



## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

Requested Board Meeting Date: June 17, 2014

### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

#### **RESOLUTION AND ORDER NO. 2014-\_\_\_\_\_**

Providing for the vacation by sale of the public road right-of-way known as Forty Niner Drive, located in Forty Niner Country Club Estates, a subdivision of record in Book 15 at Page 39, of Maps and Plats, lying within Section 5, Township 14 South, Range 16 East, G&SRM, Pima County, Arizona.

#### **QUIT CLAIM DEEDS TO Randall K. Decker and Laurel C. Decker, husband and wife; MACCO, L.L.C., an Arizona limited liability company; and Gilbert Castillo and Joanne Castillo, husband and wife**

The abandonment applicants are the owners of the properties adjacent to Forty Niner Drive. The abandonment applicants desire to obtain individual ownership of this right-of-way. Forty Niner Drive was dedicated public right-of-way as part of the original subdivision plat but was never constructed.

This abandonment request has been reviewed and approved by appropriate County staff and no properties will be left without public or private legal access.

Revenue: \$3,215

CONTRACT NUMBER (If applicable): N/A

### **STAFF RECOMMENDATION(S):**

Staff recommends that the Pima County Board of Supervisors approve and the Chair execute the Resolution and Order No. 2014-\_\_\_\_\_ and Quit Claim Deeds to Randall K. Decker & Laurel C. Decker, husband and wife; MACCO, L.L.C., an Arizona limited liability company; and Gilbert Castillo & Joanne Castillo, husband and wife.

CORPORATE HEADQUARTERS: \_\_\_\_\_

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST: -0- and/or REVENUE TO PIMA COUNTY: \$3,215

FUNDING SOURCE(S): N/A

(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

**Advertised Public Hearing:**

		YES	X	NO
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**Board of Supervisors District:**

1		2		3		4	X	5		All	
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**IMPACT:**

**IF APPROVED:**

The applicants will obtain private ownership and Pima County will have no maintenance responsibilities toward Forty Niner Drive.

**IF DENIED:**

The applicants will not obtain private ownership and Pima County will remain responsible for Forty Niner Drive.

DEPARTMENT NAME: Public Works Real Property Services



CONTACT PERSON: Dana Hausman

TELEPHONE NO.: 724-6713

RESOLUTION NO. 2014 - \_\_\_\_\_

**PIMA COUNTY RESOLUTION FOR THE VACATION OF FORTY NINER DRIVE, AS PIMA COUNTY ROAD ABANDONMENT NO. A-13-07, LYING WITHIN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA**

**The Board of Supervisors of Pima County, Arizona finds:**

1. An application has been received by Pima County for the purchase and conveyance of public road right-of-way known as Forty Niner Drive located in Forty Niner Country Club Estates, a subdivision recorded in Book 15 at Page 39, of Maps and Plats, more particularly described in the attached Exhibits "A," "B," "C," "D" & "E" and depicted in the attached Exhibits "A-1," "B-1," "C-1," "D-1" & "E-1".
2. The County has determined that the subject public roadway was created by Subdivision Plat dedication, has never been constructed, is not needed for public use pursuant to A.R.S. §28-7202.
3. No land adjoining said public roadway would be left without public or private legal access pursuant to A.R.S. §28-7215(A).
4. The public roadway shall be disposed of by sale and conveyance to the owners of the abutting land ("Grantees") pursuant to A.R.S. §28-7205 and A.R.S. §28-7204(E).

**NOW, THEREFORE, BE IT RESOLVED,**

The public roadway described in Exhibits "A," "B," "C," "D" & "E" and depicted in Exhibits "A-1," "B-1," "C-1," "D-1" & "E-1" shall be disposed of by sale and conveyance to the owners of the abutting land (Grantees), in accordance with A.R.S. §28-7204(E), reserving any and all rights-of-way or easements for water, electric, telephone, sewer and similar lines which shall continue as they existed prior to the conveyance, and any private rights of ingress and egress for public or emergency vehicles.

That Grantees agree no buildings, structures, fences or trees shall be placed upon, over or under the roadway described in Exhibits "A," "B," "C," "D" & "E" and depicted in Exhibits "A-1," "B-1," "C-1," "D-1" & "E-1" and that the existing contours and vegetation shall not be excavated, filled or altered without approval from the Pima County Engineer.

That Grantees also agree that any future ground disturbing activities on the roadway described in Exhibits "A," "B," "C," "D" & "E" and depicted in Exhibits "A-1," "B-1," "C-1," "D-1" & "E-1" will be subject to cultural resources review by the Pima County Cultural Resources and Historic Preservation Division (Office of Sustainability and Conservation).

