

SW 4 1N 1W
APN 500-10-718A
CCW-21-27
WA532522
SER RLM

UTILITY EASEMENT

CITY OF GOODYEAR, an Arizona municipal corporation, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right within the Easement Premises to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities").

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, **CITY OF GOODYEAR**, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 202__.

THE CITY OF GOODYEAR,
an Arizona municipal corporation

By: _____
Georgia Lord, Mayor

STATE OF _____ }
 } ss.
County of _____ }

This instrument was acknowledged before me this ____ day of _____, 202__
by Georgia Lord, Mayor of the CITY OF GOODYEAR.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal:

Notary Public Signature

EXHIBIT “A”

LEGAL DESCRIPTION OF GRANTOR’S PROPERTY (DOC. #2019-0376539 M.C.R.)

A PORTION OF LOT 1 AIRPORT GATEWAY AT GOODYEAR, RECORDED IN BOOK 1011, PAGE 44, RECORDS OF MARICOPA COUNTY (MCR) AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 4, BEARS NORTH 89 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 2,626.78 FEET;

THENCE UPON AND WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 40 MINUTES 09 SECONDS EAST, A DISTANCE OF 47.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WEST VAN BUREN STREET AND THE SOUTHEAST CORNER OF THE AFORESAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE UPON AND WITH SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 36.00 FEET TO THE WESTERLY LINE OF THE EASTERLY STRIP OF THE AFORESAID LOT 1;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, UPON AND WITH THE AFORESAID WESTERLY LINE, NORTH 00 DEGREES 40 MINUTES 09 SECONDS EAST, A DISTANCE OF 814.67 FEET TO THE NORTHEAST CORNER OF THE CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 1992-0011166, MCR;

THENCE DEPARTING SAID WESTERLY LINE AND PARCEL CORNER, SOUTH 89 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 61.00 FEET TO THE EAST LINE OF THE AFORESAID LOT 1 AND BEING THE WEST RIGHT OF WAY LINE OF NORTH 143RD AVENUE;

THENCE UPON AND WITH SAID EAST LINE AND THE WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 111.66 FEET;

THENCE SOUTH 04 DEGREES 11 MINUTES 55 SECOND WEST, A DISTANCE OF 243.69 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 205.70 FEET;

THENCE SOUTH 05 DEGREES 25 MINUTES 57 SECONDS WEST, A DISTANCE OF 120.42 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 134.06 FEET TO A THE POINT OF BEGINNING.

EXHIBIT "B"
ARIZONA PUBLIC SERVICE JOB #WA532522
GOODYEAR FIRE STATION 181

A Utility Easement situated within the Southwest quarter of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 4, from which the Southwest corner of said Section 4 bears North 89 degrees 16 minutes 24 seconds West, a distance of 2626.78 feet;

THENCE along the South line of the Southwest quarter of said Section 4, North 89 degrees 16 minutes 24 seconds West, a distance of 25.00 feet;

THENCE departing said South line, North 00 minutes 40 minutes 09 seconds East, a distance of 47.00 feet to a point on the existing North right of way line of West Van Buren Street and the Southeast corner of Lot 1, AIRPORT GATEWAY AT GOODYEAR, recorded in Book 1011, Page 44, records of Maricopa County;

THENCE along said North right of way line of West Van Buren Street, North 89 degrees 16 minutes 24 seconds West, a distance of 36.00 feet to the Southwest corner of said Lot 1;

THENCE along the Westerly line of said Lot 1, North 00 degrees 40 minutes 09 seconds East, a distance of 483.80 feet to the POINT OF BEGINNING of this Utility Easement description;

THENCE continuing along the Westerly line of said Lot 1, North 00 degrees 40 minutes 09 seconds East, a distance of 18.25 feet;

THENCE departing the Westerly line of said Lot 1, North 89 degrees 45 minutes 06 seconds East, a distance of 15.37 feet;

THENCE South 00 degrees 14 minutes 54 seconds East, a distance of 4.00 feet;

THENCE North 89 degrees 45 minutes 06 seconds East, a distance of 4.00 feet;

THENCE South 00 degrees 14 minutes 54 seconds East, a distance of 6.00 feet;

THENCE South 89 degrees 45 minutes 06 seconds West, a distance of 4.00 feet;

THENCE South 00 degrees 14 minutes 54 seconds East, a distance of 2.97 feet;

THENCE South 27 degrees 18 minutes 13 seconds East, a distance of 23.33 feet to the Westerly line of a 20 foot proposed Public Utility Easement (PUE) by the City of Goodyear;

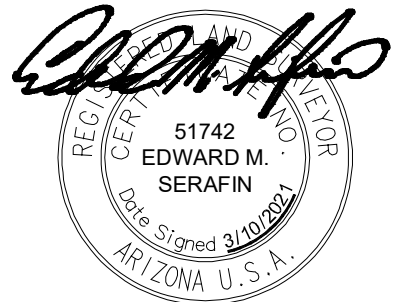
THENCE along the Westerly line of said proposed PUE, South 04 degrees 11 minutes 55 seconds West, a distance of 8.43 feet to an angle point of the Westerly line of said proposed PUE;

