



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 15, 2019

Title: Seeking Permission to Advertise the Establishment of Valencia Road under Road Proceeding No. 3032.

Introduction/Background:

Seeking permission by the Board of Supervisors to advertise Road Proceeding No. 3032 - Valencia Road on October 18 and October 25, 2019 in the Daily Territorial. This segment of Valencia Road is a new roadway.

Discussion:

The purpose of Road Proceeding No. 3032 is to establish the new alignment of Valencia Road. The Department is seeking permission from the Board of Supervisors to advertise this Road Establishment as is required by A.R.S. 28-6702.

Conclusion:

If Approved: The Department will proceed to advertise the Road Establishment under Road Proceeding No. 3032 on October 18 and October 25, 2019 in the Daily Territorial and would meet the requirements as defined in A.R.S. 28-6703.

If Denied: The Department will not advertise Road Proceeding No. 3032 and will not pursue the establishment of Valencia Road as a new road right-of-way.

Recommendation:

The Department of Transportation recommends that the Board of Supervisors approve the request to advertise.

Fiscal Impact:

Funding for future maintenance on this new roadway would come from County HURF.

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Transportation Telephone: 724-6410

Contact: Claire R. Logue Telephone: 724-6737

Department Director Signature/Date: Anam. Olwan 9/18/19

Deputy County Administrator Signature/Date: [Signature] 9/19/19

County Administrator Signature/Date: C. Deulbeury 9/20/19

PETITION FOR ESTABLISHMENT OF PUBLIC HIGHWAY

ROAD PROCEEDING No. 3032

Honorable Board of Supervisors
Pima County, Arizona

Honorable Members of the Board of Supervisors:

The Pima County Engineer respectfully petitions that, pursuant to A.R.S. § 28-6701(B), the Board of Supervisors establish and declare Valencia Road as a County Highway this road being more fully described in the attached Exhibit.

Dated this 18th day of September, 2019

Ana M. Olivares

Ana M. Olivares, P.E., Pima County Engineer

NOTICE OF PUBLIC HEARING

PIMA COUNTY BOARD OF SUPERVISORS

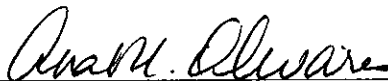
Notice is hereby given that the Pima County Board of Supervisors will hold a public hearing for the proposed Establishment of Valencia Road. This county road is situated within portions of Sections 13 and 24, Township 15 South, Range 15 East, and Sections 17, 18 and 19, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBITS

The public hearing for the Establishment of this road will be held on **Tuesday, November 5, 2019 at 9:00 A.M.**, or thereafter, located at the Pima County Administration Building, Board of Supervisors Hearing Room, 130 West Congress, 1st Floor, Tucson, Arizona.

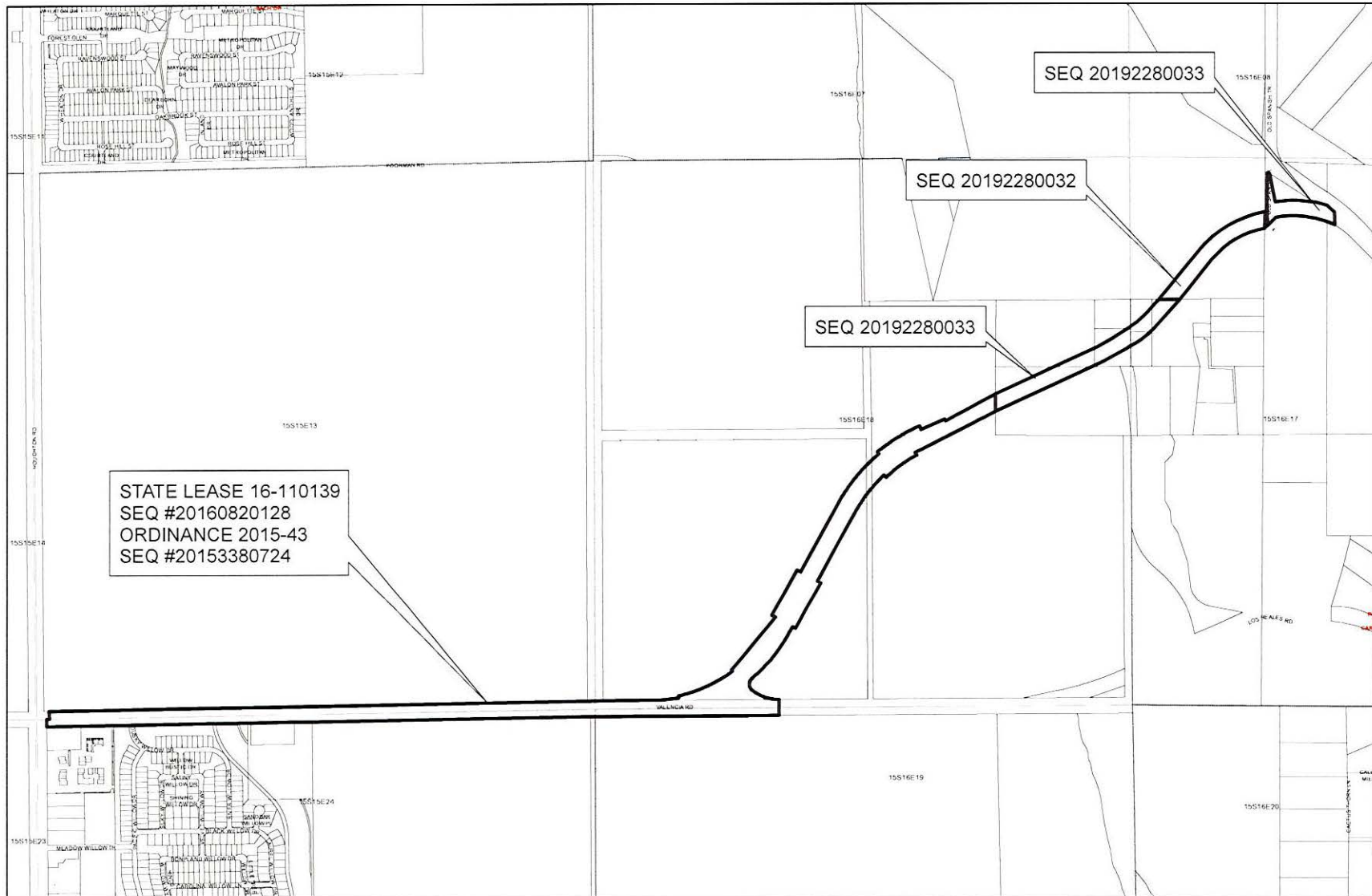
A copy of the proposed Establishment for the aforementioned road can be obtained at the Pima County Department of Transportation, Mapping and Records, 201 North Stone Avenue, 5th Floor or by calling (520) 724-6410.

