

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338
QS-164

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

WASTEWATER LINE AND ACCESS FACILITIES EASEMENT

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NNP III-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware limited liability company** ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona Municipal Corporation**, and its successors and assigns, (collectively "GRANTEE") a perpetual Wastewater Line and Access Facilities Easement within, on, across, over, and under the real property described in Exhibit "A" attached hereto and incorporated herein (the "Easement Area") for the purposes described herein. This Wastewater Line and Access Facilities Easement shall be a permanent easement for use by the GRANTEE and its Permittees for entering upon the Easement Area and constructing, operating, maintaining, inspecting, modifying, repairing, removing and/or replacing: underground wastewater/sewer lines, appurtenances to such wastewater/sewer lines, and access facilities that will support the heaviest service vehicles used by GRANTEE to service the underground wastewater/sewer lines (collectively "GRANTEE'S Wastewater Line and Access Facilities") within, on, across, over, and under the Easement Area.

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.

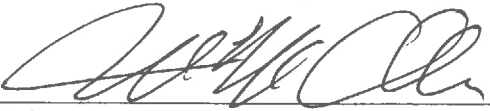
Other than GRANTEE'S Wastewater Line and Access Facilities GRANTOR constructs as a Permittee of GRANTEE, GRANTOR shall not construct or allow to be constructed any underground improvements within the Easement Area except as may be needed for other underground utility lines to cross the Easement Area and only upon the consent of GRANTEE. GRANTOR shall not locate, erect, construct or permit to be located, erected or constructed, any building, structure or well within the Easement Area. GRANTOR reserves for itself the right to use the Easement Area for purposes that are not inconsistent with GRANTEE'S rights under this Wastewater Line and Access Facilities Easement, do not interfere with or endanger any of GRANTEE'S Wastewater Line and Access Facilities constructed within the Easement Area, and do not interfere with GRANTEE'S access to GRANTEE'S Wastewater Line and Access Facilities.

This Wastewater Line and Access Facilities Easement runs with the land and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area for the benefit of GRANTEE.

IN WITNESS WHEREOF, this instrument is executed this 24th day of June, 2021.

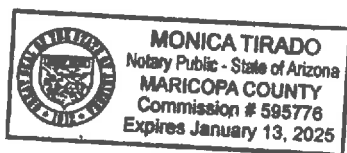
GRANTOR:

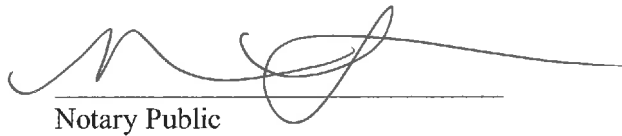
NNP III-ESTRELLA MOUNTAIN RANCH, LLC,
a Delaware limited liability company

By: 
William M. Olson, Senior Vice President

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Wastewater Line and Access Facilities Easement) was acknowledged before me this day of June 24, 2021 by William M. Olson, as Senior Vice President of NNP III-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware limited liability company.




Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation, the _____ day of _____, 20____.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Wastewater Line and Access Facilities Easement) was acknowledged before me this ____ day of _____, 20____ by _____, as of the CITY OF GOODYEAR, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT “A”

LEGAL DESCRIPTION

**EXHIBIT A
LEGAL DESCRIPTION
SEWER EASEMENT (SE)**

A PORTION OF LAND LYING WITHIN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT, A FOUND GLO BRASS CAP BEING THE SOUTHEAST CORNER OF SECTION 27, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27, BEARS SOUTH 88°51'31" WEST;

THENCE LEAVING SAID SOUTHEAST CORNER SOUTH 76°30'12" WEST, 1623.10 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 79°57'05" WEST, 70.51 FEET;

THENCE SOUTH 79°55'27" WEST, 7.07 FEET;

THENCE NORTH 36°28'03" EAST, 7.34 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 27°37'30" EAST, 118.00 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 8°50'32", AND AN ARC LENGTH OF 18.21 FEET;

THENCE SOUTH 36°28'03" WEST, 6.11 FEET;

THENCE SOUTH 79°55'27" WEST, 2.71 FEET;

THENCE SOUTH 36°28'03" WEST, 18.96 FEET;

THENCE SOUTH 79°55'27" WEST, 253.12 FEET;

THENCE NORTH 85°41'06" WEST, 18.54 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 56°35'24" WEST, 88.00 FEET;

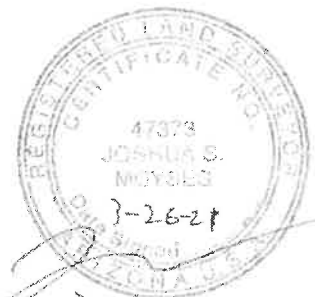
THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE 16°25'41", AND AN ARC LENGTH OF 25.23 FEET;

