

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 STONERIDGE GOLF COURSE, LLC, an Arizona limited liability company, located at 1601 N. Bluff Top Road in Prescott Valley, AZ, county of Yavapai, 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)

LEGAL DESCRIPTION

A 28.00 foot wide Public Utility Easement lying within a portion of Section 26, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

(Basis of Bearings is based on the plats of STONERIDGE UNIT 5, recorded in Book 51 Maps and Plats, Page 43, STONERIDGE UNIT 6 AMENDED, recorded in Book 54 Maps and Plats, Page 70, STONERIDGE UNIT 7, recorded in Book 55 Maps and Plats, Page 38, and STONERIDGE UNIT 8, PHASE 1, recorded in Book 59 Maps and Plats, Page 79, Yavapai County Records Office, Yavapai County, Arizona)

The sidelines of said Sewer Easement shall be prolonged or shortened to the west boundary of Tract CC, Stoneridge Unit 4, recorded in Book 49 Maps and Plats, Page 1, and the north boundary of Tract EEEE, Stoneridge Unit 7, recorded in Book 55 Maps and Plats, Page 38, Yavapai County Records Office.

The sidelines of said Sewer Easement are 14 feet on each side of the following described centerline:

COMMENCING at a found 2" Brass Capped Monument at the northeast corner of said Section 26;

Thence, South 02°15'13" West, along the east line of said Section 26, a distance of 2218.42 feet;

Thence, North 87°44'47" West, a distance of 1214.83 feet to a point lying on the west boundary line of said Tract CC, Stoneridge Unit 4, and the BEGINNING OF THE CENTERLINE TO BE DESCRIBED;

Thence, South 80°05'23" West, a distance of 666.28 feet;

Thence, South 62°06'05" West, a distance of 349.62 feet;

Thence, South 88°47'23" West, a distance of 38.29 feet to a point lying on the north boundary line of said Tract EEEE, Stoneridge Unit 7, and SAID CENTERLINE THERE TERMINATING.

Containing 29,517.09 square feet, more or less.

04/19/11
LE #157-81
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Expires: 6-30-13

MAP TO ACCOMPANY LEGAL DESCRIPTION

COMMENCING — 23, 24
26 25



SCALE: 1"=400'

