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 THREE (3) PERPETUAL ROADWAY AND PUBLIC UTILITY GRANT OF EASEMENTS FOR A SEGMENT OF ESTANCIA ROAD

WHEREAS, three (3) perpetual roadway and public utility easements on a segment of Estancia Road were executed by A.P. Wilbar and Lynne M. Wilbar, trustees under the Wilbar Living Trust, dated February 21, 2024, Benjamin Pearce and Larea Pearce, husband and wife, and by Avra Valley Volunteer Fire District, granting to Pinal County perpetual roadway and public utility easements (collectively referred to as **"Grant of Easements"**), a copy of which is attached hereto and made a part hereof as **Exhibit "A"**; and

WHEREAS, Estancia Road is part of the Pinal County 2022-2027 approved Transportation Improvement and Maintenance Program; and

WHEREAS, it is in the best interests of Pinal County that the Grant of Easements be accepted by the Pinal County Board of Supervisors for roadway and public utility purposes.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Grant of Easements are 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 _____, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Deputy/Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A

[Grant of Easements]

See following pages.

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/14/2025 1630
FEE: $30.00
PAGES: 5
FEE NUMBER: 2025-019604

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

GRANT OF EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **A.P. WILBAR** and **LYNNE M. WILBAR,** trustees, or their successors in trust, under the Wilbar Living Trust, dated February 21,2024 and any amendments thereto, Grantor, do hereby grant and convey to **Pinal County,** a political subdivision of the State of Arizona, Grantee, a perpetual right and easement to run with the land for public roadway and public utility purposes, including but not limited to, construction, operation, maintenance and repair of roadway, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging to Grantee, its successors and assigns forever.

Grantor agrees that the terms, conditions, restrictions and purposes of this easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor is divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.

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

The Grantor hereby binds itself and its heirs and successors to warrant and defend the title of the described property in Exhibit A attached.

IN WITNESS WHEREOF Grantor has executed this Grant of Easement as of the 14th day of March, 2025.

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GRANTOR:
WILBAR LIVING TRUST

By: _____
A.P. Wilbar (Trustee)

By: _____
Lynne M. Wilbar (Trustee)

STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing Grant of Easement was duly acknowledged before me this 14 day of March 2025 by A.P. Wilbar, also known as Aleck P. Wilbar, and Lynne M. Wilbar, trustees under the Wilbar Living Trust dated February 21, 2024.

_____
Notary Public

MARY C HOFFMAN
Notary Public - Arizona
Pima County
My Commission Expires
October 3, 2027
Commission # 656187

My Commission Expires: Oct 3rd - 2027

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

THE EASTERLY 40 FEET OF THAT PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 10 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED IN WARRANTY DEED RECORDED AT FEE NUMBER 2024-012409 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. SAID PARCEL DESCRIBED THEREIN AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 10 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED, "RLS 26932", MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00°00'26" WEST, ALONG THE MEASURED EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 349.13 FEET;

THENCE NORTH 89°58'25" WEST, ALONG A LINE BEING PARALLEL WITH THE MEASURED NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 500.56 FEET TO A 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED, "RLS 26932";

THENCE LEAVING SAID LINE NORTH 00°00'05" EAST, A DISTANCE OF 349.13 FEET TO A 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED "RLS 26932" ON THE MEASURED NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°58'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 500.59 FEET (RECORD SOUTH 89°56'56" EAST, 500.59 FEET) TO THE POINT OF BEGINNING.

THE EASTERLY 40 FEET OF SAID PARCEL CONTAINING:

