

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)

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.

21st IN WITNESS WHEREOF, the GRANTOR has executed this instrument this day of July, 2011.

GRANTOR:

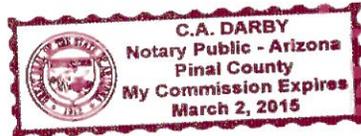
STONERIDGE GOLF COURSE LLC,
an Arizona limited liability company

By: SunCor Development Company, an Arizona corporation

Its: Sole Member

By: Joseph F. Lapinsky
Name: Joseph F. Lapinsky
Its: President

STATE OF ARIZONA)
) §
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me this 21st day of July, 2011, by Joseph F. Lapinsky, the President of SunCor Development Company, an Arizona corporation, on behalf of said SunCor Development Company.

[Signature]
Notary Public

3/2/15
My Commission Expires:

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 Recorders Office, Yavapai County, Arizona)

The sidelines of said Sewer Easement shall be prolonged or shortened to the east boundary of Stoneridge Unit 1, recorded in Book 42 Maps and Plats, Page 18, and the west boundary of Tract J, Stoneridge Unit 2, recorded in Book 46 Maps and Plats, Page 18, Yavapai County Recorders 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 north quarter corner of said Section 26;

Thence, North $89^{\circ}49'29''$ West, along the north line of said Section 26, a distance of 289.12 feet;

Thence, South $00^{\circ}10'31''$ West, along the east boundary line of said Stoneridge Unit 1, a distance of 23.73 feet to the BEGINNING OF THE CENTERLINE TO BE DESCRIBED;

Thence, South $89^{\circ}28'02''$ East, a distance of 10.22 feet;

Thence, South $09^{\circ}45'21''$ East, a distance of 92.96 feet;

Thence, South $40^{\circ}24'47''$ East, a distance of 235.50 feet;

Thence, South $89^{\circ}50'10''$ East, a distance of 143.00 feet;

Thence, South $76^{\circ}16'24''$ East, a distance of 422.37 feet to a point hereinafter referred to as "Point A";

Thence, South $75^{\circ}18'03''$ East, a distance of 225.64 feet;

Thence, North $72^{\circ}40'49''$ East, a distance of 347.31 feet to a point hereinafter referred to as "Point B";

Thence, North 22°11'46" East, a distance of 329.22 feet;

Thence, South 90°00'00" East, a distance of 37.99 feet to a point lying on the west boundary line of said Tract J, Stoneridge Unit 2, and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 28.00 foot wide Sewer Easement, the sidelines of said Sewer Easement are 14 feet on each side of the following described centerline:

BEGINNING at the aforementioned Point A;

Thence, South 78°04'00" West, a distance of 264.05 feet;

Thence, South 73°33'32" West, a distance of 367.06 feet;

Thence, South 89°46'10" West, a distance of 96.28 feet to a point lying on the east boundary line of said Stoneridge Unit 1, and SAID CENTERLINE THERE TERMINATING.

TOGETHER WITH a 28.00 foot wide Sewer Easement, the sidelines of said Sewer Easement are 14 feet on each side of the following described centerline:

BEGINNING at the aforementioned Point B;

Thence, South 40°50'20" East, a distance of 51.29 feet to a point lying on the west boundary line of said Tract J, Stoneridge Unit 2, and SAID CENTERLINE THERE TERMINATING.

Containing 72,188.07 square feet, more or less.

04/19/11
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MAP TO ACCOMPANY
LEGAL DESCRIPTION

