

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

CONVEYANCE OF UTILITY AND ACCESS EASEMENT

Exempt Pursuant to A.R.S. §11-1134(A)(2), 11-1134(A)(3)

For Ten Dollars and other valuable consideration, **B & GARY, LLC**, an Arizona limited liability company (“Grantor”), an Arizona limited liability company, does hereby convey to the City of Glendale, an Arizona municipal corporation (“Grantee”), an easement to install, repair, operate, maintain and remove underground utilities and appurtenances (“facilities”) upon, over and under the surface of the following described property:

See Attached Description, “Exhibit A & B”

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 9 day of July, 2024.

GRANTORS: B & Gary, LLC, an Arizona limited liability company

[Signature]
BY: GARY BARNO

[Signature]
ITS:

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 9th day of July, 2024, by Gary Barno its manager of B & Gary, LLC, an Arizona limited liability company, on behalf of the company.

[Signature]
Notary Public

My commission expires: Dec 1, 2024



6604 W Olive Ave
Ord. _____

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Warranty Deed to be executed by its duly authorized representative, this ____ day of _____, 2024.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2024 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires:



EXHIBIT "A"
B & GARY, LLC
PARCEL 143-12-160L
5' Easement for Utilities and Ingress & Egress

Job No. 23-0198

May 8, 2023

An Easement within a parcel of land as described per Document 2007-0553289 Maricopa County Recorders (MCR), located in the Southwest Quarter of Section 30, Township 3 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 30, being a brass cap in hand hole, from which the South quarter corner of said Section 30, being a brass cap in hand hole, bears North 88 degrees 12 minutes 10 seconds East, 2435.82 feet (**Basis of Bearing**);

thence along the South line of the Southwest Quarter of said Section 30, North 88 degrees 12 minutes 10 seconds East, 427.94 feet;

thence departing said South line, North 01 degrees 47 minutes 50 seconds West, 55.00 feet to a point on the South line of said parcel described per document 2007-0553289 MCR and the **POINT OF BEGINNING**;

thence North 00 degrees 00 minutes 00 seconds East, 220.13 feet to the North line of said parcel;

thence along said North line, North 88 degrees 12 minutes 10 seconds East, 5.00 feet;

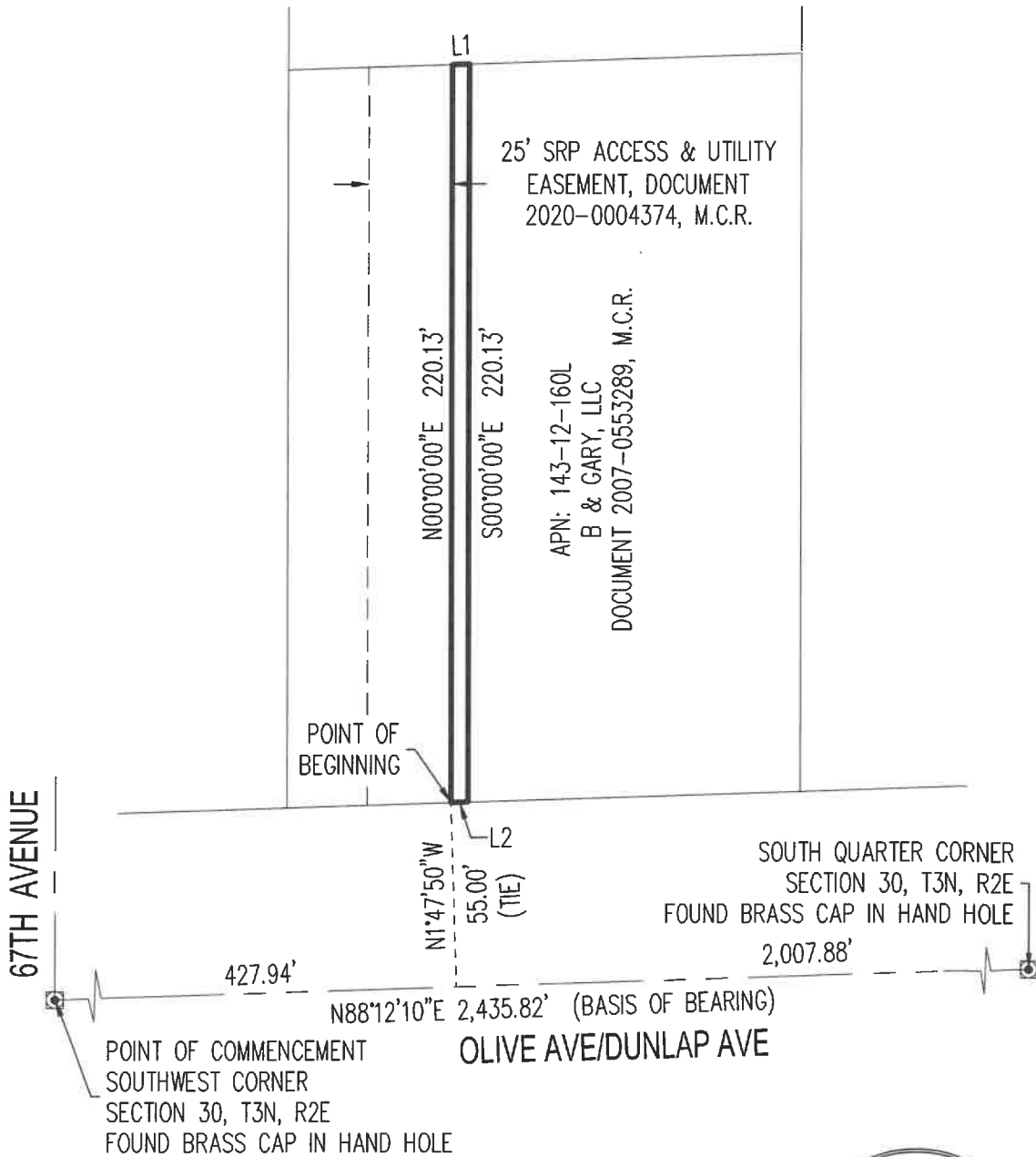
thence South 00 degrees 00 minutes 00 seconds East, 220.13 feet to the South line of said parcel;

