



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 6, 2018

Resolution No. 2018-_____ providing for the vacation and abandonment of Wilma Dell Road and
Title: Release of Easements.
File A-0027

Introduction/Background:

The abandonment applicant, Grannon Properties, LLC has requested an abandonment of Wilma Dell Road and release of platted easements. The roadway is a planned development roadway lying within Section 29, Township 13, Range 13 G&SRM, Pima County, Arizona, as shown on attached Location Map.

Discussion:

The subject roadway and easements were dedicated to Pima County per plat recorded on August 22, 1984 in Book 37 of Maps and Plats at Page 85. These roadways have never been built and the applicant is requesting the abandonment and release to allow for re-plat of the undeveloped Subdivision.

Conclusion:

This abandonment and release 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. The existing platted easements will be released and included in a re-plat of the subdivision. County has determined that the subject roadway is 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 modified plat, which will eliminate the public roadway and create a private road.

Recommendation:

Staff recommends that the Pima County Board of Directors approve Resolution No. 2018-_____.

Fiscal Impact:

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

Board of Supervisor District:

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Real Property Services Telephone: 724-6309

Contact: Tim Murphy Telephone: 724-6379

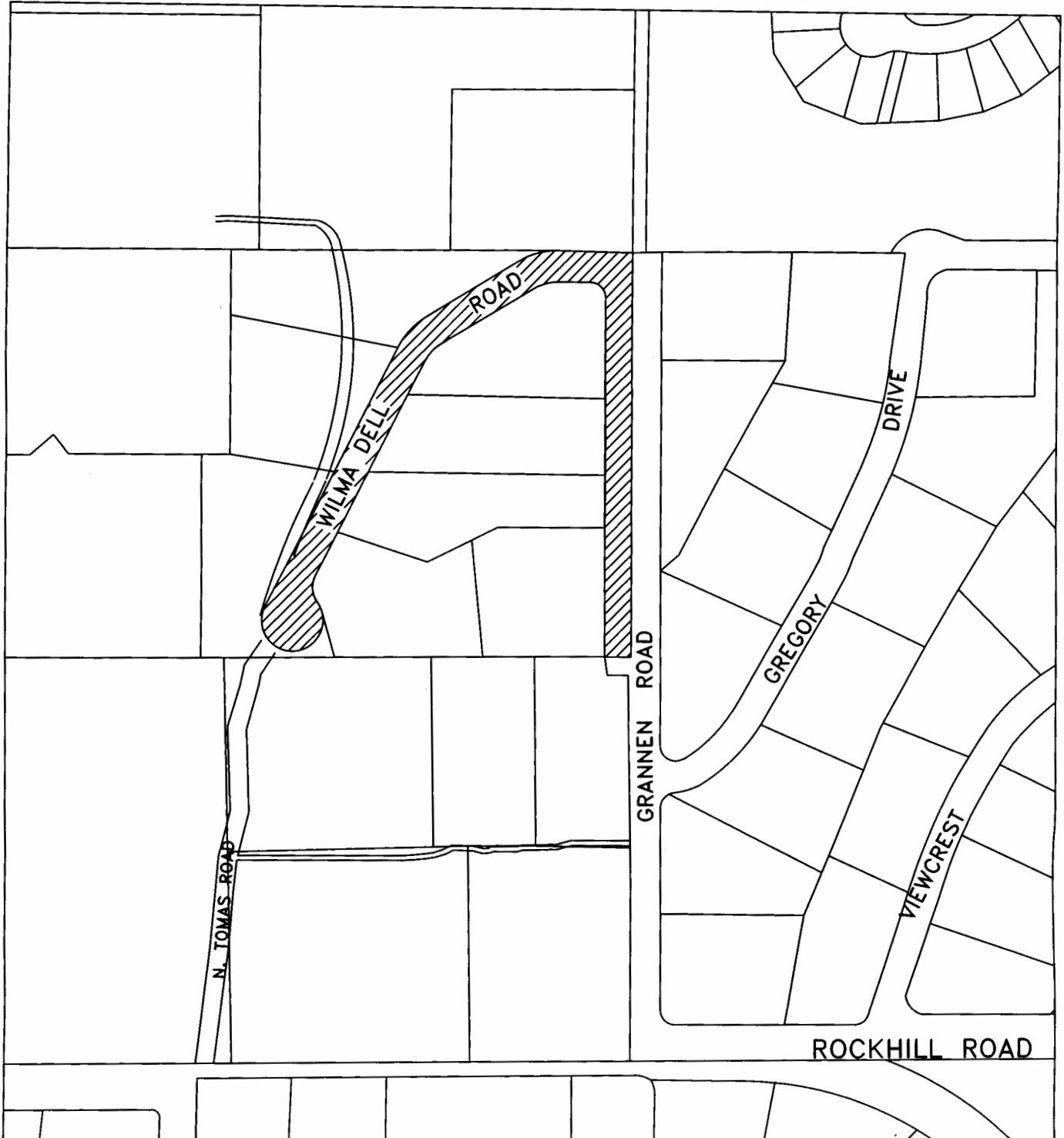
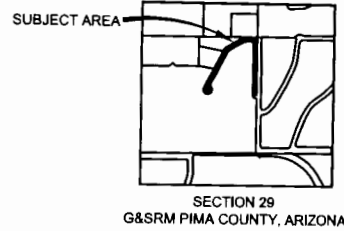
Department Director Signature/Date: [Signature] 10/17/2018

