



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 1, 2018

Title: Resolution No. 2018-____ providing for the vacation and exchange of portions of West Sixth Street, Bernard Avenue and Unnamed Roadways in Arivaca. File # A-0012

Introduction/Background:

The abandonment applicants, Laurence M. Smets and Leone Nell Smets have requested an abandonment and exchange of a portion of West Sixth Street, Bernard Avenue and unnamed roadways lying within Section 28, Township 21, Range 10 G&SRM, Pima County, Arizona, as shown on attached Location Map.

Discussion:

The subject roadways were dedicated to Pima County per plat recorded in 1937 in Book 06 of Maps and Plats at Page 69. These roadways have never been built and the applicants and Department of Transportation support the abandonment and exchange to remove existing encroachments and provide for the correct alignment of Ruby Road Right of Way located in Arivaca.

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 any existing utility easements will be reserved. County has determined that the subject roadways have no market value and are not needed for public use and shall be vacated upon conveyance to the applicant. County DOT further requests waiver of the \$5000 application fee due to the benefit to the County of the exchange, removal of existing encroachments and corrected alignment of Ruby Road.

Recommendation:

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2018-____. Upon approval, staff will record the necessary deeds of conveyance.

Fiscal Impact:

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

Board of Supervisor District:

- 1 2 3 4 5 All

Department: Public Works-Real Property Services Telephone: 724-6309

Contact: Tim Murphy Telephone: 724-6379

Department Director Signature/Date:  4/10/18

Deputy County Administrator Signature/Date:  4/11/18

County Administrator Signature/Date:  4/11/18

RESOLUTION NO. 2018 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION BY EXCHANGE OF A PORTION OF WEST
SIXTH STREET, BERNARD AVENUE AND UNNAMED ROADWAYS
FOR THE FEE DEDICATION OF OTHER PUBLIC RIGHT OF WAY
AS PIMA COUNTY ROAD ABANDONMENT NO. A-0012, SITUATED
WITHIN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 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 by exchange of public road rights of way lying in Section 28, Township 21 South, Range 10 East, G & SRM, Pima County, Arizona, more particularly described in Exhibits A, B, C, D and E (the "Abandoned Property").
2. The Abandoned Property is not needed for public use pursuant to A.R.S. §§ 28-7202 and 28-7215(B).
3. The Abandoned Property may be disposed of by vacation and exchange to Laurence M. Smets, an unmarried man and Leone Nell Smets, an unmarried woman ("Grantees") pursuant to A.R.S. § 28-7203.
4. In exchange for the Abandoned Property, Grantees have conveyed to Pima County the property described in the attached Exhibits F, G, H, I and J (the "Exchange Property").
5. The Deeds from Grantees to Pima County for the Exchange Property shall be recorded simultaneously with the Quit Claim Deeds for the Abandoned Property.

NOW, THEREFORE, BE IT RESOLVED,

The public roadways described and depicted in **Exhibits A, B, C, D, and E** will be disposed of by vacation and exchange by Quit Claim Deed to Grantees, without compensation, in accordance with A.R.S. § 28-7205, 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.

Upon recordation of the Quit Claim Deed, the Abandoned Property shall be deemed to be vacated, title to the Abandoned Property shall vest in the Grantees.

Passed and adopted, this ____ day of _____, 2018.

Chairman, Pima County Board of Supervisors

BOS Approval: 05/01/2018	S28/T21S/R10E	File A-0012	Agent: TM
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ATTEST:

APPROVED AS TO FORM

Clerk of the Board



Deputy County Attorney
KELL OLSON

BOS Approval: 05/01/2018

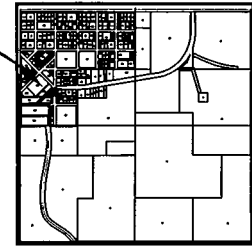
S28/T21S/R10E

File A-00121

Agent: TM

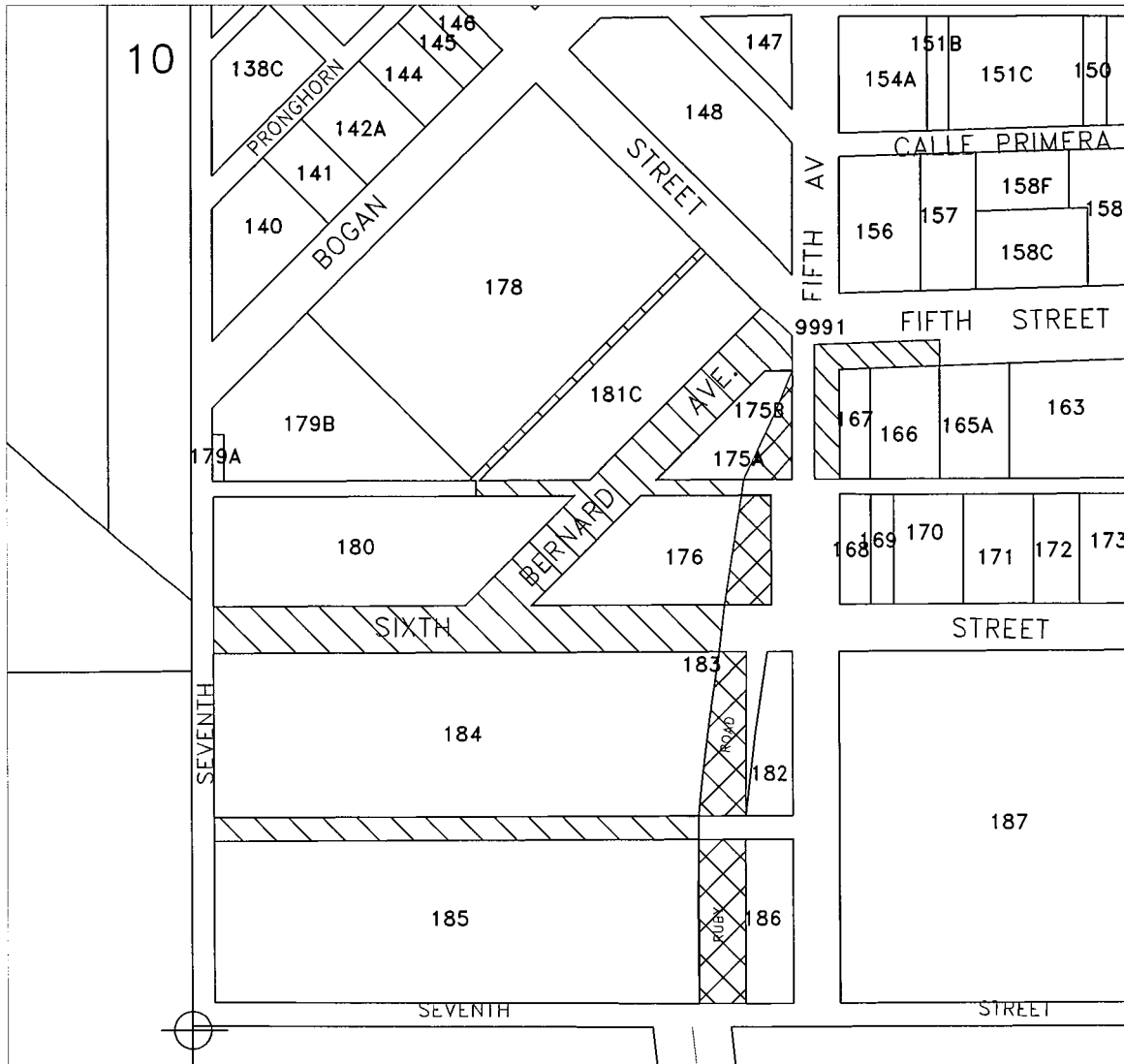
SECTION 28
 TOWNSHIP 21 SOUTH
 RANGE 10 EAST

