

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 OF GARY ROAD, AND DRAINAGE EASEMENT

WHEREAS, on April 11, 2024, a Warranty Deed (“Deed”) was executed by Skyline & Gary Partners, LLC, an Arizona limited liability company, as (“Grantor”) 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 April 11, 2024, a Drainage Easement (“Easement”) was executed by Skyline & Gary Partners, LLC, an Arizona limited liability company, as (“Grantor”) granting a non-exclusive drainage easement to the public, a copy which is attached hereto as Exhibit B; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way from Skyline & Gary Partners, 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 Drainage Easement for non-exclusive drainage purposes.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed, a copy of which attached hereto as Exhibit A, 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 for roadway and utility purposes.

BE IT FURTHER RESOLVED by the Pinal County Board of Supervisors that the Drainage Easement, a copy of which is attached as Exhibit B, 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 _____, 2024, 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 4/11/24 – Fee #2024-026581]

See following pages.

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Diversified Partners LLC
7339 E. McDonald Dr
Scottsdale, AZ 85250

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: 04/11/2024 1359
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-026581

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **Skyline & Gary Partners, 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.

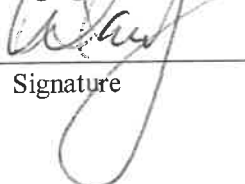
Dated this 11th day of APRIL, 2024.

Signature of GRANTOR:

Skyline & Gary Partners, LLC, an Arizona limited liability company

By: Browns Family Holdings, an Arizona limited liability company

By: Walter L. Brown Jr
Its: Managing Member



Signature

State of ARIZONA)
) ss.
County of)

The foregoing Warranty Deed was acknowledged before me this 11th day of APRIL, 2024, by Walter L. Brown Jr., as Browns Family Holdings, Managing Member of Skyline & Gary Partners, LLC, an Arizona limited liability company, for and on behalf thereof.





Notary Public

My Commission Expires: 7-27-2026

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

EXHIBIT B
RIGHT OF WAY
SECTION 12, TOWNSHIP 3 SOUTH RANGE 7 EAST

NORTHEAST QUARTER
 SEC 12 T3S R7E

FOUND 3" BRASS CAP FLUSH
 POINT OF COMMENCEMENT

NEW PROPOSED SOUTHERLY
 RIGHT OF WAY LINE OF
 WEST SKYLINE DRIVE

NEW PROPOSED WESTERLY
 RIGHT OF WAY LINE OF
 NORTH GARY ROAD

EAST LINE OF THE
 NORTHEAST QUARTER
 OF SAID SECTION 12

55' ROW PER FEE
 #2005-067008, PCR.

50' RIGHT OF WAY PER
 FEE #2005-17004, PCR.

WEST LINE OF PARCEL
 PER FEE #2019-029642;

