



Contract Number: CTN. PW. 15 \* 093  
Effective Date: 3-3-15  
Term Date: 3-3-16  
Cost: \_\_\_\_\_  
Revenue: ✓  
Total: \_\_\_\_\_ NTE: \_\_\_\_\_  
Action: \_\_\_\_\_  
Renewal By: 12-1-15  
Term: 3-3-16  
Reviewed by: ✓

## **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

Requested Board Meeting Date: March 3, 2015

### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

- 1) Exchange Agreement between the Pima County Flood Control District, a political taxing subdivision of the State of Arizona and Pima County, a political subdivision of the State of Arizona
- 2) Quit Claim Deed from the Pima County Flood Control District, a political taxing subdivision of the State of Arizona to Pima County, a political subdivision of the State of Arizona

This exchange will create additional road right-of-way which is needed by the Pima County Flood Control District, a political taxing subdivision of the State of Arizona, (District) for public utility relocations that are necessary for the construction of a portion of the Canada Del Oro Pathway Project (5CDOLL), located in Section 22, Township 12 South, Range 13 East, Pima County Assessor parcel numbers 225-06-0210, 022B, 0230, 0240 and 0020.

This exchange will increase the designated public road right-of-way width of Overton Road in this location which will allow for the relocation of existing utilities within designated road right-of-way. The Pima County Department of Transportation and Real Property Services are working with the District in identifying District property that is suitable for exchange. This exchange property shall be identified and transferred to Pima County, a political subdivision of the State of Arizona (County) by separate instrument within twelve (12) months of the execution of the Exchange Agreement.

This exchange has been reviewed and approved by appropriate District and County staff.

Revenue: \$-0-  
Cost: \$-0-

CONTRACT NUMBER (If applicable):

### **STAFF RECOMMENDATION(S):**

Staff recommends that the Pima County Board of Supervisors and the Pima County Board of Directors approve and that the Chair of both District and County execute the Exchange Agreement and that the Chair of the District execute the Quit Claim Deed to the County.

CORPORATE HEADQUARTERS: \_\_\_\_\_

Ver. - 1 To: COB. 2-18-15  
Vendor - 1  
Pgs. - 22 (1)

Procure Dept 02/04/15 PM 03:16

Procure Dept 02/03/15 AM 11:49

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST: \$0.00 and/or REVENUE TO PIMA COUNTY: \$0.00

FUNDING SOURCE(S): N/A

(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

**Advertised Public Hearing:**

		YES	X	NO
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**Board of Supervisors District:**

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

**IMPACT:**

**IF APPROVED:** All existing public utilities will be able to relocate out of the path of the project and remain within designated Pima County right-of-way. This will allow the Pima County Flood Control District to remain on track with their construction schedule.

**IF DENIED:** All existing public utilities will not be able to relocate out of the path of the project and still remain within designated Pima County right-of-way. A denial will significantly delay the construction schedule of the project while an alternative relocation solution is determined.

DEPARTMENT NAME:  Public Works Real Property Services

CONTACT PERSON: Marty Stickford TELEPHONE NO.: 724-6379

<b>PIMA COUNTY REAL PROPERTY SERVICES</b>	
<b>PROJECT: Exchange Agreement</b>	<b>CONTRACT</b>
<b>PARTIES: Pima County, a political subdivision of the State of Arizona and the Pima County Flood Control District, a political taxing subdivision of the State of Arizona</b>	NO. <u>CTN-PW-15000000000000000000 93</u>
	AMENDMENT NO. _____
<b>FUNDING: N/A</b>	This number must appear on all invoices, correspondence and documents pertaining to this contract.

### EXCHANGE AGREEMENT

1. **Parties; Effective Date.** This Exchange Agreement (the "**Agreement**") is between, the Pima County Flood Control District, a political taxing subdivision of the State of Arizona ("**District**"), and Pima County, a political subdivision of the State of Arizona ("**County**"). This Agreement will become effective on the date when all the parties have signed it (the "**Effective Date**"). The County is deemed to have signed the Agreement on the date the Chair of the Pima County Board of Supervisors signed it. The District is deemed to have signed the Agreement on the date the Chair of the Board of Directors of the District signed it.

2. **Exchange of Properties.**

2.1. District agrees to convey to County immediately following execution of this agreement, property needed by County for its Canada Del Oro Pathway Project which is legally described and depicted in **Exhibit A** and **Exhibit B** (the "**District Property**").

2.2. County agrees to work with District in identifying and conveying to District, property of approximately equal value (the "**County Property**"), within twelve (12) months of the Effective Date of this Agreement.

2.3. County and District will exchange the County Property and the District Property pursuant to A.R.S. § 11-251(44) (the "**Exchange**"). The County shall publish notice thirty days before the Exchange, listing the ownership and description of the District Property and the County Property.

3. **Equivalent Value.** The parties acknowledge that the value of the District Property shall be approximately equivalent to the value of the County Property and that no cash amounts will be due and owing from either party to the other as a result of the Exchange.

