



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

~~May 15, 2024~~

ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

Unassigned
Return

Pulled by Dept.
OKP

REQUESTED BY: Mayra Madrid/ Celeste Garza

Funds #: 64

Dept. #: 311

Dept. Name: Development Services-Public Works

Director: Joe Ortiz

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Resolution No. _____, accepting Warranty Deed for fee right of way for a portion on Bella Vista Road from L&D-GANTZEL & BELLA VISTA, LLC, an Arizona limited liability company, (Grantor) to Pinal County, a political subdivision of the State of Arizona (Grantee). Supervisory District 2.(RD23-149) (Celeste Garza/ Joe Ortiz)

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

There are no expected fiscal considerations or impacts to General Fund associated with this agenda item.

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

There are no expected performance impacts associated with this agenda item.

MOTION:

Approved as presented.

History

Time

Who

Approval

ATTACHMENTS:

[Click to download](#)

[Resolution](#)

[PM](#)

FEIR

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 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 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, 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 #2024-030271]

See following pages.



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 22nd 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 22nd 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 22nd 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;

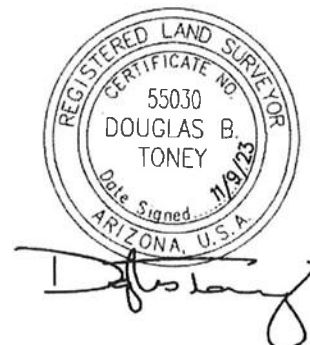
THENCE NORTH 89°33'37" EAST, A DISTANCE OF 593.02 FEET;

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.



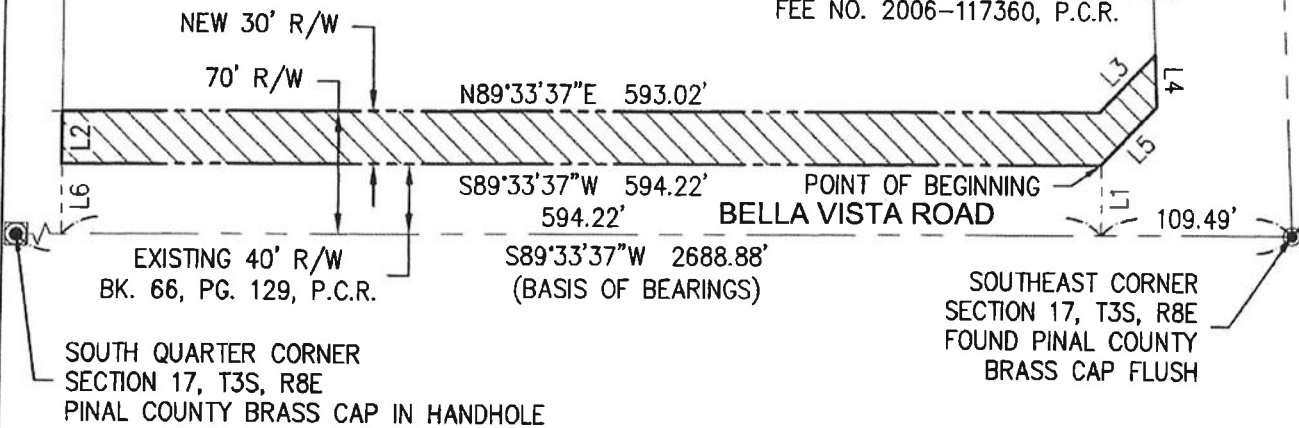


EAST QUARTER CORNER
SECTION 17, T3S, R8E
1/2" REBAR, NO ID

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

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



SHEET 1 OF 1	EXHIBIT NEW RIGHT-OF-WAY		
	BY: TL	CHK: DT	QC:
	BCG PROJECT NO: 050469-01TASK: 001		
	CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com