

UTILITY EASEMENT

APS FOLDER

SW - 13 - 14N - 1W

APN: 103-30-167

WA102424

PJF

Town of Prescott Valley, a municipal corporation, (hereinafter called "Grantor"), is/are the owner(s) of the following described real property located in Yavapai County, Arizona (hereinafter called "Grantor's Property"):

Tract A PRESCOTT VALLEY UNIT THIRTEEN, according to the plat of record on file in the office of the County Recorder of Yavapai County, Arizona, in Book 13 of Maps, page 89.

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

Said easement to be six (6) feet wide, lying three (3) feet each side of the following described centerline:

Commencing at the most Westerly corner of the above described property;

Thence North $16^{\circ}07'21''$ East, along the westerly line of said property, a distance of 357.18 feet;

Thence South $73^{\circ}52'39''$ East, a distance of 117.99 feet to the POINT OF BEGINNING of the easement herein described;

Thence North $31^{\circ}43'30''$ West, a distance of 32.83 feet;

Thence North $55^{\circ}25'43''$ West, a distance of 181.26 feet to **POINT "A"**;

Thence South $86^{\circ}38'44''$ East, a distance of 54.86 feet;

Thence South $02^{\circ}54'11''$ West, a distance of 83.98 feet;

Thence South $00^{\circ}31'17''$ West, a distance of 3.00 feet to a point of termination.

ALSO: Commencing at **POINT "A"** as described above;

Thence South $04^{\circ}15'23''$ West, a distance of 3.00 feet to a point of termination.

SW - 13 - 14N - 1W
APN: 103-30-167
WA102424
PJF

NOTE: The sidelines of the above described easement centerline shall be extended and shortened to meet at all angle points.

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantor shall maintain a clear area that extends two (2) feet from and around all edges of all transformer pads and other equipment pads, three (3) feet around all edges of all switching cabinet pads and a clear operational area that extends ten (10) feet immediately in front of all transformer and other equipment openings. No obstructions, trees, shrubs, fixtures, or permanent structures shall be placed by Grantor within said areas.

SW - 13 - 14N - 1W
APN: 103-30-167
WA102424
PJF

Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, Town of Prescott Valley, a municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 200__.

Town of Prescott Valley

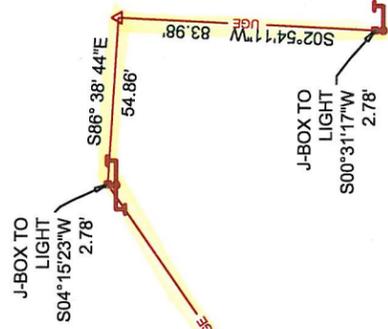
By: _____
(Printed Name) - Grantor

Its: _____
(Title)

(Signature) - Grantor



A PORTION OF TRACT "A"
 PRESCOTT VALLEY - UNIT 13
 13/89 OF MAPS & PLATS (R)
 13/13 OF LAND SURVEYS (R1)

