



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/7/2021

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

*Title:

Resolution No. 2021-_____ providing for the vacation and abandonment of all public roadways and release of easements in Belnor Vista II.

*Introduction/Background:

An application has been received for the vacation and abandonment of all dedicated public roadways and release of easements in the subdivision of Belnor Vista II. The roadway is a public road lying within Section 17, Township 15, Range 13 G&SRM, Pima County, Arizona, as shown on attached Location Map. File #A-0059.

*Discussion:

The subject roadways and easements were dedicated by subdivision plats recorded in Book 62 at Page 53 and Docket 12907 at Page 1903. The subdivision was never constructed and the owner intends to replat the subdivision.

*Conclusion:

This abandonment and release request has been reviewed and approved by appropriate County staff and applicable utility companies and no property will be left without public or private legal access. County has determined that the subject roadways and easements are not needed for public use and shall be vacated upon conveyance and release to the applicant.

*Recommendation:

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2021-_____.

*Fiscal Impact:

Pima County will be removed from liability and have no maintenance responsibilities toward the subject roadway until such time as a new subdivision is recorded.

Attachment: Location Map

*Board of Supervisor District:

1 2 3 4 5 All

Department: Real Property Services

Telephone: 724-6313

Contact: Tim Murphy

Telephone: 724-6379

Department Director Signature: [Signature] Date: 11/10/2021
Deputy County Administrator Signature: [Signature] Date: 11/14/2021
County Administrator Signature: [Signature] Date: 11/16/2021

