



District Board Meeting Agenda

Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the District Board of the Quail Creek Community Facilities District will hold a meeting at the date and time specified below at the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ. Members of the Quail Creek Community District Board will attend either in person or by telephone conference call.

To better serve our community, the Sahuarita Council Chambers is wheelchair accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the District Clerk's Office at 520-822-8801. Requests should be made no later than three (3) working days prior to the meeting to arrange the accommodation.

**September 27, 2021
REGULAR MEETING AGENDA
AT OR AFTER 6:30 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Call to the Public**

At this time, any member of the public is invited to address the District Board on any issue which is on tonight's Agenda or any issue which the District Board can lawfully act upon at a future meeting. Written comments regarding any item on the agenda or any issue which the District Board can lawfully act upon may be submitted prior to the beginning of the meeting for distribution to the District Board. Pursuant to the Arizona Open Meeting Laws, the District Board may not discuss the items, but individual members of the District Board may respond to criticism made by those who have addressed the District Board, may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

- 4. Consent Agenda**

Action recommended: approve the consent agenda recommendations.

- A. Approval of the May 24, 2021 Quail Creek Community Facilities District Regular Meeting Minutes.**
- B. Approval of Resolution No. 42, authorizing the transfer to the Town of Sahuarita of Public Infrastructure acquired by the District and authorizing the Chairperson of the District to sign deeds and other documents necessary to conclude such transfer of said Public Infrastructure to the Town of Sahuarita.**

- 5. Adjournment**

Action may be taken by the District Board on any item listed on this agenda. The District Board may vote to go into executive session pursuant to A.R.S. § 38-431.03 (A) (3) for discussion or consultation for legal advice with the District Counsel concerning any matter listed on this agenda.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT MEETING AGENDA

Notice to parents: Meetings of the District Board are audio and video recorded. If you permit your child to participate in the meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate. You and your child may also leave the meeting at any time.



District Board Agenda Communication

TO: Honorable Chairperson and District Board
FROM: Lisa Cole MMC, District Clerk
MEETING DATE: September 27, 2021
SUBJECT: Approval of the May 24, 2021 Quail Creek Community Facilities District Regular Meeting Minutes.

FINANCIAL / BUDGET SUMMARY

STAFF RECOMMENDATION

Staff recommends approval of the attached minutes.

SUGGESTED MOTION

I move to approve the minutes as submitted (or amended).

DISCUSSION

Draft minutes submitted for District Board approval.

ATTACHMENTS

1. May 24, 2021 QCCFD Meeting Minutes

**Quail Creek
Community
Facilities District**



District Board Meeting Minutes

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT
MEETING MINUTES
May 24, 2021**

The District Board of the Quail Creek Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on Monday, May 24, 2021.

1. Call to Order

The meeting was called to order at 6:45 PM by Chairperson Tom Murphy.

2. Roll Call

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Kara Egbert	Vice Chairperson	Present	
Bill Bracco	Board Member	Present	
Simon Davis	Board Member	Present	
Melissa Hicks	Board Member	Present	
Gil Lusk	Board Member	Present	
Deborah Morales	Board Member	Present	

Also in attendance were District Manager L. Kelly Udall, District Counsel Dan Hochuli, and District Clerk Lisa Cole.

3. Call to the Public

There were no speakers.

4. Consent Agenda

MOTION was made to approve the consent agenda recommendations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kara Egbert, Vice Chairperson
SECONDER:	Bill Bracco, Board Member
AYES:	Morales, Murphy, Egbert, Bracco, Davis, Hicks, Lusk

A. Approval of the May 10, 2021 Quail Creek Community Facilities District Regular Meeting Minutes.

5. **Public hearing, discussion and adoption of Resolution No. 41 of the District Board of the Quail Creek Community Facilities District, a community facilities district of Arizona, approving a Final Budget for Fiscal Year 2022 in the amount of \$1,040,910.00 pursuant to Section 48-716, Arizona Revised Statutes, as amended; ordering that an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of the District in amounts specified in the filed statements and estimates; providing for certified copies of this Resolution and order to be delivered to the Pima County Board of Supervisors and the Arizona Department of Revenue; and providing that this Resolution shall be effective after its passage and approval according to law.**

A.C. Marriotti , District Treasurer, reviewed the tentative budget for final adoption and responded to questions and comments from Council.

Chairperson Murphy opened the public hearing and seeing no motion closed the public hearing.

MOTION was made to adopt Resolution No. 41.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Simon Davis, Board Member
SECONDER:	Gil Lusk, Board Member
AYES:	Morales, Murphy, Egbert, Bracco, Davis, Hicks, Lusk

Attachment: May 24, 2021 QCCFD Meeting Minutes [Revision 4] (Approval of Minutes)

6. Adjournment

Chairperson Murphy adjourned the meeting at 6:51 PM.

Chairperson Tom Murphy

ATTEST:

Lisa Cole, MMC
District Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Meeting of the District Board of the Quail Creek Community Facilities District held on the 24th day of May, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of September, 2021.

Lisa Cole, MMC
District Clerk

Attachment: May 24, 2021 QCCFD Meeting Minutes [Revision 4] (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: Daniel Hochuli, District Counsel

MEETING DATE: September 27, 2021

SUBJECT: **Approval of Resolution No. 42, authorizing the transfer to the Town of Sahuarita of Public Infrastructure acquired by the District and authorizing the Chairperson of the District to sign deeds and other documents necessary to conclude such transfer of said Public Infrastructure to the Town of Sahuarita.**

FINANCIAL / BUDGET SUMMARY

STAFF RECOMMENDATION

Staff recommends adoption of Resolution No. 42.

SUGGESTED MOTION

I move to adopt Resolution No. 42.

DISCUSSION

On June 21, 2006, the Quail Creek Community Facilities District issued General Obligation Bonds, Series 2006, for purposes of constructing and acquiring public infrastructure identified as Campbell Avenue, Campbell Avenue Bridge, South Boundary Roadway, Landscaping Along Public Streets, Drainage Improvements, Public Sewer System, Bridges at Wash Crossing, and Park. The District formally acquired said Public Infrastructure on June 29, 2007 and October 27, 2008 by Special Warranty Deeds from Robson Ranch Quail Creek, LLC.

