

RESOLUTION 25-17

AUTHORIZING THE PARTIAL ABANDONMENT OF THE ROLLING HILLS SUBDIVISION AND SUBSTITUTION OF ASSURANCE AGREEMENT

WHEREAS, there has been presented to the Board of Supervisors of Cochise County Arizona, an applicant-initiated request seeking the partial abandonment of the Rolling Hills Subdivision (Docket SUB-24-02), more particularly described as follows:

See Exhibit "A" being the Abandonment Plat for Rolling Hills Subdivision.

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

WHEREAS, Section 4.21.040 of the Cochise County Subdivision Regulations provides for the abandonment of recorded final plats; and

WHEREAS, the Rolling Hills Subdivision, platted in 2002 with a total of 61 parcels, has been partially developed with improvements, as intended, as further described in Exhibit B, application; and

WHEREAS, the current owners of the Rolling Hills Subdivision, wish to partially abandon the undeveloped portion of the subdivision, as described in the abandonment plat, Exhibit A; and

WHEREAS, the Rolling Hills Subdivision Assurance Agreement for improvements expired on April 30, 2022, and the applicant decided to seek a partial abandonment with an amended Assurance Agreement in its place; and

WHEREAS, the Rolling Hills Subdivision Assurance Agreement for completion of improvements, Exhibit C, shall now be attached and remain in effect until completed.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the petition for the partial abandonment, as described in Exhibit A and requested herein, is hereby granted, and said

subdivision is hereby partially vacated and abandoned, in accordance with A.R.S. §11-806.01 and 28-7201, *et seq.*, and Cochise County Subdivision Regulations Section 4.21.040.

IT IS FURTHER RESOLVED that the interest of Cochise County in lands described above are hereby vacated is hereby authorized pursuant to A.R.S. §28-7205.4.

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.

IT IS FURTHER RESOLVED that both property owners must subsequently apply for, and be granted, lot combinations for all contiguous parcels titled in the same name and deed type included within the abandonment area.


PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 1st day of July, 2025.

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

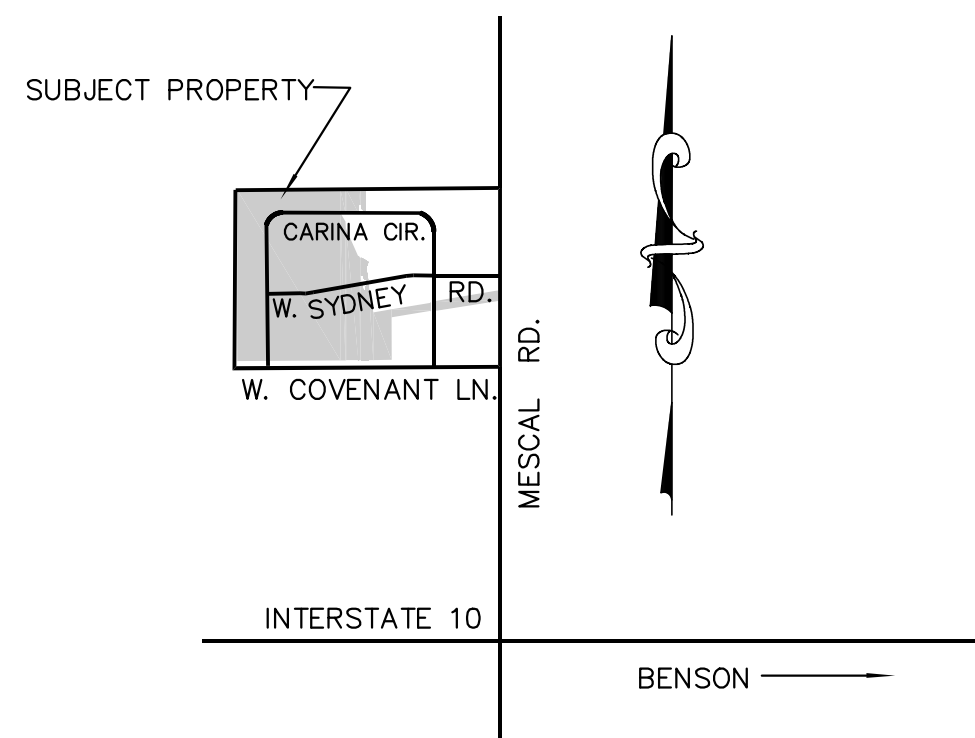
 6/10/2025

Bert Whitehead IV, Esq.
Civil Deputy County Attorney

EXHIBIT A

ABANDONMENT PLAT OF A PORTION OF ROLLING HILLS

VICINITY MAP N.T.S



ABANDONMENT OF THOSE LOTS 8 THROUGH 15, LOTS 26 THROUGH 39, AND LOTS 49 THROUGH 57 AND PORTIONS OF LOTS 25, 40, 47, AND 48 OF ROLLING HILLS, ACCORDING TO RECORDED MAP/PLAT BOOK 15, PAGE 83 & 83A, RECORDS OF COCHISE COUNTY, ARIZONA, LYING IN A PORTION OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

LEGAL DESCRIPTION

AREA TO BE ABANDONED

A portion of Rolling Hills Subdivision according to Recorded Map/Plat Book 15, Page 83 & 83A of Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

COMMENCING at a 3/4" iron pipe at the Northeast corner of said Section 7, thence North 89°49'13" West, 268.20 feet to the Northeast corner of Lot 21 of said Rolling Hills Subdivision; thence N89°49'13" West, 395.81 feet to a 1/2" rebar tagged RLS 7599; thence North 89°50'52" West, 358.57 feet to the Northwest corner of Lot 24 of said Rolling Hills Subdivision, and TRUE POINT OF BEGINNING;