SUBJECT AREA



SECTION 21
 TOWNSHIP 21 S, RANGE 10 E
 PIMA COUNTY, ARIZONA

LOCATION MAP



AREA TO BE ABANDONED



AREA TO BE EXCHANGED



PIMA COUNTY DEPARTMENT OF TRANSPORTATION
 ENGINEERING INFORMATION MANAGEMENT



LEGAL DESCRIPTION FOR PARCEL A

BEING A PARCEL OF LAND INCLUDING PORTIONS OF BERNARD AVENUE AND ALLEYWAYS WITHIN BLOCK 28 AND BETWEEN BLOCK 27 AND 28, BOUNDED ON THE NORTHEAST BY FIFTH STREET, WITHIN THE NORTHWEST ONE QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED $\frac{1}{4}$, TO WHICH A INCH LEAD FILLED OPEN IRON PIPE AT THE N $\frac{1}{16}$ TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 27°39'40" EAST, A DISTANCE OF 776.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°02'12" EAST, A DISTANCE OF 9.31 FEET;

THENCE NORTH 44°59'07" WEST, A DISTANCE OF 8.25 FEET;

THENCE NORTH 45°01'03" EAST, A DISTANCE OF 415.52 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF PUSCH STREET ALSO KNOWN AS ARIVACA ROAD;

THENCE SOUTH 48°17'22" EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PUSCH STREET, A DISTANCE OF 8.41 FEET TO THE NORTHWESTERLY CORNER OF LOT 29, BLOCK 28, TOWN OF ARIVACA;

THENCE SOUTH 45°02'12" WEST A DISTANCE OF 411.17 FEET TO THE SOUTHWESTERLY CORNER OF LOT 21, BLOCK 28, TOWN OF ARIVACA;

THENCE SOUTH 89°57'48" EAST, A DISTANCE OF 141.42 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY BOUNDARY OF LOT 22, BLOCK 28, TOWN OF ARIVACA;

THENCE NORTH 45°02'12" EAST, A DISTANCE OF 311.17 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF PUSCH STREET ALSO KNOWN AS ARIVACA ROAD;

THENCE SOUTH 61°48'52" EAST, A DISTANCE OF 41.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF NORTH 69°09'25" EAST, PASSING THROUGH A CENTRAL ANGLE OF 25°43'39", A RADIUS OF 62.50 FEET, AN ARC LENGTH OF 28.06 FEET;

THENCE SOUTH 04°53'04" WEST, A DISTANCE OF 33.12 FEET;

THENCE SOUTH 88°43'17" WEST, A DISTANCE OF 33.80 FEET;

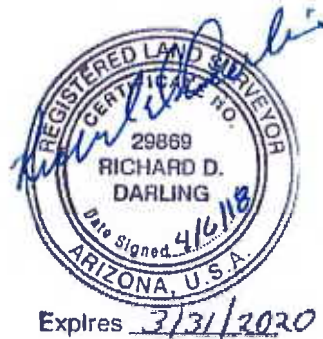
THENCE SOUTH 45°02'12" WEST 118.95 FEET;

THENCE NORTH 89°57'11" WEST A DISTANCE OF 42.42 FEET;

THENCE SOUTH 45°02'12" WEST A DISTANCE OF 91.91 FEET;

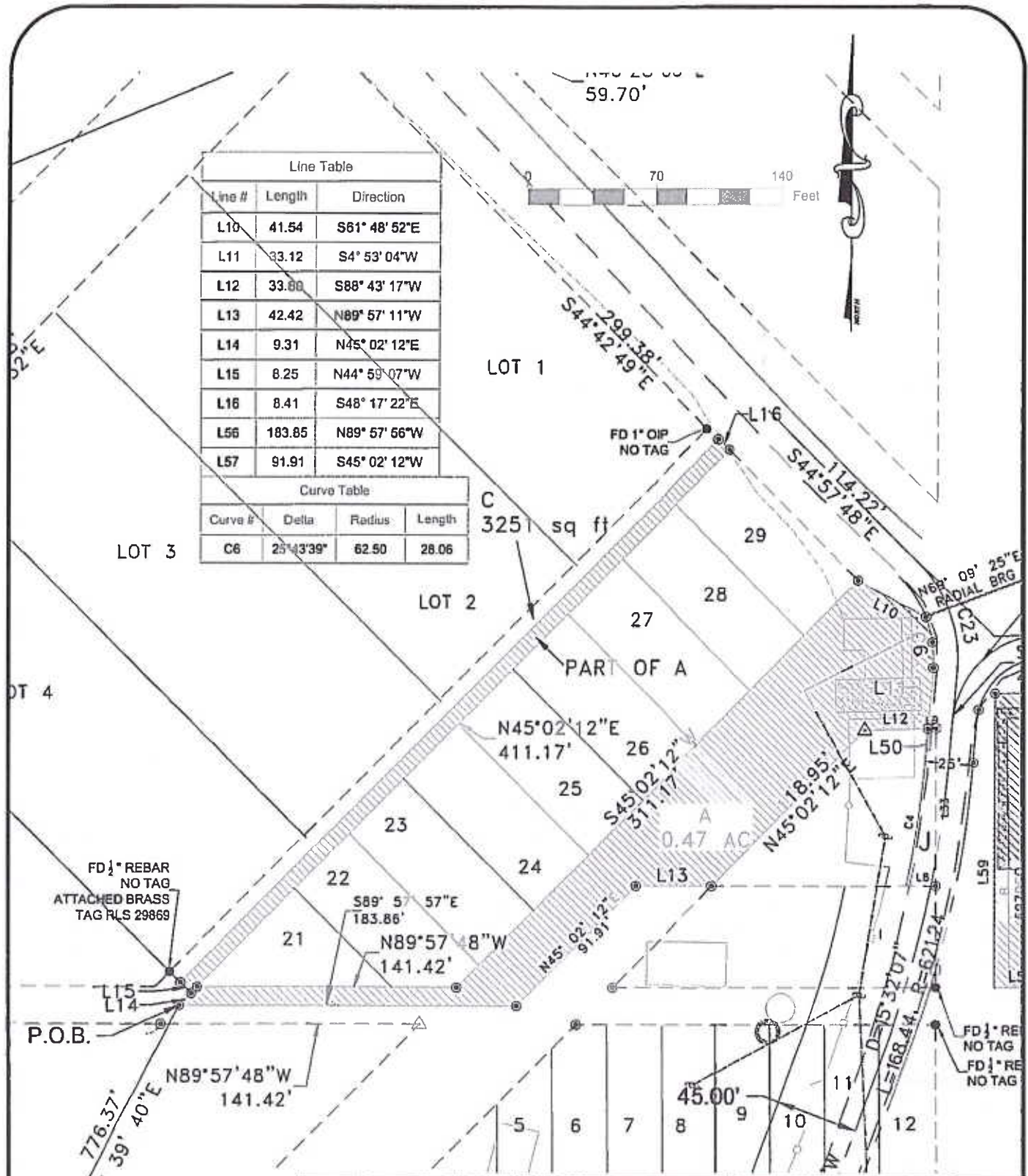
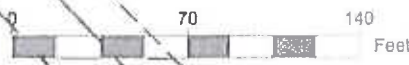
THENCE NORTH 89°57'56" WEST A DISTANCE OF 183.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL A CONTAINING 0.47 ACRES MORE OR LESS.



Line Table			
Line #	Length	Direction	
L10	41.54	S61° 48' 52"E	
L11	33.12	S4° 53' 04"W	
L12	33.80	S88° 43' 17"W	
L13	42.42	N89° 57' 11"W	
L14	9.31	N45° 02' 12"E	
L15	8.25	N44° 59' 07"W	
L16	8.41	S48° 17' 22"E	
L56	183.85	N89° 57' 56"W	
L57	91.91	S45° 02' 12"W	

Curve Table			
Curve #	Delta	Radius	Length
C6	25° 43' 39"	62.50	28.06



W 1/4 SEC 28
T21S R10E

PREPARED FOR:
**LEON NELL SMETTS FOR
 ABANDONMENT BLOCK 28 WITHIN THE
 TOWN OF ARIVACA**



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TITLE
DEPICTION OF PARCEL A
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DRAWING No.
SMET SU15-001
 SEPT. 16, 2016

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LEGAL DESCRIPTION FOR PARCEL B

BEING A PARCEL OF LAND INCLUDING PORTIONS OF FIFTH STREET, AND FIFTH AVENUE BETWEEN BLOCK 26 AND 27, WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED $\frac{1}{4}$, TO WHICH A INCH LEAD FILLED OPEN IRON PIPE AT THE N $\frac{1}{16}$ TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 49°04'57" EAST, A DISTANCE OF 1064.47 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°15'39" EAST, A DISTANCE OF 159.20 FEET;

