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

TOWN OF PRESCOTT VALLEY
WATER AND SEWER EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

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

Humboldt Unified School District
6411 N. Robert Road
Prescott Valley, AZ 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, perpetual easements with the right (a) to survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, remove or abandon in place Town of Prescott Valley water facilities, including water pipelines as set forth on Exhibits A1 and A2 attached hereto, and (b) to survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, remove or abandon in place Town of Prescott Valley sewer facilities, including sewer pipelines as set forth on Exhibit B attached hereto, together with the attendant customary uses, and all other necessary and appurtenant structures and facilities together with the right of full and free ingress and egress for the purposes herein specified upon, along, over, under, across and through the land of the GRANTOR located in Yavapai County, Arizona, said land being more particularly described in Exhibit A1, A2 and B as follows:

The consideration herein above recited shall constitute payment in full for any reasonable 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.

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.

Except as expressly set forth herein, GRANTOR reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by the GRANTEE of the rights granted hereunder.

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 14 day of May, 2014.

GRANTOR:

Signature Paul H. Stanton

Signature

STATE OF Arizona)
) §
COUNTY OF Yavapai)

The foregoing instrument was acknowledged before me this 14th day of May, 2014, by Paul Stanton
Print – *(Name of Owner/Officer/Agent)*

Superintendent of Humboldt Unified School Dist. #22
(Title) *(Name of Corporation/Company/LLC)*

a(n) Arizona corporation on behalf of the corporation.
(State or place of Incorporation/Company/LLC/etc.)

(Signature of Owner/Officer/Agent)

Sonya Liadis
Notary Public

3/25/2018
My Commission Expires:

SONYA LIADIS
Notary Public - Arizona
Yavapai County
My Comm. Expires Mar 25, 2018

244668.1 4/30/2014

DAVA AND ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING
310 EAST UNION STREET, PRESCOTT, AZ. 86303 (928) 778-7587

HUMBOLDT UNIFIED SCHOOL DISTRICT 22
WATER LINE EASEMENT

A strip of land 25.00 feet in width, 12.50 feet each side of the following described centerline, located in Section 15, Township 14, North, Range 1 West, of the Gila and Salt River Meridian, also being a portion of that parcel described in the Corporation Warranty Deed filed and recorded in Book 3701 of Official Records, Pages 998.

COMMENCING at the southeast corner of said parcel, a calculated point, from which the southwest corner of said parcel, a calculated point bears, North 89°17'08" West, 974.51 feet, recorded as (an overall bearing of North 89°17'12" West, 974.51 feet, and from which the northeast corner of said parcel, a calculated point, bears North 01°37'48" East, 558.82 feet, (recorded as North 01°37'44" East, 558.82 feet);

thence along the west boundary of said parcel North 01°37'48" East, 321.61 feet, to the POINT OF BEGINNING.

Thence, North 89°16'54" West, 195.92 feet; to the POINT OF TERMINATION, from which the COMMENCING POINT bears, South 31°35'00" East, 380.44 feet.

The side lines of said strip of land are to be lengthened of shortened to terminate at their intersection with the boundary of said parcel.

This legal description yields 0.12 acres.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22762
THOMAS G.
CALLAHAN
Date Signed 4.8.14
ARIZONA, U.S.A.