thence along said South line, South 88 degrees 12 minutes 10 seconds West, 5.00 feet to the **POINT OF BEGINNING**.

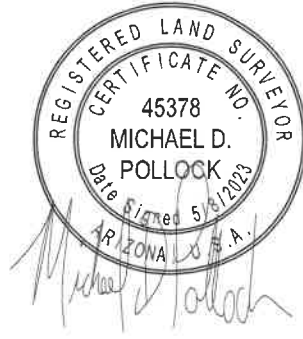
An area containing 1,101 square feet or 0.0253 acres, more or less.



EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°12'10"E	5.00'
L2	S88°12'10"W	5.00'



23-0198	5' Easement for Utilities and Ingress & Egress	 1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T: 480.503.2250 F: 480.503.2258 www.epsgroupinc.com
	Exhibit "A"	



EXHIBIT "A"
B & GARY, LLC
PARCEL 143-12-160L
25' Easement
for Utilities and Ingress & Egress within Existing SRP Easement

Job No. 23-0198

May 24, 2023

An Easement within a parcel of land as described per Document 2007-0553289 Maricopa County Recorders (MCR), located in the Southwest Quarter of Section 30, Township 3 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 30, being a brass cap in hand hole, from which the South quarter corner of said Section 30, being a brass cap in hand hole, bears North 88 degrees 12 minutes 10 seconds East, 2435.82 feet (**Basis of Bearing**);

thence along the South line of the Southwest Quarter of said Section 30, North 88 degrees 12 minutes 10 seconds East, 402.92 feet;

thence departing said South line, North 01 degrees 47 minutes 50 seconds West, 55.00 feet to the South line of said parcel described per document 2007-0553289 MCR and the **POINT OF BEGINNING**;

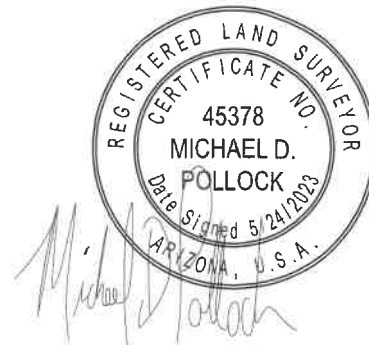
thence North 00 degrees 00 minutes 00 seconds East, 220.13 feet to the North line of said parcel;

thence along the North line of said parcel, North 88 degrees 12 minutes 10 seconds East, 25.01 feet;

thence South 00 degrees 00 minutes 00 seconds East, 220.13 feet to the South line of said parcel;

