

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

**TOWN OF PRESCOTT VALLEY
PUBLIC UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

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

**FAIRGROUNDS RV, LLC
220 S. River Drive, Tempe, AZ 85281**

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:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT “A”

together with the right of full and free ingress and egress for the purposes herein specified, and the right to authorize, permit and license public utility companies to use the easement jointly with the GRANTEE for their utility purposes.

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.

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

29th day of May, 2008.

GRANTOR:

Mark L. Wirth
Signature

Signature

STATE OF Arizona)
COUNTY OF Maricopa) §

The foregoing instrument was acknowledged before me this 29th day of May, 2008 by Mark L. Wirth - OWNER
(Name of Officer/Agent and Title)

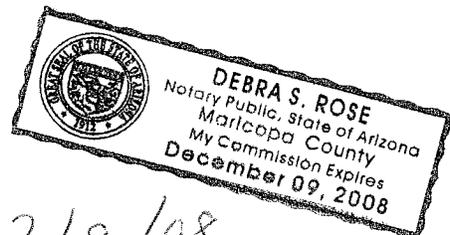
of Fairgrounds RU, LLC
(Name of Corporation/LLC)

a(n) Arizona limited liability company on behalf of the
(State or place of incorporation)

limited liability company.

Mark L. Wirth
(Signature of Officer/Agent)

Debra S. Rose
Notary Public



12/9/08
My Commission Expires:

EXHIBIT A

An easement for fire line purposes over, under and across that property labeled APN 401-01-135K, lying in the west half of Section 29, Township 15 North, Range 1 East of the Gila and Salt River Base and Meridian, Town of Prescott Valley, Yavapai County, Arizona. Said property is described as follows:

Commencing at a USGLO brass cap at the Southeast corner of said Section 29;

THENCE North 89°51'44" West, along the south line of the southeast quarter of said Section 29 (Basis of Bearings), a distance of 2638.65 feet to a USGLO brass cap at the south quarter corner of said Section 29;

THENCE North 89°56'53" West, along the south line of the southwest quarter of said Section 29, a distance of 823.01 feet;

THENCE North 00°00'00" East, a distance of 100.21 feet to a capped rebar, RLS #13941;

THENCE continuing North 00°00'00" East, a distance of 1570.05 feet to the southwest corner of Parcel 2 described in Book 4474 Official Records, Page 318, Yavapai County Recorders Office;

THENCE North 90°00'00" East, along the south line of said Parcel 2, a distance of 280.00 feet to the southeast corner of said Parcel 2;

THENCE North 00°00'00" East, along the east line of said Parcel 2, a distance of 711.95 feet to the northwest corner of Parcel 3 described in Book 4474 Official Records, Page 318, Yavapai County Recorders Office and the TRUE POINT OF BEGINNING;

THENCE continuing North 00°00'00" East, along said east line, a distance of 436.89 feet to the northeast corner of said Parcel 2;

THENCE North 90°00'00" East, a distance of 392.96 feet to a point on the west line of that parcel described in Book 3827 Official Records, Page 701, Yavapai County Recorders Office;

THENCE South 00°00'00" West, along said west line, a distance of 436.89 feet;

THENCE North 90°00'00" West, along the north line of said Parcel 3, a distance of 392.96 feet to the TRUE POINT OF BEGINNING.

Said easement for fire line purposes is described as follows:

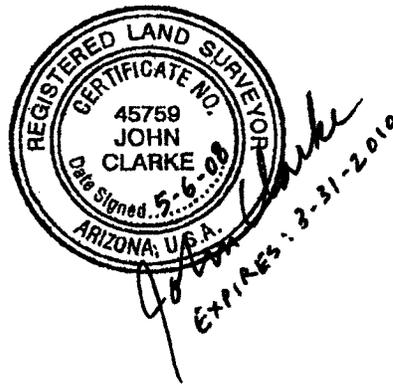
BEGINNING at the southwest corner of the above described property;

THENCE North 00°00'00" East, along the west line of the above described property, a distance of 32.24 feet;

THENCE North 87°43'05" East, a distance of 3.89 feet;

THENCE South 00°17'07" East, a distance of 32.40 feet to a point on the south line of the above described property;

THENCE North 90°00'00" West, along said south line, a distance of 4.05 feet to the POINT OF BEGINNING.



