

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 DEED FOR RIGHT OF WAY TO A PORTION ON GANTZEL ROAD AND BELLA VISTA ROAD.**

WHEREAS, on April 22, 2024, a Warranty Deed ("Deed") was executed by L&D-GANTZEL & BELLA VISTA, LLC, an Arizona limited liability company, as ("Grantor") conveying all right, title and interest Grantor 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 L&D-GANTZEL & BELLA VISTA, 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 \_\_\_\_\_, 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 – Fee #2024-050070]**

**See following pages.**



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 07/02/2024 1137  
FEE: \$0.00  
PAGES: 8  
FEE NUMBER: 2024-050070

When recorded mail to:

**Pinal County Development Services**  
P.O Box 749  
Florence, AZ 85232

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(The above space reserved for recording information)

### **WARRANTY DEED**

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### **DOCUMENT TITLE**

The following document is being re-recorded for the sole purpose of correcting legal description. Originally recorded 04/24/2024 Fee# 2024-030271

EXEMPT A.R.S. 11-1134

B2

**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.**



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

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

DATE/TIME: 04/24/2024 1017  
FEE: \$0.00  
PAGES: 5  
FEE NUMBER: 2024-030271

## Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **L&D-GANTZEL & BELLA VISTA, 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 22<sup>nd</sup> day of April, 2024.

Signature of **GRANTOR**:

**L&D-GANTZEL & BELLA VISTA, LLC, an Arizona limited liability company**

By: **LEVINE INVESTMENTS LIMITED PARTNERSHIP**,  
an Arizona limited partnership

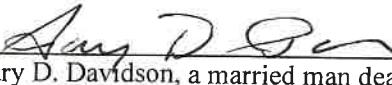
By: **KEIM, INC.**, an Arizona Corporation  
Its: General Partner

  
Andrew M. Cohn, Authorized Representative

By: **DI-BELLA VISTA & GANTZEL, LLC, an Arizona limited liability company**

By: **Car-Del Limited Partnership**, an Arizona limited partnership,  
Member

By: **GERMAN-GFB II, L.L.C.**, an Arizona limited liability company  
Its: General Partner

  
Gary D. Davidson, a married man dealing with his sole  
and separate property, Member

State of ARIZONA \_\_\_\_\_ )  
County of Maricopa \_\_\_\_\_ ) ss.  
 )

The foregoing Warranty Deed was acknowledged before me this 22<sup>nd</sup> day of April, 2024, by Andrew M. Cohn, Authorized Representative, of Keim, Inc., an Arizona corporation, general partner, of Levine Investments Limited Partnership, an Arizona limited partnership and member of L&D-Gantzel & Bella Vista, LLC, an Arizona limited liability company, for and on behalf thereof.



**LISA DREWS**  
Notary Public - Arizona  
Maricopa Co. / #618487  
Expires 01/15/2026

*Lisa Drews*

Notary Public

My Commission Expires: 1/15/2026

State of ARIZONA \_\_\_\_\_ )  
County of Maricopa \_\_\_\_\_ ) ss.  
 )

The foregoing Warranty Deed was acknowledged before me this 22<sup>nd</sup> day of April, 2024, by Gary D. Davidson, member of DI-BellaVista & Gantzel, LLC, an Arizona limited liability company, member of Car-Del Limited Partnership, an Arizona limited partnership, and as General Partner of GERMAN-GFB II, L.L.C., an Arizona limited liability company, and member of L&D-Gantzel & Bella Vista, LLC, an Arizona limited liability company, for and on behalf thereof.



**LISA DREWS**  
Notary Public - Arizona  
Maricopa Co. / #618487  
Expires 01/15/2026

*Lisa Drews*

Notary Public

My Commission Expires: 1/15/2026

**EXHIBIT A**  
**Legal Description – See following pages**

November 9, 2023  
PROJECT # 050469-01-001

**LEGAL DESCRIPTION  
RIGHT-OF-WAY**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 17, BEING MARKED BY A PINAL COUNTY BRASS CAP IN HANDHOLE, BEARS SOUTH 89°33'37" WEST, A DISTANCE OF 2688.88 FEET;

THENCE SOUTH 89°33'37" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 109.49 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°26'23" WEST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°33'37" WEST, A DISTANCE OF 594.22 FEET;

