

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 INTO THE PINAL COUNTY HIGHWAY MAINTENANCE SYSTEM THE STREETS ASSOCIATED WITH WALES RANCHES UNIT 1-PARCEL 1.3, LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST, SUPERVISORY DISTRICT 2, RELEASING THE CURRENT FINANCIAL ASSURANCE(S), AND ACCEPTING MAINTENANCE BOND NO. 0261993.**

WHEREAS, pursuant to A.R.S. § 11-822, Pinal County has authority to accept subdivision streets into the Pinal County Highway Maintenance System; and,

WHEREAS, this matter has been brought before the Pinal County Board of Supervisors (the “**Board**”) by a request by the subdivision developer (the “**Developer**”) and recommended by the Director of Public Works; and,

WHEREAS, the Pinal County Department of Public Works (the “**Department**”) has found as follows:

1. All required subdivision improvements for Wales Ranches Unit 1-Parcel 1.3 have been completed in accordance with Pinal County standards of design and construction (the “**Subdivision Improvements**”);
2. Street and drainage design is in accordance with Pinal County standards for design and construction;
3. Construction of the Subdivision Improvements has been monitored by the Department;
4. Certified as-built Mylars have been submitted by the Developer and accepted by the Department;
5. The required pavement finishing fee has been accepted by the Department;
6. Street rights-of-way have been duly dedicated; and

WHEREAS, provision has been made by law and ordinance whereby the Developer shall provide security to guarantee against damage to the Subdivision Improvements by on-site construction for a period of one year after acceptance of the Subdivision Improvements by the Board.

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NOW, THEREFORE, BE IT RESOLVED that the Subdivision Improvements are hereby accepted.

BE IT FURTHER RESOLVED, that the streets identified and dedicated to the public in the Final Plat for Wales Ranches Unit 1-Parcel 1.3, located in Section 28, Township 2 South, Range 8 East, Pinal County, Arizona are hereby accepted into the Pinal County Highway Maintenance System.

BE IT FURTHER RESOLVED, that Wales Ranches Unit 1-Parcel 1.3 is hereby released from the Subdivision Improvement Performance Bond for Construction of Subdivision Improvements (No. 800131295).

BE IT FURTHER RESOLVED, that Maintenance Guarantee Bond No. 0261993 in the amount of Sixty Four Thousand Eleven Dollars and 50/100 (\$64,011.50) issued by Berkley Insurance Company attached hereto as **Exhibit "A"** is hereby accepted upon execution of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its recording with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chair of the Board

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT "A"**  
**TO**  
**RESOLUTION NO. \_\_\_\_\_**

**[Maintenance Guarantee Bond No. 0261993]**

Berkley Insurance Company  
Surety's Name

MAINTENANCE BOND  
Bond No. 0261993


KNOW ALL MEN BY THESE PRESENT, That we, Ashton Woods Construction, an Arizona limited liability company  
Principal's Name  
8655 E. Via De Ventura, Suite F-250, Scottsdale, Arizona 85258, hereinafter called Principal, and  
Principal's Address  
Berkley Insurance Company, 1250 E. Diehl Road, Ste. 200, Naperville, IL 60563  
Surety's Name Surety's Address  
hereinafter called Surety, are held and firmly bound unto Pinal County, Arizona  
Obligee's Name

85 North Pinal Street, PO Box 2973, Florence, Arizona 85132, hereinafter called Obligee, in  
Obligee's Address  
the full and just sum of Sixty-Four Thousand, Eleven and .50/100 Dollars (\$64,011.50), lawful money of  
the United States, for the payment of which we bind ourselves, our heirs, administrators, executors,  
successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Obligee has entered into a certain agreement with Ashton Woods Construction, LLC.  
Owner's Name  
a portion of which requires a 1-year(s) maintenance bond covering workmanship and materials for the  
List of Improvements covered, hereinafter called Improvements, at Wales Ranch, Unit 1, Parcel 1.3  
(FP21-007) Project Name  
Section 28, Township 2S, Range 8E, Pinal County, AZ which Improvements have been or  
Project Address  
are about to be completed and accepted.

NOW, THEREFORE, if said improvements shall be free from defects of workmanship and materials,  
general wear and tear excepted, for a period of 1 year(s) from the date of acceptance of said  
improvements, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 6th day of June, 2024.

  
Witness as to Principal

Ashton Woods Construction, LLC  
Principal's Name  
By: Jana South

  
Witness as to Surety Alexa Costello

Berkley Insurance Company  
Surety's Name  
By:   
James I. Moore, Attorney-in-Fact




STATE OF ILLINOIS }  
COUNTY OF DU PAGE }

On June 6, 2024, before me, Diane M. Rubright, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Berkley Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2027

  
Diane M. Rubright, Notary Public  
Commission No. 817036

