

**WHEN RECORDED RETURN TO:**

Maricopa County Real Estate Department  
2801 W. Durango Street  
Phoenix, AZ 85009

**EXEMPT A.R.S. § 11-1134, A.2**

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LA / AVL

**TEMPORARY CONSTRUCTION EASEMENT**

Assessor's Parcel No.: 142-61-961 and 142-61-034-B  
Project No.: TT0372  
Project Name: Northern Parkway  
Termini: 99<sup>th</sup> Ave-87<sup>th</sup> Ave  
Item No.: D24715 (LA)

This Temporary Construction Easement is entered into by and between **City of Peoria, an Arizona municipal corporation**, hereinafter referred to as **GRANTOR**, the owner of the real property situated in Maricopa County, Arizona, which property is set forth in instruments numbered 20061559938 and 20180237122 in the official records of Maricopa County (the “Burdened Property”), and **Maricopa County**, a political subdivision of the State of Arizona, its assigns and successors in title or interest, hereinafter collectively called **GRANTEE**.

**GRANTOR** hereby grants a Temporary Construction Easement (“TCE”), together with the right and privilege of entering upon the area subject to the conditions set forth herein, on, over, under and across that portion of the Burdened Property legally described on Exhibit “A-1” and “A-3” and depicted in Exhibit “A-2” and “A-4” attached hereto (the “Easement Area”) for the purpose of facilitating construction of the project known as TT0372 (“Project”).

1. Term and Consideration. This TCE is hereby granted for the stated purpose for a period of twenty (24) months (“Term”) which shall commence upon the written notice to the Grantor by the Grantee. **GRANTEE** estimates that the period of time stated above will be sufficient for completion of the work within the TCE Area. **GRANTEE** shall provide written notification to **GRANTOR** of the initiation of construction activities no less than thirty (30) calendar days in advance of construction activities.

2. Damages. The **GRANTEE** shall be liable for any permanent damage to the TCE Area, and/or any improvements therein, caused by **GRANTEE** during the Term of this TCE, and any extension thereof. Any improvements damaged as a result of **GRANTEE'S** use of the TCE Area will be replaced in kind.

3. Extinguishment. Upon completion of the Project construction, **GRANTEE** shall record a document extinguishing this TCE in the office of the Maricopa County Recorder, which document may be executed on behalf of the **GRANTEE** by the **Director of the Maricopa County Real Estate Department**.

*REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE(S) FOLLOW*

**GRANTOR: City of Peoria, an Arizona municipal corporation**

SIGNED:

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Henry Darwin, City Manager

ATTEST:

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Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

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Emily Jurmu, City Attorney



Wood, Patel & Associates, Inc.  
602.335.8500  
www.woodpatel.com

Revised May 20,  
2024 WP# 215248.80  
Page 5 of 8  
See Exhibit "A-1"

**LEGAL DESCRIPTION**  
**Northern Avenue**  
**Portion of APN 142-61-961**  
**D24715**  
**Temporary Construction Easement**

A portion of that certain parcel of land described in Document 2006-1559938, Maricopa County Records (MCR), lying within Section 32, Township 3 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the southeast corner of said Section 32, a 3-inch brass cap in handhole, from which the south quarter corner of said section, a 3-inch brass cap in handhole, bears South 88°54'48" West (basis of bearing), a distance of 2625.89 feet;  
**THENCE** along the south line of said section, South 88°54'48" West, a distance of 403.68 feet;  
**THENCE** leaving said south line, North 01°05'12" West, a distance of 55.09 feet, to the southeast corner of said certain parcel land and the **POINT OF BEGINNING**;  
**THENCE** along the southerly line of said certain parcel of land, South 88°54'48" West, a distance of 8.43 feet;  
**THENCE** North 85°22'45" West, a distance of 69.01 feet;  
**THENCE** North 00°11'02" West, a distance of 23.94 feet;  
**THENCE** leaving said southerly line, South 89°59'55" East, a distance of 77.38 feet, to the east line of said certain parcel of land;  
**THENCE** along said east line, South 00°10'49" West, a distance of 29.34 feet, to the **POINT OF BEGINNING**.

Containing 2,088 square feet or 0.0479 acres, more or less.