The District now wishes to transfer said Public Infrastructure to the Town of Sahuarita for benefit of its residents, including for purposes of maintenance and operation.

ATTACHMENTS

1. QCCFD Resolution No. 42
2. Resolution Exhibit A - QCCFD Public Infrastructure
3. Deed of Park Site QCCFD Transfer of Public Infrastructure to Town
4. Deed of Right of Way QCCFD Transfer of Public Infrastructure to Town

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT
RESOLUTION NO. 42**

A RESOLUTION OF THE DISTRICT BOARD OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT, AUTHORIZING THE TRANSFER TO THE TOWN OF SAHUARITA OF PUBLIC INFRASTRUCTURE ACQUIRED BY THE DISTRICT AND AUTHORIZING THE CHAIRPERSON OF THE DISTRICT TO SIGN DEEDS AND OTHER DOCUMENTS NECESSARY TO CONCLUDE SUCH TRANSFER OF SAID PUBLIC INFRASTRUCTURE TO THE TOWN OF SAHUARITA.

BE IT RESOLVED BY THE DISTRICT BOARD OF QUAIL CREEK COMMUNITY FACILITIES DISTRICT as follows:

WHEREAS, on June 29, 2007, the Quail Creek Community Facilities District acquired real property consisting of approximately 25 acres for construction of public infrastructure known as the Quail Creek – Veterans Municipal Park located in the Town of Sahuarita; and

WHEREAS, on October 27, 2008, the Quail Creek Community Facilities District acquired real property consisting of public infrastructure identified as Campbell Avenue and Quail Creek Parkway located in the Town of Sahuarita; and

WHEREAS, the Quail Creek Community Facilities District desires to transfer said public infrastructure to the Town of Sahuarita; and

WHEREAS, the Town of Sahuarita has agreed to accept said public infrastructure for the public benefit of its residents, including for purposes of maintenance and operation thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. The District is hereby authorized to transfer to the Town of Sahuarita the public infrastructure identified as the Quail Creek – Veterans Municipal Park, Campbell Avenue and Quail Creek Parkway described on Exhibit A.
2. The Chairperson of the District is hereby authorized and directed to execute any and all documents necessary to conclude the transfer of the public infrastructure to the Town of

Sahuarita, and District staff is hereby authorized and directed to take all steps necessary and property to finalize the transfer of said public infrastructure.

3. If any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

4. This Resolution shall be effective after its passage and approval according to law.

PASSED by the District Board of the Quail Creek Community Facilities District this 27th day of September, 2021.

Tom Murphy
Chairperson
Quail Creek Community Facilities District

ATTEST:

Lisa Cole, MMC
District Clerk
Quail Creek Community Facilities District

APPROVED AS TO FORM:

Daniel J. Hochuli
District Counsel
Quail Creek Community Facilities District

Attachment: QCCFD Resolution No. 42 [Revision 2] (QCCFD Transfer of Public Infrastructure to Town of Sahuarita)

EXHIBIT "A"
QCCFD Public Infrastructure
PARK SITE

Legal Description

Quail Creek – Park Parcel

March 20, 2006

A parcel of land located in the Northeast Quarter of Section 1, Township 18 South, Range 14 East, of the Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 1, a found aluminum cap and rebar;

THENCE Westerly along the North line of the Northeast Quarter of said Section 1, S88°35'10"W, 881.90 feet to the TRUE POINT OF BEGINNING;

THENCE S01°24'50"E, a distance of 156.37 feet;

THENCE S69°15'37"E, a distance of 223.34 feet to the Westerly line of the Old Nogales Highway;

THENCE along said Westerly line S20°44'23"W, a distance of 1184.67 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet;

THENCE Southwesterly along said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet;

THENCE N69°15'37"W, a distance of 584.87 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1645.00 feet;

THENCE Westerly along said curve, through a central angle of 9°35'31", and arc distance of 275.39 feet;

THENCE N20°44'23"E, a distance of 1132.53 feet to the North line of said Section 1;

