

**When recorded please mail to:**  
Kristi Salskov, CMC, Town Clerk  
Town of Pinetop-Lakeside  
325 W. White Mountain Blvd.  
Lakeside, AZ 85929

## TOWN OF PINETOP-LAKESIDE

### RESOLUTION NO. 24-1748

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, NAVAJO COUNTY, ARIZONA, ACCEPTING A RIGHT-OF-WAY DEDICATION DEED FROM DEAN AND MILDRED MIYAZAKI, APN 212-42-078, LOCATED ON PINE VILLAGE LANE IN PINETOP, ARIZONA; AND AUTHORIZE THE TOWN MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO COMPLETE THE RIGHT-OF-WAY DEDICATION DEED.**

**WHEREAS**, the subject portion of Pine Village Lane is a paved road that extends from the paved portion at the westerly subdivision boundary of The Woods at Pinetop Unit I; and

**WHEREAS**, this paved portion is an existing 50' easement for emergency access, ingress, egress, and utilities over private land; and

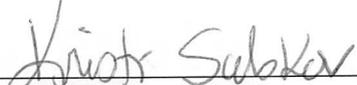
**WHEREAS**, the parcel owners along the existing easement have agreed to dedicate the portions of Pine Village Lane that run over their property to the Town of Pinetop-Lakeside.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Town Council of the Town of Pinetop-Lakeside, Navajo County, Arizona, hereby accept the Right-of-Way Dedication Deed from Dean and Mildred Miyazaki APN 212-42-078 (Exhibit A); and authorize the Town Manager to execute all documents necessary to complete this Right-of-Way Dedication Deed.

**PASSED AND ADOPTED** by the Town Council of the Town of Pinetop-Lakeside, Navajo County, Arizona, this 7<sup>th</sup> day of November 2024.



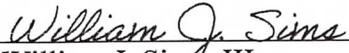
ATTEST:

  
\_\_\_\_\_  
Kristi Salskov, CMC  
Town Clerk

TOWN OF PINETOP-LAKESIDE

  
\_\_\_\_\_  
Stephanie Irwin, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William J. Sims, III  
Town Attorney

**“EXHIBIT A”**

**RIGHT-OF-WAY DEDICATION DEED  
DEAN AND MILDRED MIYAZAKI  
APN 212-42-078  
PINE VILLAGE LANE**

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Lakeside, AZ 85929

## RIGHT-OF-WAY DEDICATION DEED

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, THE DEAN AND MILDRED MIYAZAKI REVOCABLE TRUST (hereinafter called "Grantors") do hereby dedicate, grant and convey to the TOWN OF PINETOP-LAKESIDE, an Arizona municipal corporation, (hereinafter called "Grantee"), its successors and assigns, the real property (the "Right-of-Way Property") situated in Navajo County, Arizona, hereinafter described and depicted, for public roadway purposes:

**SEE THE METES AND BOUNDS DESCRIPTION MARKED "LEGAL DESCRIPTION" AND GRAPHIC SCALE MAP DRAWING MARKED "EXHIBIT", ATTACHED HERETO AND MADE A PART HEREOF.**

**(Exempt from Affidavit of Value by A.R.S. §11-1134(A3))**

By accepting this Right-of-Way Dedication Deed, the Grantee agrees to use the Right-of-Way Property for the purposes stated.

IN WITNESS WHEREOF, this Right-Of-Way Dedication Deed is executed this 27 day of September, 2024.