THENCE NORTH 00°15'30" WEST, A DISTANCE OF 30.00 FEET;

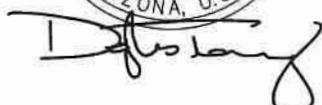
THENCE NORTH 89°33'37" EAST, A DISTANCE OF 593.02 FEET;

THENCE NORTH 43°30'41" EAST, A DISTANCE OF 45.82 FEET;

THENCE SOUTH 02°31'16" EAST, A DISTANCE OF 30.03 FEET;

THENCE SOUTH 43°30'41" WEST, A DISTANCE OF 45.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 18,799 SQ.FT. OR 0.4316 ACRES, MORE OR LESS.





N.T.S.

EAST QUARTER CORNER  
SECTION 17, T3S, R8E  
1/2" REBAR, NO ID

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	N00°26'23"W
L2	30.00'	N00°15'30"W
L3	45.82'	N43°30'41"E
L4	30.03'	S02°31'16"E
L5	45.81'	S43°30'41"W
L6	40.00'	N00°26'23"W

N02°31'16"W 2640.64'  
GANTZEL ROAD

NEW 30' R/W

70' R/W

75' R/W  
FEE NO. 2006-117360, P.C.R.

N89°33'37"E 593.02'

EXISTING 40' R/W  
BK. 66, PG. 129, P.C.R.

S89°33'37"W 594.22'  
594.22' (BASIS OF BEARINGS)

POINT OF BEGINNING  
BELLA VISTA ROAD

109.49'

SOUTHEAST CORNER  
SECTION 17, T3S, R8E  
FOUND PINAL COUNTY  
BRASS CAP FLUSH

SOUTH QUARTER CORNER  
SECTION 17, T3S, R8E  
PINAL COUNTY BRASS CAP IN HANDHOLE



*Douglas B. Toney*

EXHIBIT  
NEW RIGHT-OF-WAY

BY: TL	CHK: DT	QC:	
BCG PROJECT NO: 050469-01TASK: 001 CLIENT REF NO:			

SHEET 1 OF 1  
DATE: 11/9/23

# Bowman

1800 N Desert Drive, #210  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
[www.bowman.com](http://www.bowman.com)

***CORRECTED***  
LEGAL DESCRIPTION

THE EAST 75 FEET OF THE SOUTH 891.75 FEET OF THE SOUTHEAST QUARTER OF THE SECTION 17, TOWNSHIP 03 SOUTH, RANGE 08 EAST OF THE GILA AND SALT RIVER MERIDIAN AND BEING A PORTION OF THE PARCEL DESCRIBED IN THE DEED OF EASEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AS FEE NUMBER 2006-117360.

**CONTAINING:**

1.5358 ACRES OR 66,898 SQUARE FEET MORE OR LESS.

**TOGETHER WITH:**

THE SOUTH 70 FEET OF THE EAST 703.84 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17.

EXCEPT THE EAST 75 FEET THEREOF.

**CONTAINING:**

1.0082 ACRES OR 43,918 SQUARE FEET MORE OR LESS.

**TOGETHER WITH:**

A PORTION OF SAID SOUTHEAST QUARTER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER FROM WHICH THE EAST QUARTER CORNER BEARS NORTH 02 DEGREES 31 MINUTES 14 SECONDS WEST AT A DISTANCE OF 2640.59 FEET;**

**THENCE NORTH 48 DEGREES 23 MINUTES 02 SECONDS WEST A DISTANCE OF 104.50 FEET TO THE POINT OF BEGINNING;**

THENCE ALONG A LINE PARALLEL WITH AND 70 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 33 MINUTES 43 SECONDS WEST A DISTANCE OF 32.99 FEET;

THENCE NORTH 43 DEGREES 30 MINUTES 46 SECONDS EAST A DISTANT CE OF 45.81 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 75 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 02 DEGREES 31 MINUTES 14 SECONDS WEST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