MAP TO ACCOMPANY LEGAL DESCRIPTION

401-01-135B


NORTH
SCALE: 1" = 100'

APN 401-01-135K

BK 4474 OR, PG 318
401-01-135F

FIRE LINE
EASEMENT

POB

APN 401-01-009J BK 3827 OR, PG 701

 **LYON ENGINEERING**
Civil Engineers - Land Surveyors
3623 CROSSINGS DRIVE
PRESCOTT, AZ 86305
(928) 776-1750

BK 4474 OR, PG 318
401-01-135L

EXHIBIT A

A 16.00 foot wide easement for fire line purposes over, under and across Parcel 2 as described in Book 4474 Official Records, Page 318, Yavapai County Recorders Office, lying in the west half of Section 29, Township 15 North, Range 1 East of the Gila and Salt River Base and Meridian, Town of Prescott Valley, Yavapai County, Arizona. Said Parcel 2 is described as follows:

Commencing at a USGLO brass cap at the Southeast corner of said Section 29;

(The basis of bearings for this description is North 89°51'44" West as measured between a USGLO brass cap at the Southeast corner of said Section 29, and a USGLO brass cap at the South quarter corner of said Section 29.)

Thence, North 89°51'44" West (North 89°51'14" West – record), along the South line of said Section 29, a distance of 2638.65 feet to a USGLO brass cap at the South quarter corner of said Section 29;

Thence, North 89°56'53" West (North 89°57'07" West – record), along the South line of said Section 29, a distance of 823.01 feet;

Thence, North, 100.21 feet (100.00 feet – record) to a 1/2" rebar with cap #13941;

Thence, continuing North, 1570.05 feet to the southwest corner of said Parcel 2 and the TRUE POINT OF BEGINNING;

Thence, continuing North, 1148.84 feet;

Thence, East, 280.00 feet;

Thence, South, 1148.84 feet;

Thence, West, 280.00 feet to the TRUE POINT OF BEGINNING.

The centerline of said 16.00 foot wide easement for fire line purposes is described as follows:

COMMENCING at said southwest corner of Parcel 2;

THENCE North 90°00'00" East, along the south line of said parcel, a distance of 279.60 feet to the BEGINNING OF THE CENTERLINE TO BE DESCRIBED;

THENCE North 00°17'07" West, a distance of 208.09 feet to a point hereinafter referred to as POINT "B";

THENCE continuing North 00°17'07" West, a distance of 474.98 feet to a point hereinafter referred to as POINT "D";

THENCE continuing North 00°17'07" West, a distance of 52.96 feet;

THENCE South 87°43'05" West, a distance of 42.97 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point B;

THENCE North 89°45'56" West, a distance of 35.88 feet to a point hereinafter referred to as "POINT K";

THENCE continuing North 89°45'56" West, a distance of 143.05 feet;

THENCE North 00°14'04" East, a distance of 11.28 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point D;

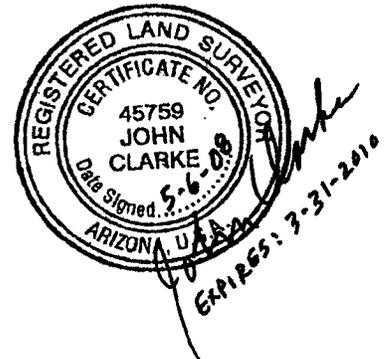
THENCE South 89°07'57" West, a distance of 177.19 feet;

THENCE South 00°26'28" East, a distance of 10.66 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point K;

THENCE North 00°14'04" East, a distance of 15.21 feet and SAID CENTERLINE THERE TERMINATING.