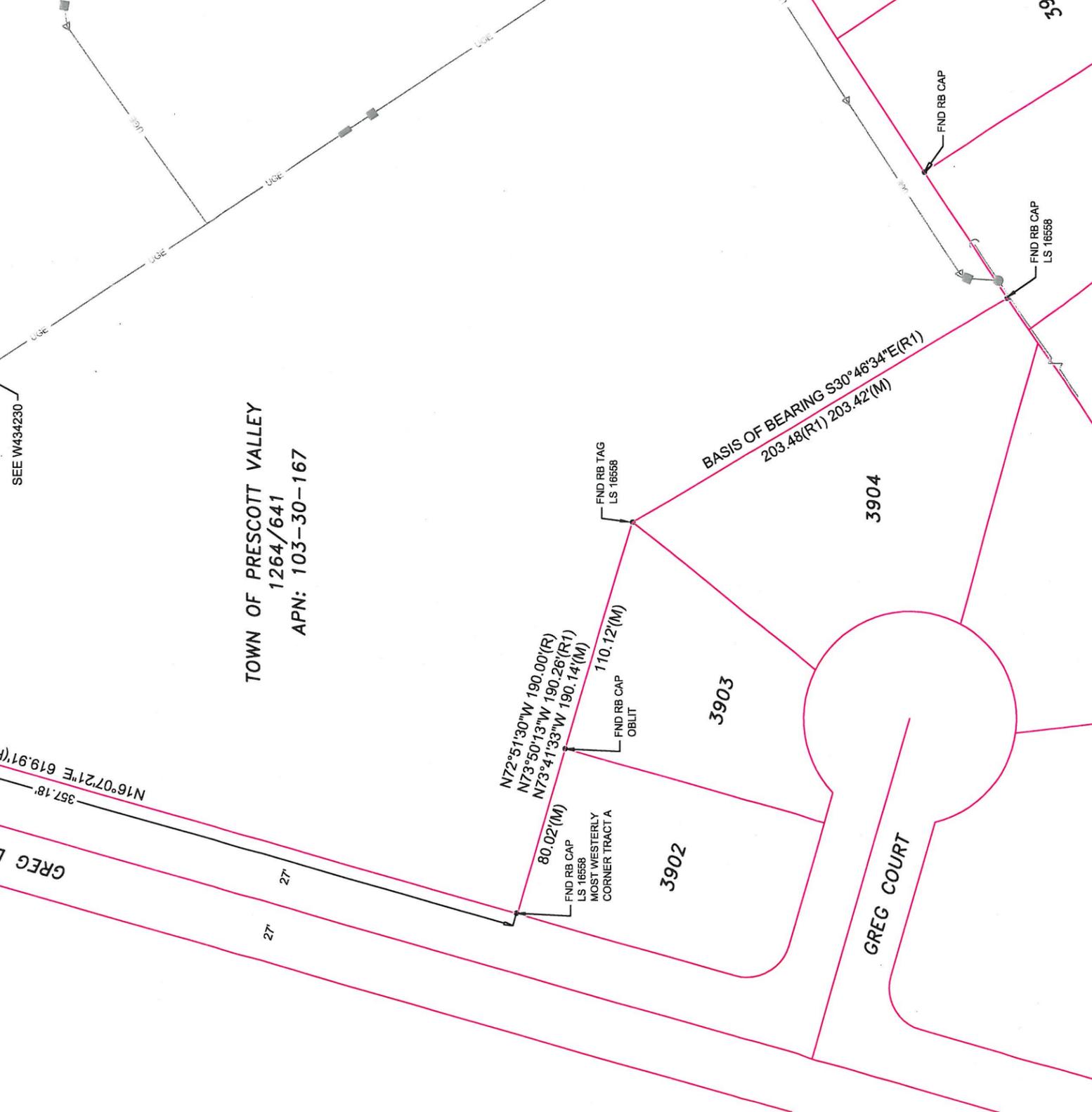


PROP. LINE TO CEN. PAD
 S73°52'39"E 117.99' (TIE)

= REQUESTED EASEMENT

GREG DRIVE
 N16°07'21"E 619.91'(R1)
 357.18'

TOWN OF PRESCOTT VALLEY
 1264/641
 APN: 103-30-167



N72°51'30"W 190.00'(R)
 N73°50'13"W 190.26'(R1)
 N73°41'33"W 190.14'(M)
 80.02'(M)
 FND RB CAP
 LS 16558
 MOST WESTERLY
 CORNER TRACT A

FND RB TAG
 LS 16558

BASIS OF BEARING S30°46'34"E(R1)
 203.48(R1) 203.42'(M)

GREG COURT

NEW DUSK TO DAWN
 LIGHTS

SHEET OF 1
 SCALE: 1"=60'
 BY: FRAHER



CUSTOMER: TOWN OF P.V.
 W#: WA102424
 CITY: PRESCOTT VALLEY
 DATE: 10/26/11
 SW 1/4 SEC 13 T 14 N R 1 W
 CREW: FRAHER, COMBS
 NWP 11-70