



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/2/2021

*= Mandatory, information must be provided

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

***Title:**

Resolution No. 2021-_____ providing for the vacation and abandonment of Twin Lakes Drive.

***Introduction/Background:**

Numerous applications have been received for the vacation and abandonment of a portion of Twin Lakes Drive. The roadway is a public road lying within Section 9, Township 11, Range 14 G&SRM, Pima County, Arizona, as shown on attached Location Map. File #A-0052.

***Discussion:**

The subject roadway was dedicated by the subdivision plat for Twin Lakes, Lots 1-148, recorded on May 7, 1964 in Book 17 at Page 70 In Pima County, Arizona. An analysis by the Pima County Department of Transportation has determined that proposed abandonment areas are surplus to the needs for the public roadway and recommends waiver of the application fees and property value to owners abutting the roadway that have submitted an application.

***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. County has determined that the subject roadway is not needed for public use and shall be vacated upon conveyance to the applicants.

***Recommendation:**

Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2021-_____.

***Fiscal Impact:**

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

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: 10/14/2021

Deputy County Administrator Signature: _____

Date: 10/15/2021

County Administrator Signature: _____

Date: 10/15/21

LOCATION MAP

SECTION 09
TOWNSHIP 11 SOUTH
RANGE 14 EAST



SECTION 09 G&SRM
PIMA COUNTY, ARIZONA



RESOLUTION NO. 2021 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS FOR
THE VACATION OF PUBLIC RIGHT-OF-WAY, PLANNED DEVELOPMENT
ROADWAY, AS PIMA COUNTY ROAD ABANDONMENT NO. A-0052
LOCATED WITHIN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
G&SRM, PIMA COUNTY, ARIZONA**

The Board of Supervisors of Pima County, Arizona finds:

1. Numerous applications have been received by Pima County for the vacation of a portion of Twin Lakes Drive, a public roadway in Twin Lakes, Lots 1-148, planned development and subdivision recorded in Book 17, at Page 70 of Maps and Plats; said roadway being more particularly described and depicted in each attached Exhibit "A" (the "Roadway").
2. The Roadway was created by subdivision plat dedication and a portion has never been constructed and is 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 to adjacent property owners ("Grantees") pursuant to A.R.S. § 28-7205 and A.R.S. § 28-7215(B).

NOW, THEREFORE, BE IT RESOLVED,

The Roadway described and depicted in each Exhibit "A" will be disposed of by vacation by Quit Claim Deed, to Grantees, without compensation, in accordance with A.R.S. §28-7205 and A.R.S. § 28-7215(B).

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

Passed and adopted, this _____ day of _____, 2021.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM

Victoria Buchinger

Deputy County Attorney

BOS Approval: 11/2/2021	S9/T11S/R14E	File A-0052	Agent: TM
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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 108, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 108, to which the northwest corner of said Lot 108, bears South $89^{\circ}57'39''$ West a distance of 85.00 feet;

THENCE along the easterly extension of the north line of said Lot 108, North $89^{\circ}57'39''$ East a distance of 30.01 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the east having a radius of 999.93 feet and a central angle of $04^{\circ}04'06''$ and to which a radial line bears South $89^{\circ}27'28''$ West;

THENCE southerly along said parallel line and the arc of said curve to the left a distance of 71.00 feet to a point of reverse curve concave to the northwest having a radius of 25.00 feet and a central angle of $86^{\circ}21'38''$;

THENCE along the arc of said curve to the right a distance of 37.68 feet to a point of tangency;

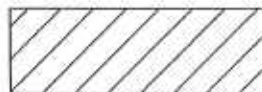
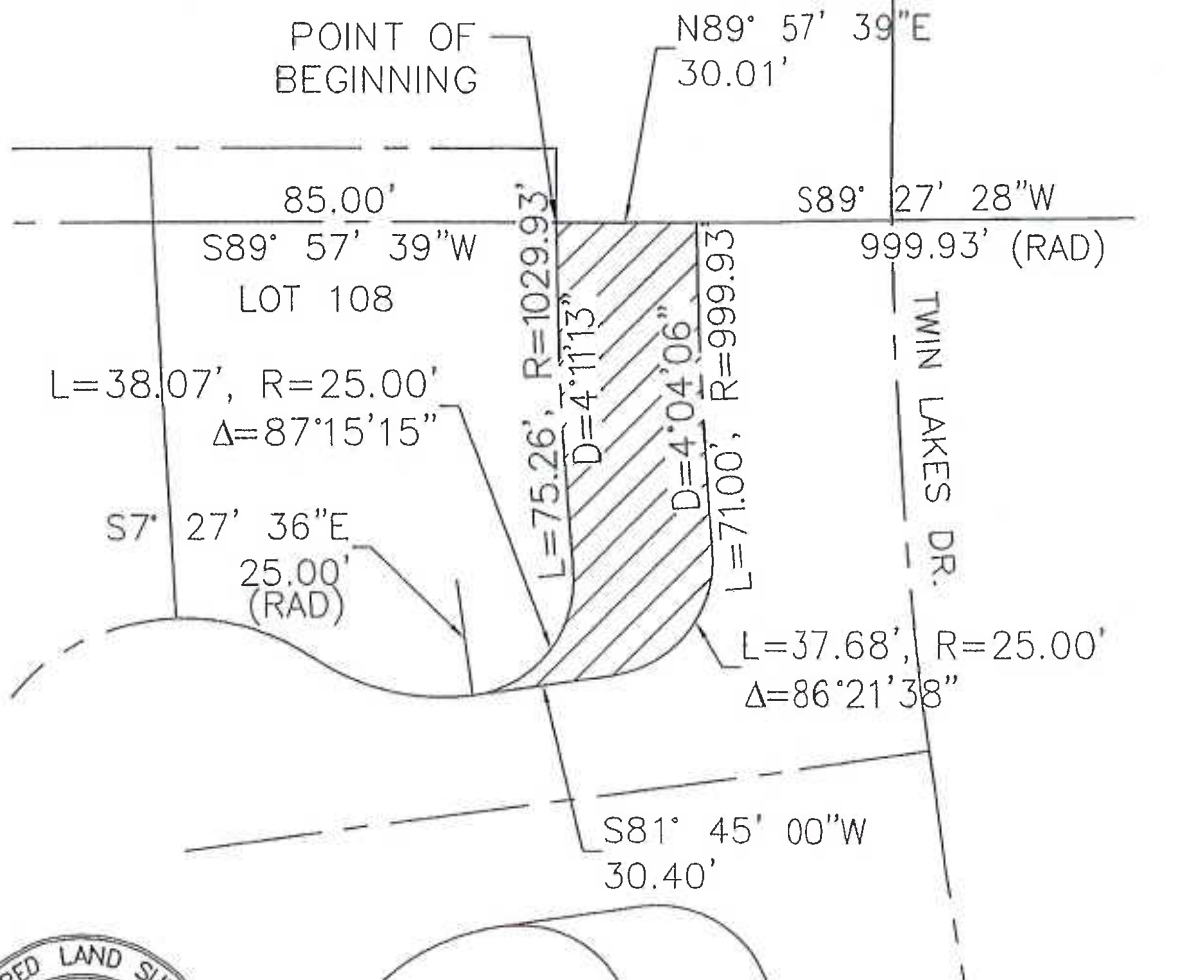
THENCE South $81^{\circ}45'00''$ West a distance of 30.40 feet to a point of cusp of a curve concave to the northwest having a radius of 25.00 feet and a central angle of $87^{\circ}15'15''$ and to which a radial line bears South $07^{\circ}27'36''$ East, said point being on the south line of said Lot 108;

