

RESOLUTION 21-

**AUTHORIZING THE ABANDONMENT OF THE AMENDED RAMSEY RESERVE ESTATES
SUBDIVISION**

WHEREAS, there has been presented to the Board of Supervisors of Cochise County Arizona, a Cochise County staff-initiated request seeking the abandonment of the Amended Ramsey Reserve Estates Subdivision (Docket S-06-10), more particularly described as follows:

SEE EXHIBIT "A" being the plat for the Amended Ramsey Reserve Estates Subdivision Plat as recorded in Book 15, pages 90 through 90F of maps and plats in the Office of the Cochise County Recorder by fee No. 071240453 with the Cochise County Recorder's Office, Bisbee, AZ

WHEREAS, A.R.S. §11-806.01 grants the Board of Supervisors the authority to regulate subdivisions; and

WHEREAS, Section 804 of the Cochise County Subdivision Regulations provides for the abandonment of recorded final plats by the County; and

WHEREAS, the Amended Ramsey Reserve Estates Subdivision, platted in 2006 with a total of 29 parcels, has not been developed with any improvements, as intended, and is currently owned by the Richard D. Lynton who was provided by the County thirty (30) days-notice of such actions; and

WHEREAS, the Amended Ramsey Reserve Estates Subdivision Assurance Agreement for improvements expired on January 25, 2013 and substitute Assurance Agreement was not accepted by the Board of Supervisors on May 6, 2014.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the petition for the abandonment, as described in Exhibit A and requested herein, is hereby granted, and said subdivision is hereby vacated and abandoned, in accordance with A.R.S. §11-806.01 and 28-7201, *et seq.*, and Cochise County Subdivision Regulation 804.

IT IS FURTHER RESOLVED that any and all rights-of-way or easements of existing sewer, gas, water or similar pipelines and appurtenances and for canals, laterals or

ditches and appurtenances and for electric, telephone, and similar lines and appurtenances shall continue as they existed prior to the approval of this subdivision.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 31st day of August 2021.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

Kim Lemons, CPCC
Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa, Esq.
Civil Deputy County Attorney

FINAL PLAT OF RAMSEY RESERVE ESTATES

BEING A PORTION OF SECTION 1, TOWNSHIP 23 S, RANGE 20 E,
GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY ARIZONA

LEGAL

Parcel 1:
That portion of Parcel 3 of the Survey recorded in Book 3, page 53, records of Cochise County, Arizona, located in the Southwest quarter of Section 1, Township 23 South, Range 20 East of the Gila and Salt River Base and meridian, Cochise County, Arizona, described as follows:
BEGINNING at the West one-quarter corner of said Section 1;

Thence South 00° 00' 00" West, a distance of 750.04 feet upon the West line of said Section 1, upon the West line of said Parcel 3 to the POINT OF BEGINNING;

Thence continue South 00° 00' 00" West, a distance of 572.64 feet, upon said West section line, upon said West line of Parcel 3 to the Southwest corner of said Parcel 3;

Thence North 89° 55' 30" East, a distance of 1,320.35 feet upon the South line of said Parcel 3 to the Southwest corner thereof;

Thence North 00° 00' 22" West, a distance of 570.95 feet upon the East line of said Parcel 3;

Thence North 90° 00' 00" West, a distance of 1,320.29 feet to the POINT OF BEGINNING.

Together with an easement for ingress and egress as created in Deed recorded in Docket 1819, page 497, records of Cochise County, Arizona.

Parcel 2:
A portion of the Southwest quarter of the Southwest quarter of Section 1, Township 23 South, Range 20 East of the Gila and Salt River Base and meridian, Cochise County, Arizona, more particularly described as follows:
BEGINNING at the West quarter corner of said Section 1;

Thence South 1322.68 feet along the West line of said Southwest quarter of Section 1, being also the West line of Parcel 3 as shown in Book 3 of Surveys, page 53 records of Cochise County, Arizona;

Thence North 89° 55' 19" East, 30.00 feet along the North line of said Southwest quarter of the Southwest quarter of Section 1, being also the South line of said Parcel 3, to the TRUE POINT OF BEGINNING;

Thence North 89° 55' 19" East, 322.57 feet along said line;

Thence South 337.81 feet;

Thence North 89° 55' 19" West, 322.57 feet along a line parallel with the North line of said Southwest quarter of the Southwest quarter of Section 1;

Thence North 337.81 feet along a line parallel with the West line of said Southwest quarter of the Southwest quarter of Section 1 to the POINT OF BEGINNING.