Deputy County Administrator Signature/Date: [Signature] 10/19/18

County Administrator Signature/Date: C. D. [Signature] 10/19/18

LOCATION MAP

SECTION 29
TOWNSHIP 13 SOUTH
RANGE 13 EAST



MILLERS PUESTO ABANDONMENT



18033

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

DRAWING NOT TO SCALE

DRAWN BY: SBUTLER

DATE JULY 2018

RESOLUTION NO. 2018 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF WILMA DELL ROAD, A PLANNED
DEVELOPMENT ROADWAY AS PIMA COUNTY ROAD
ABANDONMENT NO. A-0027, AND RELEASE OF PLATTED
EASEMENTS WITHIN SECTION 29, TOWNSHIP 13 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 Wilma Dell Road, a public roadway, in Millers Puesto, a planned development and subdivision recorded in Book 37, at Page 85, of Maps and Plats, and release of platted easements; said roadway and easements being more particularly described and depicted in attached Exhibits "A," "B" and "C" and "D" (the "Roadway and Easements").
2. The Roadway and Easements were created by subdivision plat dedication, 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 Title Security Agency, LLC, a Delaware limited liability company, as Trustee Under Trust No. 201812-S ("Grantee") pursuant to A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

NOW, THEREFORE, BE IT RESOLVED,

The public roadway and easements described and depicted in Exhibits "A," "B," "C" and "D" will be disposed of by vacation by Quit Claim Deed to Grantee and Release of Easement, 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 subject roadway shall be deemed to be vacated, title shall vest in the Grantee, and the Easements shall be released.

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

Chairman, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

Clerk of the Board



Deputy County Attorney

BOS Approval: 11/6/2018

S29/T13S/R13E

File A-0027

Agent: TM

**DOT# 1
PG 1 OF 3**

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

Right of way located within a portion of the South Half (S1/2) of Section 29, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona. Being that subdivision plat recorded in Book 37 at Page 085 named Millers Puesto and said road being more particularly described as follows:

COMMENCING at the south quarter corner of Section 29, found monument is a brass cap in the centerline of West Goret Road from whence the center of section 29 (1/2" rebar) bears N 00°07'00"W (basis of bearing) at a distance of 2619.81 feet;

THENCE N00°07'00"W, (Plat & Measured) a distance of 655.02' (654.68'-PLAT) to a found ¾" rebar being the southeast corner of Millers Puesto;

THENCE S 89°45'18" W, a distance of 45.00';

THENCE N 00°07'00" W, a distance of 580.14 to the point of curvature of a tangent curve, concave to the southwest and being the POINT OF BEGINNING;

THENCE North along the arc of said curve, to the left, having a radius of 25.00' and a central angle of 90°03'39" for an arc distance of 39.30' to the point of tangency;

THENCE S 89°49'21" W, a distance of 54.92' to the point of curvature of a tangent curve, concave to the south;

THENCE West along the arc of said curve, to the left, having a radius of 75.00' and a central angle of 30°15'00" for an arc distance of 39.60' to the point of tangency;