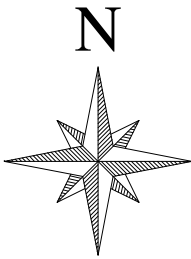
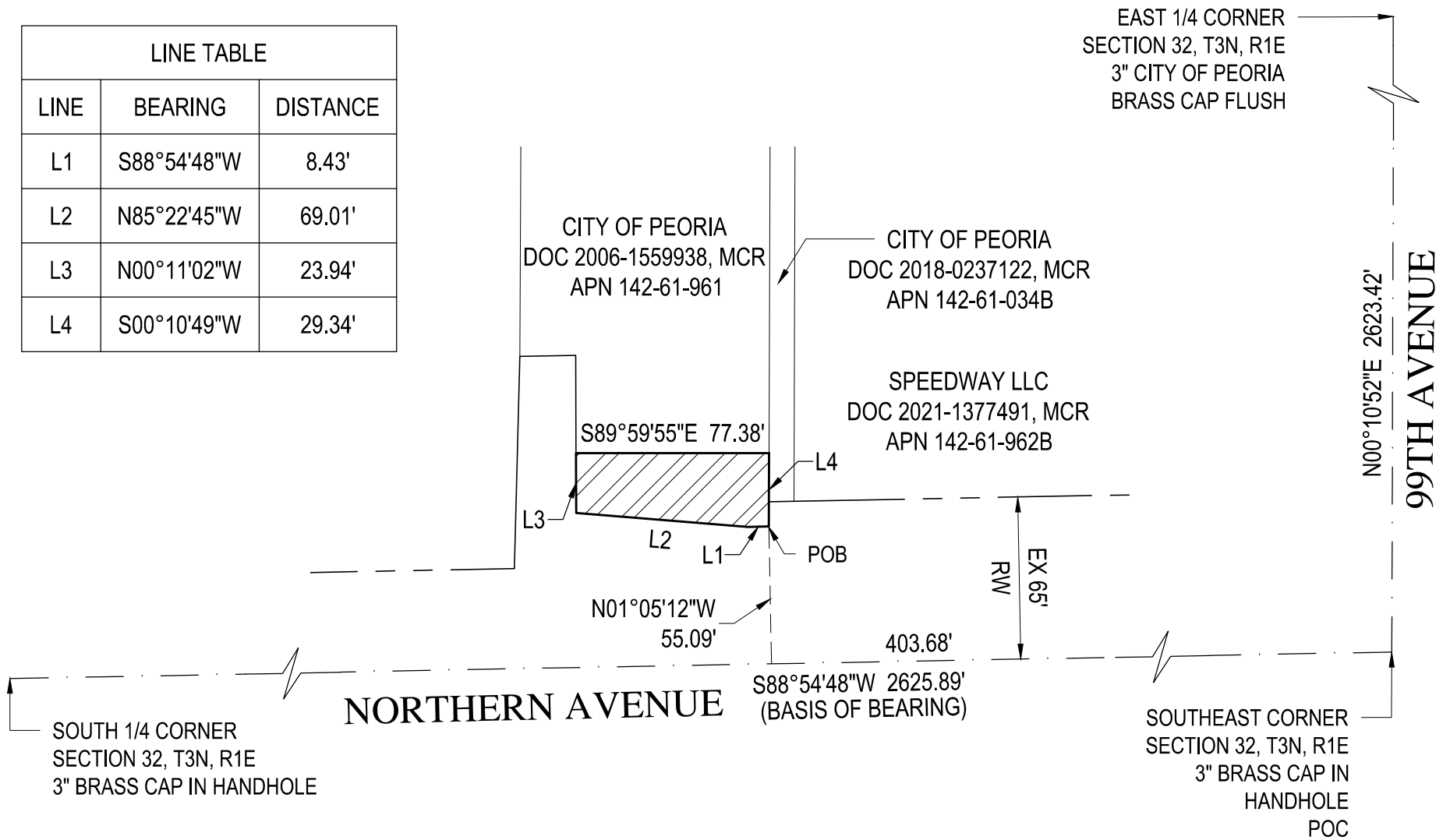
Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°54'48"W	8.43'
L2	N85°22'45"W	69.01'
L3	N00°11'02"W	23.94'
L4	S00°10'49"W	29.34'



**EXHIBIT "A-2"**  
NORTHERN AVENUE  
PORTION OF APN 142-61-961  
TEMPORARY CONSTRUCTION EASEMENT  
REVISED 05/20/2024  
WP# 215248.80  
PAGE 6 OF 8  
NOT TO SCALE  
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Wood, Patel & Associates, Inc.  
602.335.8500  
www.woodpatel.com

May 11, 2023  
WP# 215248.80  
Page 7 of 8 See  
Exhibit "A-3"

**LEGAL DESCRIPTION**  
**Northern Avenue**  
**Portion of APN 142-61-034B**  
**D24715**  
**Temporary Construction Easement**

A portion of that certain parcel of land described in Document 2018-0237122, Maricopa County Records (MCR), lying within Section 32, Township 3 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the southeast corner of said Section 32, a 3-inch brass cap in handhole, from which the south quarter corner of said section, a 3-inch brass cap in handhole, bears South 88°54'48" West (basis of bearing), a distance of 2625.89 feet;

**THENCE** along the south line of said section, South 88°54'48" West, a distance of 393.46 feet;

**THENCE** leaving said south line, North 01°05'12" West, a distance of 64.99 feet, to the southeast corner of said certain parcel land and the **POINT OF BEGINNING**;

**THENCE** along the south line of said certain parcel of land, South 88°54'46" West, a distance of 10.00 feet, to the southwest corner of said certain parcel of land;

**THENCE** leaving said south line, along the west line of said certain parcel of land, North 00°10'49" East, a distance of 54.44 feet;

**THENCE** leaving said west line, South 89°59'55" East, a distance of 10.00 feet, to the east line of said certain parcel of land;

**THENCE** along said east line, South 00°10'49" West, a distance of 54.25 feet, to the **POINT OF BEGINNING**.

Containing 543 square feet or 0.0125 acres, more or less.