THENCE along the south line of said Lot 108 and arc of said curve to the left a distance of 38.07 feet to a point of reverse curve having a radius of 1029.93 feet and a central angle of $04^{\circ}11'13''$;

THENCE along the east line of said Lot 108 and arc of said curve to the right a distance of 75.26 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 2898.31 Sq. Ft. ±



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJI

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 113, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 113, to which the southwest corner of said Lot 113, bears North $89^{\circ}28'58''$ West a distance of 82.04 feet;

THENCE along the easterly extension of the south line of said Lot 113, South $89^{\circ}28'58''$ East a distance of 1.28 feet;

THENCE North $73^{\circ}08'30''$ East a distance of 28.78 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the east having a radius of 999.93 feet and a central angle of $06^{\circ}11'48''$ and to which a radial line bears South $73^{\circ}36'00''$ West;

THENCE northerly along said parallel line and the arc of said curve to the right a distance of 108.14 feet to a point of reverse curve concave to the southwest having a radius of 25.00 feet and a central angle of $88^{\circ}02'48''$;

THENCE along the arc of said curve to the left a distance of 38.42 feet to a point of tangency;

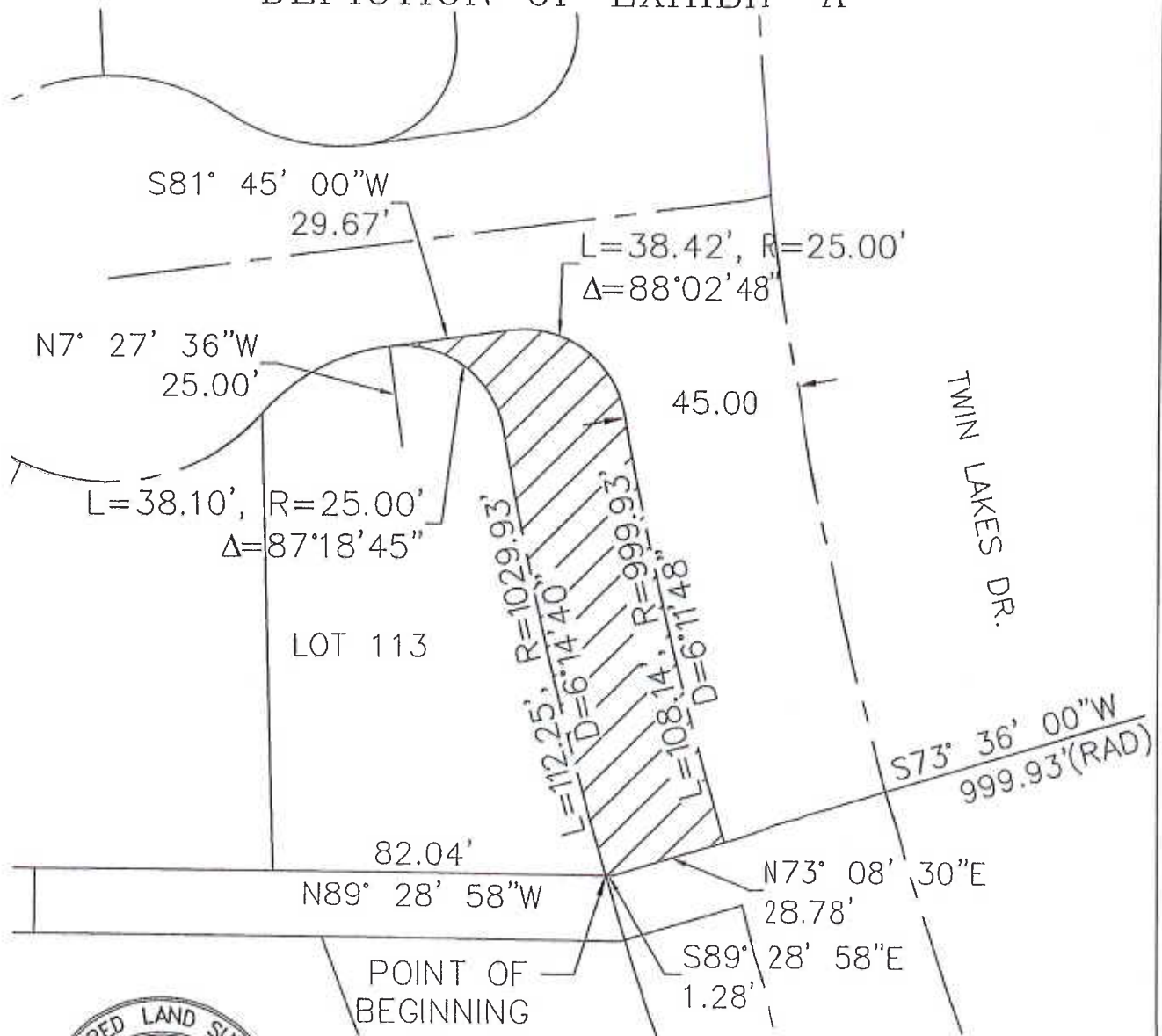
THENCE South $81^{\circ}45'00''$ West a distance of 29.67 feet to a point of cusp of a curve concave to the southwest having a radius of 25.00 feet and a central angle of $87^{\circ}18'45''$ and to which a radial line bears North $07^{\circ}27'36''$ West, said point being on the north line of said Lot 113;

THENCE along the north line of said Lot 113 and arc of said curve to the right a distance of 38.10 feet to a point of reverse curve having a radius of 1029.93 feet and a central angle of $06^{\circ}14'40''$

THENCE along the east line of said Lot 113 and arc of said curve to the left a distance of 112.25 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 4036.47 Sq. Ft. ±



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 25 June 2021

Drawn By: AJL

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 114, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 114, to which the northwest corner of said Lot 114, bears North $89^{\circ}28'58''$ West a distance of 74.30 feet and being a point on a curve to which a radial line bears South $72^{\circ}40'31''$ West;