THENCE NORTH 89°26'39" EAST, A DISTANCE OF 158.90 FEET;

THENCE SOUTH 0°02'44" WEST, A DISTANCE OF 15.96 FEET;

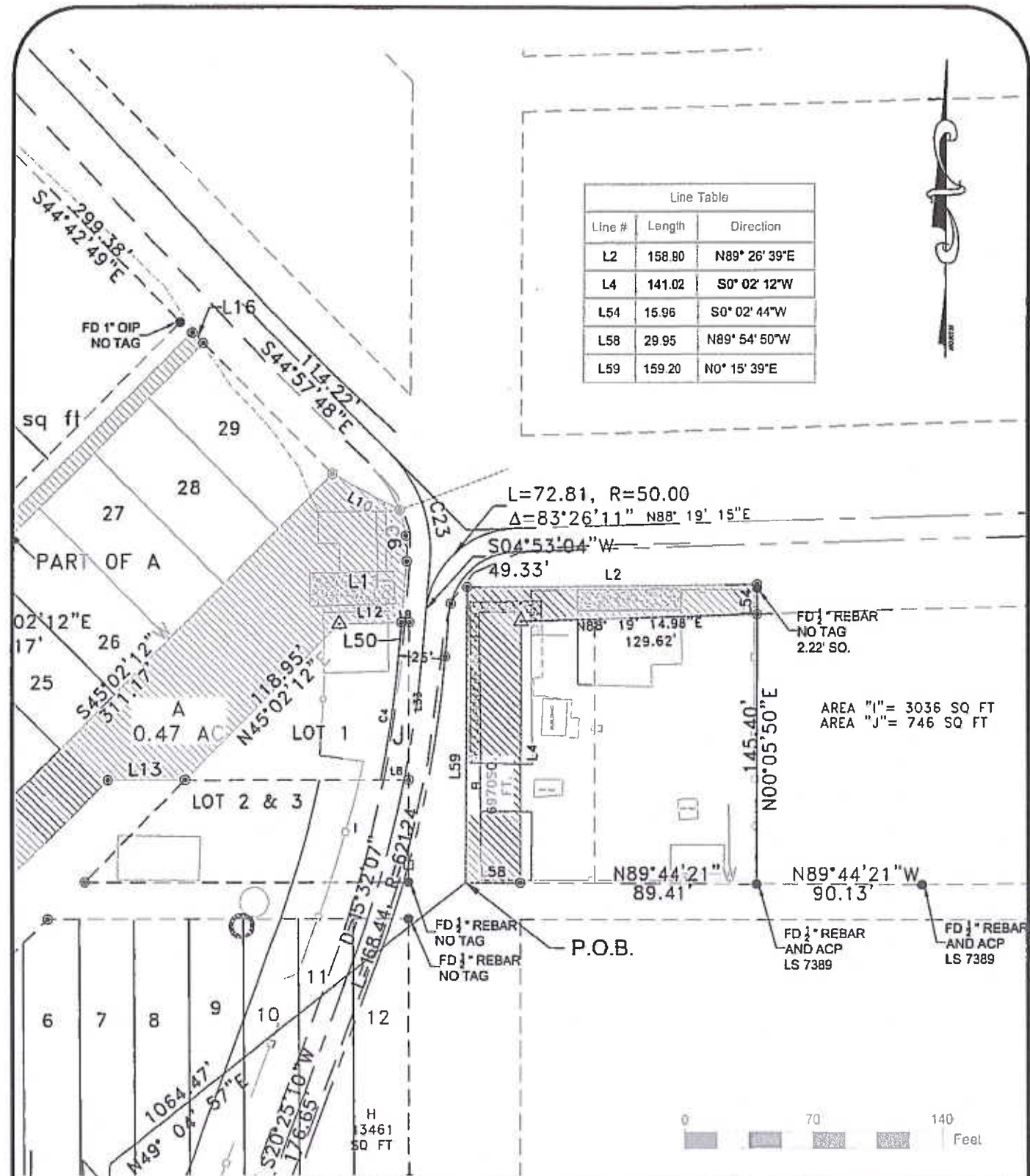
THENCE SOUTH 88°19'15" WEST, A DISTANCE OF 129.62 FEET TO NORTHWEST CORNER OF LOT 15, BLOCK 26, TOWN OF ARIVACA;

THENCE SOUTH 00°02'12" WEST, A DISTANCE OF 141.02 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 26, TOWN OF ARIVACA;

THENCE NORTH 89°54'50" WEST, A DISTANCE OF 29.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL B CONTAINING 6970 SQ FT MORE OR LESS.





Line Table		
Line #	Length	Direction
L2	158.80	N89° 26' 39"E
L4	141.02	S0° 02' 12"W
L54	15.96	S0° 02' 44"W
L58	29.95	N89° 54' 50"W
L59	159.20	N0° 15' 39"E

AREA "I" = 3036 SQ FT
 AREA "J" = 746 SQ FT



W 1/4 SEC 28
 T21S R10E

PREPARED FOR:
**LEON NELL SMETTS FOR
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TITLE
DEPICTION OF PARCEL B
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DRAWING No. **SMET SU15-001**
SEPT. 16, 2016

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LEGAL DESCRIPTION FOR PARCEL C

BEING A PARCEL OF LAND INCLUDING PORTIONS OF ALLEYWAYS WITHIN BLOCK 28, WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA , AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED ¼, TO WHICH A INCH LEAD FILLED OPEN IRON PIPE AT THE N 1/16TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 27°39'40" EAST, A DISTANCE OF 776.37 FEET;

THENCE NORTH 45°02'12" EAST, A DISTANCE OF 9.31 FEET;

THENCE NORTH 44°59'07" WEST, A DISTANCE OF 8.25 FEET TO THE POINT OF BEGINNING;

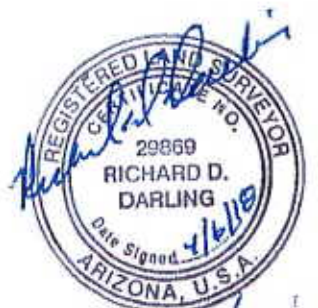
THENCE NORTH 44°59'07" WEST A DISTANCE OF 8.25 FEET;

THENCE NORTH 44°59'54" EAST, A DISTANCE OF 415.03 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF PUSCH STREET ALSO KNOWN AS ARIVACA ROAD;

THENCE SOUTH 48°17'22" EAST, A DISTANCE OF 8.40 FEET;

THENCE SOUTH 45°01'02" WEST, A DISTANCE OF 415.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL C CONTAINING 3,251 SQ FT MORE OR LESS.



Expires 3/31/2020

N46°28'08"E
59.70'



Line Table		
Line #	Length	Direction
L14	9.31	S45° 02' 12"W
L15	8.25	S44° 59' 07"E
L17	8.25	S44° 59' 07"E
L18	8.40	N48° 17' 22"W
L23	14.14	N45° 02' 12"E

LOT 1

LOT 3

LOT 2

PART OF A

S44°59'54"W
415.03'

N45°01'03"E
415.52'

S89° 57' 57"E
183.86'

N89°57'48"W
141.42'

197.99'
22°12'E

S45°02'12"W
197.99'

D=15'32.07"
L=168.44'
R=621.24'

FD 1/2" REBAR
NO TAG
ATTACHED BRASS
TAG RLS 29869

FD 1" OIP
NO TAG

P.O.B.