EXPIRES 6/30/2014

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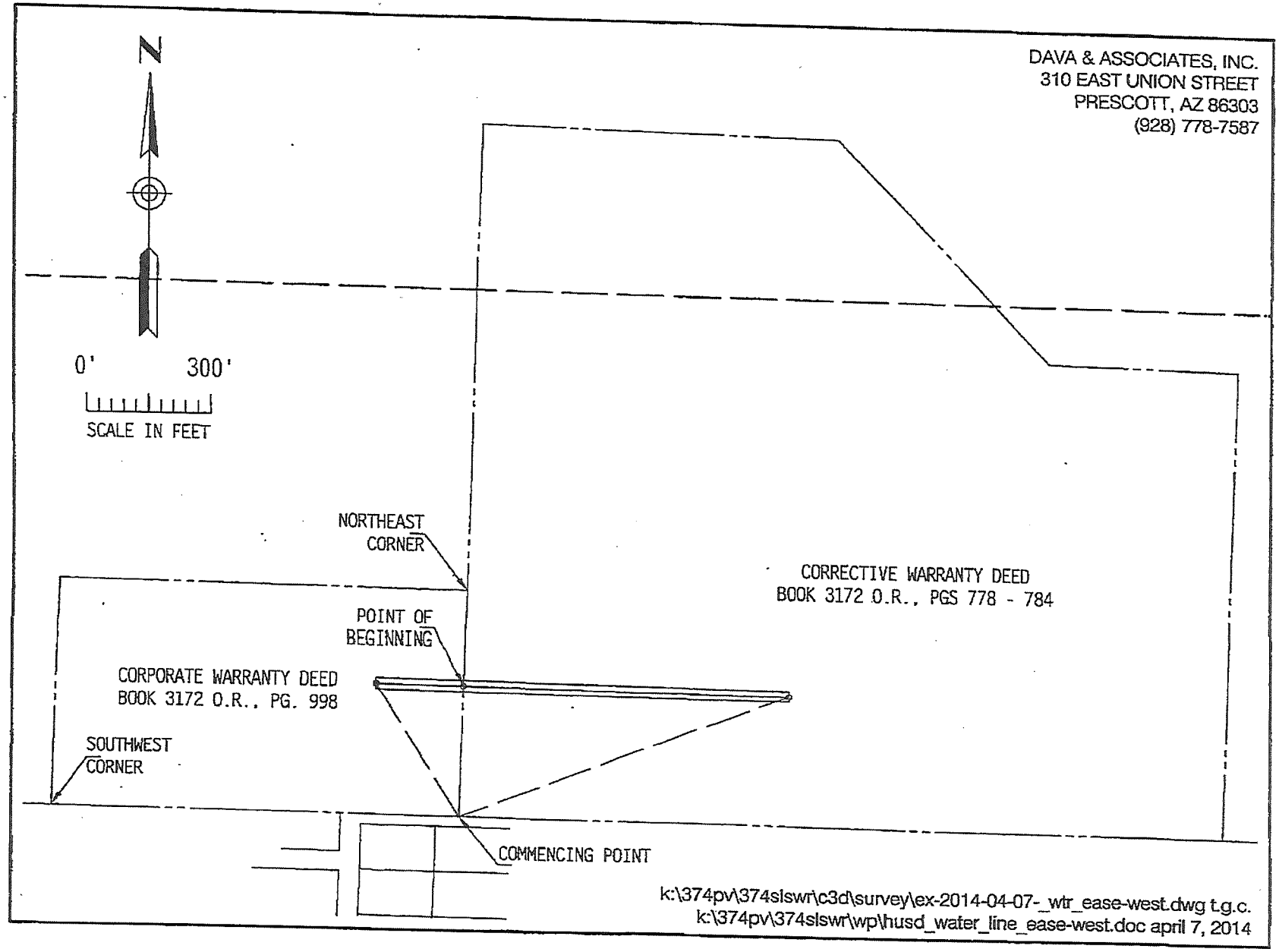
April 7, 2014
1 of 1

EXHIBIT A1


DAVA & ASSOCIATES, INC.
310 EAST UNION STREET
PRESCOTT, AZ 86303
(928) 778-7587
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SCALE IN FEET
NORTHEAST CORNER
POINT OF BEGINNING
CORPORATE WARRANTY DEED
BOOK 3172 O.R., PG. 998
SOUTHWEST CORNER
CORRECTIVE WARRANTY DEED
BOOK 3172 O.R., PGS 778 - 784
COMMENCING POINT
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k:\374pv\374slswr\wp\husd_water_line_ease-west.doc april 7, 2014

EXHIBIT A-1

DAVA AND ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING
310 EAST UNION STREET, PRESCOTT, AZ. 86303 (928) 778-7587

HUMBOLDT UNIFIED SCHOOL DISTRICT 22
WATER LINE EASEMENT

A strip of land 25.00 feet in width, 12.50 feet each side of the following described centerline, located in Section 15, Township 14, North, Range 1 West, of the Gila and Salt River Meridian, also being a portion of that parcel described in the Corrective Warranty Deed filed and recorded in Book 3172 of Official Records, Pages 778 – 784.