THENCE South 00°00'34" East, 178.20 feet; thence North 89°54'00" West, 70.38 feet; thence South 00°00'43" West, 273.03 feet; thence North 86°32'36" East, 134.24 feet; thence South 23°18'45" West, 159.12 feet; thence South 09°02'26" East, 339.14 feet; thence North 80°58'02" East, 158.67 feet; thence North 80°58'18" East, 399.37 feet; thence North 80°57'34" East, 266.81 feet; thence South 00°00'34" West, 60.76 feet; thence South 80°57'34" West, 327.81 feet; thence South 80°58'18" West, 463.94 feet; thence South 00°00'34" West, 98.96 feet; thence South 89°54'00" East, 161.87 feet; thence South 00°00'34" West, 228.26 feet; thence North 89°54'00" West, 1320.27 feet to a point on the West line of said Rolling Hills Subdivision; thence North 00°02'10" West, 661.02 feet to a 1/2" rebar tagged RLS 7599; thence North 00°04'04" West, 660.89 feet to a 1/2" rebar tagged RLS 7599 at the Northwest corner of Lot 29 of said Rolling Hills Subdivision; thence along the North line thereof, South 89°50'52" East, 969.08 feet to the TRUE POINT OF BEGINNING; CONTAINS 31.90 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1 COVER PAGE AND APPROVALS (LEGAL DESCRIPTIONS) SHEET 2 MAP AND DETAILS OF ABANDONMENT

LEGAL DESCRIPTION 40' WIDE EASEMENT (CARINA CIRCLE)

A 40.00 foot wide access and utilities easement over, under and across a portion of Rolling Hills Subdivision according to Recorded Map/Plat Book 15, Page 83 & 83A of Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Beginning at the Southwest corner of Lot 17 of said Rolling Hills, thence South 00°00'34" East, 60.76 feet to the Northwest corner of Lot 4 of said Rolling Hills; thence South 80°58'18" West, 60.75 feet to the Northeast corner of Lot 7 of said Rolling Hills; thence North 00°00'34" West, 60.76 feet to the Southeast corner of Lot 42 of said Rolling Hills; thence North 80°58'18" East, 60.75 feet to the Point of Beginning;

LEGAL DESCRIPTION DRAINAGE EASEMENT LOT 47

A drainage easement over, under and across a portion of Lot 47 of Rolling Hills Subdivision according to Recorded Map/Plat Book 15, Page 83 & 83A of Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Beginning at the Northeast corner of Lot 46 of said Rolling Hills, thence along the Easterly boundary of said Lot 47, South 23°18'45" West, 113.27 feet; thence leaving said Easterly boundary line, North 58°59'34" West, 80.72 feet; thence North 23°53'11" West, 59.18 feet to a point on the North line of said Lot 47; thence along the North line thereof, North 86°32'36" East, 138.23 feet to the Point of Beginning;

LEGAL DESCRIPTION DRAINAGE EASEMENT LOT 57

A drainage easement over, under and across a portion of Lot 57 of Rolling Hills Subdivision according to Recorded Map/Plat Book 15, Page 83 & 83A of Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Beginning at the Northeast corner of Lot 57 of said Rolling Hills, thence along the East line of said Lot 57, South 00°00'34" West, 273.03 feet to the Southeast corner thereof; thence leaving said East line, North 23°53'11" West, 168.60 feet; thence North 04°12'26" West, 56.31 feet; thence North 30°24'01" West, 73.21 feet to a point on the North line of said Lot 57; thence along the North line thereof, South 89°54'00" East, 114.93 feet to the Point of Beginning;

LEGAL DESCRIPTION "T" ACCESS EASEMENT LOT 40 & 47

An access easement over, under and across Lot 40 and Lot 47 of Rolling Hills, Recorded as Map Plat Book 15, Page 83 and 83A, Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Beginning at the Southeast corner of Lot 47 of said Rolling Hills, thence along the Easterly boundary of said Lot 40, thence South 09°02'36" East, 19.90 feet to the beginning of a tangent 25.00 foot radius curve, concave Southeasterly; thence along the arc of said curve through a central angle of 90°00'00", a distance of 39.27 feet; thence tangent to said curve, South 09°02'31" East, 15.00 feet; thence South 80°57'29" West, 24.00 feet; thence North 09°02'31" West, 120.00 feet; thence North 80°57'29" East, 24.00 feet; thence South 09°02'31" East, 15.00 feet to the beginning of a tangent 25.00 foot radius curve, concave Northeasterly; thence along the arc of said curve through a central angle of 90°00'00", a distance of 39.27 feet to a point on the East line of said Lot 47; thence along said East line, South 09°02'26" East, 20.10 feet to the Point of Beginning;

NOTES:

RESOLUTION AND ORDER PROVIDING FOR THE ABANDONMENT OF SHADED PORTIONS OF STREETS AND DRAINAGEWAYS AND EASEMENTS, ABANDONMENT OF WELL LOTS 9 THROUGH 15, LOTS 25 THROUGH 40, AND LOTS 47 THROUGH 57 OF ROLLING HILLS, ACCORDING TO RECORDED MAP/PLAT BOOK 15, PAGE 83 & 83A, RECORDS OF COCHISE COUNTY, ARIZONA, LYING IN A PORTION OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

ACCESS EASEMENTS ARE GRANTED HEREON FOR USE FOR ROADWAY PURPOSES. DRAINAGE EASEMENTS ARE GRANTED HEREON FOR DRAINAGE AND RETENTION BASIN PURPOSES.

EXISTING PLATTED STREETS NOT INCORPORATED INTO THE SUBDIVISION SHALL BE ABANDONED SEPARATLY THROUGH THE BOARD OF SUPERVISORS ABANDONMENT PROCESS.

ZONING IS SM-36 AND SHALL REMAIN.

THERE ARE 2267.83 FEET IN LENGTH OF ROADWAY PROPOSED WITHIN THE ABANDONMENT LIMITS.

APPROVALS

THE COCHISE COUNTY BOARD OF SUPERVISORS DOES HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, 2024. PURSUANT TO RESOLUTION _____

THIS ABANDONMENT MAP WAS APPROVED BY THE COCHISE COUNTY BOARD OF SUPERVISORS ON THE _____ DAY OF _____, 2024

BY: _____ ATTEST _____ CHAIRMAN CLERK

BY: _____ BY: _____ PLANNING DIRECTOR COUNTY ENGINEER

LEGAL DESCRIPTION

"CUL-DE-SAC" ACCESS EASEMENT LOT 25 & 57

An access easement over, under and across Lot 25 and Lot 57 of Rolling Hills, Recorded as Map Plat Book 15, Page 83 and 83A, Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Beginning at the Southeast corner of Lot 25, thence along the South line thereof, North 89°54'00" West 70.38 feet; thence along the East line of said Lot 57, South 00°18'49" West, 19.85 feet to the beginning of a non-tangent 52.00 foot radius curve, the radius point of which bears North 00°05'00" East; thence along the arc of said curve through a central angle of 248°07'38", a distance of 225.19 feet to the point of reverse curvature, the radius point of which bears North 68°12'37" East; thence along the arc of said curve through a central angle of 68°12'59", a distance of 59.53 feet; thence South 00°00'22" East, 20.17 feet to the Point of Beginning;