**CONTAINING:**

0.0125 ACRES OR 544 SQUARE FEET MORE OR LESS.

**TOTAL AREA:**

2.5565 ACRES OR 111,360 SQUARE FEET MORE OR LESS.

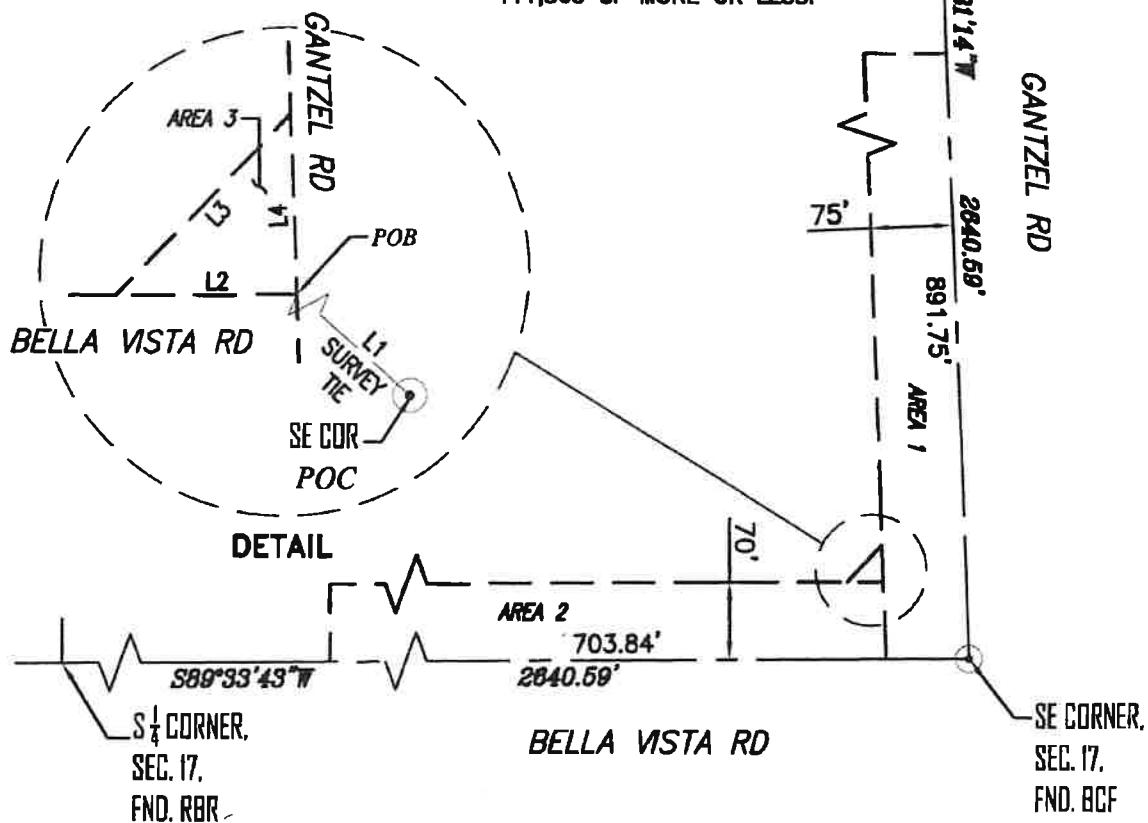


3/31/2028

## EXHIBIT OF LEGAL DESCRIPTION

Line Table		
Line #	Direction	Length
L1	N48° 23' 02"W	104.50
L2	S89° 33' 43"W	32.99
L3	N43° 30' 46"E	45.81
L4	S2° 31' 14"E	33.00

**AREA 1:**  
 1.5358 ACRES OR  
 66,898 SF MORE OR LESS.  
**AREA 2:**  
 1.0082 ACRES OR  
 43,918 SF MORE OR LESS.  
**AREA 3:**  
 0.0125 ACRES OR  
 544 SF MORE OR LESS.  
**TOTAL AREA:**  
 2.5565 ACRES OR  
 111,360 SF MORE OR LESS.



TOWNSHIP 03S, RANGE 08E,  
SECTION 17, G&SRM

THIS EXHIBIT IS MEANT TO ACCOMPANY  
AN EASEMENT DESCRIPTION AND DOES  
NOT CONSTITUTE A BOUNDARY SURVEY.



PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

SURVEY



COST CENTER #: 3111664

FILE: Bella\_Vista\_Gantzel.dwg

DATE: 6/11/2024