

When recorded Mail to:

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

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

**PUBLIC UTILITY AND SIDEWALK EASEMENT
(8' Easement)**

GRANTOR:

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

GRANTEE:

**CITY OF GOODYEAR, an Arizona
Municipal Corporation and its successors
and assigns**

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**, its successors, assigns (collectively "GRANTEE"), a permanent easement (the "Easement") upon, over, under, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"). Such Easement is for the purposes of: (i) entering upon, locating, inspecting, installing, constructing, maintaining, operating, replacing, and/or repairing all public utility facilities by GRANTEE and its permittees; (ii) entering upon, constructing, installing, maintaining, repairing and/or replacing public sidewalks by GRANTEE and its permittees; and (iii) travel by the public over installed sidewalks.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the Easement Area for the purposes described above.

GRANTOR reserves the right to use the Easement Area for uses that are not inconsistent with and do not interfere with the use of the Easement Area by GRANTEE and its permittees for the purposes specified above. No building, structure, or above ground utility facility shall be placed upon the Easement Area without the written permission of GRANTEE.

GRANTOR and its respective successors and assigns shall have no responsibility or liability for the construction, operation, maintenance, or repair of any facilities constructed pursuant to the rights granted by this Public Utility and Sidewalk Easement except to the extent of any warranty required by Grantee as to any such facilities installed by Grantor.

GRANTOR and its respective successors and assigns, hereby waives and releases GRANTEE from any and all liability for damage to GRANTOR'S property resulting from the exercise of the rights granted herein provided that GRANTEE repairs such damage and restores GRANTOR's property to a neat and presentable condition as soon as practicable after the completion of any work within the Easement Area.

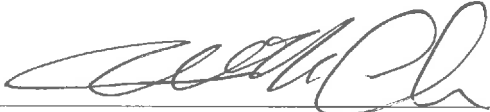
This Public Utility and Sidewalk Easement runs with the land and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area for the benefit of GRANTEE.

IN WITNESS WHEREOF, this Public Utility and Sidewalk Easement is executed this 30th day of April, 2021.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

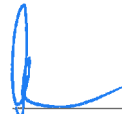
NNP III-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware limited liability company

By: 
William M. Olson, Senior Vice President

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Public Utility and Sidewalk Easement) was acknowledged before me this 30th day of April, 2021 by William M. Olson, as Senior Vice President of NNP III-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware limited liability company.





Notary Public
My Commission Expires : 7/14/22

Signatures, Acknowledgments and Exhibits on Following Pages

GRANTEE:

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

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Public Utility and Sidewalk 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
8-FOOT PUBLIC UTILITY EASEMENT (PUE)

AREA #1

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, A DISTANCE OF 2,731.34 FEET;

THENCE LEAVING SAID SOUTHEAST CORNER SOUTH 77°38'45" WEST, A DISTANCE OF 1621.53 FEET, TO THE **POINT OF BEGINNING**;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 191.60 FEET;

THENCE NORTH 34°55'27" EAST, A DISTANCE OF 19.31 FEET;

THENCE SOUTH 55°04'33" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 34°55'27" WEST, A DISTANCE OF 22.63 FEET;

THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 194.91 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 8.00 FEET, TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 1,713 SQUARE FEET (0.04) ACRES MORE OR LESS.

AREA #2

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, A DISTANCE OF 2,731.34 FEET;

THENCE LEAVING SAID SOUTHEAST CORNER SOUTH 77°51'54" WEST, A DISTANCE OF 1376.97 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 59°21'48" EAST, A DISTANCE OF 20.22 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 19°11'20" WEST, A DISTANCE OF 217.00 FEET;

THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 19°46'18", AND AN ARC LENGTH OF 74.88 FEET;

THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 9.09 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS BEARS NORTH 37°50'33" WEST, A DISTANCE OF 225.00 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 19°36'24", AND AN ARC LENGTH OF 76.99 FEET;

THENCE NORTH 59°21'48" WEST, A DISTANCE OF 23.90 FEET;

THENCE NORTH 30°38'12" EAST, A DISTANCE OF 8.00 FEET;

PARCEL CONTAINS 783 SQUARE FEET (0.02) ACRES MORE OR LESS.

