



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/3/2025

**= Mandatory, information must be provided*

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

***Title:**

Resolution No. 2025-_____ providing for the vacation and abandonment of Rose Dust Ct and Rose Dust Dr.

***Introduction/Background:**

An application has been received for the vacation and abandonment of the unimproved rights-of-way known as Rose Dust Ct and Rose Dust Dr. The roadways are unimproved public roads lying within Section 31, Township 12S, Range 13E G&SRM, Pima County, Arizona, as shown on attached Location Map. File #A-0077.

***Discussion:**

The subject roadways were dedicated to Pima County by final plat of Oeste Lomas, Lots 1 through 30 as recorded in Book 62 of Maps and Plats at Page 38. The applicant is requesting the abandonment to allow for a replatting of the property with a new subdivision.

***Conclusion:**

This abandonment 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 in accordance with § 28-7215(A). Public notice was completed per Statute A.R.S. 28-7204 and a majority of the abutting property owners support the abandonment. No objection was received. County has determined that the subject roadway is not needed for public use pursuant to A.R.S. 28-7202 and 28-7215(B) and shall be abandoned by vacation upon conveyance to the applicant. No value has been attributed to the abandonment of the right of way.

***Recommendation:**

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2025-_____.

***Fiscal Impact:**

Pima County Department of Transportation will be removed from liability and have no future maintenance responsibilities for the subject roadway.

Attachment: Location Map

***Board of Supervisor District:**

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Real Property Services

Telephone: 724-6313

Contact: Jeff Teplitzky

Telephone: 724-6306

Department Director Signature: _____

Date: 5/16/2025

Deputy County Administrator Signature: _____

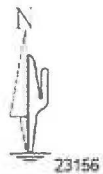
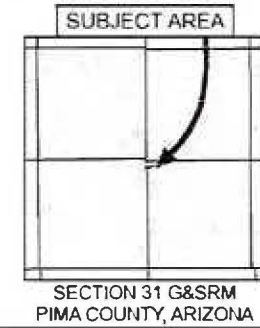
Date: 5/19/2025

County Administrator Signature: _____

Date: 5/19/2025

Location Map

SECTION 31
TOWNSHIP 12 SOUTH
RANGE 13 EAST




**PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT**

NOT TO SCALE

DRAWN BY: J TAYLOR

DATE: DEC 2023

LEGEND

 Proposed Abandonment
of Right of Way

RESOLUTION NO. 2025 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF PUBLIC RIGHTS-OF-WAY, AS PIMA
COUNTY ROAD ABANDONMENT NO. A-0077, WITHIN SECTION 31,
TOWNSHIP 12 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 unimproved public Rights-of-Way located within the final plat of Oeste Lomas, Lots 1 through 30, as recorded in Book 62 of Maps and Plats at Page 38, Pima County Recorder's Office; said right-of-way being more particularly described and depicted in attached **Exhibit "A"** (the "Rights-of-Way").
2. The subdivision Rights-of-Way and Easements were created by subdivision plat dedications and have never been constructed. They are not needed for public use pursuant to A.R.S. §§ 28-7202 and 28-7215(B), and so no compensation is required for their abandonment by vacation.
3. All abutting parcels are under the same ownership and so will not be left without access to a public roadway, in accordance with § 28-7215(A).
4. The Rights-of-Way may be disposed of by abandonment by vacation to Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,087 ("Grantee") pursuant to A.R.S. § 28-7202 and A.R.S. § 28-7215(B).

NOW, THEREFORE, BE IT RESOLVED,

The Rights-of-Way described and depicted in **Exhibit "A"** will be disposed of by vacation by Quit Claim Deed to Grantee without compensation in accordance with A.R.S. § 28-7202 and A.R.S. § 28-7215. Upon recordation of the Quit Claim Deed, the Rights-of-Way shall be deemed to be vacated and title shall vest in the Grantee.

Passed and adopted, this _____ day of _____, 2025.

Chair, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

Janis Gallego

Clerk of the Board

Janis Gallego, Deputy County Attorney

BOS Approval: 06/03/2025	S31/T12S/R13E	File A-0077	Agent: GA
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ON POINT SURVEYING, PLLC
onpointsurveygroup@gmail.com
EXHIBIT A
LEGAL DESCRIPTION
ABANDONMENT OF RIGHT OF WAY

An abandonment of Right of Way as shown on the Final Plat for Oeste Lomas Lots 1 through 30 Book 62 of Maps and Plats Page 38 in the Office of the Recorder, Pima County, Arizona, situated in the Northwest Quarter of Section 31, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Oeste Lomas;

Thence South 89 degrees 58 minutes 36 seconds West, a distance of 179.81 feet to the **Point of Beginning** being a point of a curve having a radius of 32.00 feet;

Thence along said curve to the left, through a central angle of 63 degrees 20 minutes 52 seconds, a distance of 35.38 feet to a point of a reverse curve have a radius of 140.41 feet;

