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 DRAINAGE EASEMENT FROM TCCC TERRAZA, LLC.

WHEREAS, on September 21 2024, a Drainage Easement ("Easement") was executed by TCCC Terraza, LLC, an Arizona limited liability company, (Grantor") granting a non-exclusive drainage easement to the public, a copy of which is attached hereto as Exhibit A; with attachments and

WHEREAS, it is in the best interests of Pinal County that the Easement be accepted by the Pinal County Board of Supervisors for non-exclusive drainage purposes.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Easement is hereby accepted.

THEREFORE, 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

[Drainage Easement - Fee# 2024-077133]

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

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/08/2024 1606
FEE: $0.00
PAGES: 8
FEE NUMBER: 2024-077133

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **TCCC Terraza, 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 21st day of September, 2024.

Signature of **GRANTOR:**

TCCC Terraza, LLC, an Arizona limited liability company

By: Jaskamal Kahlon
Its: Manager

Signature

State of ARIZONA)
) ss.
County of Pinal)

The foregoing Drainage Easement was acknowledged before me this 21st day of September, 2024, by Jaskamal Kahlon as Manager of TCCC Terraza, LLC, an Arizona limited liability company, for and on behalf thereof.

Pamela K. Mosher
Notary Public

My Commission Expires: 2/7/2028

PAMELA K MOSHER, NOTARY PUBLIC
COMM. NO. 663172
COMM. EXP. 02-07-28
PINAL CO., AZ

EXHIBIT A
Legal Description – See following pages

DRAINAGE EASEMENT DESCRIPTION

THAT CERTAIN PORTION OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH MARKING THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEARS SOUTH 0°13'05" EAST, A DISTANCE OF 2641.11 FEET;

THENCE SOUTH 0°13'05" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1225.42 FEET;

THENCE NORTH 89°46'55" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 54°25'15" EAST, A DISTANCE OF 16.54 FEET;

THENCE NORTH 89°47'28" EAST, A DISTANCE OF 224.93 FEET;

THENCE NORTH 0°13'05" WEST, A DISTANCE OF 11.66 FEET;

THENCE NORTH 89°46'55" EAST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 0°13'05" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°46'55" WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 0°13'05" WEST, A DISTANCE OF 8.34 FEET;

THENCE SOUTH 89°47'28" WEST, A DISTANCE OF 221.74 FEET;

THENCE SOUTH 54°25'15" WEST, A DISTANCE OF 20.45 FEET;

THENCE NORTH 0°13'05" WEST, A DISTANCE OF 12.26 FEET TO THE POINT OF BEGINNING;