COMMENCING at the southwest corner of said parcel, a calculated point, from which the southeast corner of said parcel, marked with a 5/8" rebar with a plastic cap stamped "ONON CRA" (NUMBER IS NOT READABLE"), bears, South 89°17'36" East, 1,815.64 feet, (recorded as North 89°05'17" East, 1,815.64 feet) and from which the northwest corner of said parcel, marked with a 1/2" rebar with a plastic cap stamped "LS 17564", bears North 01°37'48" East, 1,699.00 feet, (recorded as North 00°01'11" East, 1,698.71 feet);

thence along the west boundary of said parcel North 01°37'48" East, 321.61 feet, to the POINT OF BEGINNING.

Thence, South 89°16'54" East, 772.86 feet; to the POINT OF TERMINATION, from which the COMMENCING POINT bears, South 68°15'41" West, 841.82 feet.

The side lines of said strip of land are to be lengthened of shortened to terminate at their intersection with the boundary of said parcel.

This legal description yields 0.44 acres.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22752
THOMAS G.
CALLAHAN
Date Signed 4.18.14
ARIZONA, U.S.A.

EXPIRES 6/30/2014

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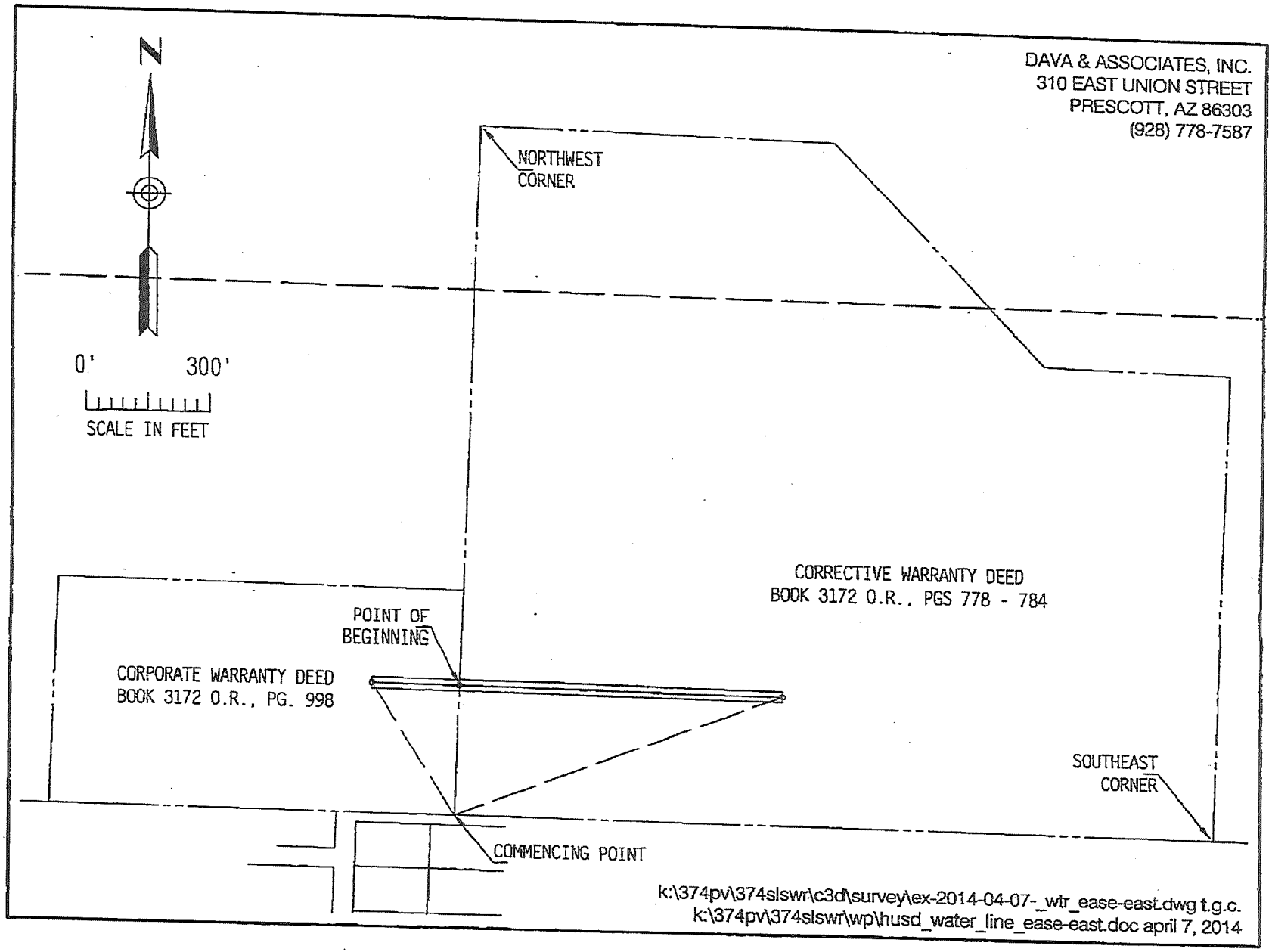
April 7, 2014

