

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 HUNT
HIGHWAY PARTNERS, LLC.**

WHEREAS, on February 12, 2025, a Drainage Easement ("Easement") was executed by Hunt Highway Partners, LLC, an Arizona 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# 2025-014311]



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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

DATE/TIME: 02/27/2025 1012
FEE: \$0.00
PAGES: 8
FEE NUMBER: 2025-014311

DRAINAGE EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

THAT, **Hunt Highway Partners, 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 12th day of FEBRUARY, 2025.

Signature of **GRANTOR(s)**:

Hunt Highway Partners, LLC, an Arizona limited liability company

By: Lee Mashburn
Its: Manager

By: [Signature]
Signature

By: Greg Abbott
Its: Manager

By: [Signature]
Signature

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Drainage Easement was acknowledged before me this 12th day of February, 2025, by Lee Mashburn as Manager of Hunt Highway Partners, LLC, an Arizona limited liability company, for and on behalf thereof.

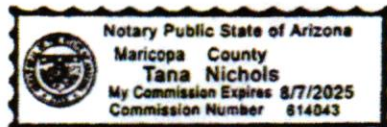


[Signature]
Notary Public

My Commission Expires: 08-07-2025

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Drainage Easement was acknowledged before me this 12th day of February, 2025, by Greg Abbott as Manager of Hunt Highway Partners, LLC, an Arizona limited liability company, for and on behalf thereof.



[Signature]
Notary Public

My Commission Expires: 08-07-2025

EXHIBIT A
Legal Description – See following pages

DESCRIPTION FOR DRAINAGE EASEMENT

A.P.N.'S 509-02-062F & 509-02-062G

PARCEL 1:

A portion of Parcel 12, THE VILLAGE AT SAN TAN HEIGHTS – PHASE 1, According to the plat of record in the office of the County Recorder of Pinal County, Arizona, Recorded in Cabinet D, Slide 39 and Affidavit of Correction recorded as 2002-015639 of Official Records, being more particularly described as follows:

COMMENCING at the Northernmost corner of said Parcel 12, said point being marked with a 1/2" rebar with a cap stamped "L.S. 40527", said point also being the Northernmost corner of Parcel 2, according to Minor Land Division 23-0023, recorded in the Office of the County Recorder of Pinal County, Arizona as Document Number 2023-075279, said point lies North 40 degrees 43 minutes 12 seconds East 757.54 feet from the Southwest corner of said Parcel 12, being marked with a 1/2" rebar with a cap stamped "L.S. 40527";

Thence, along the Northwesternly line of said Parcel 12, South 40 degrees 42 minutes 54 seconds West 28.00 feet to a point on a line 28.00 feet South of, and parallel with, the Northeastly line of said Parcel 12, said point being the POINT OF BEGINNING;

Thence, along said parallel line, South 49 degrees 12 minutes 37 seconds East 163.27 feet;

Thence South 40 degrees 03 minutes 38 seconds West 44.81 feet;

Thence North 49 degrees 17 minutes 43 seconds West 38.54 feet;

Thence North 23 degrees 05 minutes 12 seconds West 7.35 feet;

Thence North 03 degrees 40 minutes 39 seconds East 13.67 feet;

Thence North 49 degrees 17 minutes 48 seconds West 43.62 feet;

Thence South 83 degrees 46 minutes 45 seconds West 13.86 feet;

Thence North 66 degrees 06 minutes 16 seconds West 14.52 feet;

Thence South 39 degrees 01 minutes 24 seconds West 26.26 feet;

Thence North 48 degrees 53 minutes 39 seconds West 44.22 feet to a point on the Northwesternly line of said Parcel 12;

Thence, along said Northwesternly line, North 40 degrees 43 minutes 19 seconds East 71.15 feet to the POINT OF BEGINNING.

Comprising 0.176 acres or 7685 square feet,
subject to all easements of record.



