



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/2/2022

\*= Mandatory, Information must be provided

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

**\*Title:**

Resolution No. 2022-\_\_\_\_\_ providing for the vacation and abandonment of a portion of River House Road.

**\*Introduction/Background:**

An application has been received for the vacation and abandonment of a portion of River House Road. The roadway is a public road lying within Section 26, Township 13, Range 14 G&SRM, Pima County, Arizona, as shown on attached Location Map. File #A-0062.

**\*Discussion:**

The subject roadway was acquired by Pima County for public egress and ingress per recorded Document 1596 at Pages 362-363 on April 21, 1960. The applicant is requesting the abandonment to prevent through traffic and allow assemblage with adjacent property.

**\*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. Public notice was completed per Statute ARS '28-6701 and a majority of the abutting property owners support the abandonment. Two objections were received. County has determined that the subject roadway is not needed for public use and shall be vacated upon conveyance to the applicant.

**\*Recommendation:**

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2022-\_\_\_\_\_.

**\*Fiscal Impact:**

Pima County will be removed from liability and have no maintenance responsibilities toward the subject roadway. Pima County will receive \$5200 in revenue for the estimated cost of the road abandonment.

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:

Date:

7/14/2022

Deputy County Administrator Signature:

Date:

7/14/2022

County Administrator Signature:

Date:

