

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

PUBLIC UTILITY AND ACCESS EASEMENT

GRANTOR:

**RP PV IV LLC, a Delaware limited
liability company**

GRANTEE:

**CITY OF GOODYEAR, ARIZONA, an
Arizona Municipal Corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RP PV IV LLC, a Delaware limited liability company**, ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation**, its successors, assigns and permittees (collectively "Grantee"), a Public Utility and Access Easement. The Public Utility and Access Easement shall be a permanent easement upon, over, under, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for all purposes, including, but not limited to entering upon, locating, constructing, maintaining, repairing, replacing, and/or repairing all utility facilities, included but not limited to: water sewer, and gas lines; poles; wires; conduits; ducts; cables; telemetering and communications equipment; drainage facilities and appurtenances thereto; etc upon, together with the right of access to the Easement Area for these purposes.

The Grantee shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

This Public Utility and Access Easement constitutes a covenant running with the land for the benefit of the Grantee.

Grantor and its respective successors and assigns shall have no responsibility or liability for the construction, operation, maintenance, or repair of any facilities constructed pursuant to the rights granted by this Public Utility and Access Easement unless installed by them. Grantor and its respective successors and assigns, hereby waives and releases Grantee from any and all liability for damage to the Property that results from the exercise of the rights granted under this easement provided Grantee shall, as soon as practicable restore the Property to a neat and presentable condition.

Grantor reserves for itself, its successors and assigns all such rights and privileges in the Easement Area as may be used without interfering with or abridging the rights and easements hereby acquired.

EXHIBIT "A"
10' PUBLIC UTILITY AND LANDSCAPE EASEMENT
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 24, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found City of Goodyear brass cap for the Southeast corner of said Section 24, from which a found Maricopa County Department of Transportation aluminum cap for the East Quarter corner of said Section 24 bears North 00 deg. 15 min. 08 sec. East (Basis of Bearings) – 2629.83 feet;

THENCE North 00 deg. 15 min. 08 sec. East along the East line of the Southeast Quarter of said Section 24 and the centerline of Sarival Avenue as shown in the Map of Dedication of Palm Valley Phase V recorded in Book 720 of maps, Page 27, MCR, at 1116.92 feet pass a found City of Goodyear brass cap at the centerline intersection of Sarival Avenue and Charles Boulevard and continue a total distance of 1366.71 feet;

THENCE North 89 deg. 44 min. 52 sec. West departing said East line, a distance of 42.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 82 deg. 37 min. 27 sec. West, a distance of 10.08 feet;

THENCE North 00 deg. 15 min. 08 sec. East being 52.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 801.30 feet;

THENCE North 44 deg. 45 min. 00 sec. West, a distance of 42.42 feet;

THENCE North 00 deg. 15 min. 08 sec. East being 82.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 58.28 feet;

THENCE North 45 deg. 15 min. 00 sec. East, a distance of 50.71 feet;

THENCE South 89 deg. 45 min. 08 sec. East, a distance of 13.14 feet to the West right-of-way line of Sarival Avenue as shown in Book 4 of road maps, Page 44, MCR and Book 6 of road maps, Page 27, MCR;

THENCE South 00 deg. 15 min. 08 sec. West along said West right-of-way line and being 33.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 10.00 feet;

THENCE North 89 deg. 45 min. 08 sec. West departing said West right-of-way line, a distance of 9.00 feet;

THENCE South 45 deg. 15 min. 00 sec. West, a distance of 42.43 feet;

THENCE South 00 deg. 15 min. 08 sec. West being 72.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 50.00 feet;

THENCE South 44 deg. 45 min. 00 sec. East, a distance of 42.42 feet;

THENCE South 00 deg. 15 min. 08 sec. West being 42.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 806.69 feet to the POINT OF BEGINNING, containing 9,582 square feet or 0.220 acres of land, more or less.

Exhibit map attached and made a part hereof.



EXPIRES 3/31/2016

NOTE: SEE SHEET 4
FOR LINE TABLE



(UNSUBDIVIDED)
RP PV IV, LLC
2010-0605241, MCR

(UNSUBDIVIDED)
RP PV IV, LLC
2010-0605241, MCR

BASIS OF BEARINGS
EAST LINE OF THE SE 1/4
SEC. 24, T2N, R2W

FND. M.C.D.O.T. ALUMINUM CAP FLUSH
AT THE EAST 1/4 COR. SEC. 24, T2N, R2W

66.00' DEDICATED COUNTY ROAD PER
BK. 6 OF ROAD MAPS, PG. 27, MCR
AND COUNTY ROAD PER BK. 4 OF
ROAD MAPS, PG. 44, MCR

SE 1/4 SEC. 24
T2N, R2W

SW 1/4 SEC. 19
T2N, R1W

**10' PUBLIC UTILITY
AND LANDSCAPE EASEMENT**
0.220 AC. / 9,582 SQ. FT.

(UNSUBDIVIDED)
RP PV III, LLC
2014-0746188, MCR

**POINT OF
BEGINNING**

N89°44'52"W
42.00'

GRAPHIC SCALE 1"=200'



POINT OF COMMENCING
FND. CITY OF GOODYEAR BRASS CAP
IN HANDHOLE AT THE SEC COR.
SEC. 24, T2N, R2W

W. CHARLES BLVD
BK. 720, PG. 27, MCR

FND. CITY OF GOODYEAR BRASS CAP FLUSH

SARIVAL AVENUE
BK. 720, PG. 27, MCR

SHEET 3 OF 4

**EXHIBIT "A" MAP
10' PUBLIC UTILITY AND LANDSCAPE EASEMENT**

**GOODWIN
AND
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E. Thistle Landing Dr., Suite 100, Phoenix, AZ 85044
(602) 218-7285

Scale: 1" = 200'

Date: 12/29/2015

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2016

W:\10455A - PV900\COGO\PV303 EAST PHASE A\PHASE A\PLAT\PV303 EAST PHASE A.pro

LINE TABLE

LINE	BEARING	DISTANCE
L1	N82°37'27"W	10.08'
L2	N00°15'08"E	801.30'
L3	N44°45'00"W	42.42'
L4	N00°15'08"E	58.28'
L5	N45°15'00"E	50.71'
L6	S89°45'08"E	13.14'
L7	S00°15'08"W	10.00'
L8	N89°45'08"W	9.00'
L9	S45°15'00"W	42.43'
L10	S00°15'08"W	50.00'
L11	S44°45'00"E	42.42'
L12	S00°15'08"W	806.69'

SHEET 4 OF 4

EXHIBIT "A" MAP 10' PUBLIC UTILITY AND LANDSCAPE EASEMENT

GOODWIN
MARSHALL INC

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E. Thistle Landing Dr., Suite 100, Phoenix, AZ 85044
(602) 218-7285

Scale:	NONE
Date:	12/29/2015
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W:\10455A - PV900\COGO\PV303 EAST PHASE A\FPLAT\PV303 EAST PHASE A.pro