PREPARED FOR:
**LAURENCE SMETTS FOR
ABANDONMENTS BLOCK 28 WITHIN
THE TOWN OF ARIVACA**



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TITLE
DEPICTION OF PARCEL C
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DRAWING No.
SMET SU15-001
SEPT. 16, 2016

REVISION



W 1/4 SEC 28
T21S R10E



LEGAL DESCRIPTION FOR PARCEL D

BEING A PARCEL OF LAND INCLUDING PORTIONS OF STREETS AND ALLEYWAYS WITHIN BLOCKS 27, 28, AND 29 WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED $\frac{1}{4}$; TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N $\frac{1}{16}$ TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 00°01'23" EAST, A DISTANCE OF 539.20 FEET;

THENCE SOUTH 89°44'47" EAST, A DISTANCE OF 26.52 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 28, TOWN OF ARIVACA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°44'47" EAST, A DISTANCE OF 325.02 FEET TO THE ANGLE POINT ON THE SOUTH LINE OF LOT 17, BLOCK 28, TOWN OF ARIVACA;

THENCE NORTH 45°02'12" EAST, A DISTANCE OF 197.99 FEET TO THE NORTHEAST CORNER OF LOT 20, BLOCK 28, TOWN OF ARIVACA;

THENCE NORTH 89°57'48" WEST, A DISTANCE OF 141.42 FEET;

THENCE NORTH 45°02'12" EAST, A DISTANCE OF 14.14 FEET;

THENCE SOUTH 89°57'57" EAST, A DISTANCE OF 183.86 FEET;

THENCE NORTH 45°02'12" EAST, A DISTANCE OF 91.91 FEET;

THENCE SOUTH 89°57'11" EAST, A DISTANCE OF 42.42 FEET;

THENCE SOUTH 45°02'12" WEST, A DISTANCE OF 77.77 FEET;

THENCE SOUTH 89°57'11" EAST, A DISTANCE OF 113.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF NORTH 72°15'55" WEST, PASSING THROUGH A CENTRAL ANGLE OF 02°05'14", A RADIUS OF 576.24 FEET, AN ARC LENGTH OF 20.99 FEET;

THENCE SOUTH 89°59'25" WEST, A DISTANCE OF 127.18 FEET TO THE ANGLE POINT ON THE NORTHERLY LINE OF LOT 6, BLOCK 27, TOWN OF ARIVACA;

THENCE SOUTH 45°02'12" WEST, A DISTANCE OF 197.99 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 27, TOWN OF ARIVACA;

THENCE SOUTH 89°57'48" EAST, A DISTANCE OF 215.16 FEET;

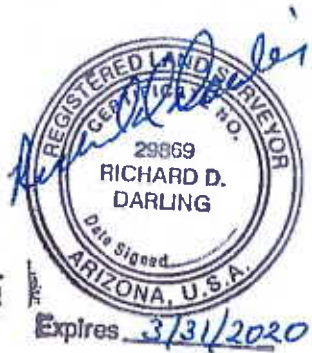
THENCE SOUTH 20°25'10" WEST, A DISTANCE OF 33.21 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

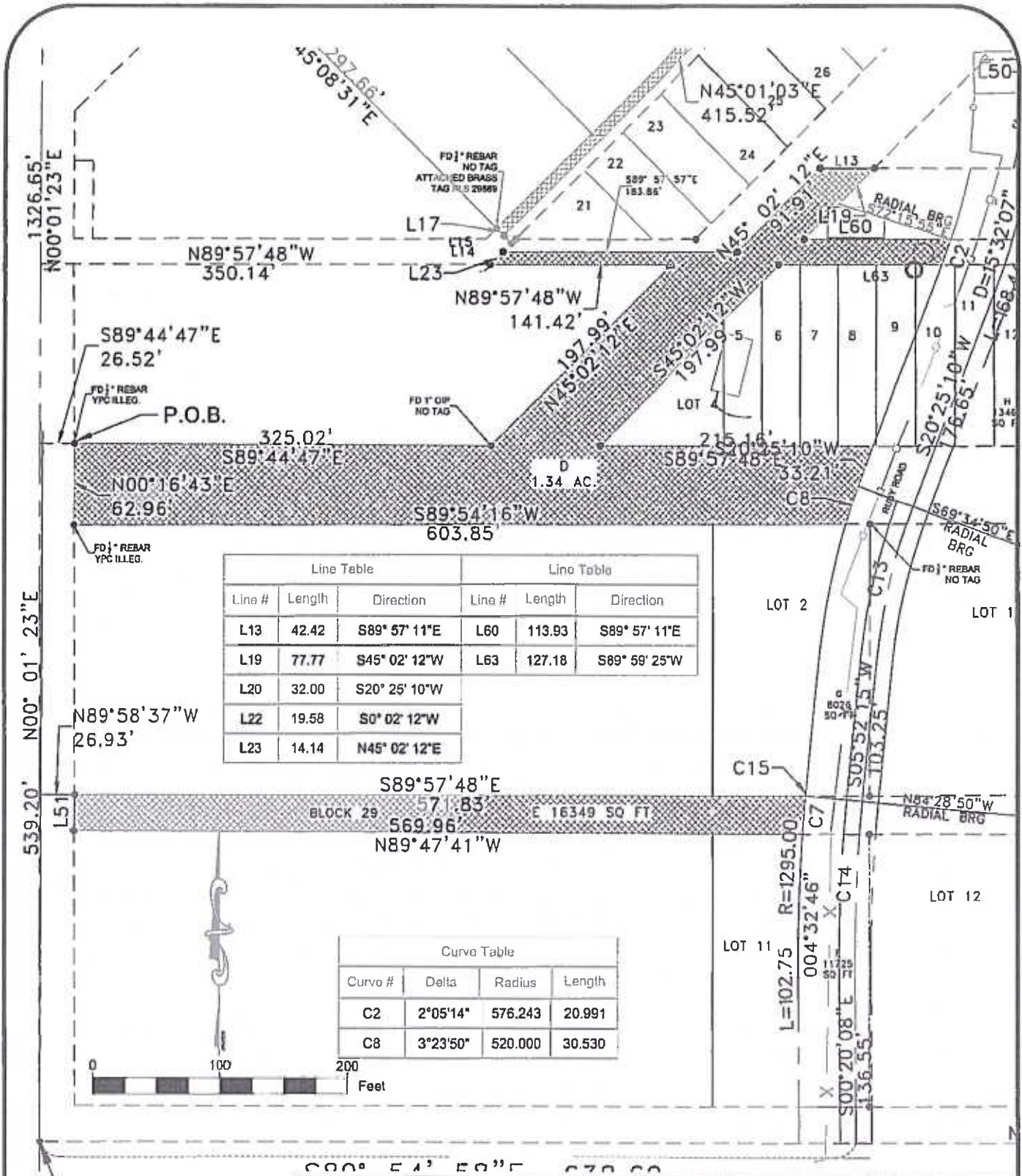
THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF SOUTH 69°34'50" EAST, PASSING THROUGH A CENTRAL ANGLE OF 03°23'50", A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 30.83 FEET;

THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 603.85 FEET;

THENCE NORTH 00°16'46" EAST, A DISTANCE OF 62.96 FEET TO THE POINT OF BEGINNING.

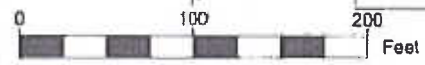
SAID PARCEL D CONTAINING 1.43 ACRES MORE OR LESS.





Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L13	42.42	S89° 57' 11"E	L60	113.93	S89° 57' 11"E
L19	77.77	S45° 02' 12"W	L63	127.18	S89° 59' 25"W
L20	32.00	S20° 25' 10"W			
L22	19.58	S0° 02' 12"W			
L23	14.14	N45° 02' 12"E			

Curve Table			
Curve #	Delta	Radius	Length
C2	2°05'14"	576.243	20.991
C8	3°23'50"	520.000	30.530



W 1/4 SEC 28
T21S R10E

PREPARED FOR:
**LAURENCE M. SMETTS FOR
ABANDONMENTS BLOCKS 28 & 29
WITHIN THE TOWN OF ARIVACA**



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TITLE
DEPICTION OF PARCEL D
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DRAWING No.
SMET SU15-001
SEPT. 16, 2016

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LEGAL DESCRIPTION FOR PARCEL E

BEING A PARCEL OF LAND INCLUDING PORTIONS ALLEYWAYS WITHIN BLOCK 29, WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED ¼, TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N 1/16TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 00°01'23" EAST, A DISTANCE OF 267.86 FEET;

THENCE SOUTH 89°58'37" EAST, A DISTANCE OF 26.93 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 29, TOWN OF ARIVACA, SAID POINT BEING THE POINT OF BEGINNING;

