'	90°00'04"	59.40'	S85°36'47"W
C5	46.66'	187.00'	14°17'51"	46.54'	S33°27'50"W
C6	2.47'	186.42'	0°45'37"	2.47'	S18°36'51"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°45'44"W	8.42'
L2	N21°15'50"E	24.35'
L3	N40°36'46"E	6.69'
L4	S49°23'11"E	35.56'
L5	S40°36'23"W	8.00'
L6	N49°23'11"W	35.57'
L7	S40°36'46"W	6.69'
L8	S21°15'50"W	23.85'



SHEET 2 OF 2

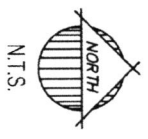
21-0512

Skyhi Holdings
Public Utility Easement

Exhibit "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



N.T.S.



Exhibit "A"
Skyhi Holdings
Public Utility Easement

Job No. 21-0512

September 15, 2023

An Easement within a parcel of land as described per document Fee 2022-074124 Pinal County Recorders (PCR), located in the Southeast Quarter of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

COMMENCEING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence along the South line of the Southeast Quarter of said Section 2, North 89 degrees 45 minutes 44 seconds East, 1837.35 feet;

Thence departing said South line, North 00 degrees 14 minutes 16 seconds West, 280.00 feet to the **POINT OF BEGINNING**;

Thence South 89 degrees 45 minutes 44 seconds West, 8.21 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 77 degrees 20 minutes 47 seconds East, 264.74 feet;

Thence along said curve to the right, through a central angle of 06 degrees 35 minutes 42 seconds, an arc distance of 30.47 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 67 degrees 00 minutes 27 seconds East, 370.78 feet;

Thence along said curve to the right, through a central angle of 06 degrees 08 minutes 53 seconds, an arc distance of 39.79 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 62 degrees 07 minutes 00 seconds East, 263.00 feet;

Thence along said curve to the right, through a central angle of 12 degrees 43 minutes 45 seconds, an arc distance of 58.43 feet;

Thence North 40 degrees 36 minutes 46 seconds East, 6.70 feet to the beginning of a curve, concave Westerly, with radius of 42.00 feet;

Thence along said curve to the left, through a central angle of 89 degrees 59 minutes 56 seconds, an arc distance of 65.97 feet;

Thence North 49 degrees 23 minutes 11 seconds West, 57.27 feet;

Thence North 40 degrees 36 minutes 49 seconds East, 8.00 feet;



Thence South 49 degrees 23 minutes 11 seconds East, 57.27 feet to the beginning of a curve, concave Westerly, with radius of 50.00 feet;

Thence along said curve to the right, through a central angle of 89 degrees 59 minutes 56 seconds, an arc distance of 78.54 feet;

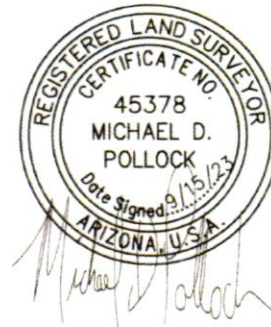
Thence South 40 degrees 36 minutes 46 seconds West, 6.70 feet to the beginning of a curve, concave Southeasterly, with radius of 255.00 feet;

Thence along said curve to the left, through a central angle of 12 degrees 44 minutes 56 seconds, an arc distance of 56.74 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 60 degrees 50 minutes 43 seconds East, 362.78 feet;

Thence along said curve to the left, through a central angle of 06 degrees 07 minutes 14 seconds, an arc distance of 38.75 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 70 degrees 48 minutes 35 seconds East, 256.74 feet;

Thence along said curve to the left, through a central angle of 0z6 degrees 07 minutes 40 seconds, an arc distance of 27.46 feet to the **POINT OF BEGINNING**.

Containing an area of **2,096** square feet (**0.0481** acres), more or less.



