

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 27, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

(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 Recorders Office, Yavapai County, Arizona)

COMMENCING at a found 2" Brass Capped Monument at the northeast corner of said Section 27;

Thence, North $88^{\circ}37'31''$ West, along the north line of said Section 27, a distance of 1654.15 feet;

Thence, South $01^{\circ}22'29''$ West, a distance of 971.11 feet to the north right of way line of Stoneridge Drive as shown in Book 42 Maps and Plats, Page 18-31, Yavapai County Recorders Office and THE TRUE POINT OF BEGINNING;

Thence, South $21^{\circ}24'00''$ West, a distance of 280.97 feet;

Thence, South $17^{\circ}05'06''$ West, a distance of 202.57 feet;

Thence, North $51^{\circ}25'01''$ West, a distance of 30.09 feet;

Thence, North $17^{\circ}05'06''$ East, a distance of 192.60 feet;

Thence, North $21^{\circ}24'00''$ East, a distance of 287.06 feet to said north right of way line of Stoneridge Drive;

Thence along a non-tangent curve, along said north right of way line, concave to the southwest, having a radius of 675.00 feet, a central angle of $02^{\circ}24'54''$, an arc length of 28.45 feet, a chord bearing of South $58^{\circ}24'13''$ East and a chord length of 28.45 feet to THE TRUE POINT OF BEGINNING.

Containing 13,487.54 square feet, more or less.

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

MAP TO ACCOMPANY
LEGAL DESCRIPTION

