

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

**GIFT DEED**

Stoneridge Drive ROW at Culver's Restaurant

KNOW ALL MEN BY THESE PRESENTS that BLUE ARIZONA, an Arizona Limited Liability Company, GRANTOR, for and in consideration of the affinity which Grantor has for the Grantee, does hereby convey to the TOWN OF PRESCOTT VALLEY, a municipal corporation of Arizona, GRANTEE, its successors and assigns, a perpetual Right-Of-Way (ROW) along the frontage of the existing Stoneridge Dr., real property in Yavapai County, Arizona, described in the Exhibit attached hereto and expressly made a part hereof.

GRANTOR's conveyance of the ROW interests includes the right of full and free ingress and egress for the purpose herein specified and the right to authorize, permit and license utility companies to use the right-of-way jointly with the GRANTEE for their utility purposes. GRANTEE covenants to maintain the ROW in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this Gift Deed this 15 day of May, 2014.

Blue Arizona, LLC  
an Arizona Limited Liability Company

By Dianne Mayer  
Dianne Mayer, President

STATE OF Wisconsin )  
County of Manitowoc ) ss:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2014, by Dianne Mayer, President, Blue Arizona LLC, an Arizona Limited Liability Company, for and on behalf of said company.

[Signature]  
Notary Public

My Commission Expires:  
Permanant



## LEGAL DESCRIPTION

All that portion of Parcel 2 as shown on the Record of Survey, recorded in Book 50 of Land Surveys, Page 4, Yavapai County Recorders Office, lying in a portion of Section 21, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the most northerly corner of said Parcel 2 as shown on said Record of Survey, also being the most northerly corner of that certain parcel as described in Book 3958 of Official Records, Page 966 Yavapai County Recorders Office;

Thence South  $67^{\circ}37'13''$  West, along the northerly line of said parcel, also being the southerly right of way line of Copper Hills Drive, a distance of 15.47 feet to the TRUE POINT OF BEGINNING;

Thence South  $37^{\circ}43'01''$  East, along the westerly line of said parcel, a distance of 27.21 feet to a point on the westerly right of way line of Stoneridge Drive;

Thence along a non-tangent curve, along said westerly right of way line, concave to the northeast, having a radius of 1040.00 feet, a central angle of  $14^{\circ}26'37''$ , an arc length of 262.17 feet, a chord bearing South  $12^{\circ}51'57''$  East and a chord length of 261.48 feet;

Thence along a reverse-tangent curve, along said westerly right of way line, concave to the west, having a radius of 50.00 feet, a central angle of  $27^{\circ}24'30''$ , an arc length of 23.92 feet, a chord bearing South  $06^{\circ}23'01''$  East and a chord length of 23.69 feet;

Thence North  $18^{\circ}34'03''$  West, a distance of 23.09 feet to a point that is 5' westerly of said westerly right of way line of Stoneridge Drive;

Thence along a non-tangent curve being 5' westerly and parallel with said westerly right of way line of Stoneridge Drive, concave to the northeast, having a radius of 1045.00 feet, a central angle of  $14^{\circ}19'05''$ , an arc length of 261.14 feet, a chord bearing North  $12^{\circ}55'30''$  West and a chord length of 260.46 feet;

Thence along a reverse-tangent curve, concave to the southwest, having a radius of 21.00 feet, a central angle of  $102^{\circ}01'59''$ , an arc length of 37.40 feet, a chord bearing North  $56^{\circ}46'57''$  West and a chord length of 32.65 feet to a point on said southerly right of way line of Copper Hills Drive;

Thence North  $67^{\circ}37'13''$  East, along said southerly right of way line, a distance of 16.67 feet to the TRUE POINT OF BEGINNING.

JASON O'BRIEN, R.L.S.

Containing 1,509.83 square feet, more or less.

01/16/14  
LE #912-01  
Parcel 2 Dedication.doc



MAP TO ACCOMPANY  
LEGAL DESCRIPTION