THENCE S 59°34'21" W, a distance of 175.00' to the point of curvature of a tangent curve, concave to the southeast;

THENCE Southwest along the arc of said curve, to the left, having a radius of 75.00' and a central angle of 32°22'52" for an arc distance of 42.39' to the point of tangency;

THENCE S 27°11'29" W, a distance of 389.24' to the point of curvature of a non-tangent curve, concave to the east;

THENCE Southwest along the arc of said curve, to the left, having a radius of 40.00' and a central angle of 63°36'44" for an arc distance of 44.41' to the point of curvature of a reverse curve concave to the north.;

**DOT# 1
PG 2 OF 3**

THENCE Southeasterly, Southwesterly and Northwesterly along the arc of said reverse curve, to the right, having a radius of 50.00' and a central angle of 243°34'48" for an arc distance of 212.56' to the point of tangency;

THENCE N 27°11'29" E, a distance of 469.87' to the point of curvature of tangent curve, concave to the southeast;

THENCE Northeast along the arc of said curve, to the right, having a radius of 125.00' and a central angle of 32°22'52" for an arc distance of 70.64' to the point of tangency;

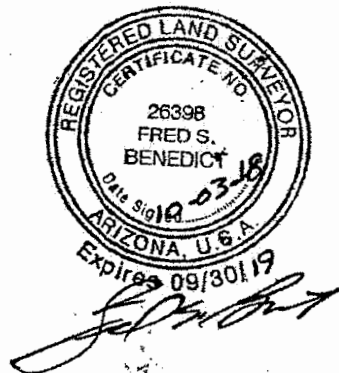
THENCE N 59°34'21" E, a distance of 175.00' to the point of curvature of a tangent curve, concave to the southeast;

THENCE Northeast along the arc of said curve, to the right, having a radius of 125.00' and a central angle of 30°15'00" for an arc distance of 66.00' to its intersection with the north line of Millers Puesto;

THENCE N 89°50'41"E along and upon said line, a distance of 80.00';

THENCE S 00°07'00" E, a distance of 75.00' to the POINT OF BEGINNING.

Fred Benedict
October 3, 2018



MILLERS PUESTO LOTS 1 THRU 8

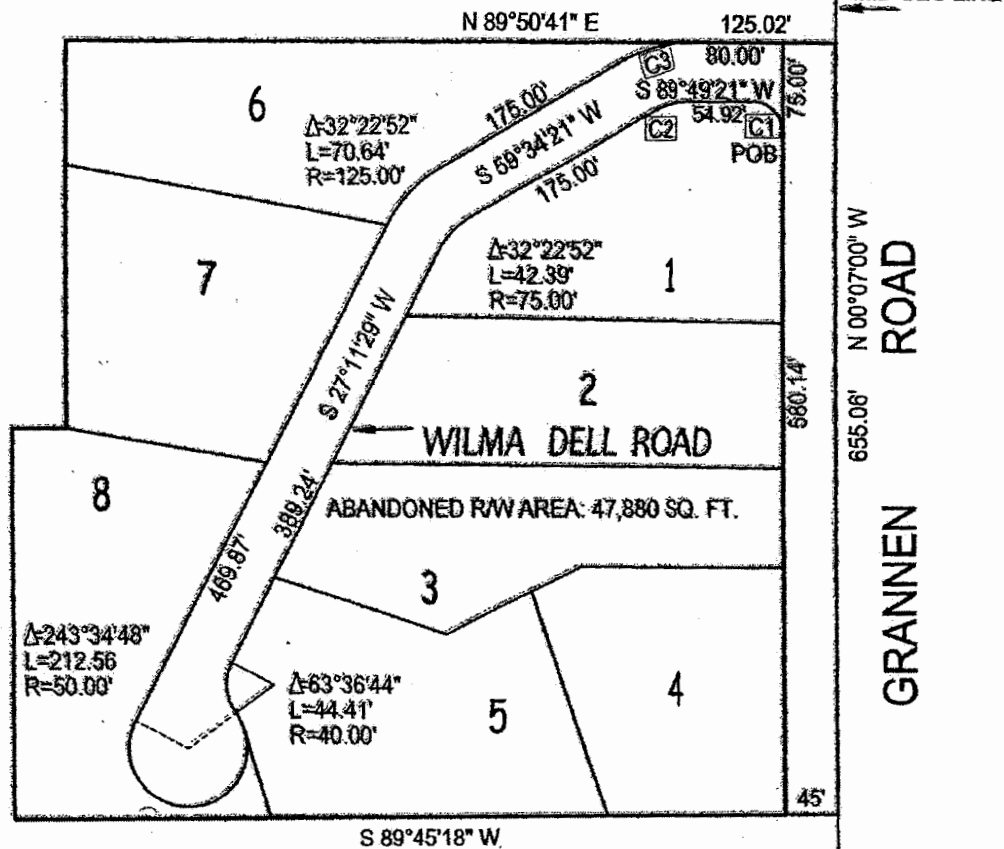
BEING THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29 & PART OF THE
S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 13 S,
RANGE 13 E, G&SRM, PIMA COUNTY, STATE OF ARIZONA AND RECORDED
IN BOOK 37 AT PAGE 085.

