

When recorded return to:
CITY OF CHANDLER
City Clerk's Office
P. O. Box 4008, MS 606
Chandler, AZ 85244

APN: 302-63-022 & 023
Section 27, Township 1 South, Range 5 East

This document is exempt from Affidavit and Fee requirements pursuant to A.R.S.
§11-1134(A)(2).

FACILITIES EASEMENT

In consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I or we,

Alejandro Perez-Flores, an unmarried man, who acquired title as Alejandro Perez-Flores, a married man

("Grantor") do/does hereby grant to the **CITY OF CHANDLER**, an Arizona municipal corporation, ("Grantee"), an exclusive easement in, upon, over, under, through and across that certain real property situated in Maricopa County, Arizona, and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Easement Property"), for the placement, erection, construction, installation and use of a Bus Pullout/Structure and all overhead and underground utilities, and aboveground structures, facilities and appurtenances related thereto, as Grantee may from time to time deem necessary or appropriate, including, without limitation, pads, manholes, poles, wires, anchorage, crossarms, and braces, walls, wall footings, curbs and sidewalks, together with the right, in Grantee's sole discretion, but without any requirement to do so, to authorize, permit and license, other utility providers to use the easement, either separately or jointly with the Grantee, for their utility purposes consistent with this easement.

The aforesaid grant of easement shall be subject to the following covenants, restrictions and conditions:

1. This easement shall include the right to cut back and trim such portions of branches and tops of trees and vegetation as may extend over the Easement Property from any abutting land, including land owned by the Grantor, so as to prevent the same from interfering with the efficient maintenance and operation of the bus shelter, utilities, or facilities located within the Easement Property.

2. The easement granted herein runs with the land, and the easement and all covenants, restrictions and conditions hereof shall be binding upon Grantors, their successors and assigns, and shall inure to the benefit of Grantee, its successors or assigns.

3. To the extent permitted by law, Grantee shall and does hereby indemnify, defend and protect Grantors and hold Grantors harmless from any and all loss, cost, damage, expense and/or liability (including, without limitation, court costs and reasonable attorneys' fees) incurred in connection with or arising at any time from any of its Easement work and its exercise of its rights under the Easement, including its affiliates, agents, employees and/or contractors presence on the Property. This indemnification shall survive the expiration or sooner termination of the Easement for a period of two (2) years from the date of expiration or termination and shall not be limited by reason of any insurance carried by Grantee, its affiliates, agents, employees or contractors, or Grantors.

4. In the event the easement herein granted shall be abandoned and permanently cease to be used for the purposes herein granted, then all rights granted by this easement shall cease and revert to the Grantor, its successors or assigns.

DATED this 9th day of March, 2022.

GRANTOR: Alejandro Perez-Flores, an unmarried man
who acquired title as Alejandro Perez-Flores, a married man

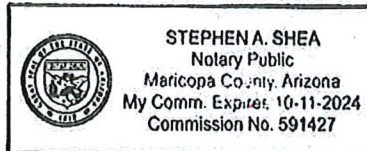
By: Alejandro Perez Flores
Alejandro Perez-Flores

STATE OF ARIZONA _____)
) ss.
County of Maricopa _____)

On this, the 9th day of March, before me, the undersigned
Notary Public, personally appeared Alejandro Perez-Flores, an unmarried man who acquired title as
Alejandro Perez-Flores, a married man, who executed the foregoing Facilities Easement for the purposes
therein contained.

