

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

**TOWN OF PRESCOTT VALLEY
SEWER EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

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

**SUNGATE VILLA/PRESCOTT VALLEY LP
4745 N. 7TH STREET, SUITE 110
PHOENIX, AZ. 85014**

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.

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.

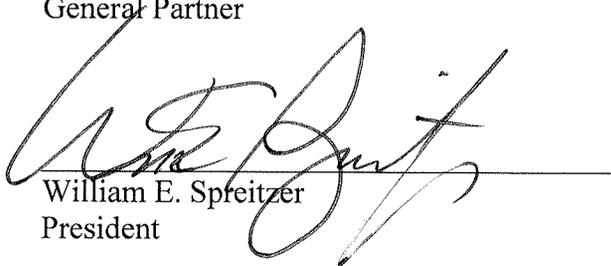
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 22nd day of June, 2010.

GRANTOR:

SUNGATE VILLA/PRESCOTT VALLEY LP,
an Arizona limited partnership

By: WESCAP Investments, Inc.,
an Arizona corporation
Its: General Partner

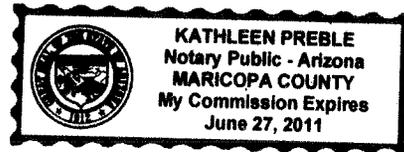
By: 
William E. Spreitzer
Its: President

STATE OF ARIZONA)
) §
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 22nd day of June, 2010, by William E. Spreitzer, President of WESCAP Investments, Inc., an Arizona corporation, the General Partner of Sungate Villa/Prescott Valley LP, an Arizona limited partnership, the GRANTOR.

Kathleen Preble
Notary Public

June 27, 2011
My Commission Expires:



20.00' WIDE SEWER EASEMENT

AN EASEMENT FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF SEWER FACILITIES OVER, UNDER, ACROSS, AND THROUGH THAT CERTAIN PARCEL DESCRIBED IN BOOK 4337 OF DEEDS, PAGE 565, YAVAPAI COUNTY OFFICIAL RECORDS, SITUATE IN THE NORTH HALF OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PRESCOTT VALLEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 20.00' WIDE EASEMENT LYING SOUTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE;