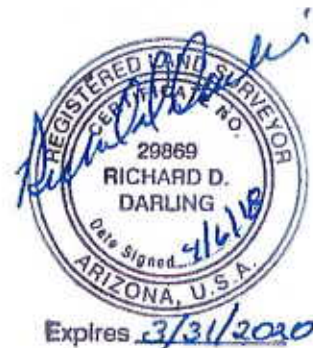
THENCE SOUTH 89°57'48" EAST, A DISTANCE OF 571.83 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST;

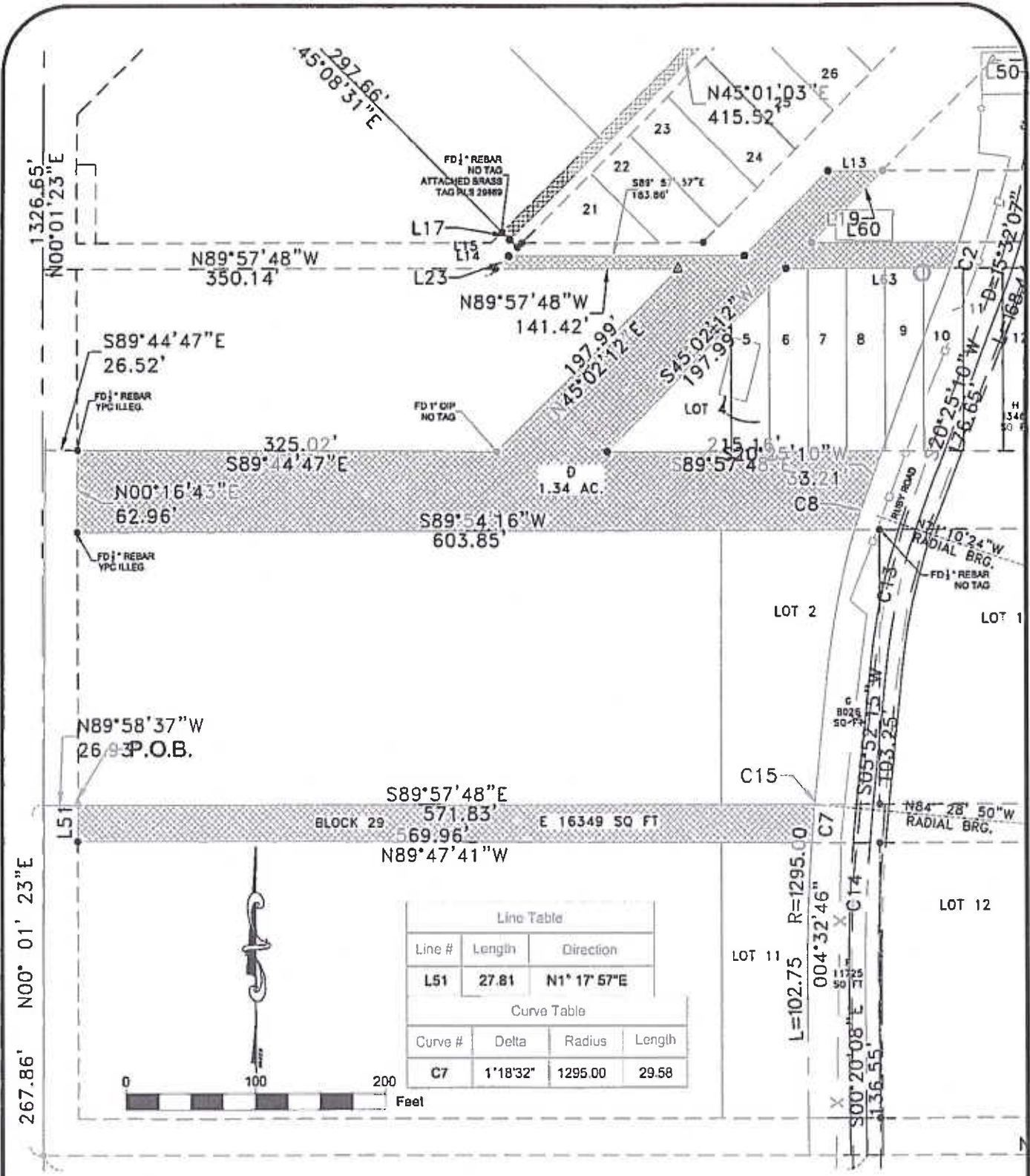
THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF SOUTH 84°28'50" EAST, HAVING A RADIUS OF 1295.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 01°18'32" AN ARC LENGTH OF 29.58 FEET TO A POINT ON THE NORTH LINE OF LOT 11, BLOCK 29, TOWN OF ARIVACA;

THENCE NORTH 89°47'41" WEST, A DISTANCE OF 569.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 29;

THENCE NORTH 01°17'57" EAST, A DISTANCE OF 27.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL E CONTAINING 16,349 SQ FT MORE OR LESS.





PREPARED FOR:
**LAURENCE M. SMETTS FOR
 ABANDONMENTS BLOCK 29 WITHIN
 THE TOWN OF ARIVACA**

**DARLING
 GEOMATICS**

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TITLE
DEPICTION OF PARCEL E
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 REVISION
SEPT. 16, 2016



LEGAL DESCRIPTION FOR PARCEL F

BEING A PARCEL OF LAND INCLUDING PORTIONS OF LOT 11, BLOCK 29 WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED ¼, TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N 1/16TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 87°20'54" EAST, A DISTANCE OF 594.16 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11, BLOCK 29, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°20'08" WEST, A DISTANCE OF 107.86 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1295.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 04°32'46" AN ARC LENGTH OF 102.75 FEET;

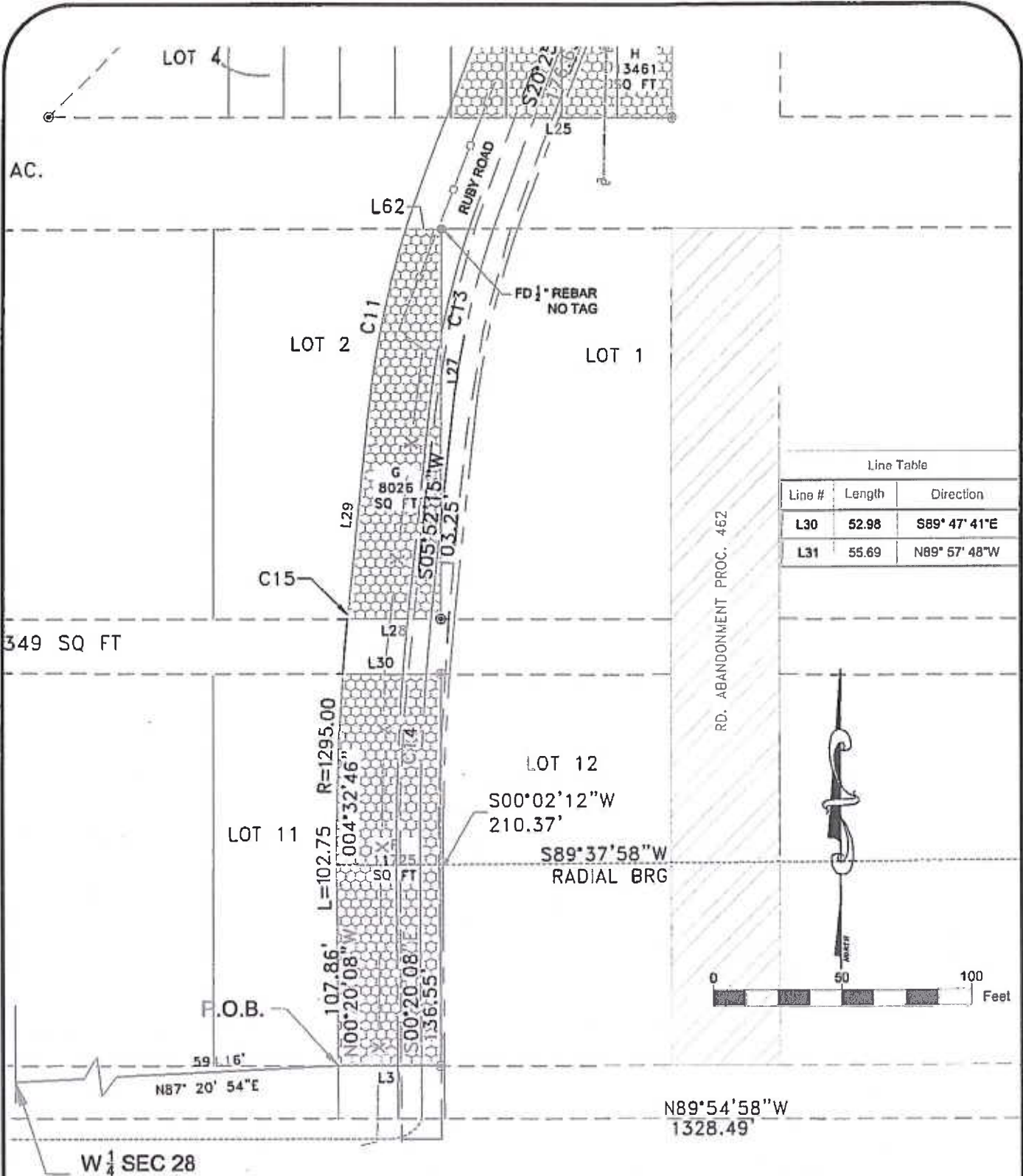
THENCE SOUTH 89°47'41" EAST, A DISTANCE OF 52.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 29;