EXHIBIT A2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SCALE IN FEET
DAVA & ASSOCIATES, INC.
310 EAST UNION STREET
PRESCOTT, AZ 86303
(928) 778-7587
NORTHWEST CORNER
CORRECTIVE WARRANTY DEED
BOOK 3172 O.R., PGS 778 - 784
POINT OF BEGINNING
CORPORATE WARRANTY DEED
BOOK 3172 O.R., PG. 998
SOUTHEAST CORNER
COMMENCING POINT
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EXHIBIT A2

DAVA AND ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING
310 EAST UNION STREET, PRESCOTT, AZ. 86303 (928) 778-7587

HUMBOLDT UNIFIED SCHOOL DISTRICT 22
SANITARY SEWER EASEMENT

A strip of land 25.00 feet in width, 12.50 feet each side of the following described centerline, located in Section 15, Township 14, North, Range 1 West, of the Gila and Salt River Meridian, also being a portion of that parcel described in the Corrective Warranty Deed filed and recorded in Book 3172 of Official Records, Pages 778 – 784.

COMMENCING at the southwest corner of said parcel, a calculated point, from which the southeast corner of said parcel, marked with a 5/8" rebar with a plastic cap stamped "ONON CRA" (NUMBER IS NOT READABLE"), bears, South 89°17'36" East, 1,815.64 feet, (recorded as North 89°05'17" East, 1,815.64 feet) and from which the northwest corner of said parcel, marked with a 1/2" rebar with a plastic cap stamped "LS 17564",bears North 01°37'48" East, 1,699.00 feet, (recorded as North 00°01'11" East, 1,698.71 feet);

thence along the west boundary of said parcel North 01°37'48" East, 27.62 feet, to the POINT OF BEGINNING.

Thence, parallel with and 27.62 feet northerly of the southerly boundary of said parcel, South 89°17'36" East, 143.60 feet;

thence, North 00°20'08" East, 343.01 feet;

thence, North 07°27'12" East, 269.04 feet;

thence, North 26°39'09" East, 186.59 feet;

thence, South 87°02'44" East, 151.05 feet;

thence, North 86°10'28" East, 418.15 feet;

thence, North 80°57'42" East, 143.70 feet;

thence, North 45°42'40" East, 379.64 feet;

thence, South 89°02'36" East, 144.00 feet;

thence, North 02°54'43" East, 46.11 feet, to a point on northerly boundary of said parcel and the POINT OF TERMINATION, from which the COMMENCING POINT bears, South 50°21'59" West, 1,808.84 feet.

EXHIBIT B

The side lines of said strip of land are to be lengthened of shortened to terminate at their intersection with the boundary of said parcel.