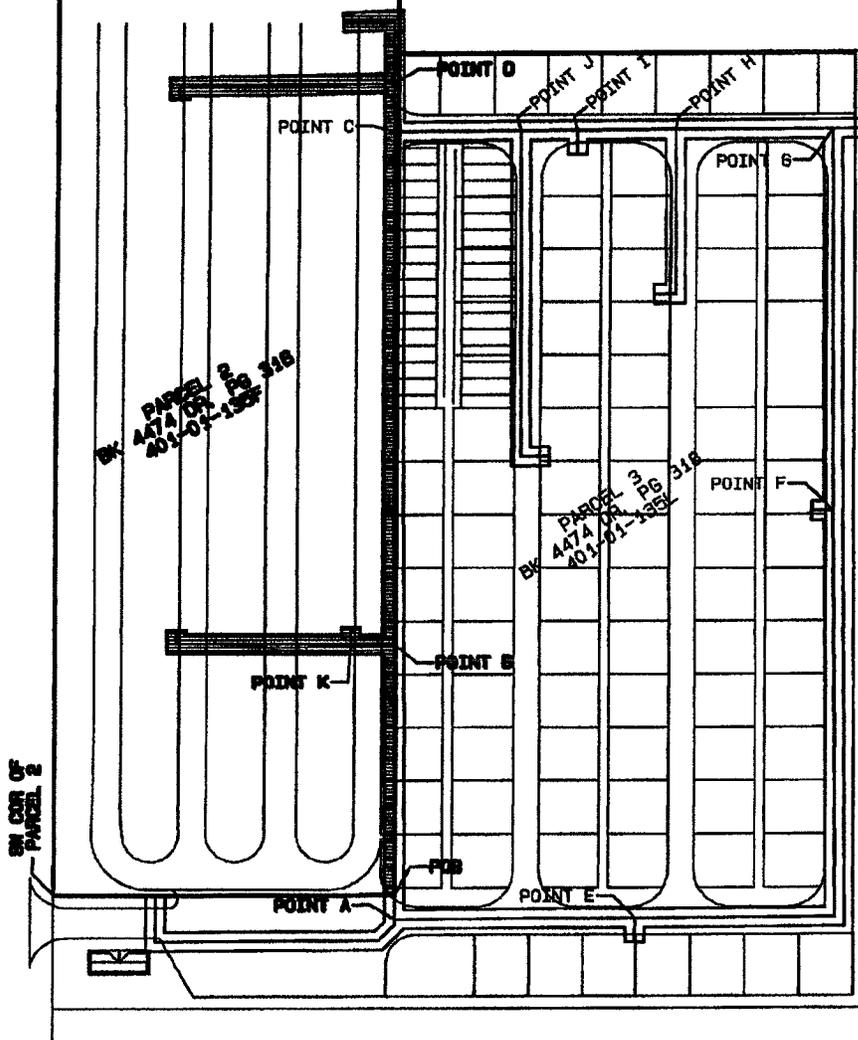
MAP TO ACCOMPANY LEGAL DESCRIPTION

401-01-135B

401-01-135K


NORTH
SCALE: 1" = 150'

401-01-009J



 **Lyon ENGINEERING**
Civil Engineers - Land Surveyors
3623 CROSSINGS DRIVE
PRESCOTT, AZ 86305
(928) 776-1750

EXHIBIT A

A 16.00 foot wide easement for fire line purposes over, under and across Parcel 3 as described in Book 4474 Official Records, Page 318, Yavapai County Records Office, lying in the west half of Section 29, Township 15 North, Range 1 East of the Gila and Salt River Base and Meridian, Town of Prescott Valley, Yavapai County, Arizona. Said Parcel 3 is described as follows:

Commencing at a USGLO brass cap at the Southeast corner of said Section 29;

(The basis of bearings for this description is North 89°51'44" West as measured between a USGLO brass cap at the Southeast corner of said Section 29, and a USGLO brass cap at the South quarter corner of said Section 29.)

Thence, North 89°51'44" West (North 89°51'14" West – record), along the South line of said Section 29, a distance of 2638.65 feet to a USGLO brass cap at the South quarter corner of said Section 29;

Thence, North 89°56'53" West (North 89°57'07" West – record), along the South line of said Section 29, a distance of 823.01 feet;

Thence, North, 100.21 feet (100.00 feet – record) to a 1/2" rebar with cap #13941;

Thence, continuing North, 1474.00 feet to the TRUE POINT OF BEGINNING, said point being the southwest corner of Parcel 3, and also being the northwest corner of that certain parcel described as the east-west road no. 2, recorded in book 4106 of official records, page 989 on file in the office of the Yavapai County Recorder, Yavapai County, Arizona;

Thence, continuing North, 96.05 feet;

Thence, East, 280.00 feet;

Thence, North, 711.95 feet;

Thence, East, 392.96 feet;

Thence, South, 808.00 feet to the northeast corner of said east-west road no. 2, said point being the southeast corner of said Parcel 3;

Thence, West, 672.96 feet to the TRUE POINT OF BEGINNING.