THENCE SOUTH 00°02'12 WEST, A DISTANCE OF 210.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK 29;

THENCE NORTH 89°57'48" WEST, A DISTANCE OF 55.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL F CONTAINING 11,725 SQ FT MORE OR LESS.





W 1/4 SEC 28
T21S R10E

PREPARED FOR:
LAURENCE M. SMETTS PROPERTY
EXCHANGED LOT 11, BLOCK 29
WITHIN THE TOWN OF ARIVACA

TITLE
DEPICTION OF PARCEL F
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DRAWING No.
SMET SU15-001
SEPT. 16, 2016

REVISION
△



LEGAL DESCRIPTION FOR PARCEL G

BEING A PARCEL OF LAND INCLUDING PORTIONS OF LOT 2, BLOCK 29 WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED ¼, TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N 1/16TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 65°55'56" EAST, A DISTANCE OF 655.89 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, BLOCK 29, SAID POINT BEING THE POINT OF BEGINNING SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF SOUTH 84°28'50" EAST, PASSING THROUGH A CENTRAL ANGLE OF 00°21'05", A RADIUS OF 1295.00 FEET, AN ARC LENGTH OF 7.94 FEET TO A POINT OF TANGENCY;

THENCE NORTH 05°52'15" EAST, A DISTANCE OF 103.25 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 11°09'06", HAVING A RADIUS OF 520.00 FEET, AN ARC LENGTH OF 101.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 29;

THENCE SOUTH 89°54'16" EAST, A DISTANCE OF 19.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 29;

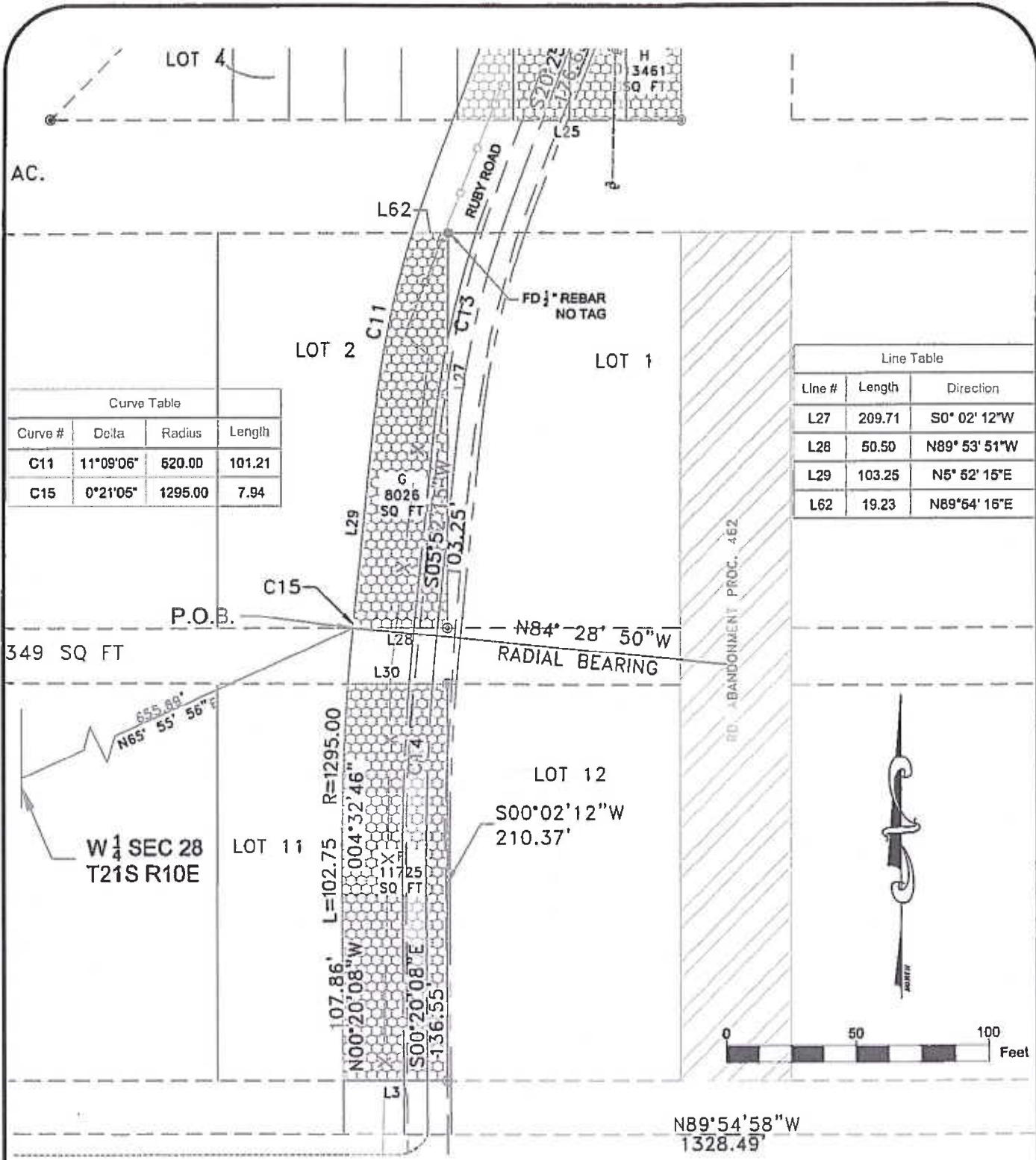
THENCE SOUTH 00°02'12" WEST, A DISTANCE OF 209.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 29;

THENCE NORTH 89°53'51 WEST, A DISTANCE OF 50.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL G CONTAINING 8,026 SQ FT MORE OR LESS.



Expires 3/31/2020



Curve Table

Curve #	Delta	Radius	Length
C11	11°09'06"	620.00	101.21
C15	0°21'05"	1295.00	7.94

Line Table

Line #	Length	Direction
L27	209.71	S0°02'12"W
L28	50.50	N89°53'51"W
L29	103.25	N5°52'15"E
L62	19.23	N89°54'16"E



PREPARED FOR:
LAURENCE M. SMETTS PROPERTY
 EXCHANGED LOT 2, BLOCK 29 WITHIN
 THE TOWN OF ARIVACA



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LEGAL DESCRIPTION FOR PARCEL H

BEING A PARCEL OF LAND INCLUDING PORTIONS OF LOTS 10, 11, & 12, BLOCK 27 WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED $\frac{1}{4}$, TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N $\frac{1}{16}$ TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 50°29'25" EAST, A DISTANCE OF 844.77 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, BLOCK 27, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 20°25'10" EAST, A DISTANCE OF 143.44 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

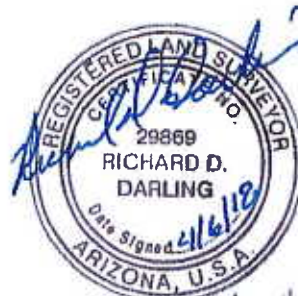
THENCE NORTHEASTERLY ALONG SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 00°35'51", HAVING A RADIUS OF 576.24 FEET, AN ARC LENGTH OF 6.01 FEET TO A POINT ON THE NORTH LINE OF LOT 10, BLOCK 27, TOWN OF ARIVACA;