EXCEPT all the oil and gas as reserved in Patent from United States of America.

Subject to an easement for ingress and egress as created in Deed recorded in Docket 1819, page 497, records of Cochise County, Arizona.

Together with an easement for ingress, egress and utilities as created in Deed recorded in Document No. 0306-22334, records of Cochise County, Arizona, over the West 30 feet of the property.

Parcel 3:

That portion of the Southwest quarter of Section 1, Township 23 South, Range 20 East of the Gila and Salt River Base and meridian, Cochise County, Arizona, more particularly described as follows:
BEGINNING at a found BLM capped pipe at the Southwest corner of Section 1, Township 23 South, Range 20 East;

Thence along the West line of the above referenced Section 1, North 00° 00' 00" East, for a distance of 1,322.56 feet to a found 1/2" rebar at the Northwest corner of the subject tract;

Thence leaving the West line of the above referenced Section 1, North 89° 55' 19" East, for a distance of 30.00 feet to a found 1/2" rebar with surveyor's cap RLS 39258;

Thence South 00° 00' 00" East, for a distance of 337.61 feet to a set 1/2" rebar with surveyor's cap RLS 40916;

Thence North 89° 55' 19" East, passing a found 3/8" rebar with surveyor's cap RLS 39258 at 322.57 feet, for a total distance of 445.85 feet to a set 1/2" rebar with surveyor's cap RLS 40916;

Thence along a new division line, South 27° 17' 41" West, for a distance of 706.64 feet to a set 3/8" rebar with surveyor's cap RLS 40916;

Thence continuing along a new division line, South 00° 00' 00" West, for a distance of 570.95 feet to a set 3/8" rebar with surveyor's cap RLS 40916 in the South line of the above referenced Section 1;

Thence along the South line of the above referenced Section 1, South 89° 55' 19" West, for a distance of 151.81 feet to the POINT OF BEGINNING;

EXCEPT the following portion thereof;
beginning at the southwest corner of Section 1, Township 23 South, Range 20 East;

Thence North 0° 0' 0" East along the West line of said section 1 a distance of 303.47 feet;

Thence leaving said west line of Section 1 South 55° 22' 48" East 184.47 feet;

Thence South 0° 0' 0" West 188.51 feet to a point on the South line of said Section 1;

Thence South 89° 55' 19" West along said south line of Section 1 a distance of 141.12 feet to the southwest corner of Section 1 and said point line being the Point of Beginning.

and EXCEPT all the oil and gas as preserved in Patent from the State of Arizona.

Subject to an easement for ingress and egress as created in Deed recorded in Docket 1819, page 497, records of Cochise County, Arizona.

Parcel 4:

A portion of the Southwest quarter of the Southwest quarter of Section 1, Township 23 South, Range 20 East of the Gila and Salt River Base and meridian, Cochise County, Arizona, more particularly described as follows:
BEGINNING at the West quarter corner of said Section 1;

Thence South 1322.68 feet along the West line of said Southwest quarter of Section 1, being also the West line of Parcel 3 as shown in the survey recorded in Book 3 of Surveys, page 53, records of Cochise County, Arizona;

Thence North 89° 55' 19" East, 352.57 feet along the North line of said Southwest quarter of the Southwest quarter of Section 1, being also the South line of said Parcel 3, to the TRUE POINT OF BEGINNING;

Thence North 89° 55' 19" East 987.88 feet along said line;

Thence South 00° 00' 01" East 337.81 feet along the East line of said Southwest quarter of the Southwest quarter of Section 1;

Thence South 89° 55' 19" West 987.89 feet along a line parallel with the North line of said Southwest quarter of the Southwest quarter of Section 1;

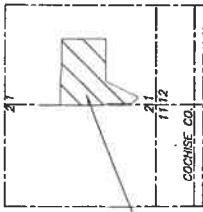
Thence North 337.81 feet along a line parallel with the West line of said Southwest quarter of the Southwest quarter of Section 1 to the POINT OF BEGINNING;

EXCEPT all the oil and gas as reserved in Patent of United States of America.