4. **Vacant Land.** The parties acknowledge that the District Property and the County Property are vacant land and that no personal property is being transferred.

5. **Inspection Rights.**

5.1. Access and Possession. Upon execution of this Agreement and until Closing, each party hereby grants permission to the other party, that party's representatives, and that party's authorized agents to enter the other party's property for due diligence, including for land survey, biological and cultural survey, and environmental assessment. Each party shall deliver possession on the date of Closing

5.2. Inspection. Each party will permit the other party to conduct such inspections of the others property as deemed necessary to determine the environmental condition of the property. If the investigations reveal the presence of contamination or the need to conduct environmental cleanup, each party will conduct a cleanup of its property adequate to bring the property into compliance prior to closing or the other party may terminate this Agreement.

6. **Escrow.** Pima County Real Property Services will act as Escrow Agent for this Exchange. Closing will occur within sixty (60) days after the County Property has been identified.

7. **Closing Documents.**

7.1. District will execute and deliver to Escrow Agent a deed to the District Property in form attached hereto and said deed shall be executed, delivered and recorded.

7.2. County will execute and deliver to Escrow Agent a deed conveying title to the County Property to District as provided in form attached hereto, and said deed will be executed, delivered and recorded.

8. **Representations.**

8.1. Each party represents that, to the best of its knowledge (i) no pollutants, contaminants, toxic or hazardous substances, wastes or materials have been stored, used, or

are located on its property or within any surface or subsurface waters thereof; (ii) that no underground tanks have been located on its property; (iii) that its property is in compliance with all federal, state, and local environmental laws, regulations, and ordinances; and (iv) that no legal action of any kind has been commenced or threatened with respect to its property..

8.2. Subject only to the representations of the parties in this section, each party acknowledges that neither party has made any representations or warranties of any nature to the other, and the property interests acquired by each party are acquired "AS IS" and "WHERE IS," with all faults and limitations, and all defects, latent or otherwise. Each party who is the grantee of the interests subject to this Agreement further represents to the other that it has fully and completely examined the property, conducted inspections thereof, including environmental assessments to the extent such grantee has felt necessary or advisable, and releases the other party from any and all liability, obligation or responsibility in any way relating to the condition of the land. This release survives closing.

9. **No Leases.** Each party represents that there are no oral or written leases, rental agreements, licenses, permits, or any other agreements permitting a third party to use or occupy all or any portion of its property.

10. **Conflict of Interest.** This Agreement is subject to cancellation within three years after its execution pursuant to A.R.S. § 38-511 if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of County or District is, at any time while this Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement with respect to the subject matter of the Agreement.

11. **Survival of Representation and Warranties.** All representations and warranties contained herein survive the closing for ten years.

12. **Entire Agreement.** This signed document constitutes the entire Agreement between the parties, and no modification or amendment to this Agreement will be binding unless in writing and signed by both parties.

13. **Remedies.** If either party defaults under this Agreement, the other party may pursue all rights and remedies available at law or in equity.

Each Party is signing this agreement on the date stated opposite that Party's signature.

**COUNTY: PIMA COUNTY, a political subdivision of the State of Arizona:**

\_\_\_\_\_  
Sharon Bronson, Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Robin Brigode, Clerk of Board

\_\_\_\_\_  
Date

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Neil J. Konigsberg, Manager, Real Property Services

  
\_\_\_\_\_  
John Bernal, Deputy County Administrator, Public Works

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Tobin Rosen, Deputy County Attorney

**DISTRICT: PIMA COUNTY FLOOD CONTROL DISTRICT, a political taxing subdivision  
of the State of Arizona:**

\_\_\_\_\_  
Sharon Bronson, Chair, Board of Directors

\_\_\_\_\_  
Date

ATTEST:

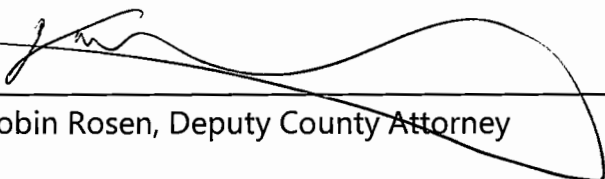
\_\_\_\_\_  
Robin Brigode, Clerk of Board

\_\_\_\_\_  
Date

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Suzanne Shields, Director

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Tobin Rosen, Deputy County Attorney