DOT #1

PG 3 OF 3

1" = 150'

DEPICTION OF EXHIBIT "A" RIGHT OF WAY ABANDONMENT



CURVE TABLE

Id	Delta	Radius	Arc Length
C1	90°03'39"	25.00'	39.30'
C2	30°15'00"	75.00'	39.60'
C3	30°15'00"	125.00'	66.00'



10-03-2018
FRED BENEDICT

S 1/4 COR
BRASS CAP

W. GORET ROAD

EXHIBIT 'B'
LEGAL DESCRIPTION
WATER LINE EASEMENT ABANDONMENT

Easement located within a portion of the South Half (S1/2) of Section 29, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona. Being that subdivision plat recorded in Book 37 at Page 085 named Millers Puesto and said easement being more particularly described as follows:

COMMENCING at the corner common to lots 7 and 8 of Millers Puesto, being a point on the west right of way line of North Wilma Dell Road and being the POINT OF BEGINNING;

THENCE S27°11'29"W along and upon said right of way line, a distance of 7.88';

THENCE N80°42'08"W, a distance of 168.13';

THENCE N00°11'13"W, a distance of 7.60' to the southwest corner of lot 7:

THENCE N00°11'13"W along and upon the west line of Millers Puesto, a distance of 138.50';

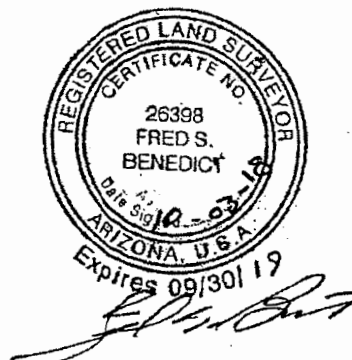
THENCE N89°48'47"E, a distance of 15.00';

THENCE S00°11'13"E, a distance of 133.40';

THENCE S80°42'08"E, a distance of 160.27' to its intersection with the west right of way line of North Wilma Dell Road;

THENCE S27°11'29"W along and upon said right of way line, a distance of 7.88' to the POINT OF BEGINNING.