BOS Approval: 6/17/14	S5/T14/R16	File A-13-07	Agent: DH
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That the Chair of the Board of Supervisors is hereby authorized to execute the quit claim deeds to the Grantees for said sale and conveyance of the roadway as described in Exhibits "A," "B," "C," "D" & "E" and depicted in Exhibits "A-1," "B-1," "C-1," "D-1" & "E-1" upon receipt of the required consideration in accordance with A.R.S. §28-7208.

That the quit claim deeds shall be recorded upon receipt of the required consideration from the Grantees and that upon recordation of the quit claim deeds, subject to the above reservations, the described roadway shall be deemed to be vacated and title shall vest in the Grantees.

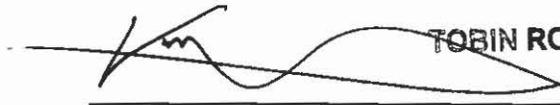
Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sharon Bronson, Chair, Pima County Board  
of Supervisors

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
Robin Brigode, Clerk of the Board

  
\_\_\_\_\_  
TOBIN ROSEN  
Deputy County Attorney

February 9, 2014  
13200-261

**EXHIBIT " A "**

**Legal Description**

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the northerly most common corner of Lot 260 and 261 as shown on said Plat Map, and said point lying on a curve to which the radius point bears, North 35° 40' 19" East a distance of 50.00 feet;

Thence easterly along said curve, concave to the north, having a central angle of 65° 50' 12", a radius of 50.00 feet and an arc length 57.45 feet to the northerly common corner of lot 261 and 262;

Thence leaving said common corner North 30° 09' 53" West, 50.00 feet;

Thence South 35° 40' 19" West, 50.00 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North 85° 16' 17" West.



EXPIRES 6/30/2016

EXHIBIT "A-1"

LOT 260

LOT 262

**LOT 261**



EXPIRES 6/30/2016



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
A PORTION OF FORTY NINER  
DRIVE

FORTY NINER COUNTRY CLUB  
ESTATES 15/39



**PRECISION LAND  
SURVEYING, INC.**

8219 EAST 22ND STREET  
TUCSON, ARIZONA 85710  
(520) 298-3200 PLS@PRECISIONLANDSURVEYING.NET

G:\Survey\Land Projects\15\153900 - Ropchury Abandonment 49er Country Club Est\Draw\15\153900 - Ropchury Abandonment 49er Country Club Est.dwg LOT 261 10/6/2014 - 8:54 AM

February 9, 2014  
13200-262

**EXHIBIT " B "**

**Legal Description**

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the northerly most common corner of Lot 261 and 262 as shown on said Plat Map, and said point lying on a curve to which the radius point bears, North  $30^{\circ} 09' 53''$  West a distance of 50.00 feet;

Thence northeasterly along said curve, concave to the northwest, having a central angle of  $94^{\circ} 55' 40''$ , a radius of 50.00 feet and an arc length 82.84 feet to the westerly common corner of lot 262 and 263;

Thence leaving said common corner South  $54^{\circ} 54' 19''$  West, 50.00 feet;

Thence South  $30^{\circ} 09' 53''$  East, 50.00 feet to the point of beginning.