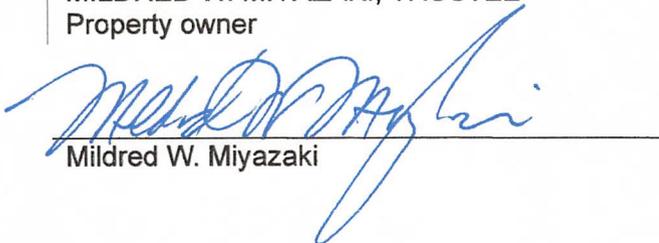
**GRANTOR:**  
DEAN MIYAZAKI, TRUSTEE  
Property owner

  
\_\_\_\_\_  
Dean Miyazaki

**ACCEPTED BY GRANTEE:**  
THE TOWN OF PINETOP-LAKESIDE  
A municipal corporation

\_\_\_\_\_  
Keith Johnson, Town Manager

**GRANTOR:**  
MILDRED W. MIYAZAKI, TRUSTEE  
Property owner

  
\_\_\_\_\_  
Mildred W. Miyazaki



State of ARIZONA )  
 ) ss.  
County of Navajo )

The foregoing instrument was acknowledged before me this 21 day of September 2024, by Dean Miyazaki and Mildred W. Miyazaki, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

Mackenzie Valichnac  
Notary Public

My commission expires:  
9-30-2026

State of ARIZONA )  
 ) ss.  
County of Navajo )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ 2024, by Keith Johnson, as Town Manager of the Town of Pinetop-Lakeside, a municipal corporation, on behalf of the corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed the same.

\_\_\_\_\_  
Notary Public

My commission expires:

Revised September 12, 2024

September 10, 2024

WLB No. 124006-A003

W:\LEGALS\124006\A003 Pine Lane\APN 212-42-078.doc



**LEGAL DESCRIPTION  
APN 212-42-078  
RIGHT-OF-WAY DEDICATION**

A portion of real property located within the Southeast Quarter of Section 1, T.8 N., R.22 E. of the Gila and Salt River Base and Meridian, Town of Pinetop-Lakeside, Navajo County, Arizona, more particularly described as follows:

**COMMENCING** at the East quarter corner of Section 1, Township 8 North, Range 22 East, as depicted on the Record of Survey titled Property Split, recorded in Document ID 2023-07434, Navajo County Recorder, being a point on the East line of Section 1;

**THENCE** along the North line of the Southeast quarter of said Section 1, S 89°54'51" W, a distance of 263.80 feet;

**THENCE** S 89°50'00" W, a distance of 198.51 feet to the Northeast corner of Parcel 212-42-078;

**THENCE** S 00°04'45" E, a distance of 305.22 feet to the **POINT OF BEGINNING**;

**THENCE** continue S 00°04'45" E, a distance of 25.00 feet;

**THENCE** S 89°54'00" W, a distance of 198.73 feet to the West line of said Parcel and the point of a non-tangent curve concave to the Southeast;

**THENCE** along said curve to the right, having a radius of 50.00 feet, a central angle of 131°24'35", the chord of which bears N 65°36'17" E, a distance of 91.14 feet, for an arc length of 114.68 feet to a point of reverse curve;

**THENCE** along said curve to the left having a radius of 50.00 feet, a central angle of 41°24'35", the chord of which bears S 69°23'43" E, a distance of 35.36 feet, for an arc length of 36.14 feet;

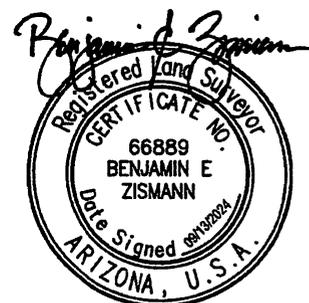
**THENCE** N 89°54'00" E, a distance of 82.60 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 6,509 sf. or 0.149 acres, more or less.