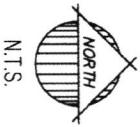
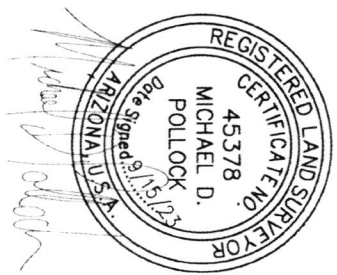
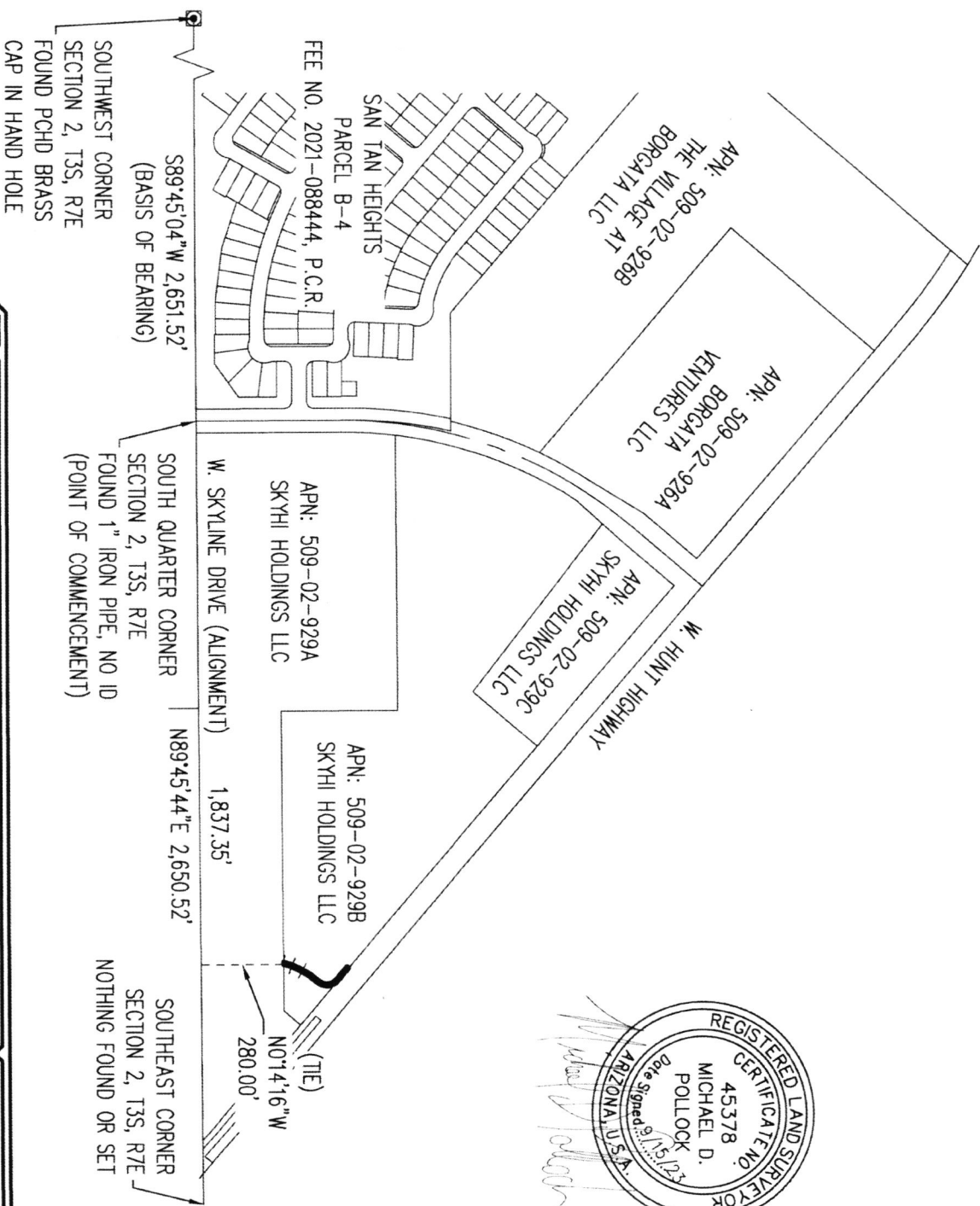
SHEET 1 OF 2