Fred Benedict
Certificate no. 26398
October 3, 2018



MILLERS PUESTO LOTS 1 THRU 8

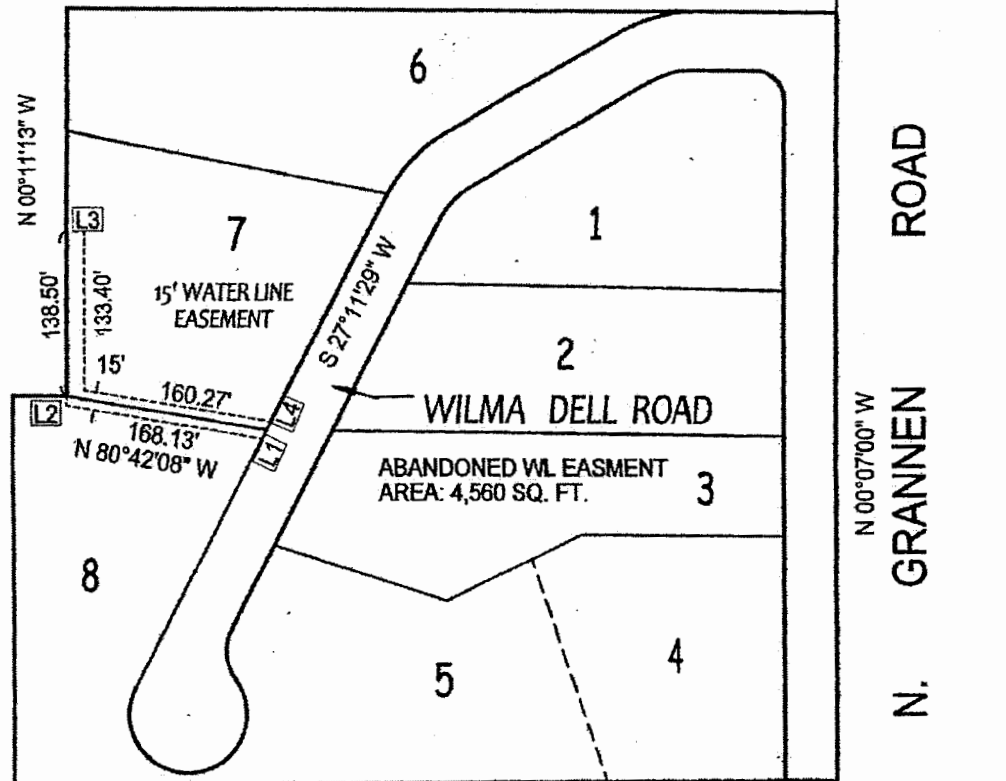
BEING THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29 & PART OF THE
S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 13 S,
RANGE 13 E, G&SRM, PIMA COUNTY, STATE OF ARIZONA AND RECORDED
IN BOOK 37 AT PAGE 085.

DOT#6
PG 2 OF 2

1" = 150'



DEPICTION OF EXHIBIT B WATER LINE EASEMENT ABANDONMENT



EASEMENT LINE TABLE

Id	Bearing	Distance
L1	S 27°11'29" W	7.88'
L2	N 00°11'13" W	7.60'
L3	N 89°48'47" E	15.00'
L4	S 27°11'29" W	7.88'



10-03-2018
FRED BENEDICT

DOT #3

PG 1 OF 2

EXHIBIT ' C
LEGAL DESCRIPTION OF NO ACCESS EASEMENT ABANDONMENT

Easement located within a portion of the South Half (S1/2) of Section 29, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona. Created by that subdivision plat recorded in Book 37 at Page 085 named Millers Puesto and said easement being more particularly described as follows:

COMMENCING at the south quarter corner of Section 29, found monument is a brass cap in the centerline of West Goret Road from whence the center of section 29 (1/2" rebar) bears N 00°07'00"W (basis of bearing) at a distance of 2619.81 feet;

THENCE N00°07'00"W, (Plat & Measured) a distance of 655.02' (654.68'-PLAT) to a found 3/4" rebar being the southeast corner of Millers Puesto;

THENCE S89°45'18"W, a distance of 45.00' to the POINT OF BEGINNING;

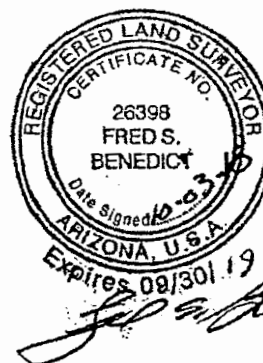
THENCE N00°07'00"W, a distance of 579.92';

THENCE N89°29'24"W, a distance of 1.00';

THENCE S00°07'00"E, a distance of 579.94';

THENCE N89°45'18"E, a distance of 1.00' to the POINT OF BEGINNING.