4625 East Fort Lowell Road | Tucson, Arizona 85712 | Tel 520.321.4625 | Fax 520.321.0333

OCTOBER 27, 2014  
EEC No. 12048  
CDO\_RW\_SOUTH  
PAGE 1 OF 3

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RIGHT-OF-WAY**

THE SOUTH 45.00 FEET OF THE NORTH 75.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2-INCH BRASS CAP SURVEY MONUMENT WITH PUNCH AT THE WEST 1/4 CORNER OF SAID SECTION 22, FROM SAID POINT A 1.5-INCH ALUMINUM CAP WITH PUNCH AT THE CENTER 1/4 CORNER OF SAID SECTION 22 BEARS NORTH 89°36'24" EAST, A DISTANCE OF 2,636.16 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), NORTH 89°36'24" EAST, 1,318.17 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°23'36" EAST, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OVERTON ROAD AS DEDICATED PER BOOK 5, PAGE 41 OF ROAD MAPS, SAME BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°36'24" EAST, 659.03 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE, SOUTH 00°32'44" EAST, 45.00 FEET TO A POINT ON A LINE 45.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID OVERTON ROAD;

THENCE DEPARTING SAID EAST LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°36'24" WEST, 659.01 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE ALONG SAID WEST LINE, NORTH 00°33'55" WEST, 45.00 FEET TO THE **POINT OF BEGINNING**.

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Environmental Services | Flood Control & Drainage | Land Development | Land Surveying  
Landscape Architecture | Natural Resources | Transportation | Water & Wastewater



EXHIBIT "A"  
(CONTINUED)

EEC No. 12048  
CDO\_RW\_SOUTH  
PAGE 2 OF 3

Prepared by:  
ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.

PATRICIA GAJDA, RLS

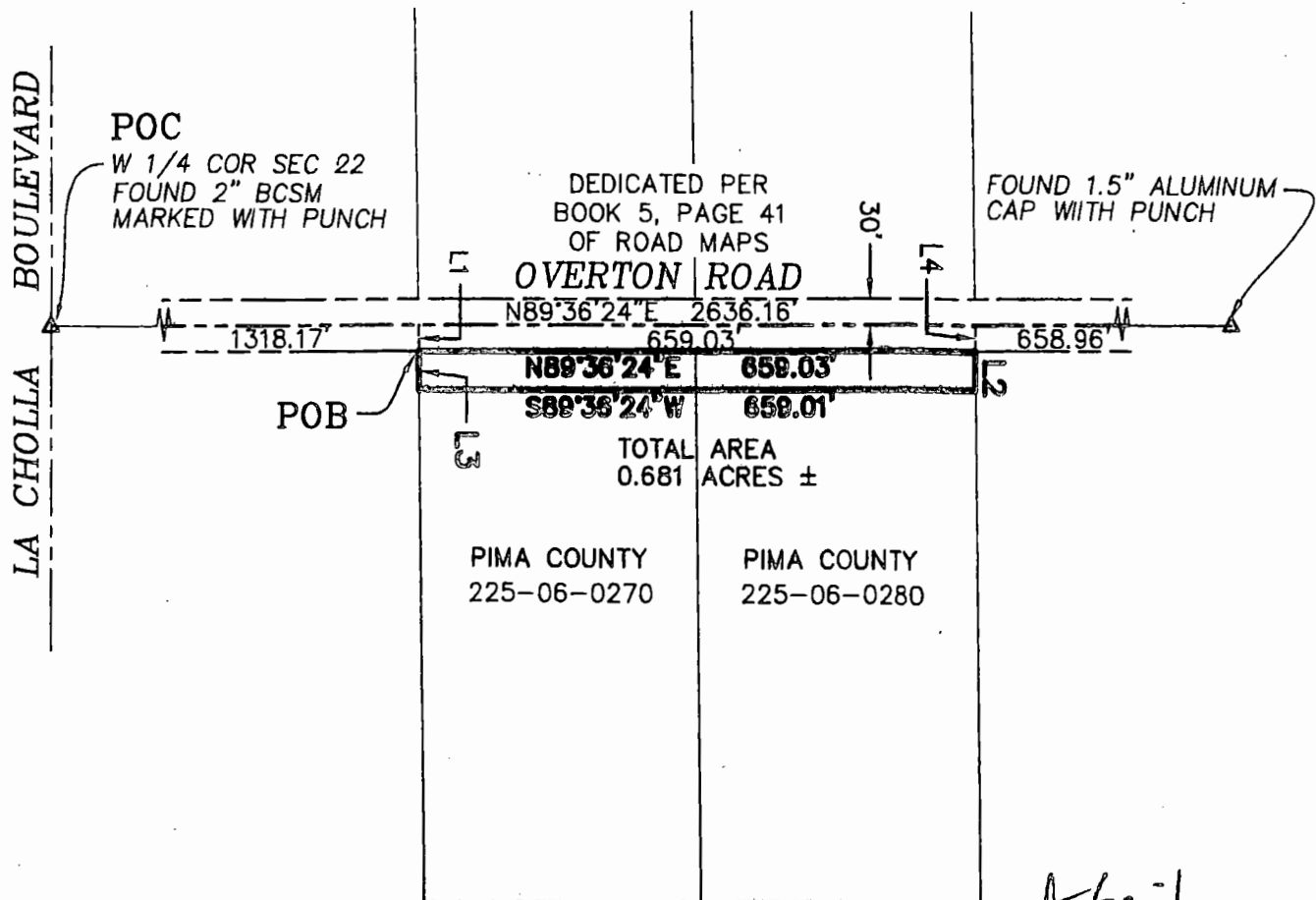


**Basis of Bearings:**

The bearing being S89°39'00.18"W as measured between Pima County DOT- City of Tucson Geodetic Control Point (7)T13 and Pima County DOT- City of Tucson Geodetic Control Point (7)T01.



