

When recorded, mail to  
City Clerk  
211 West Aspen Avenue  
Flagstaff, Arizona 86001

### **EASEMENT FOR DRAINAGE**

For valuable consideration, the sufficiency and receipt of which is hereby acknowledged, \_\_\_\_\_ ("Grantor"), hereby grants and conveys unto the CITY OF FLAGSTAFF, a municipal corporation organized and existing under and by virtue of the laws of the State of Arizona ("Grantee"), an easement for drainage purposes under, over and across the real property of Grantor situated in Coconino County, Arizona, Assessor Parcel Number \_\_\_\_\_ and described in and depicted in the attached **Exhibit A** ("easement"), subject to the following terms and conditions:

1. Grantee shall have the right to locate, operate, repair, replace, alter and maintain a drainage system and drainage structures in the easement. Drainage structures include any and all facilities and appurtenances which facilitate drainage, including but not limited to swales, culverts, pipes, vents, manholes, earthen and concrete dykes.
2. Grantee shall have the rights of ingress and egress across adjacent property owned or controlled by the Grantor where reasonably required to gain access to this easement.
3. This easement is granted on a non-exclusive basis to Grantee.
4. Grantee shall have the right to use the easement for drainage from other real properties that are part of an overall drainage system.
5. Grantee may remove, alter or maintain vegetation, improvements, or obstructions within the limits of the easement that conflict with legitimate drainage uses.
6. Upon completion of any work by Grantee, its employees, contractors or licensees in the easement, Grantee shall restore the real property surrounding the drainage system and drainage structures to its prior condition. Following such restoration Grantor shall remain responsible for any ongoing maintenance of the real property subject to this easement.
7. To the extent permitted by law, Grantee hereby covenants to indemnify and hold Grantor harmless from any liability for injuries or damages to persons or property arising out of the use of this easement by Grantee, its employees, contractors or licensees.
8. Grantor shall have the right to use and enjoy the real property subject to this easement provided such use and enjoyment does not interfere with Grantee's ability to use the easement granted herein, and further provided that, the Grantor shall not construct or allow any structure,



**/Deleted and replaced with Exhibit L-2 Easement  
EASEMENT "B" - 40' Wide Private Non-Exclusive Ingress/Egress Easement**

The following is a description of a 40' wide private non-exclusive ingress/egress easement to provide access to and from the property described in Docket 3227, Page 936 and Parcel 1 of Docket 1827, Page 472. The 40' wide strip of land lies 20.0 feet on each side of the following described line and is more particularly described as follows:

**COMMENCING** at the above mentioned POINT "A", a 4" concrete post;

**THENCE** North  $71^{\circ}32'55''$  East along the South line of the parcel of land described in Instrument No. 3385837 and along the North line of the parcel of land described in Docket 3227, Page 936, 54.31 feet to the **POINT OF BEGINNING** of this description;

**THENCE** North  $81^{\circ}00'52''$  West, 61.07 feet to the East line of Parcel 1 as described in Docket 1827, Page 472 and to the West line of the parcel of land described in Instrument No. 3385837, the **POINT OF TERMINUS** of this description.

The sidelines to be lengthened or shortened to meet the South and West lines of the parcel of land described in Instrument No. 3385837.

The above described 40' wide private non-exclusive ingress/egress easement contains 0.06 acres, more or less.

For a drawing of the parcel described above, see Exhibit "A-2", which by this reference is made part of this description.

**EASEMENT "C" - Drainage Easement:**

A drainage easement is more particularly described by metes and bounds as follows:

**COMMENCING** at POINT "A", a 4" concrete post;

**THENCE** North  $18^{\circ}13'20''$  West along the East line of Parcel 1 described in Docket 1827, Page 472 and along the West line of the parcel of land described in Instrument No. 3385837, 110.98 feet, to the proposed East right of way line of Ponderosa Parkway;

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the right, having a radius of 765.00 feet and a central angle of  $5^{\circ}37'54''$ , an arc distance of 79.64 feet (chord bearing North  $21^{\circ}22'04''$  East, chord distance 79.61 feet);

**THENCE** North  $24^{\circ}21'06''$  East along the proposed East right of way line of Ponderosa Parkway, 137.50;

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central

angle of  $10^{\circ}46'45''$ , an arc distance of 166.45 feet (chord bearing North  $18^{\circ}57'37''$  East, chord distance 166.21 feet);

