

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:

**John B. and Deborah Rouwenhorst, husband and wife**

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 (a) to survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, remove or abandon in place public utility facilities, including water pipelines, and (b) to survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, remove or abandon in place public utility facilities, including sewer pipelines, 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 for legal description**

together with the right of full and free ingress and egress for the purposes herein specified.

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.

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**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.

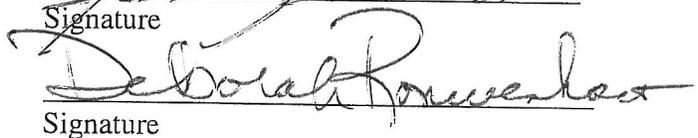
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 8 day of February, 2012

GRANTOR:

A handwritten signature in black ink, appearing to be "Deborah Powell", written over a horizontal line.

Signature

A handwritten signature in black ink, clearly legible as "Deborah Powell", written over a horizontal line.

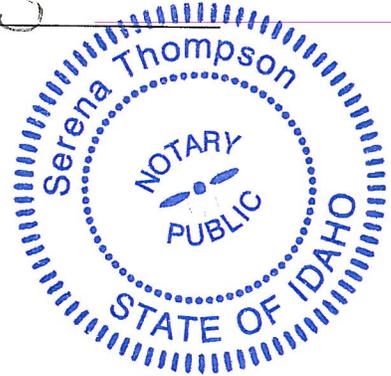
Signature

STATE OF Idaho )  
 ) ss:  
COUNTY OF Gem )

The foregoing instrument was acknowledged before me this 8 day of February, 2012, by John P. Kuewenhorst.

Serena Thompson  
Notary Public

My Commission Expires:  
6-2-2017

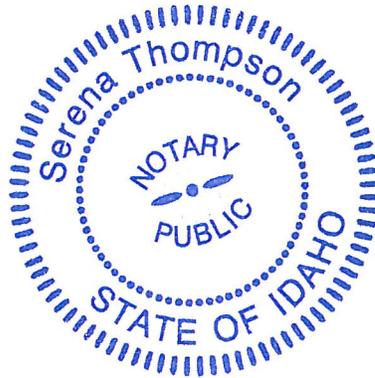


STATE OF Idaho )  
 ) ss:  
COUNTY OF Gem )

The foregoing instrument was acknowledged before me this 8 day of February, 2012, by Deborah Kuewenhorst.

Serena Thompson  
Notary Public

My Commission Expires:  
6-2-2017



**SEWER EASEMENT - Legal Description**

A PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 89 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 2439.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 69;

THENCE, NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROUTE 69, NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,741.93 FEET A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADSHAW MOUNTAIN ROAD AS RECORDED IN BOOK 52 OF MAPS, PAGES 1-8, YAVAPAI COUNTY RECORDER;

THENCE, EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BRADSHAW MOUNTAIN ROAD, NORTH 69 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 112.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 900.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.77 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 09 MINUTES 48 SECONDS;

THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 21 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 35.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 168.35 FEET TO A POINT ON THE WEST SIDE OF AN EXISTING PUBLIC UTILITY EASEMENT AS DESCRIBED IN BOOK 4477, PAGE 677, RECORDS OF YAVAPAI COUNTY;

THENCE ALONG SAID EXISTING PUBLIC UTILITY EASEMENT, SOUTH 04 DEGREES 50 MINUTES 01 SECONDS EAST, A DISTANCE OF 17.31 FEET;

THENCE CONTINUING ALONG SAID EXISTING PUBLIC UTILITY EASEMENT, SOUTH 74 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 8.54 FEET;

THENCE DEPARTING FROM SAID PUBLIC UTILITY EASEMENT, SOUTH 87 DEGREES 21 MINUTES 22 SECONDS WEST, A DISTANCE OF 148.98 FEET;

THENCE SOUTH 21 DEGREES 49 MINUTES 38 SECONDS EAST, A DISTANCE OF 35.70 FEET;

THENCE SOUTH 68 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 21 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 63.83 FEET TO THE TRUE POINT OF BEGINNING.

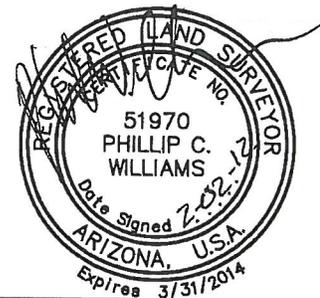
SAID PARCEL CONTAINS 4,099.39 SQUARE FEET, MORE OR LESS.

