



Report to the Board of Supervisors

Prepared by the Maricopa County Department of Transportation

Case #/Title: PAB-0189 Federal Patent Easement Abandonment

Meeting Date: January 26, 2022

Supervisor District: 3

Applicant: Department of Transportation

Request: Approve the abandonment of that portion of the Patent Easement as proposed by the owner of the property located at 25107 North 11th Avenue, Phoenix, Arizona 85085 and being identified as Assessor Parcel Number 210-09-026A.

Department Recommendation:

Having received no objection to the full abandonment MCDOT recommends the following: Abandon the East 33 feet of the North 270.02 feet of the W2 SW4 SE4 SE4 of said Section 6. EXCEPT the North 124.99 feet thereof.

Presented by: Jennifer Toth, P.E.,
Director of Transportation/County Engineer

Support/Opposition: Request for comment has been circulated to all affected parties pursuant to County Ordinance P-34, Section 2d. An Initial Determination was circulated for review in October 2021, and results sent to the applicant in November 2021. The Application was circulated in review in November 2021. The following responses were received:

County Departments – No Objection: Transportation, Planning and Development, Real Estate, and Flood Control District.

Utilities – No Objection: Arizona Public Service, and Cox.

Agency – No Objection: City of Phoenix.

Discussion: Laws 2013, Chapter 46 amended Arizona Revised Statutes, Section 11-251.16 to allow a county, at the request of a property owner, to abandon a federal patent easement established by the Small Tract Act of 1938. On May 7, 2014 the Maricopa County Board of Supervisors (BOS) approved Ordinance No. P-34,

adopting procedures for the abandonment of Federal Patent Easements. The Maricopa County Department of Transportation (MCDOT) has considered and processed this request for abandonment in strict accordance with A.R.S. Section 11-251.16 and Ordinance No. P-34.

Attachments:

Application / Proof of Ownership / Aerial Exhibit / Initial Determination Request
/ Legal Exhibit and Description

APPLICATION



MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

2901 W. Durango Street • Phoenix, AZ 85009

Phone: (602) 506-4178

PATENT EASEMENT ABANDONMENT APPLICATION

Contact Information

Applicant Name: Angie Silasi PAB Number: 0189 **PAID 4/18/2021**
 Mailing Address: 15809 N. 19th PL
 City: Phoenix State: AZ Zip: 85022
 Phone: (602) 291-3610 Email: angiesilasi@hotmail.com

Parcel Detail

Assessor's Parcel Number: 210-09-026-A

1. Location of Request: (ex: 3200 W. Dove Valley Road, Phoenix)

2517 N. 11th Ave, Phoenix, AZ 85085

2. Description of Request: (ex: Abandon Easement bordering the South side of parcel 123-45-067A)

Abandonment of the eastern Patent Easement

3. Applicant is **REQUIRED** to be the current owner of the described property. A copy of your property deed must be attached to the application.

I certify, under penalty of perjury, that no loss of currently existing legal and physical access to any property will occur if the County grants the patent easement abandonment requested in this application.

4. If you have a mortgage, deed of trust, upon your property you are **REQUIRED** to provide a letter from the lender approving your request to abandon a patent easement. Applications submitted without lender approval will not be processed. If you don't have a mortgage or deed of trust on the subject property, you will need to sign, before a notary, the affidavit below attesting to that status.

I, Angie Silasi attest that I own the subject property and that it is not encumbered by mortgage or deed of trust.

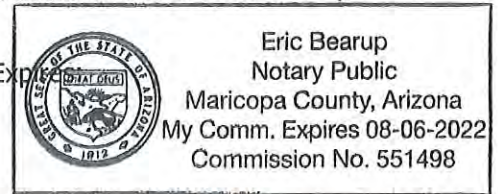
Subscribed and sworn to before me this

8th day of November, 2021

[Signature]

Notary Public

My Commission Expires 08-06-2022



Signature

ASilasi

Signature of Applicant

Date

11/8/21

Maricopa County Use Only

Application Fee*: \$1,600

Check #: 1001

Total Received: \$1,350.00

Date: 11/9/2021

Rec'd By: [Signature]

*Application Fee will be \$1,350 (\$1,600 less \$250) if Initial Determination letter is provided; demonstrating an initial review of the parcel was conducted by the County within the last **six months**. The application fee is NOT refundable. Make checks payable to: MCDOT 2901 West Durango Street Phoenix, AZ 85009.