Subject to an easement for ingress and egress as created in Deed recorded in Docket 1819, page 497, records of Cochise County, Arizona.

Subject to an easement for ingress, egress and utilities as created in Deed recorded in Document No. 0306-22334, records of Cochise County, Arizona.

Together with an easement for ingress, egress and utilities, as created in Deed recorded in Document No. 0501-03013, records of Cochise County, Arizona, over the North 337.81 feet of the west 30.00 feet of the Southwest quarter of the Southwest quarter of Section 1, Township 23 South, Range 20 East of the Gila and Salt River Base and meridian, Cochise County, Arizona.



LOCATION MAP

NW QUARTER OF THE SW QUARTER OF SECTION 1, TOWNSHIP 23 S, RANGE 20 E & S.R.B. & M. COCHISE COUNTY, AZ

FILE NO.	DESCRIPTION	DATE	BY



Engineers
Surveyors
Planners



COCHISE COUNTY

FINAL PLAT

RAMSEY RESERVE ESTATES

aps + plats

Fcc # 0712 40453

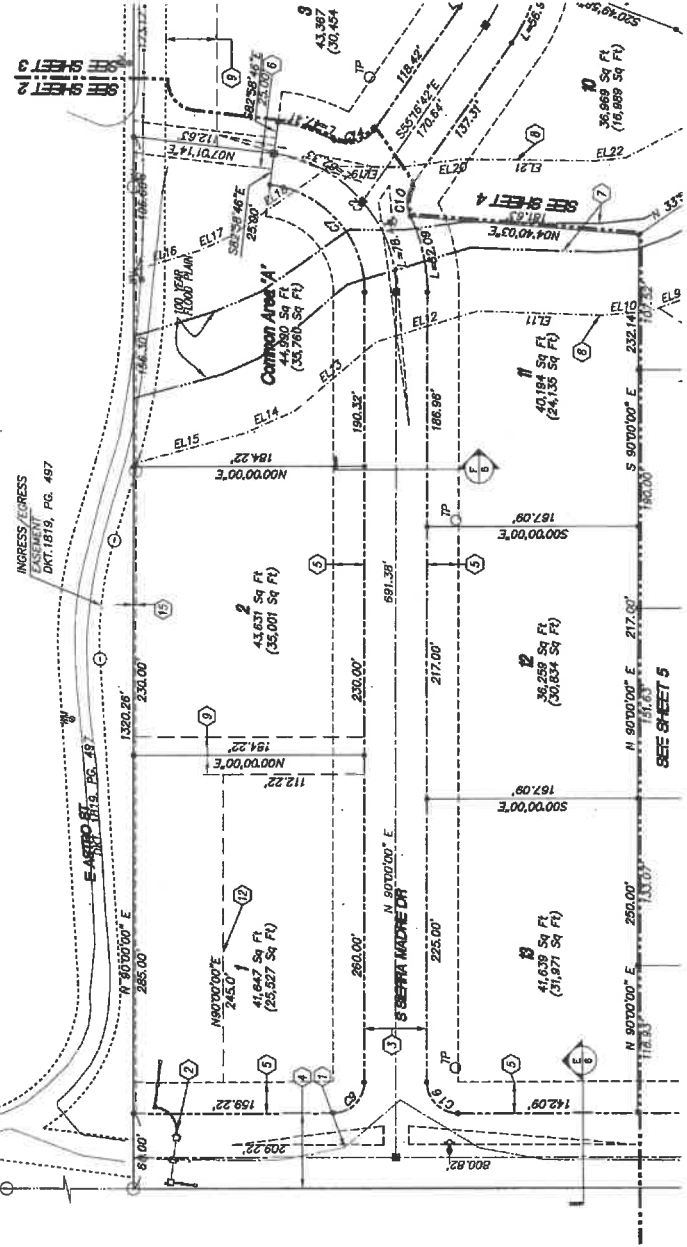
BK 15 Pg 90A

OWNER/DEVELOPER
RAMSEY RESERVE, LLC
4401 REDWOOD STREET
SIERRA VISTA, AZ 85650
PH: 520-737-1077
CONTACT: MISTY GENTILI

PROJECT NUMBER
BOOK NO.
SHEET NUMBER
DRAWING NUMBER
2 OF 7



APACHE POINTE RANCH
BOULEVARD
ZONE TR-56



TAX PARCEL
105-4-2C

LINE NO.	LENGTH	BEARING
E1	37.41	N00°21'07.7\"
E2	80.26	N04°32'35.7\"
E3	53.97	N08°33'13.7\"
E4	46.20	N29°34'29.7\"
E5	25.24	N47°12'20.7\"
E6	41.58	N54°37'49.7\"
E7	104.85	N25°11'15.7\"
E8	119.57	N80°32'01.7\"
E9	42.33	N19°51'00.7\"
E10	38.15	N04°14'28.7\"
E11	86.26	N02°37'14.7\"
E12	66.76	N18°53'28.7\"
E13	65.76	N09°07'27.7\"
E14	43.50	N42°01'15.7\"
E15	91.34	N15°01'15.7\"
E16	55.41	S16°26'11.2\"
E17	26.34	S24°14'22.2\"