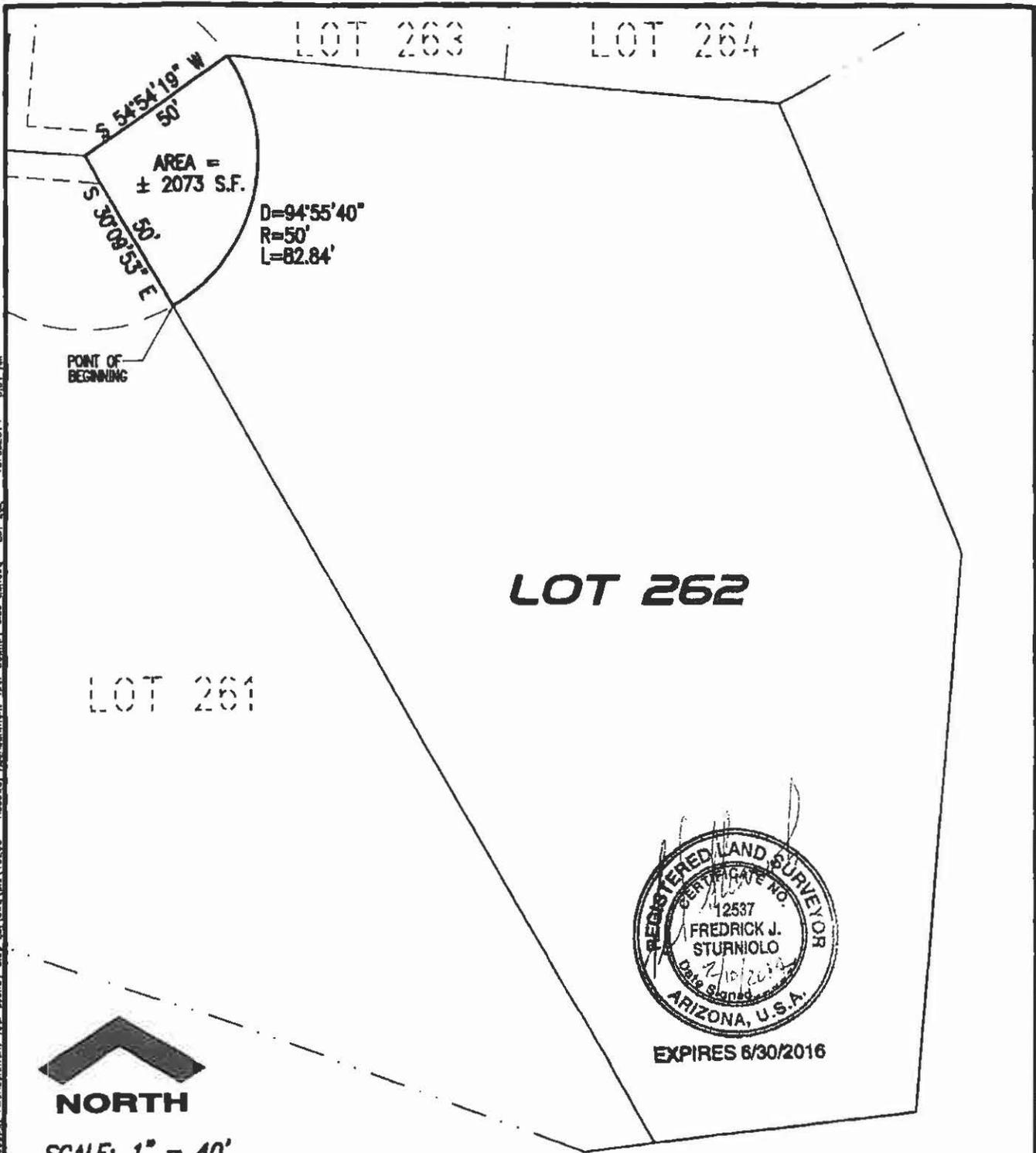
Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North  $85^{\circ} 16' 17''$  West.



EXPIRES 6/30/2016

EXHIBIT "B-1"

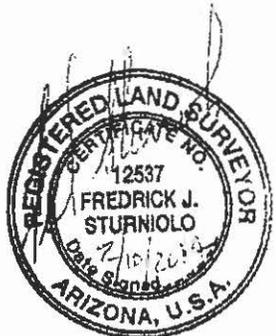


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POINT OF BEGINNING

**LOT 262**

LOT 261



EXPIRES 6/30/2016



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
 A PORTION OF FORTY NINER  
 DRIVE  
 FORTY NINER COUNTRY CLUB  
 ESTATES 15/39



**PRECISION LAND  
 SURVEYING, INC.**

8219 EAST 22ND STREET  
 TUCSON, ARIZONA 85710  
 (520) 298-3200 PLS@PRECISIONLANDSURVEYING.NET

February 9, 2014  
13200-263

**EXHIBIT "C "**

**Legal Description**

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the westerly most common corner of Lot 262 and 263 as shown on said Plat Map, and said point lying on a curve from which point the radius point of said curve bears, South 54° 54' 19" West a distance of 50.00 feet;

Thence northwesterly along said curve, concave to the southwest, having a central angle of 20° 10' 05", a radius of 50.00 feet and an arc length 17.60 feet to a point of reverse curvature;

Thence northwesterly and northerly along said curve, concave to the northeast, having a central angle of 60° 00' 00", a radius of 50.00 feet and an arc length of 52.36 feet to a point of tangency;

Thence North 04° 43' 43" East along the westerly line of said Lot 263 as shown on said Plat Map a distance of 130.42 feet to a point of curvature;

Thence northeasterly along said curve , concave to the southeast, having a central angle of 90° 00' 00", a radius of 25.00 feet and an arc length of 39.27 feet to a point of cusp on the northerly line of Lot 263 and also lying on the southerly right-of-way line of Barbary Coast Road;

Thence North 85° 16' 17" West along said southerly right-of-way line, 50.00 feet to the centerline of Forty Niner Drive;

Thence South 04° 43' 43" West, 242.02 feet along said centerline;

Thence South 85° 16' 17" East, 25.00 feet;

Thence North 54° 54' 19" East, 50.00 feet to the point of beginning.

Subject to any existing easements of record.



**EXPIRES 6/30/2016**

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North 85° 16' 17" West.

EXHIBIT "C-1"

**BARBARY COAST ROAD**

**FORTY NINER DRIVE**

**LOT 263**

LOT 264



EXPIRES 6/30/2016

AREA = ± 7481 S.F.

