



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 18, 2016

Title: Resolution No. 2016-_____ and Quit Claim Deed providing for the vacation and abandonment of Sandy Lake Drive. File # A-0015

Introduction/Background:

The abandonment applicant, Rancho Del Lago Community Association, has requested an abandonment of Sandy Lake Drive, a planned development roadway lying within Section 3, Township 16, Range 16 G&SRM, Pima County, Arizona.

Discussion:

The subject roadway was dedicated to Pima County per plat recorded in 2002 in Book 55 of Maps and Plats at Page 87. This roadway has never been built and the applicant is requesting the abandonment to allow for the location of a centralized gated entry and to convert the balance of the right-of-way from a public to private road.

Conclusion:

This abandonment request has been reviewed and approved by appropriate County staff and applicable utility companies and no properties will be left without public or private legal access and existing utility easements will be reserved. County has determined that the subject roadway is not needed for public use and shall be vacated upon conveyance to Rancho Del Lago Community Association.

Recommendation:

Staff recommends that the Pima County Board of Directors approve and the Chair execute Resolution No. 2016-_____ and the attached Quit Claim Deed.

Fiscal Impact:

Pima County will be removed from liability and have no maintenance responsibilities toward the subject roadway.

Board of Supervisor District:

- 1
- 2
- 3
- 4
- 5
- All

Department: Public Works-Real Property Services Telephone: 724-6379

Department Director Signature/Date: [Signature] 9/28/16

Deputy County Administrator Signature/Date: [Signature] 9/30/16

County Administrator Signature/Date: [Signature] 9/30/16

RESOLUTION NO. 2016 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF SANDY LAKE DRIVE, A PLANNED
DEVELOPMENT ROADWAY AS PIMA COUNTY ROAD
ABANDONMENT NO. A-0015 WITHIN SECTION 3, TOWNSHIP 16
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 vacation of Sandy Lake Drive, a public roadway, in Rancho Del Lago, a planned development and subdivision recorded in Book 55, at Page 87, of Maps and Plats, said roadway being more particularly described and depicted in attached **Exhibit A** and **Exhibit A-1** (the "Roadway"), and
2. The County has determined that the Roadway was created by subdivision plat dedication, has never been constructed, is not needed for public use pursuant to A.R.S. §§ 28-7202 and 28-7215(B).
3. Owners of the land abutting the Roadway are members of the owners association, which has rights and remedies including assessment of all association members to maintain the Roadway.
4. Two thirds of the members of the owners association approve the vesting of title to the Roadway in the owners association, and there is no commercial property abutting the Roadway.
5. The Roadway shall be disposed of by vacation to the Rancho Del Lago Community Association, an Arizona non-profit corporation, ("Grantee") pursuant to A.R.S. § 28-7206 and A.R.S. § 28-7215(B).

NOW, THEREFORE, BE IT RESOLVED,

The public roadway described in **Exhibit "A"** and depicted in the attached **Exhibit "A-1"** shall be disposed of by vacation to the Rancho Del Lago Community Association (Grantee), without compensation in accordance with A.R.S. § 28-7206 and A.R.S. § 28-7215(B), 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 this conveyance.

The quit claim deed shall be recorded and that upon recordation of the quit claim deed, the described portion of the subject roadway shall be deemed to be vacated and title shall vest in the Grantee.

Passed and adopted, this _____ day of _____, 2016.

BOS Approval: 10/18/16	S3/T16S/R16E	File A-0015	Agent: TM
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Chair, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM



Deputy County Attorney

ANDREW FLAGG

Clerk of the Board

BOS Approval: 10/18/16	S3/T16S/R16E	File A-0015	Agent: TM
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QUIT CLAIM DEED

For valuable consideration, **Pima County**, a political subdivision of the State of Arizona, Grantor, hereby quit claims to Rancho Del Lago Community Association, an Arizona non-profit corporation ("Grantee"), all right, title and interest of Grantor in the following described property situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

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

RESERVING the roadway rights of ingress and egress for governmental or emergency vehicles, and further reserving the rights of all utilities existing at the time of this quit-claim abandonment.

Road Abandonment, No. A-0015 described as:

A subdivision recorded in the Pima County, Arizona Recorder's Office in Book 55 of Maps and Plats at Page 87.

Dated this ____ day of _____, 2016.

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 _____, 2016, by the Chair of the Pima County Board of Supervisors.

Notary Public

(Seal)

EXEMPTION: A.R.S. §11-1134.A.3.	Board of Supervisors Approval: 10/18/2016
Agent: TM	File #: A-0015

Quit Claim & Abandonment

Grantee's Approval: I hereby certify that the approval of at least 2/3 of the voting power of the Rancho Del Lago Community Association has been made for the described road abandonment and acceptance.

Rancho Del Lago Community Association, an Arizona non-profit corporation

By: [Signature]

Its: Authorized Owner-MBR

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this 22 day of Sept, 2016, by the Chair of the Pima County Board of Supervisors.