(CONTINUED ON PAGE 2)

JOB NO.: 221067
SECTION: 12
TOWNSHIP: 3 SOUTH
RANGE: 7 EAST
DATE: FEBRUARY 6, 2025
SHEET 1 OF 5

ALLIANCE
LAND SURVEYING, LLC
www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azala.com

DESCRIPTION FOR DRAINAGE EASEMENT

A.P.N.'S 509-02-062F & 509-02-062G

(CONTINUED FROM PAGE 1)

PARCEL 2:

A portion of Parcel 12, THE VILLAGE AT SAN TAN HEIGHTS - PHASE 1, According to the plat of record in the office of the County Recorder of Pinal County, Arizona, Recorded in Cabinet D, Slide 39 and Affidavit of Correction recorded as 2002-015639 of Official Records, being more particularly described as follows:

COMMENCING at the Northernmost corner of said Parcel 12, said point being marked with a 1/2" rebar with a cap stamped "L.S. 40527", said point also being the Northernmost corner of Parcel 2, according to Minor Land Division 23-0023, recorded in the Office of the County Recorder of Pinal County, Arizona as Document Number 2023-075279, said point lies North 40 degrees 43 minutes 12 seconds East 757.54 feet from the Southwest corner of said Parcel 12, being marked with a 1/2" rebar with a cap stamped "L.S. 40527";

Thence, along the Northwesternly line of said Lot 12, South 40 degrees 42 minutes 54 seconds West 28.00 feet to a point on a line 28.00 feet South of, and parallel with, the Northeastly line of said Lot 12,

Thence, along said parallel line, South 49 degrees 12 minutes 37 seconds East 190.31 feet to the POINT OF BEGINNING;

Thence, continuing along said parallel line, South 49 degrees 12 minutes 37 seconds East 206.82 feet to a point on a non-tangent curve;

Thence along said non-tangent curve to the right, the radius point of which bears South 81 degrees 32 minutes 20 seconds West 33.00 feet, through a central angle of 49 degrees 09 minutes 29 seconds, an arc length of 28.31 feet to a point of tangency on the Southeasterly line of said Lot 12;

Thence, along said Southeasterly line, South 40 degrees 41 minutes 48 seconds West 67.04 feet;

Thence North 49 degrees 18 minutes 12 seconds West 11.03 feet;

(CONTINUED ON PAGE 3)



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SHEET 2 OF 5



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DESCRIPTION FOR DRAINAGE EASEMENT A.P.N.'S 509-02-062F & 509-02-062G

(CONTINUED FROM PAGE 2)

PARCEL 2 (cont.):

Thence North 04 degrees 14 minutes 09 seconds West 25.07 feet to a point on a non-tangent curve;

Thence along said non-tangent curve to the left, the radius point of which bears South 88 degrees 42 minutes 35 seconds West 80.50 feet, through a central angle of 64 degrees 36 minutes 29 seconds, an arc length of 90.77 feet to a point on a non-tangent curve;

Thence along said non-tangent curve to the right, the radius point of which bears North 24 degrees 48 minutes 44 seconds East 106.79 feet, through a central angle of 19 degrees 11 minutes 21 seconds, an arc length of 35.77 feet to a point on a non-tangent curve;

Thence along said non-tangent curve to the left, the radius point of which bears South 44 degrees 42 minutes 42 seconds West 200.50 feet, through a central angle of 03 degrees 52 minutes 55 seconds, an arc length of 13.58 feet to a point of tangency;

Thence North 49 degrees 10 minutes 13 seconds West 48.28 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 9.50 feet, through a central angle of 90 degrees 16 minutes 59 seconds, an arc length of 14.97 feet to a point of tangency;

Thence North 40 degrees 44 minutes 39 seconds East 45.02 feet to the POINT OF BEGINNING.

Comprising 0.291 acres or 12657 square feet, subject to all easements of record.



JOB NO.: 221067
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SHEET 3 OF 5