LEGAL DESCRIPTION 24' ACCESS EASEMENT

A 24' wide access easement over, under and across Rolling Hills, Recorded as Map Plat Book 15, Page 83 and 83A, Official Records of Cochise County, Arizona, and lying in a portion of Section 7, Township 17 South, Range 19 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, the West line of which is more particularly described as follows:

Commencing at the Southeast corner of Lot 15, thence North 00°02'10" West, 24.00 feet to the True Point of Beginning;

Thence along the West line of said Rolling Hills, North 00°02'16" West, 628.31 feet to the Southwest corner of lot 32 of said Rolling Hills, and the Point of Terminus;

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 1 SHEET(S) REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

Jessica J. Hale REGISTERED LAND SURVEYOR NO. 51967



COUNTY RECORDER

STATE OF ARIZONA, SS COUNTY OF COCHISE

FILED FOR RECORD AT THE REQUEST OF JESSICA J. HALE ON THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____ OF SURVEY MAPS AT PAGE _____ THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

COCHISE COUNTY RECORDER DEPUTY COUNTY RECORDER

FEE: \$24.00

H&H Land Surveying PLLC logo and contact information: 2256 N. Ocotillo Rd., Benson, AZ 85602, hale@handlandsurveying.com, FL 520.221.1223. Job No: 24-028, DATE: NOV. 2024, DRAWN BY: JH, REVISED BY: JH 11/13/24, SHEET 1 OF 2

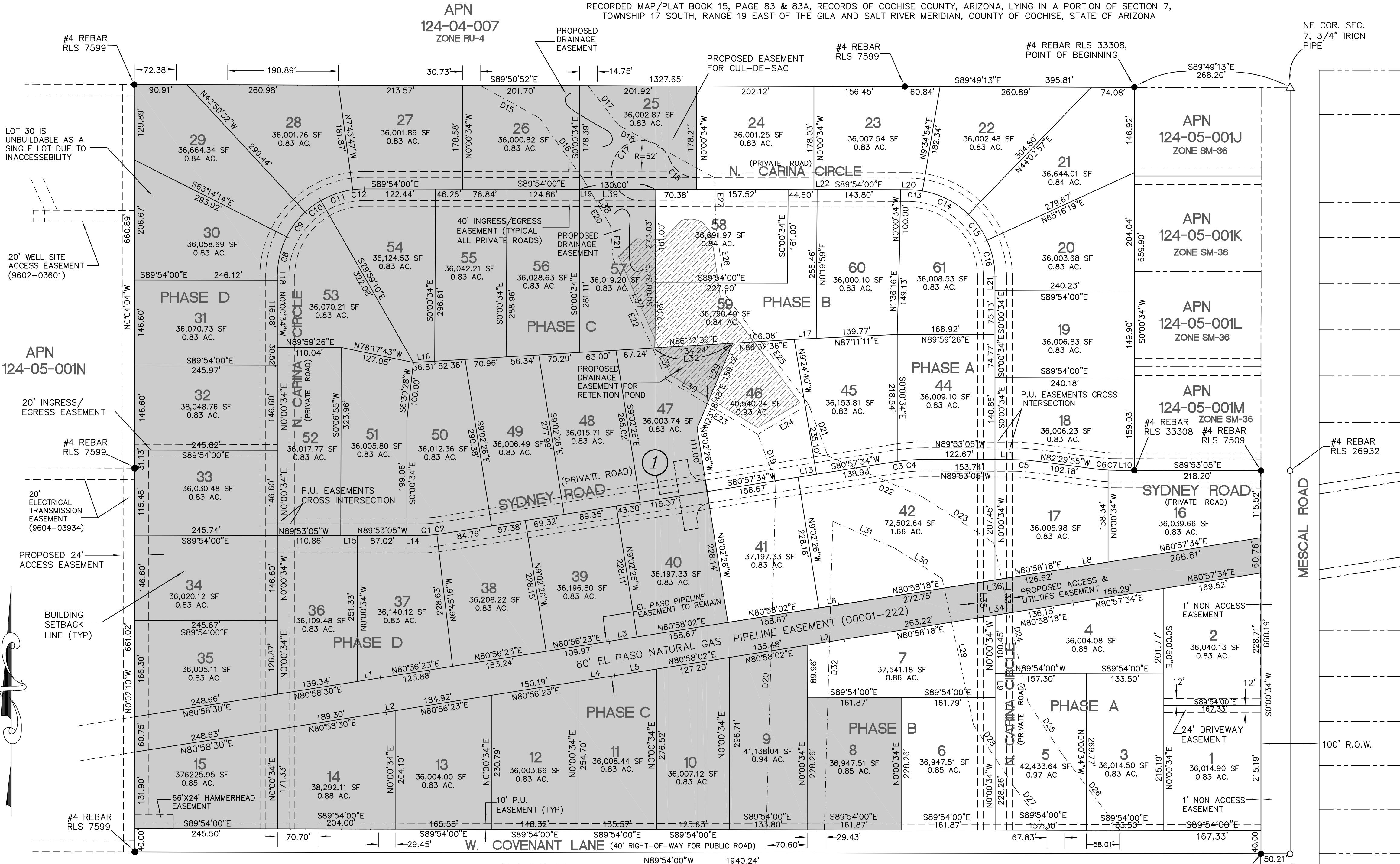
ABANDONMENT PLAT OF A PORTION OF ROLLING HILLS

ABANDONMENT OF THOSE LOTS 8 THROUGH 15, LOTS 25 THROUGH 40, AND LOTS 47 THROUGH 57 OF ROLLING HILLS, ACCORDING TO RECORDED MAP/PLAT BOOK 15, PAGE 83 & 83A, RECORDS OF COCHISE COUNTY, ARIZONA, LYING IN A PORTION OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 1 SHEET(S) REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

