



09/23/26

NOTICE TO PROPERTY OWNERS

Re: Right-of-Way Acquisition—High Street and Main Street Improvements and Paving Project

The Town of Duncan is working to secure the right-of-way necessary to complete the High Street and Main Street Improvements and Paving Project. This important project will improve roadway conditions, drainage, safety, and accessibility for residents, businesses, emergency responders, school transportation, and visitors throughout the community.

High Street and Main Street have served the Duncan Valley area since approximately 1885—nearly fifty years before the Town was incorporated in 1935. The roads were last substantially paved or repaired in 1978 following the catastrophic flooding of the Gila River that year. Since then, they have remained in continuous public use and have been maintained and controlled as public roadways by the Town.

Because these roads had already existed and been used by the public for generations, the right-of-way boundaries were not formally documented under the standards now required for a federally funded project. Formal easements or dedications were not obtained when the roads were originally established, when the Town of Duncan was incorporated, or when the roads were reconstructed and paved in 1978. At those times, there was no apparent need for the Town to pursue adverse-possession claims, condemnation proceedings, or other formal acquisition measures simply to continue maintaining roads that were already in longstanding public use.

Because the project is federally funded, the Town is required to follow federal guidelines and regulations to ensure everyone is aware of their rights and is treated fairly.

The specific area needed from each affected parcel will be identified in a survey, right-of-way exhibit, or legal description provided to the property owner. Affected property owners are eligible to receive just compensation for the property interests needed for the project in accordance with applicable federal and state acquisition requirements. However, to help preserve as much project funding as possible for construction, paving, drainage, and other lasting public improvements, the Town respectfully asks affected property owners to consider voluntarily donating the needed property interests for the benefit of the community. Property owners may also consider conveying the property for nominal or reduced compensation.

Any donation or reduction in compensation would be entirely voluntary. Property owners are under no obligation to donate and will be informed of their eligibility for compensation before deciding whether to waive all or any portion of that compensation. Choosing not to donate will not affect a property owner's rights under the applicable acquisition process.

The Town recognizes the importance of private property rights and does not take this request lightly. Its goal is to work cooperatively, respectfully, and transparently with every affected property owner. The property interest

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requested from each parcel will be limited to the area reasonably necessary for the roadway and related public improvements.

Town representatives will be available to review the project documents, explain the acquisition process, and discuss questions or concerns regarding access, construction impacts, compensation, or continued use of the remaining property. No final documents will be requested until the affected property owner has had an opportunity to review the applicable property description and receive answers to any questions.

Voluntary property donations would provide a meaningful benefit to the Duncan community by allowing a greater portion of the available funding to be used for construction and permanent public improvements. Regardless of each property owner's decision, the Town sincerely appreciates the community's patience, consideration, and cooperation as this important project moves forward.

Please contact Clark Hochstein with Consultant Engineering Inc. (CEI) whom the Town has enlisted to assist with the acquisition process at (602) 866-5090 or chochstein@cei-az.com to obtain additional information.

Thank you for your consideration, your patience during this process, and your commitment to the future of Duncan.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Titus A. Blake', is written over the printed name.

Titus A. Blake
Mayor
Town of Duncan, Arizona