Dated this 18th day of September, 2019



Ana M. Olivares, P.E., Director
Pima County Department of Transportation

VALENCIA ROAD ROAD PROCEEDING #3032 LOCATION MAP DEPICTION OF EXHIBITS



PIMA COUNTY DEPARTMENT OF TRANSPORTATION



VALENCIA ROAD ESTABLISHMENT #3032



PCREA
PIMA CO REAL PROPERTY SERVICES
PICKUP



SEQUENCE: 20160820128
NO. PAGES: 1
AS 03/22/2016 11:12:21
PICK UP
AMOUNT PAID: \$0.00

ASSIGNMENT OF RIGHT-OF-WAY

The State Land Commissioner hereby consents to the Assignment of Right-of-Way Number
16-110139 which runs for a perpetual term

(Date of expiration)

and hereby orders that the right of way and all rights therein are hereby assigned and transferred to:

PIMA COUNTY

201 N. Stone Avenue 6th Floor
Tucson, Arizona 85701-1215

This assignment is made pursuant to application to assign the right-of-way made by ASSIGNOR(S):

CITY OF TUCSON

and pursuant to application for the assumption of said right-of-way made by ASSIGNEE(S):

PIMA COUNTY

and in accordance with the laws of the State of Arizona and the rules of the State Land Department.

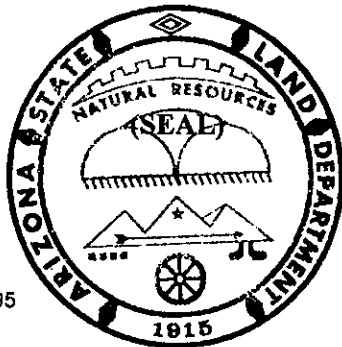
This assignment is made without waiver or relinquishment of any rights of the State of Arizona which may exist under the Right of Way assigned and does not initiate any new rights to the assignee of this Right of Way other than the rights as are set forth in the existing Right of Way. The assignee(s) hereby assumes and agrees to perform all obligations of the grantee under the Right of Way and accepts the Right of Way subject to all existing terms and conditions.

Dated this 10th day of March, 2016.

State of Arizona
State Land Commissioner

By: _____

A handwritten signature in black ink is written over a horizontal line.



F. ANN RODRIGUEZ, RECORDER
Recorded By: GMS
DEPUTY RECORDER
4933

P0230
PIMA CO CLERK OF THE BOARD
PICKUP



SEQUENCE: 20153380724
NO. PAGES: 6
RES 12/04/2015
18:00:00
PICK UP
AMOUNT PAID: \$0.00

RESOLUTION AND ORDER 2015- 89

A RESOLUTION AND ORDER OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ORDERING THAT PUBLIC RIGHT-OF-WAY DE-ANNEXED FROM THE CITY OF TUCSON, ARIZONA BE RETURNED TO PIMA COUNTY

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. Pursuant to A.R.S. § 9-471.03(C), the City of Tucson passed and adopted Ordinance No. 11281 declaring the deannexation of existing City of Tucson right-of-way known as Valencia Road between Old Spanish Trail and Houghton Road (hereafter "Right-of-Way"), which is described as follows:

See Exhibit "A" to this Resolution, Legal Description
See Exhibit "B" to this Resolution, Map


2. On October 6, 2015, the Pima County Board of Supervisors held a public hearing and adopted Ordinance 2015-43, determining that the proposed return of the Right-of-Way to Pima County would serve the public interest.
3. On December 1, 2015, the Pima County Board of Supervisors held a second public hearing, as required by A.R.S. § 9-471.03(F), and at least 20 days before that hearing provided notice by certified mail to each owner of real property subject to taxation adjacent to the Right-of-Way.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, that the public right-of-way described in attached Exhibits A and B is hereby ordered returned to Pima County, as specified in City of Tucson Ordinance No. 11281.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this 1st day of December, 2015.


Chair, Pima County Board of Supervisors

ATTEST:


Clerk, Board of Supervisors

Approved As To Form:


Deputy County Attorney
ANDREW FLAGG

EXHIBIT 'A' to Ordinance 11281
RIGHT-OF-WAY

All those portions of Sections 13 & 24, Township 15 South, Range 15 East, and Sections 18 & 19, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

Parcel 1:

COMMENCING at the south quarter corner of said Section 18;

Thence North $89^{\circ}53'02''$ West, along the south line of said Section 18 (the basis of bearings for this legal description per Pima County Highway Department Road Map Book 11, Page 50), a distance of 678.82 feet to the POINT OF BEGINNING;

Thence North $00^{\circ}06'58''$ East, a distance of 75.00 feet to the point of curvature of a non-tangent curve on the north right-of-way line of Valencia Road (formerly Los Reales Road, as recorded in said Road Map Book 11, Page 50), concave northeasterly, a radial line of said curve through said point having a bearing of South $06^{\circ}08'37''$ West;

Thence northwesterly upon said curve, to the right, having a radius of 470.00 feet and a central angle of $35^{\circ}07'41''$ for an arc length of 288.16 feet to a point of compound curvature concave easterly;

Thence northerly upon said curve, to the right, having a radius of 75.00 feet and a central angle of $98^{\circ}17'27''$ for an arc length of 128.66 feet to a point of reverse curvature concave northwesterly;

Thence northeasterly upon said curve, to the left, having a radius of 1575.00 feet and a central angle of $21^{\circ}06'31''$ for an arc length of 580.26 feet to a point of tangency;

Thence North $28^{\circ}27'14''$ East, a distance of 53.53 feet;

Thence South $61^{\circ}32'46''$ East, a distance of 35.00 feet;

Thence North $28^{\circ}27'14''$ East, a distance of 500.00 feet;

Thence North $61^{\circ}32'46''$ West, a distance of 35.00 feet;

Thence North $28^{\circ}27'14''$ East, a distance of 770.71 feet to a point of curvature of a tangent curve concave southeasterly;

Thence northeasterly upon said curve, to the right, having a radius of 1425.00 feet and a central angle of $17^{\circ}58'18''$ for an arc length of 446.97 feet to a non-tangent line;

Thence South $43^{\circ}34'28''$ East, a distance of 30.00 feet to a point of curvature of a non-tangent curve concave southeasterly, a radial line of said curve through said point having a bearing of North $43^{\circ}34'28''$ West:

Thence northeasterly upon said curve, to the right, having a radius of 1395.00 feet and a central angle of $14^{\circ}59'56''$ for an arc length of 365.18 feet to a non-tangent line;

Thence North $28^{\circ}34'32''$ West, a distance of 30.00 feet to a point of curvature of a non-tangent curve concave southeasterly, a radial line of said curve through said point having a bearing of North $28^{\circ}34'32''$ West;

Thence northeasterly upon said curve, to the right, having a radius of 1425.00 feet and a central angle of $03^{\circ}56'14''$ for an arc length of 97.92 feet to a point of tangency;

Thence North $65^{\circ}21'42''$ East, a distance of 751.60 feet to the east line of the south half of the southwest quarter of the northeast quarter of said Section 18;

Thence North $02^{\circ}30'27''$ West, upon said east line, a distance of 161.93 feet;

Thence South $65^{\circ}21'42''$ West, a distance of 517.60 feet;

Thence North $24^{\circ}38'18''$ West, a distance of 20.00 feet;

Thence South $65^{\circ}21'42''$ West, a distance of 250.00 feet;

Thence North $24^{\circ}38'18''$ West, a distance of 40.00 feet;

Thence South $65^{\circ}21'42''$ West, a distance of 45.00 feet to a point of curvature of a tangent curve concave southeasterly;

Thence southwesterly upon said curve, to the left, having a radius of 1635.00 feet and a central angle of $15^{\circ}11'10''$ for an arc length of 433.35 feet to a non-tangent line;

Thence South 39°49'29" East, a distance of 25.00 feet to a point of curvature of a non-tangent curve concave southeasterly, a radial line of said curve through said point having a bearing of North 39°49'29" West;

