

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

**TOWN OF PRESCOTT VALLEY  
WATER & SEWER EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

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

**PRESCOTT VALLEY SIGNATURE ENTERTAINMENT, L.L.C.  
3001 N. MAIN ST. #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 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 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.

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



**WATER AND SEWER EASEMENT  
GLASSFORD HILL MARKETPLACE TRACT "D"**

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER FACILITIES OVER, UNDER, ACROSS, AND THROUGH A PORTION OF TRACT "D" OF THE GLASSFORD HILL MARKET PLACE AS DETAILED IN BOOK 171 OF LAND SURVEYS, PAGE 72-74, YAVAPAI COUNTY OFFICIAL RECORDS SITUATE IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT "C" OF SAID GLASSFORD HILL MARKET PLACE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.09°46'20"W., A DISTANCE OF 104.67 FEET;

THENCE N.82°06'22"E., A DISTANCE OF 25.72 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN BOOK 4693, PAGE 904, YAVAPAI COUNTY OFFICIAL RECORDS;

THENCE ALONG SAID PARCEL LINE, S.07°53'38"E., A DISTANCE OF 120.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 11.50 FEET AND A CENTRAL ANGLE OF 80°30'00";

THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 16.16 FEET;

THENCE S.88°23'56"E., A DISTANCE OF 70.31 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 502.52 FEET AND A CENTRAL ANGLE OF 20°44'49";

THENCE EASTERLY ALONG THE ARC A DISTANCE OF 181.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GLASSFORD HILL ROAD AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.73°47'22"W., A RADIAL DISTANCE OF 1,462.00 FEET;

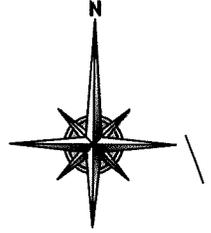
THENCE ALONG SAID RIGHT OF WAY AND SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°54'06", A DISTANCE OF 48.52 FEET TO THE NORTHEAST CORNER OF TRACT "C" OF GLASSFORD HILL MARKET PLACE;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "C", N.88°22'27"W., A DISTANCE OF 298.30 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, N.01°37'30"E., A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

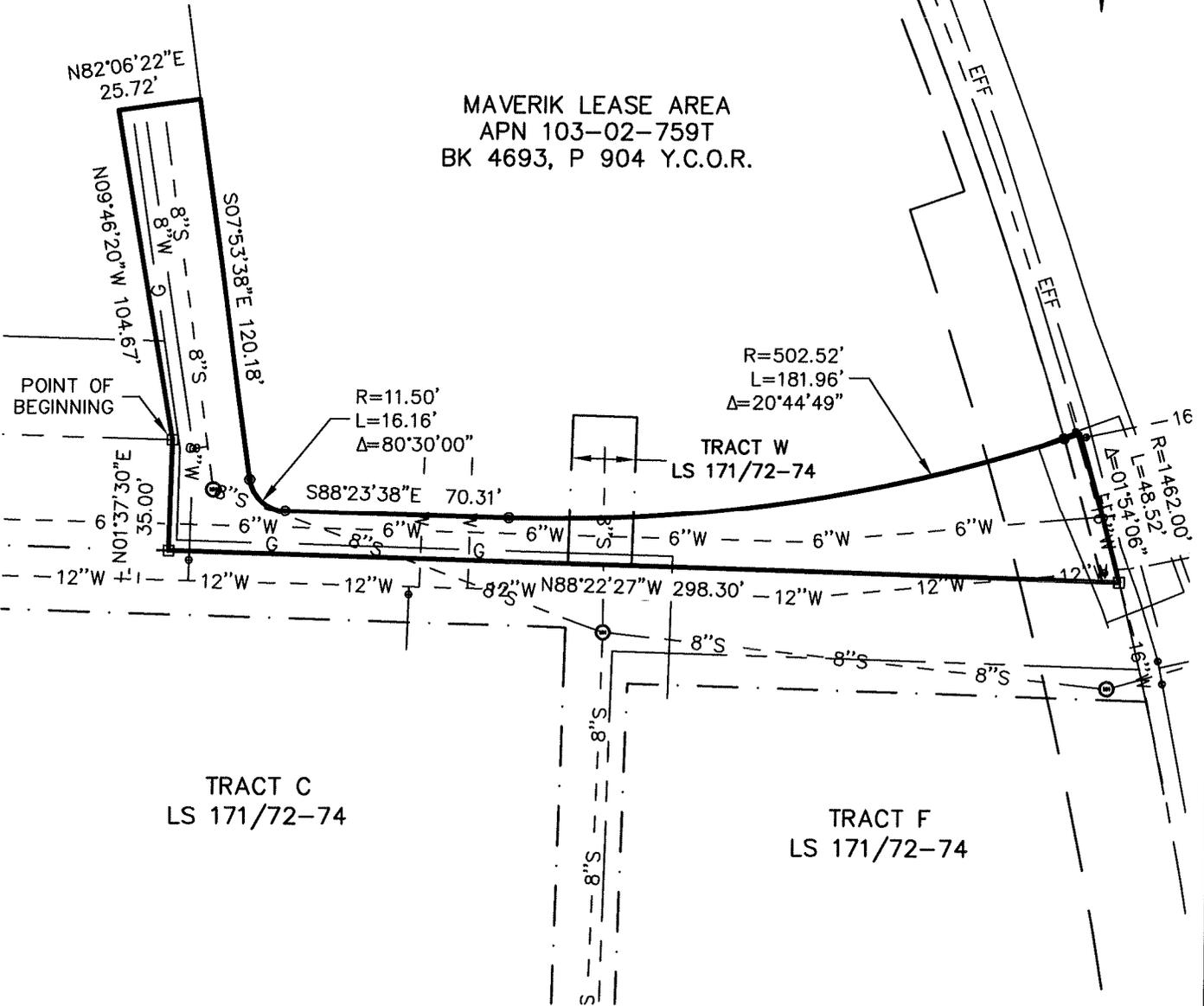
CONTAINING 9,247.79 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

**EASEMENT EXHIBIT OVER A PORTION OF  
TRACT D OF GLASSFORD HILL MARKET PLACE  
AS RECORDED IN BOOK 171 OF LAND SURVEYS, PAGES 72-74,  
YAVAPAI COUNTY OFFICIAL RECORDS  
SITUATE IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA AND SALT RIVER MERIDIAN, PRESCOTT VALLEY, ARIZONA**



TRACT D  
LS 171/72-74

MAVERIK LEASE AREA  
APN 103-02-759T  
BK 4693, P 904 Y.C.O.R.



**SEWER AND WATER EASEMENT EXHIBIT  
TRACT "D"  
GLASSFORDHILL MARKET PLACE**

FAIN SIGNATURE GROUP, LLC.  
3001 N. MAIN STREET, SUITE 2  
PRESCOTT VALLEY, AZ 86314

GBE JOB #: 10013

DRAWN BY: BS

DATE: MAY 2010

NTS