AREA #3

A PORTION OF LAND LYING WITHIN SECTION 27, 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, A DISTANCE OF 2,731.34 FEET;

THENCE LEAVING SAID SOUTHEAST CORNER NORTH 57°43'24" WEST, A DISTANCE OF 731.06 FEET, TO THE **POINT OF BEGINNING**;

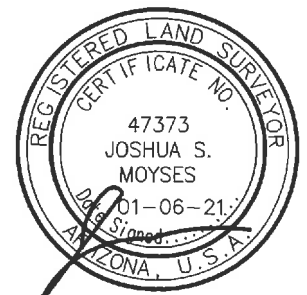
THENCE SOUTH 38°04'38" EAST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 51°55'26" EAST, A DISTANCE OF 53.00 FEET;

THENCE NORTH 38°04'34" WEST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 51°55'26" WEST, A DISTANCE OF 53.00 FEET, TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 424 SQUARE FEET (0.01) ACRES MORE OR LESS.



EXPIRES 03/31/23



8' P.U.E.
DEDICATED UNDER
SEPARATE INSTRUMENT

PARCEL 9.28

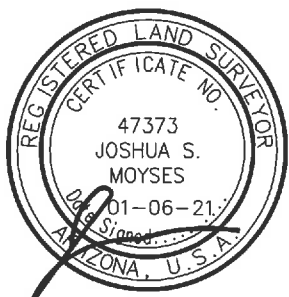
AREA 3
(P.O.B.)

10' P.U.E.
DEDICATED UNDER
SEPARATE INSTRUMENT

8' P.U.E.
DEDICATED UNDER
SEPARATE INSTRUMENT

FD GLO BRASS CAP BEING
THE SE COR OF SEC. 27
T.1S., R.2W., PER
G.&S.R.B.&M.
(P.O.C.) AREA 1, 2, & 3

FD GLO BRASS CAP BEING
THE S1/4 COR OF SEC.
27 T.1S., R.2W., PER
G.&S.R.B.&M.



EXPIRES 03/31/23

LEGEND

- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
M.C.R. MARICOPA COUNTY RECORDER
G.&S.R.B.&M. GILA AND SALT RIVER
BASE AND MERIDIAN
--- ADJACENT PARCEL
--- SECTION LINE
--- EASEMENT LINE