Thence southwesterly upon said curve, to the left, having a radius of 1610.00 feet and a central angle of 21°43'17" for an arc length of 610.37 feet to a point of tangency;

Thence South 28°27'14" West, a distance 770.72 feet;

Thence North 61°32'46" West, a distance of 40.00 feet;

Thence South 28°27'14" West, a distance of 500.00 feet;

Thence South 61°32'46" East, a distance of 40.00 feet;

Thence South 28°27'14" West, a distance of 53.52 feet to a point of curvature of a tangent curve concave northwesterly;

Thence southwesterly upon said curve, to the right, having a radius of 1390.00 feet and a central angle of 25°09'53" for an arc length of 610.50 feet to a non-tangent line;

Thence South 36°21'02" East, a distance of 15.00 feet to a point of curvature of a non-tangent curve concave northwesterly, a radial line of said curve through said point having a bearing of South 36°22'52" East;

Thence southwesterly upon said curve, to the right, having a radius of 1405.00 feet and a central angle of 23°21'45" for an arc length of 572.89 feet to a non-tangent line;

Thence South 12°59'45" East, a distance of 20.00 feet to a point of curvature of a non-tangent curve concave northwesterly, a radial line of said curve through said point having a bearing of South 13°01'06" East;

Thence southwesterly upon said curve, to the right, having a radius of 1425.00 feet and a central angle of 10°39'03" for an arc length of 264.90 feet to a non-tangent point on the north right-of-way line of said Valencia Road (formerly Los Reales Road);

Thence North 89°53'02" West, upon said north right-of-way line, a distance of 743.77 feet to a point on the west line of said Section 18;

Thence South 00°19'12" West, a distance of 75.00 feet to the southwest corner of said Section 18;

Thence South 89°53'02" East, upon the south line of said Section 18, a distance of 1965.65 to the POINT OF BEGINNING..

Parcel 2:

The north 75.00 feet of the northwest quarter of said Section 19.

EXCEPT the east 678.82 feet.

Parcel 3:

The north 75.00 feet of said Section 24.

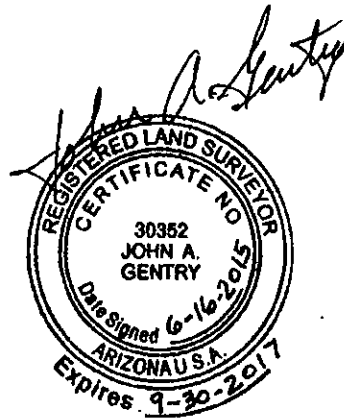
EXCEPT the west 100.00 feet.

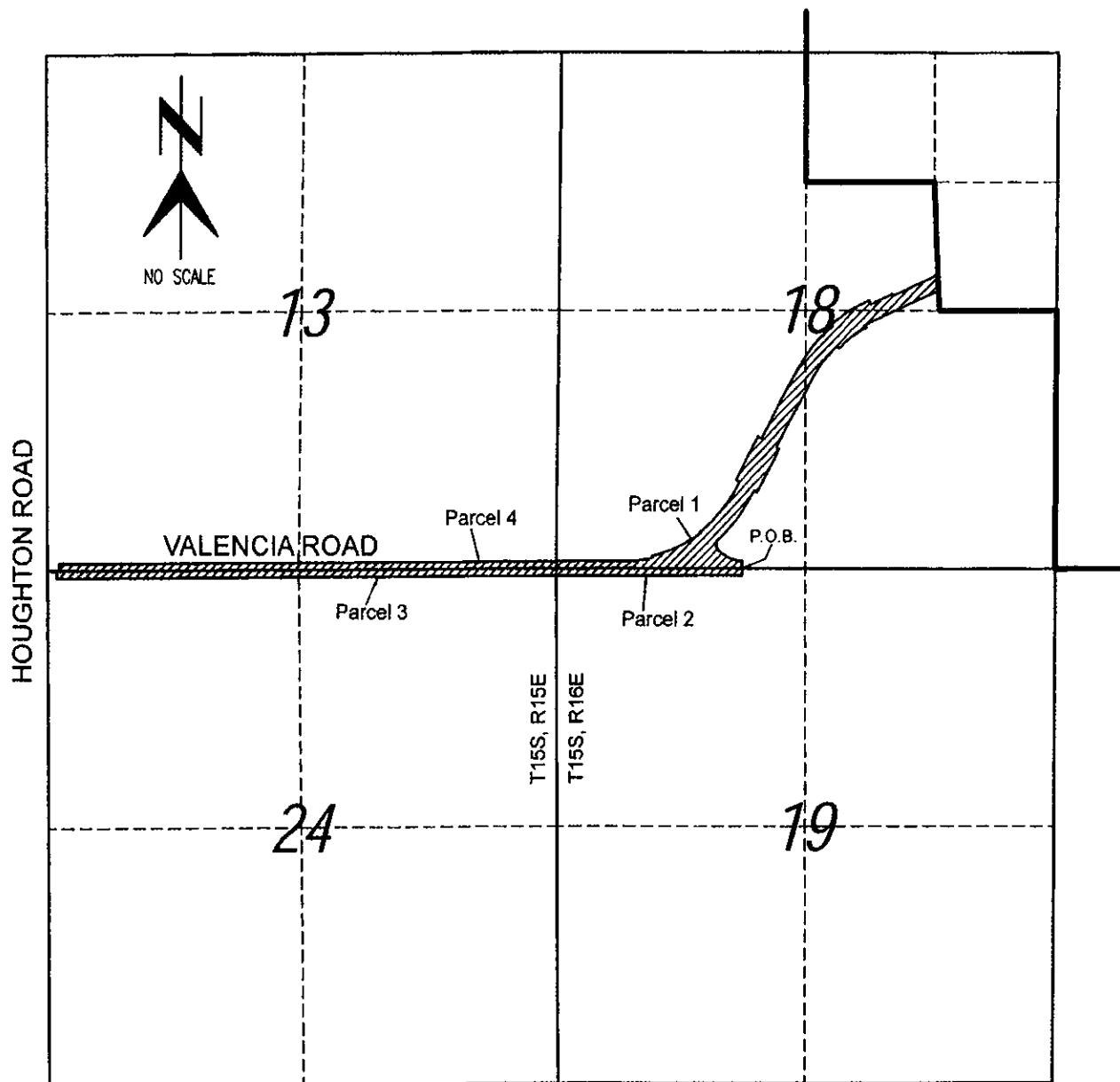
Parcel 4:

The south 75.00 feet of said Section 13.

EXCEPT the west 125.00 feet.

Said parcels contain a total of 44.6 Acres, more or less.





LEGEND

- Existing City Limits per Ordinance Numbers 7034 & 7676
- Proposed De-annexation

Total Proposed De-annexation Area: 44.6 Acres \pm

Sections 13 & 24, T15S, R15E
Sections 18 & 19, T15S, R16E

Drawn: JAG JUN 2015
Scale: NO SCALE
Approved: _____
City Engineer

PROPOSED DE-ANNEXATION
OF VALENCIA ROAD,
EAST OF HOUGHTON ROAD

City of Tucson, Arizona
ENGINEERING DIVISION

PLAN # S-2015-005



SEQUENCE: 20192280032
No. Pages: 11
8/16/2019 8:56 AM

F. ANN RODRIGUEZ, RECORDER
Recorded By: RLL (e-recording)



When Recorded, Please Return to:

Pima County Real Property Services
201 North Stone Avenue, 6th Floor
Tucson, AZ 85701-1215

Exempt from Affidavit of Value per A.R.S. § 11-1134(A)(3).