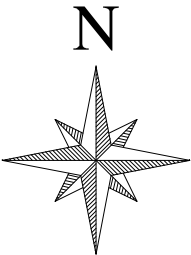
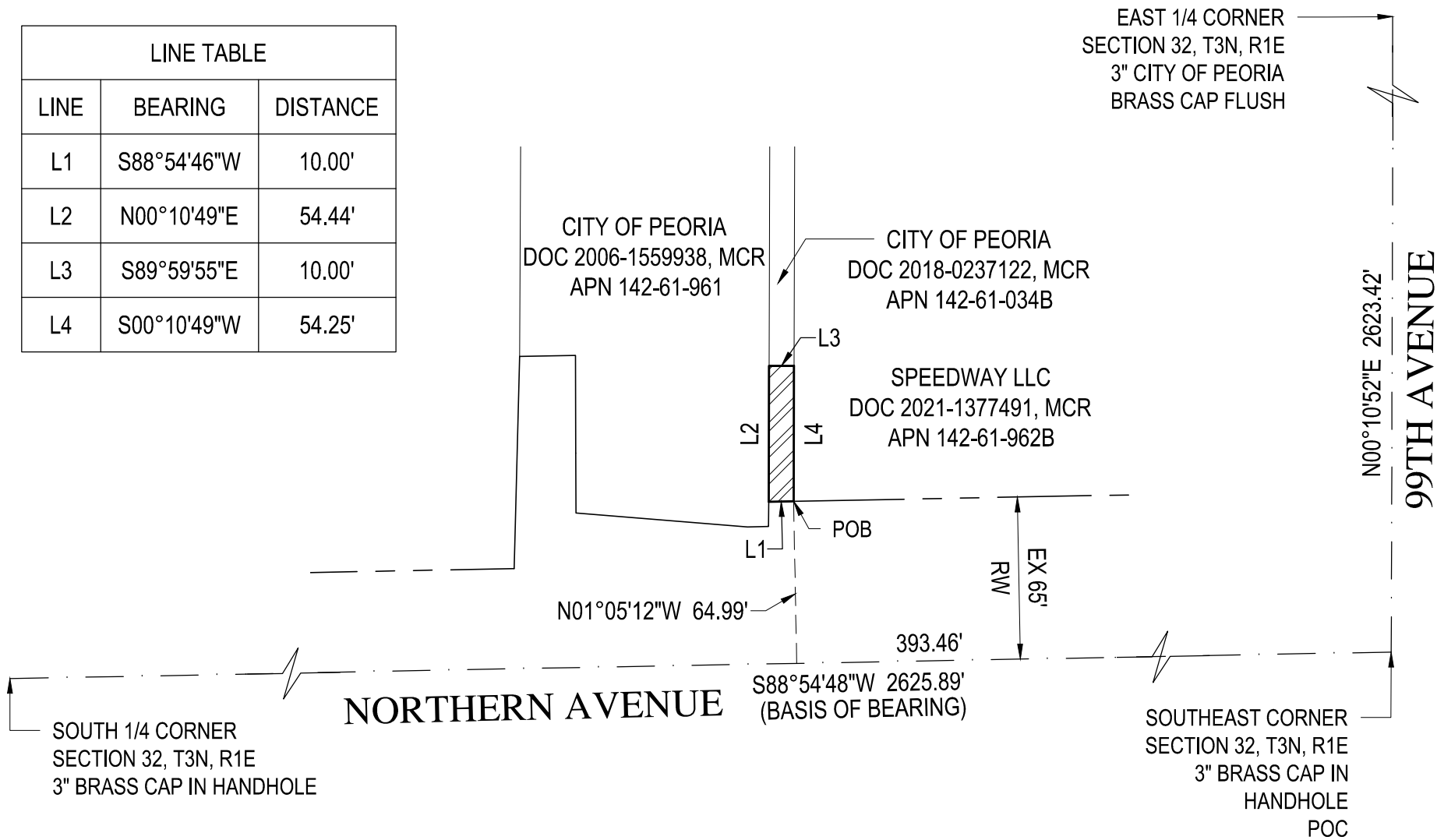
Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°54'46"W	10.00'
L2	N00°10'49"E	54.44'
L3	S89°59'55"E	10.00'
L4	S00°10'49"W	54.25'



**EXHIBIT "A-4"**  
 NORTHERN AVENUE  
 PORTION OF APN 14 2-61-034B  
 TEMPORARY CONSTRUCT DN EASEMENT  
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 PAGE 8 OF 8  
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