D=60°00'00"  
R=50.00'  
L=52.36'

D=20°10'05"  
R=50.00'  
L=17.80'

POINT OF BEGINNING

LOT 262



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
A PORTION OF FORTY NINER  
DRIVE  
FORTY NINER COUNTRY CLUB  
ESTATES 15/39



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February 9, 2014  
13200-260

**EXHIBIT "D"**

Legal Description

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the easterly most common corner of Lot 259 and 260 as shown on said Plat Map, thence, South  $04^{\circ} 43' 43''$  West along the easterly line of Lot 260 a distance of 3.06 feet to a point of curvature;

Thence southeasterly along said curve, concave to the northeast, having a central angle of  $59^{\circ} 03' 24''$ , a radius of 50.00 feet and an arc length 51.53 feet to the northerly common corner of lot 260 and 261;

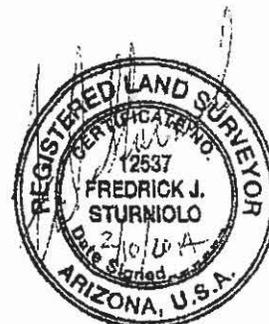
Thence leaving said common corner North  $35^{\circ} 40' 19''$  East, 50.00 feet;

Thence North  $85^{\circ} 16' 17''$  West, 25.00 feet;

Thence North  $78^{\circ} 17' 35''$  West, 25.18 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North  $85^{\circ} 16' 17''$  West.



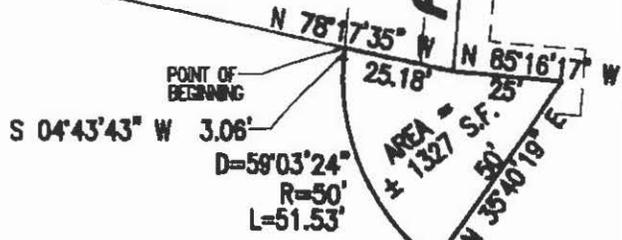
EXPIRES 6/30/2016

EXHIBIT "D-7"

LOT 259

FORTY-NINER DRIVE

LOT 260



NORTH

SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
 A PORTION OF FORTY NINER  
 DRIVE  
 FORTY NINER COUNTRY CLUB  
 ESTATES 15/39



EXPIRES 6/30/2016



PRECISION LAND SURVEYING, INC.

8219 EAST 22ND STREET  
 TUCSON, ARIZONA 85710  
 (520) 298-3200 PLS@PRECISIONLANDSURVEYING.NET

February 9, 2014  
13200-259

**EXHIBIT "E"**

**Legal Description**

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the easterly most common corner of Lot 259 and 260 as shown on said Plat Map, thence, North 04° 43' 43" East along the easterly line of Lot 259 a distance of 213.96 feet to a point of curvature;

Thence northwesterly along said curve, concave to the southwest, having a central angle of 90° 00' 00", a radius of 25.00 feet and an arc length 39.27 feet to a point of cusp on the northerly line of said Lot 259 and also being on the southerly right-of-way line of Barbary Coast Road;

Thence leaving said Lot 259, South 85° 16' 17" East along the southerly line of Barbary Coast Road, 50.00 feet to the centerline of said Forty Niner Drive;

Thence South 04° 43' 43" West, 242.02 feet along said centerline;

Thence North 78° 17' 35" West, 25.18 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North 85° 16' 17" West.



EXPIRES 6/30/2016

EXHIBIT "E-1"

BARBARY COAST ROAD

S 85°16'17" E  
50.00'

D=90°  
R=25'  
L=39.27'

LOT 259



EXPIRES 6/30/2016

N 04°43'43" E  
213.86'

242.02'  
S 04°43'43" W

FORTY NINER DRIVE

AREA = ± 6146 S.F.

POINT OF BEGINNING

25.18'  
N 78°17'35" W



LOT 260

SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A":  
A PORTION OF FORTY NINER  
DRIVE

FORTY NINER COUNTRY CLUB  
ESTATES 15/39



PRECISION LAND  
SURVEYING, INC.

8219 EAST 22ND STREET  
TUCSON, ARIZONA 85710  
(520) 298-3200 PLS@PRECISIONLANDSURVEYING.NET

**QUIT CLAIM DEED**

For valuable consideration, **Pima County**, a political subdivision of the State of Arizona, Grantor, hereby quit claims to **Randall K. Decker and Laurel C. Decker**, husband and wife, Grantees, all right, title and interest of Grantor in the following described property situate in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

SEE ATTACHED EXHIBITS "A," "B" & "C" AND "A-1," "B-1" & "C-1" FOR LEGAL DESCRIPTIONS AND DEPICTIONS.