1"=200'



LINE	BEARING	DISTANCE
1	S00°23'36"E	30.00'
2	S00°32'44"E	45.00'
3	N00°33'55"W	45.00'
4	S00°23'36"E	30.00'



**DEPICTION OF EXHIBIT "A"  
RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM

PIMA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.

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TUCSON, ARIZONA 85712 520-321-4625

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PAGE 1 OF 5

## EXHIBIT "B"

### LEGAL DESCRIPTION RIGHT-OF-WAY

THAT PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2-INCH BRASS CAP SURVEY MONUMENT WITH PUNCH AT THE WEST 1/4 CORNER OF SAID SECTION 22, FROM SAID POINT A 1.5-INCH ALUMINUM CAP WITH PUNCH AT THE CENTER 1/4 CORNER OF SAID SECTION 22 BEARS NORTH 89°36'24" EAST, A DISTANCE OF 2,636.16 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22, NORTH 89°36'24" EAST, 988.46 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°23'36" WEST, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OVERTON ROAD AS DEDICATED PER BOOK 5 PAGE 41 OF ROAD MAPS, SAME BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°34'32" WEST, 45.00 FEET TO A POINT ON A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE ALONG SAID PARALLEL LINE, NORTH 89°36'24" EAST, A DISTANCE OF 1,339.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 648.02 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 00°57'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°23'13", AN ARC LENGTH OF 694.30 FEET TO THE NORTHERLY BOUNDARY LINE OF "RANCHO FELIZ", ON FILE IN THE PIMA COUNTY RECORDER'S OFFICE, IN BOOK 29 OF MAPS AND PLATS, AT PAGE 67;

THENCE ALONG SAID NORTH BOUNDARY LINE, SOUTH 60°25'21" WEST, 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OVERTON ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 603.02 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 60°25'21" EAST;

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EXHIBIT "B"  
(CONTINUED)

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PAGE 2 OF 5

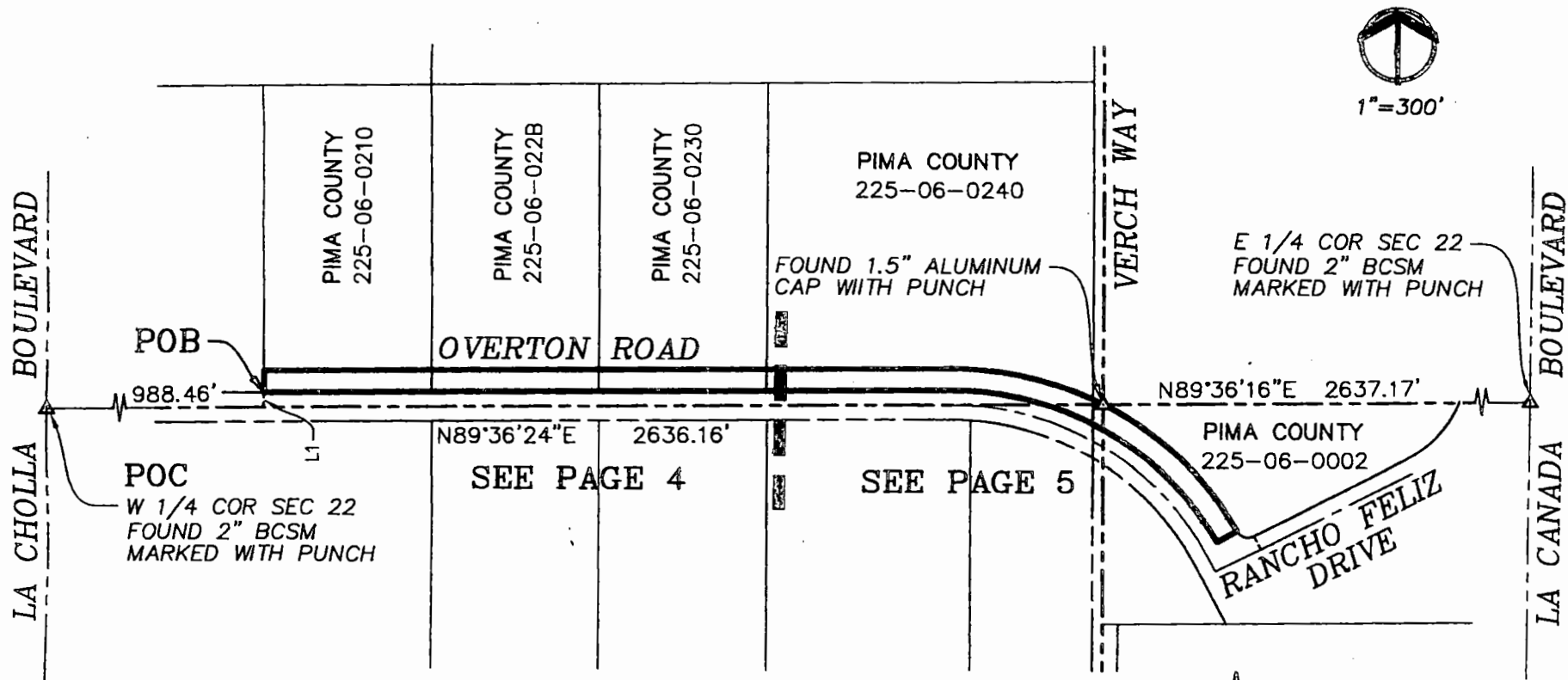
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $61^{\circ}24'29''$ , AN ARC LENGTH OF 646.30 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH  $89^{\circ}36'24''$  WEST, A DISTANCE OF 1,339.68 FEET TO THE **POINT OF BEGINNING**.