Fred Benedict
Certificate no. 26398
October 3, 2018



MILLERS PUESTO
LOTS 1 THRU 8

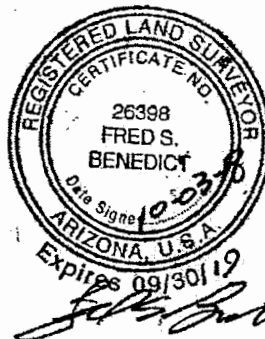
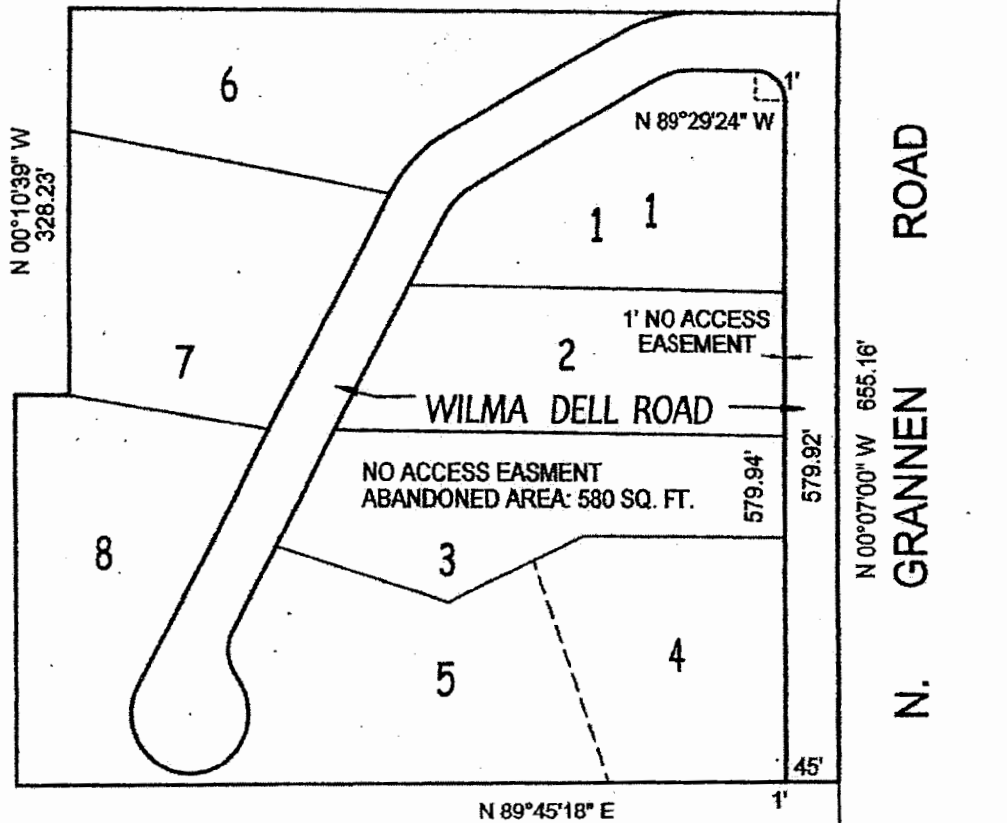
BEING THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29 & PART OF THE
S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 13 S,
RANGE 13 E, G&SRM, PIMA COUNTY, STATE OF ARIZONA AND RECORDED
IN BOOK 37 AT PAGE 085.

DOT #3

PG 2 OF 2

1" = 150'

DEPICTION OF EXHIBIT C
NO ACCESS EASEMENT ABANDONMENT



10-03-2018
FRED BENEDICT

S 1/4 COR SEC 29
BRASS CAP

W. GORET ROAD

DOT #5
1 OF 4

EXHIBIT D
LEGAL DESCRIPTION
ELECTRICAL EASEMENT ABANDONMENT

Easement located within a portion of the South Half (S1/2) of Section 29, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona. Being that subdivision plat recorded in Book 37 at Page 085 named Millers Puesto and said road being more particularly described as follows:

COMMENCING at the south quarter corner of Section 29, found monument is a brass cap in the centerline of West Goret Road from whence the center of section 29 (1/2" rebar) bears N 00°07'00"W (basis of bearing) at a distance of 2619.81 feet;

THENCE N00°07'00"W, (Plat & Measured) a distance of 655.02' (654.68'-PLAT) to a found 3/4" rebar being the southeast corner of Millers Puesto;

THENCE S 89°45'18" W, a distance of 45.00';

THENCE N 00°07'00" W, a distance of 580.14 to the point of curvature of a tangent curve, concave to the southwest;

THENCE North along the arc of said curve, to the left, having a radius of 25.00' and a central angle of 36°55'51" for an arc distance of 16.11' a point of curvature and being the POINT OF BEGINNING;