21-0512

Skyhi Holdings
Public Utility Easement
Exhibit "A"



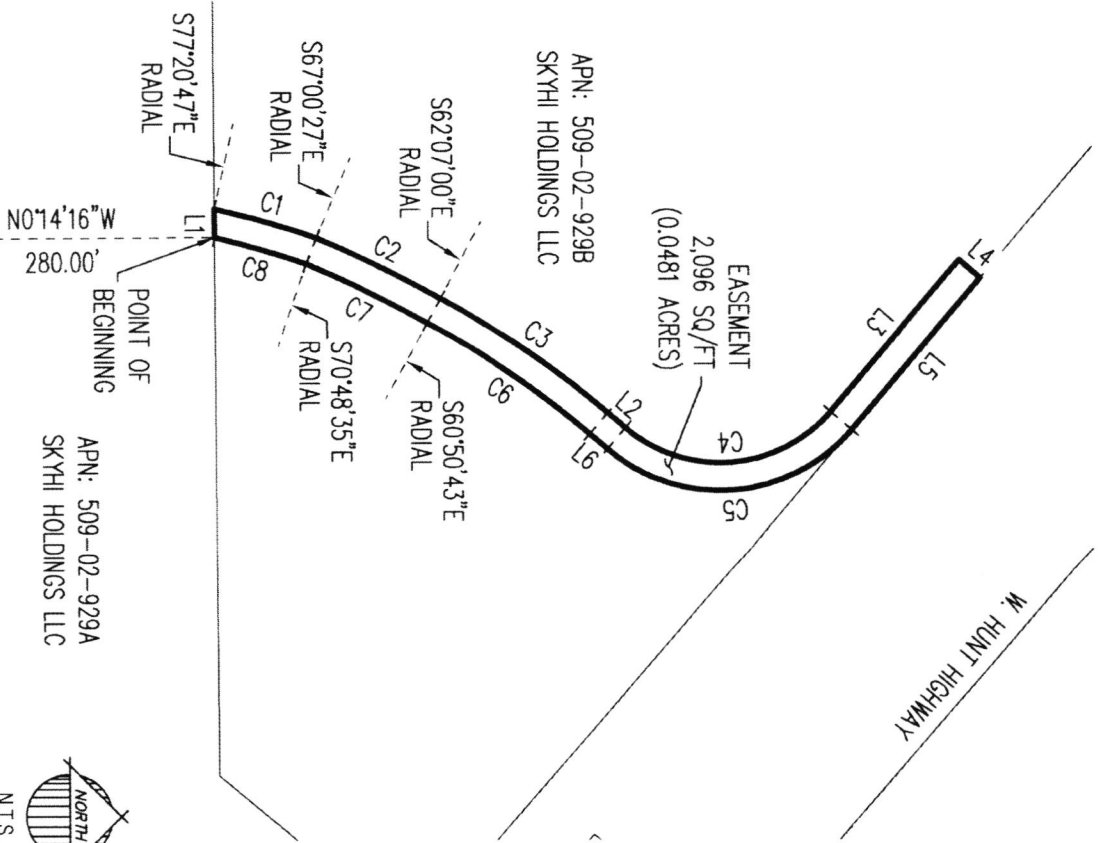
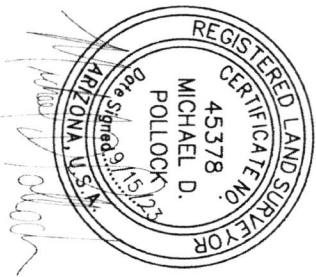
1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T-480.503.2250 | F-480.503.2258
www.epsgroupinc.com