Prepared by:  
ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.

PATRICIA GAJDA, RLS





1"=300'

△ FOUND MONUMENT AS SHOWN  
AND DESCRIBED

LINE	BEARING	DISTANCE
1	N00°23'36"W	30.00'

**Basis of Bearings:**

The bearing being S89°39'00.18"W as  
measured between Pima County DOT-  
City of Tucson Geodetic Control Point  
(7)T13 and Pima County DOT- City of  
Tucson Geodetic Control Point (7)T01.



**DEPICTION OF EXHIBIT "B"**  
**RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM

PIMA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.

4625 E. FT. LOWELL RD.

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10/27/14

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1"=100'

PIMA COUNTY  
225-06-0210

PIMA COUNTY  
225-06-022B

PIMA COUNTY  
225-06-0230

L2  
POB

TOTAL AREA  
2.076 ACRES ±

N89°36'24"E

1339.59'

S89°36'24"W

1339.68'

OVERTON ROAD

DEDICATED PER BOOK 5, PAGE 41 OF ROAD MAPS

LINE	BEARING	DISTANCE
1	N00°23'36"W	30.00'
2	N00°34'32"W	45.00'



**DEPICTION OF EXHIBIT "B"**  
**RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM

PIMA COUNTY, ARIZONA

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SEE PAGE 5  
MATCHLINE

SEE PAGE 4  
MATCHLINE

PIMA COUNTY  
225-06-0240

PIMA COUNTY  
225-06-1120



N89°36'24"E 1339.59'

S89°36'24"W 1339.88'

TOTAL AREA  
2.076 ACRES ±

**OVERTON ROAD**

DEDICATED PER BOOK 5, PAGE 41 OF ROAD MAPS

N00°57'53"W  
(RADIAL)

N00°59'08"W  
(RADIAL)

FOUND 1.5" ALUMINUM  
CAP WITH PUNCH

PIMA COUNTY  
225-06-0002

LINE	BEARING	DISTANCE
3	N28°12'24"W	30.00'

- ▲ FOUND MONUMENT AS SHOWN  
AND DESCRIBED
- FOUND 2" BRASS CAP
- (R) RADIAL

L=646.30' R=603.02'  
Δ=61°24'28"

L=694.30' R=648.02'  
Δ=61°23'13"

S60°25'21"W  
45.00'(R)

L=38.29'  
R=25.00'  
Δ=87°44'42"

VERCH WAY

N27°23'58"W  
37.37'

**RANCHO FELIZ  
DRIVE**  
DEDICATED PER  
BOOK 29, PAGE  
67 OF MAPS &  
PLATS

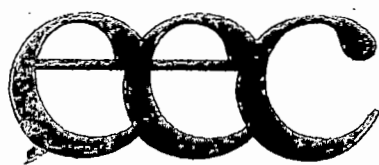
**DEPICTION OF EXHIBIT "B"  
RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM  
PIMA COUNTY, ARIZONA

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## QUIT CLAIM DEED

For valuable consideration, the Pima County Flood Control District, a political taxing subdivision of the State of Arizona, ("Grantor"), does hereby convey to Pima County, a political subdivision of the State of Arizona, ("Grantee"), the following described property situate in Pima County, Arizona:

SEE ATTACHED **EXHIBITS "A" and "B"** FOR LEGAL DESCRIPTION

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

GRANTOR: Pima County Flood Control  
District, a political taxing subdivision of the  
State of Arizona

\_\_\_\_\_  
Robin Brigode, Clerk of the Board

By \_\_\_\_\_  
Chair, Pima County Board of Directors

State of Arizona     )  
                              ) ss  
County of Pima     )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by the  
Chair of the Pima County Board of Directors of the Pima County Flood Control District, a political  
taxing subdivision of the State of Arizona.