THENCE North along the arc of said curve, to the left, having a radius of 25.00' and a central angle of 53°07'48" for an arc distance of 23.18' a point of tangency;

THENCE S 89°49'21" W, a distance of 54.92' to the point of curvature of a tangent curve, concave to the south;

THENCE West along the arc of said curve, to the left, having a radius of 75.00' and a central angle of 30°15'00" for an arc distance of 39.60' to the point of tangency;

THENCE S 59°34'21" W, a distance of 175.00' to the point of curvature of a tangent curve, concave to the southeast;

THENCE Southwest along the arc of said curve, to the left, having a radius of 75.00' and a central angle of 32°22'52" for an arc distance of 42.39' to the point of tangency;

THENCE S 27°11'29" W, a distance of 389.24' to the point of curvature of a non-tangent curve, concave to the east;

DOT #5

2 OF 4

THENCE Southwest along the arc of said curve, to the left, having a radius of 40.00' and a central angle of 63°36'44" for an arc distance of 44.41' to the point of curvature of a reverse curve concave to the north;

THENCE Southeasterly, Southwesterly and Northwesterly along the arc of said reverse curve, to the right, having a radius of 50.00' and a central angle of 243°34'48" for an arc distance of 212.56' to the point of tangency;

THENCE N 27°11'29" E, a distance of 469.87' to the point of curvature of tangent curve, concave to the southeast;

THENCE Northeast along the arc of said curve, to the right, having a radius of 125.00' and a central angle of 32°22'52" for an arc distance of 70.64' to the point of tangency;

THENCE N 59°34'21" E, a distance of 175.00' to the point of curvature of a tangent curve, concave to the southeast;

THENCE Northeast along the arc of said curve, to the right, having a radius of 125.00' and a central angle of 30°15'00" for an arc distance of 66.00' to its intersection with the north line of Millers Puesto;

THENCE S 89°50'41"W along and upon said north line, a distance of 50.95' to the point of curvature of a non-tangent curve concave to the southeast;

THENCE Southwest along the arc of said curve, to the left, having a radius of 135.00' and a central angle of 08°04'45" for an arc distance of 19.04' to the point of tangency;

THENCE S 59°34'21" W, a distance of 175.00' to the point of curvature of a tangent curve, concave to the southeast;

THENCE Southwest along the arc of said curve, to the left, having a radius of 135.00' and a central angle of 32°22'52" for an arc distance of 76.30' to the point of tangency;

THENCE S 27°11'29" W, a distance of 469.87' to the point of curvature of a non-tangent curve, concave to the north;

THENCE Southeasterly and Northwesterly along the arc of said curve, to the left, having a radius of 60.00' and a central angle of 243°34'48" for an arc distance of 255.08' to the point of curvature of a reverse curve concave to the east.;

THENCE north along the arc of said curve, to the right, having a radius of 30.00' and a central angle of 63°36'44" for an arc distance of 33.31' to the point of tangency;

DOT #5
3 OF 4

THENCE N 27°11'29" E, a distance of 389.24' to the point of curvature of a tangent curve, concave to the southeast;

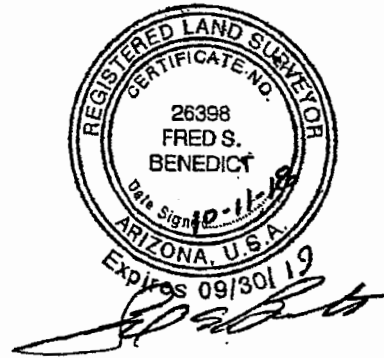
THENCE Northeast along the arc of said curve, to the right, having a radius of 65.00' and a central angle of 32°22'52" for an arc distance of 36.74' to the point of tangency;

THENCE N 59°34'21" E, a distance of 175.00' to the point of curvature of a tangent curve, concave to the south;

THENCE East along the arc of said curve, to the right, having a radius of 65.00' and a central angle of 30°15'00" for an arc distance of 34.32' to the point of tangency;

THENCE N 89°49'21" E, a distance of 74.92' to the POINT OF BEGINNING.