Maricopa County Department of Transportation
2901 W. Durango Street Phoenix, AZ 85009

Permit Receipt

Payer Name:

CORNEL SILASI / ANGIE SILASI
15809 N 19TH PL
PHOENIX, Arizona 85022-3313

Receipt #:

100821

Payment Date:

11/9/2021

Reference #:

PAB 0189 / APN 210-09-026-A

Receipt Type:

Patent Easements

Payment Items

Description	Payment Type	Transaction #	Amount
PAB 0189 / APN 210-09-026-A	Check	1001	\$1,350.00

Total: \$1,350.00

PROOF OF OWNERSHIP

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Cornel Silasi
Angie Silasi
15809 N. 19th Pl.
Phoenix, AZ 85022

c2
10

ESCROW NO.: C216394 - 309 - PW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

**Jeffrey L. Sloat and Tracy A. Sloat, Trustees of The Jeffrey L. Sloat and Tracy A. Sloat Trust,
under Agreement dated January 3, 2017**

("Grantor") conveys to

Cornel Silasi and Angie Silasi, husband and wife

the following real property situated in Maricopa County, Arizona:

See Attached Exhibit "A" for legal description

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Escrow No. C216394-309-PW
Warranty Deed...Continued
Page 2 of 2

Dated: February 9, 2021

Grantor(s):

The Jeffrey L. Sloat and Tracy A. Sloat Trust, under Agreement dated January 3, 2017

The Jeffrey L. Sloat and Tracy A. Sloat Trust, under Agreement dated January 3, 2017

Jeff L Sloat
Jeffrey L. Sloat, Trustee

Tracy A Sloat
Tracy A. Sloat, Trustee

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Arizona }
County of Maricopa } ss:

The foregoing document was acknowledged before me this 12th day of February 2021

by Jeffrey L. Sloat and Tracy A. Sloat, Trustees of The Jeffrey L. Sloat and Tracy A. Sloat Trust, under Agreement dated January 3, 2017

(Seal)

Unofficial Document

Dawn Woods
Notary Public

My commission expires: 09-29-2024



DAWN WOODS
Notary Public - Arizona
Maricopa Co. / #589244
Expires 09/29/2024

EXHIBIT "A"
LEGAL DESCRIPTION

The North 270.02 feet of the West half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 6, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 124.99 feet thereof, and

EXCEPT all coal, oil, gas and other mineral deposits as reserved in the Patent to said land.

Unofficial Document



Chicago Title Agency, Inc.

2730 W. Agua Fria Frwy., Suite 203, Phoenix, AZ 85027
Phone: (623) 434-9205 • Fax: (623) 434-9855
ChicagoTitleArizona.com

DATE: February 9, 2021
ESCROW NO.: C216394-309-PW

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated January 3, 2017 are as follows:

Name: JEFFREY L SLOAT

Address: 27320 N. 23RD AVE PHOENIX ^{AZ} 85085

Name: Tracy A Sloat

Address: 27320 N. 23RD Ave Phoenix Az 85085

Name: _____

Unofficial Document

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: *Jeff L Sloat*
Jeffrey L. Sloat, Trustee

Tracy A Sloat
Tracy A. Sloat, Trustee









as Trustee (s) of The Jeffrey L. Sloat and Tracy A. Sloat Trust, under Agreement dated January 3, 2017