The centerline of said 16.00 foot wide easement for fire line purposes is described as follows:

COMMENCING at said southwest corner of Parcel 3;

THENCE North 00°00'00" East, a distance of 96.05 feet;

THENCE North 90°00'00" East, a distance of 83.59 feet to the BEGINNING OF THE CENTERLINE TO BE DESCRIBED;

THENCE South 00°17'07" East, a distance of 42.73 feet;

THENCE North 89°42'53" East, a distance of 183.18 feet;

THENCE North 44°42'53" East, a distance of 18.13 feet;

THENCE North 00°17'07" West, a distance of 4.88 feet to a point hereinafter referred to as "POINT A";

THENCE continuing North 00°17'07" West, a distance of 232.15 feet to a point hereinafter referred to as "POINT B";

THENCE continuing North 00°17'07" West, a distance of 434.25 feet to a point hereinafter referred to as "POINT C";

THENCE continuing North 00°17'07" West, a distance of 40.73 feet to a point hereinafter referred to as "POINT D";

THENCE continuing North 00°17'07" West, a distance of 28.88 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point A;

THENCE North 89°43'00" East, a distance of 200.38 feet to a point hereinafter referred to as "POINT E";

THENCE continuing North 89°43'00" East, a distance of 164.95 feet;

THENCE North 00°17'07" West, a distance of 342.72 feet to a point hereinafter referred to as "POINT F";

THENCE continuing North 00°17'07" West, a distance of 323.60 feet to a point hereinafter referred to as "POINT G";

THENCE South 89°43'46" West, a distance of 131.26 feet to a point hereinafter referred to as "POINT H";

THENCE continuing South 89°43'46" West, a distance of 82.06 feet to a point hereinafter referred to as "POINT I";

THENCE continuing South 89°43'46" West, a distance of 47.68 feet to a point hereinafter referred to as "POINT J";

THENCE continuing South 89°43'46" West, a distance of 104.33 feet to the aforementioned Point C and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point B;

THENCE North 89°45'56" West, a distance of 35.88 feet to a point hereinafter referred to as "POINT K";

THENCE continuing North 89°45'56" West, a distance of 143.05 feet;

THENCE North 00°14'04" East, a distance of 11.28 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point D;

THENCE South 89°07'57" West, a distance of 177.19 feet;

THENCE South 00°26'28" East, a distance of 10.66 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point E;

THENCE South 01°07'45" West, a distance of 20.46 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point F;

THENCE South 89°42'53" West, a distance of 18.14 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point G;

THENCE North 89°42'53" East, a distance of 22.73 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point H;

THENCE South 00°16'14" East, a distance of 139.25 feet;

THENCE South 89°43'46" West, a distance of 17.81 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point I;

THENCE South 00°08'45" West, a distance of 20.58 feet and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point J;

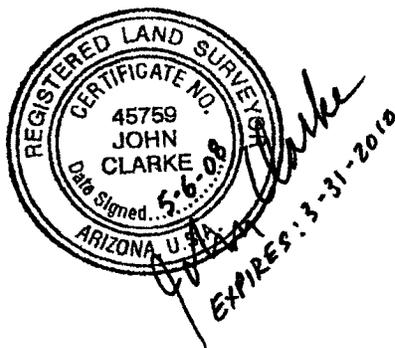
THENCE South 00°17'07" East, a distance of 276.26 feet;

THENCE North 89°42'53" East, a distance of 23.88 feet and SAID CENTERLINE THERE TERMINATING.