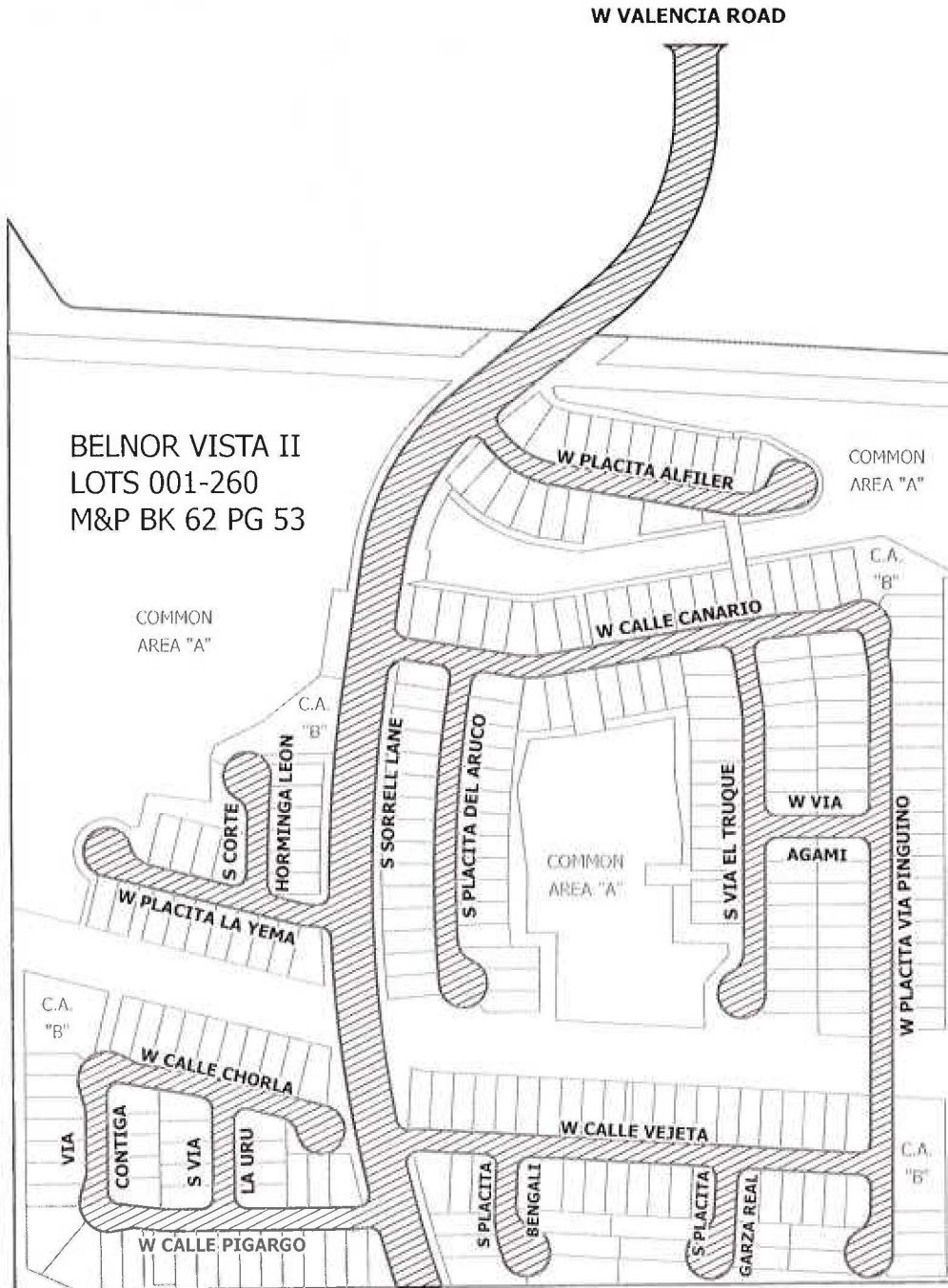
LOCATION MAP

A-0059 - BELNOR VISTA II, LOTS 1-260

N.E 1/4 SECTION 17
TOWNSHIP 15 SOUTH
RANGE 13 EAST



SECTION 17 G&SRM
PIMA COUNTY, ARIZONA



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

21050

DRAWING NOT TO SCALE

DRAWN BY: J. MATHER

DATE: OCT 2021

LEGEND

 Subject Roadways



RESOLUTION NO. 2021 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF PUBLIC RIGHTS-OF-WAY AND RELEASE
OF PLATTED EASEMENTS, PLANNED DEVELOPMENT
ROADWAYS, AS PIMA COUNTY ROAD ABANDONMENT NO. A-0059
LOCATED WITHIN SECTION 17, TOWNSHIP 15 SOUTH, RANGE 13
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 all public roadways in Belnor Vista II and Sorrell Lane, a planned development and subdivision recorded in Book 62, at Page 53 of Maps and Plats and Docket 12907 at Page 1903, and release of platted easements; said roadways being more particularly described and depicted in attached Exhibits "A and B" (the "Roadway and Easements").
2. The subdivision Roadway and Easements were created by subdivision plat dedications. Sorrell Lane was dedicated for an entrance road and all have never been constructed, and are not needed for public use pursuant to A.R.S. §§ 28-7202 and 28-7215(B).
3. The Roadway may be disposed of by vacation and release to Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,405 ("Grantee") pursuant to A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

NOW, THEREFORE, BE IT RESOLVED,

The Roadway and Easements described and depicted in each of the Exhibits "A" and "B" will be disposed of by vacation by Quit Claim Deed and Release of Easement, respectively, to Grantee, without compensation, in accordance with A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

Upon recordation of the Quit Claim Deed, the Roadway shall be deemed to be vacated and title shall vest in the Grantee. Upon recordation of the Release of Easement, the Easements shall be vacated.

Passed and adopted, this ____ day of _____, 2021.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM
Victoria Buchinger

Deputy County Attorney

BOS Approval: 12/07/2021	S17/T15S/R13E	File A-0059	Agent: TM
--------------------------	---------------	-------------	-----------