E18	97.04	S35°16'29.2\"
E19	55.87	S01°12'32.2\"
E20	49.34	S07°19'27.2\"
E21	106.16	S00°21'32.2\"
E22	23.70	S09°13'04.2\"
E23	148.27	S27°24'32.2\"
E24	51.20	S24°54'53.2\"
E25	88.31	S48°34'12.2\"
E26	64.96	S28°48'43.2\"
E27	83.56	S10°04'31.2\"
E28	142.53	S07°25'23.2\"

NO.	LINE TABLE	BEARING
L1	5.59	N73°06'35.7\"
L2	25.63	S72°19'04.2\"
L3	28.85	N57°04'05.7\"
L4	61.37	N53°22'46.7\"
L5	40.42	S83°12'21.2\"

KEYNOTES

- 1 EXISTING CENTER LINE OF ROAD EASEMENT PER RECORD OF SURVEY BOOK 32, PAGE 08
- 2 EXISTING GATE
- 3 50' PUBLIC UTILITY AND INGRESS/EGRESS EASEMENT TO BE DEDICATED
- 4 60' PUBLIC UTILITY AND INGRESS/EGRESS EASEMENT TO BE DEDICATED
- 5 25' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 6 25' EMERGENCY INGRESS/EGRESS EASEMENT TO BE DEDICATED
- 7 100 YEAR FLOOD PLAIN LIMITS
- 8 EROSION HAZARDOUS SETBACK LIMITS
- 9 40' DRAINAGE EASEMENT
- 10 38' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 11 44' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 12 72"x144" DRAINAGE EASEMENT TO BE DEDICATED
- 13 40' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 14 38' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 15 1' NVAE - NO VEHICLE ACCESS EASEMENT



ENGINEER
MORRISON MAERLE, INC.
1000 N. THORNHILL ROAD
TUCSON, AZ 85712
PHONE: (520) 725-0400
FAX: (520) 724-0401



REGISTERED PROFESSIONAL ENGINEER
MORRISON MAERLE, INC.
AN ENGINEERING-OWNED COMPANY

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER: 088001
SHEET NUMBER: 3
DRAWING NUMBER: 3 OF 7
PROJECT NAME: RAMSEY RESERVE ESTATES
COUNTY: COCHISE COUNTY
DRAWN BY: JEL
CHECKED BY: JEM
APPROVED BY: JEM
DATE: 11/20/08
DATE: 11/20/08
DATE: 11/20/08

