

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 ORDERING THE ABANDONMENT AND EXTINGUISHMENT OF AN EASEMENT COMPRISING A PORTION OF WALKER GRANITE ROAD.

WHEREAS, pursuant to A.R.S. § 11-251.16 and Pinal County Development Services Code, Chapter 7.10, a petition has been presented to the Pinal County Board of Supervisors (the “Board”) requesting the extinguishment of a federal patent easement comprising of a portion of Walker Granite Road commencing on Hunt Highway proceeding Southerly for approximately 2636 feet in length, 33 feet wide, located within Supervisory District #4, Section 10, Township 4 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (the “Easement”); and

WHEREAS the Board having found the Petition to be in proper form; proper notice having been given for the public hearing; the public hearing having been held for public input; no land adjoining the Easement being left without access to public highway; and the Board having considered the feasibility, advantages and necessity of said action and finding the public’s best interest to be served by granting the extinguishment of the Easement; and

WHEREAS, consideration for the extinguishment of the Easement includes tax revenues gained by adding the land to the County’s tax rolls; cessation of County Maintenance responsibility for the Easement; and relief from potential liability for property damages, injury or death, which may occur in the Easement.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Easement comprising a portion of Walker Granite Road commencing on Hunt Highway proceeding Southerly for approximately 2636 feet in length, 33 feet wide, located within Supervisory District #4, Section 10, Township 4 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and legally described in Exhibit A attached hereto, is hereby abandoned and extinguished and all rights and interests held by Pinal County in the Easement are relinquished and hereby revert to the current record owner(s) of fee simple title to the land underlying the Easement:

EXCEPT rights-of-way or easements of existing sewer, gas, water or similar pipelines and appurtenances and for canals, laterals or ditches and appurtenances, and for electric, telephone, and similar lines and appurtenances, which shall continue, as they existed prior to this abandonment in accordance with A.R.S. 28-7210.

BE IT FURTHER RESOLVED that the Chairman of the Pinal County Board of Supervisors, on behalf of the Board, is authorized to execute this Resolution and all other documentation which may be necessary to release all rights held by Pinal County in the Easement to the owner(s) of record of the fee simple title to the land underlying the Easement.

BE IT FURTHER RESOLVED that this Resolution shall become effective when recorded in the Office of the County Recorder of 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. _____

[Legal Description]

See following pages.

EASEMENT ABANDONMENT

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



SCALE 1" = 100'

