

When Recorded/Executed Mail to:

City Clerk
City of Peoria
8401 West Monroe
Peoria, Arizona 85345

EASEMENT FOR PUBLIC UTILITIES

CITY OF PEORIA, an Arizona municipal corporation, Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the public, a permanent and perpetual easement for the following purposes, namely: The right to enter upon for construction, maintenance, operation and replacement of all public utilities over, under, and across the following described property situated in the County of Maricopa, State of Arizona, described as follows:

(See attached description, Exhibit A)

To have and hold the easement unto the public, together with the right of ingress and egress to permit the construction, operation, maintenance, and replacement of all public utilities.

And the Grantor hereby covenants that it is lawfully seized and possessed on this aforementioned tract or parcel of land; that it has a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

The easement includes the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow upon the above described premises, as may extend over said easement, so as to prevent the same from interfering with the efficient maintenance and operation of said public utilities.

In the event the right, privilege and easement herein granted shall be abandoned and permanently cease to be used for the purposes herein granted, all rights herein granted shall cease and revert to the grantors, their heirs or assigns.

Easement for Public Utilities
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The City of Peoria shall not be responsible for replacing any landscaping or any improvement placed in the easement by grantee or its successors or assigns, except as noted herein.

Date: _____

GRANTOR: CITY OF PEORIA, an Arizona
municipal corporation

By: _____
Henry Darwin, City Manager

ATTEST:

Lori Dyckman, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney



EXHIBIT A LEGAL DESCRIPTION

A portion of the north half of Section 11, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the southwest corner of said Section 2, from which the west quarter corner of said Section 2, bears North 52°08'04" West, a distance of 2598.59 feet;

Thence along the south line of the southwest quarter of said Section 2, South 89°54'01" East, a distance of 2550.98 feet, to the Point of Beginning;

Thence continuing, South 89°54'01" East, a distance of 27.31 feet, to the beginning of a non-tangent curve, having a radius of 1565.00 feet, whose radius bears South 16°27'24" East;

Thence southwesterly along said curve, an arc length of 189.91 feet, through a central angle of 06°57'10";

Thence North 89°54'01" West, a distance of 19.79 feet, to the beginning of a non-tangent curve, having a radius of 1573.00 feet, whose radius bears South 24°04'14" East;

Thence northeasterly along said curve, an arc length of 182.84 feet, through a central angle of 06°39'35", to the Point of Beginning.

Containing 1,490 Square Feet or 0.03 Acres, more or less.

Page 1 of 3

Title: The Trailhead - Public Utility Easement

Preparing Firm: AW Land Surveying, LLC

Address: PO Box 2170, Chandler, AZ

Phone: 480-244-7630 Fax: _____

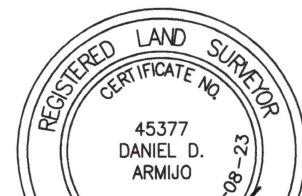
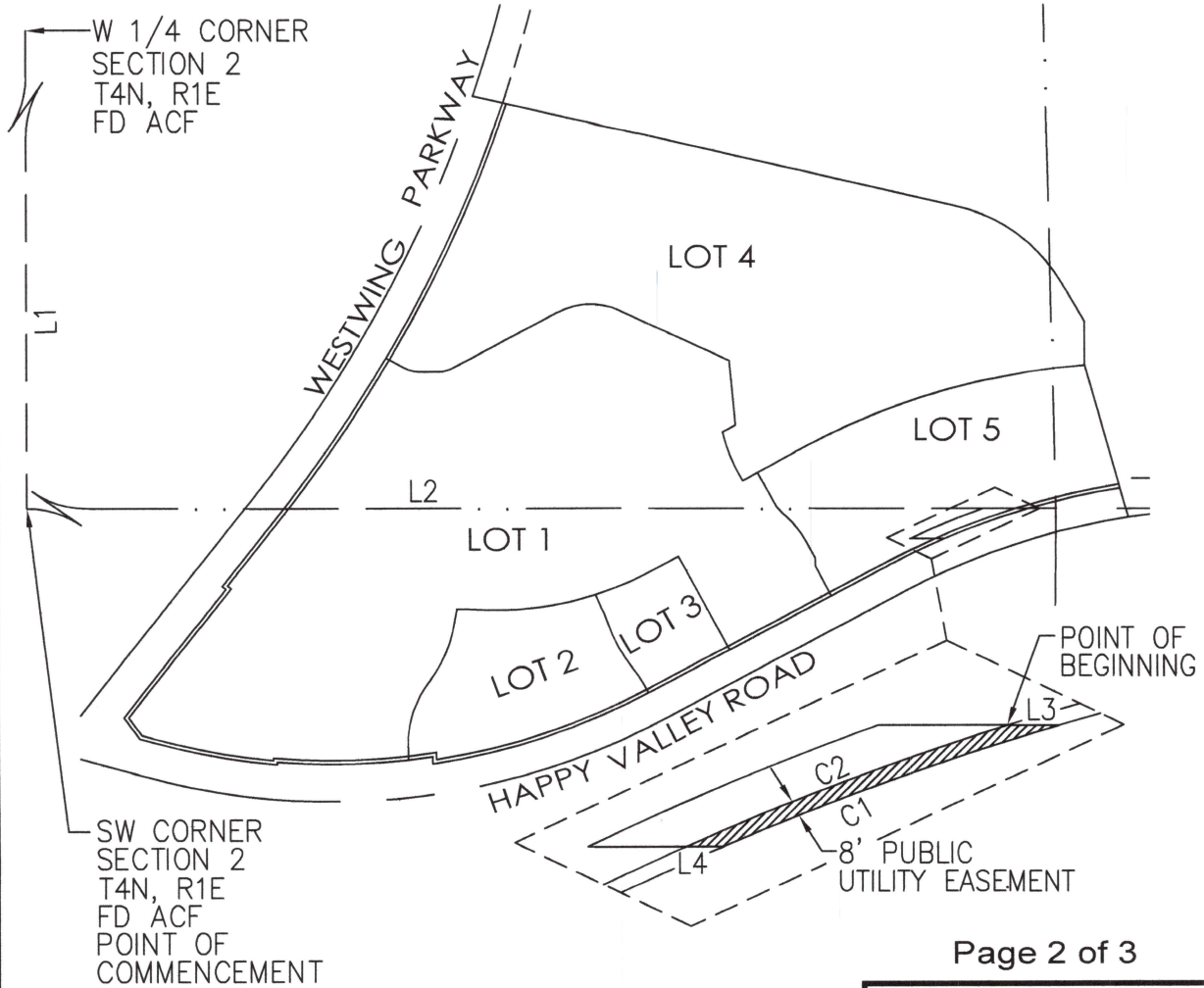




EXHIBIT A SKETCH



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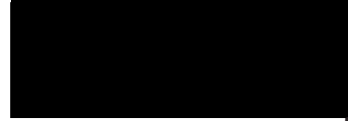
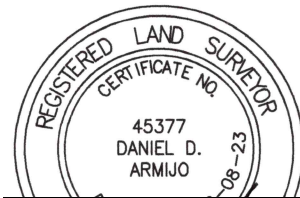




EXHIBIT A SKETCH

LINE	BEARING	DISTANCE
L1	N 52°08'04" W	2598.59'
L2	S 89°54'01" E	2550.98'
L3	S 89°54'01" E	27.31'
L4	N 89°54'01" W	19.79'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1565.00'	189.91'	6°57'10"	S 70°04'01" W	189.79'
C2	1573.00'	182.85'	6°39'37"	S 69°15'35" W	182.75'

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