

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

Coconino County APN: 103-22-003A; 103-18-001

DRAINAGE EASEMENT

For valuable consideration, the sufficiency and receipt of which is hereby acknowledged, ARIZONA BOARD OF REGENTS for and on behalf of NORTHERN ARIZONA UNIVERSITY, (“Grantor”), hereby grants and conveys unto the CITY OF FLAGSTAFF, an Arizona municipal corporation (“Grantee”), its successors and assigns, a non-exclusive drainage easement over, under, upon, and across the real property legally described and depicted in the attached Exhibit (the “easement”) subject to the following terms and conditions:

1. Grantee shall have the right to use the easement for drainage and flood control purposes, including without limitation, construction, operation, maintenance, modification, replacement and repair of natural and man-made channels, washes, watercourses, levees, dikes, dams, retention and detention basins, storage basins, storm drains, monitoring devices, and any facilities and appurtenances which facilitate drainage (“the drainage system”).
2. Grantee shall have a limited, temporary right of ingress and egress across adjacent real property owned or controlled by the Grantor when reasonably required to gain access to the easement.
3. Grantee shall have the right to use the easement for drainage from other real properties that are part of an overall drainage area.
4. Grantee may remove, alter, or maintain vegetation, improvements, or obstructions within the easement that conflict with drainage purposes, as determined in Grantee’s reasonable discretion.
5. 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 to its prior condition.
6. Grantor shall have the right to use and enjoy the real property encumbered by this easement, provided such use and enjoyment does not interfere with Grantee's ability to use the easement.
7. Grantor shall maintain the easement free and clear of vegetation, improvements, or obstructions that interfere with the easement purposes.
8. The easement granted herein is perpetual and shall run with the land and be binding upon the Grantor and its heirs, assigns, and successors in interest.

IN WITNESS WHEREOF, Grantor has caused this drainage easement to be executed this ____ day of _____, 202__.

Grantor: _____

By: _____

Title: _____
Its authorized representative

State of _____)

)

ss.

County of _____)

ACKNOWLEDGMENT

On this ____ day of _____, 202__, before me, a Notary Public, personally appeared _____, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he or she executed the same for the purposes therein contained.

Notary Public

(Seal)

Attachment: Exhibit

LEGAL DESCRIPTION

Exhibit 'A'

A portion of West University Drive as shown on Book 10 of Maps, Page 10, Official Records of Coconino County, lying within the southwest quarter of Section 21, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

Commencing at a found concrete nail and tag in sidewalk on the northerly Right-of-Way line of West University Drive, from which a found concrete nail and tag in sidewalk on said Right-of-Way line bears North 89°30'08" East, 520.91 feet (Basis of Bearing);

Thence leaving said Right-of-Way line, South 80°58'10" West, 1.33 feet to the **TRUE POINT OF BEGINNING**;

Thence North 89°54'20" East, 370.05 feet;

Thence North 00°58'27" West, 2.80 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, South 89°54'20" East, 16.00 feet;

Thence leaving said Right-of-Way line, South 00°58'27" East, 2.79 feet;

Thence North 89°01'33" East, 159.42 feet;

Thence North 68°45'34" East, 15.10 feet to a point on said Right-of-Way line, and the beginning of a non-tangent curve concave to the northwest having a radius of 181.42 feet and a central angle of 17°43'29" and being subtended by a chord bearing North 68°45'34" East, 55.90 feet;

Thence along said Right-of-Way line, and northeasterly along said curve, 56.12 feet;

Thence leaving said Right-of-Way line, North 68°45'34" East, 40.17 feet;

Thence North 44°20'05" East, 147.70 feet;

Thence North 45°37'31" West, 9.53 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, North 44°30'57" East, 16.00 feet;

Thence leaving said Right-of-Way line, South 45°37'31" East, 9.48 feet;

Thence North 44°20'05" East, 153.15 feet;

Thence North 45°29'03" West, 8.99 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, North 44°30'57" East, 15.98 feet;

Thence leaving said Right-of-Way line, South 45°38'13" East, 8.94 feet;

Thence North 44°20'05" East, 297.84 feet;

Thence North 45°28'32" West, 8.00 feet to a point on said Right-of-Way line;

Thence along said Right-of-Way line, North 44°30'56" East, 16.12 feet;