N.T.S.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	30.47'	264.74'	6°35'42"	30.46'	N15°57'04"E
C2	39.79'	370.78'	6°08'53"	39.77'	N26°04'00"E
C3	58.43'	263.00'	12°43'45"	58.31'	N34°14'53"E
C4	65.97'	42.00'	89°59'56"	59.40'	N04°23'13"W
C5	78.54'	50.00'	89°59'56"	70.71'	S04°23'13"E
C6	56.74'	255.00'	12°44'56"	56.62'	S34°14'17"W
C7	38.75'	362.78'	6°07'14"	38.73'	S26°05'40"W
C8	27.46'	256.74'	6°07'40"	27.45'	S16°07'35"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°45'44"W	8.21'
L2	N40°36'46"E	6.70'
L3	N49°23'11"W	57.27'
L4	N40°36'49"E	8.00'
L5	S49°23'11"E	57.27'
L6	S40°36'46"W	6.70'



SHEET 2 OF 2

21-0512

Skyhi Holdings
Public Utility Easement
Exhibit "A"

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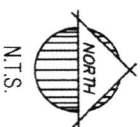


EXHIBIT D
TO
RESOLUTION NO. _____

[Drainage Easement Recorded 10/27/23 – Fee #2023-079375]

See following pages.

UK



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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

DATE/TIME: 10/27/2023 1133
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2023-079375

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **SKYHI HOLDINGS, 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 16th day of October, 2023.

Signature of **GRANTOR(s)**:

SKYHI HOLDINGS, LLC, an Arizona limited liability company

By: Peggy Galeb
Its: Manager

By: 
Signature

NOTARY ACKNOWLEDGEMENT PAGE FOLLOWS

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 10/16/2023 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

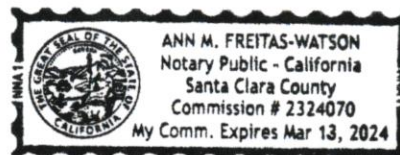


EXHIBIT A
Legal Description



Exhibit "A"
Skyhi Holdings
Drainage Easement

Job No. 21-0512

September 15, 2023

An Easement within a parcel of land as described per document Fee 2022-074124 Pinal County Recorders (PCR), located in the Southeast Quarter of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

COMMENCEING at the South quarter corner of said Section 2, being a 1-inch iron pipe, from which the Southwest corner of said Section 2, being a PCHD brass cap in hand hole, bears South 89 degrees 45 minutes 04 seconds West, 2,651.52 feet (**Basis of Bearing**);

Thence along the South line of the Southeast Quarter of said Section 2, North 89 degrees 45 minutes 44 seconds East, 1993.62 feet;

Thence departing said South line, North 00 degrees 14 minutes 16 seconds West, 280.00 feet to the **POINT OF BEGINNING**;

Thence South 89 degrees 45 minutes 44 seconds West, 83.23 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 71 degrees 45 minutes 58 seconds East, 186.42 feet;

Thence along said curve to the right, through a central angle of 00 degrees 45 minutes 37 seconds, an arc distance of 2.47 feet;

Thence North 21 degrees 15 minutes 50 seconds East, 23.85 feet to the beginning of a non-tangent curve, concave Southeasterly, from which the radius point bears South 63 degrees 41 minutes 06 seconds East, 187.00 feet;

Thence along said curve to the right, through a central angle of 14 degrees 17 minutes 51 seconds, an arc distance of 46.66 feet;

Thence North 40 degrees 36 minutes 46 seconds East, 6.69 feet to the beginning of a curve, concave Southerly, with radius of 42.00 feet;

Thence along said curve to the right, through a central angle of 90 degrees 00 minutes 04 seconds, an arc distance of 65.97 feet;