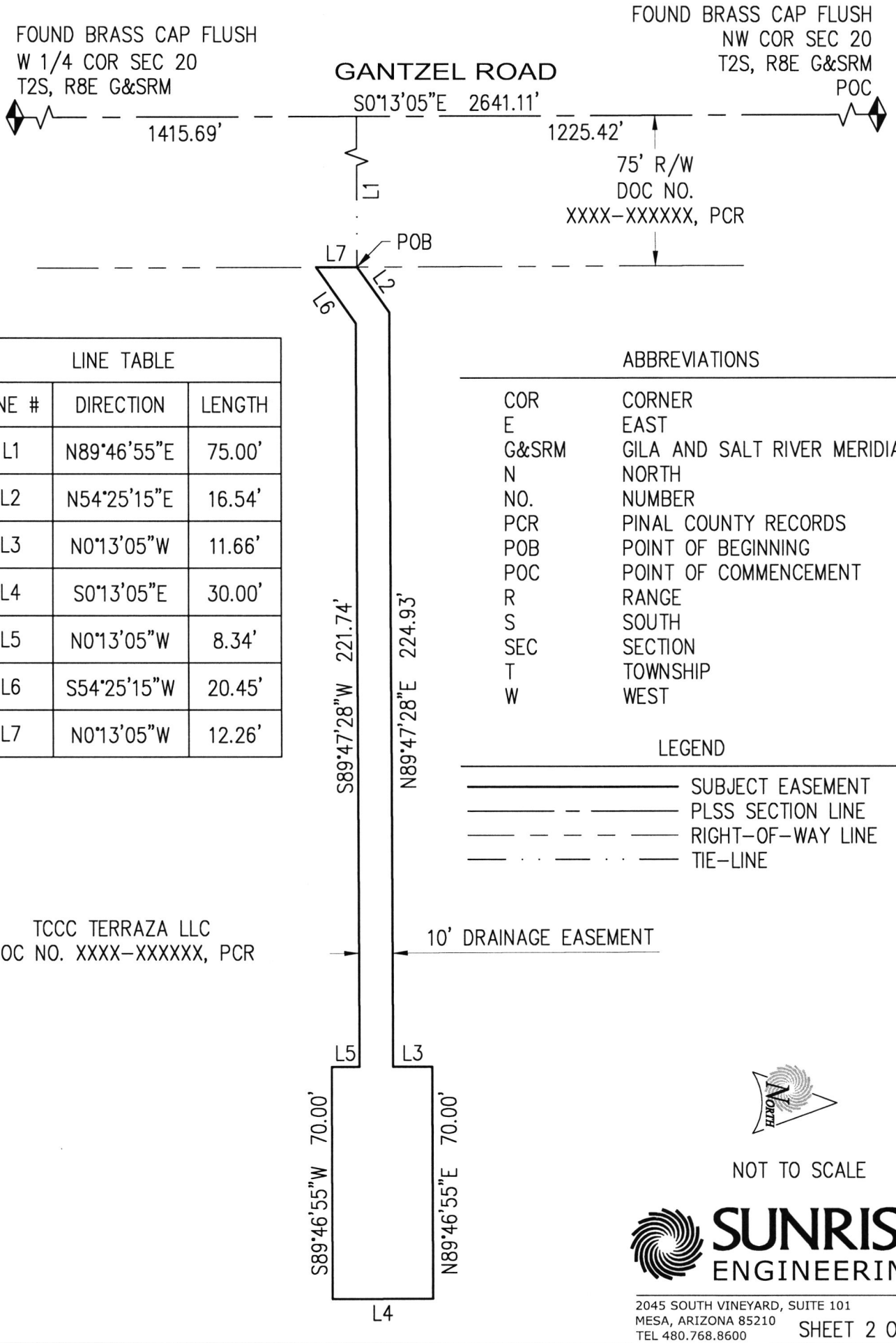
CONTAINS 4,518 SQUARE FEET OR 0.1037 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

P:\Tri-City Cardiology\09546 Terraza Medical Village\Survey\dwg\2024-09-09 Drainage Easements\TERRAZA MEDICAL Drainage Easement 1.dwg Sep 11, 2024 10:33AM luis.acostacampoy

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

EXHIBIT "A"



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°46'55"E	75.00'
L2	N54°25'15"E	16.54'
L3	N0°13'05"W	11.66'
L4	S0°13'05"E	30.00'
L5	N0°13'05"W	8.34'
L6	S54°25'15"W	20.45'
L7	N0°13'05"W	12.26'

ABBREVIATIONS

COR	CORNER
E	EAST
G&SRM	GILA AND SALT RIVER MERIDIAN
N	NORTH
NO.	NUMBER
PCR	PINAL COUNTY RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT EASEMENT
PLSS SECTION LINE
RIGHT-OF-WAY LINE
TIE-LINE

NOT TO SCALE

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COMMENCING AT A BRASS CAP FLUSH MARKING THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEARS SOUTH 0°13'05" EAST, A DISTANCE OF 2641.11 FEET;

THENCE SOUTH 0°13'05" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1108.28 FEET;

THENCE NORTH 89°46'55" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°33'36" EAST, A DISTANCE OF 644.92 FEET;

THENCE SOUTH 0°12'32" EAST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89°33'36" WEST, A DISTANCE OF 644.91 FEET;