Thence leaving said Right-of-Way line, South 46°19'33" East, 7.95 feet;
Thence North 44°18'32" East, 55.23 feet;
Thence North 87°30'44" East, 46.27 feet;
Thence North 41°31'35" East, 49.47 feet;
Thence South 88°26'26" East, 36.24 feet;
Thence South 01°33'34" West, 16.00 feet;
Thence North 88°26'26" West, 28.78 feet;
Thence South 41°31'35" West, 48.80 feet;
Thence South 87°30'44" West, 46.73 feet;
Thence South 44°19'44" West, 252.47 feet;
Thence South 45°39'55" East, 35.41 feet to a point on the southerly Right-of-Way line of West University Drive;
Thence along said Right-of-Way line, South 44°31'28" West, 16.00 feet;
Thence leaving said Right-of-Way line, North 45°39'55" West, 35.36 feet;
Thence South 44°20'05" West, 97.13 feet;
Thence South 18°10'24" East, 36.39 feet;
Thence South 46°01'15" East, 2.71 feet to a point on said Right-of-Way line;
Thence along said Right-of-Way line, South 44°31'28" West, 16.00 feet;
Thence leaving said Right-of-Way line, North 45°48'27" West, 6.57 feet;
Thence North 18°10'24" West, 31.97 feet;
Thence South 44°20'05" West, 315.66 feet;
Thence South 68°45'34" West, 117.49 feet;
Thence South 89°01'33" West, 170.66 feet;
Thence South 89°54'20" West, 377.91 feet;
Thence North 00°05'40" West, 16.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.62 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

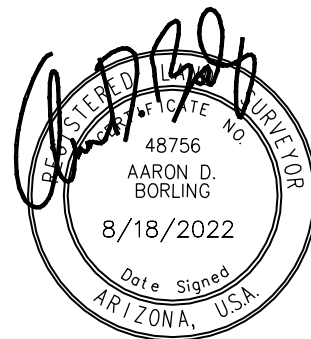
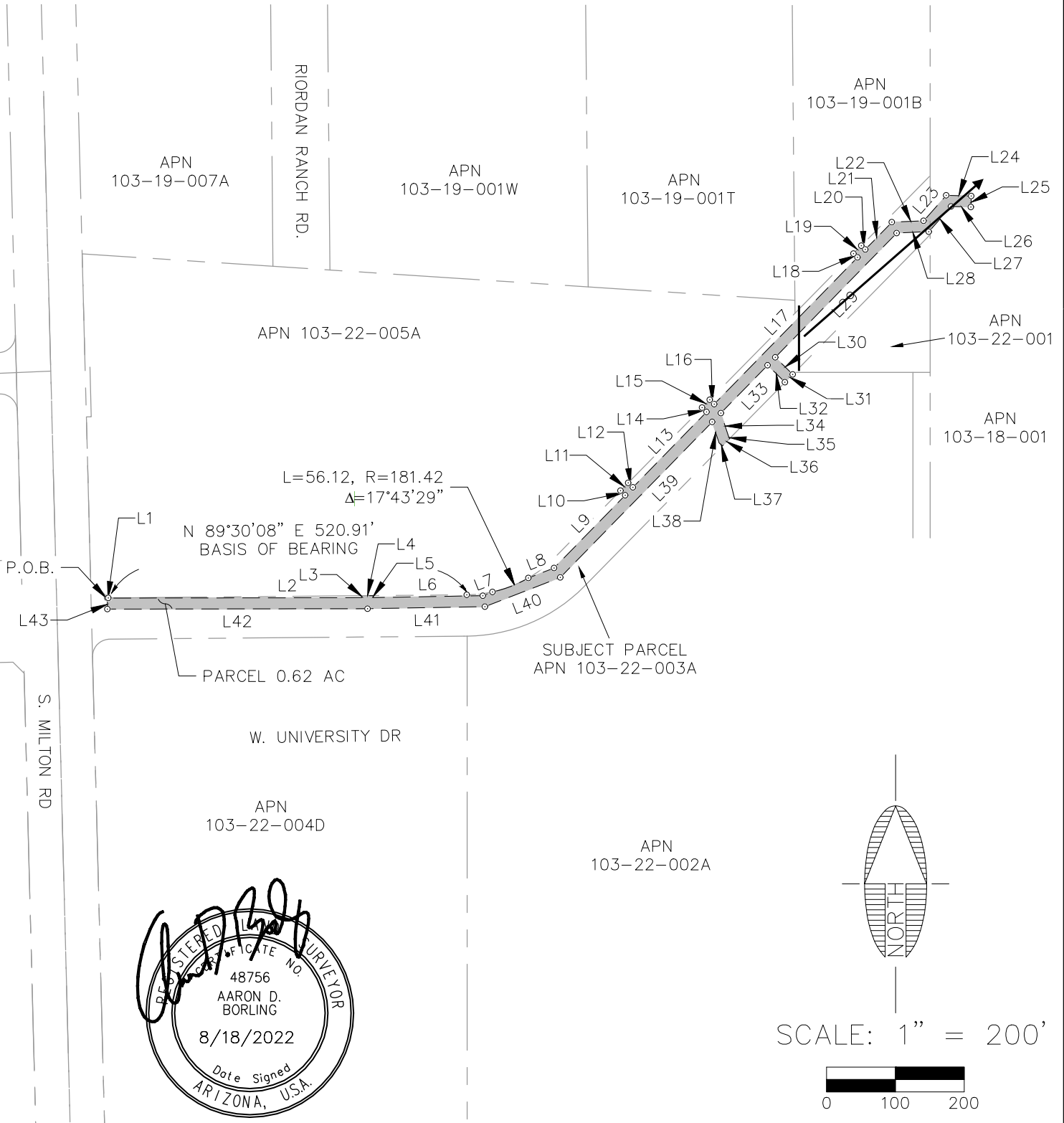
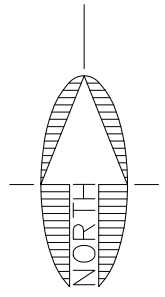


