

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.

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

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2016.

GRANTOR:

RP PV IV LLC, a Delaware limited liability company

By: Sean T. Walters

Its: Vice President Date: 1/7/16

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Public Utility and Access Easement) was acknowledged before me this 7th day of January, 2016 by Sean T. Walters, as Vice President of RP PV IV LLC, a Delaware limited liability company.



Julie M. King
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 2016.

By: _____

Its: _____ Date: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Public Utility and Access Easement) was acknowledged before me this ____ day of _____, 2016 by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibits on Following Pages

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 Southwest Quarter of Section 19, Township 2 North, Range 1 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 Southwest corner of said Section 19, from which a found Maricopa County Department of Transportation aluminum cap for the West Quarter corner of said Section 19 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 West line of the Southwest Quarter of said Section 19 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 1189.92 feet to a point in the North terminus line of Sarival Avenue as shown in said Map of Dedication;

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

THENCE North 00 deg. 15 min. 08 sec. East being 42.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 983.49 feet;

THENCE North 45 deg. 15 min. 00 sec. East, a distance of 42.43 feet;

THENCE North 00 deg. 15 min. 08 sec. East being 72.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 50.00 feet;

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

THENCE North 89 deg. 45 min. 08 sec. West, a distance of 9.00 feet to the East 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 North 00 deg. 15 min. 08 sec. East along said East right-of-way line and being 33.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 10.00 feet;

THENCE South 89 deg. 45 min. 08 sec. East departing said East right-of-way line, a distance of 13.14 feet;

THENCE South 44 deg. 45 min. 00 sec. East, a distance of 50.71 feet;

THENCE South 00 deg. 15 min. 08 sec. West being 82.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 58.28 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 52.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 979.35 feet;

THENCE North 89 deg. 44 min. 52 sec. West, a distance of 10.00 feet to the POINT OF BEGINNING, containing 11,356 square feet or 0.261 acres of land, more or less.

Exhibit map attached and made a part hereof.



EXPIRES 3/31/2016

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

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

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

NOTE: SEE SHEET 4
FOR LINE TABLE

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

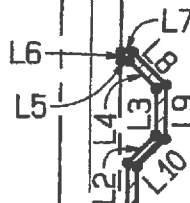
POINT OF
BEGINNING

S89°44'52"E
42.00'

POINT OF COMMENCING

FND. CITY OF GOODYEAR BRASS CAP
IN HANDHOLE AT THE SWC COR.
SEC. 19, T2N, R1W

FND. M.C.D.O.T. ALUMINUM CAP FLUSH
AT THE WEST 1/4 COR. SEC. 19, T2N, R1W



33'

33'

BASIS OF BEARINGS
WEST LINE OF THE SW 1/4
SEC. 19, T2N, R1W

SW 1/4 SEC. 19
T2N, R1W

10' PUBLIC UTILITY
AND LANDSCAPE EASEMENT
0.261 AC. / 11,356 SQ. FT.

GRAPHIC SCALE 1"=200'



EXISTING 8' PUE PER
BK. 720, PG. 27, MCR

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

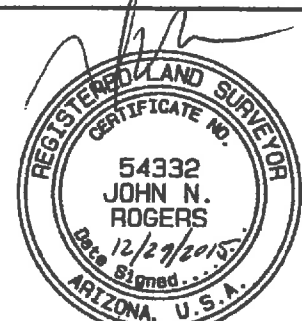
Scale: 1" = 200'

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\FPLAT\PV303 EAST PHASE A.pro

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00 °15 '08 "E	983.49'
L2	N45 °15 '00 "E	42.43'
L3	N00 °15 '08 "E	50.00'
L4	N44 °45 '00 "W	42.42'
L5	N89 °45 '08 "W	9.00'
L6	N00 °15 '08 "E	10.00'
L7	S89 °45 '08 "E	13.14'
L8	S44 °45 '00 "E	50.71'
L9	S00 °15 '08 "W	58.28'
L10	S45 °15 '00 "W	42.43'
L11	S00 °15 '08 "W	979.35'
L12	N89 °44 '52 "W	10.00'

SHEET 4 OF 4

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

GOODWIN
AND
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
Job No. : 10455A
Drafted : J.N.R.
Checked : R.D.H.



EXPIRES 3/31/2016