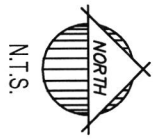
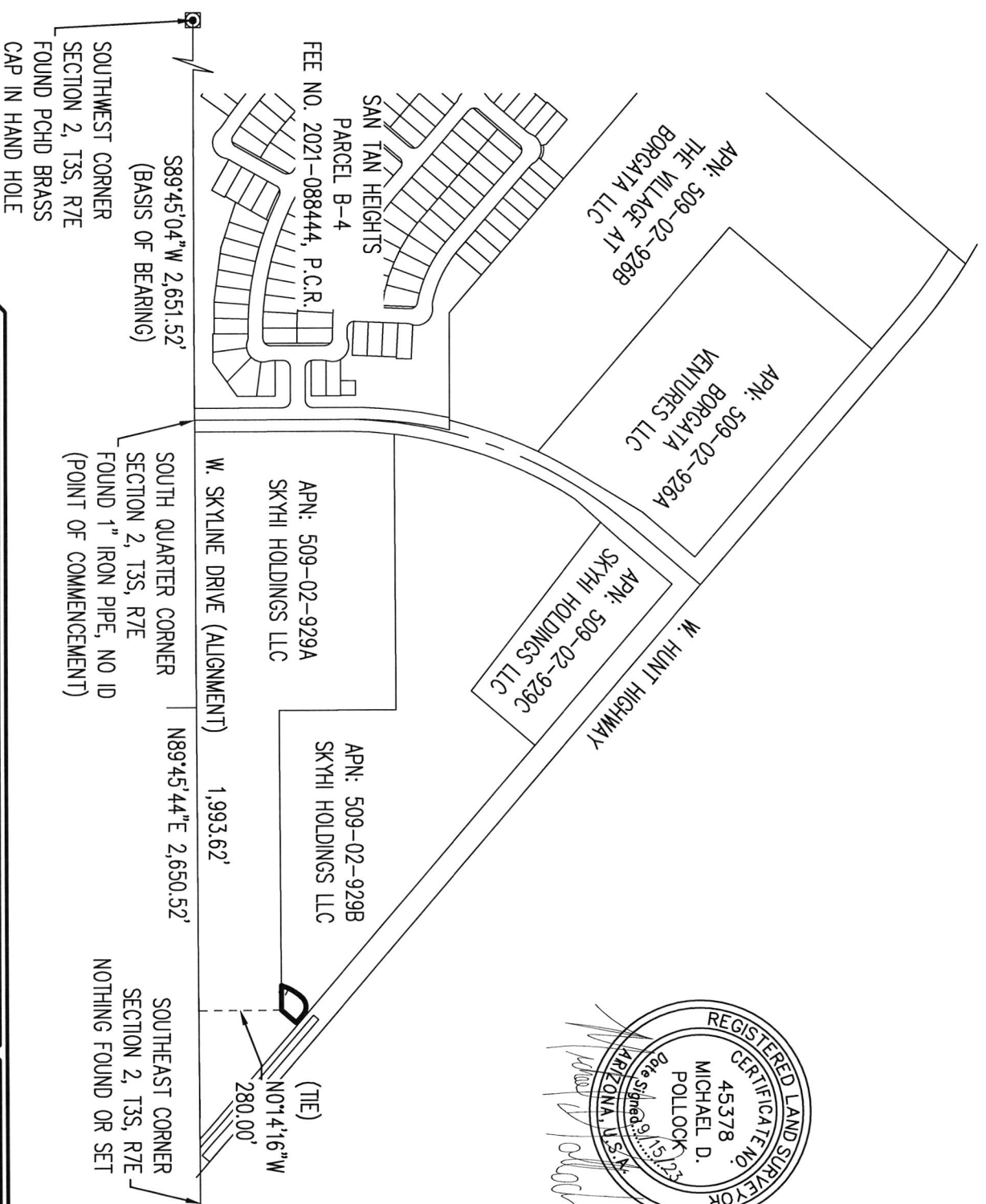
Thence South 49 degrees 23 minutes 11 seconds East, 35.57 feet;

Thence South 40 degrees 36 minutes 23 seconds West, 65.23 feet to the **POINT OF BEGINNING**.