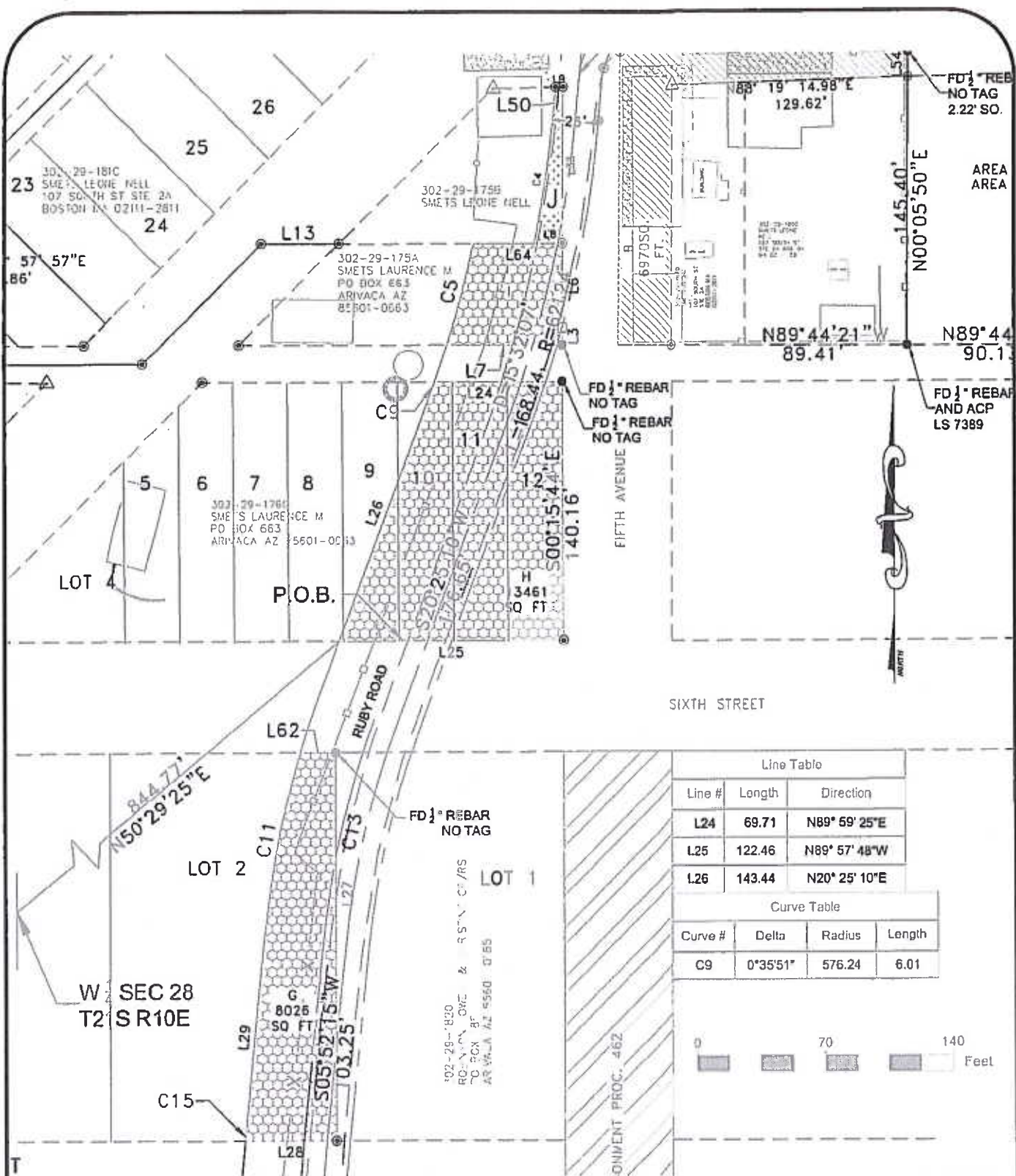
THENCE NORTH 89°59'25" EAST, A DISTANCE OF 69.71 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 27, TOWN OF ARIVACA;

THENCE SOUTH 00°15'44" EAST, A DISTANCE OF 140.16 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 27, TOWN OF ARIVACA;

THENCE NORTH 89°57'48 WEST, A DISTANCE OF 122.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL H CONTAINING 13,461 SQ FT MORE OR LESS.





Line Table		
Line #	Length	Direction
L24	69.71	N89° 59' 25"E
L25	122.46	N89° 57' 48"W
L26	143.44	N20° 25' 10"E

Curve Table			
Curve #	Delta	Radius	Length
C9	0°35'51"	576.24	6.01



PREPARED FOR:
LAURENCE M. SMETTS PROPERTY
EXCHANGED LOTS 10 11 & 12, BLOCK
27 WITHIN THE TOWN OF ARIVACA
 TITLE
DEPICTION OF PARCEL H
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LEGAL DESCRIPTION FOR PARCEL I

BEING A PARCEL OF LAND INCLUDING PORTIONS OF LOTS 2 & 3, BLOCK 27 WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED $\frac{1}{4}$, TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N $\frac{1}{16}$ TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 47°57'59" EAST, A DISTANCE OF 1041.48 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 27, TOWN OF ARIVACA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°57'11" WEST, A DISTANCE OF 62.94 FEET ALONG THE SOUTH LINE OF SAID LOT 3, TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF NORTH 72°15'55" WEST, PASSING THROUGH A CENTRAL ANGLE OF 05°39'36", HAVING A RADIUS OF 576.24 FEET, AN ARC LENGTH OF 56.93 FEET TO A POINT ON THE NORTH LINE OF LOT 2, BLOCK 27, TOWN OF ARIVACA;

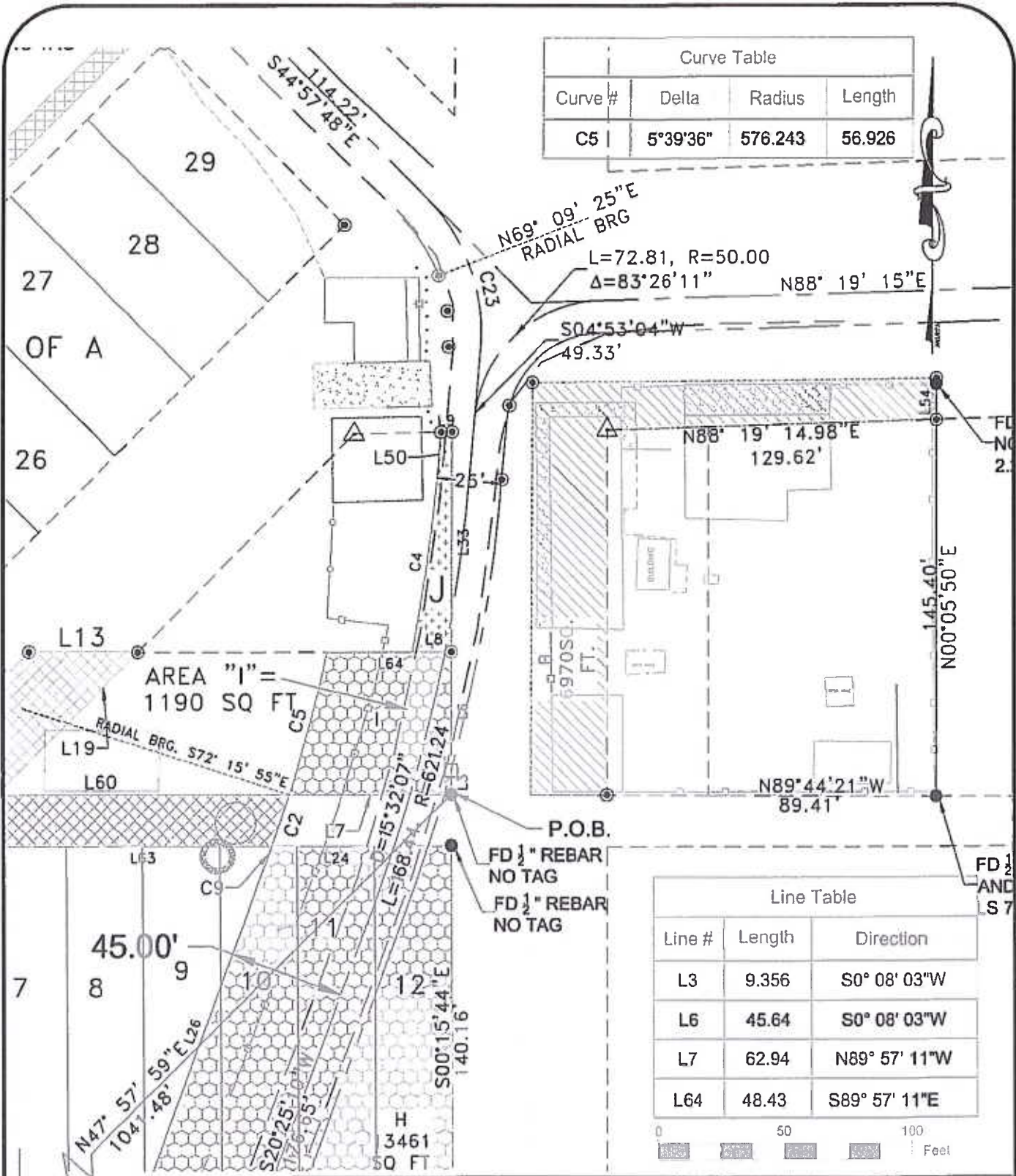
THENCE SOUTH 89°57'11" EAST, A DISTANCE OF 48.43 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 27, TOWN OF ARIVACA;