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



REGISTERED PROFESSIONAL SURVEYOR
 48756
 AARON D. BORLING
 8/18/2022
 Date Signed
 ARIZONA, U.S.A.



SCALE: 1" = 200'



NOTE: THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

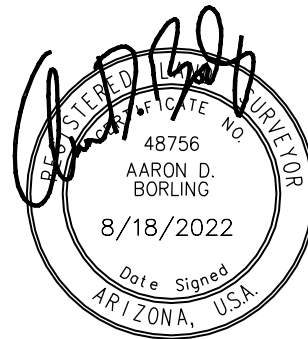
 Shephard & Associates, Inc. www.swiaz.com	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax	JOB NO. 18121 DATE AUG 22 SCALE 1"=200' DRAWN RPR DESIGN CHECKED ADB	BEULAH & UNIVERSITY LEGAL EXHIBIT	FLAGSTAFF, ARIZONA	SHEET 3 OF 4
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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

Line Table		
Line #	Length	Direction
L1	1.33	S80° 58' 10"W
L2	370.05	N89° 54' 20"E
L3	2.80	N0° 58' 27"W
L4	16.00	N89° 30' 08"E
L5	2.79	S0° 58' 27"E
L6	159.42	S89° 01' 33"W
L7	15.10	S68° 45' 34"W
L8	40.17	N68° 45' 34"E
L9	147.70	N44° 20' 05"E
L10	9.53	N45° 37' 31"W
L11	16.00	N44° 30' 57"E
L12	9.48	S45° 37' 31"E
L13	153.15	N44° 20' 05"E
L14	8.99	N45° 29' 03"W
L15	15.98	N44° 30' 57"E
L16	8.94	S45° 38' 13"E
L17	297.84	N44° 20' 05"E
L18	8.00	N45° 28' 32"W
L19	16.12	N44° 30' 56"E
L20	7.95	S46° 19' 33"E
L21	55.23	N44° 18' 32"E
L22	46.27	N87° 30' 44"E
L23	49.47	N41° 31' 35"E
L24	36.24	S88° 26' 26"E
L25	16.00	S1° 33' 34"W

Line Table		
Line #	Length	Direction
L26	28.78	N88° 26' 26"W
L27	48.80	S41° 31' 35"W
L28	46.73	S87° 30' 44"W
L29	252.47	S44° 19' 44"W
L30	35.41	S45° 39' 55"E
L31	16.00	S44° 31' 28"W
L32	35.36	N45° 39' 55"W
L33	97.13	S44° 20' 05"W
L34	36.39	S18° 10' 24"E
L35	2.71	S46° 01' 15"E
L36	16.00	S44° 31' 28"W
L37	6.57	N45° 48' 27"W
L38	31.97	N18° 10' 24"W
L39	315.66	S44° 20' 05"W
L40	117.49	S68° 45' 34"W
L41	170.66	S89° 01' 33"W
L42	377.91	S89° 54' 20"W
L43	16.00	N0° 05' 40"W



PLOTTED: Aug 18, 2022-9:16am

FILE: P:\2018\18121\Survey\Legal Descriptions\4_20_Rev_RPR\BU-52_103-22-003A_NAU_Drainage.dwg SWI-C3D-2021