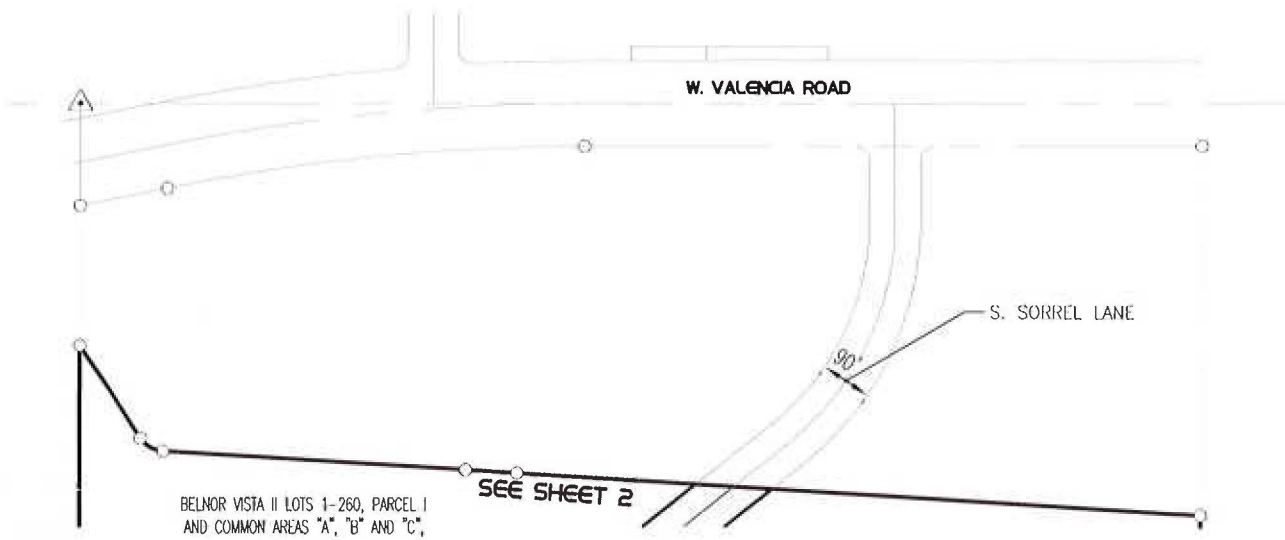
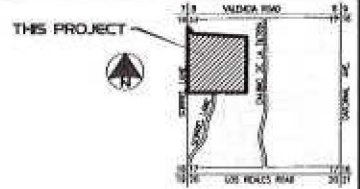
EXHIBIT A
LEGAL DESCRIPTION
BELNOR VISTA II

All that portion South Sorrel Lane, West Placita Alfiler, West Calle Canario, South Via El Truque, South Via Pinguino, South Placita Del Aruco, West Via Agami, West Calle Vejeta, South Placita Garza, South Placita Bengali, South Placita Garza Real, Calle Pigargo, Via Contiga, West Calle Chorla, West Placita La Yema, South Corte Hormiga Leon, and South Via La Uru lying within Belnor Vista II, Lots 1 through 260, Parcel I and Common Areas "A" (Natural Open Space), "B" (Drainage) and "C" (Open Space), Book 62 of Maps and Plats at Page 53, in the Office of the Recorder, Pima County, Arizona, situated in the Northwest Quarter of Section 17, Township 15 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

All of South Sorrel Lane, West Placita Alfiler, West Calle Canario, South Via El Truque, South Via Pinguino, South Placita Del Aruco, West Via Agami, West Calle Vejeta, South Placita Garza, South Placita Bengali, South Placita Garza Real, Calle Pigargo, Via Contiga, West Calle Chorla, West Placita La Yema, South Corte Hormiga Leon, and South Via La Uru as shown on said Belnor Vista II plat.




DEPICTION OF EXHIBIT "A" BELNOR VISTA II



BELNOR VISTA II LOTS 1-260, PARCEL 1
AND COMMON AREAS "A", "B" AND "C",
BK. 62, PG 53, M&P

SEE SHEET 2

 ABANDONMENT AREA

 Presidio		Civil • Land Development • Water Resources	
1111 E. Baseline Dr. Suite 100 • Tempe, Arizona 85281		(520) 966-7058 • Fax (520) 766-3747	
RIGHT-OF-WAY LOCATED IN A PORTION OF THE NW 1/4 OF SEC 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, GCSRB&M, PIMA COUNTY, ARIZONA			
DESIGNED BY:	D.S.	DRAWN BY:	D.S.
CHECKED BY:	J.D.W.	DATE:	10/26/2021
PROJECT NO.:	119016-01-1018	SCALE:	1"=250'
			SHEET 2 OF 4