AP 15 Pg 90B

Fee #0712 40453

aps & plots



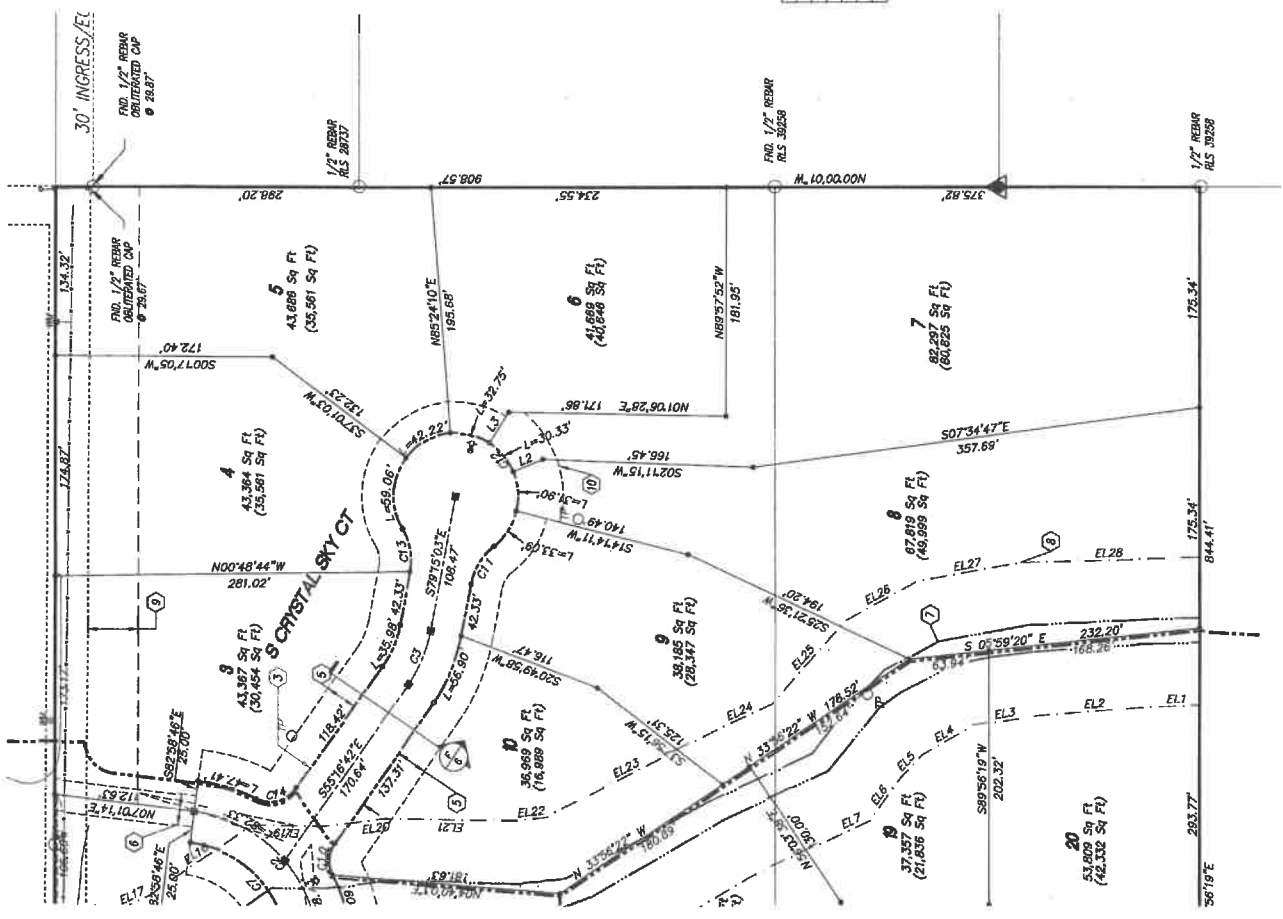
LINE	LENGTH	BEARING
EL1	37.41	N00°21'07\"W
EL2	90.26	N04°13'40\"W
EL3	53.87	N08°31'11\"W
EL4	46.20	N29°34'29\"W
EL5	25.24	M4°12'20\"W
EL6	41.88	N6°41'17\"W
EL7	104.85	N25°11'15\"W
EL8	119.57	N40°32'01\"W
EL9	42.33	N19°51'00\"W
EL10	38.15	N02°14'26\"W
EL11	86.28	N02°21'12\"E
EL12	84.08	N16°33'28\"W
EL13	43.78	N40°01'27\"W
EL14	65.78	N4°106'30\"W
EL15	91.34	N16°55'11\"E
EL16	55.41	S14°54'11\"E
EL17	26.34	S44°14'21\"E
EL18	97.04	S35°16'29\"E
EL19	55.87	S01°02'42\"W
EL20	49.34	S07°19'27\"E
EL21	108.16	S00°51'04\"W
EL22	23.70	S06°13'04\"E
EL23	148.27	S27°24'32\"E
EL24	51.20	S24°54'53\"E
EL25	88.31	S48°14'12\"E
EL26	64.98	S28°49'43\"E
EL27	83.96	S10°14'21\"E
EL28	142.53	S10°25'21\"E

