

WHEN RECORDED RETURN TO:
Maricopa County Real Estate Department
2801 W. Durango Street
Phoenix, AZ 85009

EXEMPT A.R.S. § 11-1134, A.2

LA / DO

TEMPORARY CONSTRUCTION EASEMENT

Assessor's Parcel No.: 142-73-342
Project No.: TT0600
Project Name: Northern Parkway
Termini: Agua Fria to 103rd Avenue
Item No.: D24800 TCE (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 instrument number NOD-13454 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 depicted in Exhibit "A-2" attached hereto (the "Easement Area") for the purpose of facilitating construction of the project known as TT0600 (Agua Fria to 103rd Avenue).

1. Term and Consideration. This TCE is hereby granted for the stated purpose for a period of twenty-four (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. In the event **GRANTEE** determines that additional construction time within the TCE Area is needed for completion of the Project, **GRANTEE** shall be permitted to extend the term of this TCE by notifying the **GRANTOR** in writing.

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:

Henry Darwin, City Manager

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Exhibit "A-1"
Parcel No. 142-73-342
Project No. TT0600
Northern Parkway – Agua Fria River to 99th Ave
Item No. D24800 TCE

LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

A parcel of land in the Southeast Quarter of Section 31, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 31, from which the South Quarter corner of said Section 31, bears South 89°28'08" West, for a distance of 2648.45 feet;

THENCE along the South Section line of said Section 31, South 89°28'08" West, for a distance of 844.54 feet;
THENCE departing said Section line, North 00°31'52" West, for a distance of 55.00 feet to a point on the Northerly Right of Way line of Northern Avenue, said point being the **Point of Beginning**;

THENCE departing said Right of Way line, North 53°55'21" East, for a distance of 25.19 feet to a point on the Westerly Right of Way line of 108th Drive, said point being the beginning of a non-tangent curve;
THENCE, from a radial line bearing South 89°11'21" East, southerly along the arc of a curve concave to the Northwest having a radius of 15.00 feet and a central angle of 89°58'52", for an arc distance of 23.56 feet to a point on said northerly Right of Way line, said point being the beginning of a tangent line;
THENCE along said northerly Right of Way line, South 89°28'08" West, for a distance of 5.15 feet to the **Point of Beginning**.

The above described parcel contains 102 square feet or 0.0023 acres, more or less, and is depicted on attached Exhibit "B".

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION		
Prelim: 05/17/2024 KH	Chk:	Appr:
Rev: 09/04/2024 KH		
Maricopa County Real Estate Department		



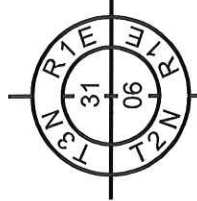
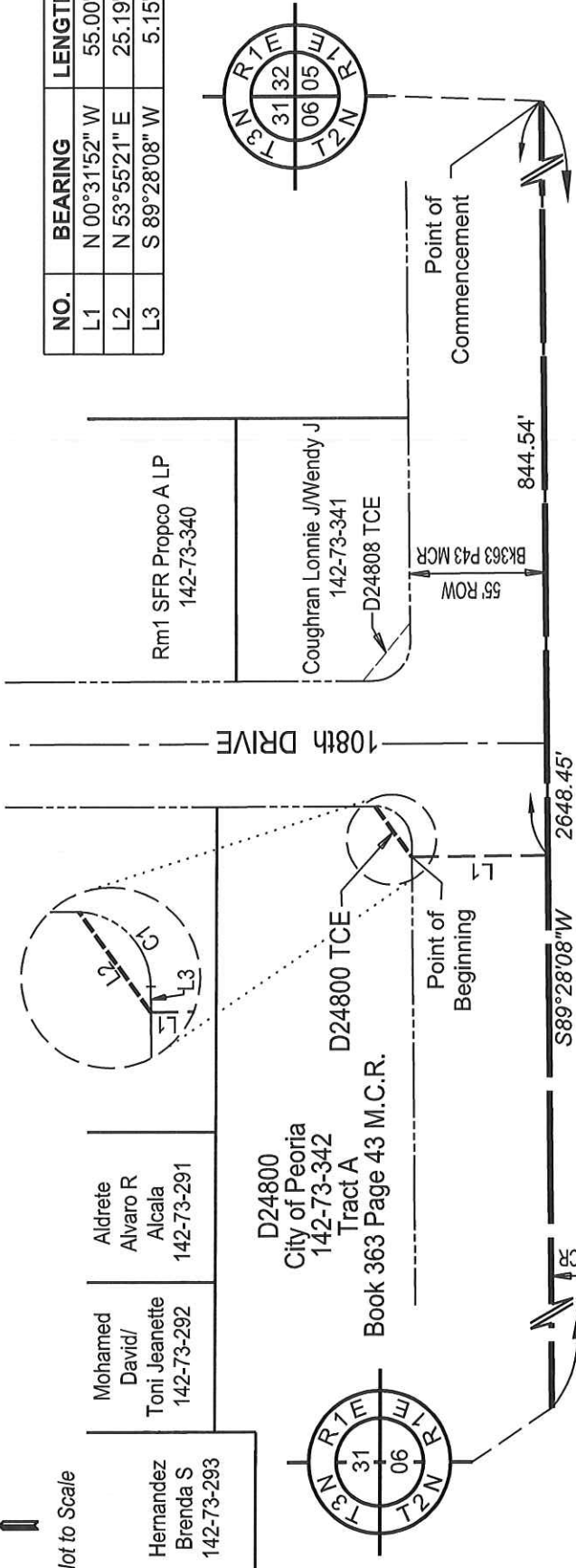


Not to Scale

Exhibit "A-2"

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	88°58'52"	23.56'	15.00'

NO.	BEARING	LENGTH
L1	N 00°31'52" W	55.00'
L2	N 53°55'21" E	25.19'
L3	S 89°28'08" W	5.15'



NORTHERN AVENUE

Country Meadows Condominiums Unit 2
Unit 1-80
B255-P08 MCR

DXXXXX
Country Meadows Condominiums Unit 2
Unit 1-80
B255-P08 MCR

DXXXXX
Cromwell Brian K/Cynthia L
142-75-007

TCE-1 Area: 102 square feet or 0.0023 acres +/-

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

Northern Parkway - Agua Fria River to 99th Ave

PROJECT No. TT0600	ITEM No. D24800 TCE	DATE 09/09/2024	RW L.A. Tech K.H.	Page 6 of 6	PE REQ. 05/01/2024
					Revision 09/09/2024