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 RIGHT OF WAY TO A PORTION OF BIANCO ROAD.

WHEREAS, on September 19, 2024, a Warranty Deed ("Deed") was executed by Arizona Public Service Company, an Arizona corporation, as ("Grantors") 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 Arizona Public Service Company, an Arizona corporation.

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

[Warranty Deed – Fee #2024-076122]

See following pages.

5R

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: 10/03/2024 1545
FEE: $0.00
PAGES: 5
FEE NUMBER: 2024-076122

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **Arizona Public Service Company, an Arizona corporation,** 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 warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 19th day of September, 2024.

Signature of **GRANTOR:**

Arizona Public Service Company, an Arizona corporation

By: Jimmy Upshaw
Its: Land Services Supervisor

Signature

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Warranty Deed was acknowledged before me this 19th day of September, 2024, by Jimmy Upshaw as Land Services Supervisor of Arizona Public Service, an Arizona corporation, for and on behalf thereof.

Notary Public

DARIANNA ARIAS
Notary Public - Arizona
Maricopa County
Commission # 658423
My Comm. Expires Oct 19, 2027

My Commission Expires: 10/19/27

EXHIBIT A

TO

WARRANTY DEED

[Legal Description]

See following pages.

August 19, 2024

LEGAL DESCRIPTION FOR
APS BIANCO SUBSTATION
BIANCO RIGHT-OF-WAY DEDICATION

That part of the Northwest Quarter of Section 22, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Aluminum Cap marking the West Quarter Corner of said Section 22, from which the 1/2" Rebar with no identification marking the Northwest Corner of said Section 22 bears North 00°09'07" East, a distance of 2668.15 feet;

Thence North 00°09'07" East, along the West line of said Northwest Quarter, a distance of 1334.08 feet;

Thence South 89°52'55" East, departing said West line, a distance of 75.00 feet to a point on a line which is parallel with and 75.00 feet Easterly from said West line;

Thence South 00°09'07" West, along said parallel line, a distance of 1334.05 feet to a point on the South line of said Northwest Quarter;

Thence North 89°54'16" West, along said South line, a distance of 75.00 feet to the Point of Beginning.

Containing 100,055 Square Feet or 2.297 Acres, more or less.



4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

APS BIANCO SUBSTATION
BIANCO RIGHT-OF-WAY

BOUNDARY

N00°09'06.80" E 1334.08

S89°52'55.29" E 75.00

S00°09'06.80" W 1334.05

N89°54'16.27" W 75.00
to

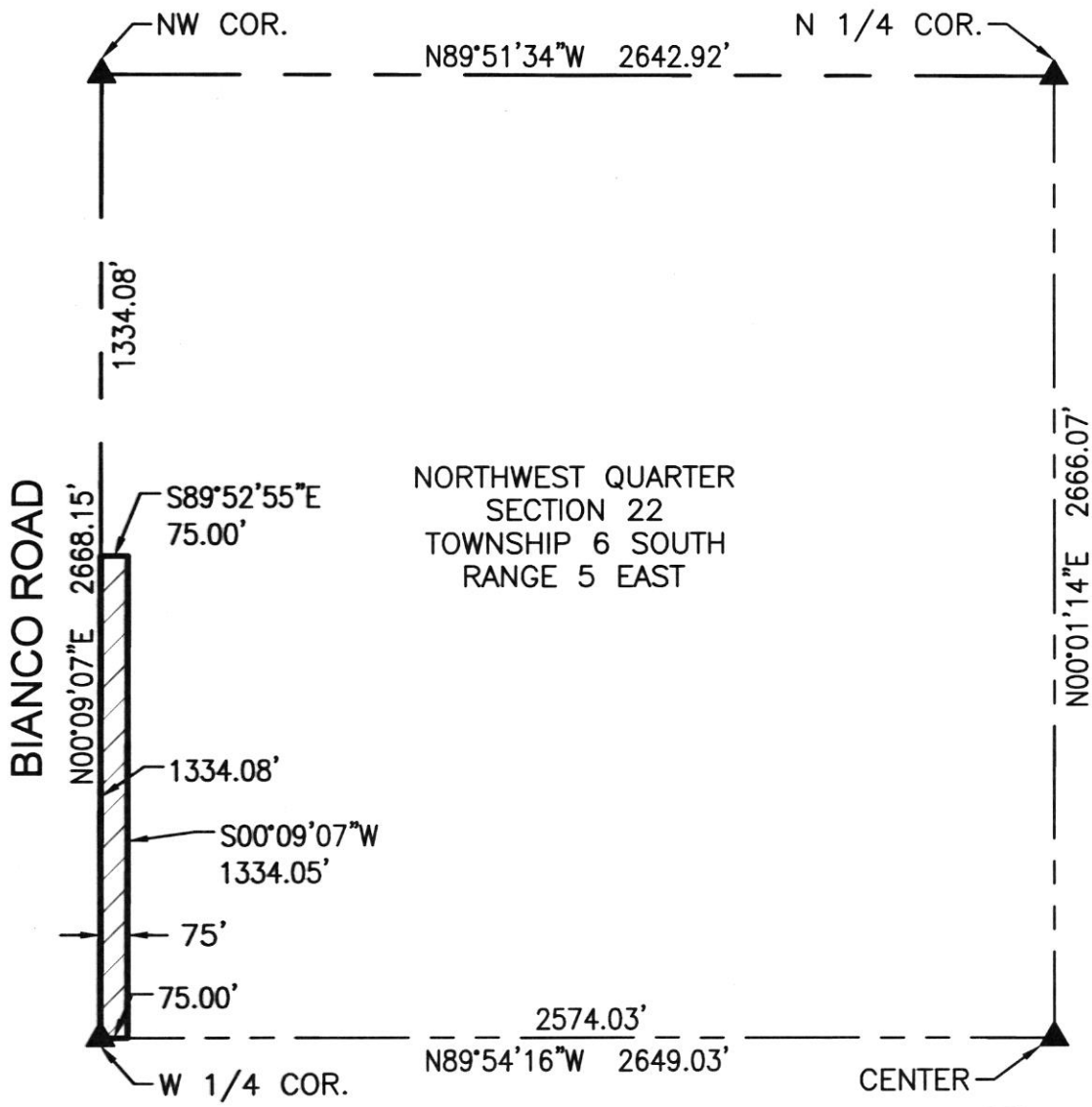
Area = 100055 2.297 AC

Closing course: 182°34'42.08" 0.000548

Misclosure: 1/1,000,000+

North Error: 0.000548
East Error: 0.000025

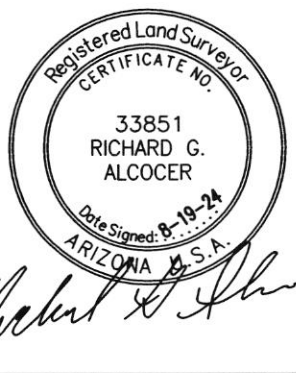








=RIGHT-OF-WAY AREA



SCALE 1" = 500'	APS BIANCO SUBSTATION	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	RIGHT-OF-WAY DEDICATION	1 OF 1

N:\01\0406501\CADD\Exhibits\VX.BIANCO.ROW.dwg **Dominique August 19, 2024**