(Seal)

\_\_\_\_\_  
Notary Public

EXEMPTION: A.R.S. §11-1134.A.3.		Canada Del Oro Pathway	Right of Way <input checked="" type="checkbox"/> Parcel <input type="checkbox"/>
Agent: MLS			P <input type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input checked="" type="checkbox"/>

*Ref: Contract No. - CTN.PW-1500000 00000 000000 93*





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OCTOBER 27, 2014  
EEC No. 12048  
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PAGE 1 OF 3

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RIGHT-OF-WAY**

THE SOUTH 45.00 FEET OF THE NORTH 75.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2-INCH BRASS CAP SURVEY MONUMENT WITH PUNCH AT THE WEST 1/4 CORNER OF SAID SECTION 22, FROM SAID POINT A 1.5-INCH ALUMINUM CAP WITH PUNCH AT THE CENTER 1/4 CORNER OF SAID SECTION 22 BEARS NORTH 89°36'24" EAST, A DISTANCE OF 2,636.16 FEET;

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THENCE ALONG SAID WEST LINE, NORTH 00°33'55" WEST, 45.00 FEET TO THE **POINT OF BEGINNING**.

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Landscape Architecture | Natural Resources | Transportation | Water & Wastewater

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**EXHIBIT "A"**  
**(CONTINUED)**

EEC No. 12048  
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PAGE 2 OF 3

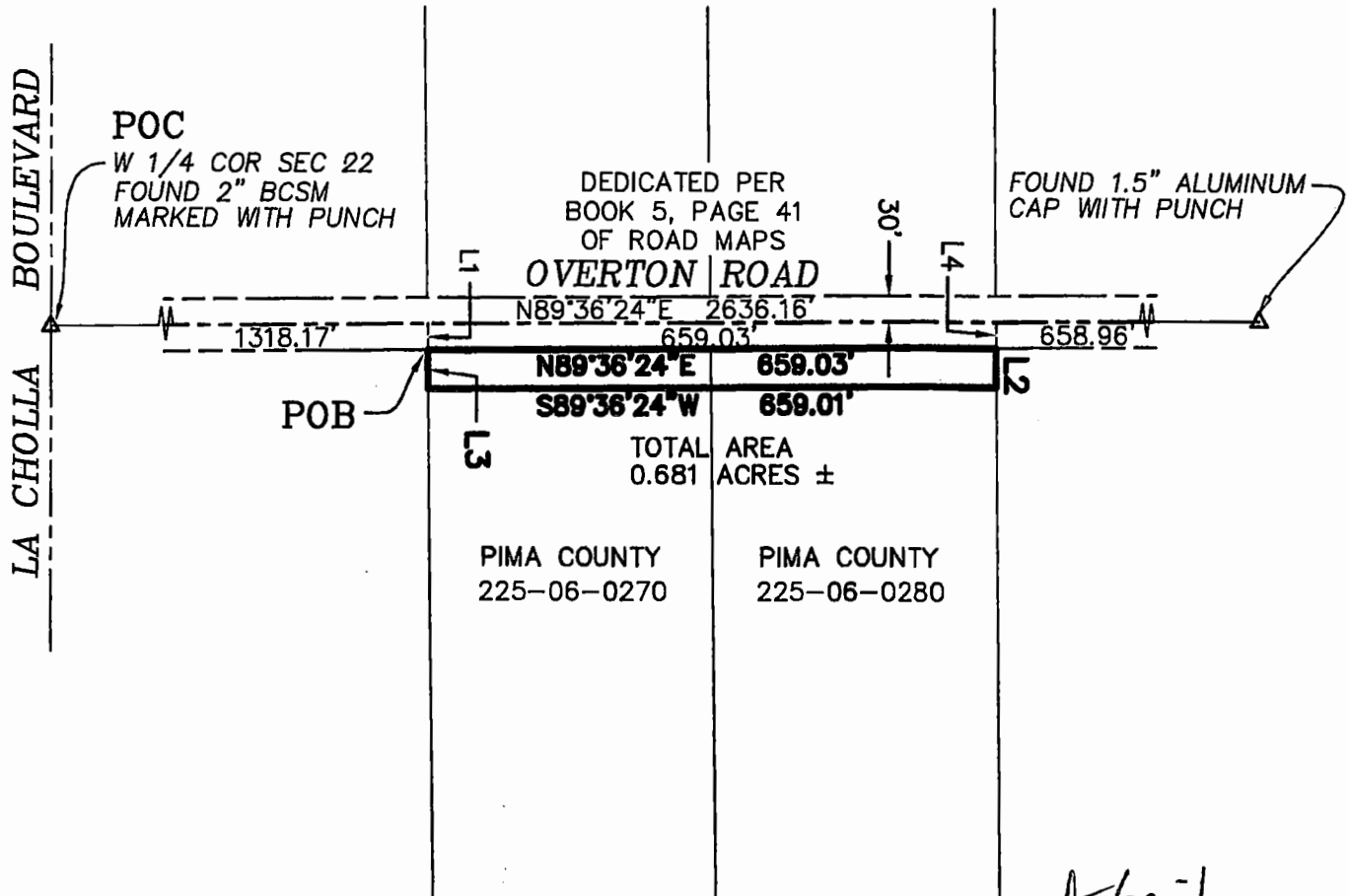
Prepared by:  
**ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.**