BELNOR VISTA II LOTS 1-260, PARCEL I
AND COMMON AREAS "A", "B" AND "C",
BK. 62, PG 53, M&P

SEE SHEET 1

W. PLACITA ALFILER

S. SORRE LANE

W. CALLE CAMARRO


S. PLACITA
DEL ARBOC

S. VIA EL TRONQUE

S. VIA PINOJUNO

MATCHLINE - SEE SHEET 3

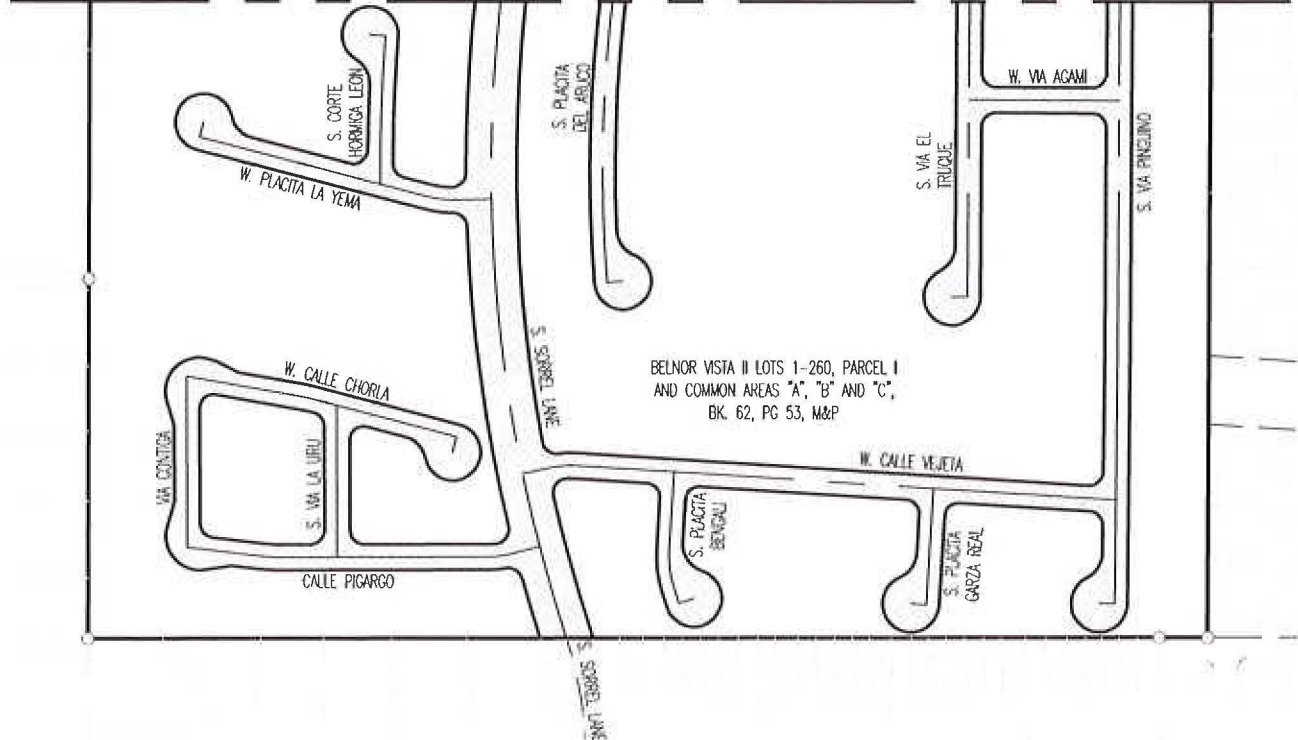
 ABANDONMENT AREA

 **Presidio** Civil · Land Development · Water Resources
140 W. Marshall Dr. Suite 105 · Tucson, Arizona 85718
(602) 796-7205 · Fax (602) 796-8747


RIGHT-OF-WAY LOCATED IN A PORTION OF THE NW 1/4 OF SEC 17, TOWNSHIP-15-SOUTH,
RANGE-13-EAST, GCRS&M, PIMA COUNTY, ARIZONA

DESIGNED:	D.S.	DRAWN:	D.S.	CHECKED:	J.D.W.	SHEET 4 R W
DATE:	10/26/2021	PROJECT NO.:	1100116-D1-1018	SCALE:	1"=250'	

MATCHLINE - SEE SHEET 3



 ABANDONMENT AREA

 **Presidio** Civil - Land Development - Water Resources
 180 N. Elmwood Dr. Suite 105 • Tempe, Arizona 85288
 (480) 795-7258 • Fax (480) 795-8747