RESERVING an easement for sewer as described on the attached EXHIBIT "D" and further reserving the rights of all utilities existing at the time of this quit-claim abandonment.

Grantees agree that no buildings, structures, fences or trees shall be placed upon, over or under the abandoned right of way and that the existing contours and vegetation shall not be excavated, filled or altered without the prior written approval of the Pima County Engineer.

Grantees also agree that any future ground disturbing activities on the described abandoned right-of-way will be subject to cultural resources review by the Pima County Cultural Resources and Historic Preservation Division (Office of Sustainability and Conservation).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

<b>EXEMPTION: A.R.S. §11-1134.A.3.</b>	Board of Supervisors Approval:
Agent: DH	File #: A-13-07



February 9, 2014  
13200-261

**EXHIBIT " A "**

**Legal Description**

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the northerly most common corner of Lot 260 and 261 as shown on said Plat Map, and said point lying on a curve to which the radius point bears, North  $35^{\circ} 40' 19''$  East a distance of 50.00 feet;

Thence easterly along said curve, concave to the north, having a central angle of  $65^{\circ} 50' 12''$ , a radius of 50.00 feet and an arc length 57.45 feet to the northerly common corner of lot 261 and 262;

Thence leaving said common corner North  $30^{\circ} 09' 53''$  West, 50.00 feet;

Thence South  $35^{\circ} 40' 19''$  West, 50.00 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North  $85^{\circ} 16' 17''$  West.



**EXPIRES 6/30/2016**

EXHIBIT "A-1"

LOT 260

LOT 262

**LOT 261**



EXPIRES 6/30/2016



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
 A PORTION OF FORTY NINER  
 DRIVE  
 FORTY NINER COUNTRY CLUB  
 ESTATES 15/39



**PRECISION LAND  
 SURVEYING, INC.**

8219 EAST 22ND STREET  
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G:\Survey\Land Projects\BPA13200 - Roadway Abandonment\49er Country Club Est\dwg\13200 - Roadway Abandonment\49er Country Club Est.dwg LOT 261 10Feb2014 - 6:54 AM

February 9, 2014  
13200-262

**EXHIBIT " B "**

Legal Description

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the northerly most common corner of Lot 261 and 262 as shown on said Plat Map, and said point lying on a curve to which the radius point bears, North 30° 09' 53" West a distance of 50.00 feet;

Thence northeasterly along said curve, concave to the northwest, having a central angle of 94° 55' 40", a radius of 50.00 feet and an arc length 82.84 feet to the westerly common corner of lot 262 and 263;

Thence leaving said common corner South 54° 54' 19" West, 50.00 feet;

Thence South 30° 09' 53" East, 50.00 feet to the point of beginning.

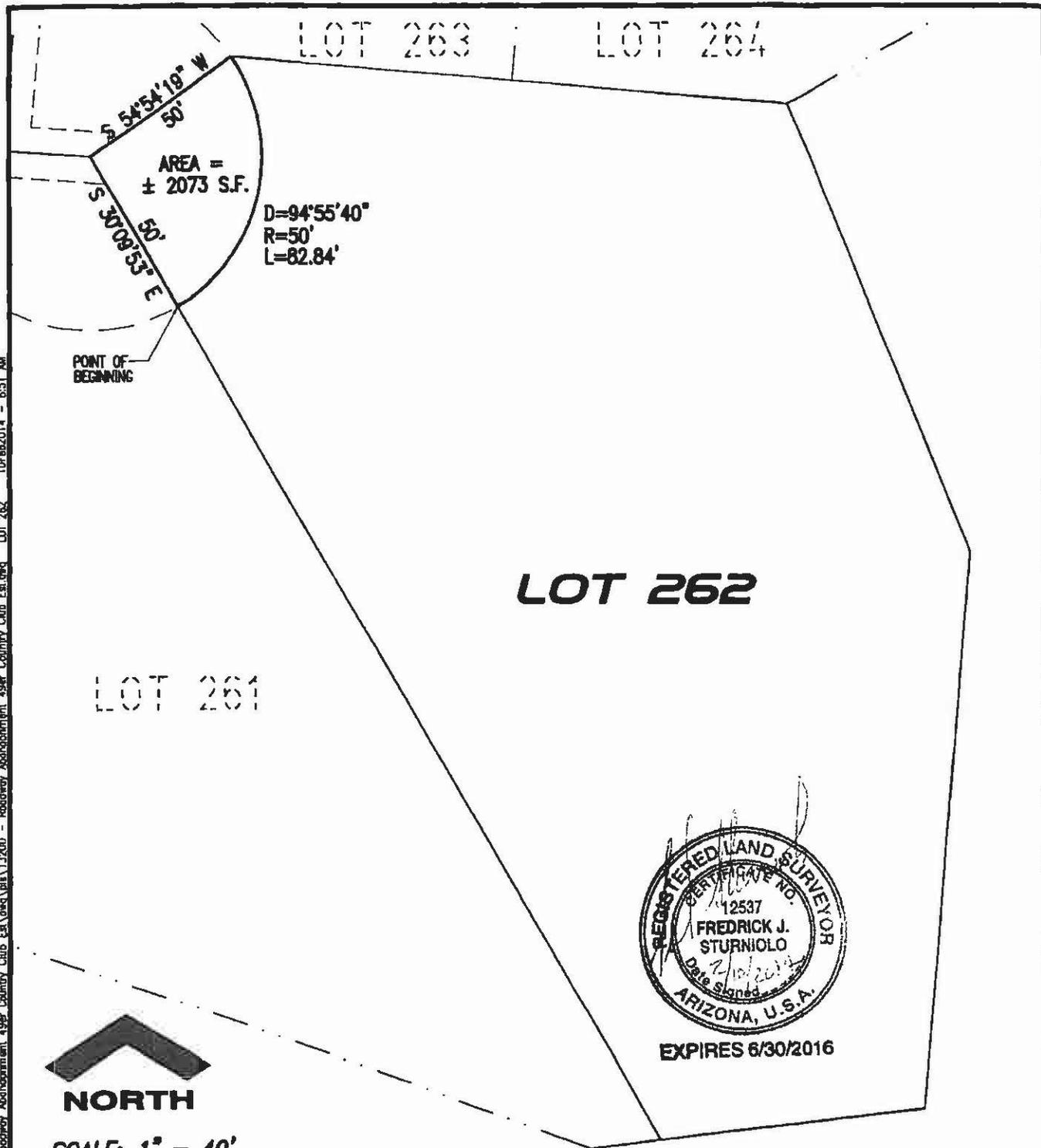
Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North 85° 16' 17" West.



