

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 J.D. MCCAIN AND DEBRA CARPENTER.

WHEREAS, on November 22, 2024, a Drainage Easement (“Easement”) was executed by J.D. McCain and Debra Carpenter, as Trustees of the Survivor’s Trust, created under the J.D. McCain and Marianne McCain Revocable Trust, U/A dated February 17, 1995, as Grantors, granting a non-exclusive drainage easement to Pinal County, a subdivision of the State of Arizona, as Grantee, a copy which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interests of Pinal County to accept the Easement for non-exclusive drainage purposes;

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Drainage Easement, a copy of which is attached as Exhibit A, 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

[Drainage Easement Recorded 12/2/24 – Fee #2024-092406]

See following pages

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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 12/02/2024 1514
FEE: \$0.00
PAGES: 7
FEE NUMBER: 2024-092406

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **J.D. McCain and Debra Carpenter**, as Trustees of the Survivor's Trust, created under the J.D. McCain and Marianne McCain Revocable Trust, U/A dated February 17, 1995, as Grantors, do hereby grant and convey to **Pinal County**, a subdivision of the State of Arizona, as Grantee, a 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 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 Grantee. The Grantee will adequately maintain the drainage easement over the area which the drainage easement is located, and at its discretion, may enter upon and maintain the drainage easement. Grantee 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.

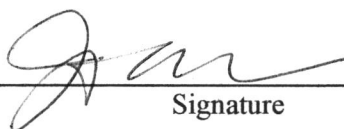
All provisions herein shall be binding upon the heirs, successors and assigns of the Grantors.

DATED this 11/22/24 day of _____, 2024.

Signature of **GRANTORS**:

J.D. McCain and Debra Carpenter, as Trustees of the survivor's trust, created under the J.D. McCain and Marianne McCain Revocable Trust, U/A dated February 17, 1995

By: J.D. McCain

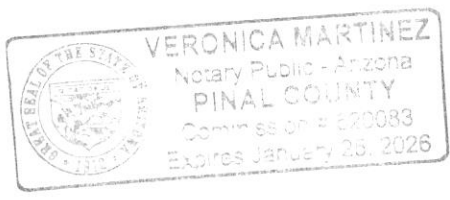


Signature

State of Arizona)
) ss.
County of Pinal)

The foregoing Drainage Easement was acknowledged before me this 22nd day of November, 2024, by J.D. McCain, as Trustee of the survivor's trust, created under the J.D. McCain and Marianne McCain Revocable Trust, U/A dated February 17, 1995, for and on behalf thereof.

Veronica Martinez
Notary Public



My Commission Expires: 01/25/26

REMAINING PAGE BLANK – 2nd SIGNATORY PAGE FOLLOWS

Signature of GRANTORS:

J.D. McCain and Debra Carpenter, as Trustees of the survivor's trust, created under the J.D. McCain and Marianne McCain Revocable Trust, U/A dated February 17, 1995

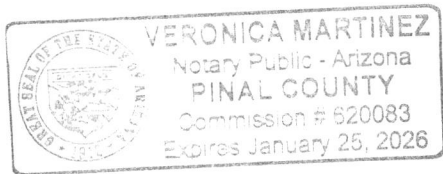
By: Debra Carpenter

Debra Carpenter
Signature

State of Arizona)
County of Pinal) ss.

The foregoing Drainage Easement was acknowledged before me this 22nd day of November, 2024, by Debra Carpenter, as Trustee of the Survivor's Trust, created under the J.D. McCain and Marianne McCain Revocable Trust, U/A dated February 17, 1995, for and on behalf thereof.

Veronica Martinez
Notary Public



My Commission Expires: 01/25/26

EXHIBIT A

Legal Description – See following pages



PROJECT NO. 230407
DATE: August 20, 2024

Drainage Easement

A easement for Drainage over a portion of Lot 14 of Holycross Canyon as recorded in Fee No. 1986-017190, being that certain parcel as described in Fee No. 2016-035348 all in the Office of the Recorder, Pinal County, Arizona, located in the south half of Section 5, Township 10 South, Range 16 East, Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at a Bureau of Land Management 3-1/2" Brass Capped Pipe stamped "T10S, R16E C1/4 S5 2013" monumenting the center One-Quarter Corner of said Section 5 being on the north line of said Lot 14, from which the East One-Quarter Corner of said Section 5, being monumented by a Bureau of Land Management 3-1/2" Brass Capped pipe stamped "T10S R16E S5|S4 1/4 2013", bears North 89°27'11" East 2624.30 feet distant (Basis of Bearings for this description);

Thence North 89°27'11" East, upon the north line of the southeast quarter of said Section 5 also being the north line of said Lot 14, a distance of 296.41 feet to the northeast corner of said Lot 14;

