

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:

**ARIZONA AGRIBUSINESS & EQUINE CENTER INC.,
3636 N. CENTRAL AVE., SUITE 850, PHOENIX, AZ 85012**

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 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 GRANTOR reserves the right of access to and use of the easement for purposes not inconsistent with the use for which the easements are being granted to the GRANTEE.

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 11 day of May, 2011.

GRANTOR:

[Signature]
(Signature of Owner/Officer/Agent)

(Signature of Owner/Officer/Agent)

STATE OF ARIZONA
COUNTY OF MARICOPA §

The foregoing instrument was acknowledged before me this 11th day of MAY, 2011, by Suzanne Kassi
Print - (Name of Owner/Officer/Agent)

ASST. DIRECTOR of ARIZONA AGRIBUSINESS & EQUINE CENTER INC
(Title) (Name of Corporation/Company/LLC)

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

On behalf of said ARIZONA AGRIBUSINESS & EQUINE CENTER INC
Write in type: Corporation/Company/LLC

[Signature]
Notary Public

10/06/2013
My Commission Expires:

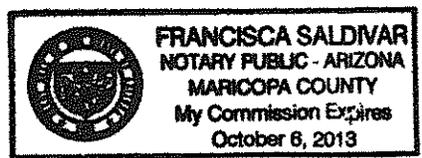


EXHIBIT A(S)

That portion of the north half of Section 14, Township 14 North, Range 1 West, Gila and Salt River Meridian, Town of Prescott Valley, Yavapai County, Arizona, being a portion of that certain parcel conveyed to Arizona Agribusiness and Equine Center, Inc., as recorded in Book 4795 of Official Records at Page 719, records of the Yavapai County Recorder, described as follows:

COMMENCING at the northeast corner of said parcel;

thence South 12°59'02" West, along the east line of said parcel, a distance of 10.04 feet to the TRUE POINT OF BEGINNING;

thence South 12°59'02" West, along the east line of said parcel, a distance of 20.07 feet to a point;

thence North 72°05'07" West a distance of 9.38 feet to a point;

thence North 83°58'20" West a distance of 293.53 feet to a point;

thence North 88°54'03" West a distance of 189.87 feet to a point on the west line of said parcel;

thence North 06°59'59" West, along the west line of said parcel, a distance of 18.58 feet to the northwest corner of said parcel;

thence easterly, along the north line of said parcel, along a non-tangent curve to the right having a radius of 1441.01 feet, a central angle of 00°28'04", a chord of North 83°15'56" East, 11.77 feet, for an arc length of 11.77 feet to a point;

thence South 88°54'03" East a distance of 181.69 feet to a point;

thence South 83°58'20" East a distance of 296.47 feet to a point;

thence South 72°05'07" East a distance of 9.74 feet to the TRUE POINT OF BEGINNING.