Jan D. Hale REGISTERED LAND SURVEYOR NO. 51967
JESSICA J. HALE REGISTERED LAND SURVEYOR NO. 51967



LINE AND CURVE DATA - LOTS

APN 124-05-001A ZONE SR-8

NUM	BEARING	DISTANCE
L1	N80°58'30"E	40.43'
L2	N80°56'23"E	17.25'
L3	N80°58'02"E	48.70'
L4	N80°56'23"E	63.99'
L5	N80°58'02"E	73.29'
L6	N80°58'02"E	34.52'
L7	N80°58'02"E	64.57'
L8	N80°57'34"E	70.61'
L9	N0°00'34"W	41.52'
L10	N89°53'05"W	30.64'
L11	N89°53'05"W	31.07'
L12	S80°57'34"W	12.32'
L13	S80°57'34"W	32.06'
L14	N89°53'05"W	14.49'
L15	N89°53'05"W	26.75'
L16	S86°32'36"W	36.81'
L17	N87°11'11"E	7.18'
L18	N0°00'34"W	38.06'
L19	S89°54'00"E	1.54'
L20	S89°54'00"E	13.00'
L21	S0°00'34"E	23.91'
L22	S9°02'36"E	19.90'

NUM	BEARING	DISTANCE
L23	S9°02'31"E	15.00'
L24	N80°57'29"E	24.00'
L25	S9°02'31"E	120.00'
L26	N80°56'29"E	24.00'
L27	S9°02'31"E	15.00'
L28	S9°02'26"E	20.10'
L29	S23°18'45"W	113.27'
L30	N58°59'34"W	80.72'
L31	N23°53'11"W	59.18'
L32	N86°32'36"E	138.23'
L33	S0°00'36"E	60.76'
L34	S80°58'18"W	60.75'
L35	N0°00'36"W	60.75'
L36	N80°58'18"E	60.75'
L37	N23°53'11"W	168.60'
L38	N30°24'01"W	73.21'
L39	S89°54'00"E	114.93'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6°52'11"	35.97'	300.00'	N86°40'50"E	35.95'
C2	2°17'10"	11.97'	300.00'	N82°06'09"E	11.97'
C3	0°40'34"	3.54'	300.00'	S81°17'51"W	3.54'
C4	8°28'47"	44.40'	300.00'	S85°52'32"W	44.36'
C5	7°23'10"	38.67'	300.00'	N86°11'30"W	38.65'
C6	4°34'38"	23.97'	300.00'	S84°47'14"E	23.96'
C7	2°48'32"	14.71'	300.00'	S88°28'49"E	14.71'
C8	26°46'20"	70.09'	300.00'	S13°22'36"W	69.45'
C9	20°23'42"	53.39'	150.00'	S36°57'37"W	53.11'
C10	12°51'22"	33.66'	150.00'	S53°35'09"W	33.59'
C11	22°15'23"	58.27'	150.00'	S71°08'32"W	57.90'
C12	7°49'47"	20.50'	150.00'	S86°11'07"W	20.48'
C13	9°28'54"	24.82'	150.00'	N85°09'33"W	24.79'
C14	3°42'83"	90.24'	150.00'	N63°11'04"W	88.88'
C15	2°11'32"	55.56'	150.00'	N35°20'22"W	55.24'
C16	2°44'30"	64.71'	150.00'	N12°22'07"W	64.21'
C17	26°22'78"	238.20'	52.00'	S44°20'14"W	72.69'
C18	68°12'59"	59.53'	50.00'	S44°56'30"W	17.06'
C17	248°07'38"	225.19'	52.00'	N34°08'48"E	86.16'
C18	90°05'21"	18.87'	12.00'	S44°57'41"E	16.98'
C19	90°00'00"	39.27'	25.00'	S35°57'29"W	35.36'
C20	90°00'00"	39.27'	25.00'	S54°02'31"E	35.36'

LINE DATA - DRAINAGE SETBACK LINES

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
D1	N15°32'16"W	195.95'	L17	N37°55'48"W	86.68'
D2	N23°09'22"W	158.94'	L18	N61°22'29"W	188.69'
D3	N65°37'07"W	87.10'	L19	S20°32'05"E	88.84'
D4	N25°02'21"W	96.51'	L20	S1°35'31"W	598.30'
D5	N14°42'39"W	146.71'	L21	N20°32'05"W	94.80'
D6	N0°55'03"W	136.25'	L22	N66°36'15"W	177.93'
D7	N32°16'37"E	181.50'	L23	N57°10'17"W	146.04'
D8	N32°16'37"E	156.01'	L24	N12°05'35"W	280.60'
D9	N0°55'03"W	136.25'	L25	N33°15'33"W	107.23'
D10	N14°42'39"W	125.58'	L26	N37°16'43"W	164.77'
D11	N25°02'21"W	50.51'	L27	S37°16'43"E	91.88'
D12	N65°37'07"W	88.98'	L28	S33°15'33"E	129.42'
D13	N23°09'22"W	204.45'	L29	S12°05'35"E	257.78'
D14	N15°32'16"W	230.60'	L30	S57°01'17"E	96.29'
D15	S61°13'39"E	116.77'	L31	S66°36'15"E	117.08'
D16	S35°36'16"E	126.25'	L32	N1°35'31"E	531.62'

LINE DATA - DRAINAGE EASEMENT LINES

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
E1	S65°37'07"E	80.79'	E15	S32°16'37"W	229.96'
E2	S25°02'21"E	78.11'	E16	S0°55'03"E	111.11'
E3	S14°42'39"E	138.26'	E17	S14°42'39"E	134.03'
E4	S0°55'03"E	119.49'	E18	S85°02'21"E	68.91'
E5	S32°16'37"W	153.26'	E19	S65°37'07"E	64.32'
E6	S35°31'59"E	120.46'	E20	S30°24'01"E	96.42'
E7	S10°03'39"E	79.53'	E21	S41°22'26"E	56.31'
E8	S30°07'07"W	82.18'	E22	S23°53'11"E	227.78'
E9	S31°35'48"E	86.56'	E23	S58°59'34"E	183.44'
E10	S4°15'25"E	59.21'	E24	N59°34'35"E	101.51'
E11	S45°20'11"W	51.70'	E25	N37°16'40"W	234.56'
E12	S24°30'25"E	69.63'	E26	N81°03'37"W	128.88'
E13	S7°15'59"W	137.79'	E27	N0°30'17"W	76.35'
E14	S17°37'48"E	176.29'			