Thence along said curve to the right, through a central angle of 32 degrees 17 minutes 59 seconds, a distance of 79.15 feet;

Thence South 58 degrees 55 minutes 43 seconds West, a distance of 518.34 feet to a point of a curve having a radius of 201.00 feet;

Thence along said curve to the right, through a central angle of 19 degrees 04 minutes 57 seconds, a distance of 66.94 feet to a point of a reverse curve having a radius of 32.00 feet;

Thence along said curve to the left, through a central angle of 78 degrees 03 minutes 36 seconds, a distance of 43.60 feet to a point of cusp;

Thence North 00 degrees 02 minutes 56 seconds West, a distance of 108.30 feet to a point of cusp of a curve having a radial bearing of North 89 degrees 57 minutes 04 seconds East, a distance of 32.00 feet;

Thence along said curve to the left, through a central angle of 111 degrees 56 minutes 34 seconds, a distance of 62.52 feet to a point of a compound curve having a radius of 161.00 feet;

Thence along said curve to the left, through a central angle of 09 degrees 04 minutes 47 seconds, a distance of 25.51 feet;

Thence North 58 degrees 55 minutes 43 seconds East, a distance of 15.56 feet to a point of a curve having a radius of 32.00 feet;

Thence along said curve to the left, through a central angle of 77 degrees 07 minutes 01 seconds, a distance of 43.07 feet to a point of reverse curve having a radius of 201.00 feet;

Thence along said curve to the right, through a central angle of 18 degrees 08 minutes 21 seconds, a distance of 63.63 feet;

Thence North 00 degrees 02 minutes 56 seconds West, a distance of 95.59 feet to a point of a curve having a radius of 50.00 feet;

Thence along said curve to the right, through a central angle of 246 degrees 25 minutes 19 seconds, a distance of 215.04 feet to a point of a reverse curve having a radius of 50.00 feet;

Thence along said curve to the left, through a central angle of 66 degrees 25 minutes 19 seconds, a distance of 57.96 feet;

Thence South 00 degrees 02 minutes 56 seconds East, a distance of 3.94 feet to a point of a curve having a radius of 161.00 feet;

Thence along said curve to the left, through a central angle of 07 degrees 16 minutes 29 seconds, a distance of 20.44 feet to a point of a compound curve having a radius of 32.00 feet;

Thence along said curve to the left, through a central angle of 113 degrees 44 minutes 52 seconds, a distance of 63.53 feet;

Thence North 58 degrees 55 minutes 43 seconds East, a distance of 382.83 feet to a point of a curve having a radius of 25.00 feet;

Thence along said curve to the left, through a central angle 147 degrees 50 minutes 57 seconds, a distance of 64.51 feet to a point of cusp;

Thence North 89 degrees 58 minutes 36 seconds East, a distance of 124.45 to the **Point of Beginning**;

The above described Right of Way contains .0985 acres or 42913 square feet, more or less.





(520)490-2467 (520)279-1884
onpointsurveygroup@gmail.com

LINE	BEARING	DISTANCE
L1	S 89°58'36" W	179.81'
L2	S 58°55'43" W	518.34'
L3	N 00°02'56" W	108.30'
L4	N 58°55'43" E	15.56'
L5	N 00°02'56" W	95.59'
L6	S 00°02'56" E	3.94'
L7	N 58°55'43" E	382.83'
L8	N 89°58'36" E	124.45'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN
C1	32.00'	35.38'	63°20'52"	S 00°01'24" E
C2	140.41'	79.15'	32°17'59"	N 63°22'16" W
C3	201.00'	66.94'	19°04'57"	N 31°04'17" W
C4	32.00'	43.60'	78°03'36"	S 11°59'20" E
C5	32.00'	62.52'	111°56'34"	N 89°57'04" E
C6	161.00'	25.51'	9°04'47"	N 21°59'30" W
C7	32.00'	43.07'	77°07'01"	N 31°04'17" W
C8	201.00'	63.63'	18°08'21"	N 89°57'04" E
C9	50.00'	215.04'	246°25'19"	N 23°37'37" W
C10	50.00'	57.96'	66°25'19"	S 23°37'37" E
C11	161.00'	20.44'	7°16'29"	N 89°57'04" E
C12	32.00'	63.53'	113°44'52"	N 82°40'35" E
C13	25.00'	64.51'	147°50'57"	N 31°33'37" W

DEPICTION OF EXHIBIT A
ABANDONMENT OF RIGHT OF WAY AS
SHOWN IN THE FINAL PLAT FOR OESTE
LOMAS LOTS 1-30 BOOK 62 OF MAPS AND
PLATS PAGE 38 SITUATED IN NW 1/4
SECTION 31, T-12-S, R-13-E, GILA & SALT
RIVER MERIDIAN, PIMA COUNTY, ARIZONA



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JOB # 23177
DATE: 11/08/23
NOT TO SCALE

ON POINT SURVEYING, PLLC
(520)490-2467 (520)279-1884
onpointsurveygroup@gmail.com