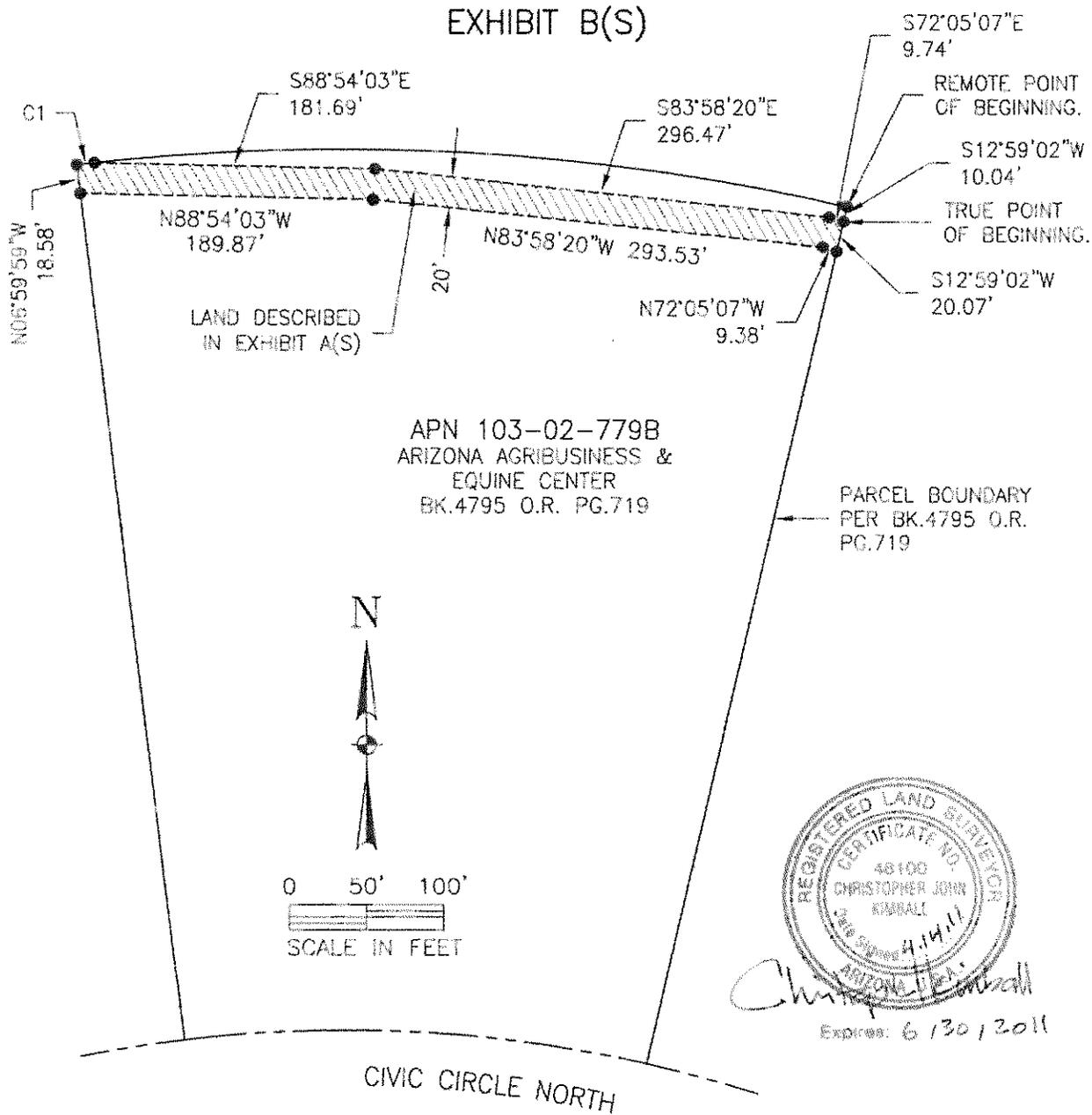
Containing 9,916 square feet, more or less.

This description is based on the record documents noted within and does not benefit from a current field survey. All bearings are based on the record document.

April 13, 2011
KWE 10-063
Portion of 103-02-779B (sewer)
Page 1 of 1



EXHIBIT B(S)



APN 103-02-779B
 ARIZONA AGRIBUSINESS &
 EQUINE CENTER
 BK.4795 O.R. PG.719

LAND DESCRIBED
 IN EXHIBIT A(S)

PARCEL BOUNDARY
 PER BK.4795 O.R.
 PG.719

CIVIC CIRCLE NORTH

A PORTION OF SEC. 14, T14N, R1W, G.S.R.M.
 TOWN OF PRESCOTT VALLEY,
 YAVAPAI COUNTY, ARIZONA

APRIL 12, 2011
 JOB NO. 10-063
 KELLEY/WISE ENGINEERING, INC.
 146 GROVE AVENUE
 PRESCOTT, AZ. 86301
 (928) 771-1730

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1441.01'	00°28'04"	11.77'	N83°15'56"E 11.77'