Stephen A. Shea
Notary Public

My Commission Expires: 10-11-2024



APPROVAL AS TO FORM

[Signature]
CITY ATTORNEY

EXHIBIT A
Legal Description

That portion of the Southwest Quarter of Section 27, Township 1 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South Quarter corner of said Section 27, from which the Southwest corner of said Section 27 bears S89°47'57"W, a distance of 2635.50 feet;

THENCE along the South line of the Southwest Quarter of said Section 27, S89°47'57"W, a distance of 178.51 feet;

THENCE leaving said South line, N00°12'03"W, a distance of 40.00 feet to the Northerly Right-of-Way line of Chandler Blvd. and the **POINT OF BEGINNING**;

THENCE along said Right-of-Way line, S89°47'57"W, a distance of 15.00 feet;

THENCE leaving said Right-of-Way line, N00°12'03"W, a distance of 7.00 feet;

THENCE N89°47'57"E, a distance of 15.00 feet;

THENCE S00°12'03"E, a distance of 7.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 105 sq. ft. more or less.

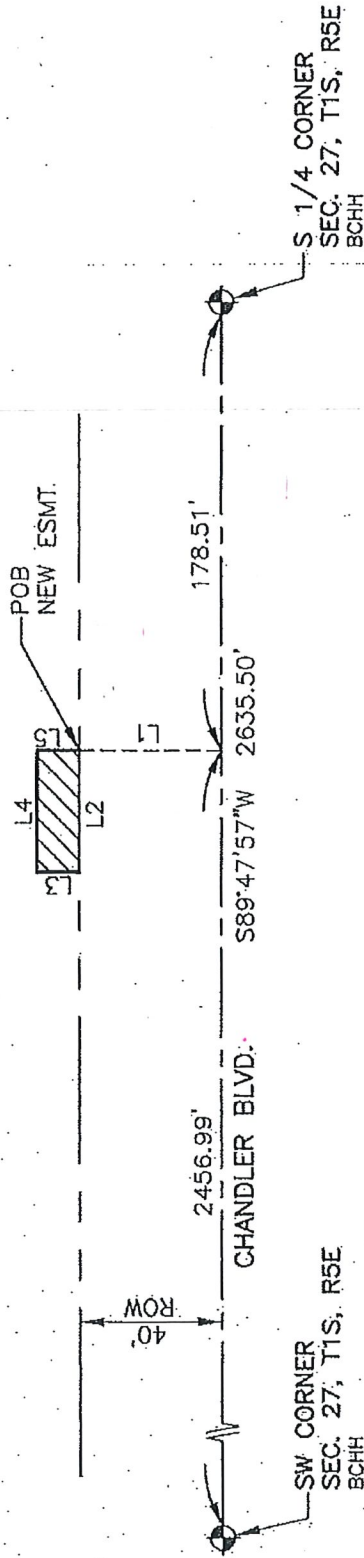


Expires: 9/30/2018

LEGEND

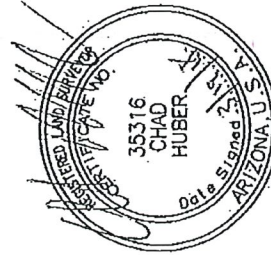
BCHH = BRASS CAP IN HANDHOLE
 POB = POINT OF BEGINNING
 ROW = RIGHT-OF-WAY
 ESMT = EASEMENT
 MCR = MARICOPA COUNTY RECORDER
 ZZZZ = NEW EASEMENT

APN: 302-63-022
 PEREZ-FLORES ALEJANDRO
 DOC. 2016-0559906, MCR



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'03"W	40.00'
L2	S89°47'57"W	15.00'
L3	N00°12'03"W	7.00'
L4	N89°47'57"E	15.00'
L5	S00°12'03"E	7.00'

105 SQ.FT. MORE OR LESS



EXPIRES: 9/30/18

EASEMENT EXHIBIT



AZTEC ENGINEERING
 4561 E. McDowell Rd., Phoenix, AZ 85008
 Tel: (602) 454-0402 Fax: (602) 454-0403
 website: www.aztecus

DR: CWH	CK: ADR	SHEET NO.	TOTAL SHEETS
DATE: 3-8-18	REV:	1	1
SCALE: N/A			

EXHIBIT A
Legal Description

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Commencing at the South Quarter corner of said Section 27, from which the Southwest corner of said Section 27 bears S89°47'57"W, a distance of 2635.50 feet;