0.3206 ACRES OR 13,965 SQUARE FEET, MORE OR LESS.

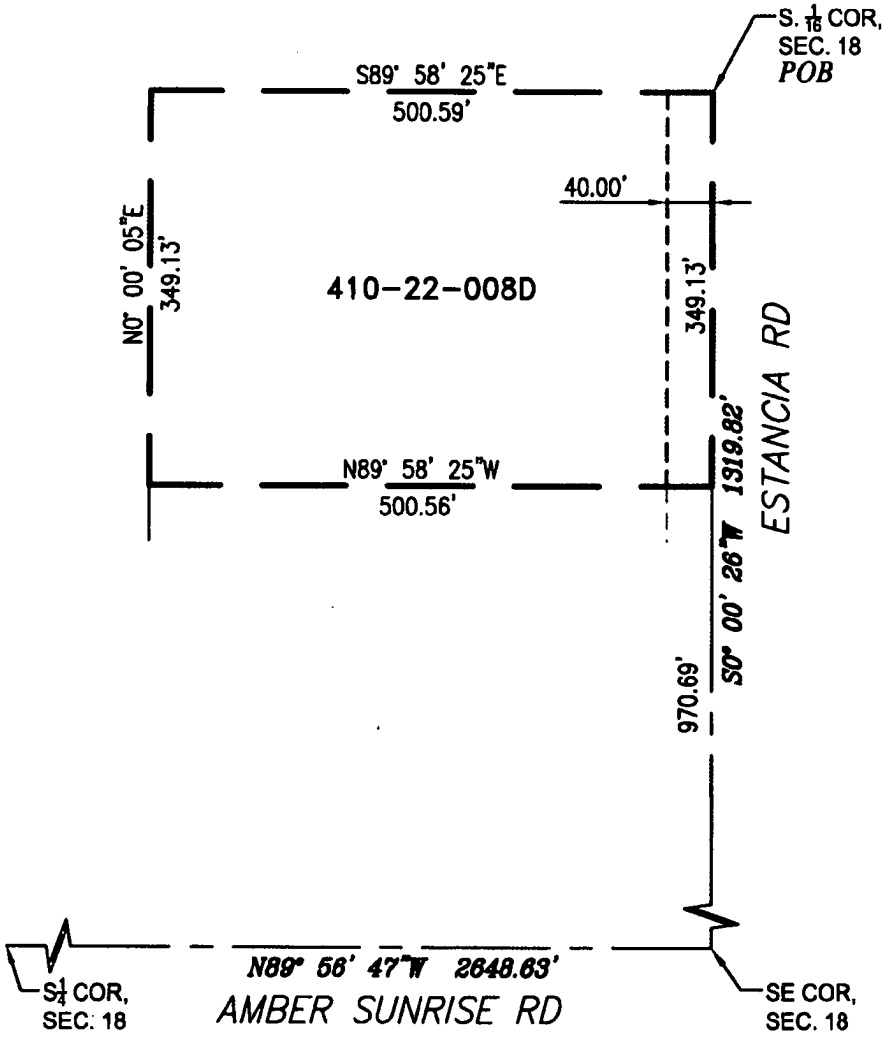


Exp. 3/31/2027

TOWNSHIP 10S,
RANGE 11E,
SECTION 18,
G&SRM

EXHIBIT OF LEGAL DESCRIPTION

AREA:
0.3206 ACRES
OR
13,965 SF
MORE OR LESS.



THIS EXHIBIT IS MEANT TO ACCOMPANY A LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

WARRANTY DEED 2024-012409 PCR
RECORD OF SURVEY/ MINOR LAND DIVISION 2002-010921 PCR

PINAL COUNTY DEPARTMENT OF ENGINEERING

SURVEY DIVISION

N.T.S.

COST CENTER #: 3111664	
FILE: Estancia RoW.dwg	
DATE: 2/04/2025	

5R

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 05/08/2025 1612
FEE: $0.00
PAGES: 5
FEE NUMBER: 2025-037292

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

GRANT OF EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Benjamin Pearce and Larea Pearce, husband and wife**, Grantors, do hereby grant and convey to **Pinal County, a political subdivision of the State of Arizona**, Grantee, a perpetual right and easement to run with the land for public roadway and public utility purposes, including but not limited to, construction, operation, maintenance and repair of roadway, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging to Grantee, its successors and assigns forever.

Grantor agrees that the terms, conditions, restrictions and purposes of this easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor is divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.

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

The Grantor hereby binds itself and its heirs and successors to warrant and defend the title of the described property in Exhibit A attached.

IN WITNESS WHEREOF Grantor has executed this Grant of Easement as of the 13 day of April, 2025.

REMAINING OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURES FOLLOW

GRANTORS:

By: Benjamin Pearce
Benjamin Pearce

By: LaRae Pearce
~~Larea~~ LaRae Pearce

STATE OF ARIZONA)
) ss.
County of Pinal)

JODI LYNN ADKINS
Notary Public, State of Arizona
Pinal County
Commission # 627822
My Commission Expires
March 29, 2026

The foregoing Grant of Easement was duly acknowledged before me this 13 day of April 2025 by Benjamin Pearce and Larea Pearce.

