

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

FIRE HYDRANT AND WATER LINE EASEMENT

GRANTOR:

GRANTEE:

**CRP/ODC GOODYEAR VENTURE, L.L.C.,
a Delaware limited liability company**

**CITY OF GOODYEAR, ARIZONA, an
Arizona municipal corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CRP/ODC GOODYEAR VENTURE, L.L.C.** ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, its successors and assigns ("GRANTEE") a perpetual Fire Hydrant and Water Line Easement. The Fire Hydrant and Water Line Easement shall be a permanent easement on, across, over, and under the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area") allowing GRANTEE its contractors and their subcontractors to enter, construct, operate, maintain, inspect, modify, repair, remove, and/or replace a fire hydrant, underground water line(s) and appurtenances (the "Facilities") within, on, across, over, and under the Easement Area.

The GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described. GRANTOR reserves for itself, its successors and assigns the right to use the Easement Area for purposes that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not interfere with or endanger any of the Facilities constructed within, on, across, over or under the Easement Area. Unless authorized by the City Engineer or his/her designee in an approved set of construction plans, GRANTOR, its successors and assigns shall not locate, erect, construct or permit to

be located, erected or constructed, any building or other structure or drill any well within the Easement Area.

This Fire Hydrant and Water Line Easement runs with the land and is binding upon Grantor and all successors in interest or title, transferees, vendees, lessees, mortgagees, and assigns who are owners and/or users of the Easement Area.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2021.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

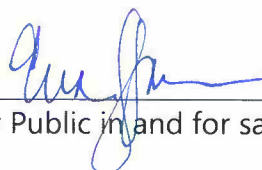
**CRP/ODC GOODYEAR VENTURE, L.L.C.,
a Delaware limited liability company**

By: Opus Development Company, L.L.C.,
a Delaware limited liability company
Its: Authorized Member

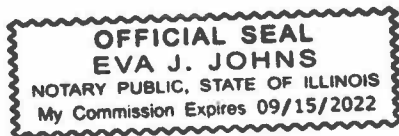
By: 
Name: David L. Everson
Title: Vice President

State of Illinois)
)ss.
County of Cook)

This instrument (Fire Hydrant and Water Line Easement) was acknowledged before me on February 3rd, 2021 by David L. Everson as Vice President of Opus Development Company, L.L.C, a Delaware limited liability company, as the authorized member on behalf of CRP/ODC Goodyear Venture, L.L.C., a Delaware limited liability company.



Notary Public in and for said State
My Commission Expires: 9.15.2022



Signatures, Acknowledgements and Exhibits on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, the day of _____, 2021.

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Fire Hydrant and Water Line and Access Easement) was acknowledged before me this ___ day of _____, 2021 by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

Exhibit(s) on Following Page(s)

EXHIBIT "A"
WATER LINE EASEMENT
GOODYEAR, ARIZONA



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 16;
THENCE SOUTH 01 DEGREE 42 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,046.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AS DESCRIBED IN BOOK 95 OF DEEDS, PAGE 84, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 55 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.81 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF A WATER LINE EASEMENT AS RECORDED IN DOCUMENT NO. 2013-1029974, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 01 MINUTE 33 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID WATER LINE EASEMENT, A DISTANCE OF 5.51 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 45 DEGREES 12 MINUTES 14 SECONDS WEST, A DISTANCE OF 16.76 FEET;

THENCE NORTH 44 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 28.66 FEET;

THENCE SOUTH 45 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 7.65 FEET TO A POINT ON THE NORTHERLY LINE OF SAID WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013-1029974;

THENCE SOUTH 55 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 26.35 FEET;

THENCE SOUTH 34 DEGREES 01 MINUTE 33 SECONDS EAST, ALONG

THE AFOREMENTIONED WESTERLY LINE OF SAID WATER LINE
EASEMENT, A DISTANCE OF 14.49 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 159 SQUARE FEET OR 0.004 ACRES, MORE OR
LESS.





LINE	BEARING	DISTANCE
L1	N34°01'33"W	5.51'
L2	N45°12'14"W	16.76'
L3	N44°47'46"E	28.66'
L4	S45°12'14"E	7.65'
L5	S55°58'27"W	26.35'
L6	S34°01'33"E	14.49'

P.O.C.
E. 1/4 COR. SEC.16,
T1N., R.1W.

20' WATER LINE
EASEMENT PER. DOC.
2013-1029974 M.C.R.

P.O.B.



10'
P.U.E.

65' RIGHT-OF-WAY
BK. 1284, PG. 36

S01°42'14"E

SOUTH LITCHFIELD ROAD

(BASIS OF BEARING)

2643.89'

1596.99'

SE. COR. SEC.16,
T1N., R.1W.

THE NORTHERLY
50' RIGHT-OF-WAY
BK. 95 OF DEEDS,
PG. 84 M.C.R.

SOUTHERN PACIFIC RAILROAD

SIG

SURVEY INNOVATION
GROUP, INC

EXHIBIT "B"
WATER LINE EASEMENT
GOODYEAR ARIZONA

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #19-023	DWG: 19-023_WL_EXH	DATE 8-26-20
SCALE: N.T.S.	DRAWN: M.E.C. CHK: D.S.R.	SHEET 1 OF 1