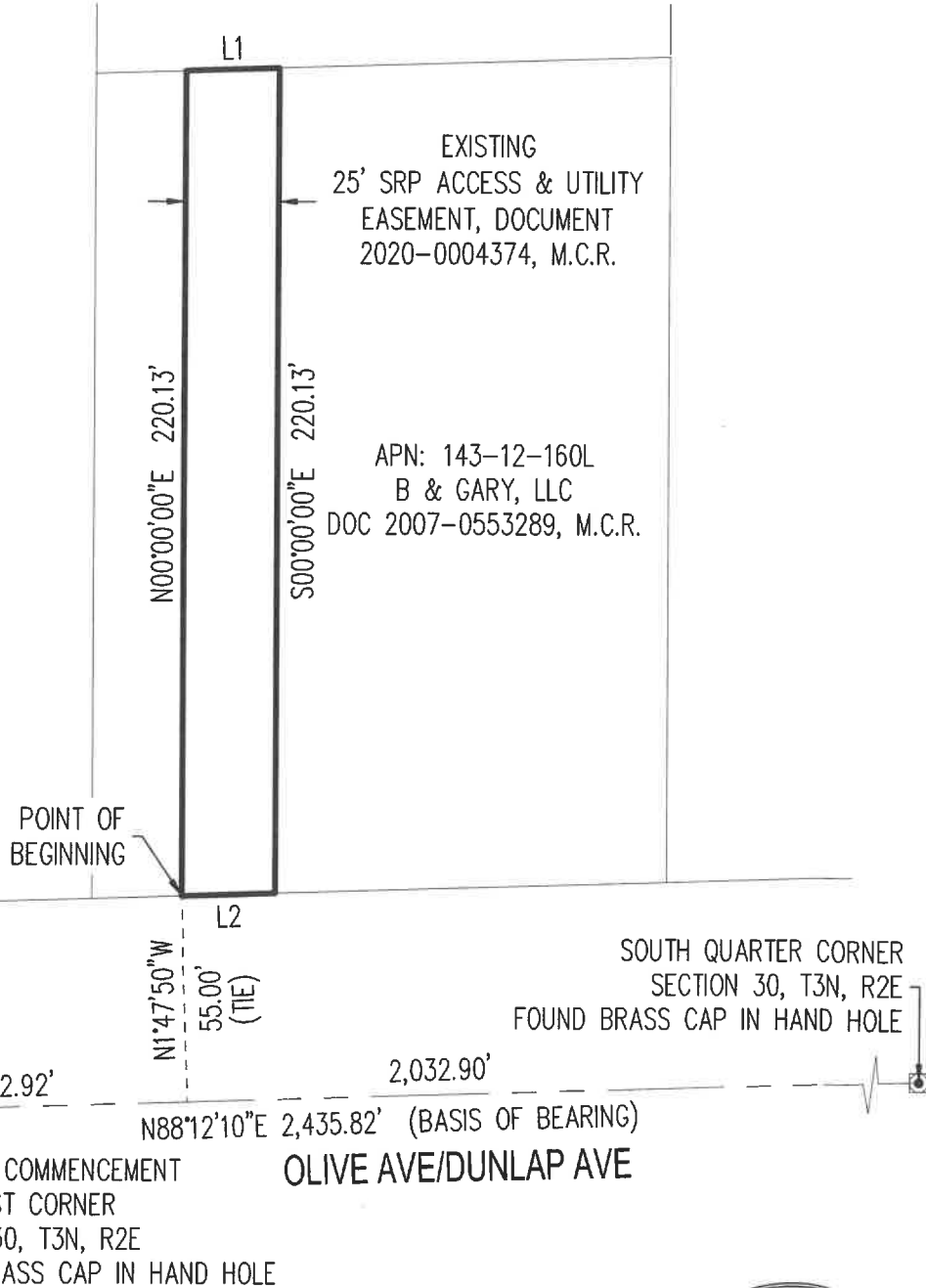
thence along said South line, South 88 degrees 12 minutes 10 seconds West, 25.01 feet to the **POINT OF BEGINNING**.

An area containing 5,503 square feet or 0.1263 acres, more or less.



EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

67TH AVENUE



LINE TABLE

LINE	BEARING	LENGTH
L1	N88°12'10"E	25.01'
L2	S88°12'10"W	25.01'



23-0198

25' Easement for Utilities and Ingress & Egress
within Existing SRP Easement

Exhibit "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com