

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
Page 2 of 2

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:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney



EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION OF 8-FOOT PUBLIC UTILITY EASEMENT

Being an 8-foot Public Utility Easement across a part of a tract of land conveyed to the City of Peoria, as recorded in Document 2016-0294009, Maricopa County Records, located in the Northwest quarter of Section 1, Lot 4, Township 4 North, Range 1 East of the Gila and Salt River Meridian, City of Peoria, Maricopa County, Arizona being further described as follows:

COMMENCING at a 1/2" steel pin marking the Northwest corner of said section being North 89°56'01" West, 5276.07 feet from a brass capped monument in handhole marking the Northeast corner of said section; THENCE along the West line of said section, South 00°05'05" East, 55.00 feet to the TRUE POINT OF BEGINNING.

THENCE South 89°56'01" East 404.29 feet; THENCE South 00°03'59" West 8.00 feet; THENCE North 89°56'01" West 404.29 feet to the west line of said tract also being the west line of said section; THENCE along said line, North 00°03'59" East 8.00 feet to the TRUE POINT OF BEGINNING

Containing 0.074 acre (3,234 sq. ft.), more or less, and being subject to all easements and rights-of-way, whether recorded or not. See page two (2) for depiction of the above-described utility easement.

Page 1 of 2

Title: 8-FOOT PUBLIC UTILITY EASEMENT

Preparing Firm: Strand Associates

Address: 5029 East Sunrise Drive, Suite 100, Phoenix AZ 85044

Phone: 602-437-3733

Fax:

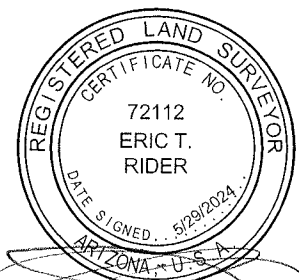

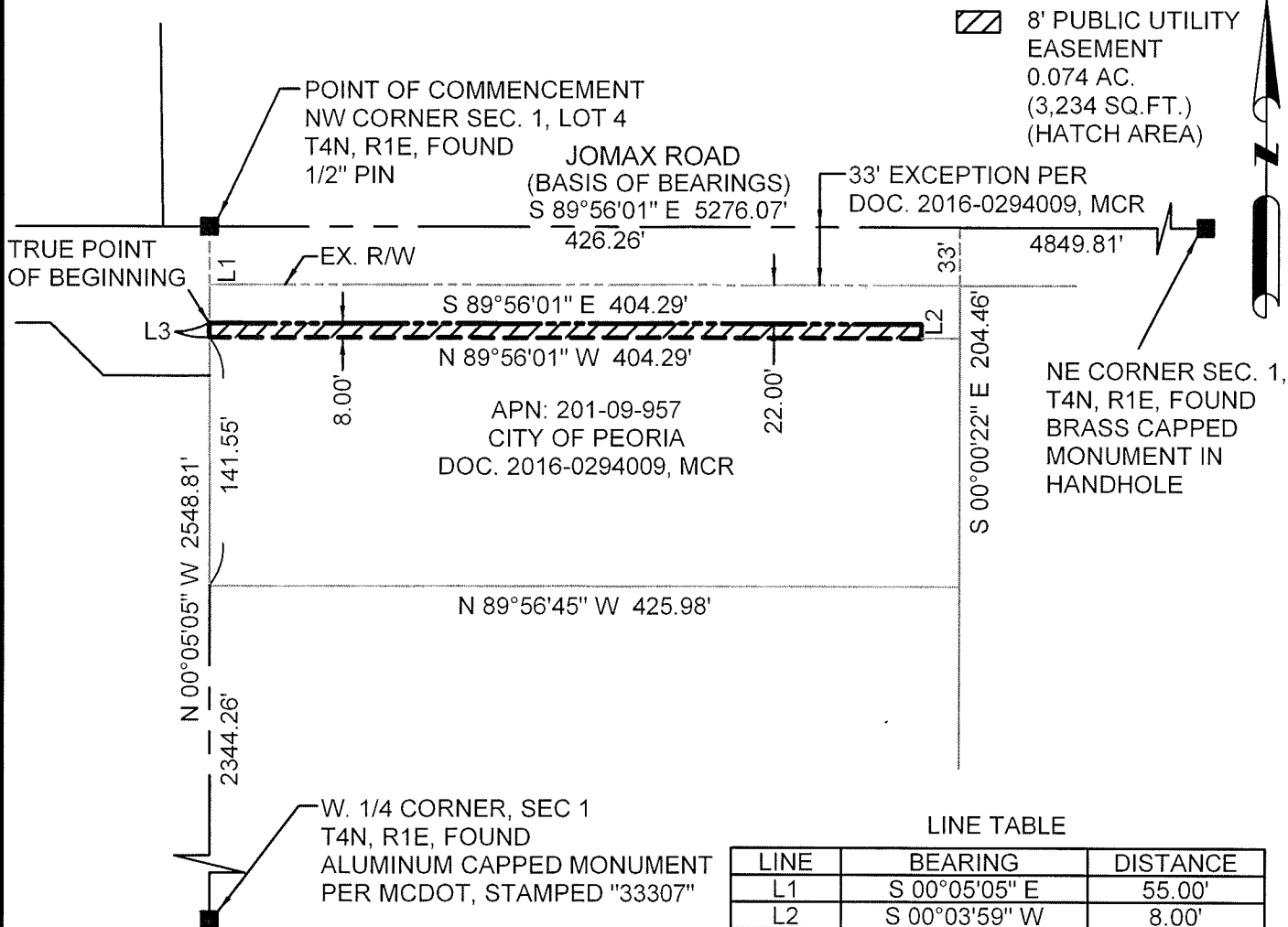




EXHIBIT A SKETCH

 8' PUBLIC UTILITY
EASEMENT
0.074 AC.
(3,234 SQ.FT.)
(HATCH AREA)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°05'05" E	55.00'
L2	S 00°03'59" W	8.00'
L3	N 00°03'59" E	8.00'

THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

THE LINES SHOWN HEREON ARE THE RESULT OF CURRENT DEEDS OF RECORD AND A LIMITED FIELD SURVEY.

THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. SAID EXAMINATION MAY REVEAL EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES RESTRICTIONS, OR RIGHTS OF OTHERS THAT ARE NOT SHOWN HEREON.

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