Special Warranty Deed

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Black Angus Mine, LLC, an Arizona limited liability company, the "Grantor" herein, does hereby convey to PIMA COUNTY, a political subdivision of the State of Arizona, the "Grantee" herein, the following real property (the "Property") situated in Pima County, Arizona, together with all wells, water rights and mineral rights in which Grantor has an interest and appurtenant thereto:

As described and depicted in Exhibit A and Exhibits B-1, B-2, B-3 & B-4 attached hereto.

Subject to all matters of record.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

Dated this 12th day of August, 2019.

Black Angus Mine, LLC, an Arizona limited liability company

By Diamond Ventures, Inc., Manager

By: [Signature]

As: VICE PRESIDENT

Page 1 of 2

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:5/18/18	Right of Way [X]
Agent: TM	File #: PR-0191	S/T/R: 18 T15S R16E	P [] De [X] Do [] E []

When Recorded, Please Return to:

Pima County Real Property Services
201 North Stone Avenue, 6th Floor
Tucson, AZ 85701-1215

Exempt from Affidavit of Value per A.R.S. § 11-1134(A)(3).

Special Warranty Deed

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Black Angus Mine, LLC, an Arizona limited liability company, the "Grantor" herein, does hereby convey to PIMA COUNTY, a political subdivision of the State of Arizona, the "Grantee" herein, the following real property (the "Property") situated in Pima County, Arizona, together with all wells, water rights and mineral rights in which Grantor has an interest and appurtenant thereto:

As described and depicted in **Exhibit A and Exhibits B-1, B-2, B-3 & B-4** attached hereto.


Subject to all matters of record.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

Dated this 12th day of August, 2019.

Black Angus Mine, LLC, an Arizona limited liability company

By Diamond Ventures, Inc., Manager

By: 

As: VICE PRESIDENT

Page 1 of 2

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:5/18/18	Right of Way [X]
Agent: TM	File #: PR-0191	S/T/R: 18 T15S R16E	P [] De [X] Do [] E []

STATE OF ARIZONA

)
) ss

COUNTY OF PIMA

This instrument was acknowledged before me this 13th day of August, 2019, by
Chad Kolodisner as Vice President



Tina L. Raymond
Notary Public

My Commission Expires: July 25, 2022

Page 2 of 2

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 5/18/18	Right of Way [X]
Agent: TM	File #: PR-0191	S/T/R: 18 T15S R16E	P [] De [X] Do [] E []

September 14, 2017
Psomas #7ROC130401

EXHIBIT A

LEGAL DESCRIPTION

Portions of the parcel recorded in Docket 12024, Page 5811 and Page 5815, shown in Book 26 of Surveys at Page 63, Records of Pima County, Arizona, located in the northwest one-quarter of the northwest one-quarter of Section 17 and the southwest one-quarter of the southwest one-quarter of Section 8, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

PARCEL 1 – VALENCIA ROAD RIGHT-OF-WAY

COMMENCING at the North one-sixteenth corner of said Section 17, monumented by a 1-1/2" iron pipe, from which the Northwest corner of said section, monumented by a 1/2" rebar, tagged "MMLS, RLS 18557", bears North 05°01'28" West (basis of bearing for this legal description) a distance of 1331.85 feet as shown in said Book 26 of Surveys at Page 63;

THENCE upon the south line of the northwest one-quarter of the northwest one-quarter of said Section 17, South 88°21'19" East a distance of 169.01 feet to a 1/2" rebar in concrete;

THENCE continue upon said south line, South 88°22'07" East a distance of 77.91 feet to the **POINT OF BEGINNING**;

THENCE North 39°08'45" East a distance of 597.81 feet to a point of curvature of a tangent curve, concave to the southeast;

THENCE northeasterly upon the arc of said curve, to the right, having a radius of 1075.00 feet and a central angle of 32°54'51" for an arc length of 617.55 feet to the westerly right-of-way of Old Spanish Trail as recorded in Book 3 of Road Maps at Page 141-142;

THENCE upon said westerly right-of-way, South 00°30'37" West a distance of 159.58 feet, to a point on the arc of a non-tangent curve, concave to the southeast, a radial line of said curve through said point bears North 21°04'12" West;

THENCE southwesterly upon the arc of said curve, to the left, having a radius of 925.00 feet and a central angel of 29°47'04" for an arc length of 480.85 feet;

THENCE South 39°08'45" West a distance of 482.65 feet to said south line of the northwest one-quarter of the northwest one-quarter of Section 17;

THENCE upon said south line, North 88°22'07" West a distance of 189.11 feet to the **POINT OF BEGINNING**.

Containing an area of 163,427.6 square feet or 3.75 acres, more or less.

See Exhibit B-1, attached hereto and made a part hereof.

TOGETHER WITH:

PARCEL 2 - RIGHT-OF-WAY

COMMENCING at the North one-sixteenth corner of said Section 17, monumented by a 1-1/2" iron pipe, from which the Northwest corner of said section, monumented by a 1/2" rebar, tagged "MMLA, RLS 18557", bears North 05°01'28" West (basis of bearing for this legal description) a distance of 1331.85 feet as shown in said Book 26 of Surveys at Page 63;

THENCE upon the south line of the northwest one-quarter of the northwest one-quarter of said Section 17, South 88°21'19" East a distance of 169.01 feet;

THENCE continue upon said south line, South 88°22'07" East a distance of 551.25 feet to a 1/2" rebar;

THENCE continue upon said south line, South 88°21'59" East a distance of 533.19 feet to the northwest one-sixteenth corner of said section, monumented by a 1/2" rebar, tagged "RLS 29273";

THENCE upon the east line of said northwest one-quarter of the northwest one-quarter, North 02°51'24" West a distance of 327.76 feet to a 1/2" rebar tagged "RLS 25405";

THENCE continue upon said east line, North 02°46'02" West a distance of 220.22 feet to the **POINT OF BEGINNING**;

THENCE continue upon said east line, North 02°46'02" West a distance of 382.79 feet to the easterly right-of-way of Old Spanish Trail as recorded in Book 3 of Road Maps at Page 141-142 and shown in said Book 26 of surveys at Page 63, monumented by a 1/2" rebar, tagged "RLS 29273";

THENCE upon said easterly right-of-way, South 00°30'37" West a distance of 395.68 feet to the southeast corner of said right-of-way, monumented by a 1/2" rebar, tagged "RLS 29273";

THENCE upon the northeasterly prolongation of said right-of-way, North 58°47'31" East a distance of 25.73 feet to the **POINT OF BEGINNING**.

Containing an area of 4,329.7 square feet or 0.10 acres more or less.

See Exhibit B-2, attached hereto and made a part hereof.