RECORDING DATA

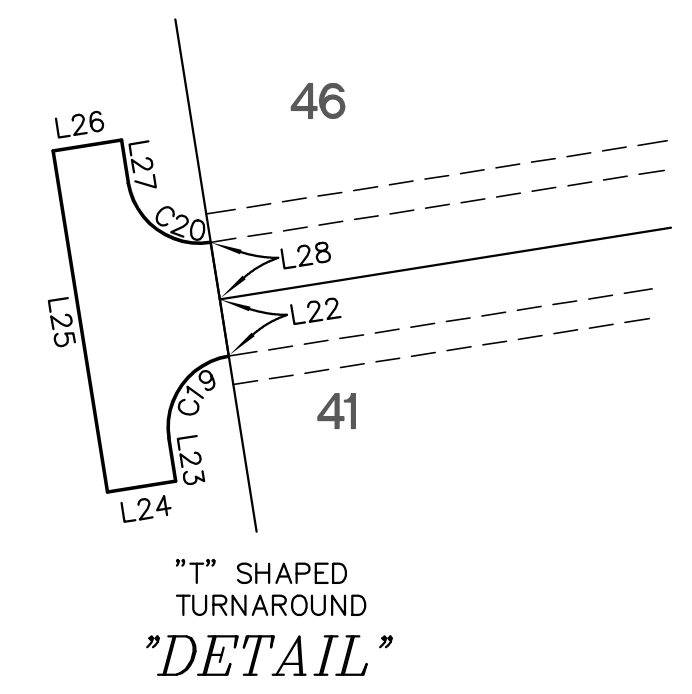
STATE OF ARIZONA -- COUNTY OF COCHISE
FILED FOR RECORD AT THE REQUEST OF JESSICA J. HALE ON THIS ____ DAY OF ____ 2024, AT ____ M. IN BOOK ____ OF SURVEY MAPS AT PAGE ____ THEREOF.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
COCHISE COUNTY RECORDER DEPUTY COUNTY RECORDER

FEE: \$24.00

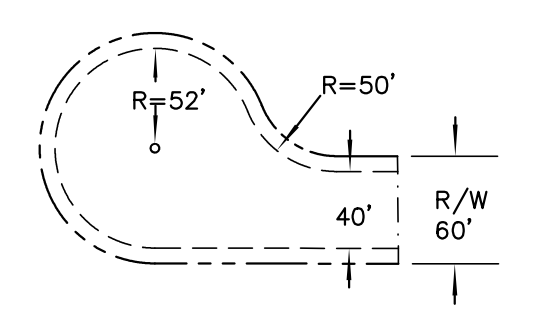
LEGEND

- INDICATES SURVEY MARKER AS DESCRIBED ON MAP/PLAT BOOK 15, PAGE 83A
- △ INDICATES SURVEY MARKER AS DESCRIBED ON MAP/PLAT BOOK 15, PAGE 83A
- INDICATES SURVEY MARKER AS DESCRIBED ON MAP/PLAT BOOK 15, PAGE 83A
- INDICATES AREAS TO BE ABANDONED

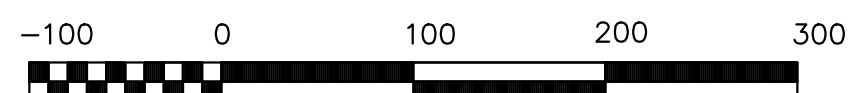
① INDICATES PROPOSED "T" ACCESS TURNAROUND EASEMENT, SEE "DETAIL"



"T" SHAPED TURNAROUND "DETAIL"



OFFSET CUL-DE-SAC DETAIL NO. CC209-2



GRAPHIC SCALE- FEET 1"=100'

H&H Land Surveying PLLC
2256 N. Ocotillo Rd., Benson, AZ 85602
hale@handhandlandsurveying.com PH: 520.221.1223
JOB No: 24-028 DRAWN BY: JH
DATE: NOV. 2024 REVISED BY: JH 11/13/24
SHEET 2 OF 2

EXHIBIT B



COCHISE COUNTY
Arizona

Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Plat Abandonment Application

Subdividing property in Cochise County is primarily regulated by the Cochise County Subdivision Regulations. The purpose of the regulations is to help promote orderly growth, while providing for adequate roads, utilities, water, and wastewater treatment, ensuring that structures are not built in areas subject to flooding, and ensuring an accurate legal description when dividing a large parcel into smaller lots for sale. The County Subdivision Committee is responsible for reviewing and providing recommendations for all new plats, plat amendments, and plat abandonments.

Applicant Info	
Name: Tax Lien Group I, LLC, an Arizona Limited Liability Company	
Address: P.O. Box 175, Tucson, AZ 85702	
Phone: 520.442.2261	
Email: azhomegroup@pm.me	
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question) as to Lots 30, 31, 32 and 34	<input type="checkbox"/> Authorized agent See attached for other Authorized Agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature: <u>James J. Canty</u> <small>DocuSigned by: 8326A5D57B9544D</small>	Date: 12/11/2024
Processing fees	
\$300 Plat Abandonment. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.	



COCHISE COUNTY
Arizona

Development Services

520-432-9300
 developmentservices@cochise.az.gov
 www.cochise.az.gov
 1415 Melody Ln, Bdg F
 Bisbee, Arizona 85603

Plat Abandonment Application

Subdividing property in Cochise County is primarily regulated by the Cochise County Subdivision Regulations. The purpose of the regulations is to help promote orderly growth, while providing for adequate roads, utilities, water, and wastewater treatment, ensuring that structures are not built in areas subject to flooding, and ensuring an accurate legal description when dividing a large parcel into smaller lots for sale. The County Subdivision Committee is responsible for reviewing and providing recommendations for all new plats, plat amendments, and plat abandonments.

Applicant Info	
Name: PL 183, LLC, an Arizona Limited Liability Company	
Address: 615 E. Strada Patania, Oro Valley, AZ 85737	
Phone: 520 850.4800	
Email: jeffhampton@comcast.net	
Describe your relationship to this application (select one):	
<input type="checkbox"/> Property owner (skip next question) See attached for Lots 30, 31, 32 and 34	<input checked="" type="checkbox"/> Authorized agent As Buyer of Balance of Lots
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature: <i>Jeffrey C. Hampton</i>	Date: 12/9/2024
Processing Fees	
\$300 Plat Abandonment. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.	