THENCE SOUTH 00°08'03" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL I CONTAINING 1,190 SQ FT MORE OR LESS.



Curve Table			
Curve #	Delta	Radius	Length
C5	5°39'36"	576.243	56.926



Line Table		
Line #	Length	Direction
L3	9.356	S0° 08' 03"W
L6	45.64	S0° 08' 03"W
L7	62.94	N89° 57' 11"W
L64	48.43	S89° 57' 11"E




W 1/4 SEC 28
T21S R10E

PREPARED FOR:
LAURENCE M. SMETTS PROPERTY
 EXCHANGED LOT 2 & 3, BLOCK 27
 WITHIN THE TOWN OF ARIVACA


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LEGAL DESCRIPTION FOR PARCEL J

BEING A PARCEL OF LAND INCLUDING PORTIONS OF LOTS 2 & 3, BLOCK 27 WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ARIVACA, PIMA COUNTY, ARIZONA, AS SHOWN ON THE REVISED PLAT OF THE TOWNSITE OF ARIVACA RECORDED IN BOOK 6 MAPS AND PLATS AT PAGE 69 IN THE OFFICE OF THE PIMA COUNTY RECORDER FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ OF SAID SECTION 28, BEING A 2 INCH LEAD CAPPED PIPE STAMPED $\frac{1}{4}$, TO WHICH A 1 INCH LEAD FILLED OPEN IRON PIPE AT THE N $\frac{1}{16}$ TH CORNER BEARS NORTH 00°01'23" EAST;

THENCE NORTH 47°57'59" EAST, A DISTANCE OF 1041.48 FEET TO SOUTHEAST CORNER OF LOT 3, BLOCK 27, TOWN OF ARIVACA;

THENCE NORTH 0°09'13" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 27, TOWN OF ARIVACA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°57'11" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 15.24 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIAL BEARING OF NORTH 78°34'35" WEST, PASSING THROUGH A CENTRAL ANGLE OF 06°32'22", HAVING A RADIUS OF 608.74 FEET, AN ARC LENGTH OF 69.48 FEET;

THENCE NORTH 04°53'04" EAST, A DISTANCE OF 16.22 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 27, TOWN OF ARIVACA;

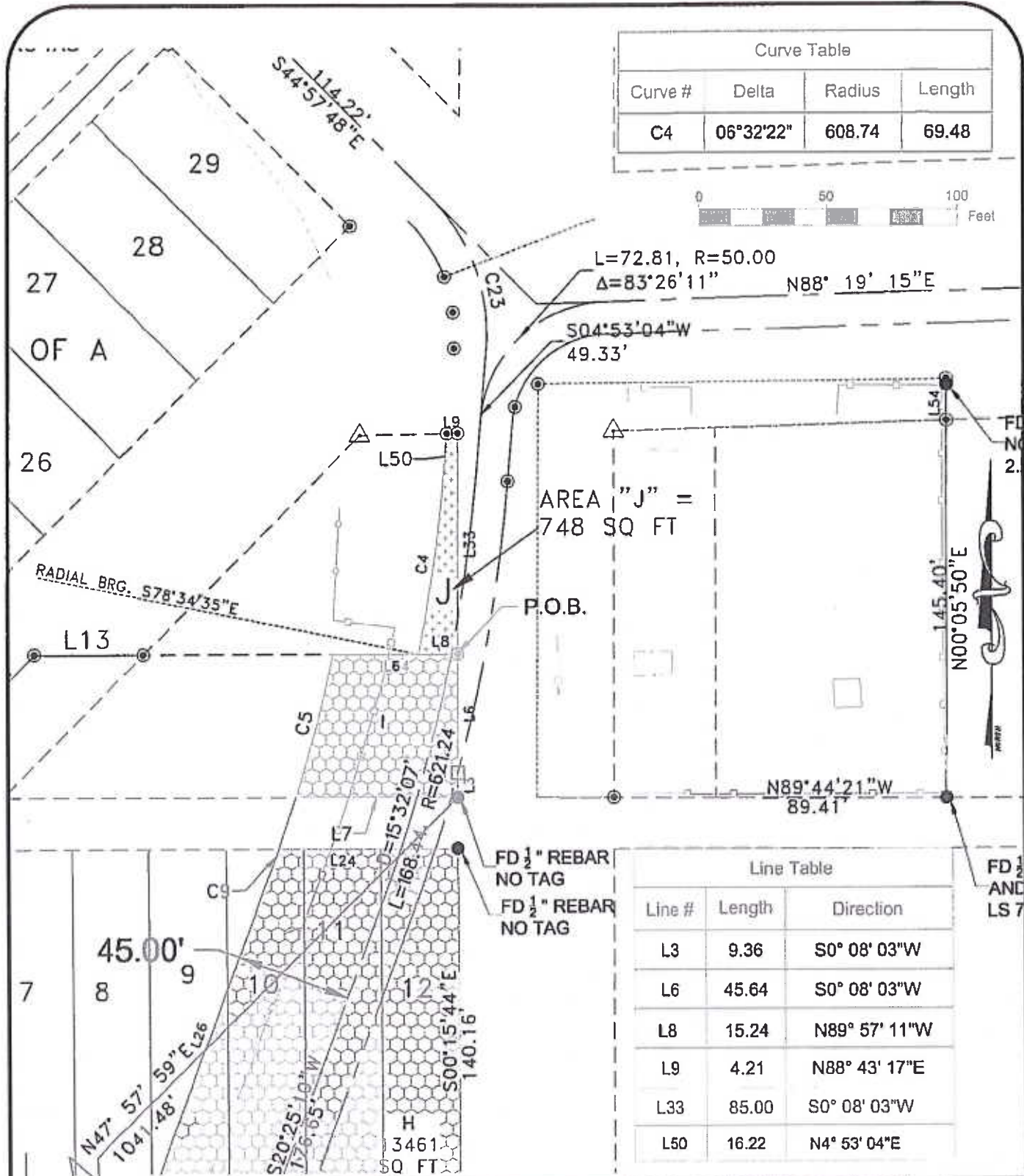
THENCE NORTH 88°43'17" EAST, A DISTANCE OF 4.21 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 27, TOWN OF ARIVACA;

THENCE SOUTH 00°08'03" WEST, A DISTANCE OF 84.99 FEET TO THE POINT OF BEGINNING.

PARCEL J CONTAINING 746 SQ FT MORE OR LESS.



Expires 3/31/2020



PREPARED FOR:
LEONE NELL SMETTS PROPERTY
 EXCHANGED LOT 1, BLOCK 27 WITHIN
 THE TOWN OF ARIVACA

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