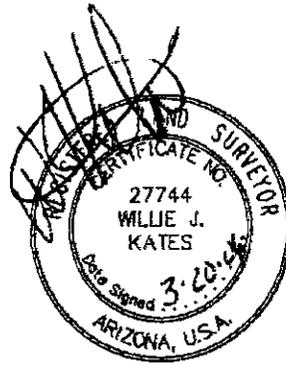
Legal Description

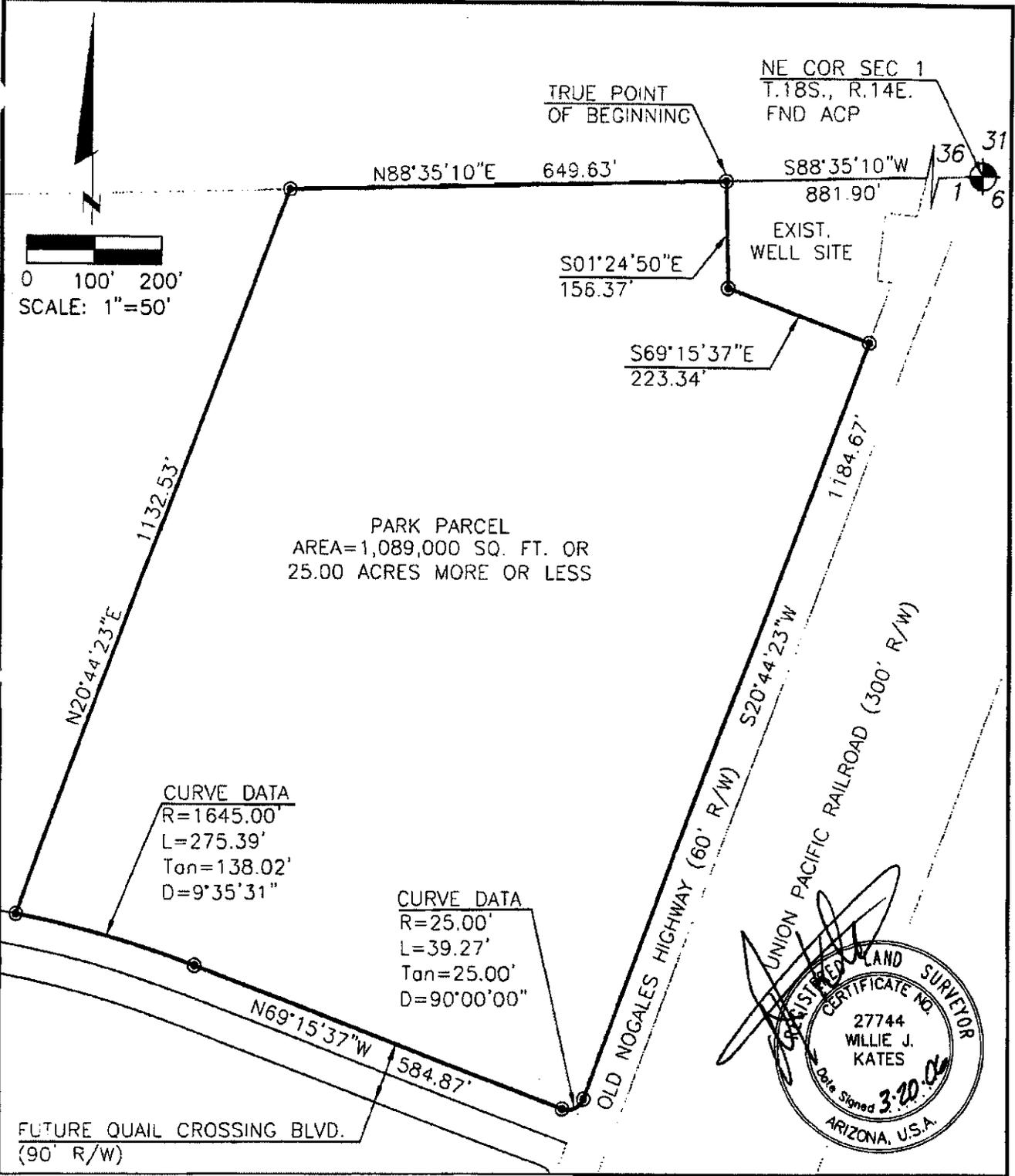
Quail Creek – Park Parcel (cont'd)

March 20, 2006

THENCE along said North line N88°35'10" E, a distance of 649.63 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1,089,000 square feet, or 25.00 acres, more or less.





**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION OF
PARK PARCEL AT QUAIL CREEK**

MARCH 20, 2006

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ○ LAND DEVELOPMENT

Attachment: Resolution Exhibit A - QCCFD Public Infrastructure [Revision 1] (QCCFD Transfer of Public Infrastructure to Town of Sahuarita)



Exhibit A
 QCCFD Public Infrastructure
 PUBLIC RIGHT-OF-WAY

September 27, 2007
 AS #06018 (Quail Creek)

LEGAL DESCRIPTION
 CAMPBELL AVENUE AND QUAIL CREEK PARKWAY

All those portions of Sections 6 and 7, Township 18 South, Range 14 East and Sections 1 and 12, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of the Northeast Quarter of said Section 7; thence N 89°58'30" W, along the south line thereof, 725.70 feet;

THENCE leaving said south line N 00°01'30" E, 60.00 feet to the southwest corner of that 90.00 foot wide roadway easement recorded in Docket 12357 at Page 5429, Records of Pima County, Arizona and the POINT OF BEGINNING of Easement No. One;

THENCE N 89°58'30" W, 433.35 feet to a point of curvature;

THENCE westerly along a curve concave to the south having a radius of 1155.00 feet and a central angle of 24°41'34", an arc length of 497.77 feet to a point of tangency;

THENCE S 85°19'56" W, 223.96 feet to a point of curvature;

THENCE westerly along a curve concave to the north having a radius of 645.00 feet and a central angle of 55°11'48", an arc length of 621.37 feet to a point of tangency;

THENCE S 30°31'44" W along a radial line, 8.00 feet to the northeasterly boundary of San Ignacio de la Canea Land Grant;

THENCE N 59°28'16" W along said northeasterly boundary, 502.27 feet to an angle point thereof;

THENCE continuing along said northeasterly boundary, N 59°30'41" W, 2436.93 feet;

THENCE leaving said northeasterly boundary, N 30°29'19" E, 49.89 feet;

THENCE N 49°45'35" W, 179.29 feet to a point of curvature;

THENCE northwesterly along a curve concave to the southwest having a radius of 955.00 feet and a central angle of 07°29'37", an arc length of 124.90 feet to the easterly boundary of said Section 12;

THENCE continuing northwesterly along said curve concave to the southwest having a radius of 955.00 feet and a central angle of 12°17'47", an arc length of 204.96 feet to a point of tangency;

THENCE N 69°32'59" W, 183.81 feet to a point of curvature;

THENCE northwesterly along a curve concave to the northeast having a radius of 1245.00 feet and a central angle of 10°02'31", an arc length of 218.20 feet to a point of tangency;

THENCE N 59°30'29" W, 629.23 feet to a point of curvature;

Page 1 of 4 Pages



September 27, 2007
 AS #06018 (Quail Creek)
 Campbell Avenue and Quail Creek Parkway

THENCE westerly along a curve concave to the south having a radius of 25.00 feet and a central angle of $88^{\circ}50'35''$, an arc length of 38.77 feet to a point of tangency;

THENCE S $31^{\circ}38'56''$ W, 3.80 feet to the northeasterly boundary of the San Ignacio De La Canea Land Grant;

THENCE N $59^{\circ}30'28''$ W along said northeasterly boundary, 90.02 feet;