NOT TO SCALE

APN: 509-02-002T
 AMERICAN CHARTER
 SCHOOLS FOUNDATION
 LOT: 1

APN: 509-02-002V

RIGHT OF WAY
 17141 SQ FT
 0.3935 ACRES

APN: 509-02-002W

APN: 509-02-002X

APN: 509-02-002Y

APN: 509-02-002Z

POINT OF BEGINNING
 SOUTHEAST CORNER OF THE PARCEL
 PER WARRANTY DEED FEE #2019-029642

EAST QUARTER CORNER
 SEC 12 T3S R73
 FOUND GLO WITH
 TAG 1919

HARVEY LAND SURVEYING, INC.
 PO BOX 10772
 CASA GRANDE, ARIZONA 85130
 (520) 876-4786

SEE SHEET 2 FOR
 LEGEND AND TABLES

SHEET 1 OF 2
 DATE: FEBRUARY 20, 2024

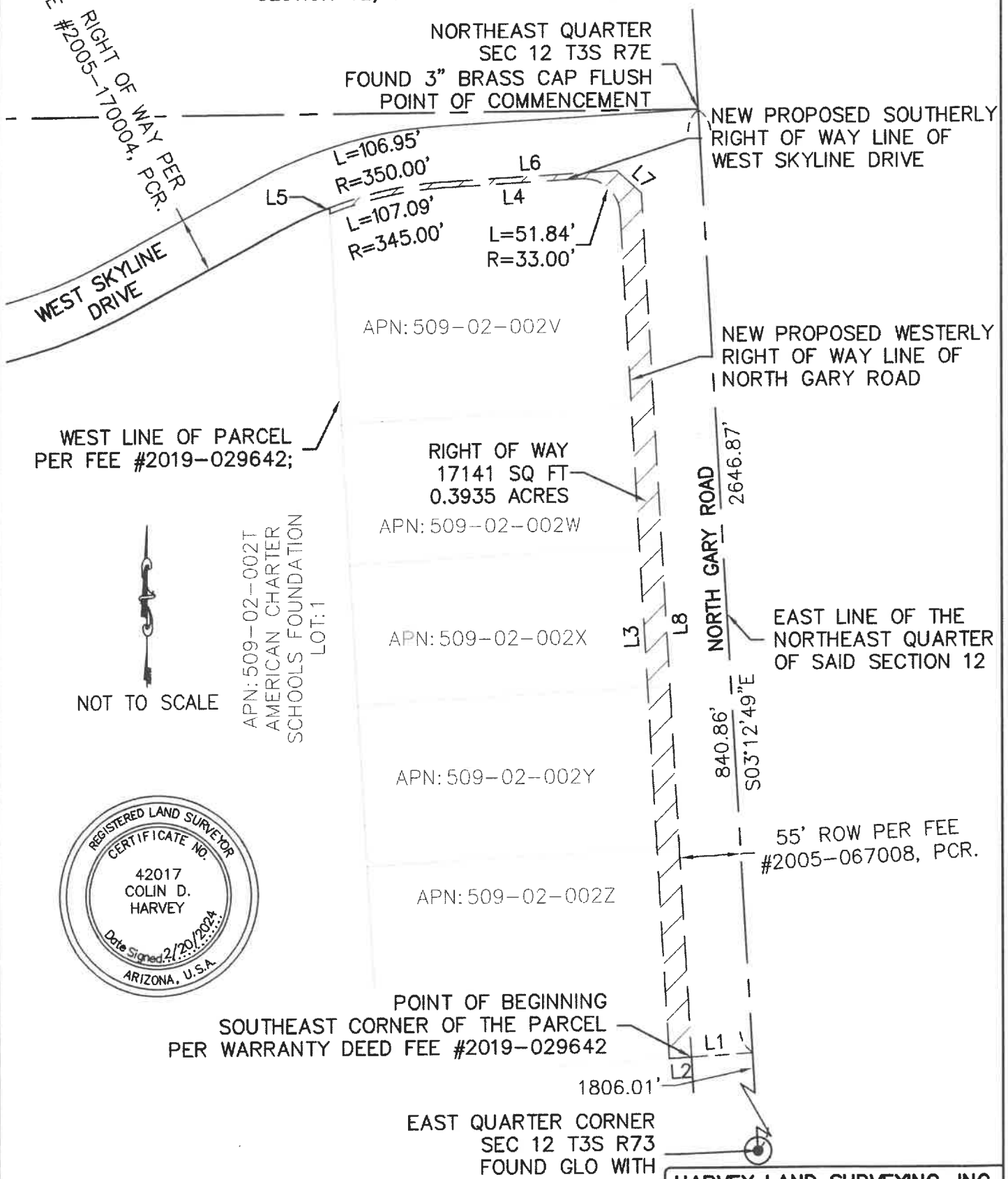


EXHIBIT B
RIGHT OF WAY
SECTION 12, TOWNSHIP 3 SOUTH RANGE 7 EAST

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.00'	N86°33'32"E
L2	20.00'	S86°33'32"W
L3	753.15'	N03°12'49"W
L4	121.07'	S86°47'02"W
L5	5.25'	N03°12'49"W
L6	153.16'	N86°47'02"E
L7	29.70'	S48°12'53"E
L8	770.07'	S03°12'49"E

LEGEND

- SECTION LINE
- ——— MONUMENT LINE
- EXISTING RIGHT OF WAY
- ——— PROPERTY LINE
- OTHERS PROPERTY LINE
- EASEMENT



EXHIBIT B
TO
RESOLUTION NO. _____

[Drainage Easement Recorded 4/11/24 – Fee #2024-026582]

See following pages.