THENCE along said radial line North $72^{\circ}40'31''$ East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the east having a radius of 999.93 feet and a central angle of $03^{\circ}16'12''$ and to which a radial line bears South $72^{\circ}40'31''$ West;

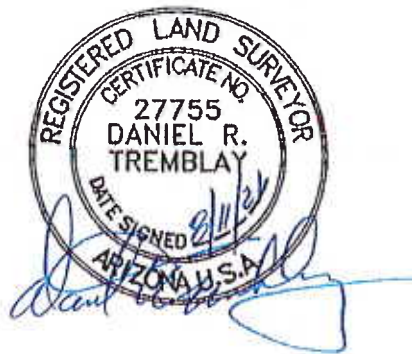
THENCE southerly along said parallel line and the arc of said curve to the left a distance of 57.07 feet to a point of reverse curve concave to the northwest having a radius of 35.00 feet and a central angle of $98^{\circ}07'41''$;

THENCE along the arc of said curve to the right a distance of 59.94 feet to a point of tangency;

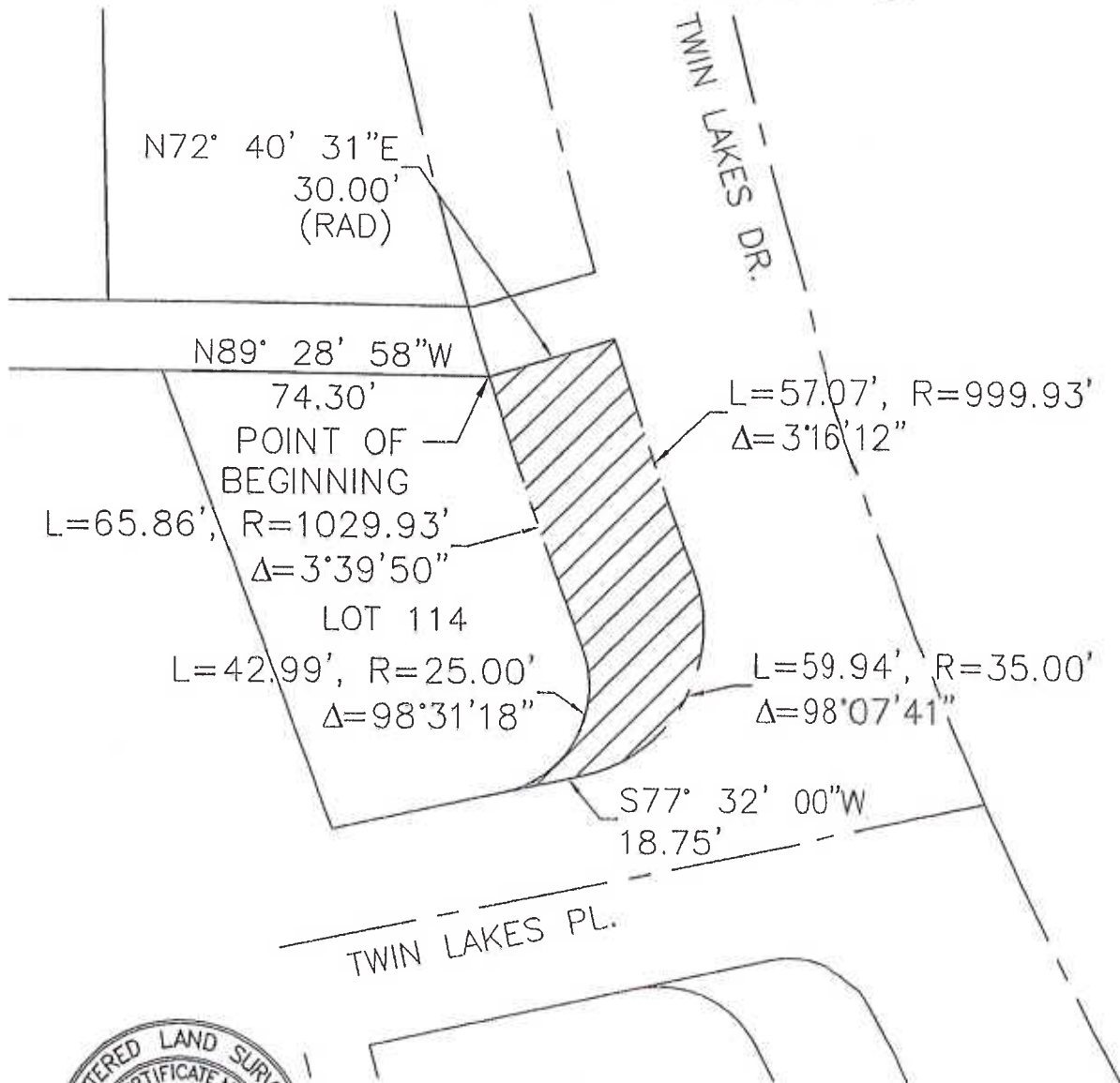
THENCE South $77^{\circ}32'00''$ West a distance of 18.75 feet to a point of cusp of a tangent curve concave to the northwest having a radius of 25.00 feet and a central angle of $98^{\circ}31'18''$, said point being on the south line of said Lot 114;

THENCE along said south line of said Lot 114 and arc of said curve to the left a distance of 42.99 feet to a point of reverse curve having a radius of 1029.93 feet and a central angle of $03^{\circ}39'50''$

THENCE along the east line of said Lot 114 and arc of said curve to the right a distance of 65.86 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJL

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 129, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 129, to which the southwest corner of said Lot 129 bears South $59^{\circ}54'38''$ West a distance of 101.70 feet and being a point on a curve to which a radial line bears South $60^{\circ}42'28''$ West;

THENCE along said radial line, North $60^{\circ}42'28''$ East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive, being the beginning of a non-tangent curve concave to the east having a radius of 999.93 feet and a central angle of $02^{\circ}19'33''$ and to which a radial line bears South $60^{\circ}42'28''$ West;

THENCE northerly along said parallel line and the arc of said curve to the right a distance of 40.59 feet to a point of reverse curve concave to the southwest having a radius of 25.00 feet and a central angle of $75^{\circ}30'01''$;

THENCE along the arc of said curve to the left a distance of 32.94 feet to a point of tangency;