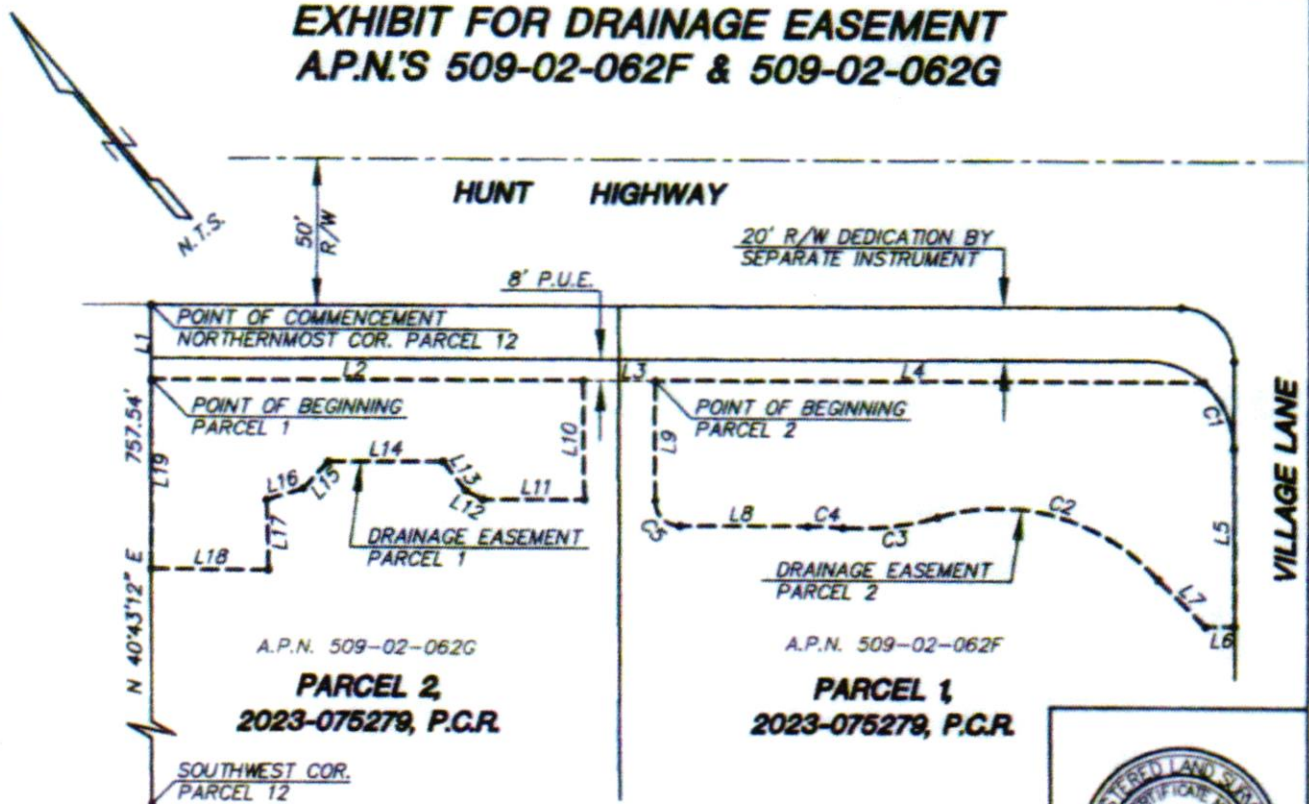


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EXHIBIT FOR DRAINAGE EASEMENT **A.P.N.'S 509-02-062F & 509-02-062G**



JOB NO.: 221067
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 SHEET 4 OF 5

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TABLES FOR DRAINAGE EASEMENT A.P.N.'S 509-02-062F & 509-02-062G

LINE	BEARING	DISTANCE
L1	S 40°42'54" W	28.00'
L2	S 49°12'37" E	163.27'
L3	S 49°12'37" E	27.04'
L4	S 49°12'37" E	206.82'
L5	S 40°41'48" W	67.04'
L6	N 49°18'12" W	11.03'
L7	N 04°14'09" W	25.07'
L8	N 49°10'13" W	48.28'
L9	N 40°44'39" E	45.08'
L10	N 40°03'38" E	44.81'
L11	N 49°17'43" W	38.54'
L12	N 23°05'12" W	7.35'
L13	N 03°40'39" E	13.67'
L14	N 49°17'48" W	43.62'
L15	S 83°46'45" W	13.86'
L16	N 66°06'16" W	14.52'
L17	S 39°01'24" W	26.26'
L18	N 48°53'39" W	44.22'
L19	N 40°43'19" E	71.15'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.00'	28.31'	49°09'29"	S 16°07'04" W	27.45'
C2	80.50'	90.77'	64°36'29"	N 33°35'40" W	86.04'
C3	106.79'	35.77'	19°11'21"	N 55°35'36" W	35.60'
C4	200.50'	13.58'	3°52'55"	N 47°13'45" W	13.58'
C5	9.50'	14.97'	90°16'59"	N 04°01'43" W	13.47'



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