TOGETHER WITH:

PARCEL 3 - SLOPE EASEMENT

COMMENCING at the North one-sixteenth corner of said Section 17, monumented by a 1-1/2" iron pipe, from which the Northwest corner of said section, monumented by a 1/2" rebar, tagged "MMLA, RLS 18557", bears North 05°01'28" West (basis of bearing for this legal description) a distance of 1331.85 feet as shown in said Book 26 of Surveys at Page 63;

THENCE upon the south line of the northwest one-quarter of the northwest one-quarter of said Section 17, South 88°21'19" East a distance of 169.01 feet to a 1/2" rebar in concrete;

THENCE continue upon said south line, South 88°22'07" East a distance of 77.91 feet to the northwesterly right-of-way of the aforementioned Parcel 1;

THENCE upon said northwesterly right-of-way, North 39°08'45" East a distance of 597.81 feet to the **POINT OF BEGINNING**;

THENCE North 50°51'15" West a distance of 15.00 feet to a point on the arc of a non-tangent curve, concave to the southeast, a radial line of said curve through said point bears North 50°51'15" West;

THENCE northeasterly upon the arc of said curve, to the right, having a radius of 1090.00 feet and a central angle of 30°39'16" for an arc length of 583.17 feet,

THENCE South 01°57'00" West a distance of 16.21 feet to said northwesterly right-of-way of the aforementioned Parcel 1, being a point on the arc of a non-tangent curve, concave to the southeast, a radial line of said curve through said point bears North 20°31'32" West;

THENCE southwesterly upon the arc of said curve, to the left, having a radius of 1075.00 feet and a central angle of 30°19'43" for an arc distance of 569.04 feet to the **POINT OF BEGINNING**.

Containing an area of 8,641.6 square feet or 0.20 acres, more or less.

See Exhibit B-3, attached hereto and made a part hereof.

TOGETHER WITH:

Parcel 4 - DRAINAGE EASMENT

COMMENCING at the North one-sixteenth corner of said Section 17, monumented by a 1-1/2" iron pipe, from which the Northwest corner of said section, monumented by a 1/2" rebar, tagged "MMLA, RLS 18557", bears North 05°01'28" West (basis of bearing for this legal description) a distance of 1331.85 feet as shown in said Book 26 of Surveys at Page 63;

THENCE upon the south line of the northwest one-quarter of the northwest one-quarter of said Section 17, South 88°21'19" East a distance of 169.01 feet to a 1/2" rebar in concrete;

THENCE continue upon said south line, South 88°22'07" East a distance of 77.91 feet to the northwesterly right-of-way of aforementioned Parcel 1;

THENCE upon said northwesterly right-of-way, North 39°08'45" East a distance of 597.81 feet to a point of curvature of a tangent curve, concave to the southeast;

THENCE northeasterly upon the arc of said curve, to the right, having a radius of 1075.00 feet and a central angle of 30°19'43" for an arc distance of 569.04 feet to the **POINT OF BEGINNING**;

THENCE North 01°57'00" East a distance of 23.76 feet to a point of curvature of a tangent curve, concave southwesterly;

THENCE northwesterly upon the arc of said curve, to the left, having a radius of 267.20 feet and a central angle of 49°04'48" for an arc length of 228.89 feet;

THENCE North 55°55'42" West a distance of 422.22 feet;

THENCE North 42°42'34" East a distance of 57.45 feet to the north line of the northwest one-quarter of the northwest one-quarter of said Section 17;

THENCE continue North 42°42'34" East a distance of 134.81 feet;

THENCE South 38°22'39" East a distance of 136.04 feet to said north line of the northwest one-quarter of the northwest one-quarter of said Section 17;

THENCE continue South 38°22'39" East a distance of 286.53 feet to a point on the arc of a non-tangent curve, concave to the southwest, a radial line of said curve through said point bears North 42°50'44" East;

THENCE southeasterly upon the arc of said curve, to the right, having a radius of 330.58 feet and a central angle of 28°27'21" for an arc length of 164.18 feet to the

westerly right-of-way of Old Spanish Trail as recorded in Book 3 of Road of Maps at Page 141-142;

THENCE upon said westerly right-of-way, South $00^{\circ}30'37''$ West a distance of 122.84 feet to the to the northwesterly right-of-way of aforementioned Parcel 1, lying on the arc of a non-tangent curve, concave to the southeast, a radial line of said curve through said point bears North $17^{\circ}56'24''$ West;

THENCE westerly upon the arc of said curve, to the left, having a radius of 1075.00 feet and a central angle of $02^{\circ}35'08''$ for an arc length of 48.51 feet to the **POINT OF BEGINNING**.

Containing an area of 68,769.2 square feet or 1.58 acres, more or less.

NW. COR., SEC. 17
1/2" REBAR, TAGGED
"MMLA, RLS 18557"

LINE	BEARING	DISTANCE
L1	S 88°21'19" E	169.01'
L2	S 88°22'07" E	77.91'
L3	N 39°08'45" E	597.81'
L4	S 00°30'37" W	159.58'
L5	S 39°08'45" W	482.65'
L6	N 88°22'07" W	189.11'

205-67-006C
BLACK ANGUS MINE LLC
DK. 12024, PG. 5811 & PG. 5815
SEQ. NO. 2003-0671317

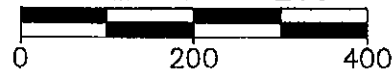
PARCEL 1
PROPOSED VALENCIA RD.
RIGHT-OF-WAY
3.75± ACRES

OLD SPANISH TRAIL
BK. 3 RM, PG. 141-142

N21°04'12"N
100' RADIUS



SCALE: 1" = 200'



(BASIS OF BEARING)
N 05°01'28" W 1331.85'
BK. 26 SURVEYS, PG. 63

P.O.C.
NORTH 1/16 COR.
1-1/2" OPEN IRON PIPE

P.O.B.

NW. 1/16, COR.,
1/2" REBAR,
TAGGED "RLS 29273"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	617.55'	1075.00'	32°54'51"	609.09'	N 55°36'10" E
C2	480.85'	925.00'	29°47'04"	475.45'	S 54°02'16" W

EXHIBIT B-1

PARCEL 1 - RIGHT-OF-WAY

A PORTION OF THE PARCEL RECORDED IN DK. 12024, PG. 5811 & PG. 5815
AND SHOWN IN BK. 26 OF SURVEYS AT PG. 63, RECORDS OF PIMA COUNTY, AZ
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 17, T-15-S, R-16-E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PSOMAS