THENCE along the South line of the Southwest Quarter of said Section 27, S89°47'57"W, a distance of 169.51 feet;

THENCE leaving said South line, N00°12'03"W, a distance of 40.00 feet to the Northerly Right-of-Way line of Chandler Blvd. and the **POINT OF BEGINNING**;

THENCE along said Right-of-Way line, S89°47'57"W, a distance of 9.00 feet;

THENCE leaving said Right-of-Way line, N00°12'03"W, a distance of 7.00 feet;

THENCE N89°47'57"E, a distance of 9.00 feet;

THENCE S00°12'03"E, a distance of 7.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 63 sq. ft. more or less.

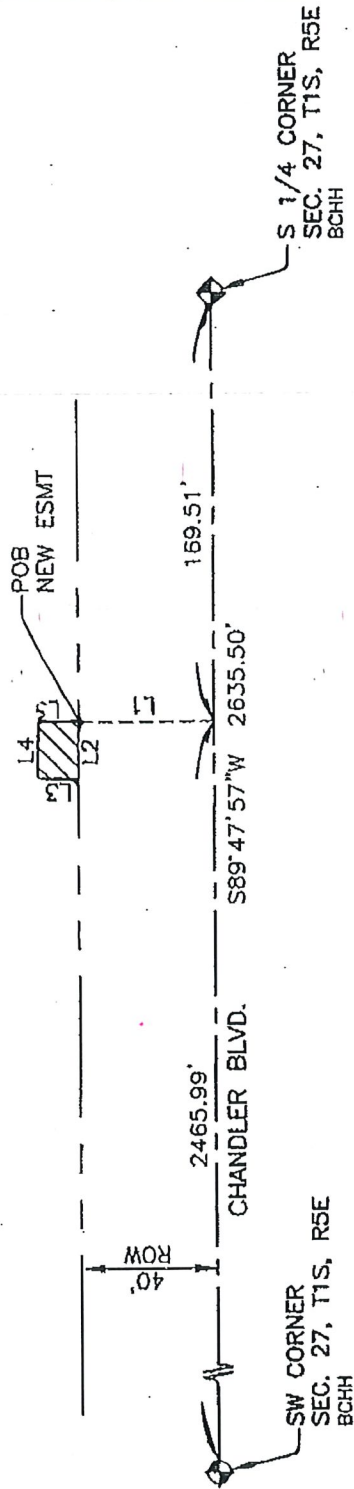


Expires: 9/30/2018

LEGEND

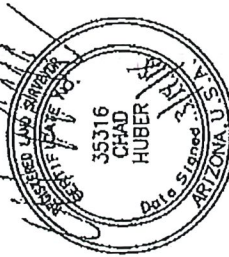
BCHH = BRASS CAP IN HANDHOLE
 POB = POINT OF BEGINNING
 ROW = RIGHT-OF-WAY
 ESMT = EASEMENT
 MCR = MARICOPA COUNTY RECORDER
 [Hatched Box] = NEW EASEMENT

APN: 302-63-024
 PEREZ-FLORES ALEJANDRO
 DOC. 2016-0559906, MCR



LINE	BEARING	DISTANCE
L1	N00°12'03"W	40.00'
L2	S89°47'57"W	9.00'
L3	N00°12'03"W	7.00'
L4	N89°47'57"E	9.00'
L5	S00°12'03"E	7.00'

63 SQ.FT. MORE OR LESS



EXPIRES: 9/30/18

EASEMENT EXHIBIT



AZTEC ENGINEERING
 4501 E. McDowell Rd., Phoenix, AZ 85008
 Tel: (602) 454-0402 Fax: (602) 454-0403
 Website: www.azteceng.com

DR: CWH	CHK: ADP	SHEET TOTAL
		NO. SHEETS
		1 1
SCALE: N/A		