

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 Z-MODULAR SAN TAN FLATZ 480, LLC.

WHEREAS, on February 28, 2025, a Drainage Easement (“Easement”) was executed by Z-Modular San Tan Flatz 480, LLC., a Delaware limited liability company (Grantor”) granting a non-exclusive drainage easement to the public, a recorded copy of which is attached hereto as Exhibit A; with attachments and

WHEREAS, it is in the best interests of Pinal County that the Drainage 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 Drainage 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 _____, 2025, 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# 2025-016183]

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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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

DATE/TIME: 03/04/2025 1306
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2025-016183

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **Z-Modular San Tan Flatz 480, LLC, a Delaware 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.

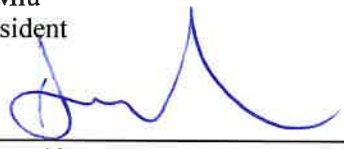
All provisions herein shall be binding upon the heirs, successors and assigns of the Grantor.

DATED this 28th day of February, 2025.

Signature of **GRANTOR(s)**:

Z-Modular San Tan Flatz 480, LLC, a Delaware limited liability company

By: Angela Miu
Its: Vice-President

By: 
Signature

State of IL)
County of Cook) ss.

The foregoing Drainage Easement was acknowledged before me this 28th day of February, 2025, by Angela Miu, as Vice President of Z-Modular San Tan Flatz 480, LLC, a Delaware limited liability company, for and on behalf thereof.

Julian Egizio
Notary Public

My Commission Expires: 3/10/2026



EXHIBIT A
Legal Description – See following pages

EXHIBIT A LEGAL DESCRIPTION

A PORTION OF THE WEST HALF 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 THE SOUTHWEST CORNER OF SAID SECTION 20, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 00°12'05" WEST, A DISTANCE OF 2642.43 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, NORTH 00°12'05" WEST, A DISTANCE OF 2521.44 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°47'55" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°12'05" WEST, A DISTANCE OF 120.99 FEET;

THENCE NORTH 00°13'04" WEST, A DISTANCE OF 276.14 FEET;

THENCE NORTH 89°46'56" EAST, A DISTANCE OF 75.53 FEET;

THENCE SOUTH 00°13'04" EAST, A DISTANCE OF 397.42 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 75.57 FEET TO THE POINT OF BEGINNING.

CONTAINING CONTAINING 30,008 SQ.FT. MORE OR LESS.



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KEB	CWH	02/21/2025	201588004	1 OF 3

EXHIBIT A



NW COR.
SEC. 20
T2S, R8E

L2

N0°13'04"W 2641.11'
634.53'

DE
SEE SHEET 3

Z-MODULAR SAN TAN
FLATZ 480, LLC
APN: 10487074K

W 1/4 COR.
SEC. 20
T2S, R8E

L1

POB

GANTZEL ROAD

N0°12'05"W 2642.43'
2521.44'

SW COR.
SEC. 20
T2S, R8E

LINE TABLE

L1 = N89°47'55"E 50.00'



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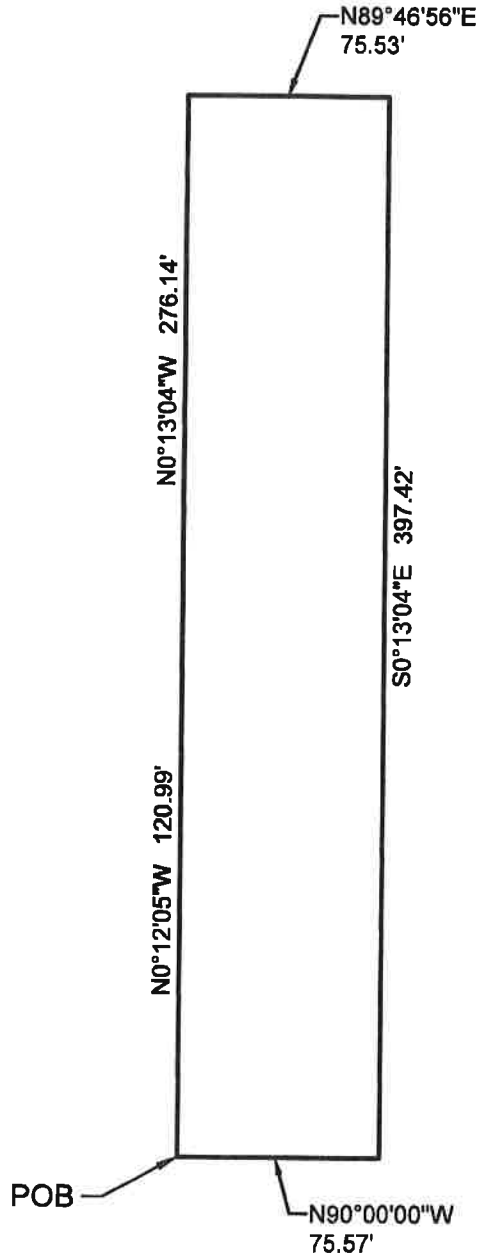
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N.T.S.	KEB	CWH	01/28/2025	291588004	2 OF 3

EXHIBIT A



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N.T.S.	KEB	CWH	01/20/2025	201808004	3 OF 3