

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

Coconino County APN: 106-10-001C, 106-10-001B, 106-09-002, 106-10-002
Exempt under: A.R.S. § 11-1134(A)(3)

ROAD AND UTILITY EASEMENT

For valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Little America Hotels & Resorts, LLC a Wyoming limited liability company fka Little America Hotels & Resorts, Inc. (“Grantor”) hereby grants and conveys unto the CITY OF FLAGSTAFF, an Arizona municipal corporation (“Grantee”), its successors, and assigns, a non-exclusive easement for roadway and utility purposes over, under, upon, and across the real property legally described and depicted in the attached Exhibit “A” and “B” (“the easement”) subject to the following terms and conditions:

1. Grantee may use the easement for construction, operation, maintenance, modification, replacement, and repair of the roadway, all related appurtenances, and public utility facilities, including but not limited to electricity, energy, gas, water, sewer, telephone facilities, telecommunications, internet, and cable television facilities, subject to applicable laws.
2. Grantee may remove, alter, or maintain vegetation, improvements, or obstructions within the easement that conflict with the easement purposes, as determined in Grantee’s reasonable discretion.
3. Upon completion of any work by Grantee, its employees, contractors, or licensees in the easement, Grantee shall restore the real property surrounding Grantee facilities to its prior condition.
4. Grantee shall assume full liability and responsibility for any and all claims, actions, damages arising out of or in connection with Grantee’s access to or use of the easement. Grantor shall assume full liability and responsibility for any and all claims, actions, damages arising out of or in connection with Grantor’s access to or use of the easement. Grantor warrants and represents that there are no current encumbrances on the easement that will interfere with Grantee’s ability to use the easement.
5. 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.
6. Grantor shall maintain the easement free and clear of vegetation, improvements, or obstructions that interfere with the easement purposes.

7. The easement shall commence on the date of execution and shall automatically terminate, without further action by either party upon the acceptance and recordation of a dedication of public right-of-way by the City of Flagstaff covering all or substantially all of the Easement Area, as evidenced by a recorded plat, map of dedication, deed of dedication, or other instrument acceptable to the City of Flagstaff.

[Signature page follows]

EXHIBIT 'A'
LEGAL DESCRIPTION
J.W. Powell Blvd. – Little America

A parcel of land located in the southeast quarter of Section 23 and the east half of Section 26, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeast corner of said Section 23, said point being in common with the northeast corner of said Section 26, from which the east quarter corner of said Section 23 bears North 0°28'44" West, 2646.54 feet (Basis of Bearing, North 0°38'39" West, 2646.63 feet per Inst. No. 3944598 Official Records of Coconino County);

Thence along the east line of said Section 23, North 0°28'44" West, 187.24 feet to the **POINT OF BEGINNING**;

Thence leaving said east line, South 8°03'37" West, 41.71 feet to the beginning of a tangent curve concave to the east, having a radius of 147.00 feet and a central angle of 7°23'10";

Thence southerly along said curve, 18.95 feet;

Thence South 0°24'47" East, 107.07 feet to the beginning of a tangent curve concave to the west, having a radius of 113.00 feet and a central angle of 22°42'08";

Thence southerly along said curve, 44.77 feet;

Thence South 22°16'14" West, 36.80 feet;

Thence South 6°14'01" West, 357.07 feet to the beginning of a tangent curve concave to the east, having a radius of 711.50 feet and a central angle of 10°13'50";

Thence southerly along said curve, 127.04 feet;

Thence South 3°59'48" East, 588.40 feet to the beginning of a tangent curve concave to the west having a radius of 1852.00 feet and a central angle of 14°54'37"

Thence southerly along said curve, 481.95 feet;

Thence South 10°56'04" West, 309.23 feet to the beginning of a tangent curve concave to the northwest, having a radius of 950.50 feet and a central angle of 25°51'00";

Thence southwesterly along said curve, 428.83 feet;

Thence South 36°47'04" West, 431.16 feet;

Thence South 8°12'56" East, 8.61 feet to a point on the south line of that parcel of land as described in Instrument Number 3706950, Official Records of Coconino County;

Thence along said south line, South 89°22'15" West, 134.73 feet to the beginning of a non-tangent curve concave to the southeast, having a radius of 1050.50 feet and a central angle of 0°41'19" and being subtended by a chord which bears North 36°26'24" East, 12.63 feet;

Thence leaving said south line, and northeasterly along said curve, 12.63 feet;

Thence North 36°47'04" East, 506.48 feet to the beginning of a tangent curve concave to the northwest, having a radius of 849.50 feet and a central angle of 25°51'00";

Thence northeasterly along said curve, 383.27 feet;

Thence North 10°56'04" East, 309.23 feet to the beginning of a tangent curve concave to the west having a radius of 1751.00 feet and a central angle of 14°54'33";

Thence northerly along said curve, 455.64 feet;

Thence North 3°59'48" West, 588.40 feet to the beginning of a tangent curve concave to the east, having a radius of 812.50 feet and a central angle of 10°13'50";

Thence northerly along said curve, 145.08 feet;

Thence North 6°14'01" East, 620.04 feet to the beginning of a tangent curve concave to the east, having a radius of 812.50 feet and a central angle of 9°20'36";

Thence northerly along said curve, 132.50 feet;

Thence North 27°05'44" West, 36.93 feet;