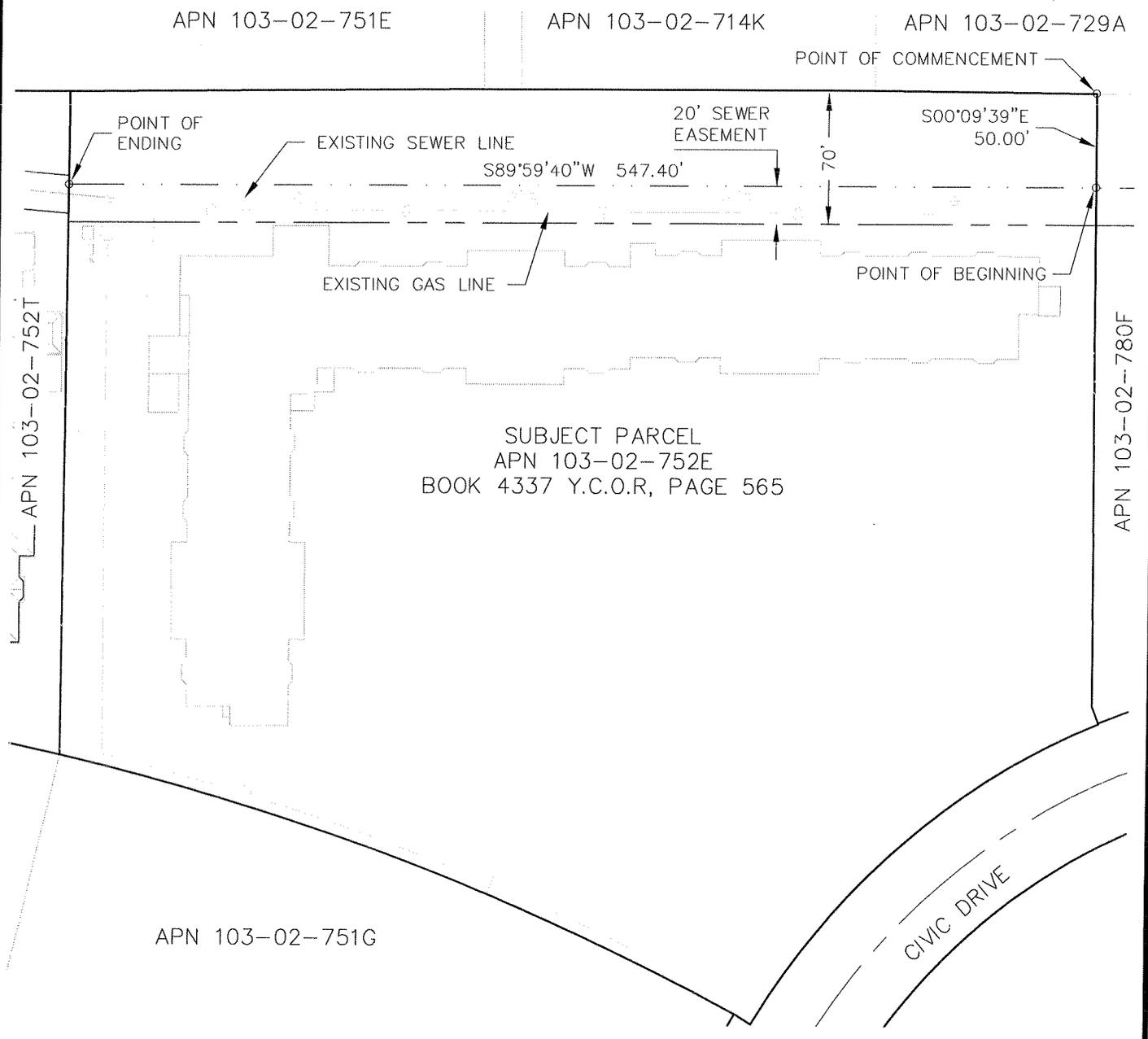
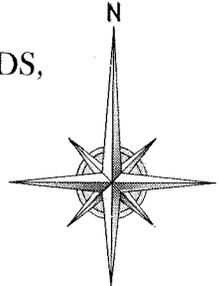
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE EAST LINE OF SAID PARCEL, S.00°09'39"E., A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, S.89°59'40"W., A DISTANCE OF 547.40 FEET TO A THE POINT OF ENDING, SAID POINT LIES ON THE WESTERLY LINE OF SAID PARCEL, FROM WHICH THE NORTHWEST CORNER BEARS N.00°26'02"E., A DISTANCE OF 49.45 FEET.

THE SIDE LINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO BE CONTIGUOUS WITH THE WEST AND EAST LINES OF THE ENCUMBERED PARCEL.

CONTAINING 10,950.08 SQUARE FEET MORE OR LESS.

**EASEMENT EXHIBIT OVER A PORTION OF
 APN 103-02-752E BEING RECORDED IN BOOK 4337 OF DEEDS,
 PAGE 565, YAVAPAI COUNTY OFFICIAL RECORDS
 SITUATE IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST
 GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA**



SUBJECT PARCEL
 APN 103-02-752E
 BOOK 4337 Y.C.O.R, PAGE 565

**GRANITE
 BASIN
 ENGINEERING, INC.**

3605 Crossings Drive, Suite B
 Prescott, Arizona 86305
 928.717.0171
 928.717.0181 fax

**EASEMENT EXHIBIT
 APN 103-02-752E**

SUNGATE VILLA / PRESCOTT VALLEY LP 4745 N. 7TH ST, SUITE 110 PHOENIX, AZ 85014	GBE JOB #: 07101	DRAWN BY: BS
	DATE: MAY 2010	NTS