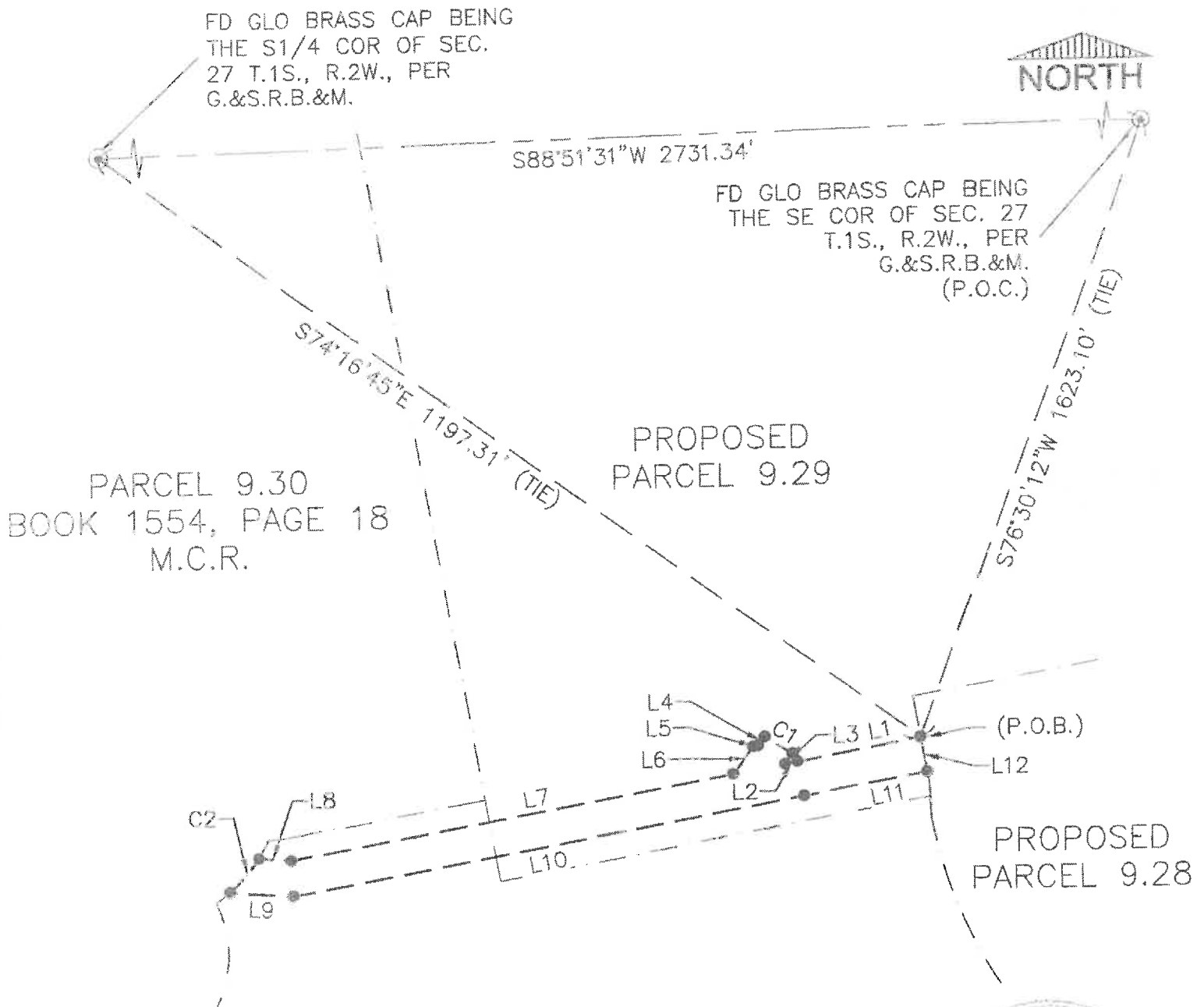
THENCE SOUTH 85°41'06" EAST, 36.31 FEET;

THENCE NORTH 79°55'27" EAST, 291.78 FEET;

THENCE NORTH 79°57'05" EAST, 70.52 FEET;

THENCE NORTH 10°04'33" WEST, 20.00 FEET, TO THE **POINT OF BEGINNING**.





LEGEND

P.O.C.
P.O.B.
M.C.R.
G.&S.R.B.&M.

POINT OF COMMENCEMENT
POINT OF BEGINNING
MARICOPA COUNTY RECORDER
GILA AND SALT RIVER BASE AND MERIDIAN
PROPOSED PARCEL
SECTION LINE
EASEMENT LINE



SEWER EASEMENT EXHIBIT B



STRATEGIC
SURVEYING, LLC
1102 W. SOUTHERN AVE.
SUITE 4
TEMPE, AZ 85282
PHONE: (480) 272-7634

DRAWN	AV
CHECKED	JSM
SCALE	N.T.S.
DATE	03/26/21
PAGE	2 OF 3

LINE TABLE		
LINE #	LENGTH	BEARING
L1	70.51	S79°57'05"W
L2	7.07	S79°55'27"W
L3	7.34	N36°28'03"E
L4	6.11	S36°28'03"W
L5	2.71	S79°55'27"W
L6	18.96	S36°28'03"W
L7	253.12	S79°55'27"W
L8	18.54	N85°41'06"W
L9	36.31	S85°41'06"E
L10	291.78	N79°55'27"E
L11	70.52	N79°57'05"E
L12	20.00	N10°04'33"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	18.21	118.00	8°50'32"	S57°57'14"E	18.19
C2	25.23	88.00	16°25'41"	S41°37'26"W	25.15



Exp 3-31-23

SEWER EASEMENT
EXHIBIT B



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