Required Submittals	
<input checked="" type="checkbox"/>	This application, which serves as the Letter of Intent (attach additional sheets as needed)
<input checked="" type="checkbox"/>	Two (2) signed copies of a Mylar version and three (3) signed blue-line of the final plat, (see final pages of this application for more specific requirements)
<input checked="" type="checkbox"/>	Preliminary title report no more than thirty (30) days old
<input checked="" type="checkbox"/>	Non-refundable processing fees
Property Info	
1. Subdivision Name:	Rollings Hills
2. Property Owner Name(s):	Tax Lien Group I, LLC, an Arizona Limited Liability Company, Pioneer Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 70902658, and Pioneer Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 70903138 See attached Exhibit A for Legal Description Ownership Allocation
3. Parcel Number (APNs) included in the portion of the subdivision to be abandoned:	See Attached Exhibit B for Assessor Parcel Number List
4. Reference by book, page, and date of recordation of any previous plats:	Book 14 of Maps, Page 88, Records of Cochise County, Arizona, and thereafter amended in Book 15 of Maps, Page 83, Records of Cochise County, Arizona.
5. Zoning Designation(s) of Parcels:	SM-36
6. Total acreage of the abandonment:	31.90 acres
7. Total Number of lots included in the abandonment:	35

Supplemental Questions	
1. Is this a residential or commercial subdivision?	Residential
2. Regarding survey monuments and lot corner staking:	
<input checked="" type="checkbox"/>	I understand my responsibilities and will comply with all requirements included in Section 4.09.110 of the <i>Subdivision Regulations</i> .
3. Describe the existing legal and physical access to portion of the subdivision that will not be abandoned. (At least two means of access is required unless the development includes 27 or fewer lots or for "rural subdivisions")	
Sydney Road and Covenant Lane are easements that will provide legal and physical access to Mescal Road.	
Carina Circle is an interior road that connects Sydney Road and Covenant Lane.	
4. Describe the existing legal and physical access to portion of the subdivision that will be abandoned. (At least two means of access is required unless the development includes 27 or fewer lots or for "rural subdivisions")	
The abandoned portion of the subdivision will have legal and physical access from Carina Circle, Sydney Road and Covenant Lane.	
The portion of land that will be owned by Tax Lien I, LLC, will have legal and physical access from Covenant Lane, together with an easement for ingress, egress and utilities, that will run north from Covenant Lane, along the western boundary of the abandoned subdivision.	
5. Does the area of abandonment include any easements or right-of-way? If so, briefly describe.	
Carina Circle will be abandoned for that portion that affects the following Lots: A portion of Lots 25 and 57, and all of Lots 14, 15, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 52, 53, 54, 55 and 56.	
Sydney Road will be abandoned for that portion that affects the following Lots: A portion of Lots 40 and 47, and all of Lots 33, 34, 36, 37, 38, 39, 48, 49, 50, 51, 52.	
Covenant Lane will not be affected by the abandonment. Covenant Land will remain intact.	
Acknowledgment	
By typing their name below, the applicant certifies that all information in this application and on the site plan is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.	
Signature (applicant):	Date: 8-19-2024



Plat Abandonment Application

Acknowledgments for Multiple Interested Parties		
Interested Party Name	Address	Extent of Interest
Tax Lien Group I, LLC	P.O. Box 175 Tucson, AZ 85702	Owner of Lots 30, 31, 32, and 34
Todd A. Otis	66625 E. Alamosa Road Saddlebrooke, AZ 85739	Beneficiary of PTA Trust 70902658 (see below for Lots owned)
Alain Hartmann and Nicola Hartmann	7462 E. Sabino Vista Drive Tucson, AZ 85750	Beneficiary of PTA Trust 70902658 (see below for Lots Owned)
Charles F. Trayers, as Trustee of the Trayers Family Trust, under Agreement dtd 12/13/1999	4901 Summit Ridge Road Tucson, AZ 85751	Beneficiary of PTA Trust 70902658 (see below for Lots owned)
GV Premier Homes, LLC	1870 W. Prince Rd # 71 Tucson, AZ 85705	Beneficiary of PTA Trust 70903138 as to Lots 29 and 33

PTA Trust 70902658 as to Lots 8, 9, 10, 11, 12, 13, 14, 15, 25, 26, 27, 28, 35, 36, 37, 38, 39, 40, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Plat Abandonment Sheet Requirements

All plat abandonments are reviewed by the internal staff to verify compliance with the County's Subdivision and Zoning Regulations. After receiving subdivision committee approval, the applicant is authorized submit mylar versions and the item will be scheduled for consideration by the Board of Supervisors. The following are the minimum required elements for inclusion within the plat abandonment plats.

Required Plat Elements	
<input type="checkbox"/>	Scale and north arrow (all pages) A scale of 1" = 40', 1"=50', 1"=100', or 1"=200' as necessary to show all required details.
<input type="checkbox"/>	Metes and bounds legal description of all property being subdivided and parcel numbers.
<input type="checkbox"/>	Key Map: Location of the subdivision within the context of the surrounding area and major roads.
<input type="checkbox"/>	Key Map: The relationship of the sheets if the plat consists of two (2) or more sheets
<input type="checkbox"/>	Name of the Subdivision and Subdivider and property owner if different.
<input type="checkbox"/>	Name, registration number, seal, and signature of a professional land surveyor registered to practice in the State of Arizona.
<input type="checkbox"/>	Date of plat (updated on subsequent revisions and noted as 2nd Revised Plat, etc.)
<input type="checkbox"/>	Standard Note 1: Existing platted streets not incorporated into the subdivision shall be abandoned separately through the Board of Supervisor's abandonment process.
<input type="checkbox"/>	Standard Note 2: Zoning is _____ and shall remain.
<input type="checkbox"/>	Standard Note 3: There are _____ miles of roadway proposed within the abandonment limits.

Required Plat Elements All Other Sheets

- Scale and north arrow (all pages) A scale of 1" = 40', 1" = 50', 1" = 100', or 1" = 200' as necessary to show all required details.
- Locations and widths of proposed streets and other rights-of-way. Street layout must be designed to control accelerated run-off and off-site erosion.
- Location of existing easements - include recording date.
- Location of proposed easements - state their purpose.
- Road cross-sections for all types of proposed streets in accordance with the applicable standard in the *Cochise County Road Construction Standards & Specifications for Public Improvements*.
- Sight distance triangles at all road intersections.
- One-hundred (100) year floodplain limits, boundaries of all areas subject to inundation or storm water overflow, and any significant washes.
- Existing topographical contours for every two (2) vertical feet
- Boundary lines, distances and bearings for subdivision boundaries.
- The location of existing structures, walls, ponds, tanks, wells, irrigation canals, laterals, ditches and dikes, streets, paths, trails and utilities denoting whether these items are to remain, be altered or removed.
- Area and number of tracts, if any, to be excluded from the proposed subdivision and their proposed use.
- Adjacent zoning district classifications, subdivisions with recordation reference, parcels and nearby streets.