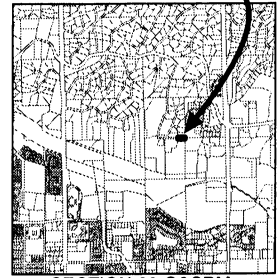
7/14/2022

7/14/2021

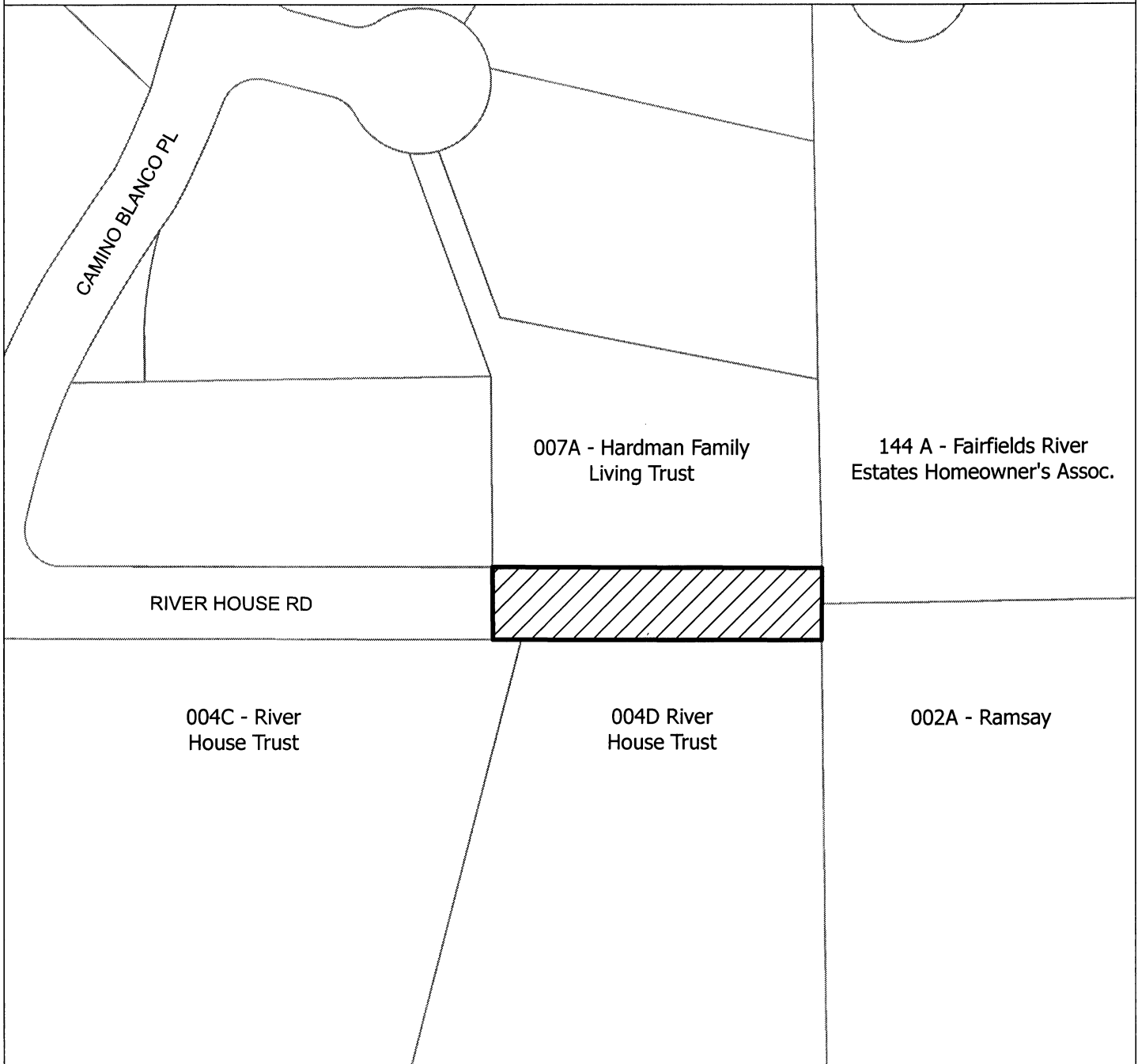
# LOCATION MAP

SECTION 26  
TOWNSHIP 13 SOUTH  
RANGE 14 EAST

SUBJECT AREA



SECTION 26 G&SRM  
PIMA COUNTY, ARIZONA



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

21053

DRAWING NOT TO SCALE

DRAWN BY: SRB

DATE: NOV 2021

## LEGEND



Right of Way to be  
abandoned

RESOLUTION NO. 2022 - \_\_\_\_\_

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS  
FOR THE VACATION OF A PORTION OF RIVER HOUSE ROAD, A  
PUBLIC ROADWAY AS PIMA COUNTY ROAD ABANDONMENT NO.  
A-0062, WITHIN SECTION 26, TOWNSHIP 13 SOUTH, RANGE 14  
EAST, G&SRM, PIMA COUNTY, ARIZONA**

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

1. Pima County received an application by Hardman Family Living Trust (the "Applicant" or "Grantee") for the vacation of a portion of River House Road, a public roadway, acquired by Pima County per recorded document 1596 at Pages 362-363 on April 21, 1960; said roadway being more particularly described and depicted in attached Exhibit "A" (the "Roadway").
2. Pima County acquired the Roadway for a public right of egress and ingress.
3. In accordance with A.R.S. § 28-7202, Pima County determined that the Roadway is not needed for public use.
4. Pima County provided notice of sale under A.R.S. § 28-7204. No offer to purchase was submitted by any party other than the Applicant.
5. No land adjoining the Roadway would be left without access to a public highway.
6. The purchase price of \$5,200.00 is an advisable amount of consideration under A.R.S. § 28-7204(E)

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

The Roadway described and depicted in Exhibit "A" will be vacated by Quit Claim Deed to the Grantee, in accordance with A.R.S. § 28-7204, reserving any and all rights-of-way or easements for drainage and utilities, which shall continue as they existed prior to and after this conveyance.