Jodi Adkins
Notary Public

My Commission Expires: March 29, 2026

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

THE EASTERLY 40 FEET OF THAT PARCEL LOCATED IN SECTION 18, TOWNSHIP 10 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED IN WARRANTY DEED RECORDED AT FEE NUMBER 2008-050075 AND SHOWN AS PARCEL "D" ON RECORD OF SURVEY, MINOR LAND DIVISION RECORDED AT FEE NUMBER 2002-010921 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. SAID PARCEL DESCRIBED THEREIN AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PINAL, STATE OF ARIZONA, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 11 EAST, G. & S.R.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED, 'RLS 26932', MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE FROM SAID POINT OF BEGINNING, SOUTHERLY ALONG THE MEASURED EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SOUTH 00° 00' 26" WEST, 349.13 FEET TO A 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED, 'RLS 26932', MARKING THE NORTHEAST CORNER AND TRUE POINT OF BEGINNING OF SAID PARCEL "D" HEREIN DESCRIBED;

THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING SOUTHERLY ALONG SAID MEASURED EAST LINE, SOUTH 00° 00' 26" WEST, 292.23 FEET TO A 1/ 2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED, 'RLS 21786' MARKING THE SOUTHEAST CORNER OF SAID PARCEL "D";

THENCE LEAVING SAID EAST LINE, SOUTHWESTERLY, SOUTH 77° 12' 37" WEST, 513.27 FEET (RECORD: SOUTH 77° 14' 04" WEST, 513.27 FEET) TO A 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED, 'RLS 26932', MARKING THE SOUTHWEST CORNER OF SAID PARCEL "D";

THENCE NORTHERLY, NORTH 00° 00' 05" EAST, 406.08 FEET TO A 5/8" DIAMETER REBAR WITH A BRASS REGISTRATION TAG STAMPED, 'RLS 26932', MARKING THE NORTHWEST CORNER OF SAID PARCEL "D";

THENCE EASTERLY ALONG A LINE BEING PARALLEL WITH THE MEASURED NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SOUTH 89° 58' 25" EAST, 500.56 FEET TO THE TRUE POINT OF BEGINNING.

THE EASTERLY 40 FEET OF SAID PARCEL CONTAINING:
0.2725 ACRES OR 11,871 SQUARE FEET, MORE OR LESS.

