

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)(3)

PUBLIC UTILITY AND ACCESS EASEMENT

GRANTOR:

RP PV V 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 V 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, operation, 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.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2017.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
RP PV V LLC, a Delaware limited liability company

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 _____, 2017 by _____, as _____ of RP PV V LLC, a Delaware limited liability company.

Notary Public

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 2017.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Public Utility and Access Easement) was acknowledged before me this _____ day of _____, 2017 by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT & LANDSCAPE EASEMENT

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 25, 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 flush for the Northwest corner of said Section 25, from which a found aluminum cap for the West Quarter corner of said Section 25 bears South 00 deg. 17 min. 08 sec. West (Basis of Bearings) - 2641.42 feet;

THENCE South 00 deg. 17 min. 08 sec. West along the West line of the Northwest Quarter of said Section 25, a distance of 75.68 feet;

THENCE South 89 deg. 42 min. 52 sec. East departing said West line, a distance of 106.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 21 min. 01 sec. East, a distance of 4.16 feet;

THENCE South 00 deg. 38 min. 59 sec. West, a distance of 10.00 feet;

THENCE South 45 deg. 28 min. 10 sec. West, a distance of 38.20 feet;

THENCE South 00 deg. 17 min. 08 sec. West being 83.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 230.26 feet;

THENCE South 04 deg. 14 min. 33 sec. West, a distance of 260.84 feet;

THENCE South 00 deg. 17 min. 08 sec. West being 65.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 1071.83 feet;

THENCE North 89 deg. 59 min. 49 sec. West, a distance of 10.00 feet;

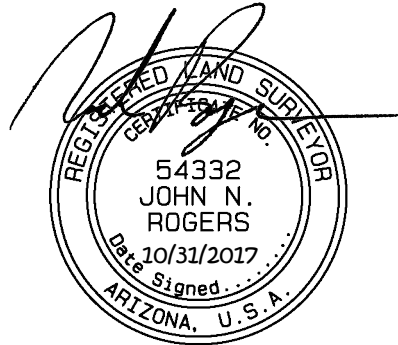
THENCE North 00 deg. 17 min. 08 sec. East being 55.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 1072.22 feet;

THENCE North 04 deg. 14 min. 33 sec. East, a distance of 260.84 feet;

THENCE North 00 deg. 17 min. 08 sec. East being 73.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 234.07 feet;

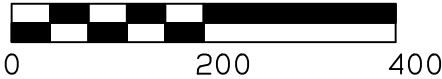
THENCE North 45 deg. 28 min. 10 sec. East, a distance of 46.52 feet to the **POINT OF BEGINNING**, containing 16,095 square feet or 0.369 acres of land, more or less.

Exhibit attached and made a part hereof.



EXPIRES 3/31/2019

GRAPHIC SCALE 1"=200'



POINT OF
COMMENCING

POINT OF
BEGINNING

NORTH LINE OF THE NW
1/4 OF SEC. 25, T2N, R2W
W. INDIAN SCHOOL ROAD
BK 1042 OF MAPS, PG 7, MCR



S 00°17'08" W 2641.42'
BASIS OF BEARINGS

WEST LINE OF THE NW 1/4 OF SEC. 25, T2N, R2W

N. COTTON LANE

N 00°17'08" E 234.07'
S 00°17'08" W 230.26'
N 04°14'33" E 260.84'
S 04°14'33" W 260.84'

RP PV V, LLC
2010-0605238, MCR

**10' PUBLIC UTILITY EASEMENT &
LANDSCAPE EASEMENT**
16,095 SQ. FT. / 0.369 AC.

33' R/W PER
BK. 3 OF ROAD MAPS, PG. 32, MCR
BK. 5 OF ROAD MAPS, PG. 34, MCR

**SEE SHEET 5
FOR LINE TABLE**

MATCH SHEET 4

MATCH SHEET 4

PAGE 3 OF 5

EXHIBIT "A"
10' PUBLIC UTILITY EASEMENT & LANDSCAPE EASEMENT
PORTION OF THE NORTHWEST QUARTER OF SECTION 25, T2N, R2W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. ALMA SCHOOL RD. #2, CHANDLER, AZ 85286
(602) 218-7285