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Diversified Partners LLC
7339 E. McDonald Dr
Scottsdale, AZ 85250



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **Skyline & Gary Partners, 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.

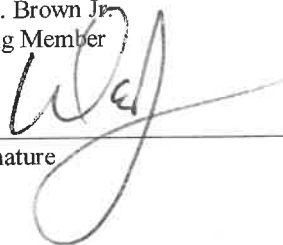
DATED this 11th day of April, 2024.

Signature of GRANTOR:

Skyline & Gary Partners, LLC, an Arizona limited liability company

By: Browns Family Holdings, an Arizona limited liability company

By: Walter L. Brown Jr.
Its: Managing Member



Signature

State of ARIZONA)
) ss.
County of)

The foregoing Warranty Deed was acknowledged before me this 11th day of APRIL, 2024, by Walter L. Brown Jr., as Browns Family Holdings, Managing Member of Skyline & Gary Partners, LLC, an Arizona limited liability company, for and on behalf thereof.



Diane Scappaticci
Notary Public

My Commission Expires: 7-27-2026

EXHIBIT A
Legal Description – See following pages

EXHIBIT B
DRAINAGE EASEMENT
SECTION 12, TOWNSHIP 3 SOUTH RANGE 7 EAST

NORTHEAST QUARTER
 SEC 12 T3S R7E
 FOUND 3" BRASS
 CAP FLUSH

50' RIGHT OF WAY PER
 FEE #2005-170004, PCR.

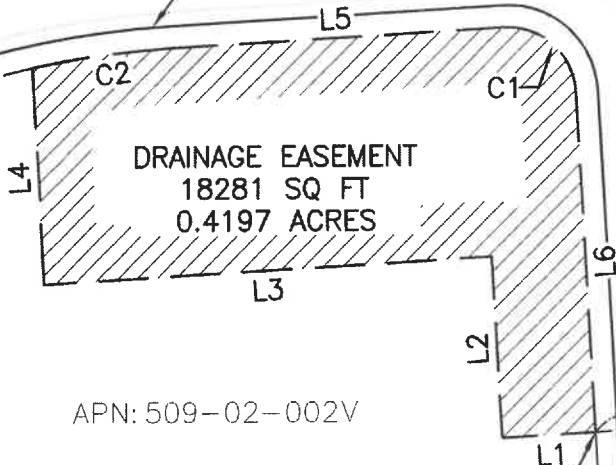
POINT OF COMMENCEMENT

EAST LINE OF THE
 NORTHEAST QUARTER
 OF SAID SECTION 12

WEST SKYLINE DRIVE

NEW PROPOSED SOUTHERLY
 RIGHT OF WAY LINE OF
 WEST SKYLINE DRIVE

55' ROW PER FEE
 #2005-067008, PCR.



APN: 509-02-002V

APN: 509-02-002T
 AMERICAN CHARTER
 SCHOOLS FOUNDATION
 LOT:1

APN: 509-02-002W

POINT OF BEGINNING

NEW PROPOSED WESTERLY
 RIGHT OF WAY LINE OF
 NORTH GARY ROAD

2435.36'
 NORTH GARY ROAD

EAST QUARTER CORNER
 SEC 12 T3S R7S
 FOUND GLO WITH
 TAG 1919



SEE SHEET 2 FOR
 LEGEND AND TABLES

SHEET 1 OF 2
 DATE: FEBRUARY 20, 2024

HARVEY LAND SURVEYING, INC.
 PO BOX 10772
 CASA GRANDE, ARIZONA 85130
 (520) 876-4786

EXHIBIT B
DRAINAGE EASEMENT
SECTION 12, TOWNSHIP 3 SOUTH RANGE 7 EAST

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.00'	N86°47'11"E
L2	66.00'	N03°12'49"W
L3	162.82'	S86°47'11"W
L4	78.58'	N03°12'49"W
L5	121.19'	N86°47'02"E
L6	123.50'	S03°12'49"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00	090°00'09"
C2	50.83'	337.00	008°38'33"

LEGEND

- SECTION LINE
- MONUMENT LINE
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- OTHERS PROPERTY LINE
- EASEMENT



SEE SHEET 1 FOR
EXHIBIT

SHEET 2 OF 2
DATE: FEBRUARY 20, 2024

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