Thence North 18°28'07" East, 57.06 feet;

Thence North 55°15'24" East, 49.11 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 812.50 feet and a central angle of 4°55'07" and being subtended by a chord which bears North 26°40'04" East, 69.73 feet;

Thence northeasterly along said curve, 69.75 feet to a point on the east line of said Section 23;

Thence along said east line, South 0°28'44" East, 334.68 feet to the **POINT OF BEGINNING**;

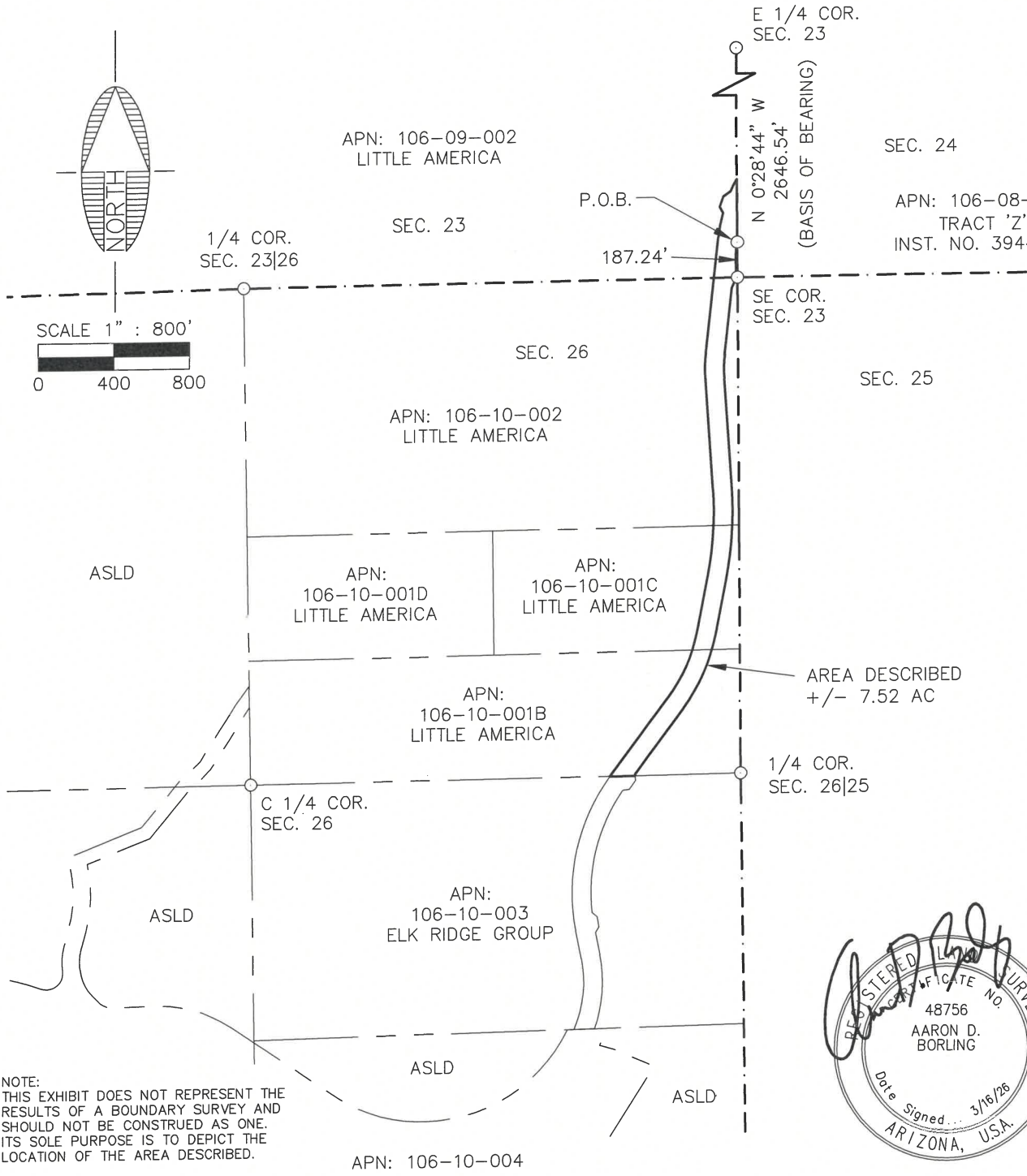
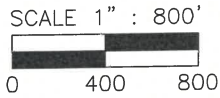
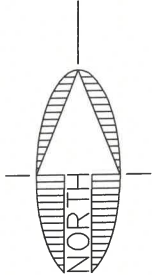
Containing 7.52 Acres, more or less.

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

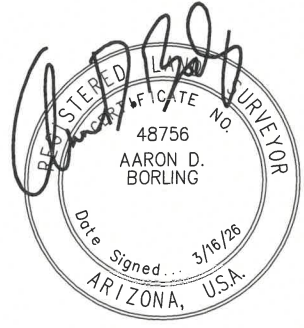


EXHIBIT 'B'

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
AND THE EAST HALF OF SECTION 26, TOWNSHIP 21 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



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.



SHEET 3 OF 3	DRAWN BY: RPR
	DATE: MAR. 2026
	SCALE: AS SHOWN
	JOB NO: 2025-1787

J.W. POWELL BLVD.
LEGAL EXHIBIT
COCONINO COUNTY
FLAGSTAFF, AZ