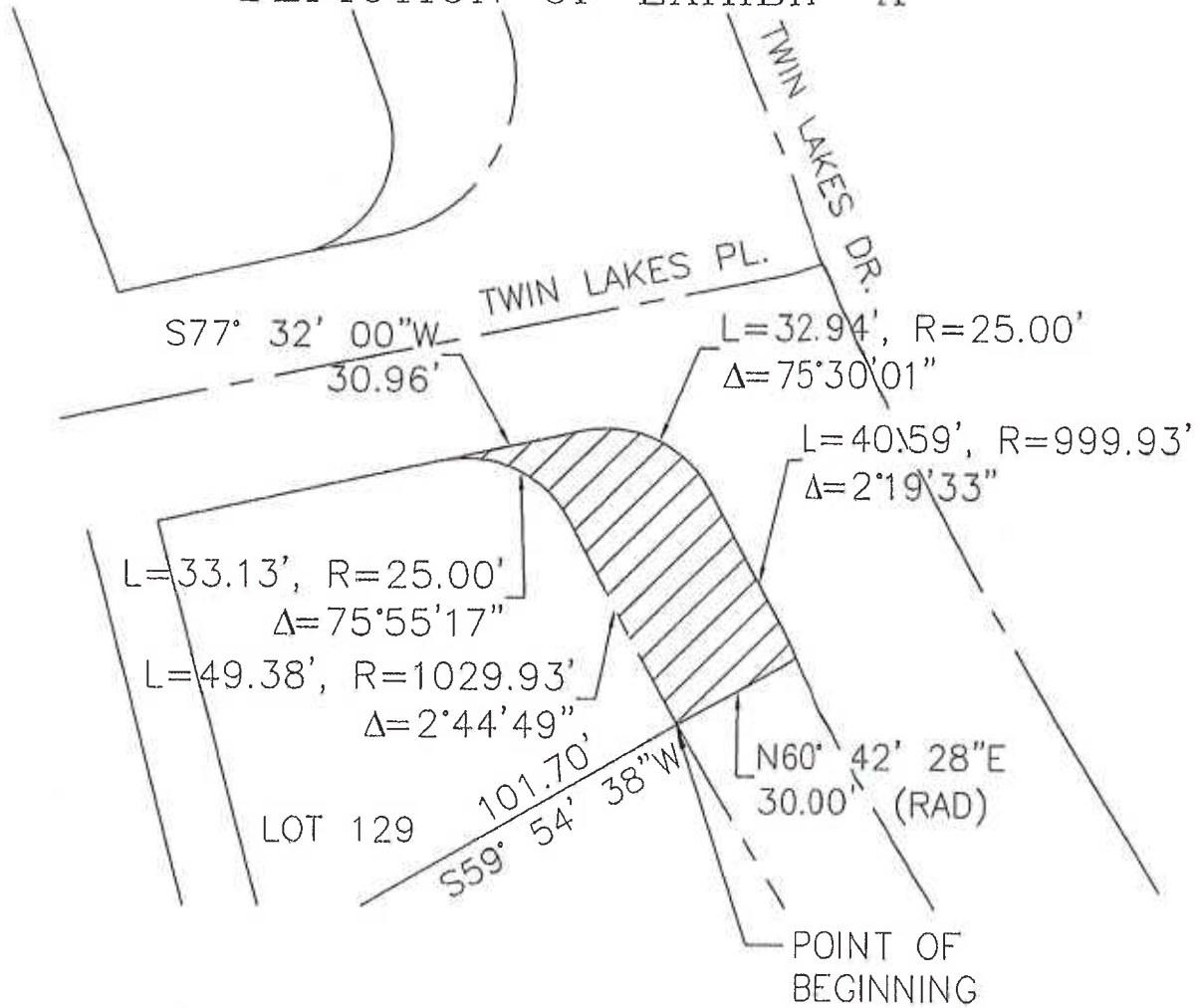
THENCE South $77^{\circ}32'00''$ West a distance of 30.96 feet to a point of cusp of a tangent curve concave to the southwest having a radius of 25.00 feet and a central angle of $75^{\circ}55'17''$, said point being on the north line of said Lot 129;

THENCE along the north line of said Lot 129 and arc of said curve to the right a distance of 33.13 feet to a point of reverse curve concave to the east having a radius of 1029.93 feet and a central angle of $02^{\circ}44'49''$;

THENCE along the east line of said Lot 129 and arc of said curve to the left a distance of 49.38 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 1932.41 Sq. Ft. ±



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJI

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 130, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 130, to which the southwest corner of said Lot 130 bears South $56^{\circ}38'46''$ West a distance of 123.61 feet, being a point on a curve to which the radial line bears South $57^{\circ}25'28''$ West;

THENCE along said radial line, North $57^{\circ}25'28''$ East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the southwest having a radius of 909.93 feet and a central angle of $00^{\circ}11'26''$ and to which a radial line bears North $57^{\circ}25'28''$ East;

THENCE northerly along said parallel line and the arc of said curve to the left a distance of 3.02 feet to a point of reverse curve concave to the northeast having a radius of 999.93 feet and a central angle of $03^{\circ}28'26''$;

THENCE northerly along said parallel line and the arc of said curve to the right a distance of 60.62 feet;

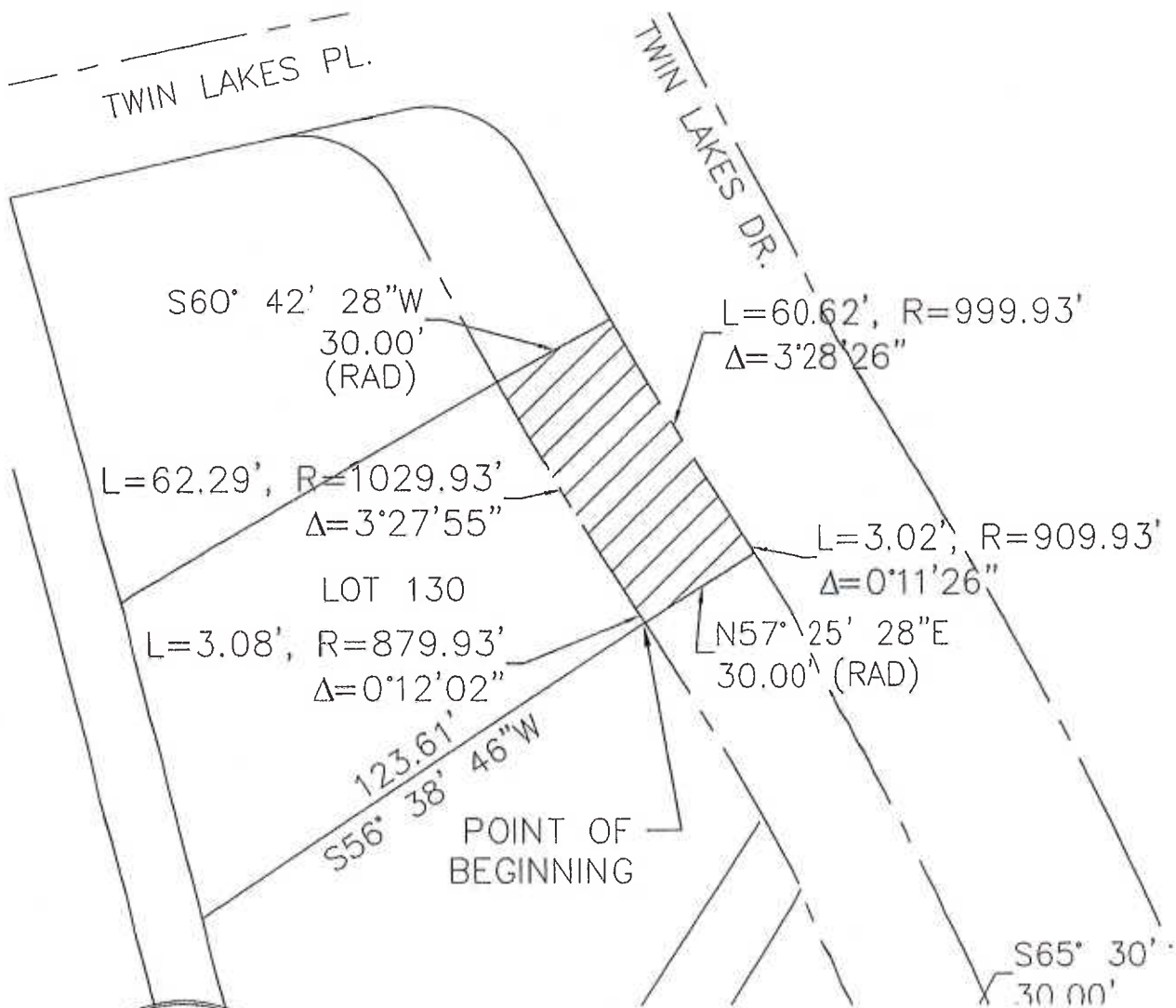
THENCE along a radial line South $60^{\circ}42'28''$ West a distance of 30.00 feet to the northeast corner of said Lot 130 being a curve concave to the northeast having a radius of 1029.93 feet and a central angle of $03^{\circ}27'55''$;