THENCE NORTH 0°13'05" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

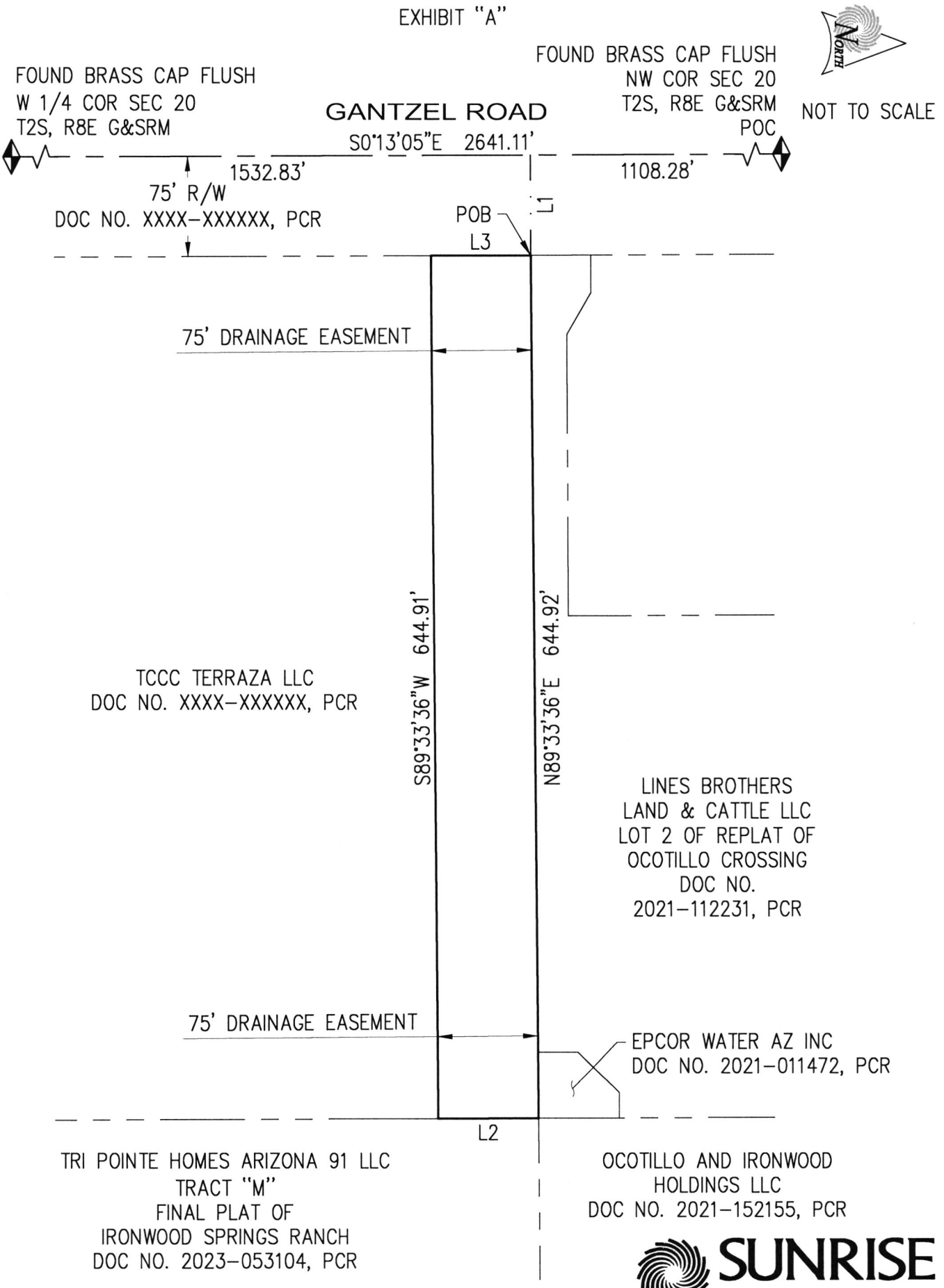
CONTAINS 48,368 SQUARE FEET OR 1.1104 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

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LEGEND

SUBJECT EASEMENT

PLSS SECTION LINE

RIGHT-OF-WAY LINE

LOT LINE

TIE-LINE

LINE TABLE		
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L3	N0°13'05"W	75.00'

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