THENCE leaving said northeasterly boundary N $31^{\circ}38'56''$ E, 2.79 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of $91^{\circ}09'25''$, an arc length of 39.78 feet to a point of tangency;

THENCE N $59^{\circ}30'29''$ W, 8.28 feet;

THENCE N $30^{\circ}04'06''$ E, 90.00 feet to a point of curvature through which a radial line bears S $30^{\circ}29'31''$ W;

THENCE easterly along a curve concave to the north having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point of tangency;

THENCE N $30^{\circ}29'31''$ E, 423.31 feet to the southerly boundary of said Section 1;

THENCE continuing N $30^{\circ}29'31''$ E, 568.69 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 1955.00 feet and a central angle of $25^{\circ}53'53''$, an arc length of 883.67 feet to a point of tangency;

THENCE N $04^{\circ}35'38''$ E, 876.56 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 1955.00 feet and a central angle of $15^{\circ}19'57''$, an arc length of 523.17 feet to a point of tangency;

THENCE N $10^{\circ}44'19''$ W, 232.03 feet;

THENCE northerly along a curve concave to the east having a radius of 845.00 feet and a central angle of $29^{\circ}04'22''$, an arc length of 428.77 feet to a point of tangency;

THENCE N $18^{\circ}20'04''$ E, 76.47 feet;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of $89^{\circ}12'49''$, an arc length of 38.93 feet to a point of cusp on the southerly boundary of that easement described in Docket 8208 at Page 1821;

THENCE from a radial line bearing S $19^{\circ}07'15''$ W, easterly along a curve of said boundary concave to the north having a radius of 5075.00 feet and a central angle of $01^{\circ}34'22''$, an arc length of 139.32 feet to a point of cusp;

Page 2 of 4 Pages



September 27, 2007
 AS #06018 (Quail Creek)
 Campbell Avenue and Quail Creek Parkway

THENCE leaving said boundary from a radial line bearing N 17°32'52" E, southwesterly along a curve concave to the southeast having a radius of 25.00 feet and a central angle of 89°12'49", an arc length of 38.93 feet to a point of tangency;

THENCE S 18°20'04" W, 76.47 feet to a point of curvature;

THENCE southerly along a curve concave to the east having a radius of 755.00 feet and a central angle of 29°04'22", an arc length of 383.10 feet to a point of tangency;

THENCE S 10°44'19" E, 232.03 feet to a point of curvature;

THENCE southerly along a curve concave to the west having a radius of 2045.00 feet and a central angle of 15°19'57", an arc length of 547.25 feet to a point of tangency;

THENCE S 04°35'38" W, 876.56 feet to a point of curvature;

THENCE southerly along a curve concave to the west having a radius of 2045.00 feet and a central angle of 25°53'53", an arc length of 924.35 feet to a point of tangency;

THENCE S 30°29'31" W, 515.42 feet to the northerly boundary of said Section 12;

THENCE continuing S 30°29'31" W, 476.58 feet to a point of curvature;

THENCE southerly along a curve concave to the east having a radius of 25.00 feet and a central angle of 90°00'00", an arc length of 39.27 feet to a point of tangency;

THENCE S 59°30'29" E, 638.20 feet to a point of curvature;

THENCE southeasterly along a curve concave to the northeast having a radius of 1155.00 feet and a central angle of 10°02'31", an arc length of 202.43 feet to a point of tangency;

THENCE S 69°32'59" E, 183.81 feet to a point of curvature;

THENCE southeasterly along a curve concave to the southwest having a radius of 1045.00 feet and a central angle of 09°10'03", an arc length of 167.20 feet to the westerly boundary of said Section 7;

THENCE continuing southeasterly along said curve concave to the southwest having a radius of 1045.00 feet and a central angle of 10°37'21", an arc length of 193.74 feet to a point of tangency;

THENCE S 49°45'35" E, 252.14 feet to a point of curvature;

THENCE southeasterly along a curve concave to the northeast having a radius of 1955.00 feet and a central angle of 09°45'05", an arc length of 332.73 feet to a point of tangency;

THENCE S 59°30'41" E, 2018.62 feet;

THENCE S 59°28'16" E, 502.48 feet to a point of curvature;

Page 3 of 4 Pages



September 27, 2007
AS #06018 (Quail Creek)
Campbell Avenue and Quail Creek Parkway

THENCE easterly along a curve concave to the north having a radius of 555.00 feet and a central angle of 55°11'48", an arc length of 534.67 feet to a point of tangency;

THENCE N 65°19'56" E, 223.96 feet to a point of curvature;

THENCE easterly along a curve concave to the south having a radius of 1245.00 feet and a central angle of 24°41'34", an arc length of 536.56 feet to a point of tangency;

THENCE S 89°58'30" E, 433.35 feet to a point of curvature;

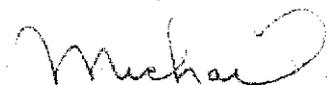
THENCE easterly along a curve concave to the north having a radius of 755.00 feet and a central angle of 34°39'29", an arc length of 456.70 feet to a point of tangency;

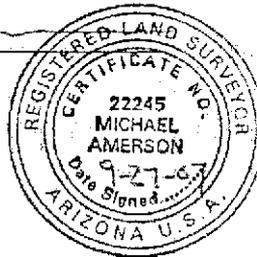
THENCE S 34°37'59" E along a radial line, 90.00 feet;

THENCE westerly along a curve concave to the north having a radius of 845.00 feet and a central angle of 34°39'29", an arc length of 511.14 feet to the POINT OF BEGINNING.

CONTAINING 23.36 acres of land, more or less.

Prepared by:
AMERSON SURVEYING, INC.


MICHAEL K. AMERSON, R.L.S.