RIGHT-OF-WAY LOCATED IN A PORTION OF THE NW 1/4 OF SEC 17, TOWNSHIP-15-SOUTH,
 RANGE-13-EAST, GAZSBAM, PIMA COUNTY, ARIZONA

DESIGNED:	D.S.	DRAWN:	D.S.	CHECKED:	J.D.W.	SHEET
DATE:	10/26/2021	PROJECT NO.:	119018-D1-1018	SCALE:	1"=250'	4 OF 4

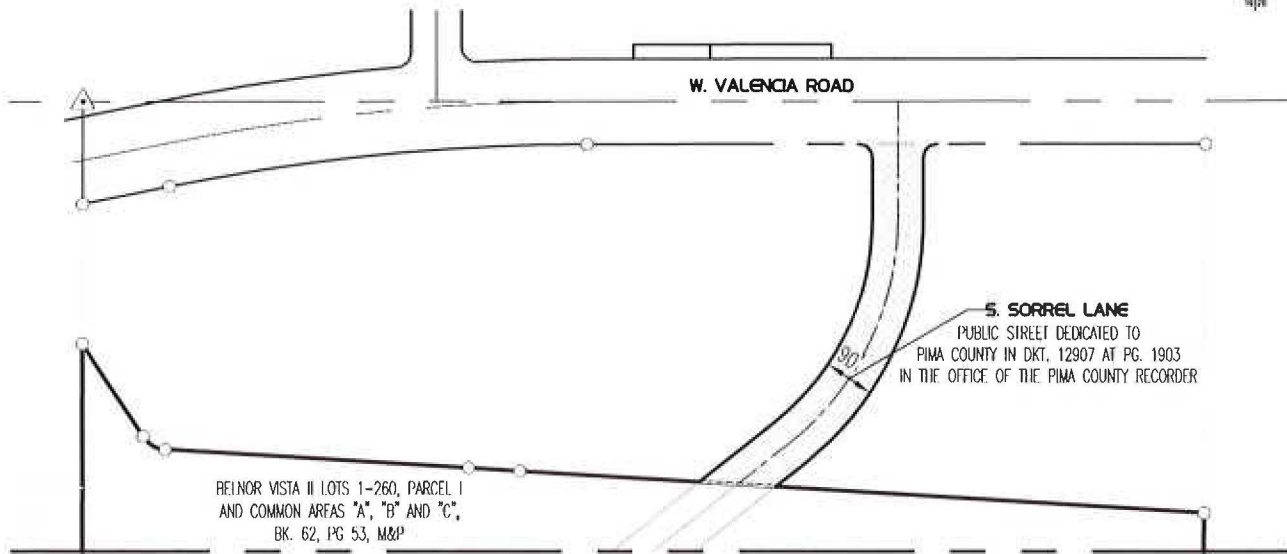
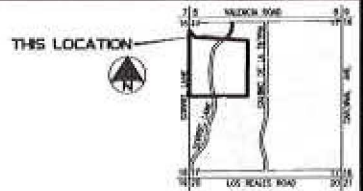
EXHIBIT B
LEGAL DESCRIPTION
BELNOR VISTA II

All that portion of South Sorrel Lane as described in Docket 12907 Page 1903, in the Office of the Recorder, Pima County, Arizona lying within the Excluded area as described in Belnor Vista II, Lots 1 through 260, Parcel I and Common Areas "A" (Natural Open Space), "B" (Drainage) and "C" (Open Space), Book 62 of Maps and Plats at Page 53, in the Office of the Recorder, Pima County, Arizona, situated in the Northwest Quarter of Section 17, Township 15 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:


All of South Sorrel Lane as described in said Docket 12907 Page 1903 as shown on said Belnor Vista II Plat.