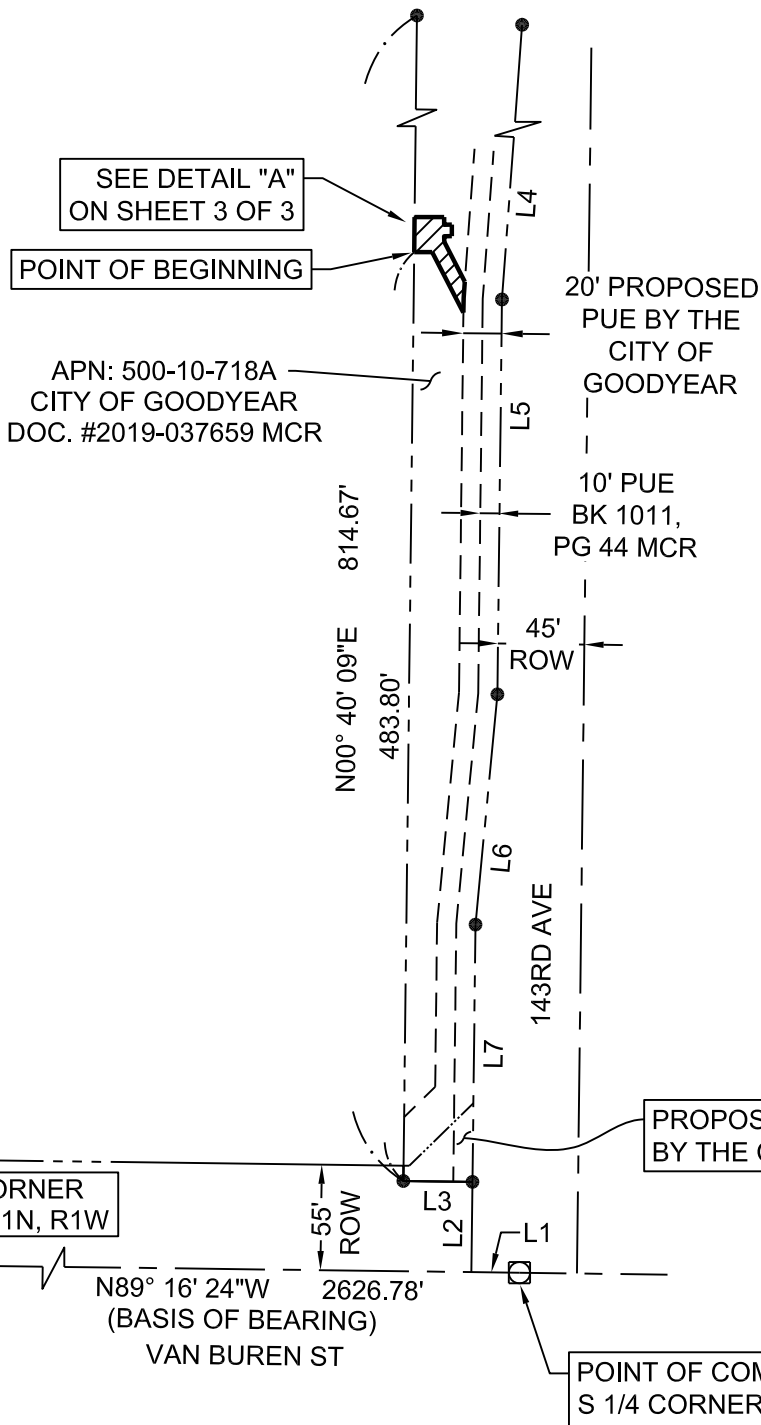
THENCE along the Westerly line of said proposed PUE, South 00 degrees 40 minutes 09 seconds West, a distance of 7.66 feet;

THENCE departing the Westerly line of said proposed PUE, North 27 degrees 18 minutes 13 seconds West, a distance of 35.44 feet;

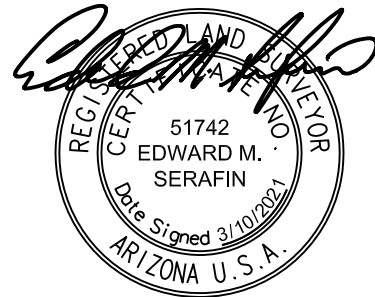
THENCE South 89 degrees 45 minutes 06 seconds West, a distance of 9.38 feet to the POINT OF BEGINNING.