PATRICIA GAJDA, RLS



**Basis of Bearings:**

The bearing being S89°39'00.18"W as measured between Pima County DOT—City of Tucson Geodetic Control Point (7)T13 and Pima County DOT—City of Tucson Geodetic Control Point (7)T01.



LINE	BEARING	DISTANCE
1	S00°23'36"E	30.00'
2	S00°32'44"E	45.00'
3	N00°33'55"W	45.00'
4	S00°23'36"E	30.00'



**DEPICTION OF EXHIBIT "A"**  
**RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM

PIMA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.

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EEC NO. 12048  
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OCTOBER 27, 2014

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PAGE 1 OF 5

## EXHIBIT "B"

### LEGAL DESCRIPTION RIGHT-OF-WAY

THAT PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-INCH BRASS CAP SURVEY MONUMENT WITH PUNCH AT THE WEST 1/4 CORNER OF SAID SECTION 22, FROM SAID POINT A 1.5-INCH ALUMINUM CAP WITH PUNCH AT THE CENTER 1/4 CORNER OF SAID SECTION 22 BEARS NORTH 89°36'24" EAST, A DISTANCE OF 2,636.16 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22, NORTH 89°36'24" EAST, 988.46 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°23'36" WEST, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OVERTON ROAD AS DEDICATED PER BOOK 5 PAGE 41 OF ROAD MAPS, SAME BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°34'32" WEST, 45.00 FEET TO A POINT ON A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4);

THENCE ALONG SAID PARALLEL LINE, NORTH 89°36'24" EAST, A DISTANCE OF 1,339.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 648.02 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 00°57'53" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°23'13", AN ARC LENGTH OF 694.30 FEET TO THE NORTHERLY BOUNDARY LINE OF "RANCHO FELIZ", ON FILE IN THE PIMA COUNTY RECORDER'S OFFICE, IN BOOK 29 OF MAPS AND PLATS, AT PAGE 67;

THENCE ALONG SAID NORTH BOUNDARY LINE, SOUTH 60°25'21" WEST, 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OVERTON ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 603.02 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 60°25'21" EAST;

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Environmental Services | Flood Control & Drainage | Land Development | Land Surveying  
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**EXHIBIT "B"**  
**(CONTINUED)**

EEC No. 12048  
CDO\_RW\_NORTH  
PAGE 2 OF 5

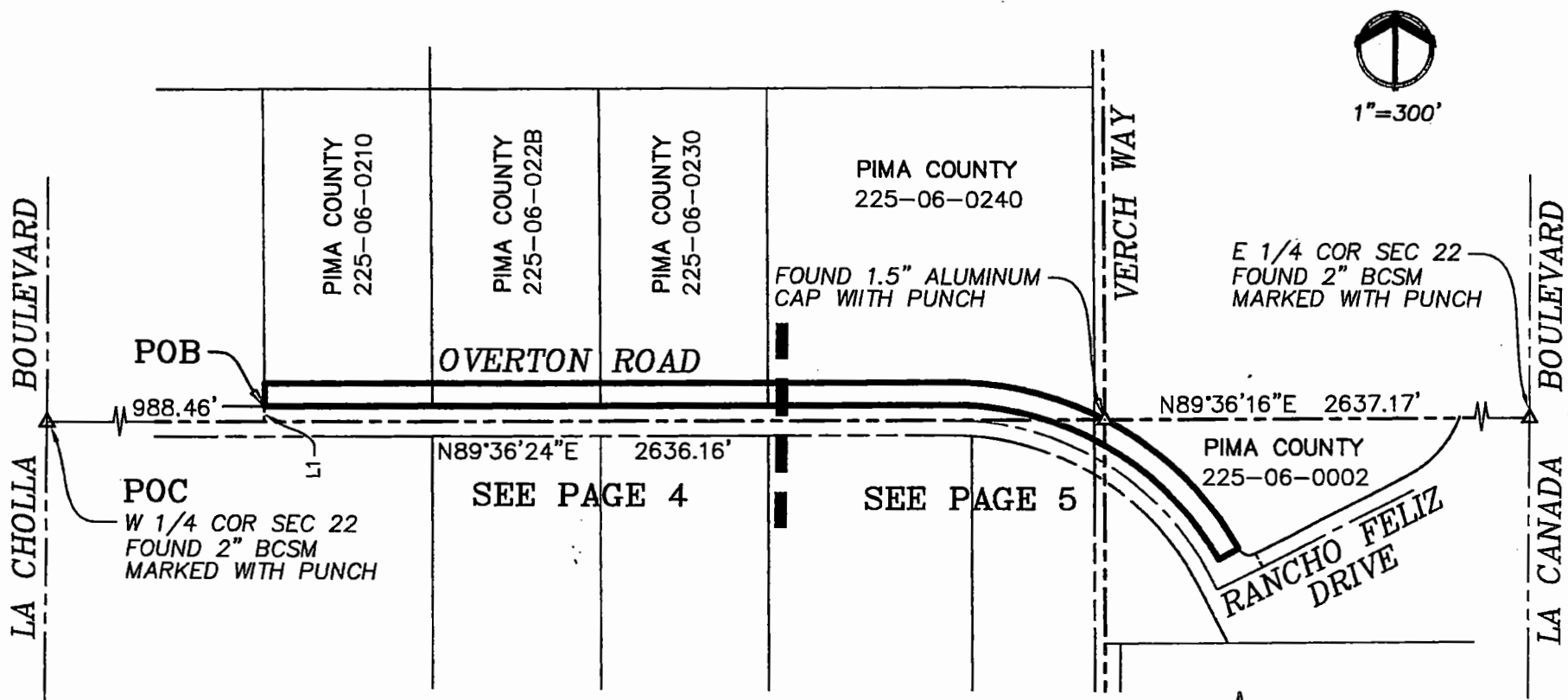
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 61°24'29", AN ARC LENGTH OF 646.30 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°36'24" WEST, A DISTANCE OF 1,339.68 FEET TO THE **POINT OF BEGINNING**.