EXPIRES 6/30/2016

EXHIBIT "B-1"



C:\Survey\Land Projects R2\13200 - Roadway Abandonment 49r Country Club Est.dwg LOT 262 10Feb2014 - 6:51 AM

**LOT 262**

LOT 261

LOT 263

LOT 264

AREA = ± 2073 S.F.

D=94°55'40"  
R=50'  
L=82.84'

POINT OF BEGINNING

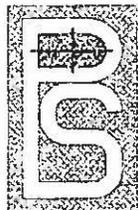


EXPIRES 6/30/2016



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
 A PORTION OF FORTY NINER  
 DRIVE  
 FORTY NINER COUNTRY CLUB  
 ESTATES 15/39



**PRECISION LAND  
 SURVEYING, INC.**

8219 EAST 22ND STREET  
 TUCSON, ARIZONA 85710  
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February 9, 2014  
13200-263

**EXHIBIT "C "**

Legal Description

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the westerly most common corner of Lot 262 and 263 as shown on said Plat Map, and said point lying on a curve from which point the radius point of said curve bears, South 54° 54' 19" West a distance of 50.00 feet;

Thence northwesterly along said curve, concave to the southwest, having a central angle of 20° 10' 05", a radius of 50.00 feet and an arc length 17.60 feet to a point of reverse curvature;

Thence northwesterly and northerly along said curve, concave to the northeast, having a central angle of 60° 00' 00", a radius of 50.00 feet and an arc length of 52.36 feet to a point of tangency;

Thence North 04° 43' 43" East along the westerly line of said Lot 263 as shown on said Plat Map a distance of 130.42 feet to a point of curvature;

Thence northeasterly along said curve, concave to the southeast, having a central angle of 90° 00' 00", a radius of 25.00 feet and an arc length of 39.27 feet to a point of cusp on the northerly line of Lot 263 and also lying on the southerly right-of-way line of Barbary Coast Road;

Thence North 85° 16' 17" West along said southerly right-of-way line, 50.00 feet to the centerline of Forty Niner Drive;

Thence South 04° 43' 43" West, 242.02 feet along said centerline;

Thence South 85° 16' 17" East, 25.00 feet;

Thence North 54° 54' 19" East, 50.00 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North 85° 16' 17" West.



**EXPIRES 6/30/2016**

**BARBARY COAST ROAD**

**FORTY NINER DRIVE**

**LOT 263**

**LOT 264**



**EXPIRES 6/30/2016**

AREA = ± 7481 S.F.