333 E. Walmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1280 fax
www.psomas.com

7ROC130401

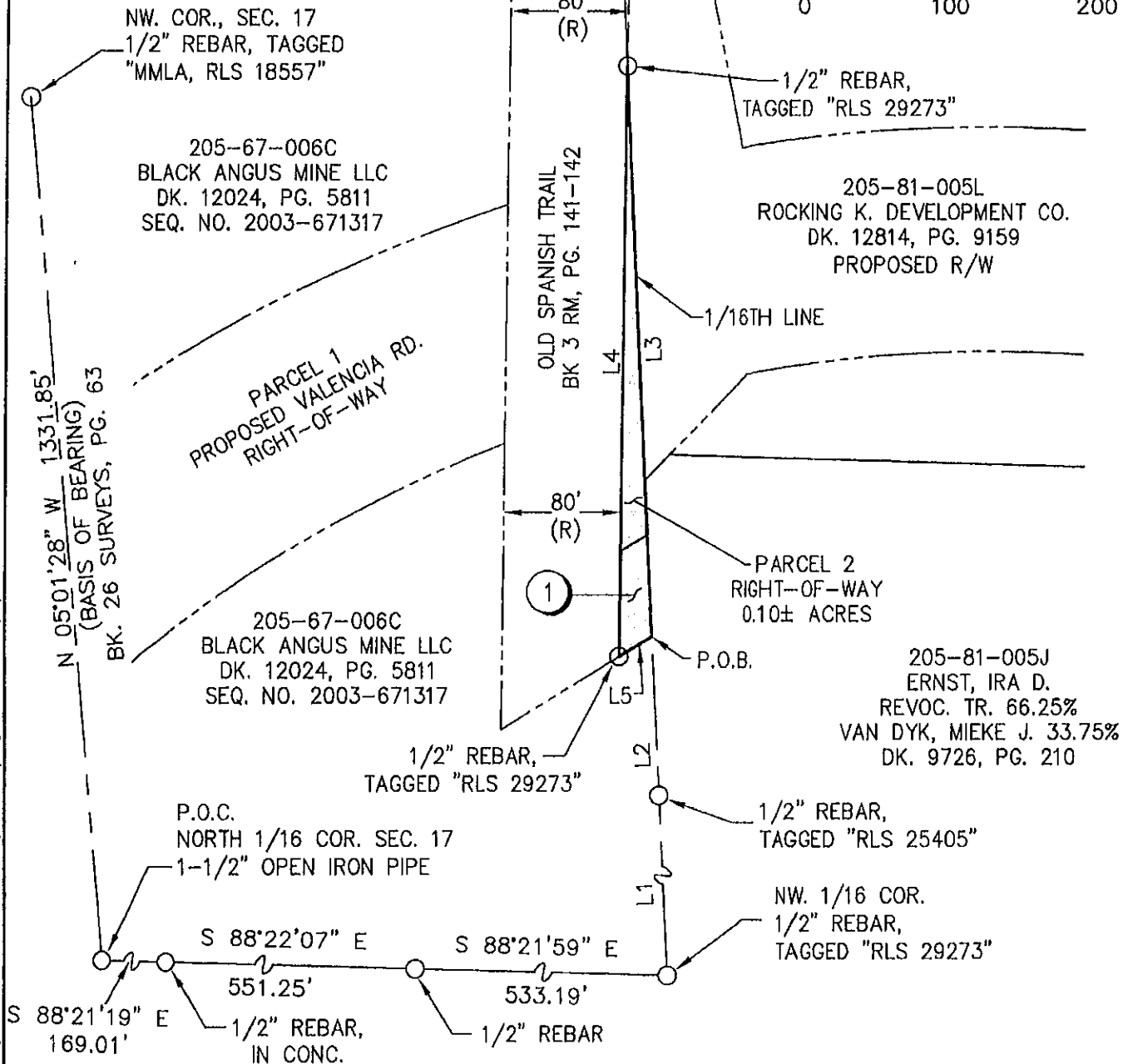
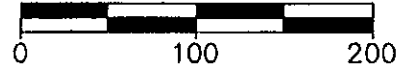
DATE: SEPTEMBER, 2017

DRAWN BY: SM

LINE	BEARING	DISTANCE
L1	N 02°51'24" W	327.76'
L2	N 02°46'02" W	220.22'
L3	N 02°46'02" W	382.79'
L4	S 00°30'37" W	395.68'
L5	N 58°47'31" E	25.73'



SCALE: 1" = 100'



① = POSSIBLE UNABANDONED PORTION OF McDONALD RD.
PER BK. 5 RM, PG. 30 & BK. 21 RM, PG. 35

EXHIBIT B-2

PARCEL 2 - RIGHT-OF-WAY

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A PORTION OF THE PARCEL RECORDED IN DK. 12024, PG. 5811 & PG. 5815
AND SHOWN IN BK. 26 OF SURVEYS AT PG. 63, RECORDS OF PIMA COUNTY, AZ
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 17, T-15-S, R-16-E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

7ROC130401

DATE: SEPTEMBER, 2017

DRAWN BY: SM

NW. COR., SEC. 17
1/2" REBAR, TAGGED
"MMLA, RLS 18557"

LINE	BEARING	DISTANCE
L1	S 88°21'19" E	169.01'
L2	S 88°22'07" E	77.91'
L3	N 39°08'45" E	597.81'
L4	N 50°51'15" W	15.00'
L5	S 01°57'00" W	16.21'

205-67-006C
BLACK ANGUS MINE LLC
DK. 12024, PG. 5811
SEQ. NO. 2003-0671317

(BASIS OF BEARING)
1331.85' W 1/26 SURVEYS, PG. 63
N 05°01'28" W

OLD SPANISH TRAIL
BK. 3 RM, PG. 141-142

PARCEL 3
SLOPE EASEMENT
0.20± ACRES

N 50°51'15" W
RADIAL

L4 P.O.B.

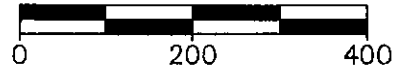
PARCEL 1 - PROPOSED
VALENCIA RD. R/W

1/2" REBAR
IN CONC.

P.O.C.
NORTH 1/16 COR.
1-1/2" OPEN IRON PIPE



SCALE: 1" = 200'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	583.17'	1090.00'	30°39'16"	576.24'	N 54°28'23" E
C2	569.04'	1075.00'	30°19'43"	562.42'	S 54°18'36" W

EXHIBIT B-3

PARCEL 3 - SLOPE EASEMENT

A PORTION OF THE PARCEL RECORDED IN DK. 12024, PG. 5811 & PG. 5815
AND SHOWN IN BK. 26 OF SURVEYS AT PG. 63, RECORDS OF PIMA COUNTY, AZ
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 17, T-15-S, R-16-E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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www.psomas.com

7ROC130401

DATE: SEPTEMBER, 2017

DRAWN BY: SM

NW. COR., SEC. 17
1/2" REBAR, TAGGED
"MMLA, RLS 18557"

205-67-006C
BLACK ANGUS MINE LLC
DK. 12024, PG. 5811 & 5815

SEC. 08
SEC. 17

LINE	BEARING	DISTANCE
L1	S 88°21'19" E	169.01'
L2	S 88°22'07" E	77.91'
L3	N 39°08'45" E	597.81'
L4	N 01°57'00" E	23.76'
L5	N 55°55'42" W	422.22'
L6	N 42°42'34" E	57.45'
L7	N 42°42'34" E	134.81'
L8	S 38°22'39" E	136.04'
L9	S 38°22'39" E	286.53'
L10	S 00°30'37" W	122.84'

PARCEL 4
DRAINAGE EASEMENT
1.58± ACRES

N 42°50'44" E
RADIAL

L10 OLD SPANISH TRAIL
BK. 3 RM, PG. 141-142

205-67-006C
BLACK ANGUS MINE LLC
DK. 12024, PG. 5811 & 5815
SEQ. NO. 2003-0671317

N 05°01'28" W 1331.85'
BK. 26 SURVEYS, PG. 63

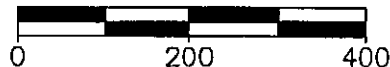
P.O.C.
NORTH 1/16 COR.
1-1/2" OPEN
IRON PIPE

1/2" REBAR
IN CONC.