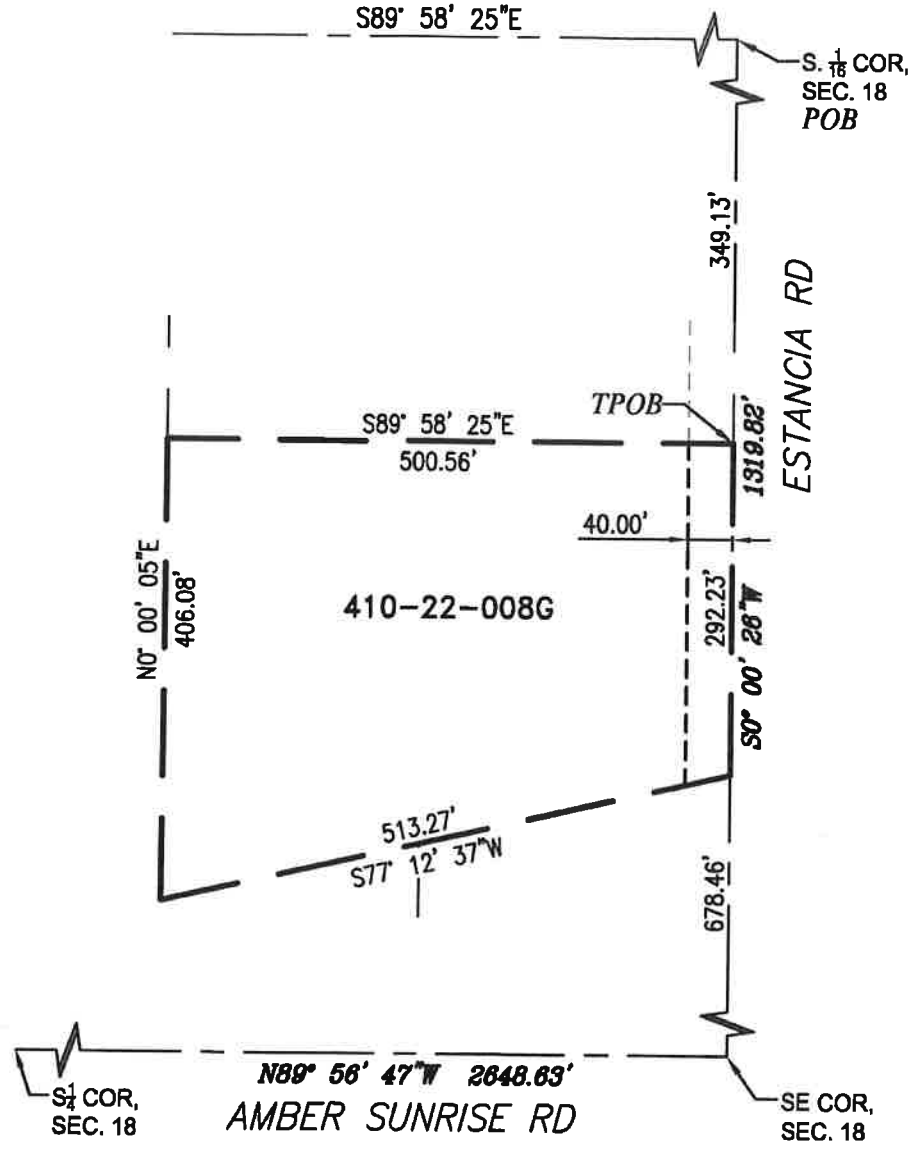


Exp 3/31/2027

TOWNSHIP 10S,
RANGE 11E,
SECTION 18,
G&SRM

EXHIBIT OF LEGAL DESCRIPTION

AREA:
0.2725 ACRES
OR
11,871 SF
MORE OR LESS.



THIS EXHIBIT IS MEANT TO ACCOMPANY A LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

WARRANTY DEED 2008-050075 PCR
RECORD OF SURVEY/ MINOR LAND DIVISION 2002-010921 PCR

PINAL COUNTY DEPARTMENT OF ENGINEERING

SURVEY DIVISION

N.T.S.

COST CENTER #: 3111664	
FILE: Estancia RoW.dwg	
DATE: 2/04/2025	

5K

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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

DATE/TIME: 05/08/2025 1612
FEE: $0.00
PAGES: 5
FEE NUMBER: 2025-037291

GRANT OF EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Avra Valley Volunteer Fire District,** a Fire District and Political Subdivision Of The State Of Arizona, Grantor, do hereby grant and convey to **Pinal County,** a political subdivision of the State of Arizona, Grantee, a perpetual right and easement to run with the land for public roadway and public utility purposes, including but not limited to, construction, operation, maintenance and repair of roadway, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging to Grantee, its successors and assigns forever.

Grantor agrees that the terms, conditions, restrictions and purposes of this easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor is divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.

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

The Grantor hereby binds itself and its heirs and successors to warrant and defend the title of the described property in Exhibit A attached.

IN WITNESS WHEREOF Grantor has executed this Grant of Easement as of the 18th day of March, 2025.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURES FOLLOW

GRANTOR:
Avra Valley Volunteer Fire District

By: _____
Brian Delfs (Fire Chief)

STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing grant of easement was duly acknowledged before me this 18th day of March 2025 by Brian Delfs, Chief of the Avra Valley Volunteer Fire District.

Angela Gonzalez
Notary Public
Pima County, Arizona
My Comm. Expires 07-19-28
Commission No. 669420

_____
Notary Public

My Commission Expires: 7-19-2028

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

THE EASTERLY 40 FEET OF THAT PARCEL LOCATED IN SECTION 18, TOWNSHIP 10 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED IN WARRANTY DEED RECORDED AT FEE NUMBER 2006-044961 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. SAID PARCEL DESCRIBED THEREIN AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 273.89 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 616.15 FEET;

THENCE NORTH 77 DEGREES 14 MINUTES 04 SECONDS EAST, A DISTANCE OF 280.84 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 678.46 FEET TO THE TRUE POINT OF BEGINNING.