PUBLIC UTILITY
EASEMENT
EXHIBIT B

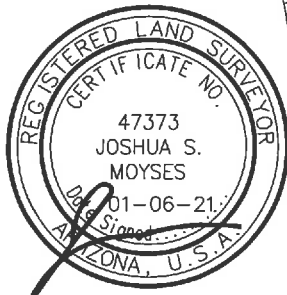
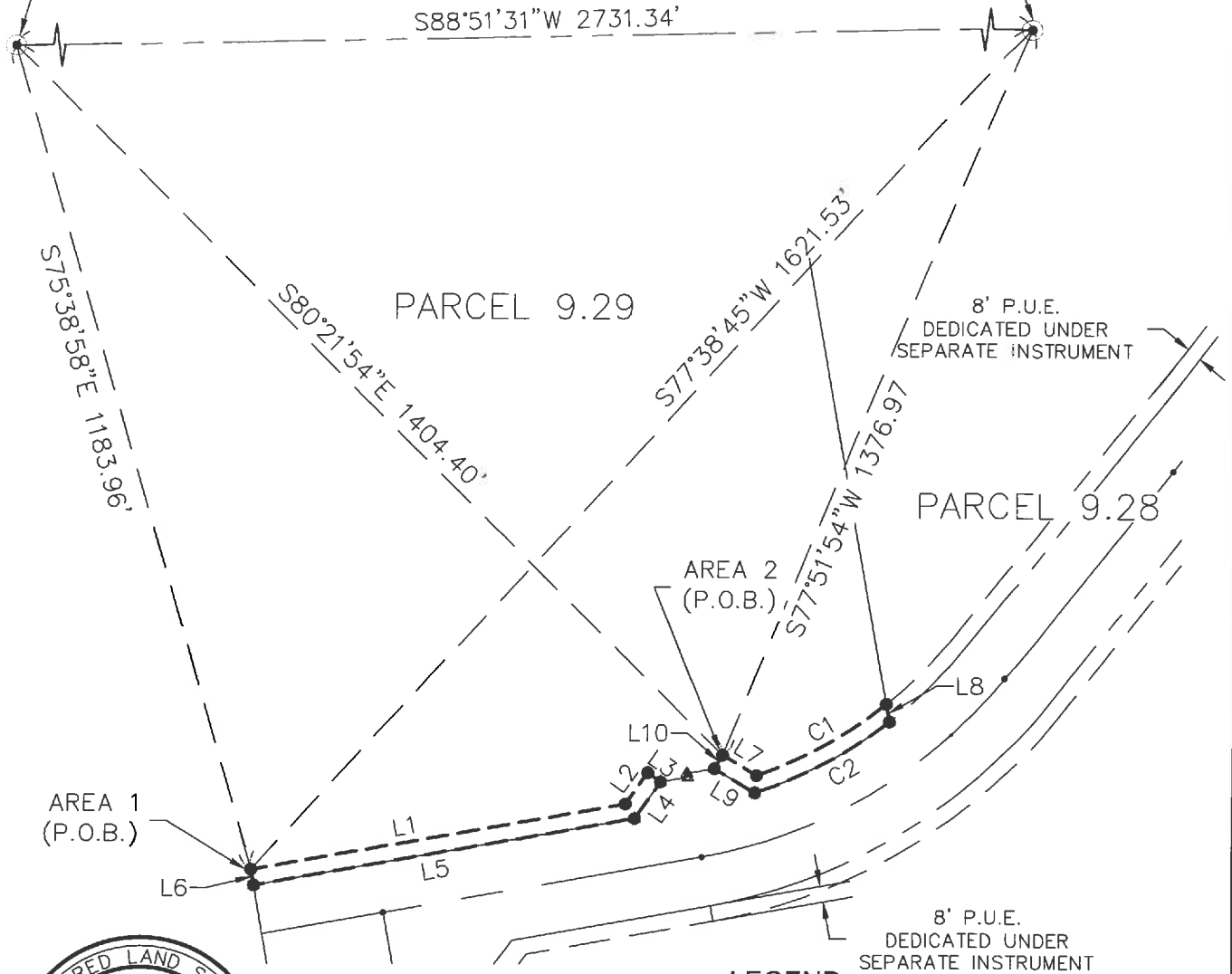


STRATEGIC
SURVEYING, LLC
1102 W. SOUTHERN AVE.
SUITE 4
TEMPE, AZ 85282
PHONE: (480) 272-7634

DRAWN	AV
CHECKED	JSM
SCALE	N.T.S.
DATE	01/06/21
PAGE	4 OF 5

FD GLO BRASS CAP BEING
THE S1/4 COR OF SEC.
27 T.1S., R.2W., PER
G.&S.R.B.&M.

FD GLO BRASS CAP BEING
THE SE COR OF SEC. 27
T.1S., R.2W., PER
G.&S.R.B.&M.
(P.O.C.) AREA 1, 2, & 3



EXPIRES 03/31/23

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- M.C.R. MARICOPA COUNTY RECORDER
- G.&S.R.B.&M. GILA AND SALT RIVER
BASE AND MERIDIAN
- — — — — ADJACENT PARCEL
- — — — — SECTION LINE
- - - - - EASEMENT LINE

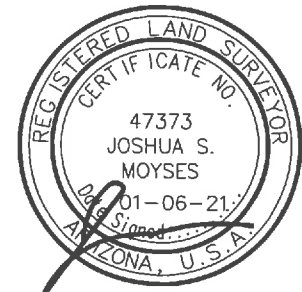
PUBLIC UTILITY EASEMENT EXHIBIT B



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LINE TABLE		
LINE #	LENGTH	BEARING
L1	191.60	N79°55'27"E
L2	19.31	N34°55'27"E
L3	8.00	S55°04'33"E
L4	22.63	S34°55'27"W
L5	194.91	S79°55'27"W
L6	8.00	N10°04'33"W
L7	20.22	S59°21'48"E
L8	9.09	S10°04'33"E
L9	23.90	N59°21'48"W
L10	8.00	N30°38'12"E
L11	8.00	S38°04'38"E
L12	53.00	N51°55'26"E
L13	8.00	N38°04'34"W
L14	53.00	S51°55'26"W



EXPIRES 03/31/23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	74.88	217.00	19°46'18"	N60°55'31"E	74.51
C2	76.99	225.00	19°36'24"	S61°57'39"W	76.62

PUBLIC UTILITY
EASEMENT
EXHIBIT B



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