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of  $2^{\circ}19'48''$ , an arc distance of 35.98 feet (chord bearing North  $12^{\circ}24'20''$  East, chord distance 35.98 feet), to the **POINT OF BEGINNING** of this description, hereinafter referred to as **POINT "C"**;

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of  $6^{\circ}53'27''$ , an arc distance of 106.41 feet (chord bearing North  $07^{\circ}47'43''$  East, chord distance 106.34 feet);

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 1648.76 feet and a central angle of  $18^{\circ}07'31''$ , an arc distance of 521.57 feet (chord bearing North  $04^{\circ}42'46''$  West, chord distance 519.40 feet), to the North line of the parcel of land described in Instrument No. 3385837 to a point of cusp;

**THENCE** South  $81^{\circ}54'10''$  East along the North line of the parcel of land described in Instrument No. 3385837, 16.15 feet;

**THENCE** Southerly, parallel with and 15 feet East of the East right of way line of the proposed Ponderosa Parkway, along a curve to the right, having a radius of 1663.76 feet which bears South  $76^{\circ}25'54''$  West, and a central angle of  $16^{\circ}49'52''$ , an arc distance of 488.74 feet (chord bearing South  $05^{\circ}09'10''$  East, chord distance 486.98 feet);

**THENCE** South  $02^{\circ}30'56''$  East, 180.73 feet;

**THENCE** North  $41^{\circ}18'42''$  West, 59.70 feet to the **POINT OF BEGINNING** of this description.

The above described drainage easement contains 0.26 Acres more or less.

For a drawing of the parcel described above, see Exhibit "A-2", which by this reference is made part of this description.

**EASEMENT "D" - Drainage Easement:**

A drainage easement is more particularly described by metes and bounds as follows:

**BEGINNING** at the above mentioned **POINT "C"**;

**THENCE** South  $41^{\circ}18'42''$  East, 77.53 feet;

**THENCE** South  $17^{\circ}38'11''$  East, 41.60 feet;

**THENCE** South  $24^{\circ}46'55''$  East, 55.29 feet;

**THENCE** South 50°57'07" East, 87.77 feet;

**THENCE** South 41°07'05" East, 102.44 feet;

**THENCE** South 81°15'02" East, 92.59 feet;

**THENCE** North 72°10'13" East, 97.37 feet to the West line of the parcel of land described in Docket 1947, Page 830 and to the South line of the parcel of land described in Instrument No. 3385837;

**THENCE** South 18°30'41" East, along the West line of the parcel of land described in Docket 1947, Page 830 and along the South line of the parcel of land described in Instrument No. 3385837, 56.00 feet to the Northeast corner of the parcel of land described in Instrument No. 3340460, monumented with a 5/8" capped rebar marked "LS 26406";

**THENCE** South 71°32'55" West along the South line of the parcel of land described in Instrument No. 3385837 and along the North line of the parcel of land described in Instrument No. 3340460, 110.70 feet;

**THENCE** North 18°30'41" West, 31.28 feet;

**THENCE** North 81°15'02" West, 103.13 feet;

**THENCE** North 41°07'05" West, 110.54 feet;

**THENCE** North 50°57'07" West, 92.02 feet;

**THENCE** North 24°46'55" West, 63.84 feet;

**THENCE** North 17°38'11" West, 37.38 feet;

**THENCE** North 41°18'42" West, 50.15 feet to the proposed East right of way of Ponderosa Parkway;

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the left, having a radius of 884.74 feet and a central angle of 2°19'48", an arc distance of 35.98 feet (chord bearing North 12°24'20" East, chord distance 35.98 feet) to the **POINT OF BEGINNING** of this description.

The above described drainage easement contains 0.44 Acres more or less.