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


Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM

  
\_\_\_\_\_  
Deputy County Attorney

July 12, 2022

BOS Approval: 08/02/2022	S26/T13S/R14E	File A-0062	Agent: TM
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### LEGAL DESCRIPTION – RIGHT-OF-WAY ABANDONMENT

An abandonment of a portion of River House Road, south and adjacent to Lot 3, as shown on the "River House Canyon Estates" plat, as recorded in Book 18 at Page 57, Maps and Plats, Pima County Records, located within the East Half of Section 26, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

**Commencing** at the Center Quarter Corner of Section 26, from which the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 26 bears North 89°09'26" East, 1,329.50 feet distant;

Thence North 89°09'26" East, 1,089.41 feet upon the South line of the Southwest Quarter of the Northeast Quarter of Section 26, to a point on the Centerline Right-of-Way of River House Road, per Book 18 at Page 57, Maps and Plats, Pima County Records, being the **Point of Beginning**;

Thence North 00°50'34" West, 30.00 feet to a point on the North Right-of-Way of said River House Road, also being the property corner coincident to Lot 2 and Lot 3 of said "River House Canyon Estates";

Thence North 89°09'26" East, 240.00 feet upon the South line of said Lot 3 to the Southeast corner thereof;

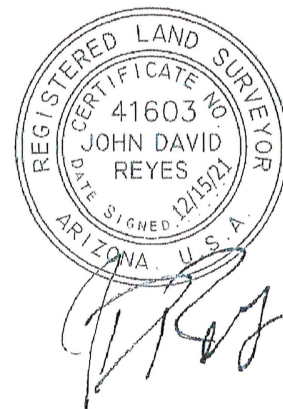
Thence South 01°01'49" East, 30.00 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 26;

Thence South 01°04'26" East, 30.00 feet upon the East line of the Northwest Quarter of the Southeast Quarter of Section 26 to a point on the South Right-of-Way of said River House Road;

Thence South 89°09'26" West, 240.22 feet upon the South line of said Right-of-Way of River House Road;

Thence North 00°50'34" West, 30.00 feet to the **Point of Beginning**.

The area of said easement contains 14,406.2 square feet or 0.33 acres, more or less.



**RIVER HOUSE CANYON ESTATES**

BK 18 PG 57, M&P

**LOT 2**

A.P.N. 109-23-006D  
3602 N CAMINO BLANCO PLACE

**LOT 3**

**& A PORTION OF LOT 4**

A.P.N. 109-23-007A  
5225 E RIVER HOUSE ROAD

**FAIRFIELD'S  
RIVER ESTATES**

BK 56 PG 12, M&P

**COMMON AREA B**

A.P.N. 109-23-144A  
NO ADDRESS

**POINT OF COMMENCEMENT**

C. 1/4 CORNER SECTION 26  
2" LEAD CAP, "CENTER S26"

N 89°51'00" E 240.00' (R)  
N 89°09'26" E 240.00'

N 00°50'34" W 30.00'

**RIVER HOUSE ROAD**  
BK 18 PG 57, M&P

S 01°01'49" E 30.00'

1089.41'  
N 89°09'26" E 1329.50'  
N 89°51'00" E 1329.44' (R)

N 00°50'34" W 30.00'

**POINT OF BEGINNING**

S 01°04'26" E 30.00'

PORTION TO BE ABANDONED  
14,406.2 S.F.±, 0.33 ACRES±

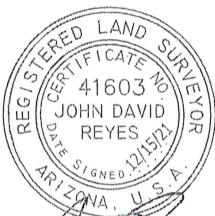
S 89°09'26" W 240.22'

SOUTHEAST CORNER  
S.W. 1/4, N.E. 1/4  
SECTION 26  
2" LEAD CAP, "1/16"

A.P.N. 109-26-004C  
5240 E RIVER HOUSE ROAD

A.P.N. 109-26-004D  
NO ADDRESS

A.P.N. 109-26-002A  
5476 E RIVER ROAD



SCALE:  
1"=50'

(R) - BK 18 PG 57, M&P

NOTE: THIS MAP DOES NOT  
REPRESENT A BOUNDARY SURVEY.



**CYPRESS  
CIVIL**

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**RIGHT OF WAY ABANDONMENT  
OF A PORTION OF RIVER HOUSE ROAD  
WITHIN THE E. 1/2 OF SECTION 26,  
T.13 S., R.14 E., G. & S. R. M., PIMA COUNTY, ARIZONA**

PROJECT NO. 20.012

DECEMBER 12, 2021