N 85°16'17" W  
50.00'

D=90'  
R=25'  
L=39.27'

S 04°43'43" W  
242.02'

N 04°43'43" E  
130.42'

D=60°00'00"  
R=50.00'  
L=52.36'

D=20°10'05"  
R=50.00'  
L=17.60'

S 85°16'17" E  
25'  
N 54°54'19" E  
50'

POINT OF BEGINNING

**LOT 262**



SCALE: 1" = 40'

**DEPICTION OF EXHIBIT "A"  
A PORTION OF FORTY NINER  
DRIVE  
FORTY NINER COUNTRY CLUB  
ESTATES 15/39**



**PRECISION LAND  
SURVEYING, INC.**

8219 EAST 22ND STREET  
TUCSON, ARIZONA 85710  
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EXHIBIT "D"



March 25, 2014  
13200-ss

Legal Description

An easement for sanitary sewer purposes. Said easement lying all within that portion of abandoned Forty Niner Drive lying southerly of the south line of Barbary Coast Road and adjacent to Lot 259 through Lot 263 as shown on the Plat Map of Forty Niner Country Club Estates as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County Recorder's Office, Pima County, Arizona.



EXPIRES 6/30/2016

**QUIT CLAIM DEED**

For valuable consideration, **Pima County**, a political subdivision of the State of Arizona, Grantor, hereby quit claims to **MACCO, L.L.C.**, an Arizona limited liability company, Grantee, all right, title and interest of Grantor in the following described property situate in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

SEE ATTACHED EXHIBITS "A" AND "A-1" FOR LEGAL DESCRIPTION AND DEPICTION.

RESERVING an easement for sewer as described on the attached EXHIBIT "B" and further reserving the rights of all utilities existing at the time of this quit-claim abandonment.

Grantee agrees that no buildings, structures, fences or trees shall be placed upon, over or under the abandoned right of way and that the existing contours and vegetation shall not be excavated, filled or altered without the prior written approval of the Pima County Engineer.

Grantee also agrees that any future ground disturbing activities on the described abandoned right-of-way will be subject to cultural resources review by the Pima County Cultural Resources and Historic Preservation Division (Office of Sustainability and Conservation).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

<b>EXEMPTION: A.R.S. §11-1134.A.3.</b>	Board of Supervisors Approval:
Agent: DH	File #: A-13-07

QUIT CLAIM DEED  
PAGE 2

ATTEST

Grantor:

\_\_\_\_\_  
Robin Brigode, Clerk of the Board of  
Supervisors

\_\_\_\_\_  
Sharon Bronson, Chair, Pima County Board  
of Supervisors

State of Arizona )  
                          ) ss  
County of Pima )

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2014, by the  
Chairman of the Pima County Board of Supervisors.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

February 9, 2014  
13200-260

**EXHIBIT " A "**

Legal Description

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the easterly most common corner of Lot 259 and 260 as shown on said Plat Map, thence, South  $04^{\circ} 43' 43''$  West along the easterly line of Lot 260 a distance of 3.06 feet to a point of curvature;

Thence southeasterly along said curve, concave to the northeast, having a central angle of  $59^{\circ} 03' 24''$ , a radius of 50.00 feet and an arc length 51.53 feet to the northerly common corner of lot 260 and 261;

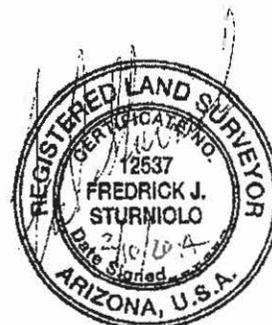
Thence leaving said common corner North  $35^{\circ} 40' 19''$  East, 50.00 feet;

Thence North  $85^{\circ} 16' 17''$  West, 25.00 feet;

Thence North  $78^{\circ} 17' 35''$  West, 25.18 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North  $85^{\circ} 16' 17''$  West.



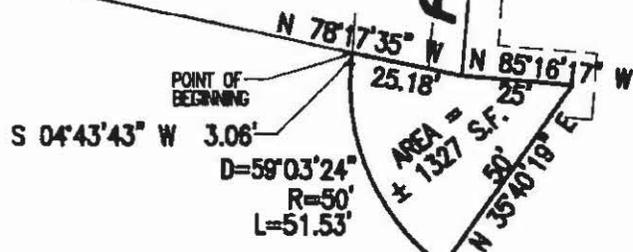
EXPIRES 6/30/2016

EXHIBIT "A-1"

LOT 259

**FORTY-NINER  
DRIVE**

**LOT 260**



EXPIRES 6/30/2016



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A"  
 A PORTION OF FORTY NINER  
 DRIVE  
 FORTY NINER COUNTRY CLUB  
 ESTATES 15/39



**PRECISION LAND  
 SURVEYING, INC.**

8219 EAST 22ND STREET  
 TUCSON, ARIZONA 85710  
 (520) 298-3200 PLS@PRECISIONLANDSURVEYING.NET

C:\Survey\Land Projects R2\13200 - Registry Abandonment - 49er Country Club East\Area\13200 - Roadway Abandonment\_49er Country Club East.dwg LOT 260 10Feb2014 - 6:55 AM  
 Lost Saved: 10Feb2014 - 06:50 AM



March 25, 2014  
13200-ss

Legal Description

An easement for sanitary sewer purposes. Said easement lying all within that portion of abandoned Forty Niner Drive lying southerly of the south line of Barbary Coast Road and adjacent to Lot 259 through Lot 263 as shown on the Plat Map of Forty Niner Country Club Estates as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County Recorder's Office, Pima County, Arizona.



