

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

**TOWN OF PRESCOTT VALLEY
PEDESTRIAN EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

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

**FAIN SIGNATURE GROUP, L.L.C.
3001 Main Street, Ste. 2B
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, a perpetual easement with the right to survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove a public right-of-way for the passage of pedestrian traffic sidewalk 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:

SEE EXHIBIT "A", attached hereto and made a part hereof

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. At the same time, GRANTOR shall maintain the sidewalk free of obstructions.

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 5th day of November, 2015.

GRANTOR:

Norman W. Fair II
(Signature of Owner/Officer/Agent)

(Signature of Owner/Officer/Agent)

STATE OF Arizona)
) §
COUNTY OF Yavapai)

The foregoing instrument was acknowledged before me this 5th day of November, 2015, by Norman W. Fair II
Print - (Name of Owner/Officer/Agent)

member of Fair Signature Group, LLC
(Title) (Name of Corporation/Company/LLC)

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

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

Julie L. Warren
Notary Public

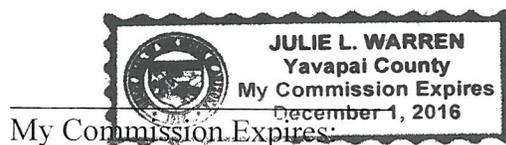


EXHIBIT "A"

DAVA & ASSOCIATES, INC. PLANNING • ENGINEERING • SURVEYING

310 E. Union Street, Prescott, AZ 86303

(928) 778-7587

Portions of Section 14, Township 14 North, Range 1 West of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the east quarter corner of Section 14 as identified by a ½" rebar with a tag stamped "LS 5362", and from which point the southeast corner of Section 14, as identified by a 3" brass cap stamped "Town of Prescott Valley LS 22752", is South 03°05'50" West, 2,625.50 feet;

thence, along the east line of Section 14, South 03°05'44" West, 438.06 feet to the northeast corner of the parcel described in Book 3950 of Official Records, Page 906 as recorded in the Yavapai County Recorder's Office;

thence, along the north line of the parcel recorded in Book 3950 of Official Records, Page 906, North 86°49'54" West, 280.08 feet to the southeasterly corner of the parcel recorded in Book 4672 of Official Records, Page 958 in the Yavapai County Recorder's Office, also being the easterly right-of-way line of Windsong Drive as shown on the record of survey recorded in Book 187 of Land Surveys, Pages 2-6 in the Yavapai County Recorder's Office;

thence, along the easterly line of the parcel recorded in Book 4672 of Official Records, Page 958 and the easterly right-of-way line of Windsong Drive, North 03°05'47" East, 10.64 feet to the **POINT OF BEGINNING**.

Thence, continuing along the easterly line of said parcel and the easterly right-of-way line of Windsong Drive, North 03°05'47" East, 55.14 feet to a point herein after referred to as Point "A";

thence, departing the easterly line of said parcel and the easterly right-of-way line of Windsong Drive, South 41°54'13" East, 14.14 feet to a point on a line 10.00 feet easterly of and parallel with the easterly line of said parcel and the easterly right-of-way line of Windsong Drive;

thence, along said parallel line, South 03°05'47" West, 35.14 feet;

EXHIBIT "A"

thence, departing said parallel line, South 48°05'47" West, 14.14 feet to the
POINT OF BEGINNING.

TOGETHER WITH

COMMENCING at said Point "A";

thence, along the easterly line of said parcel and the easterly right-of-way line of
Windsong Drive, North 03°05'47" East, 577.53 feet, to the **POINT OF
BEGINNING.**

Thence, continuing along the easterly line of said parcel and the easterly right-
of-way line of Windsong Drive, North 03°05'47" East, 55.14 feet;

thence, departing the easterly line of said parcel and the easterly right-of-way
line of Windsong Drive, South 41°54'13" East, 14.14 feet to a point on a
line 10.00 feet easterly of and parallel with the easterly line of said
parcel and the easterly right-of-way line of Windsong Drive;

thence, along said parallel line, South 03°05'47" West, 35.14 feet;

thence, departing said parallel line, South 48°05'47" West, 14.14 feet to the
POINT OF BEGINNING.

This description yields an aggregate of approximately 903 square feet.

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.



EXHIBIT

PORTIONS OF SECTION 14,
T. 14 N., R. 1 W., G. & S. R. M.