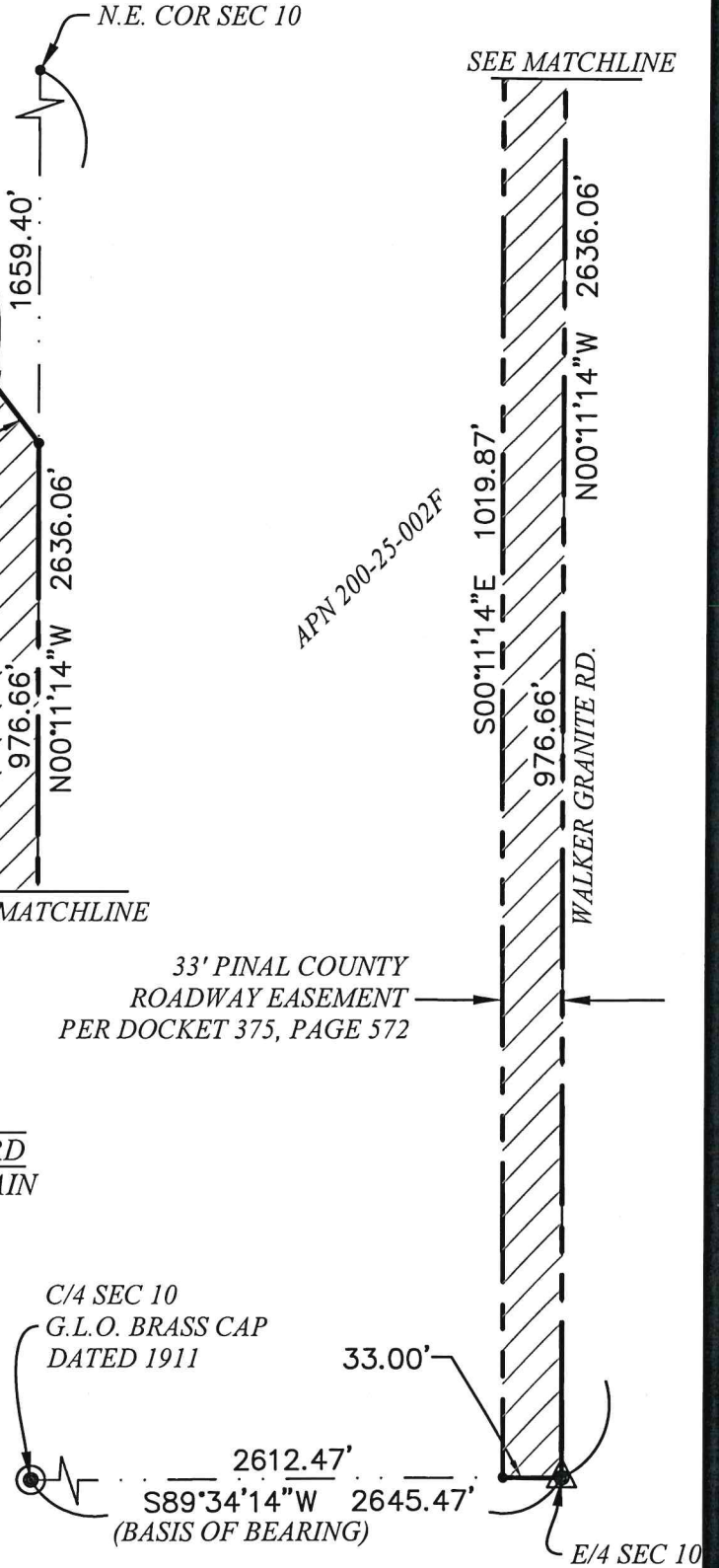
LEGEND

- = Found monument
- = Point of Beginning
- = Calculated point
- = Section line
- = Easement line
- = Pinal County Roadway Easement Area of Abandonment (0.756 Acres; 32,943± Sq. Ft.)

SURVEYOR'S NOTES

1. Monuments and distances are used from proposed Final Plat Lookout Mountain Parcel "A" and Parcel "B", project number 14401.

OWNER OF RECORD
LOOKOUT MOUNTAIN
PARTNERS LLC



C/4 SEC 10
G.L.O. BRASS CAP
DATED 1911

2612.47'
S89°34'14"W 2645.47'
(BASIS OF BEARING)



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

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

Date 11-28-22 Drafted: DRD JOB #22-B501 Sheet 1 of 2

LEGAL DESCRIPTION EASEMENT ABANDONMENT

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:

BEGINNING at the East quarter of said Section 10, from which a General Land Office Brass Cap dated 1911, marking the Center quarter corner of said Section 10, bears South 89 Degrees 34 Minutes 14 Seconds West, a distance of 2645.47 feet.

Thence South 89 Degrees 34 Minutes 14 Seconds West along the South boundary of the Northeast quarter of said Section 10, a distance of 33.00 feet;

Thence North 00 Degrees 11 Minutes 14 Seconds West, parallel to the East boundary of said Section 10, a distance of 1019.87 feet;

Thence South 37 Degrees 38 Minutes 44 Seconds East, a distance of 54.26 feet;

Thence South 00 Degrees 11 Minutes 14 Seconds East along the East boundary of said Section 10, a distance of 976.66 feet to the **POINT OF BEGINNING**.

Comprising an area of 0.756 Acres; 32,943 Square Feet, more or less.