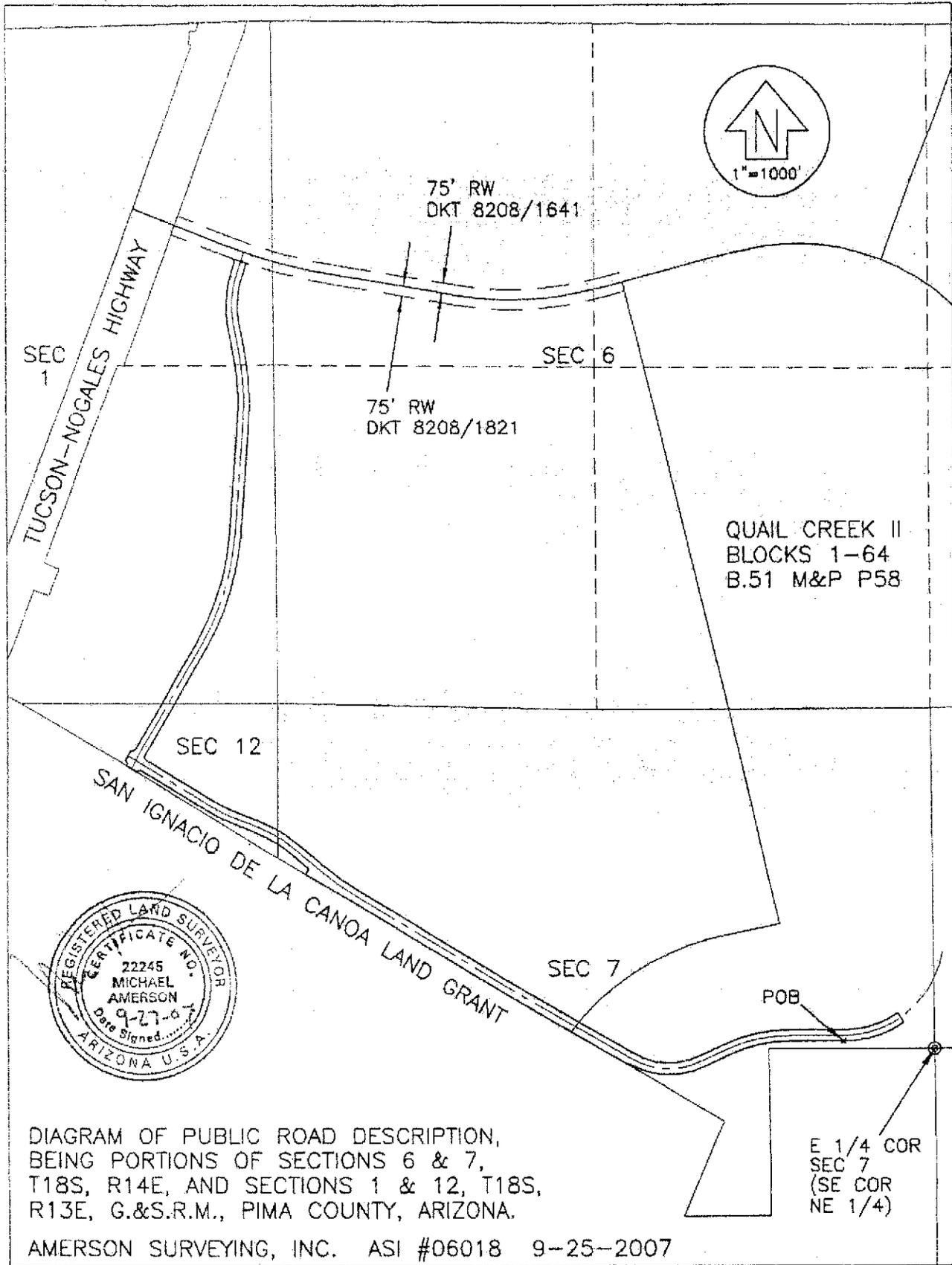


DIAGRAM OF PUBLIC ROAD DESCRIPTION,
BEING PORTIONS OF SECTIONS 6 & 7,
T18S, R14E, AND SECTIONS 1 & 12, T18S,
R13E, G.&S.R.M., PIMA COUNTY, ARIZONA.

AMERSON SURVEYING, INC. ASI #06018 9-25-2007

Attachment: Resolution Exhibit A - QCCFD Public Infrastructure [Revision 1] (QCCFD Transfer of Public Infrastructure to Town of Sahuarita)

Electronic recording requested by:

Town of Sahuarita
Attn: Town Clerk Department
375 W. Sahuarita Center Way
Sahuarita, AZ 85629

EXEMPT PER ARS § 11-1134(A)(3)

QUIT CLAIM DEED

Park Site

For valuable consideration, the QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district, does hereby quit claim to the TOWN OF SAHUARITA, a municipal corporation, all its rights, title, and interest which the Grantor has in and to the described property on Exhibit "A" situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

Dated this 27th day of September, 2021.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district

By: _____
Tom Murphy, Chairperson
District Board

STATE OF ARIZONA)
 : ss
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this _____ day of September, 2021, by Tom Murphy as Chairperson of the District Board of the Quail Creek Community Facilities District.

Notary Public

NOTARY SEAL:

Attachment: Deed of Park Site QCCFD Transfer of Public Infrastructure to Town [Revision 2] (QCCFD Transfer of Public Infrastructure to Town

EXHIBIT "A"

Legal Description

Quail Creek – Park Parcel

March 20, 2006

A parcel of land located in the Northeast Quarter of Section 1, Township 18 South, Range 14 East, of the Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 1, a found aluminum cap and rebar;

THENCE Westerly along the North line of the Northeast Quarter of said Section 1, S88°35'10"W, 881.90 feet to the TRUE POINT OF BEGINNING;

THENCE S01°24'50"E, a distance of 156.37 feet;

THENCE S69°15'37"E, a distance of 223.34 feet to the Westerly line of the Old Nogales Highway;

THENCE along said Westerly line S20°44'23"W, a distance of 1184.67 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet;

THENCE Southwesterly along said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet;

THENCE N69°15'37"W, a distance of 584.87 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1645.00 feet;

THENCE Westerly along said curve, through a central angle of 9°35'31", and arc distance of 275.39 feet;

THENCE N20°44'23"E, a distance of 1132.53 feet to the North line of said Section 1;