Prepared by:  
**ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.**

PATRICIA GAJDA, RLS





▲ FOUND MONUMENT AS SHOWN  
AND DESCRIBED

LINE	BEARING	DISTANCE
1	N00°23'36"W	30.00'

**Basis of Bearings:**

The bearing being S89°39'00.18"W as  
measured between Pima County DOT-  
City of Tucson Geodetic Control Point  
(7)T13 and Pima County DOT- City of  
Tucson Geodetic Control Point (7)T01.



**DEPICTION OF EXHIBIT "B"**  
**RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM

PIMA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.

4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625



10/27/14

EEC NO. 12048

PAGE 3 OF 5



1"=100'

PIMA COUNTY  
225-06-0210PIMA COUNTY  
225-06-022BPIMA COUNTY  
225-06-0230

2 POB

TOTAL AREA  
2.076 ACRES ±

N89°36'24"E

1339.59' →

S89°36'24"W

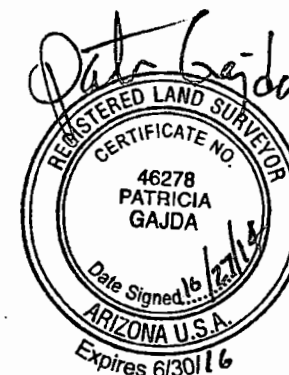
1339.68' →

OVERTON ROAD

DEDICATED PER BOOK 5, PAGE 41 OF ROAD MAPS

MATCHLINE - SEE PAGE 5

LINE	BEARING	DISTANCE
1	N00°23'36"W	30.00'
2	N00°34'32"W	45.00'

**DEPICTION OF EXHIBIT "B"**  
**RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&amp;SRM

PIMA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.

4625 E. FT. LOWELL RD.

TUCSON, ARIZONA 85712 520-321-4625



10/27/14

EEC NO. 12048

PAGE 4 OF 5

MATCHLINE - SEE PAGE 4

PIMA COUNTY  
225-06-0240

PIMA COUNTY  
225-06-1120



1"=100'

N89°36'24"E 1339.59'

S89°36'24"W 1339.68'

TOTAL AREA  
2.076 ACRES ±

**OVERTON ROAD**

DEDICATED PER BOOK 5, PAGE 41 OF ROAD MAPS

N00°57'53"W  
(RADIAL)

N00°59'08"W  
(RADIAL)

FOUND 1.5" ALUMINUM  
CAP WITH PUNCH

PIMA COUNTY  
225-06-0002

L=646.30' R=603.02'  
Δ=61°24'29"

L=694.30' R=648.02'  
Δ=61°23'13"

S60°25'21"W  
45.00'(R)

L=38.29'  
R=25.00'  
Δ=87°44'42"

LINE	BEARING	DISTANCE
3	N28°12'24"W	30.00'

- △ FOUND MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2" BRASS CAP
- (R) RADIAL

VERCH WAY

N27°23'58"W  
37.57'

**RANCHO FELIZ DRIVE**  
DEDICATED PER  
BOOK 29, PAGE  
67 OF MAPS &  
PLATS



**DEPICTION OF EXHIBIT "B"**  
**RIGHT-OF-WAY**

SEC. 22, T-12-S, R-13-E, G&SRM  
PIMA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.

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10/27/14

EEC NO. 12048  
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