THE EASTERLY 40 FEET OF SAID PARCEL CONTAINING:

0.6188 ACRES OR 26,956 SQUARE FEET, MORE OR LESS.

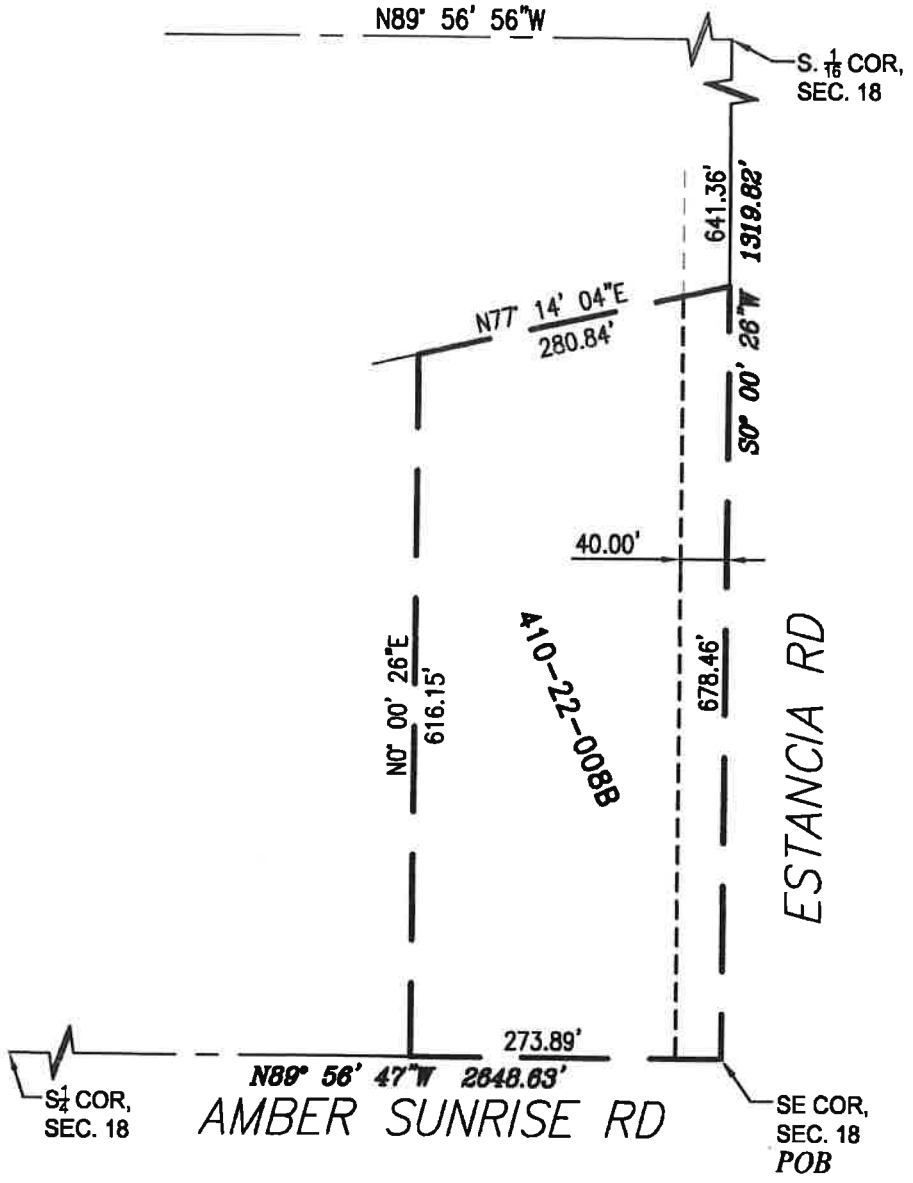


Exp. 3/31/2027

TOWNSHIP 10S,
RANGE 11E,
SECTION 18,
G&SRM

EXHIBIT OF LEGAL DESCRIPTION

AREA:
0.6188 ACRES
OR
26,956 SF
MORE OR LESS.



THIS EXHIBIT IS MEANT TO ACCOMPANY A LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

WARRANTY DEED 2006-044961 PCR
RECORD OF SURVEY/ MINOR LAND DIVISION 1999-016790 PCR

PINAL COUNTY DEPARTMENT OF ENGINEERING

SURVEY DIVISION

N.T.S.

COST CENTER #: 3111664	
FILE: Estancia RoW.dwg	
DATE: 1/21/2025	