Containing an area of **6,850 square feet (0.1573 acres)**, more or less.

EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258





N.T.S.

SHEET 1 OF 2

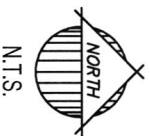
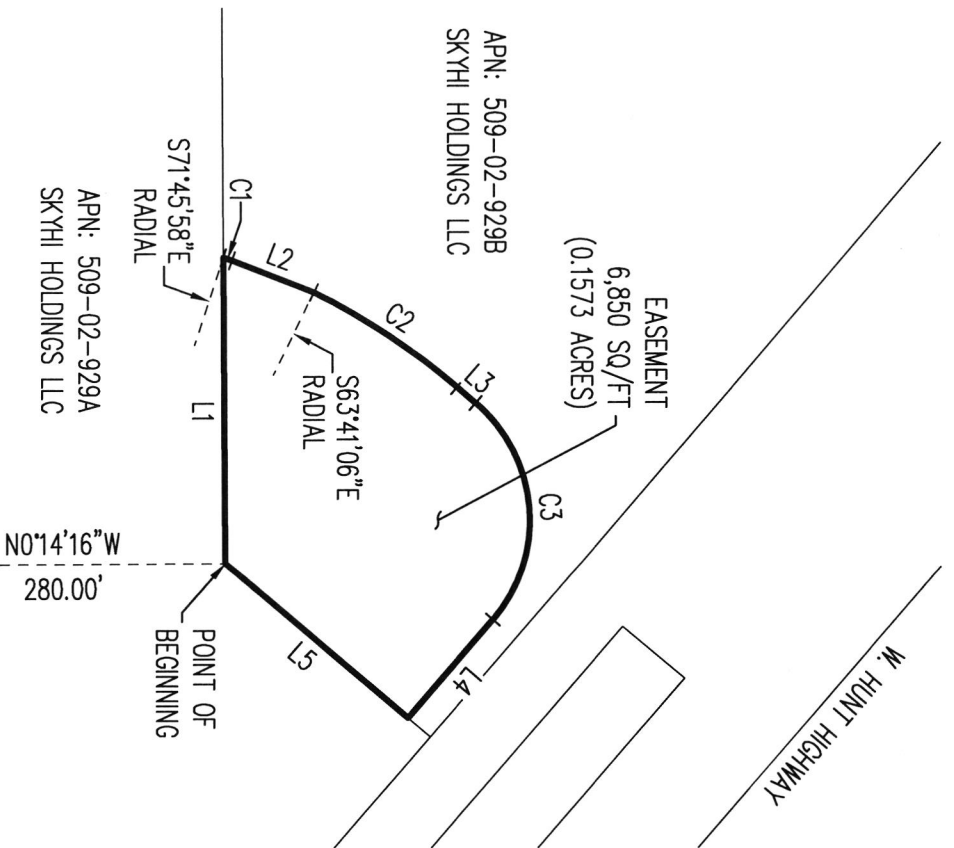
21-0512

Skyhi Holdings
Drainage Easement
Exhibit "A"

1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	2.47'	186.42'	0°45'37"	2.47'	N18°36'51"E
C2	46.66'	187.00'	14°17'51"	46.54'	N33°27'50"E
C3	65.97'	42.00'	90°00'04"	59.40'	N85°36'47"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°45'44"W	83.23'
L2	N21°15'50"E	23.85'
L3	N40°36'46"E	6.69'
L4	S49°23'11"E	35.57'
L5	S40°36'23"W	65.23'



N.T.S.

SHEET 2 OF 2

21-0512

Skyhi Holdings
Drainage Easement
Exhibit "A"



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