PARCEL 1 - PROPOSED
VALENCIA RD. RIGHT-OF-WAY



SCALE: 1" = 200'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	569.04'	1075.00'	30°19'43"	562.42'	N 54°18'36" E
C2	228.89'	267.20'	49°04'48"	221.96'	N 22°35'24" W
C3	164.18'	330.58'	28°27'21"	162.50'	S 32°55'35" E
C4	48.51'	1075.00'	2°35'08"	48.51'	S 70°46'02" W

EXHIBIT B-4

PARCEL 4 - DRAINAGE EASEMENT

A PORTION OF THE PARCEL RECORDED IN DK. 12024, PG. 5811 & PG. 5815
AND SHOWN IN BK. 26 OF SURVEYS AT PG. 63, RECORDS OF PIMA COUNTY, AZ,
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 17 AND
THE SW 1/4 OF THE SW 1/4 SECTION 8, T-15-S, R-16-E,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PSOMAS

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7ROC130401

DATE: SEPTEMBER, 2017

DRAWN BY: SM

* E RECORDING * Page 1 of 8

SEQUENCE: 20192280033

No. Pages: 8

8/16/2019 8:56 AM

F. ANN RODRIGUEZ, RECORDER

Recorded By: RLL (e-recording)

CLERK OF SUPERIOR COURT
PIMA COUNTY
ARIZONA

When Recorded, Please Return to:

Pima County Real Property Services
201 North Stone Avenue, 6th Floor
Tucson, AZ 85701-1215

Exempt from Affidavit of Value per A.R.S. § 11-1134(A)(3).

Special Warranty Deed

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Rocking K Development Co., an Arizona corporation, the "Grantor" herein, does hereby convey to PIMA COUNTY, a political subdivision of the State of Arizona, the "Grantee" herein, the following real property (the "Property") situated in Pima County, Arizona, together with all wells, water rights and mineral rights in which Grantor has an interest and appurtenant thereto:

As described and depicted in Exhibit A and Exhibit B attached hereto.

Subject to all matters of record.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

Dated this 12th day of August, 2019.

Rocking K Development Co., an Arizona corporation

By: [Signature]

As: Vice President

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

Page 1 of 2

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 5/18/18	Right of Way [X]
Agent: TM	File #: PR-0191	S/T/R: 18 T15S R16E	P [] De [X] Do [] E []

When Recorded, Please Return to:

Pima County Real Property Services
201 North Stone Avenue, 6th Floor
Tucson, AZ 85701-1215

Exempt from Affidavit of Value per A.R.S. § 11-1134(A)(3).

Special Warranty Deed

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Rocking K Development Co., an Arizona corporation, the "Grantor" herein, does hereby convey to PIMA COUNTY, a political subdivision of the State of Arizona, the "Grantee" herein, the following real property (the "Property") situated in Pima County, Arizona, together with all wells, water rights and mineral rights in which Grantor has an interest and appurtenant thereto:

As described and depicted in **Exhibit A and Exhibit B** attached hereto.

Subject to all matters of record.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

Dated this 12th day of August, 2019.

Rocking K Development Co., an Arizona corporation

By: 

As: VICE PRESIDENT

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

Page 1 of 2

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 5/18/18	Right of Way [X]
Agent: TM	File #: PR-0191	S/T/R: 18 T15S R16E	P [] De [X] Do [] E []

This instrument was acknowledged before me this 12th day of August, 2019, by
Chad Koledisner as Vice President



Tina L. Raymond
Notary Public

My Commission Expires: July 25, 2022

Page 2 of 2

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 5/18/18	Right of Way [X]
Agent: TM	File #: PR-0191	S/T/R: 18 T15S R16E	P [] De [X] Do [] E []

March 24, 2018
Psomas# 7ROC130401

EXHIBIT A

**LEGAL DESCRIPTION
RIGHT-OF-WAY**

A portion of those parcels recorded in Docket 11997, Page 1896 and Docket 12296, Page 6236 and located within Parcels: D-2, E-2, F-2, G-2, C-3, D-3 & E-3 as recorded in Book 26 of Surveys at Page 63, records of Pima County, Arizona, located in the southeast one-quarter of the northeast one-quarter of Section 18 and the southwest one-quarter of the northwest one-quarter of Section 17, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East one-quarter corner of said Section 18, monumented by a 3-inch GLO brass cap marked "1/4, S18|S17, 1980", as recorded in said Book 26 of Surveys at Page 63;

THENCE upon the east line of the south one-half of the southeast one-quarter of the northeast one-quarter of said Section 18, N 05°01'26" W (basis of bearing for this legal description) a distance of 666.14 feet to the north line of said south one-half, monumented by a 1-1/2-inch aluminum cap marked "S/S RLS 7599";

THENCE upon said north line, N 89°57'51" W a distance of 357.06 feet;

THENCE continue upon said north line, N 89°57'57" W a distance of 37.85 feet to the **POINT OF BEGINNING**;

THENCE S 65°07'48" W a distance of 1072.74 feet to the west line of said south one-half of the southeast one-quarter of the northeast one-quarter;

THENCE upon said west line, N 02°44'21" W a distance of 161.93 feet;

THENCE N 65°07'48" E a distance of 1100.65 feet to a point of curvature of a tangent curve, concave northwesterly;

THENCE northeasterly upon the arc of said curve, to the left having a radius of 1325.00 feet and a central angle of 25°59'03" for an arc length of 600.90 feet;

THENCE N 39°08'45" E a distance of 151.18 feet to the north line of the southwest one-quarter of the northwest one-quarter of said Section 17;

THENCE upon said north line, S 88°22'07" E a distance of 189.11 feet;

THENCE S 39°08'45" W a distance of 266.33 feet to a point of curvature of a tangent curve, concave northwesterly;

THENCE southwesterly upon the arc of said curve, to the right, having a radius of 1475.00 feet and a central angle of 25°59'03" for an arc length of 668.93 feet;

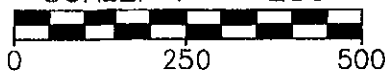
THENCE S 65°07'48" W a distance of 88.91 feet to the **POINT OF BEGINNING**.

Containing an area of 6.80 acres, more or less.

LINE	BEARING	DISTANCE
L1	N 89°57'51" W	357.06'
L2	N 89°57'57" W	37.85'
L3	S 65°07'48" W	1072.74'
L4	N 02°44'21" W	161.93'
L5	N 65°07'48" E	1100.65'
L6	N 39°08'45" E	151.18'
L7	S 88°22'07" E	189.11'
L8	S 39°08'45" W	266.33'
L9	S 65°07'48" W	88.91'



SCALE: 1" = 250'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C2	668.93'	1475.00'	25°59'03"
C1	600.90'	1325.00'	25°59'03"