[Signature]
Notary Public

(Seal)



EXEMPTION: A.R.S. §11-1134.A.3.	Board of Supervisors Approval: 10/18/2016
Agent: TM	File #: A-0015



EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF SANDY LAKE DRIVE AS DEDICATED AND CONVEYED TO PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RANCHO DEL LAGO BLOCKS 21 - 42 & LIFT STATION, A SUBDIVISION OF PIMA COUNTY, RECORDED AT BOOK 55 OF MAPS AND PLATS AT PAGE 87, RECORDS OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA.

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EXHIBIT "A-1"

BLOCK 26
760,000 SF
17.468 Acres

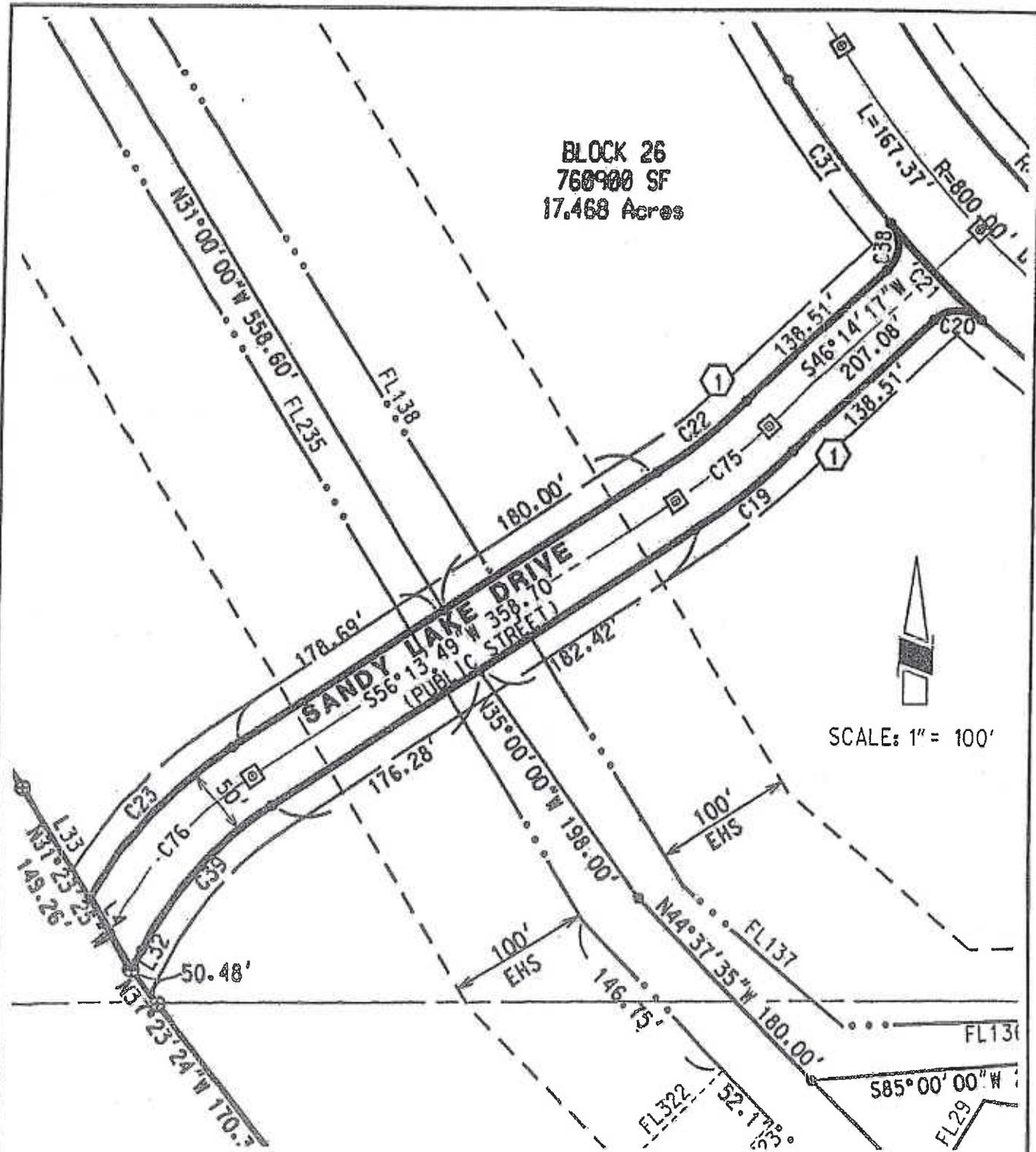


EXHIBIT SHOWING A PORTION OF SHEET 7 OF THE PLAT OF RANCHO DEL LAGO BLOCKS 21 - 42 & LIFT STATION, RECORDED IN BOOK 55 OF MAPS AND PLATS AT PAGE 87 TO ACCOMPANY LEGAL DESCRIPTION OF SANDY LAKE DRIVE



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