THENCE along the east line of said Lot 130 and arc of said curve to the left a distance of 62.29 feet to a point of reverse curve concave to the southwest having a radius of 879.93 and a central angle of $00^{\circ}12'02''$;

THENCE continuing along said east line and arc of said curve to the right a distance of 3.08 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 1935.28 Sq. Ft. \pm



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJI

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 131, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the easterly most corner of said Lot 131, to which the southeasterly corner of said Lot 131 bears South $31^{\circ}58'58''$ West a distance of 96.36 feet and being a point on a curve to which the radial line bears North $60^{\circ}54'14''$ East;

THENCE along said radial line, North $60^{\circ}54'14''$ East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the southwest having a radius of 909.93 feet and a central angle of $03^{\circ}28'46''$ and to which a radial line bears North $60^{\circ}54'14''$ East;

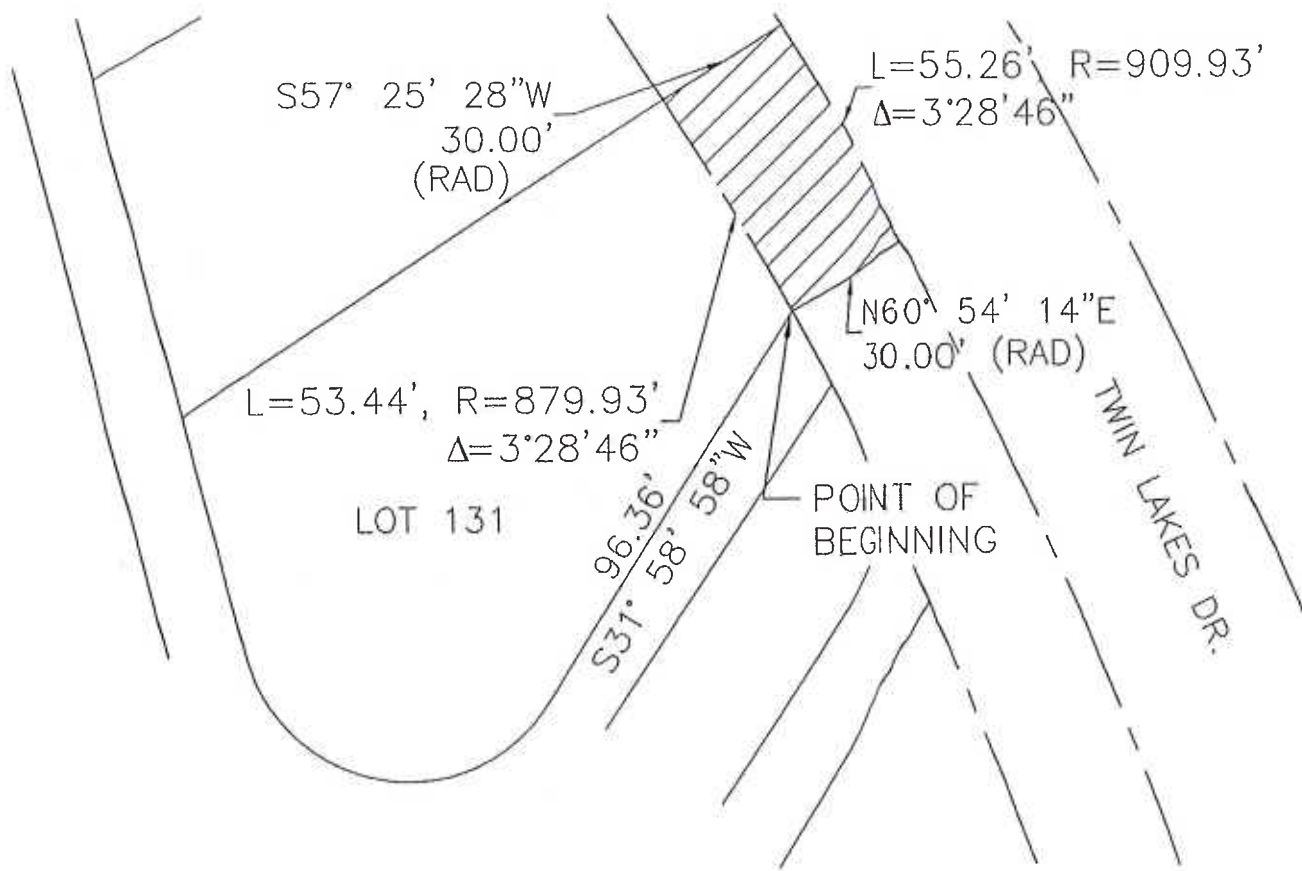
THENCE northerly along said parallel line and the arc of said curve to the left a distance of 55.26 feet to a non-tangent point;

THENCE along a radial line South $57^{\circ}25'28''$ West a distance of 30.00 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 879.93 and a central angle of $03^{\circ}28'46''$, said point being the northeast corner of said Lot 131;

THENCE along the east line of said Lot 131 and arc of said curve to the right a distance of 53.44 feet the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 1630.47 Sq. Ft. ±