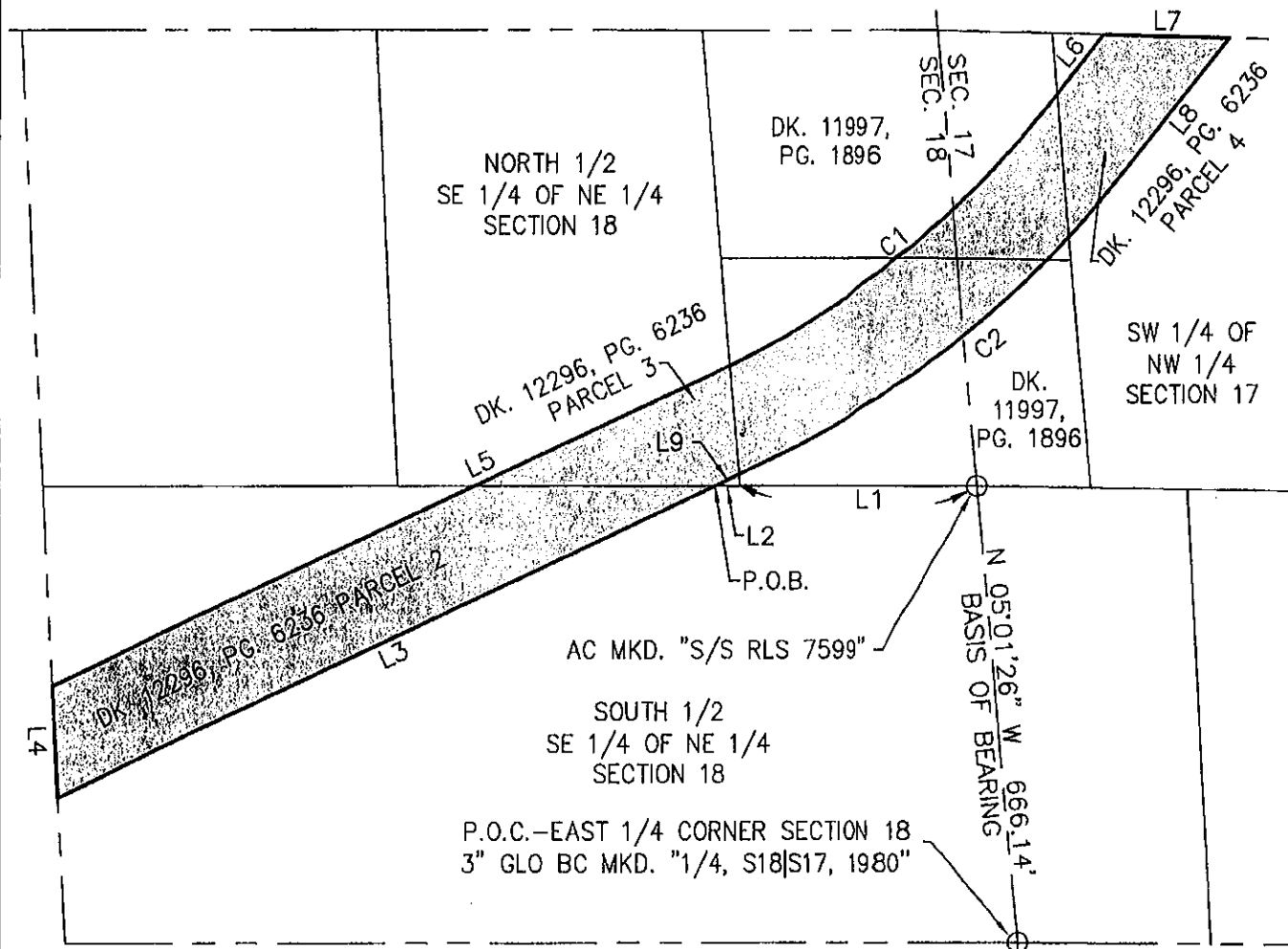


EXHIBIT B

RIGHT-OF-WAY

A PORTION OF THOSE PARCELS RECORDED IN
DOCKET 11997, PAGE 1896 AND DOCKET 12296, PAGE 6236,
RECORDS OF PIMA COUNTY, ARIZONA,
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 18 AND
THE SW 1/4 OF THE NW 1/4 OF SECTION 17,
TOWNSHIP 15 SOUTH, RANGE 16 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

7ROC130401

DATE: MARCH, 2018

DRAWN BY: SM

EXHIBIT "B"
LEGAL DESCRIPTION
VALENCIA ROAD RIGHT-OF-WAY

A portion of the west one-half of the northeast one-quarter of the northwest one-quarter of Section 17, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona. Described as follows:

COMMENCING at the northwest corner of said west one-half of the northeast one-quarter of the northwest one-quarter of Section 17;

THENCE upon the west line of said west one-half, S 02°47'40" E a distance of 144.14 feet;

THENCE continuing upon said west line, S 02°46'02" E a distance of 232.78 feet to the **POINT OF BEGINNING**;

THENCE continuing upon said west line, S 02°46'02" E a distance of 277.85 feet;

THENCE N 44°05'33" E a distance of 99.03 feet to a point on the arc of a non-tangent curve concave southerly, a radial line of said curve through said point having a bearing of N 10°28'17" W;

THENCE easterly upon the arc of said curve, to the right, having a radius of 925.00 feet and a central angle of 36°15'06" for an arc distance of 585.26 feet to the east line of said northeast one-quarter of the northwest one-quarter;

THENCE upon said east line, N 01°33'58" W a distance of 5.02 feet;

THENCE continuing upon said east line, N 01°38'10" W a distance of 123.81 feet to the southerly right-of-way of Old Spanish Trail, recorded in Book 12 of Road Maps at Page 68, records of Pima County, Arizona, lying on the arc of a non-tangent curve concave southwesterly a radial line of said curve through said point having a bearing of N 42°23'29" E;

THENCE northwesterly upon the arc of said right-of-way curve, to the left, having a radius of 1835.81 feet and a central angle of 2°58'51" for an arc distance of 95.51 feet to a point on the arc of a non-tangent curve concave southerly, a radial line of said curve through said point having a bearing of N 17°40'43" E;

THENCE westerly upon the arc of said curve, to the left, having a radius of 1075.00 feet and a central angle of 26°52'43" for an arc distance of 504.30 feet to a non-tangent line;

THENCE N 11°32'05" W a distance of 230.17 feet to a point of curvature of a tangent curve concave easterly;

November 4, 2004
MMLA # 90072-143F

THENCE northerly upon the arc of said curve, to the right, having a radius of 895.00 feet and a central angle of $3^{\circ}14'14''$ for an arc distance of 50.57 feet to said southerly right-of-way of Old Spanish Trail, lying on the arc of a non-tangent curve concave southerly, a radial line of said curve through said point having a bearing of $N 19^{\circ}29'18'' E$;

THENCE northwesterly upon the arc of said right-of-way curve, to the left, having a radius of 1835.81 feet and a central angle of $0^{\circ}43'12''$ for an arc distance of 23.07 feet to the easterly right-of-way of Old Spanish Trail, recorded in Book 3 of Road Maps at Page 142, records of Pima County, Arizona;

THENCE upon said easterly right-of-way, $S 00^{\circ}30'37'' W$ a distance of 228.06 feet to the **POINT OF BEGINNING**.

Containing 2.61 acres, more or less.

P.O.C.
NW COR. W 1/2, NE 1/4, NW 1/4, SEC 17

NORTH LINE SEC 17



SCALE: 1" = 100'

OLD SPANISH TRAIL
BK. 2 RS, PG. 48&55
BK. 12 RM, PG. 68

S 02°47'40" E 144.14'
S 02°46'02" E 232.78'
S 00°30'37" W 228.06'
N 11°32'05" W 230.17'

P.O.B. L=504.30' R=1075.00' D=26°52'43"

113574.2 SQ. FT.
2.61 ACRES

L=585.26' R=925.00' D=36°15'06"

N 17°40'43" E (rad)
N 42°23'29" E (rad)
N 01°38'10" W (rad)
E 123.81'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1835.81'	95.51'	02°58'51"
C2	895.00'	50.57'	03°14'14"
C3	1835.81'	23.07'	00°43'12"

LINE	BEARING	DISTANCE
L1	N 01°33'58" W	5.02'
L2	N 44°05'33" E	99.03'

SEE R.O.S.
BK. 26, PG. 63

EXHIBIT "B"

A PORTION OF THE WEST HALF OF THE NORTHEAST
ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF
SECTION 17, TOWNSHIP 15 SOUTH, RANGE 16 EAST, GILA
AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.



90072-143F

DATE: Nov. 04 • DRAWN BY: mrf