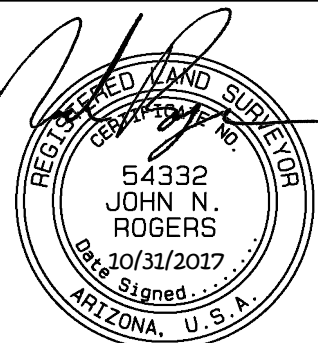
Scale: 1"=200'

Date: 10/31/2017

Job No.: 10590A

Drafted: B.A.J.

Checked: J.N.R.



EXPIRES 3/31/2019

W:\10590A - PV303 West\COGO\PV303 WEST INMOD RP PV V\MOD RP PV V.pro

MATCH SHEET 3

MATCH SHEET 3

33' R/W PER
BK. 3 OF ROAD MAPS, PG. 32, MCR
BK. 5 OF ROAD MAPS, PG. 34, MCR

N. COTTON LANE

2565.75'

N 00°17'08" E 1072.22'

S 00°17'08" W 1071.83'

10' PUBLIC UTILITY EASEMENT &
LANDSCAPE EASEMENT
16,095 SQ. FT. / 0.369 AC.

RP PV V, LLC
2010-0605238, MCR

S 00°17'08" W 2641.42'
BASIS OF BEARINGS

WEST LINE OF THE NW 1/4 OF SEC. 25, T2N, R2W

SEE SHEET 5
FOR LINE TABLE



GRAPHIC SCALE 1"=200'



MATCH SHEET 5

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PAGE 4 OF 5

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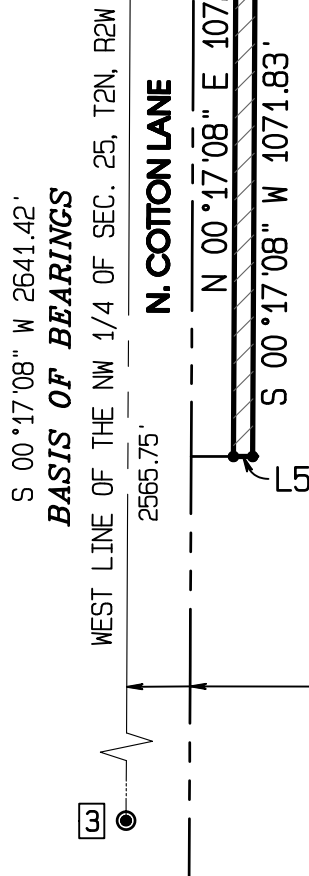


EXPIRES 3/31/2019

W:\10590A - PV303 West\COGO\PV303 WEST I\MOD RP PV V\MOD RP PV V.pro

MATCH SHEET 4

MATCH SHEET 4



10' PUBLIC UTILITY EASEMENT &
LANDSCAPE EASEMENT
16,095 SQ. FT. / 0.369 AC.

RP PV V, LLC
2010-0605238, MCR

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°42'52"E	106.00'
L2	S89°21'01"E	4.16'
L3	S00°38'59"W	10.00'
L4	S45°28'10"W	38.20'
L5	N89°59'49"W	10.00'
L6	N45°28'10"E	46.52'

33' R/W PER
BK. 3 OF ROAD MAPS, PG. 32, MCR
BK. 5 OF ROAD MAPS, PG. 34, MCR



MONUMENT NOTES

- ② FOUND CITY OF GOODYEAR BRASS CAP FLUSH NORTHWEST CORNER OF SECTION 25, T2N R2W, AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE
- ③ FOUND ALUMINUM CAP WEST QUARTER CORNER OF SECTION 25, T2N, R2W, ALONG COTTON LANE.

GRAPHIC SCALE 1"=200'



0 200 400

PAGE 5 OF 5

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