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJI

Sheet 2 of 2

23 July 2021

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 132, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 132, to which the southwest corner of said Lot 132 bears South $89^{\circ}55'18''$ West a distance of 96.24 feet and being a point on a curve to which the radial line bears South $77^{\circ}20'40''$ West;

THENCE along said radial line, North $77^{\circ}20'40''$ East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the west having a radius of 909.93 feet and a central angle of $11^{\circ}49'58''$ and to which a radial line bears North $77^{\circ}20'40''$ East;

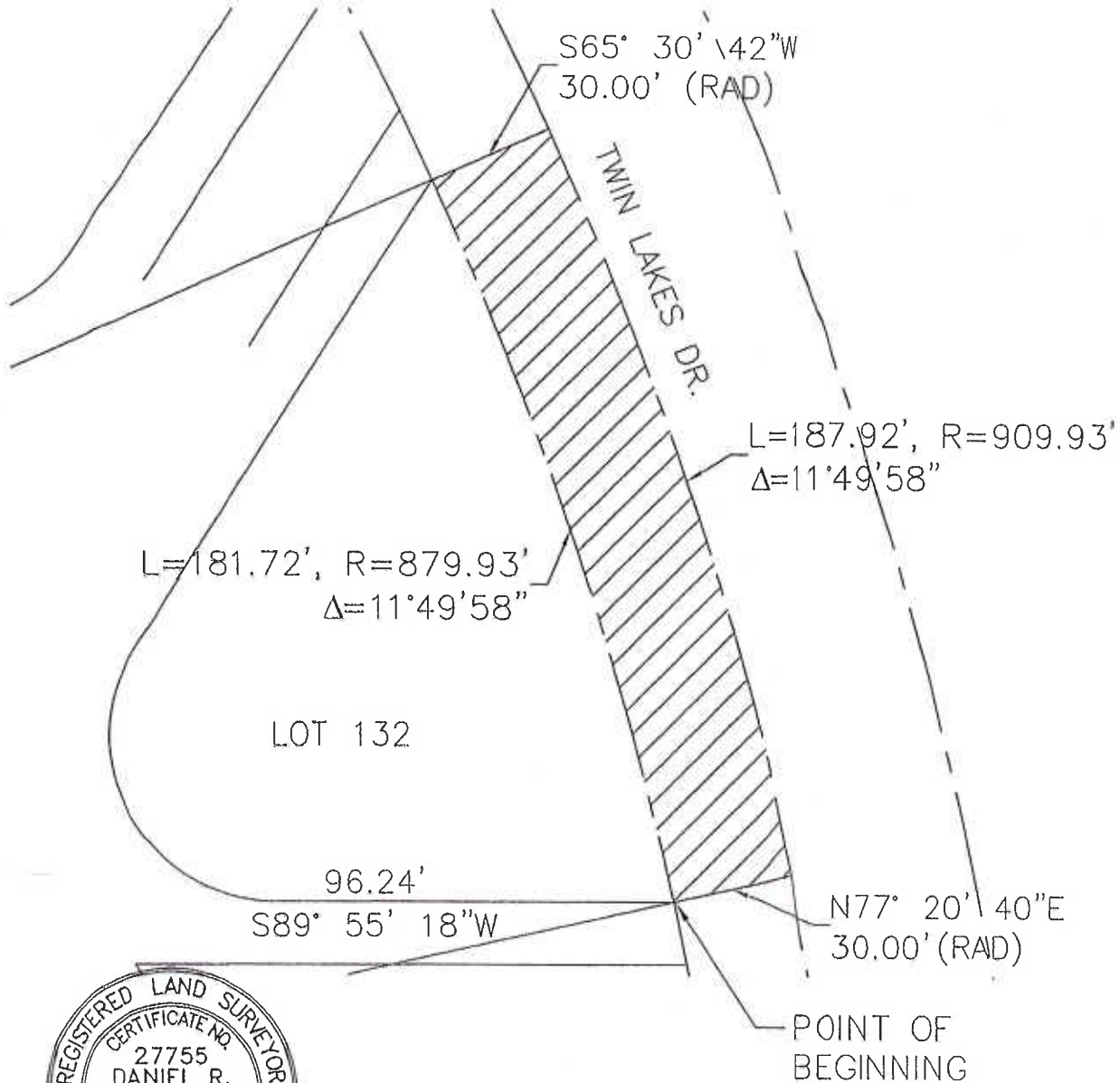
THENCE northerly along said parallel line and the arc of said curve to the left a distance of 187.92 feet to a non-tangent point;

THENCE South $65^{\circ}30'42''$ West a distance of 30.00 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 879.93 feet and a central angle of $11^{\circ}49'58''$ to which a radial line bears North $65^{\circ}30'42''$ East, said point being the northeast corner of said Lot 132;

THENCE along the east line of said Lot 132 and arc of said curve to the right a distance of 181.72 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 5544.62 Sq. Ft. \pm



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
 LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJL

Sheet 2 of 2

23 July 2021

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 133, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 133, to which the northwest corner of said Lot 133 bears South $89^{\circ}55'18''$ West a distance of 131.90 feet, and being a point on a curve to which the radial line bears South $78^{\circ}25'49''$ West;

THENCE along said radial line, North $78^{\circ}25'49''$ East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive and being the beginning of a non-tangent curve concave to the west having a radius of 909.93 feet and a central angle of $04^{\circ}57'14''$ and to which a radial line bears North $78^{\circ}25'49''$ East;

THENCE southerly along said parallel line and the arc of said curve to the right a distance of 78.67 feet to the point of a compound curve concave to the northwest having a radius of 25.00 feet and a central angle of $96^{\circ}32'15''$;

THENCE along the arc of said curve to the right a distance of 42.12 feet to a point of tangency;