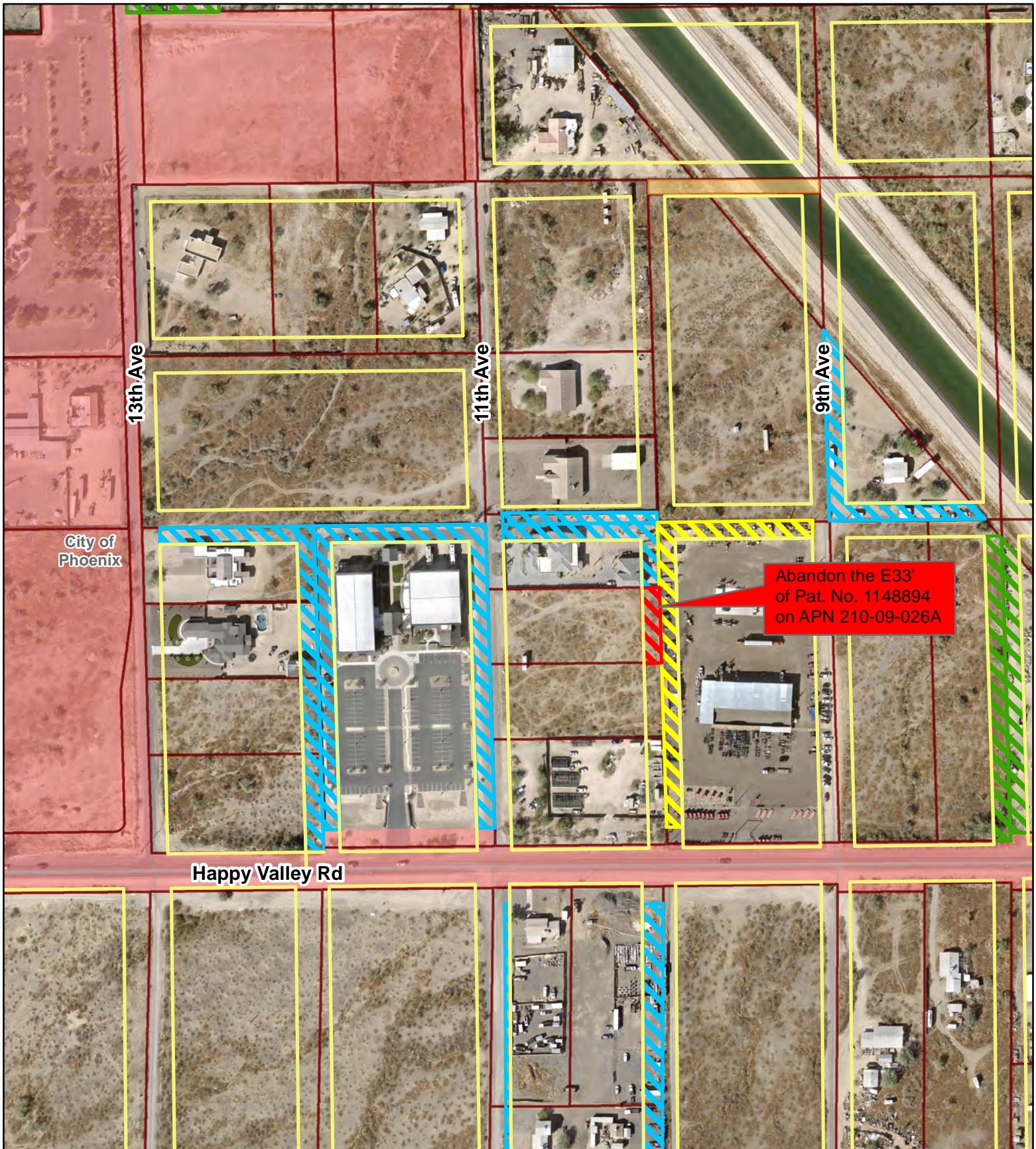
AERIAL EXHIBIT

PAB-0189

APN: 210-09-026A

Map Date: 11/9/21

Legend	
	Current PAB
	Lapsed
	Pending
	Abandoned
	Patent Easement Boundary
	Right of Way
	Parcel boundary
	City of Phoenix