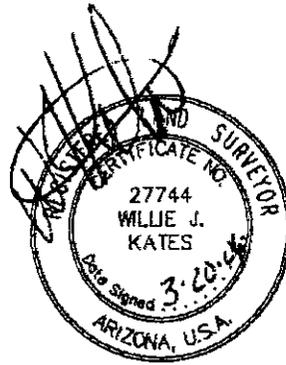
Legal Description

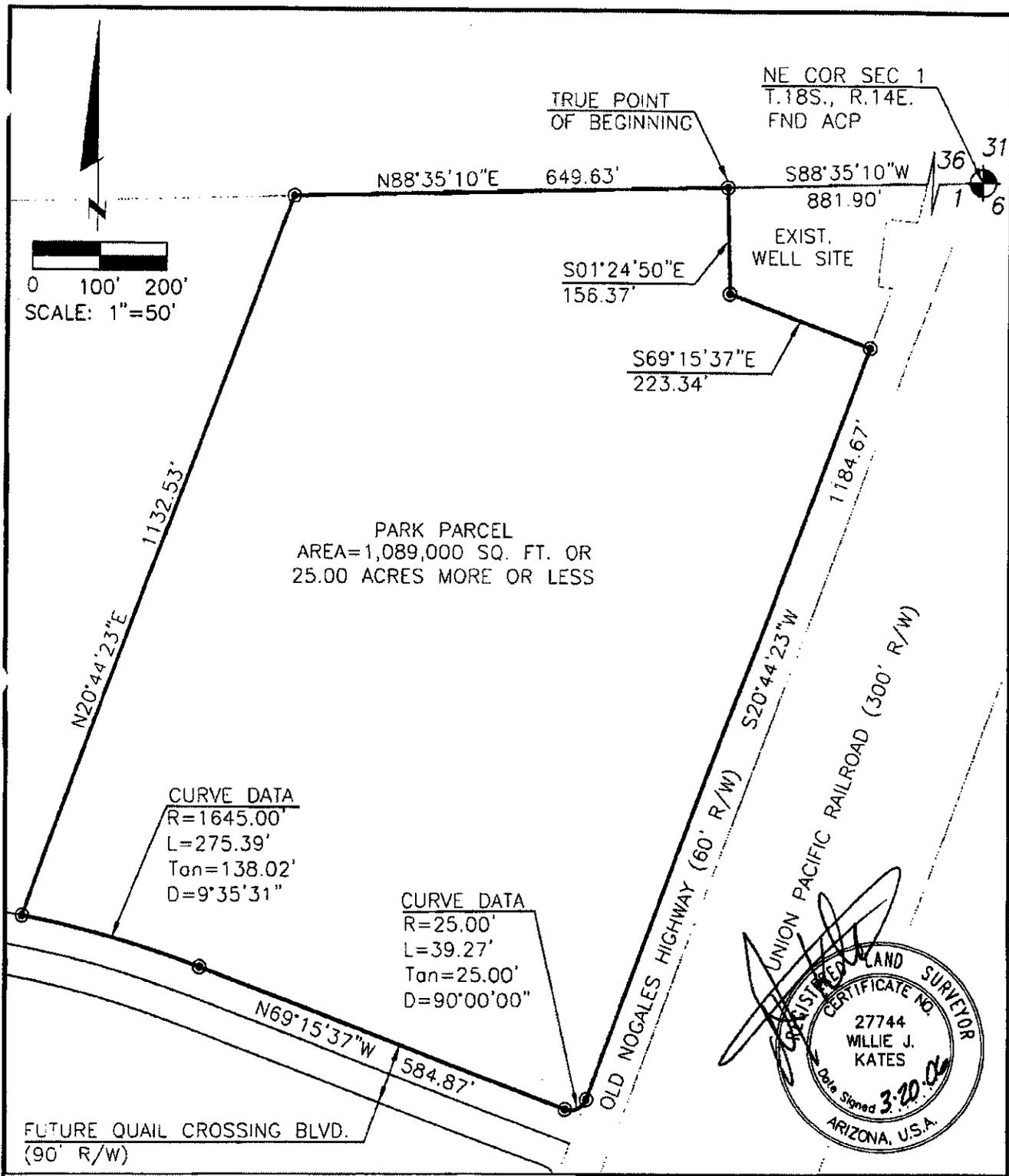
Quail Creek – Park Parcel (cont'd)

March 20, 2006

THENCE along said North line N88°35'10" E, a distance of 649.63 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1,089,000 square feet, or 25.00 acres, more or less.





**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION OF
PARK PARCEL AT QUAIL CREEK**

MARCH 20, 2006

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ○ LAND DEVELOPMENT

Attachment: Deed of Park Site QCCFD Transfer of Public Infrastructure to Town [Revision 2] (QCCFD Transfer of Public Infrastructure to Town

Electronic recording requested by:

Town of Sahuarita
Attn: Town Clerk Department
375 W. Sahuarita Center Way
Sahuarita, AZ 85629

EXEMPT PER ARS § 11-1134(A)(3)

QUIT CLAIM DEED
Public Right-of-Way

For valuable consideration, the QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district, does hereby quit claim to the TOWN OF SAHUARITA, a municipal corporation, as public right of way, all its rights, title, and interest which the Grantor has in and to the described property on Exhibit "A" situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto.

Dated this 27th day of September, 2021.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT, an Arizona community facilities district

By: _____
Tom Murphy, Chairperson
District Board

STATE OF ARIZONA)
 : ss
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this _____ day of September, 2021, by Tom Murphy as Chairperson of the District Board of the Quail Creek Community Facilities District.