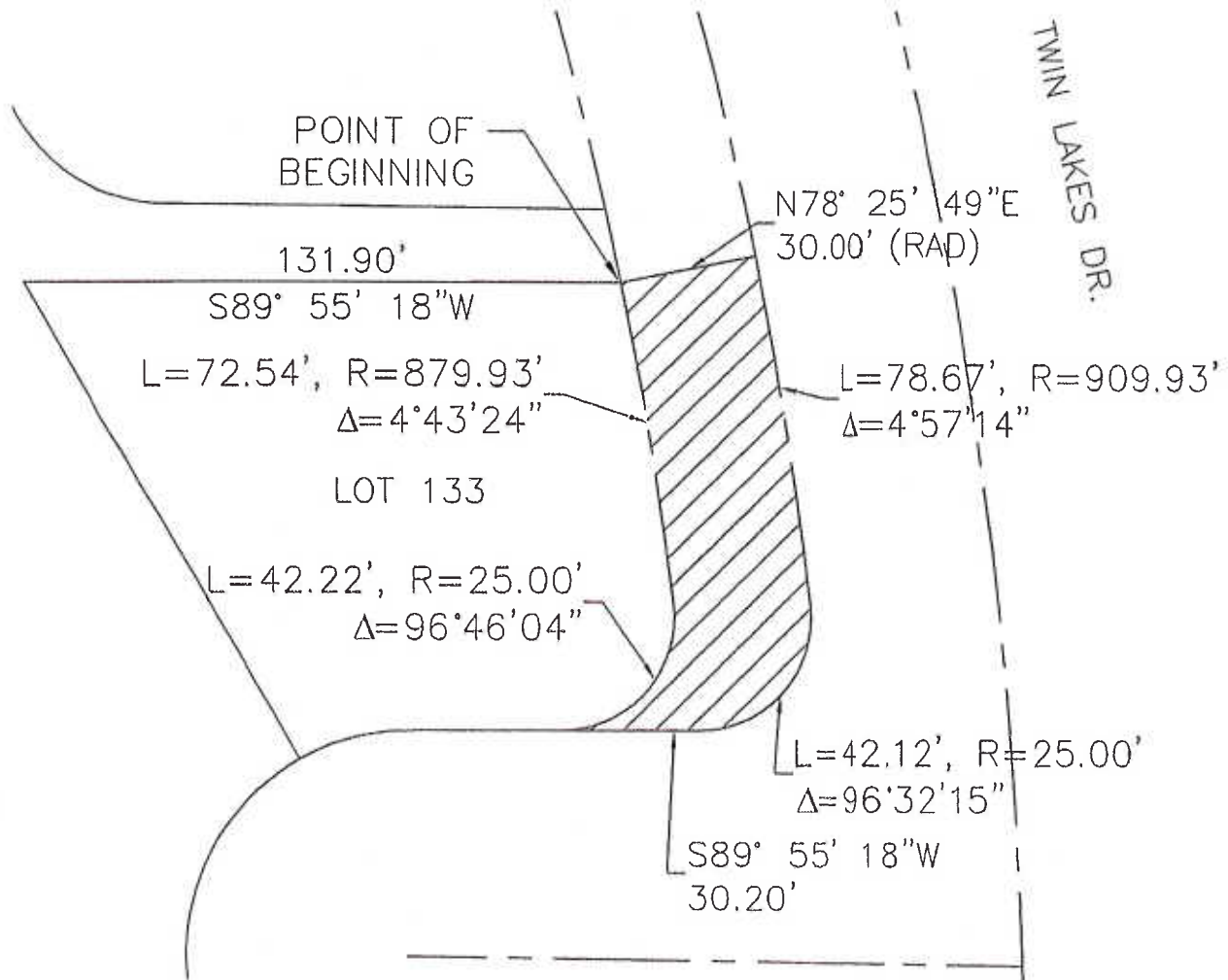
THENCE South $89^{\circ}55'18''$ West a distance of 30.20 feet to a point of cusp of a tangent curve concave to the northwest having a radius of 25.00 feet and a central angle of $96^{\circ}46'04''$, said point being on the south line of said Lot 133;

THENCE along the south line of said Lot 133 and the arc of said curve to the left a distance of 42.22 feet to the point of a compound curve concave to the west having a radius of 879.93 feet and a central angle of $04^{\circ}43'24''$;

THENCE along the east line of said Lot 133 and arc of said curve to the left a distance of 72.54 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 3110.78 Sq. Ft. ±



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJL

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 137, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 137, to which the southwest corner of said Lot 137 bears South 89°55'18" West a distance of 117.00 feet;

THENCE South 89°43'40" East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive;

THENCE northerly along said parallel line North 00°16'20" East a distance of 65.18 feet to the beginning of a tangent curve concave to the southwest having a radius of 25.00 feet and a central angle of 90°21'02";

THENCE along the arc of said curve to the left a distance of 39.42 feet to a point of tangency;

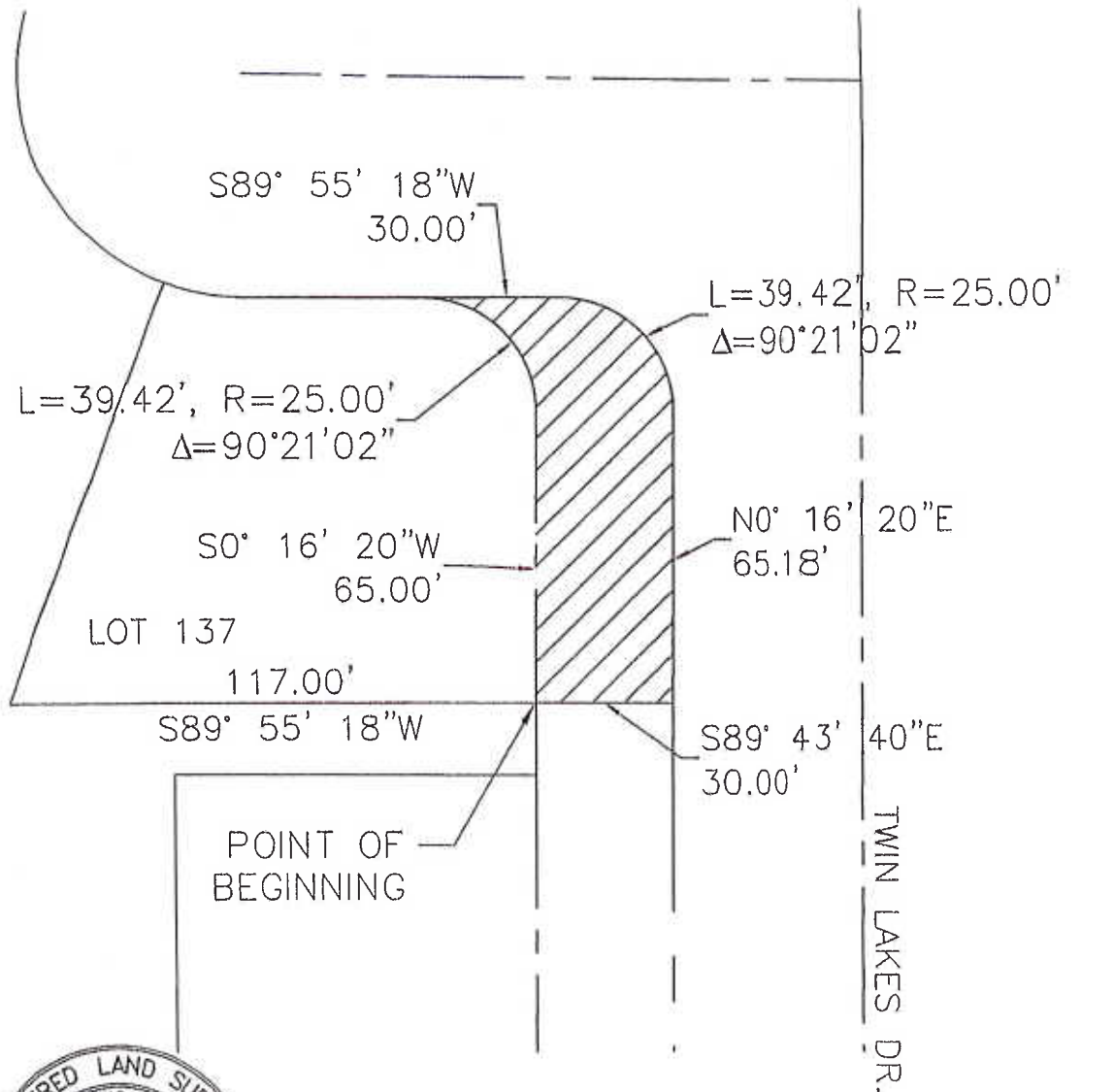
THENCE South 89°55'18" West a distance of 30.00 feet to a point of cusp of a tangent curve concave to the southwest having a radius of 25.00 feet and a central angle of 90°21'02", said point being on the north line of said Lot 137;

