

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. 24-1757

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, NAVAJO COUNTY, ARIZONA, APPROVING A GENERAL EASEMENT AGREEMENT BETWEEN THE TOWN OF PINETOP-LAKESIDE AND CORY AND TANDY RIES FOR DRAINAGE DITCH MAINTENANCE ASSOCIATED WITH O'MALLEY LANE AND APN 212-40-017.

WHEREAS, the current drainage ditch alignment along the western portion of O'Malley Lane lies outside of the Town's Right-of-Way; and

WHEREAS, in order for the Town to maintain the drainage ditch, a general easement agreement is required for the western Right-of-Way line of O'Malley Lane; and

WHEREAS, the Town desires to acquire a general easement to maintain the drainage ditch conducive for efficient drainage; and

WHEREAS, the owners of APN 212-40-017, Cory and Tandy Ries, are agreeable to granting a portion for a general easement; and

WHEREAS, the general easement agreement allows for drainage, roadway, utilities, and street lighting purposes associated with O'Malley Lane.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Town Council of the Town of Pinetop-Lakeside, Navajo County, Arizona, hereby approves the General Easement Agreement between the Town of Pinetop-Lakeside and Cory and Tandy Ries for APN 212-40-017; and authorize the Town Manager to execute all documents necessary in connection with this agreement.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Pinetop-Lakeside, Navajo County, Arizona this 7th day of November 2024.

TOWN OF PINETOP-LAKESIDE





Stephanie Irwin, Mayor

ATTEST:



Kristi Salskov, CMC
Town Clerk

APPROVED AS TO FORM:



William J. Sims, III
Town Attorney

EXHIBIT A

**GENERAL EASEMENT AGREEMENT
CORY AND TANDY RIES – WOODLAND PARK #1 LOT 017
APN 212-40-017**

When recorded mail to:

Town of Pinetop-Lakeside
958 S Woodland Road
Pinetop-Lakeside, AZ 85929

GENERAL EASEMENT AGREEMENT

For consideration of Ten Dollars and other valuable considerations, I or we,

Tandy and Cory Ries

Do hereby convey to:

TOWN OF PINETOP-LAKESIDE, a municipal corporation

A perpetual easement for the following purposes: roadway, utilities, drainage and street lighting to go through, over and across the following real property situated in Navajo County, Arizona.

See Exhibit A attached hereto and made a part hereof

Subject to: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The grantor warrants the title against all persons whomsoever

The grantee agrees to maintain such public improvements which may be placed within said easement for the stated purpose.

Dated: 11-1-24

Cory Ries
(grantors name and title)

Dated: 11-1-2024

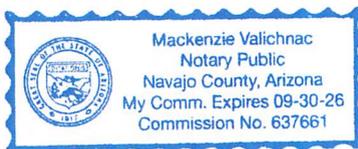
[Signature]
(grantors name and title)

STATE OF ARIZONA)
)
County of Navajo)

This instrument was acknowledged before me this 1 day
of November, 2024, by [Signature]
Notary Public

My commission expires

9-30-2026

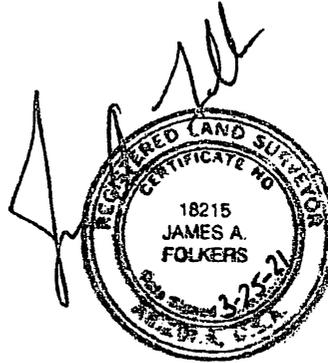


Ownership: Ries Tandy & Cory (Cprs) Po Box 1837 Lakeside AZ 859291837 Last Recording: 08/21/2017 for \$\$180,000.00		Location: Town of Pinetop-Lakeside Site: 1347 W Hopi Lane Size: 0.26 Tax Area: 3262 PLSS TRS: T09N R22E S36 Legal Class: Primary Residence				
Legal Description: (This Legal Description is not guaranteed for accuracy.) Woodland Park #1 Lot 17 212-40-017						
Assessment Method: Type: Residential Approach: Cost Ratio: 10.00% Exemption: Exempt Amount: \$0.00		Assessment: Land Value: \$20,790.00 Improvement: \$147,278.00 Full Cash Value: \$168,068.00 Full Cash Assessed: \$16,807.00 Limited Value: \$141,251.77 Limited Value Assessed: \$14,125.00				
Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1.00	Single Family Residential	Ranch 1 Story	Average	1200	1996	\$147,277.62