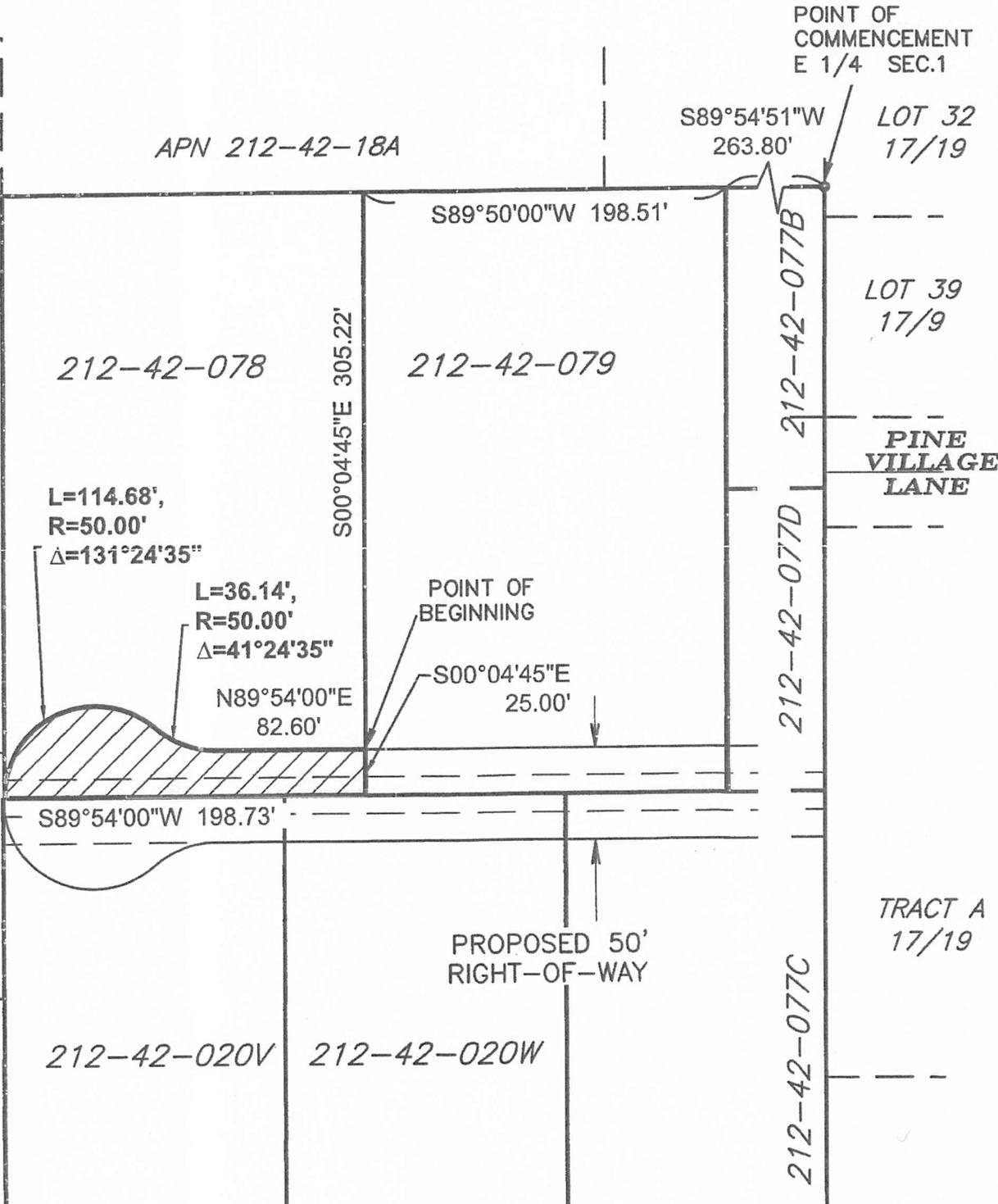
Prepared By:

THE WLB GROUP, INC.

Benjamin E. Zismann, RLS 66889



Plotted: Sep. 11, 2024  
Q:\124006-A003 Pine Village Lane\10 Survey\Record of Survey\ROS.dwg



**EXHIBIT TO ACCOMPANY DESCRIPTION OF  
RIGHT-OF-WAY DEDICATION  
WITHIN APN 212-42-078  
SECTION 1, T-8N, R-22E, G.S.R.M.,  
NAVAJO COUNTY, ARIZONA**

 1"=100'