THENCE along the east line of said of said Lot 137 and arc of said curve to the right a distance of 39.42 feet to a point of tangency;

THENCE along the east line of said Lot 137 South 00°16'20" West a distance of 65.00 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 2707.36 Sq. Ft. ±

N



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJI

Sheet 2 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Twin Lakes Drive right-of-way adjacent to Lot 138, as dedicated by Twin Lakes Lots 1 thru 148, recorded in Book 17 of Maps and Plats at Page 70, in the office of the Pima County Recorder, being within the Northeast Quarter of Section 09, Township 11 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 138, to which the northwest corner of said Lot 138 bears South 89°55'18" West a distance of 80.00 feet;

THENCE South 89°43'40" East a distance of 30.00 feet to a point on a line 45.00 feet west of and parallel with the centerline of said Twin Lakes Drive;

THENCE along said parallel line South 00°16'20" West a distance of 75.25 feet to the beginning of a tangent curve concave to the northwest having a radius of 25.00 feet and a central angle of 90°29'05";

THENCE along the arc of said curve to the right a distance of 39.48 feet to a point tangency on a line 45.00 feet north of and parallel with the centerline of Hawser Street;

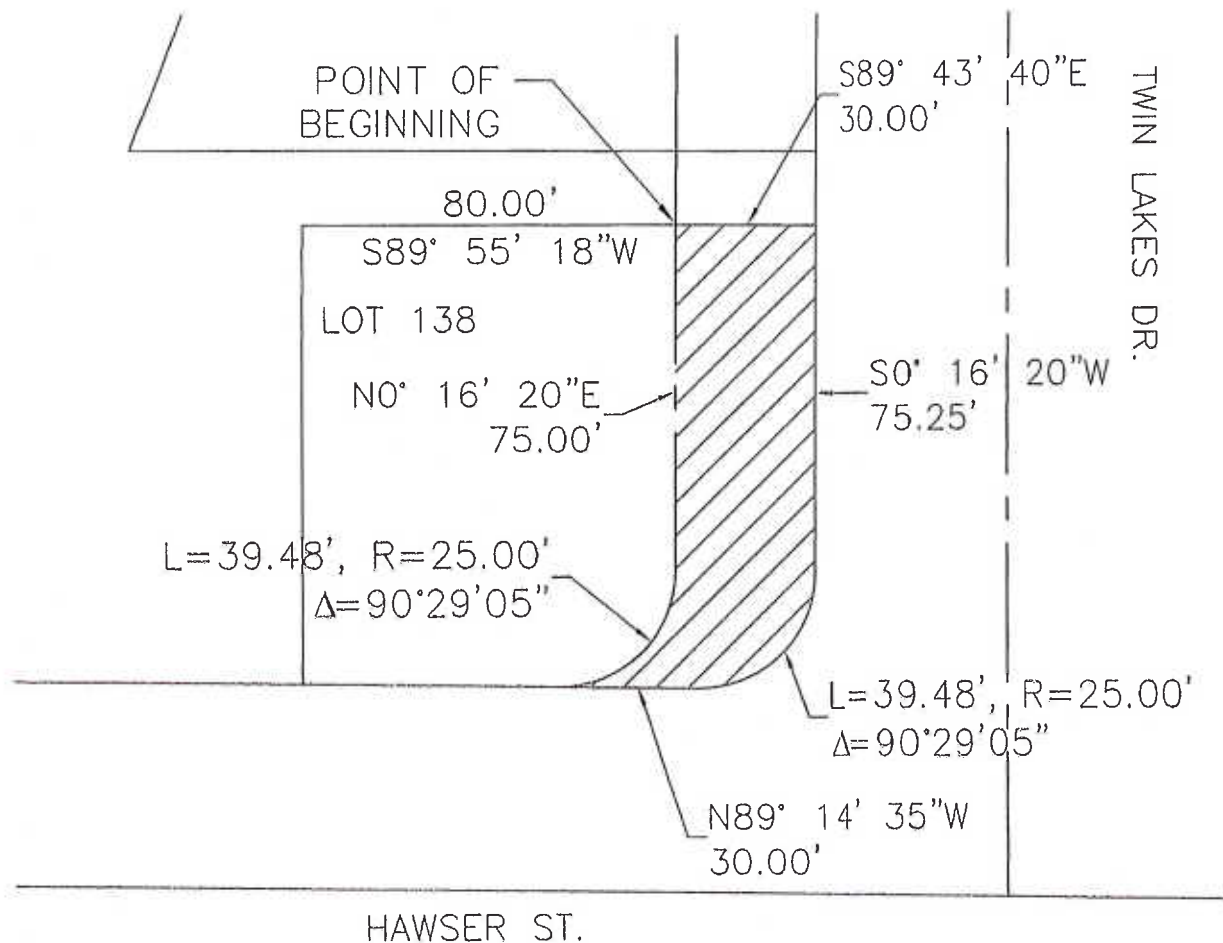
THENCE along said parallel line North 89°14'35" West a distance of 30.00 feet to a point of cusp of a tangent curve concave to the northwest having a radius of 25.00 feet and a central angle of 90°29'05", said point being on the south line of said Lot 138;

THENCE along the east line of said Lot 138 and arc of said curve to the left a distance of 39.48 feet to a point of tangency;

THENCE along the east line of said Lot 138 North 00°16'20" East a distance of 75.00 feet to the **POINT OF BEGINNING**.



DEPICTION OF EXHIBIT "A"



AREA = 3010.19 Sq. Ft. ±



PIMA COUNTY SURVEY

A PORTION OF THE RIGHT-OF-WAY OF TWIN LAKES DR.
 LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 40'

Date: 22 July 2021

Drawn By: AJI

Sheet 2 of 2