Exhibit "A"

Tax Lien Group I, LLC, an Arizona Limited Liability Company, as owner of the following described lots:

Lots 30, 31, 32, and 34, ROLLING HILLS FINAL PLAT, according to Book 14 of Maps, page 88, records of Cochise County, Arizona, and thereafter amended in Book 15 of Maps, page 83, records of Cochise County, Arizona;

EXCEPT all oil, gas, coal and other minerals as reserved in Deed recorded in Book 109 of Deeds of Real Estate, page 197, records of Cochise County, Arizona.

Pioneer Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 70902658, as owner of the following described lots:

Parcel I:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 25, 26, 27, 28, 35, 36, 37, 38, 39, 40, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57 ROLLING HILLS FINAL PLAT, according to Book 14 of Maps, page 88, records of Cochise County, Arizona, and thereafter amended in Book 15 of Maps, page 83, records of Cochise County, Arizona;

EXCEPT all oil, gas, coal and other minerals as reserved in Deed recorded in Book 109 of Deeds of Real Estate, page 197, records of Cochise County, Arizona.

Parcel II:

Tract M, also being the "El Paso Natural Gas Pipeline Easement (001-00222)", ROLLING HILLS FINAL PLAT, according to Book 14 of Maps, page 88, records of Cochise County, Arizona, and thereafter amended in Book 15 of Maps, page 83, records of Cochise County, Arizona;

EXCEPT all oil, gas, coal and other minerals as reserved in Deed recorded in Book 109 of Deeds of Real Estate, page 197, records of Cochise County, Arizona.

Pioneer Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 70903138, as owner of the following described lots:

Lots 29 and 33, ROLLING HILLS FINAL PLAT, according to Book 14 of Maps, page 88, records of Cochise County, Arizona, and thereafter amended in Book 15 of Maps, page 83, records of Cochise County, Arizona;

EXCEPT all oil, gas, coal and other minerals as reserved in Deed recorded in Book 109 of Deeds of Real Estate, page 197, records of Cochise County, Arizona.

Exhibit B
Assessor Parcel Number List

124-05-013	124-05-040
124-05-014	124-05-041
124-05-015	124-05-042
124-05-016	124-05-043
124-05-017	124-05-044
124-05-018	124-05-045
124-05-019	124-05-052
124-05-020	124-05-053
124-05-030	124-05-054
124-05-031	124-05-055
124-05-032	124-05-056
124-05-033	124-05-057
124-05-034	124-05-058
124-05-035	124-05-059
124-05-036	124-05-060
124-05-037	124-05-061
124-05-038	124-05-062
124-05-039	124-05-067

**ASSURANCE AGREEMENT FOR COMPLETION OF IMPROVEMENTS
FOR ROLLING HILLS SUBDIVISION
DOCKET NO. SUB 24-02**

This Assurance Agreement ("Agreement") is made and entered into this ___ day of July, 2025, by and between Pioneer Title Agency, Inc., an Arizona corporation, hereinafter referred to as "Trustee"; PL 183, LLC, an Arizona limited liability company, as Beneficiary of Trust No. 70908065, hereinafter referred to as "Beneficiary One"; Tax Lien Group I, LLC, an Arizona Limited Liability Company, as Beneficiary of Trust No. 70908068, hereinafter referred to as "Beneficiary Two"; and Cochise County, Arizona, hereinafter referred to as "County."

RECITALS:

1. The County previously approved and accepted the subdivision plat for Rolling Hills Subdivision, as recorded in Book 15, pages 83 and 83A of Maps and Plats, in the office of the Cochise County Recorder.
2. An Assurance Agreement was entered into and recorded on November 30, 2006, under Document No. 0611-44318, which was extended and amended under various subsequent records, all on file with the Cochise County Recorder.
3. The parties hereto wish to establish specific terms, conditions and guidelines for compliance with the provision of A.R.S. Section 11-806.01 and the Cochise County Subdivision Regulations.
4. The purpose of this Assurance Agreement is to replace the previous Assurance Agreement referenced herein, which has expired, and wherein there is a partial abandonment plat on file.
5. This Agreement is submitted to secure the cost of constructing a cul-de-sac and T-Turnaround as part of the plat abandonment.

AGREEMENT:

- 1. Property Description.** The property subject to this Agreement is described in Exhibit A, attached hereto and incorporated herein by reference.
- 2. Assurances.** This Agreement is submitted to assure completion of subdivision improvements required under A.R.S. § 11-821(C) and Cochise County Subdivision Regulations, including but not limited to a cul-de-sac and a T-shaped turnaround. The legal description for the cul-de-sac is on Page 1 of Exhibit A, under "Legal Description - "Cul-De-Sac" Access Easement Lot 25 & 57." The legal description for the T-Turnaround is on Page 1 of Exhibit A, in the section entitled, "Legal Description "T" Access Easement Lot 40 & 47." The Beneficiaries (One and Two) shall ensure that the Cul-De-Sac and T-Turnaround are built and/or improved to county standards (detail no. CC209-2)."
- 3. Conveyances and Transfers of Title.** The Trustee shall not transfer title to, enter into contracts for sale of property, lease, or in any way convey, in whole or in part, any of the property described in paragraph 1 without obtaining prior written approval from the County, except as authorized in the Agreement. A Release of Assurances shall only be given by the County upon satisfactory completion as verified by County inspections of the required improvements.
- 4. Bulk Sales.** Notwithstanding Section 3, the Trustee may convey all property described in Exhibit A to a single successor, provided the successor enters into a new assurance agreement approved by the County.
- 5. Conveyance Out of Trust for Encumbrance.** The Trustee may temporarily convey property to the Beneficiary for financing purposes, provided it is promptly reconveyed. This Agreement shall bind any successor interests.
- 6. Substitution of Assurances.** Substitute assurances may be provided with County approval. The substitute assurance must equal or exceed the value and terms of the original Surety Bond.
- 7. Completion of Improvements.** The required improvements shall be completed by the Subdivider within five (5) years from the date of this Agreement. This date for completion of improvements may be extended by separate agreement of the parties where Subdivider or Beneficiary is prevented from completing the improvements by act of God, strike or similar event or circumstances beyond its control, or at the discretion of the County.