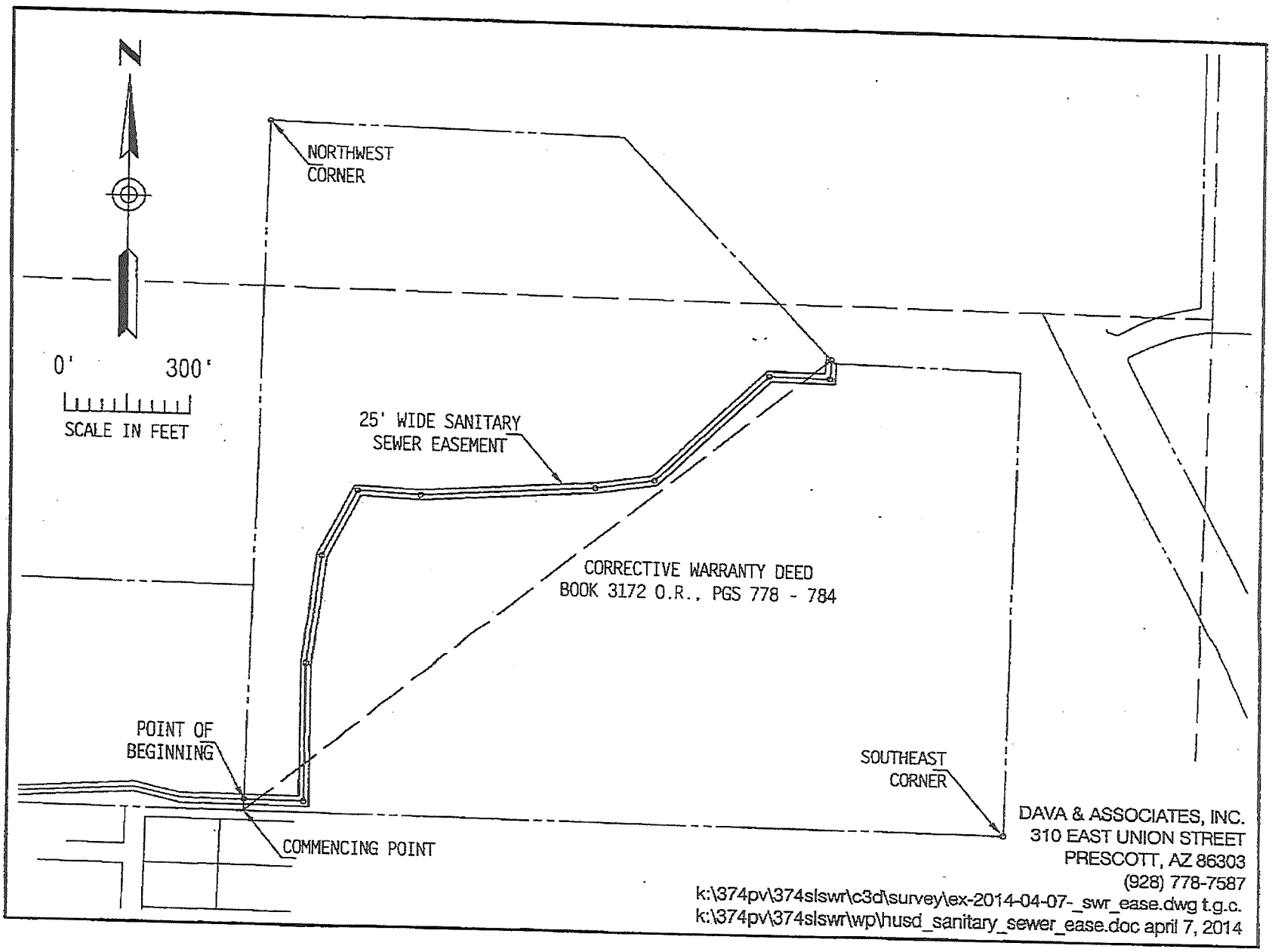
This legal description yields 1.28 acres.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22752
THOMAS G.
CALLAHAN
Date Signed 4-8-14
ARIZONA, U.S.A.

EXPIRES 6/30/2014

EXHIBIT B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SCALE IN FEET
NORTHWEST CORNER
25' WIDE SANITARY SEWER EASEMENT
CORRECTIVE WARRANTY DEED
BOOK 3172 O.R., PGS 778 - 784
POINT OF BEGINNING
COMMENCING POINT
SOUTHEAST CORNER
DAVA & ASSOCIATES, INC.
310 EAST UNION STREET
PRESCOTT, AZ 86303
(928) 778-7587
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k:\374pv\374slswr\wp\husd_sanitary_sewer_ease.doc april 7, 2014

EXHIBIT 3