KEYNOTES

- 1 EXISTING CENTER LINE OF 30' INGRESS/EGRESS AND UTILITY EASEMENT PER RECORD OF SURVEY BOOK 32, PAGE 09
- 2 EXISTING GATE
- 3 30' PUBLIC UTILITY AND INGRESS/EGRESS EASEMENT TO BE DEDICATED
- 4 80' PUBLIC UTILITY AND INGRESS/EGRESS EASEMENT TO BE DEDICATED
- 5 25' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 6 25' EMERGENCY INGRESS/EGRESS EASEMENT TO BE DEDICATED
- 7 100 YEAR FLOOD PLAIN LIMITS
- 8 EROSION HAZARDOUS SETBACK LIMITS
- 9 40' DRAINAGE EASEMENT
- 10 36' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 11 44' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 12 22'x144' DRAINAGE EASEMENT TO BE DEDICATED
- 13 40' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED
- 14 38' DRAINAGE/SLOPE AND UTILITY EASEMENT TO BE DEDICATED

NO.	LENGTH	RADIUS	DELTA
C1	157.90	544.82	16.35 70°
C2	160.76	711.00	82.58 46°
C3	46.44	711.00	3.78 91°
C4	47.11	711.00	24.18 59°
C5	27.46	711.00	14.70 22°
C6	148.28	340.00	24.59 04°
C7	124.53	66.00	62.58 46°
C8	39.27	23.00	88.44 09°
C9	39.27	23.00	90.00 00°
C10	26.56	25.00	69.26 15°
C11	35.14	50.00	69.26 15°
C12	35.14	50.00	41°24'15\"
C13	35.90	25.00	87°16'16\"
C14	35.90	25.00	87°16'16\"
C15	35.33	25.00	87°16'16\"
C16	39.27	25.00	90°00'00\"
C17	39.27	25.00	90°00'00\"
C18	36.14	50.00	41°24'15\"
C19	36.14	50.00	41°24'15\"
C20	36.14	50.00	41°24'15\"
C21	39.38	25.00	90°17'02\"
C22	41.74	50.00	47°45'46\"
C23	142.02	375.00	21°41'56\"
C24	32.10	50.00	39°27'11\"
C25	28.55	50.00	37°42'30\"

NO.	LENGTH	BEARING
L1	5.59	N73°05'53\"W
L2	25.63	S27°19'04\"E
L3	28.95	N57°04'05\"W
L4	61.37	N83°22'46\"W
L5	40.42	S23°12'21\"E