EXPIRES 6/30/2016

## QUIT CLAIM DEED

For valuable consideration, **Pima County**, a political subdivision of the State of Arizona, Grantor, hereby quit claims to **Gilbert Castillo and Joanne Castillo**, husband and wife, Grantees, all right, title and interest of Grantor in the following described property situate in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

SEE ATTACHED EXHIBITS "A" AND "A-1" FOR LEGAL DESCRIPTION AND DEPICTION.

RESERVING an easement for sewer as described on the attached EXHIBIT "B" and further reserving the rights of all utilities existing at the time of this quit-claim abandonment.

Grantees agree that no buildings, structures, fences or trees shall be placed upon, over or under the abandoned right of way and that the existing contours and vegetation shall not be excavated, filled or altered without the prior written approval of the Pima County Engineer.

Grantees also agree that any future ground disturbing activities on the described abandoned right-of-way will be subject to cultural resources review by the Pima County Cultural Resources and Historic Preservation Division (Office of Sustainability and Conservation).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

<b>EXEMPTION: A.R.S. §11-1134.A.3.</b>	Board of Supervisors Approval:
Agent: DH	File #: A-13-07

QUIT CLAIM DEED  
PAGE 2

ATTEST

Grantor:

\_\_\_\_\_  
Robin Brigode, Clerk of the Board of  
Supervisors

\_\_\_\_\_  
Sharon Bronson, Chair, Pima County Board  
of Supervisors

State of Arizona )  
                          ) ss  
County of Pima )

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2014, by the  
Chairman of the Pima County Board of Supervisors.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

February 9, 2014  
13200-259

**EXHIBIT " A "**

Legal Description

A portion of Forty Niner Drive as shown on the Plat Map of Forty Niner Country Club Estates, as recorded in Book 15 of Maps and Plats at page 39, Record's of Pima County, Arizona, all within Section 5, Township 14 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Beginning at the easterly most common corner of Lot 259 and 260 as shown on said Plat Map, thence, North 04° 43' 43" East along the easterly line of Lot 259 a distance of 213.96 feet to a point of curvature;

Thence northwesterly along said curve, concave to the southwest, having a central angle of 90° 00' 00", a radius of 25.00 feet and an arc length 39.27 feet to a point of cusp on the northerly line of said Lot 259 and also being on the southerly right-of-way line of Barbary Coast Road;

Thence leaving said Lot 259, South 85° 16' 17" East along the southerly line of Barbary Coast Road, 50.00 feet to the centerline of said Forty Niner Drive;

Thence South 04° 43' 43" West, 242.02 feet along said centerline;

Thence North 78° 17' 35" West, 25.18 feet to the point of beginning.

Subject to any existing easements of record.

Basis of Bearing: Centerline of Barbary Coast Drive adjacent to Lots 256 through 259 as shown on the Plat Map of Forty Niner Country Club Estates and recorded in Book 15 of Maps and Plats at page 39. Bearing being North 85° 16' 17" West.



EXPIRES 6/30/2016

EXHIBIT "A-1"

**BARBARY COAST ROAD**

S 85°16'17" E  
50.00'  
D=90'  
R=25'  
L=39.27'

**LOT 259**



EXPIRES 6/30/2016

N 04°43'43" E  
213.96'

242.02'  
S 04°43'43" W

AREA = ± 6146 SF.

**FORTY NINER DRIVE**

POINT OF BEGINNING

25.18'  
N 78°17'35" W

LOT 260



SCALE: 1" = 40'

DEPICTION OF EXHIBIT "A":  
A PORTION OF FORTY NINER  
DRIVE  
FORTY NINER COUNTRY CLUB  
ESTATES 15/39



**PRECISION LAND  
SURVEYING, INC.**

8219 EAST 22ND STREET  
TUCSON, ARIZONA 85710  
(520) 298-3200 PLS@PRECISIONLANDSURVEYING.NET



March 25, 2014  
13200-ss

### Legal Description

An easement for sanitary sewer purposes. Said easement lying all within that portion of abandoned Forty Niner Drive lying southerly of the south line of Barbary Coast Road and adjacent to Lot 259 through Lot 263 as shown on the Plat Map of Forty Niner Country Club Estates as recorded in Book 15 of Maps and Plats at page 39. Record's of Pima County Recorder's Office, Pima County, Arizona.



EXPIRES 6/30/2016