**INITIAL
DETERMINATION
REQUEST**



MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

2901 W. Durango Street • Phoenix, AZ 85009

Phone: (602) 506-4178

PATENT EASEMENT ABANDONMENT INITIAL DETERMINATION

Contact Information

Applicant Name: Cornel Silasi
Mailing Address: 15809 N. 19th Pl
City: Phoenix State: AZ Zip: 85022
Phone (602) - 291 - 3609 Email: angiesilasi@hotmail.com

Parcel Detail

Assessor's Parcel Number: 210 - 09 - 026A

1. Location of Request: (ex: 3200 W. Dove Valley Road, Phoenix)

25107 N. 11th Ave. Phoenix, AZ 85085
(North-east side of 11th Ave and Happy Valley Rd)

2. Description of Request: (ex: Abandon Easement bordering the South side of parcel 123-45-067A)

Abandon Easement bordering East and West
of parcel 210-09-026A

3. Access Certification:

I certify, under penalty of perjury, that no loss of currently existing legal and physical access to any property will occur if the County grants the patent easement abandonment requested in this initial determination.

Signature

Handwritten signature of Cornel Silasi

10/15/21

Signature of Applicant

Date

Maricopa County Use Only

PAB Number: APN 210-09-026A

Initial Determination Fee*: \$250.00

Check #: 189

Total Received: \$250.00

Date: 10/15/21

Rec'd By: CR

* The Initial Determination fee is NOT refundable. Make checks payable to: MCDOT 2901 West Durango Street Phoenix, AZ 85009.



Maricopa County Department of Transportation
2901 W. Durango Street Phoenix, AZ 85009

Permit Receipt

Payer Name:

CORNEL SILASI
ANGIE SILASI
15809 N 19TH PL
PHOENIX, Arizona 85022

Receipt #:

100792

Payment Date:

10/15/2021

Reference #:

PATENT EASEMENT //
APN 210-09-026A

Receipt Type:

Patent Easements

Payment Items

Description	Payment Type	Transaction #	Amount
PATENT EASEMENT // APN 210-09-026A // 1 X \$250.00= \$250.00	Check	189	\$250.00
Total:			\$250.00