DEPICTION OF EXHIBIT "B" S. SORREL LANE



 ABANDONMENT AREA

 **Presidio** Civil - Land Development - Water Wastewater
 690 N. Elmfield Dr. Suite 100 - Tucson, Arizona 85718
 (520) 795-1258 - Fax (520) 795-8747

RIGHT-OF-WAY LOCATED IN A PORTION OF THE NW 1/4 OF SEC 17, TOWNSHIP-15-SOUTH,
 RANGE-13-EAST, CASRB&M, PIMA COUNTY, ARIZONA

DESIGNED BY:	D.S.	DRAWN BY:	D.S.	CHECKED BY:	J.D.W.	SHEET 2 OF 2
DATE:	10/26/2021	PROJECT NO.:	119016-01-1018	SCALE:	1"=250'	

ON POINT SURVEYING, PLLC
onpointsurveygroup@gmail.com

26 October 2021

EXHIBIT A
LEGAL DESCRIPTION
BELNOR VISTA II

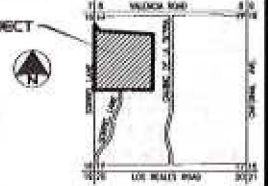
All that portion of the dedicated easements lying within Belnor Vista II, Lots 1 through 260, Parcel I and Common Areas "A" (Natural Open Space), "B" (Drainage) and "C" (Open Space), Book 62 of Maps and Plats at Page 53, in the Office of the Recorder, Pima County, Arizona, situated in the Northwest Quarter of Section 17, Township 15 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

All Public Drainage, Maintenance and Access easements, Public Utility easements, Public Utility, Maintenance and Slope easements, and 1 foot Access Control easements as shown on said Belnor Vista II plat.



DEPICTION OF EXHIBIT "A" BELNOR VISTA II

THIS PROJECT



BELNOR VISTA II LOTS 1-260, PARCEL I
AND COMMON AREAS "A", "B" AND "C",
BK. 62, PG 53, M&P

S. CORTE
HORMIGA LEON

S. PLACITA
DEL ARUCO

S. SORREL LANE

S. SORREL LANE

W. PLACITA ALFILER

W. CALLE CANARIO

S. MA EL TROQUE

S. MA PINCUNO

MATCHLINE - SEE SHEET 2



RELEASE OF EASEMENT AREA



Presidio

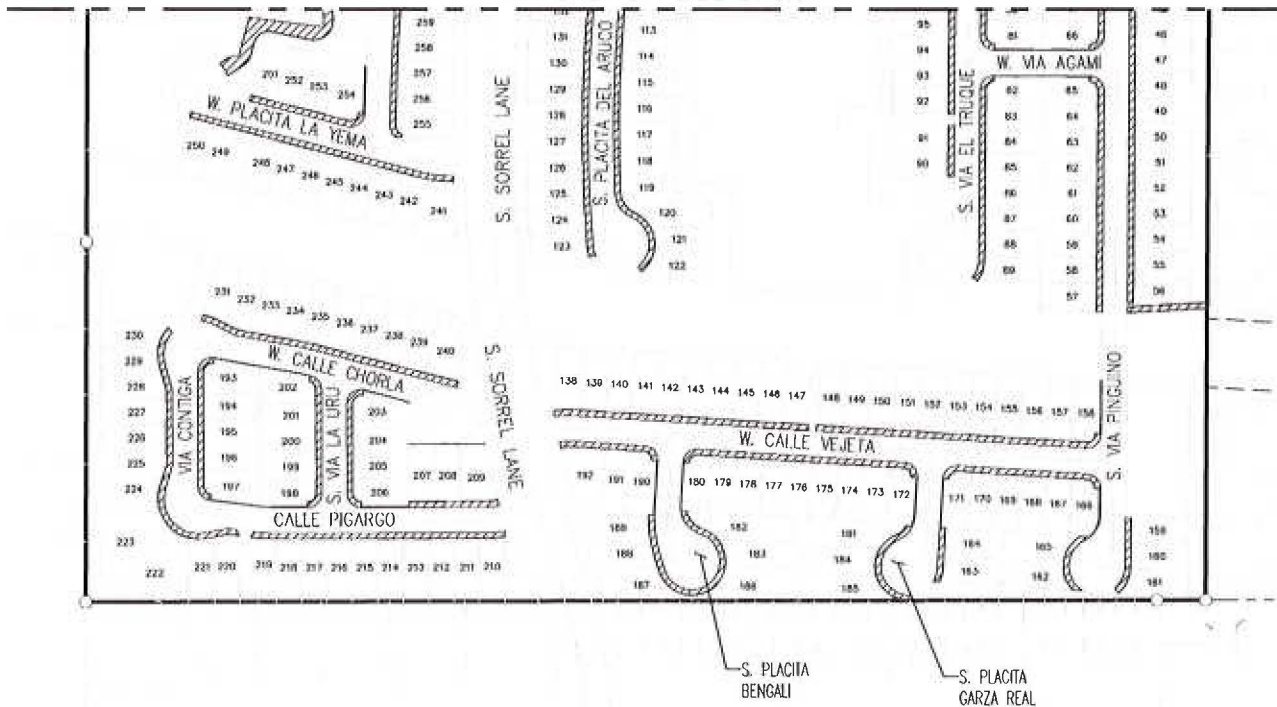
Civil - Land Development - Water Resources
180 S. Diamond Dr. Suite 180 - Tempe, Arizona 85284
(602) 986-7055 - Fax (602) 986-8747