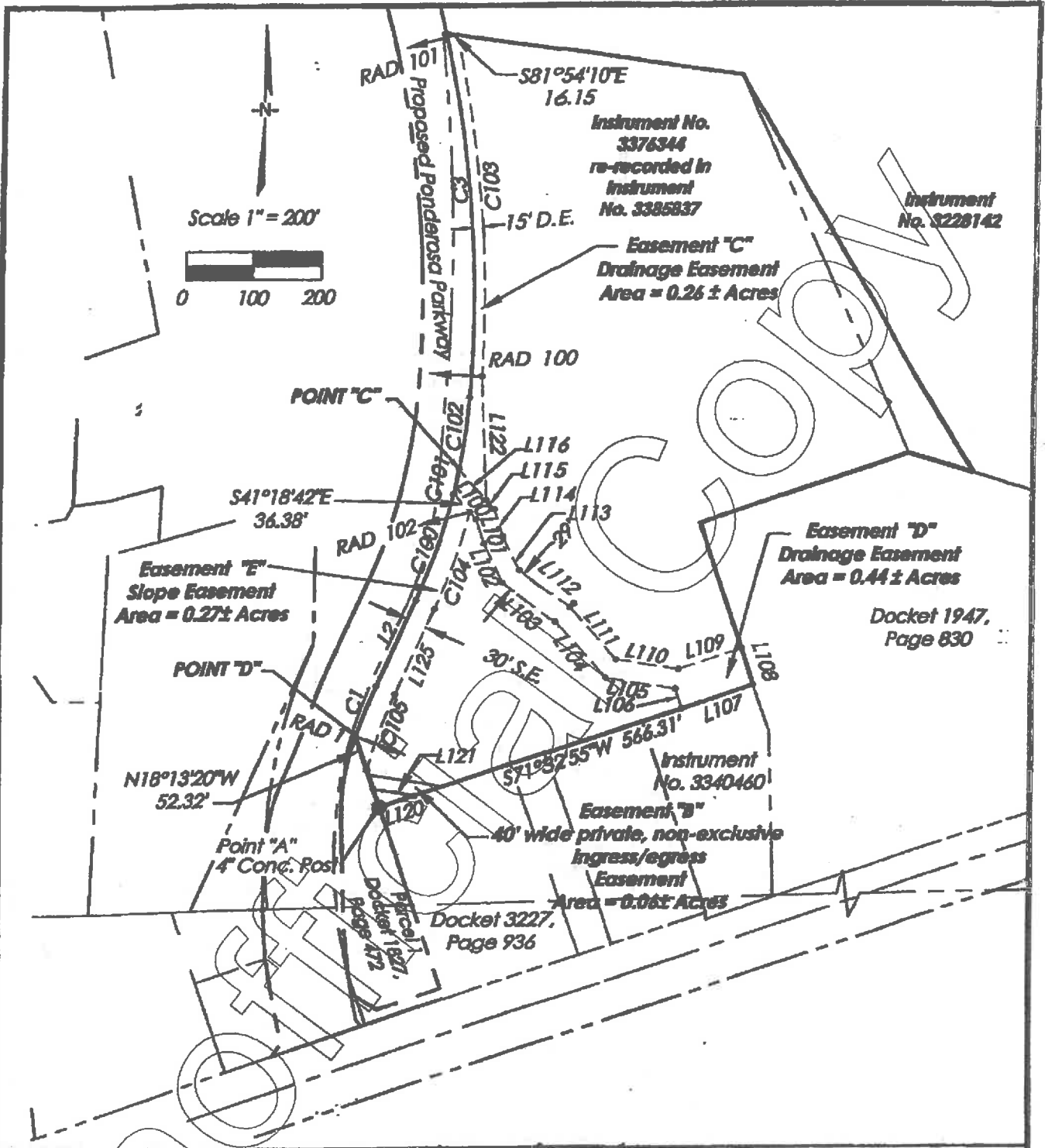
For a drawing of the parcel described above, see **Exhibit "A-2"**, which by this reference is made part of this description.

**EASEMENT "E" - Slope Easement:**

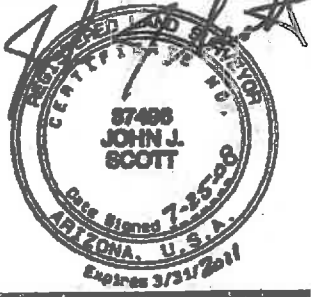
The slope easement is more particularly described by metes and bounds as follows:

**BEGINNING** at the above mentioned **POINT "D"**;

**THENCE** Northerly along the proposed East right of way line of Ponderosa Parkway, along a curve to the right, having a radius of 765.00 feet and a central



**ARIZONA ENGINEERING COMPANY**  
 www.arizonaengineering.com  
 1501 South Yale Street, Suite 101  
 Flagstaff, AZ 86001-6330  
 Telephone: 928-774-7179



**Exhibit "A-2"**  
 Easements are located in the Southwest 1/4 of Section 14, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.  
**SHEET 2 OF 4**