Thence South 05°38'53" West, upon the east line of said Lot 14 also being the west line of Cody Loop Road as recorded in Fee No. 1986-017190 in the office of the Recorder, Pinal County, Arizona, a distance of 24.35 feet to a point of curvature which is monumented by a 1/2" rebar no tag;

Thence upon said east line of Lot 14, upon said curve to the right with a radius of 239.25 feet, through a central angle of 45°54'23", an arc length of 191.69 feet to a point of tangency which is monumented by a pavement nail in a rock;

Thence South 51°33'16" West, upon said east line, a distance of 167.00 feet to a point of curvature which is monumented by a 1/2" rebar "LS 12900";

Thence upon said east line, upon said a curve to the left with a radius of 388.00 feet, through a central angle of 07°02'07", an arc length of 47.64 feet to the **POINT OF BEGINNING**;

Thence North 46°10'16" West a distance of 78.00 feet to a point of non-tangent curve through which a line from the radius point bears North 45°35'47" West;

Thence upon a curve to the left being 78.00 feet northwesterly of and parallel with the east line of said Lot 14 with a radius of 466.00 feet, through a central angle of $18^{\circ}01'14''$, an arc length of 146.57 feet;

Thence South $21^{\circ}15'35''$ East a distance of 101.15 feet to a line 15.00 feet north of and parallel with the south line of said Lot 14 being the northerly line of a 30.00 foot roadway easement as recorded in Fee No. 1986-017190, Pinal County, Arizona;

Thence North $79^{\circ}43'18''$ East, upon said parallel line, a distance of 10.27 feet to a point of non-tangent curve on the east line of said Lot 14 through which a line from the radius point bears North $72^{\circ}48'52''$ West;

Thence upon the east line of said Lot 14, upon a curve to the right with a radius of 388.00 feet, through a central angle of $27^{\circ}20'01''$, an arc length of 185.10 feet to the **POINT OF BEGINNING**.

Said easement contains 13382.8 square feet or 0.31 acres as described.

PREPARED BY:
Alta Arizona
Gregory W. Bauer, RLS



EAST 1/4 SEC. 5, FOUND
3-1/2" B.L.M. BRASS
CAPPED PIPE STAMPED
"T10S, R16E S5|S4 1/4 2013"

P.O.C. CENTER OF SECTION 5
3-1/2" B.L.M. BRASS CAPPED PIPE
STAMPED "T10S, R16E C1/4 S5 2013"



LINE	BEARING	DISTANCE
L1	N 89°27'11" E	296.41'
L2	S 05°38'53" W	24.35'
L3	S 51°33'16" W	167.00'
L4	N 46°10'16" W	78.00'
L5	S 21°15'35" E	101.15'
L6	N 79°43'18" E	10.27'

SCALE 1" = 100'

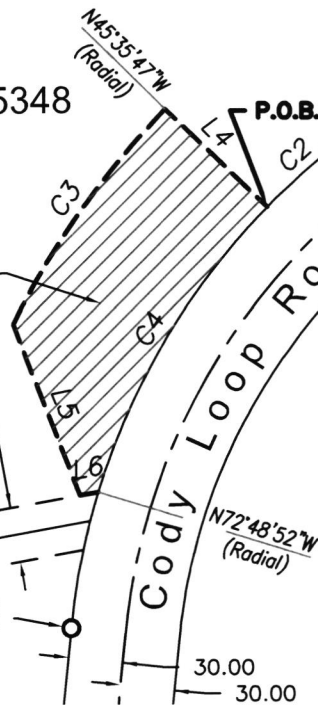
Lot 14
Fee No. 2016-035348

Drainage
Easement
13382.8 SF
0.31 Acres

30.00' Roadway
Easement Fee No.
1986-017190

1/2" REBAR
TAGGED "LS 12900"

Lot 13



FOUND 1/2"
REBAR
NO TAG

FOUND PAVEMENT
NAIL IN ROCK

FOUND 1/2" REBAR
TAGGED "LS 12900"

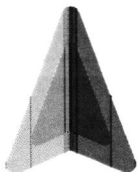
Lot 1

Lot 2

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	239.25'	191.69'	45°54'23"
C2	388.00'	47.64'	7°02'07"
C3	466.00'	146.57'	18°01'14"
C4	388.00'	185.10'	27°20'01"



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



ALTA SOUTHWEST

SURVEY - ENGINEERING - GEOTECH
2025 W. RUTHRAUFF RD., #125
TUCSON, ARIZONA 85705
(520) 398-6651

DRAINAGE EASEMENT

A PORTION OF LOT 14 OF HOLYCROSS CANYON AS RECORDED IN FEE NO.
1986-017190, PINAL COUNTY, ARIZONA LOCATED IN THE SOUTH HALF OF
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 16 EAST,
GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

Project No. 230407	Drawn By: GB	8/20/2024
	Checked By: GB	Sheet: 3 of 3