Notary Public

NOTARY SEAL:

Attachment: Deed of Right of Way QCCFD Transfer of Public Infrastructure to Town [Revision 3] (QCCFD Transfer of Public Infrastructure to



EXHIBIT A
QCCFD Public Right-of-Way

September 27, 2007
AS #06018 (Quail Creek)

LEGAL DESCRIPTION
CAMPBELL AVENUE AND QUAIL CREEK PARKWAY

All those portions of Sections 6 and 7, Township 18 South, Range 14 East and Sections 1 and 12, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of the Northeast Quarter of said Section 7; thence N 89°58'30" W, along the south line thereof, 725.70 feet;

THENCE leaving said south line N 00°01'30" E, 60.00 feet to the southwest corner of that 90.00 foot wide roadway easement recorded in Docket 12357 at Page 5429, Records of Pima County, Arizona and the POINT OF BEGINNING of Easement No. One;

THENCE N 89°58'30" W, 433.35 feet to a point of curvature;

THENCE westerly along a curve concave to the south having a radius of 1155.00 feet and a central angle of 24°41'34", an arc length of 497.77 feet to a point of tangency;

THENCE S 85°19'56" W, 223.96 feet to a point of curvature;

THENCE westerly along a curve concave to the north having a radius of 645.00 feet and a central angle of 55°11'48", an arc length of 621.37 feet to a point of tangency;

THENCE S 30°31'44" W along a radial line, 8.00 feet to the northeasterly boundary of San Ignacio de la Canea Land Grant;

THENCE N 59°28'16" W along said northeasterly boundary, 502.27 feet to an angle point thereof;

THENCE continuing along said northeasterly boundary, N 59°30'41" W, 2436.93 feet;

THENCE leaving said northeasterly boundary, N 30°29'19" E, 49.89 feet;

THENCE N 49°45'35" W, 179.29 feet to a point of curvature;

THENCE northwesterly along a curve concave to the southwest having a radius of 955.00 feet and a central angle of 07°29'37", an arc length of 124.90 feet to the easterly boundary of said Section 12;

THENCE continuing northwesterly along said curve concave to the southwest having a radius of 955.00 feet and a central angle of 12°17'47", an arc length of 204.96 feet to a point of tangency;

THENCE N 69°32'59" W, 183.81 feet to a point of curvature;

THENCE northwesterly along a curve concave to the northeast having a radius of 1245.00 feet and a central angle of 10°02'31", an arc length of 218.20 feet to a point of tangency;

THENCE N 59°30'29" W, 629.23 feet to a point of curvature;

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THENCE westerly along a curve concave to the south having a radius of 25.00 feet and a central angle of $88^{\circ}50'35''$, an arc length of 38.77 feet to a point of tangency;

THENCE S $31^{\circ}38'56''$ W, 3.80 feet to the northeasterly boundary of the San Ignacio De La Canea Land Grant;

THENCE N $59^{\circ}30'28''$ W along said northeasterly boundary, 90.02 feet;

THENCE leaving said northeasterly boundary N $31^{\circ}38'56''$ E, 2.79 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of $91^{\circ}09'25''$, an arc length of 39.78 feet to a point of tangency;

THENCE N $59^{\circ}30'29''$ W, 8.28 feet;

THENCE N $30^{\circ}04'06''$ E, 90.00 feet to a point of curvature through which a radial line bears S $30^{\circ}29'31''$ W;

THENCE easterly along a curve concave to the north having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point of tangency;

THENCE N $30^{\circ}29'31''$ E, 423.31 feet to the southerly boundary of said Section 1;

THENCE continuing N $30^{\circ}29'31''$ E, 568.69 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 1955.00 feet and a central angle of $25^{\circ}53'53''$, an arc length of 883.67 feet to a point of tangency;

THENCE N $04^{\circ}35'38''$ E, 876.56 feet to a point of curvature;

THENCE northerly along a curve concave to the west having a radius of 1955.00 feet and a central angle of $15^{\circ}19'57''$, an arc length of 523.17 feet to a point of tangency;

THENCE N $10^{\circ}44'19''$ W, 232.03 feet;

THENCE northerly along a curve concave to the east having a radius of 845.00 feet and a central angle of $29^{\circ}04'22''$, an arc length of 428.77 feet to a point of tangency;

THENCE N $18^{\circ}20'04''$ E, 76.47 feet;

THENCE northerly along a curve concave to the west having a radius of 25.00 feet and a central angle of $89^{\circ}12'49''$, an arc length of 38.93 feet to a point of cusp on the southerly boundary of that easement described in Docket 8208 at Page 1821;

THENCE from a radial line bearing S $19^{\circ}07'15''$ W, easterly along a curve of said boundary concave to the north having a radius of 5075.00 feet and a central angle of $01^{\circ}34'22''$, an arc length of 139.32 feet to a point of cusp;

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THENCE leaving said boundary from a radial line bearing N 17°32'52" E, southwesterly along a curve concave to the southeast having a radius of 25.00 feet and a central angle of 89°12'49", an arc length of 38.93 feet to a point of tangency;

THENCE S 18°20'04" W, 76.47 feet to a point of curvature;

THENCE southerly along a curve concave to the east having a radius of 755.00 feet and a central angle of 29°04'22", an arc length of 383.10 feet to a point of tangency;

THENCE S 10°44'19" E, 232.03 feet to a point of curvature;

THENCE southerly along a curve concave to the west having a radius of 2045.00 feet and a central angle of 15°19'57", an arc length of 547.25 feet to a point of tangency;

THENCE S 04°35'38" W, 876.56 feet to a point of curvature;

THENCE southerly along a curve concave to the west having a radius of 2045.00 feet and a central angle of 25°53'53", an arc length of 924.35 feet to a point of tangency;

THENCE S 30°29'31" W, 515.42 feet to the northerly boundary of said Section 12;

THENCE continuing S 30°29'31" W, 476.58 feet to a point of curvature;

THENCE southerly along a curve concave to the east having a radius of 25.00 feet and a central angle of 90°00'00", an arc length of 39.27 feet to a point of tangency;

THENCE S 59°30'29" E, 638.20 feet to a point of curvature;

THENCE southeasterly along a curve concave to the northeast having a radius of 1155.00 feet and a central angle of 10°02'31", an arc length of 202.43 feet to a point of tangency;

THENCE S 69°32'59" E, 183.81 feet to a point of curvature;

