

TOWN OF PARADISE VALLEY
APPLICATION FOR ROADWAY ABANDONMENT

STREET NAME: Homestead Lane **DATE:** 10/11/2019

LOCATION OF PROPERTY: 5664 N. Homestead Lane

PARCEL NUMBER OR LOT NUMBER OF ADJOINING LOTS: 170-03-026C
SUBDIVISION: _____

NAME OF APPLICANT: Brian Greathouse, Burch & Cracchiolo, P.A.

OWNER: Nineteen Trust c/o Joshua Kesselman
NAME

3401 W. Papago Street, Phoenix, AZ 85009 (602) 955-6688 x217
ADDRESS PHONE #

X 
SIGNATURE OF OWNER

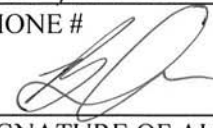
ENGINEER/OTHER: Nick Prodanov, LDG Civil Engineering
NAME

8808 N. Central Avenue, Suite 288, Phoenix, AZ 85020 (602) 889-1984
ADDRESS PHONE #

AUTHORIZED AGENT: Brian Greathouse, Burch & Cracchiolo, P.A.
NAME

702 E. Osborn Road, Suite 200, Phoenix, AZ 85014
ADDRESS

(602) 234-9903 ()
PHONE # FAX #


SIGNATURE OF AUTHORIZED AGENT

APPLICATION FOR ROADWAY ABANDONMENT

(REQUIRED)

NAMES AND ADDRESS OF ALL OWNERS OF RECORD WHICH ABUT THE ROADWAY TO BE ABANDONED:

NAME	ADDRESS
Joshua Kesselman, Trustee of The Nineteen Trust, dated April 27, 2000	5664 N. Homestead Lane

(REQUIRED)

REASON FOR REQUESTING ABANDONMENT: The Town's General Plan typical cross section standards identify 50' of right-of-way (ROW) for local streets. The ROW at the owner's site is 60', 10' more than required.
We are aligning the proposed new ROW with the existing ROW north of the site. We have also agreed to a stipulation prohibiting any lot splits on the site. In addition, the purpose of this request is to increase the lot size to 2.008 gross acres to allow two additional horses on the site.

(REQUIRED)

DESCRIBE ALL PRESENT USES OF ROADWAY TO BE ABANDONED, PARTICULARLY ANY USES OTHER THAN A MEANS OF ACCESS TO PROPERTIES ABUTTING IT:

Only 10' of the west 30' half street of ROW is being abandoned. Homestead Lane will continue to be used as access to and from the site and to the other residences on Homestead Lane. The new ROW will align with the existing ROW to the north.

**NOTICE OF PETITION FOR ABANDONMENT
(REQUIRED)**

I have been notified of the roadway/right-of-way abandonment and am in favor of the abandonment.

	PRINTED NAME	SIGNATURE	ADDRESS
1.	Joshua Kesselman		5664 N. Homestead Lane
2.			
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25.			

When recorded return to:

Brian Greathouse
Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

19307132-6-1-1--
leonardil

RE-RECORDING COVER SHEET

WARRANTY DEED

This Warranty Deed is being Re-Recorded for the sole purpose of correcting the Legal Description.

DO NOT REMOVE.

THIS IS PART OF THE OFFICIAL DOCUMENT.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160862672 11/22/2016 01:15
ELECTRONIC RECORDING

Recording Requested by:
Clear Title Agency of Arizona, LLC

524044-4-3-2--
morenoa

When recorded mail to:
The Nineteen Trust
3401 West Papago Street
Phoenix, AZ 85009

WARRANTY DEED

File No. 60-524044 (bk)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Heather L. Ansel , as Trustee of the Joy Ansel Revocable Trust, dated January 11, 2014, the GRANTOR does hereby convey to

Joshua D. Kesselman, as Trustee of The Nineteen Trust, dated April 27, 2000, the GRANTEE

the following described real property situate in Maricopa County, Arizona:

~~THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:~~

~~FROM THE CENTER OF SAID SECTION 13, RUN THENCE SOUTH 89 DEGREES 37 MINUTES WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 765.62 FEET;~~