Fred Benedict
October 11, 2018



MILLERS PUESTO LOTS 1 THRU 8

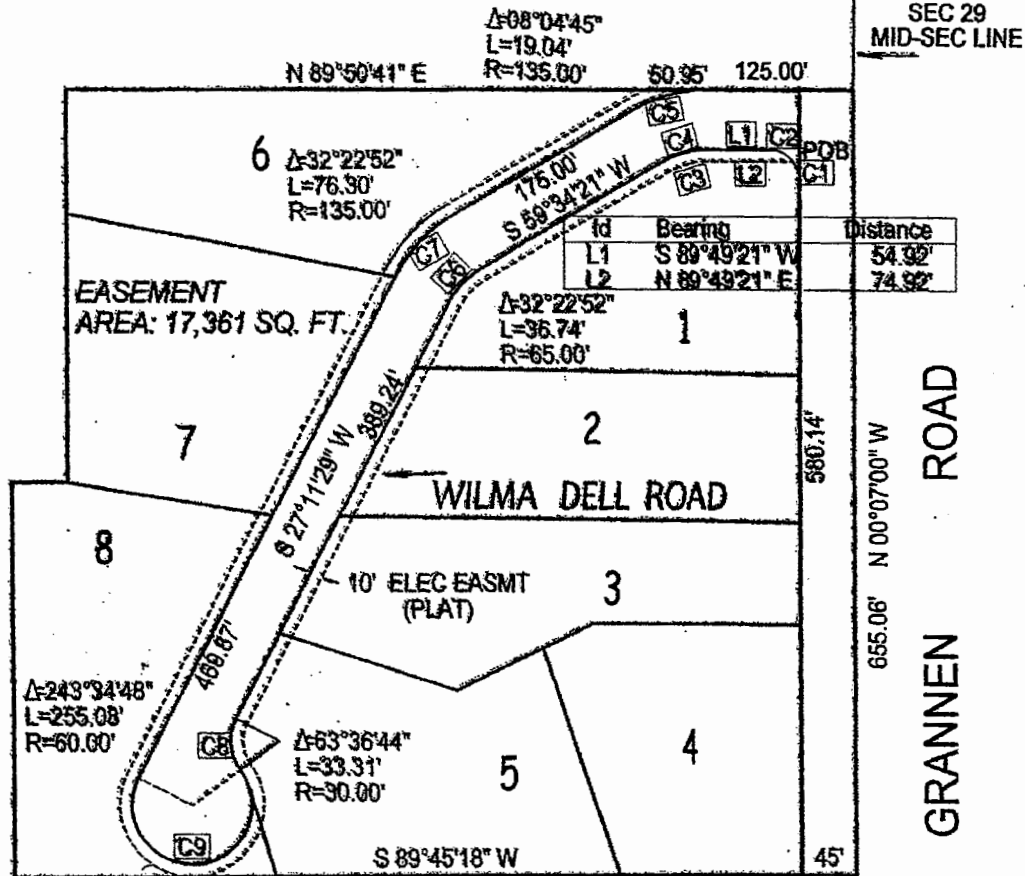
DOT #5

PG 4 OF 4

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S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 13 S,
RANGE 13 E, G&SRM, PIMA COUNTY, STATE OF ARIZONA AND RECORDED
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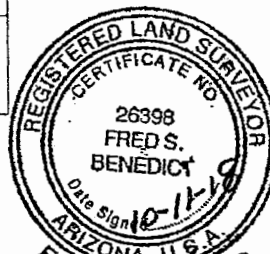
1" = 150'

DEPICTION OF "EXHIBIT D ELECTRICAL EASEMENT ABANDONMENT



Id	Delta	Radius	Arc Length
C1	36°55'51"	25.00'	16.11'
C2	53°07'48"	25.00'	23.18'
C3	30°15'00"	65.00'	34.32'
C4	30°15'00"	75.00'	39.60'
C5	30°15'00"	125.00'	66.00'

Id	Delta	Radius	Arc Length
C6	32°22'52"	75.00'	42.39'
C7	32°22'52"	125.00'	70.64'
C8	63°36'44"	40.00'	44.41'
C9	243°34'48"	50.00'	212.56'



10-11-2018
FRED BENEDICT

N 00°07'00" W
655.02'

W. GORET ROAD

S 1/4 COR SEC 29
BRASS CAP