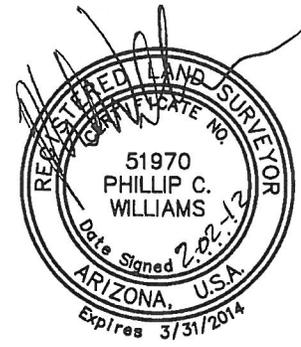
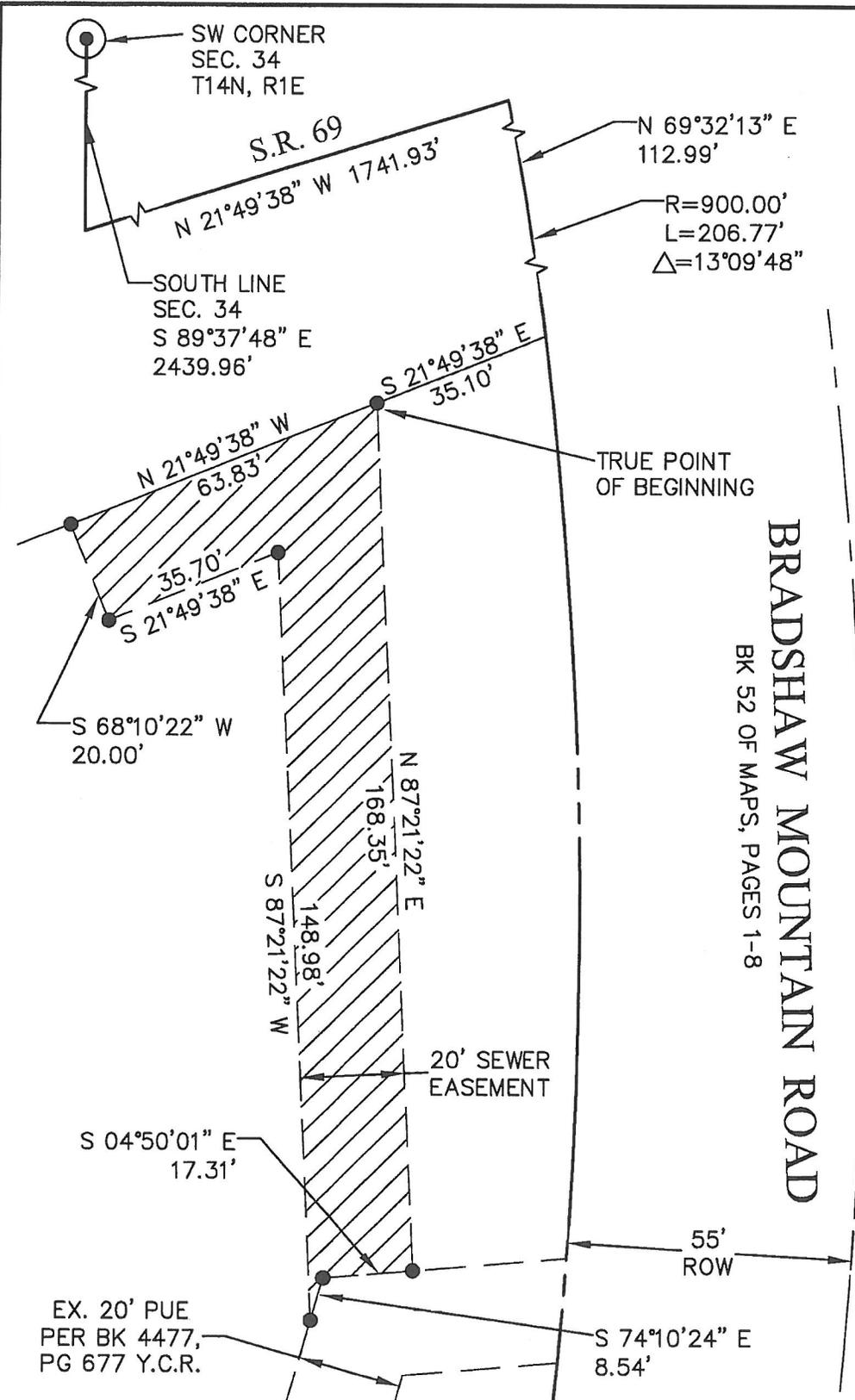
**R.B. WILLIAMS & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

646 W. JASPER DRIVE  
GILBERT, ARIZONA 85233

PHONE: (480) 424-2352  
FAX: (480) 424-2353





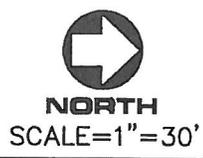
LEGEND

- EASEMENT
- EASEMENT CORNER
- ⊙ GLO BRASS CAP
- RIGHT-OF-WAY

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