

When Recorded Mail To:  
Town of Prescott Valley  
7501 E. Civic Circle  
Prescott Valley, AZ 86314

**TOWN OF PRESCOTT VALLEY  
WATER EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to:

**CSB PROPERTIES, INC.  
7211 East 1<sup>st</sup> Street  
Prescott Valley, Arizona 86314**

hereinafter referred to as GRANTOR, by the Town of Prescott Valley, a municipal corporation of Arizona, its successors and assigns, hereinafter referred to as GRANTEE, the receipt of which consideration is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, a perpetual easement with the right to survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove public utility improvements and facilities, together with the manhole structures, pipelines, conduits, poles together with the attendant customary uses, and all other necessary and appurtenant structures and facilities upon, along, over, under, across and through the land of the GRANTOR located in Yavapai County, Arizona, said land being more particularly described as follows and depicted in the attached Exhibit "A":

**That portion of Lot 16, TOWN & COUNTRY INDUSTRIAL PARK, according to the plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 21 of Maps, Page 92. Said easement is located within the north half of Section 23, Township 14 North, Range 1 West of the Gila and Salt River Meridian. Said easement to run with the land and at the location of the installed utility, and also being 15 feet in total width lying 7.5 feet each side of the following described centerline:**

**Commencing at the southwest corner of the said Lot 16, thence along the southeast line of said Lot 16 and the northwesterly right of way of 2<sup>ND</sup> Street, N.77°05'20"E., a distance of 57.00 feet to the centerline intersection of the waterline and said street right of way, said point being the TRUE POINT OF BEGINNING of said easement centerline;**

**Thence leaving said right of way, N.12°54'40"W., a distance of 30.04 feet to the point of ending of said easement.**

**The sidelines of said easement to be LENGTHENED or SHORTENED to terminate with the southeast line of the subject parcel.  
Containing 450.63 s.f. more or less.**

together with the right of full and free ingress and egress for the purposes herein specified.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, its heirs, successors, and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, its heirs, successors and assigns.

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**Exempt from Affidavit of Value pursuant to ARS §11-1134(A)(2) and (3)**

GRANTOR shall not erect, construct or permit to be erected or constructed, any building or other structure; shall not plant any trees; shall not drill any well; shall not install any fences; and shall not alter ground level by cuts or fills within the limits of said easement without the express written permission of the GRANTEE.

GRANTEE shall have the right to erect, maintain and use gates in all fences which now cross said easement and trim, cut, and clear away trees or brush whenever in its judgment the same shall be necessary for the convenience and safe exercise of the rights hereby granted.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 26 day of SEPT, 2013

GRANTOR:

[Signature]  
*Agent*  
(Signature of Owner/Officer/Agent)

\_\_\_\_\_  
(Signature of Owner/Officer/Agent)

STATE OF ARIZONA )  
COUNTY OF YAVAPAI ) §

The foregoing instrument was acknowledged before me this 26 day of SEPT, 2013, by Christina Bonelli  
Print - (Name of Owner/Officer/Agent)

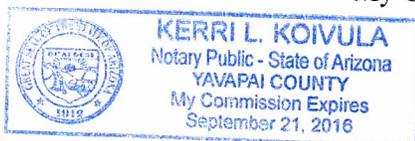
Secretary of C.S.B. Properties  
(Title) (Name of Corporation/Company/LLC)

a(n) ARIZONA \_\_\_\_\_  
(State or place of incorporation) Write in type: \_\_\_\_\_  
Corporation/Company/LLC

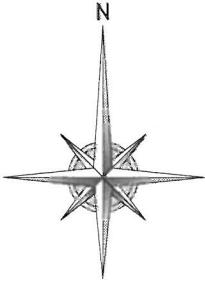
On behalf of said LLC  
Write in type: Corporation/Company/LLC

Kerri L. Koivula  
Notary Public

21 SEPT 2016  
My Commission Expires:



# EXHIBIT "A"



APN 103-05-183C

APN 103-05-188A

APN 103-05-187  
 CSB PROPERTIES, INC.  
 LOT 16,  
 TOWN & COUNTRY INDUSTRIAL PARK  
 BOOK 4864, PAGE 251 Y.C.O.R.

APN 103-05-189A

WATER  
 EASEMENT  
 450.63 S.F.±

15'

N12°54'40"W 30.04'

P.O.C.

P.O.B.

N77°05'20"E 57.00'

30.04'

8"W

8'

8"W

2nd STREET (PRESCOTT VALLEY R.O.W.)

APN 103-02-205B

APN 103-02-206

1981 Commerce Center Circle  
 Suite B Prescott, Arizona 86301  
 928.717.0171  
 928.717.0181 fax

## WATER EASEMENT EXHIBIT "A"

TOWN OF PRESCOTT VALLEY  
 7501 E. CIVIC CIRCLE  
 PRESCOTT VALLEY, AZ 86314

GBE JOB #: 13014

DRAWN BY: TL

DATE: AUGUST 2013

SCALE: 1"=40'