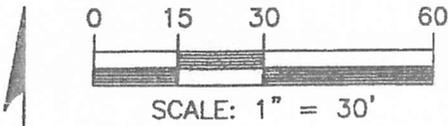
EASEMENT DESCRIPTION

The East 20 feet of Lot 17, Woodland Park, Book 6, Map 20 of Maps and Plats, Records of Navajo County, Arizona, situated in the southwest quarter of Section 36, Township 9 North, Range 22 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

CONTAINING 2,269 square feet, more or less, as shown on the attached Exhibit map, which is made a part hereof by this reference.

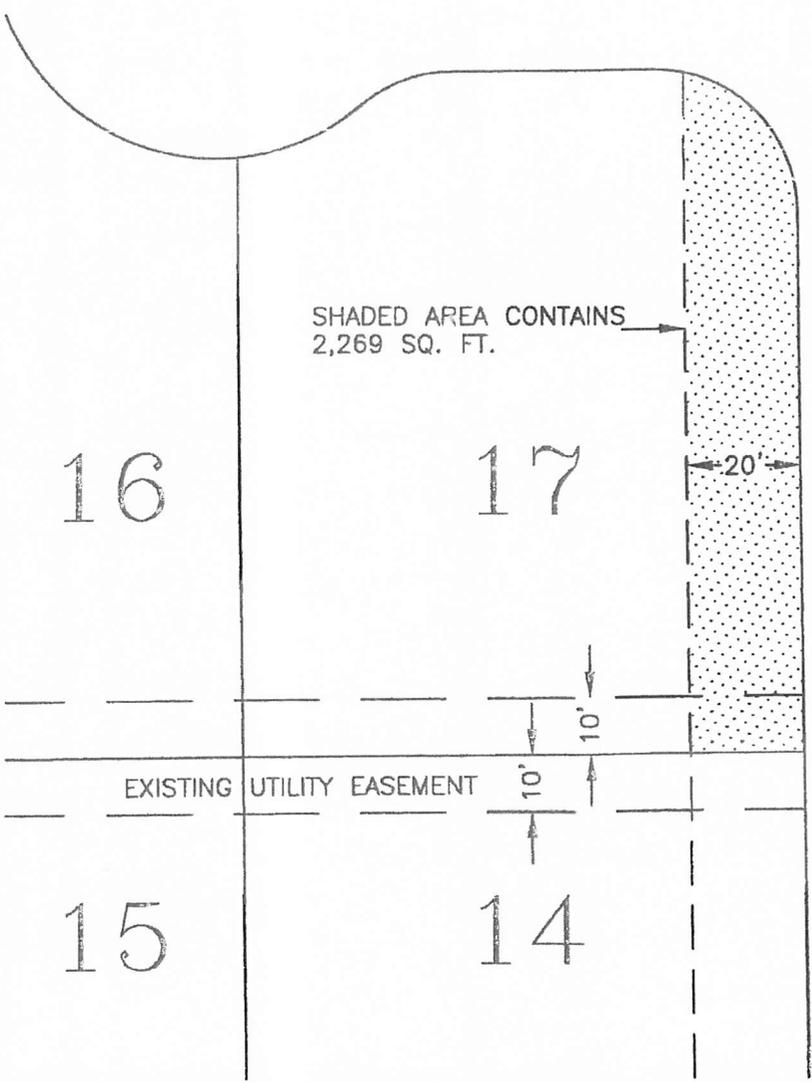


Prepared by:
James A. Folkers, RLS
Woodson Engineering & Surveying, Inc.
124 N. Elden Street
Flagstaff, Arizona 86001
Project No. 118530.33



HOPI LANE

O'MALLEY LANE



DRAWN BY: JAF
DATE: 3-25-202
FN: EXHIBIT
PROJECT NO.: 118530.33

WOODSON
ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
PHONE: (928) 774-4636 FAX: (928) 774-4646

EXHIBIT DRAWING