

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

APN 142-13-030

PUBLIC UTILITY EASEMENT EXHIBIT / PUBLIC ACCESS EASEMENT

A PORTION OF LAND LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 26 BEARS NORTH 00°20'58" EAST, A DISTANCE OF 2637.22 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, NORTH 00°20'58" EAST, A DISTANCE OF 793.31 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°39'01" EAST, A DISTANCE OF 389.23 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 03°48'42" EAST, A DISTANCE OF 49.07 FEET;

THENCE NORTH 42°09'44" WEST, A DISTANCE OF 343.30 FEET;

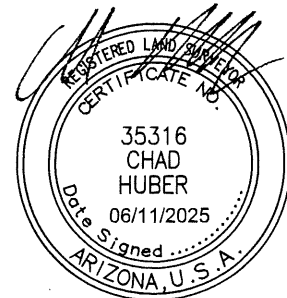
THENCE SOUTH 89°39'02" EAST, A DISTANCE OF 10.85 FEET;

THENCE SOUTH 42°09'44" EAST, A DISTANCE OF 339.36 FEET;

THENCE SOUTH 03°48'42" WEST, A DISTANCE OF 44.75 FEET;

THENCE SOUTH 49°50'16" WEST, A DISTANCE OF 11.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,106 SQ.FT. OR 0.071 ACRES MORE OR LESS.

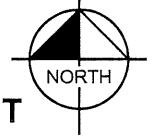


CHAD W. HUBER
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KEG	CWH	06/11/2025	091028048	1 OF 2

EXHIBIT A

APN 142-13-030



PUBLIC UTILITY EASEMENT EXHIBIT / PUBLIC ACCESS EASEMENT

NW 1/4 COR.
SEC. 26,
T3N, R1E

83RD AVENUE
N00°20'58"E 2637.22'

793.31'

CITY OF PEORIA
APN 142-13-030
DOC. 20240061719

COTTON CROSSING
N49°50'20"E 1222.24'

W 1/4 COR.
SEC. 26,
T3N, R1E
POC

LEGEND

POC = POINT OF COMENCEMENT
POB = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
APN = ASSESSOR PARCEL NUMBER
BCHH = BRASS CAP IN HAND HOLE
BC = BRASS CAP

----- PARCEL LINE
----- RIGHT OF WAY LINE
----- EXISTING R.O.W.
 NEW PUE



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LINE TABLE

L1 = S89°39'02"E	389.23'
L2 = N03°48'42"E	49.07'
L3 = N42°09'44"W	343.30'
L4 = S89°39'02"E	10.85'
L5 = S42°09'44"E	339.36'
L6 = S03°48'42"W	44.75'
L7 = S49°50'16"W	11.12'

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