THENCE southeasterly along a curve concave to the southwest having a radius of 1045.00 feet and a central angle of 09°10'03", an arc length of 167.20 feet to the westerly boundary of said Section 7;

THENCE continuing southeasterly along said curve concave to the southwest having a radius of 1045.00 feet and a central angle of 10°37'21", an arc length of 193.74 feet to a point of tangency;

THENCE S 49°45'35" E, 252.14 feet to a point of curvature;

THENCE southeasterly along a curve concave to the northeast having a radius of 1955.00 feet and a central angle of 09°45'05", an arc length of 332.73 feet to a point of tangency;

THENCE S 59°30'41" E, 2018.62 feet;

THENCE S 59°28'16" E, 502.48 feet to a point of curvature;

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THENCE easterly along a curve concave to the north having a radius of 555.00 feet and a central angle of 55°11'48", an arc length of 534.67 feet to a point of tangency;

THENCE N 65°19'56" E, 223.96 feet to a point of curvature;

THENCE easterly along a curve concave to the south having a radius of 1245.00 feet and a central angle of 24°41'34", an arc length of 536.56 feet to a point of tangency;

THENCE S 89°58'30" E, 433.35 feet to a point of curvature;

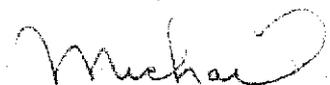
THENCE easterly along a curve concave to the north having a radius of 755.00 feet and a central angle of 34°39'29", an arc length of 456.70 feet to a point of tangency;

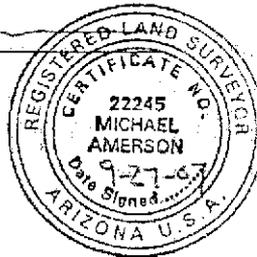
THENCE S 34°37'59" E along a radial line, 90.00 feet;

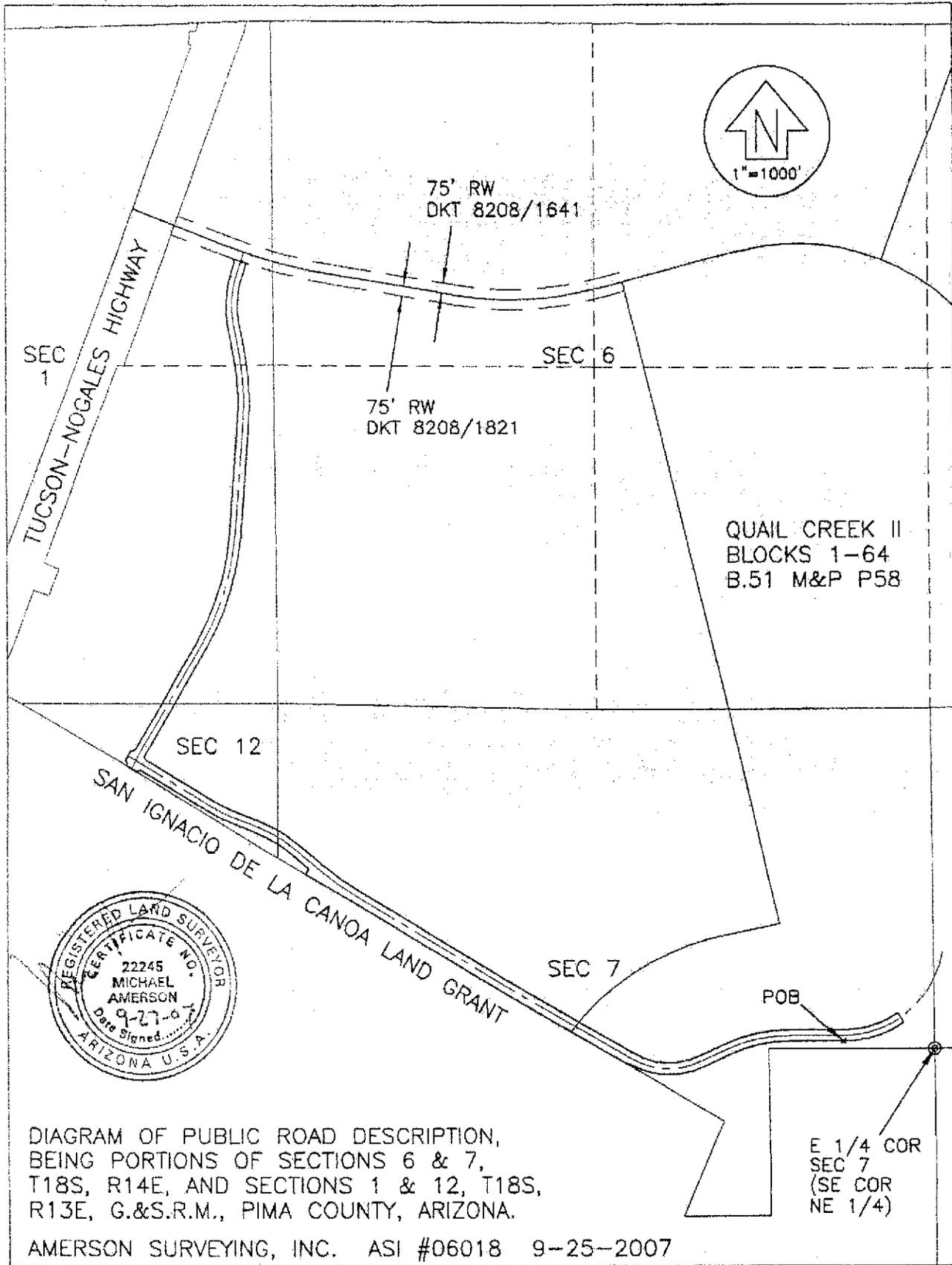
THENCE westerly along a curve concave to the north having a radius of 845.00 feet and a central angle of 34°39'29", an arc length of 511.14 feet to the POINT OF BEGINNING.

CONTAINING 23.36 acres of land, more or less.

Prepared by:
AMERSON SURVEYING, INC.


MICHAEL K. AMERSON, R.L.S.





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