Contains an area of 525.61 square feet or 0.0121 acres, more or less.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'24"W	25.00'
L2	N00°40'09"E	47.00'
L3	N89°16'24"W	36.00'
L4	S04°11'55"W	243.69'
L5	S00°40'09"W	205.70'
L6	S05°25'57"W	120.42'
L7	S00°40'09"W	134.06'

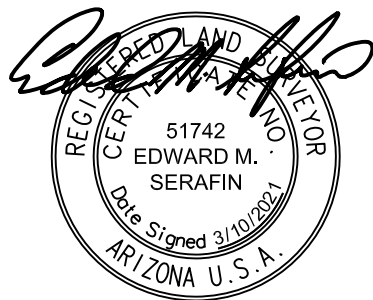
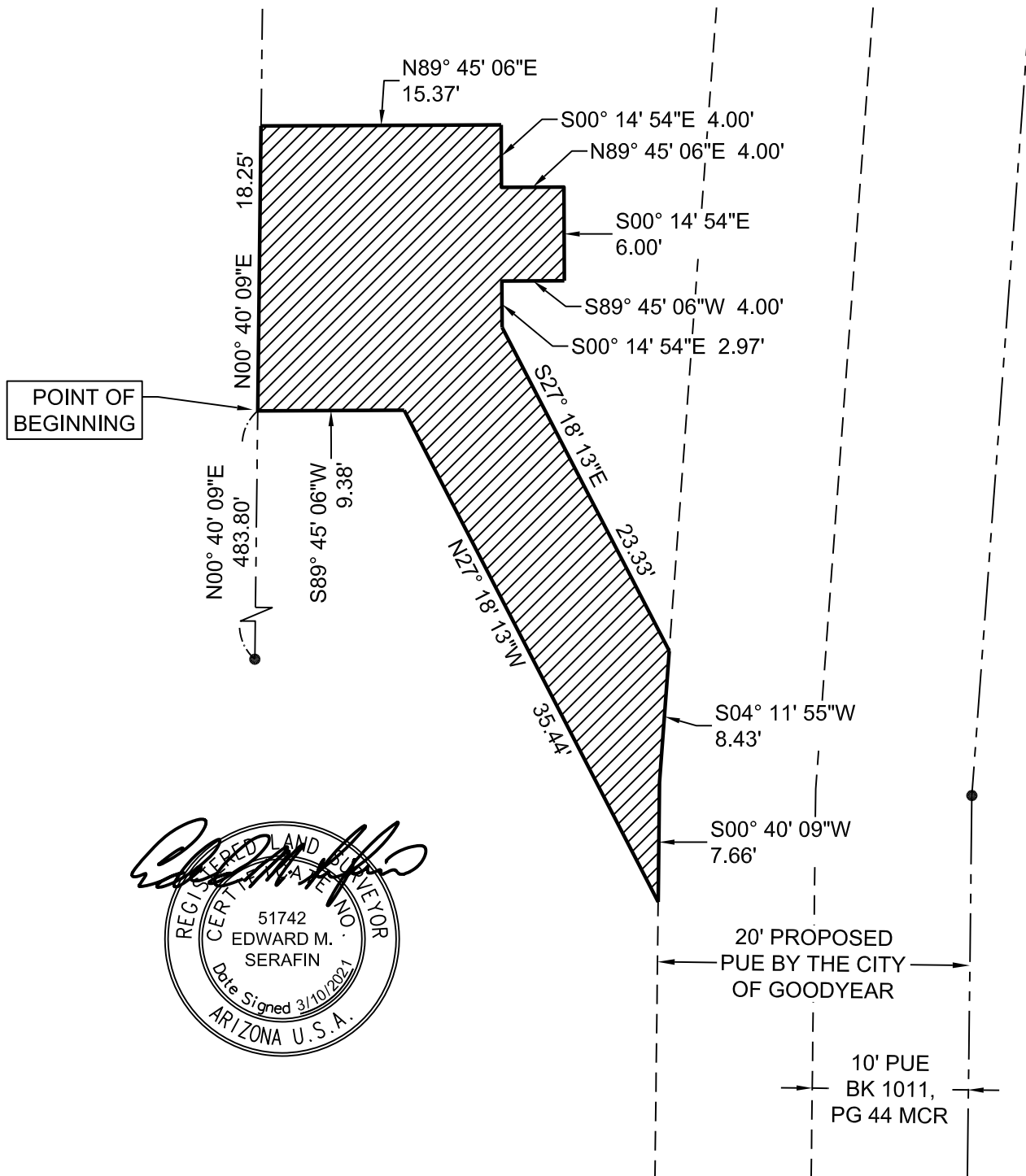


LEGEND

	EASEMENT AREA
	MONUMENT LINE
	PROPERTY LINE
	PROPERTY CORNER
	MONUMENT
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSORS PARCEL NUMBER
ROW	RIGHT OF WAY



	EXHIBIT "B"
JOB # WA532522	DATE: 3/10/2021 V2
SW 1/4 SEC 4 T1N R1W	
SCALE: 1" = 100'	INDEX: CCW-21-27
R/W: S. REVORD	
SURVEY: JOHNSON/CHEE	
DRAWN BY: J. JOHNSON	SHEET 2 OF 3



DETAIL "A"

LEGEND	
	EASEMENT AREA
	MONUMENT LINE
	PROPERTY LINE
	PROPERTY CORNER
	MONUMENT
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSORS PARCEL NUMBER
ROW	RIGHT OF WAY



	EXHIBIT "B"
JOB # WA532522	DATE: 3/10/2021 V2
SW 1/4 SEC 4 T1N R1W	
SCALE: 1" = 10'	INDEX: CCW-21-27
R/W: S. REVORD	
SURVEY: JOHNSON/CHEE	
DRAWN BY: J. JOHNSON	SHEET 3 OF 3