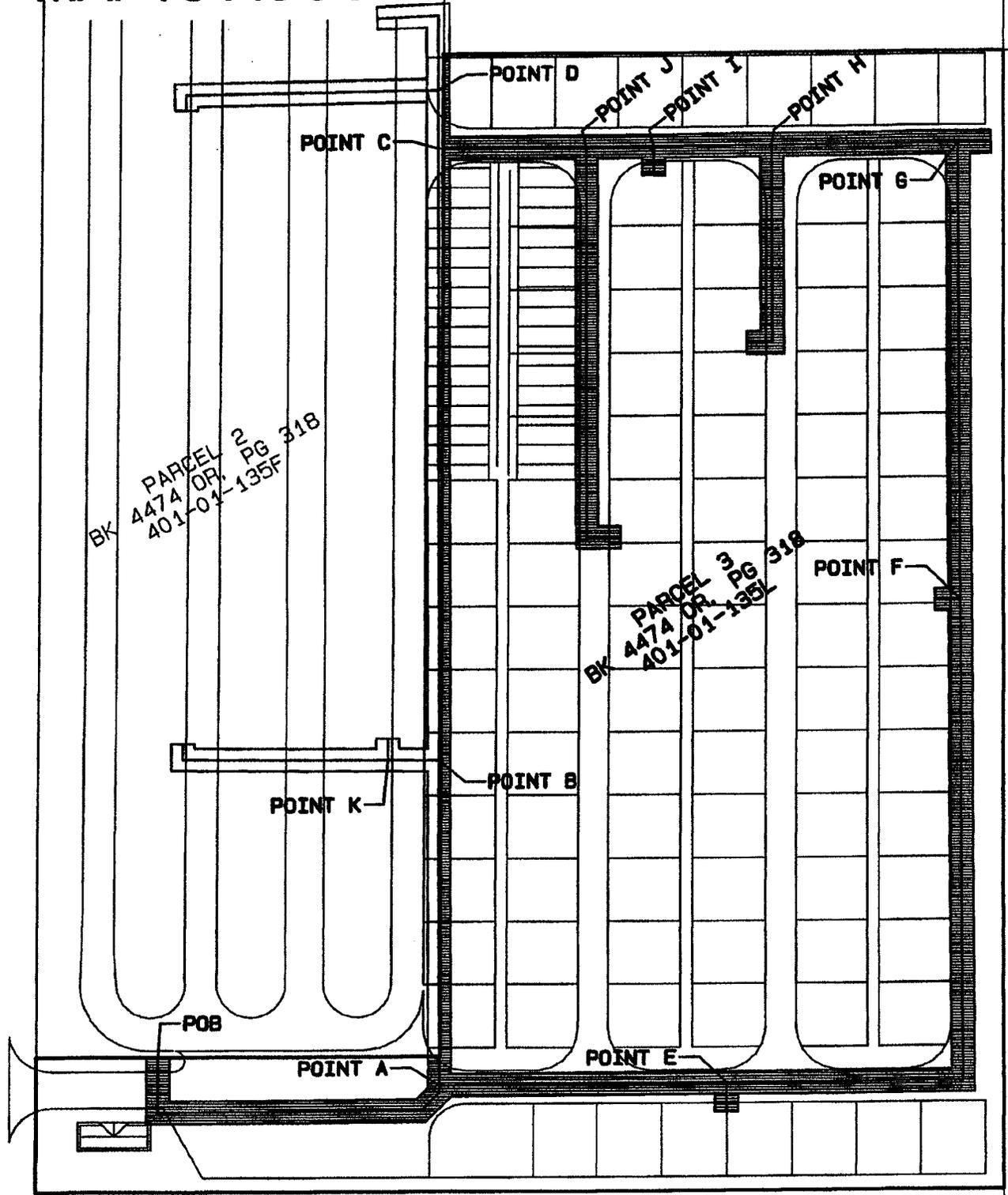
TOGETHER WITH a 16.00 foot wide easement for fire line purposes, the centerline of said easement is described as follows:

BEGINNING at the aforementioned Point K;

THENCE North 00°14'04" East, a distance of 15.21 feet and SAID CENTERLINE THERE TERMINATING.



MAP TO ACCOMPANY LEGAL DESCRIPTION



SW COR. OF
PARCEL 3


NORTH
SCALE: 1" = 100'

 **Lyon Engineering**
Civil Engineers - Land Surveyors
3623 CROSSINGS DRIVE
PRESCOTT, AZ 86305
(928) 776-1750