

SEQUENCE: 20221430273
No. Pages: 4
5/23/2022 12:46 PM



GABRIELLA CÁZARES-KELLY, RECORDER
Recorded By: LW(e-recording)

WHEN RECORDED RETURN
TO ARIZONA DEPARTMENT
OF TRANSPORTATION,
RW OPERATIONS SEC.
205 S. 17TH AVE., MD 612E
PHOENIX, AZ 85007-3212

Escrow No. N/A

ARIZONA DEPARTMENT OF TRANSPORTATION
**INGRESS, EGRESS, UTILITIES AND DRAINAGE
EASEMENT**

The STATE OF ARIZONA, by and through its Department Of Transportation, the Grantor, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, does hereby grant and convey to VWI/VISTOSO INVESTMENT 71 LLC, an Arizona limited liability company, its successors and assigns, the Grantee, a perpetual easement for ingress, egress, public and private utilities, and drainage over, under, and across that certain real property situated in Pima County, Arizona, described as:

SEE EXHIBIT "A" ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

At such time any of the above granted easement is no longer required by the Grantee, or its assigns, the rights to the particular easement shall cease and terminate only upon resolution by the governing body of the entity holding said easement interest. The resolution shall take effect when recorded in the office of the County Recorder of the county in which the easement is located.

PROJECT: 989 PM 000 H0757
S-483-701

LOCATION: First Ave - S.R. 77

PARCEL: L-SC-016A

pg 05-2022

IN WITNESS WHEREOF, this instrument is executed this 16 day of May, 2022.

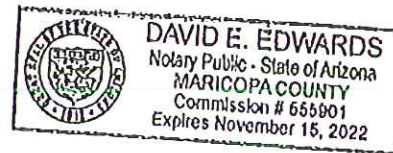
GRANTOR:

Paula I. Gibson
Paula I. Gibson
Right of Way Administrator
Arizona Department of Transportation

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

On this 16th day of May, 2022, before me personally appeared Paula I. Gibson, Right of Way Administrator, whom I know personally, and acknowledged that she executed the same.

Notary Public: David E. Edwards



Ingress and Egress Easement L-SC-016A
S-483-701 / 989 PM 000 H0757
First Ave - S.R. 77

EXHIBIT "A"

RIGHT OF WAY EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY ARIZONA, AS DELINEATED ON PLANS ON FILE IN THE OFFICE OF THE STATE ENGINEER, INFRASTRUCTURE, DELIVERY AND OPERATIONS, ARIZONA DEPARTMENT OF TRANSPORTATION, PHOENIX, ARIZONA, ENTITLED RIGHT OF WAY PLANS OF TANGERINE ROAD, PROJECT NUMBER S-483-701, "OLD" STATE ROUTE 989, FIRST AVENUE - U.S.89, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 36, FROM WHICH A 2 INCH BRASS CAP, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36, BEARS SOUTH 89° 52'21" WEST, 2634.61 FEET,

THENCE ALONG THE EAST LINE OF SAID SECTION 36, NORTH 00° 01'11" WEST, 457.59 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989 (TANGERINE ROAD);

THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY OF "OLD" STATE ROUTE 989, SOUTH 84° 46'30" WEST, 99.51 FEET;

THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989, SOUTH 79° 20'21" WEST, 542.19 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 10° 53'15" WEST, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 592.50 FEET, A LENGTH OF 120.93 FEET TO THE EXISTING RIGHT OF WAY LINE OF TANGERINE ROAD AND A NON TANGENT CURVE TO THE RIGHT;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 83°54'26" WEST, ALONG SAID EXISTING RIGHT OF WAY LINE OF TANGERINE ROAD AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9876.00 FEET, A LENGTH OF 115.36 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT AT STATION 728+97.01, 221.87 FEET LEFT OF "OLD" STATE ROUTE 989 CONSTRUCTION CENTER LINE;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 01°36'46" WEST, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 707.50 FEET, A LENGTH OF 109.48 FEET TO THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989;

THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989, NORTH 79° 20'21" EAST, 122.11 FEET TO THE POINT OF BEGINNING.



Expires: 7/30/22 1 of 2

EXHIBIT "A"

219-54-002L
VW VISTOSO INVESTMENT 71 LLC

219-54-002K
VW VISTOSO INVESTMENT 71 LLC

RANCHO VISTOSO BLVD.

NORTHERLY RIGHT OF
WAY LINE OF "OLD"
STATE ROUTE 989

POINT OF BEGINNING

$L=109.48'$ $R=707.50'$
 $\Delta=8^{\circ}51'57''$
L.T.B. $N01^{\circ}36'46''W$

542.19'
 $S79^{\circ}20'21''W$

584'46'30" W

$L=120.93'$ $R=592.50'$
 $\Delta=11^{\circ}41'39''$
L.T.B. $S10^{\circ}53'15''W$

ADOT DISPOSAL
PARCEL

EXISTING RIGHT OF
WAY LINE OF
TANGERINE ROAD

NEW ACCESS, DRAINAGE,
& UTILITY EASEMENT

$L=115.36'$ $R=9876.00'$
 $\Delta=0^{\circ}40'09''$
L.T.B. $S83^{\circ}54'26''W$

TANGERINE ROAD

TANGERINE ROAD "OLD"
STATE ROUTE 989
CONSTRUCTION
CENTERLINE

3 INCH BRASS CAP
SOUTHEAST CORNER OF
SECTION 36, T11S, R13E

$N89^{\circ}52'21''E$
SECTION LINE 2634.61' BASIS OF BEARING

2 INCH BRASS CAP
SOUTHWEST QUARTER
CORNER OF THE
SOUTHEAST QUARTER OF
SECTION 36, T11S, R13E

P.O.T. 728+97.01

P.C. 729+40.89

P.T. 731+60.03



GRAPHIC SCALE
1" = 150'

Bowman	RIGHT OF WAY EASEMENT EXHIBIT	
	PIMA COUNTY, ARIZONA	
7464 N. La Cholla Blvd. Tucson, AZ 85741	Phone: (520) 463-3200 www.bowmanconsulting.com	SHEET NO. 2 2 OF 2
JOB #: 051126-01-031		ALLEN & CO. ENGINEERS

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