10' PUBLIC UTILITY, MAINTENANCE AND SLOPE EASEMENTS LOCATED IN A PORTION OF THE NW
1/4 OF SEC 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, GCSRB&M, PIMA COUNTY, ARIZONA

RESPONSE:	D.S.	D.S.	CHECKED:	J.D.W.	SHEET
DATE:	10/26/2021	PROJECT NO.:	119016-D1-101E	SCALE:	1"=250'

2
of
3

MATCHLINE - SEE SHEET 1



RELEASE OF EASEMENT AREA

Presidio Civil - Land Development - Water Resources
 890 S. Bradford Dr. Suite 100 - Tucson, Arizona 85704
 (520) 905-9255 - Fax (520) 905-8147

10' PUBLIC UTILITY, MAINTENANCE AND SLOPE EASEMENTS LOCATED IN A PORTION OF THE NW 1/4 OF SEC. 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, G&SRB&M, PIMA COUNTY, ARIZONA

DESIGNED BY	D.S.	DRAWN BY	D.S.	CHECKED BY	J.D.W.	DATE	10/26/2021	PROJECT NO.	119016-01-1018	SCALE	1"=250'
-------------	------	----------	------	------------	--------	------	------------	-------------	----------------	-------	---------

ES

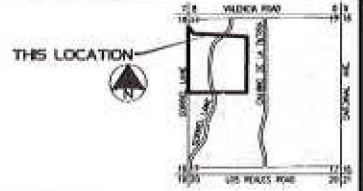
EXHIBIT B
LEGAL DESCRIPTION
BELNOR VISTA II

All that portion of the dedicated easement as described in Docket 13002 Page 249, in the Office of the Recorder, Pima County, Arizona lying within the Excluded area as described in Belnor Vista II, Lots 1 through 260, Parcel I and Common Areas "A" (Natural Open Space), "B" (Drainage) and "C" (Open Space), Book 62 of Maps and Plats at Page 53, in the Office of the Recorder, Pima County, Arizona, situated in the Northwest Quarter of Section 17, Township 15 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

That Public Drainage, Maintenance and Access easement as describe in said Docket 13002 Page 249 as shown on said Belnor Vista II plat.

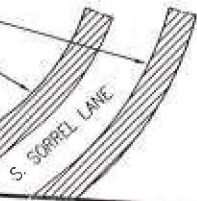


DEPICTION OF EXHIBIT "B"



W. VALENCIA ROAD

PUBLIC DRAINAGE, MAINTENANCE AND ACCESS EASEMENT
GRANTED TO PIMA COUNTY, RECORDED IN DKT. 13002, PG. 249
IN THE OFFICE OF THE PIMA COUNTY RECORDER



S. SORREL LANE

BELNOR VISTA II LOTS 1-260, PARCEL 1
AND COMMON AREAS "A", "b" AND "C",
BK. 62, PG 53, M&P

 RELEASE OF EASEMENT AREA

		Civil · Land Development · Water Resources		SHEET 2 OF 2
		100 E. Broadway St. Suite 100 - Tucson, Arizona 85710 (520) 596-9285 - Pixa (500) 990-8147		
PUBLIC DRAINAGE, MAINTENANCE AND ACCESS EASEMENT LOCATED IN A PORTION OF THE NW 1/4 OF SEC 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, G&SR&B&M, PIMA COUNTY, ARIZONA				
DESIGNED BY:	D.S.	DRAWN BY:	D.S.	CHECKED BY:
DATE:	10/26/2021	PROJECT NO.:	119016-01-101B	SCALE:
				1"=250'