- 8. Inspection and Approval of Improvements.** All improvements shall be inspected and approved by the County. A written statement from the project engineer, sealed and signed, shall confirm compliance with approved plans and specifications.
- 9. Payment of Taxes.** The County shall not release any assurances until all property taxes and assessments on the subject property are paid in full.
- 10. Release of Assurances.** The County, in its discretion, and upon receipt of a written request from Trustee, may give the Trustee a Release of Assurances for a portion of the Lots by approved phases only created by the subdivision plat described in paragraph 1, provided that all of the improvements required in connection with such lots have been satisfactorily completed and accepted, and provided further that the lots released and improvements associated with such lots can function independently on a permanent basis in the event the remaining portion of the subdivision is never developed, and subject to the improvement payment agreement.
- 11. Failure to Complete Improvements.** Trustee and Beneficiary hereby agree that in the event that the required improvements are not completed within the time period provided by paragraph 7, the County may replat that portion of the property described in paragraph 1 for which a release of assurances has not been given. The purpose of the new plat will be to abandon the subdivision and return the property to approximately the same boundary configurations of record as existed before the subdivision plat was recorded. Prior to initiating any action to replat, the County shall provide Trustee and Beneficiary with thirty (30) days written notice of the intent to replat.

The County, by this Agreement, is expressly authorized to replat this property after the required notice has been provided. All expenses by the County, including legal costs if applicable, in executing a replat shall be paid for by Beneficiary, and shall, if unpaid, become a lien on the property.

- 12. Effect on Trust Agreement.** Trustee and Beneficiary agree that any provision of Trust No. 70908065 and 70908068 that is incompatible or inconsistent with this Agreement shall be null and void and not enforceable. The Trust shall not be revoked prior to a full Release of Assurances without prior written consent of Cochise County. Nor shall any amendment which would alter this Assurance Agreement be effective until the County has approved such amendment.

13. Incorporation or Annexation. If the property is incorporated or annexed, the successor jurisdiction shall assume all rights and obligations under this Agreement.

14. Purpose of Agreement. This Agreement is intended to ensure completion of improvements necessary for public safety and welfare and to prevent undue burdens on the County.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

COCHISE COUNTY:

Frank Antenori, Chairman
Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

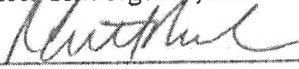
APPROVED AS TO FORM:

 6/26/2025

Bert Whitehead IV, Esq.
Civil Deputy County Attorney

TRUSTEE:

Pioneer Title Agency, Inc.



R. Keith Newlon, Trust Officer

OWNER/BENEFICIARY:

PL 183, LLC



Jeffrey C. Hampton, Member

~~Tax Lien Group~~ Tax Lien Group I, LLC



James J. Canty, Trustee

Improvement Payment Agreement Rolling Hills Subdivision

Date: June 19, 2025

Trust No.: 70908065 and Trust No. 70908068

Escrow Agent: Pioneer Title Agency, Inc. (the "Company")

PL 183, LLC, an Arizona limited liability company, as Beneficiary of Trust No. 70908065, hereinafter referred to as "Beneficiary One" and

Tax Lien Group I, LLC, an Arizona limited liability company, as Beneficiary of Trust No. 70908068,

hereby employ "the Company" to act as escrow agent in connection with the disbursement of funds to be deposited by the Owners for the purpose of constructing certain improvements on real property situated in Cochise County, Arizona, upon the following terms and conditions:

Description of Improvements: Description of improvements to be constructed (the "Improvements"): Improvements per Assurance Agreement for Completion of Improvements for Rolling Hills Subdivision, Docket No. SUB 24-02.

Description of Real Property: Description of real property on which the Improvements are to be constructed (the "Subject Real Property"): See Exhibit "A" attached hereto and made a part hereof.

Responsibility for Completion of the Improvements:

Beneficiary One will be responsible for completion of the Improvements.

Cochise County shall provide approval of the completion of the Improvements.

Allocation of Improvement Costs:

Beneficiary One will be responsible for paying for 31/35ths of the cost of the Improvements, which can be paid directly to the contractor completing the Improvements, or deposited into Trust Account 70908065.

Beneficiary Two will be responsible for paying for 4/35ths of the cost of the Improvements, which shall be deposited in Trust Account 70908068.

Beneficiary One – Release of Parcels from Assurance Agreement:

It is understood and agreed that Beneficiary One shall not be permitted to have a release of any parcel of land, until the Improvements are completed and Cochise County has issued a Full Release of the Assurance Agreement.

Beneficiary Two – Release of Parcels from Assurance Agreement:

At such time as Beneficiary Two is ready to sell a parcel of land and request a partial release from the Assurance Agreement, Beneficiary Two shall:

1. Provide the Legal Description including the acreage amount, for the parcel to be sold and released from the Assurance Agreement.
2. Pioneer Title Agency, shall be employed as the Escrow Agent to handle the Resale Escrow for the parcel being sold.

3. Pay through the close of escrow the amount of \$3,222.71 for each .83 acres of land being sold.
4. Escrow Agent shall hold the funds deposited by Beneficiary Two, and to then disburse out the funds to Contractor upon completion of the Improvements.
5. At such time as Cochise County approves the Partial Release of Assurance Agreement, then Beneficiary Two shall be permitted to sell the released parcel.

Basis for Calculations:

The basis for these calculations are as follows:

Using the Estimate as provided by the County, and using the Adjusted Total Cost including Inflation in the amount of \$112,794.76.

Then divided by 35 lots, equates to a per parcel price of \$3,222.71.

In the event that the cost of the completion of the Improvements, is less than \$112,794.76, then Beneficiary Two shall be refunded from the funds on deposit for the difference.

Therefore the final contributions paid by Beneficiary One and Beneficiary Two shall be calculated as follows:

Final Cost for completion of improvements, divided by 35.

Beneficiary One shall pay for 31/35th of the cost of Improvements.

Beneficiary Two shall pay for 4/35th of the cost of Improvements.

In the event that Beneficiary Two's portion of the cost of Improvements is less than \$12,891.83, then Beneficiary Two shall be refunded the excess funds held in the Trust Account.