**LEGAL DESCRIPTION
AND EXHIBIT**

LEGAL DESCRIPTION
PAB-0189

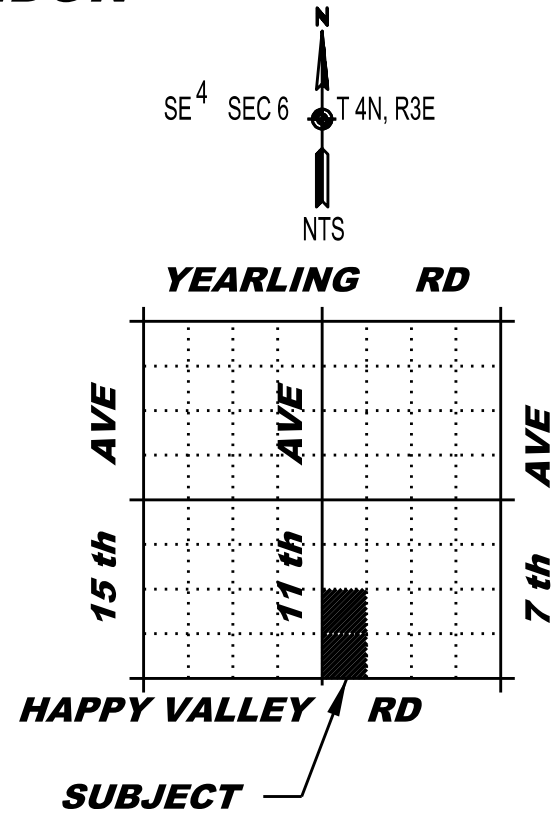
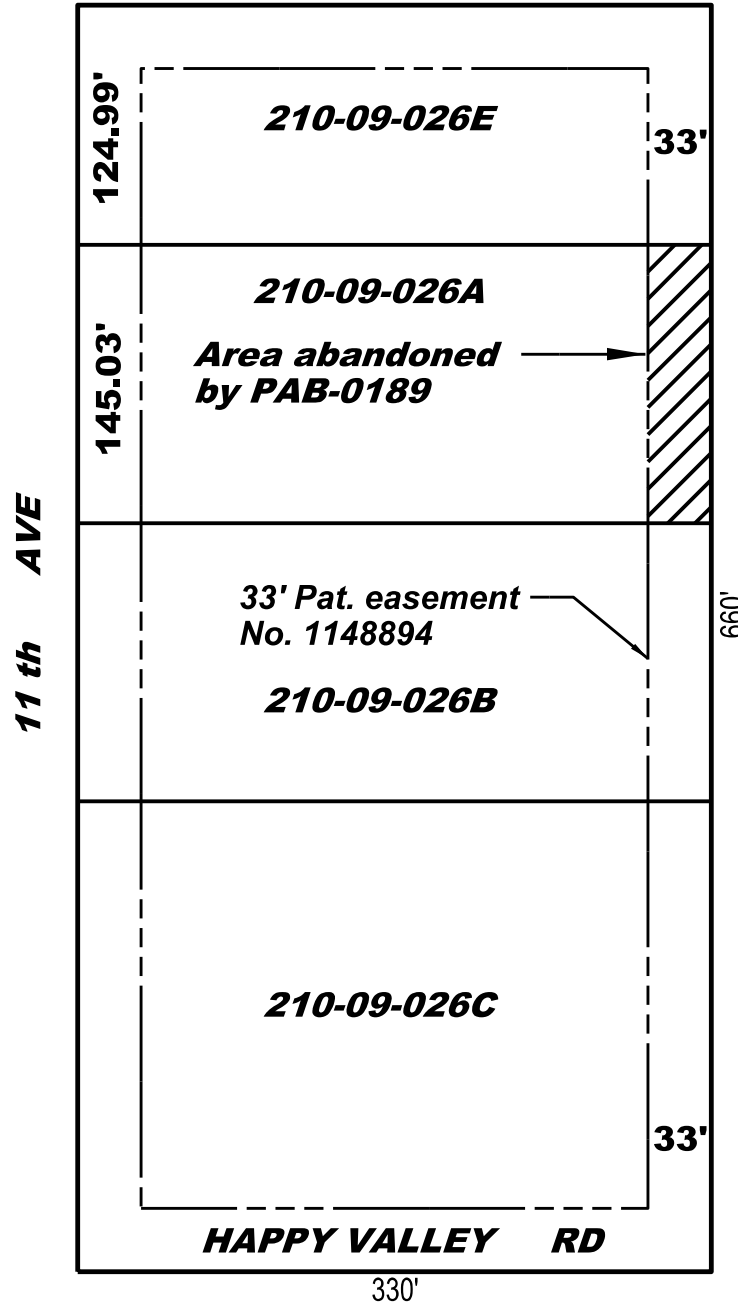
EXHIBIT "A"

Assessor Parcel No. 210-09-026A

That portion of the easement described in Patent 1148894, lying in the Southeast quarter of Section 6 – T4N, R3E, of the Gila and Salt River Meridian, Maricopa County, Arizona being described as follows:

The East 33 feet of the North 270.02 feet of the W2 SW4 SE4 SE4 of said Section 6. EXCEPT the North 124.99 feet thereof.

**PATENT EASEMENT ABANDON
FILE NO. PAB-0189**



Section 6, T4N, R3E
W.O. No. P00102

330'

Sheet 1 of 1

EXHIBIT

MARICOPA COUNTY REAL ESTATE DEPARTMENT