PROJECT NUMBER: 880001
SHEET NUMBER: 4
DRAWING NUMBER: 4 OF 7

FINAL PLAN

ARIZONA

COCHISE COUNTY

RAMSEY RESERVE ESTATES

DRAWN BY: JEL
CHKD BY: JIM
APPR BY: JIM
DATE: 10/20/08
DATE: 10/20/08

BY: _____
DATE: _____

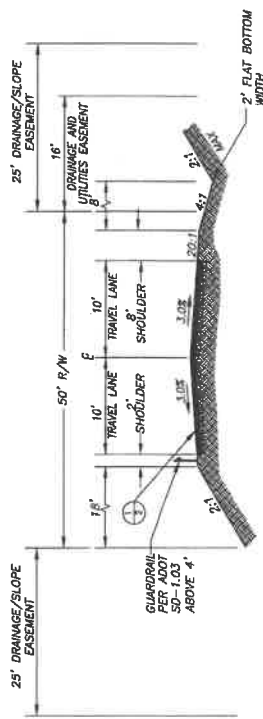
MORRISON MAIERLE, INC.
An Employee-Owned Company

8710 N. Thornapple Road,
Suite 110
Tucson, AZ 85742
Phone: (520) 875-6400
Fax: (520) 875-4941
computer@maierle.com

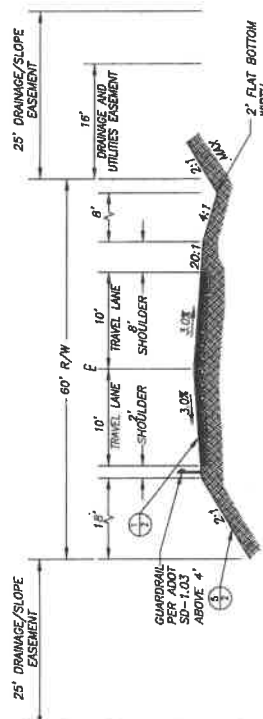
NO.	DESCRIPTION	DATE	BY

aps + plats

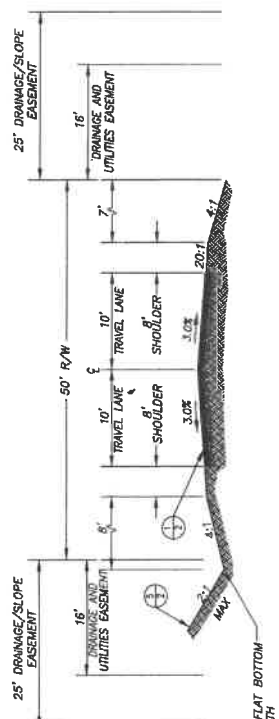
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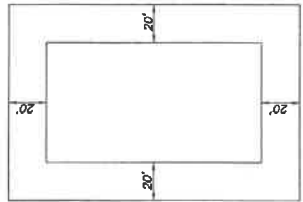
D TYPICAL ROAD CROSS-SECTION N.T.S. 50' R/W



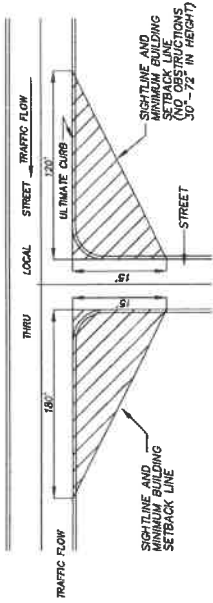
E TYPICAL ROAD CROSS-SECTION N.T.S. 60' R/W



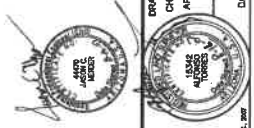
F TYPICAL ROAD CROSS-SECTION N.T.S. 50' R/W



C TYPICAL LOT SETBACKS



B TYPICAL SIGHT DISTANCE TRIANGLES N.T.S. LOCAL STREETS



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 License No. 410008
 State of Arizona

DRAWN BY: JEL
 CHECKED BY: JM
 APPLIC. BY: JM
 DATE: 11/20/08
 DATE: 11/20/08
 DATE: 11/20/08

PROJECT NUMBER
 SHEET NUMBER
 DRAWING NUMBER

FINAL PLAN
 COCHISE COUNTY
 RANSEY RESERVE ESTATE

ARIZONA
 PROJECT NUMBER
 SHEET NUMBER
 DRAWING NUMBER

7 OF 7

DATE: 11/20/08

DATE: 11/20/08

DATE: 11/20/08

Placed by Lambert on Aug/20/2007

maps + plats Fee #071240453 BK 15 Pg 90F