~~THENCE NORTH A DISTANCE OF 1440.92 FEET;~~

~~THENCE WEST A DISTANCE OF 60.00 FEET;~~

~~THENCE NORTH A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KIRK KROLOFF, ET UX, BY DEED RECORDED IN DOCKET 3777, PAGE 252, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;~~

~~THENCE SOUTH 89 DEGREES 39 MINUTES WEST, ALONG THE NORTH LINE OF AFORESAID KROLOFF TRACT 200.00 FEET;~~

~~THENCE SOUTH 85 DEGREES 46 MINUTES 03 SECONDS WEST ALONG THE NORTHERLY LINE OF AFORESAID KROLOFF TRACT 185.22 FEET TO THE NORTHWEST CORNER THEREOF;~~

~~THENCE NORTH 13 DEGREES 48 MINUTES WEST A DISTANCE OF 205.65;~~

~~THENCE NORTH 42 DEGREES 46 MINUTES 30 SECONDS EAST A DISTANCE OF 110.00 FEET;~~

~~THENCE SOUTH 70 DEGREES 00 MINUTES EAST A DISTANCE OF 382.00 FEET;~~

~~THENCE SOUTH A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.~~

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

File No.: 60-524044 (bk)
A.P.N.: 170-03-026C 1

Warranty Deed - continued

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

NINETEEN TRUST BENEFICIARY:

Joshua D. Kesselman
3401 West Papago Street
Phoenix, AZ 85009

File No.: 60-524044 (bk)
A.P.N.: 170-03-026C 1

Warranty Deed - continued

DATED: November 18, 2016

Heather L. Ansel, as Trustee of the Joy
Ansel Revocable Trust

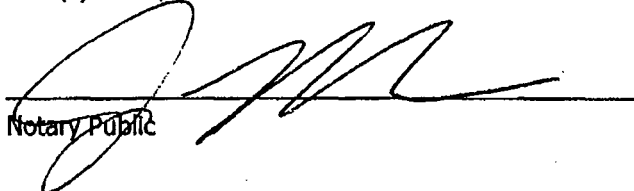

Heather L. Ansel, Trustee

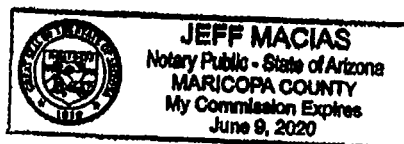
STATE OF AZ)
County of Maricopa)ss.
)

On 11-18- 2016, before me, the undersigned Notary Public, personally appeared **Heather L. Ansel, as Trustee of the Joy Ansel Revocable Trust, dated January 11, 2014**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6-9-2020


Notary Public



File No.: 60-524044 (bk)
A.P.N.: 170-03-026C 1

Warranty Deed - continued

BENEFICIARY DISCLOSURE

November 18, 2016

Clear Title Agency of Arizona, LLC
11211 North Tatum Blvd., Suite 150
Phoenix, AZ 85028

RE: Escrow No. 60-524044

Joy Ansel Rev. Trust

The undersigned, being the Trustee(s) of the ~~The Nineteen Trust~~, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: *Heather Ansel*

ADDRESS: *11647 N. 41st Street Phx, AZ 85028*

NAME: _____

ADDRESS: _____

NAME: _____

ADDRESS: _____

Joy Ansel Revocable Trust
The ~~Nineteen~~ Trust

Heather Ansel

CORRECTED

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 13, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 2602.55 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST, 1485.53 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 35 SECONDS WEST, 824.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING, SOUTH 89 DEGREES 40 MINUTES 35 SECONDS WEST, 200.00 FEET;

THENCE SOUTH 85 DEGREES 46 MINUTES 03 SECONDS WEST, 185.22 FEET;

THENCE NORTH 13 DEGREES 48 MINUTES 30 SECONDS WEST, 205.65 FEET;

THENCE NORTH 42 DEGREES 46 MINUTES 30 SECONDS EAST, 110.00 FEET;

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, 382.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF HOMESTEAD LANE, 135.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 86,156 SQ. FT. (1.978 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

PREPARED BY: GLOBAL LAND SURVEYING LLC
P.O. BOX 2132
PEORIA, AZ 85380

