

**CITY CLERK
ORIGINAL**

**C-8777
01/03/2014**

CITY OF GLENDALE, ARIZONA

CONVEYANCE OF EASEMENT

(Agreement C-8777)

(PLEASE DO NOT REMOVE ~ THIS IS PART OF THE OFFICIAL DOCUMENT)

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

EXEMPT PURSUANT TO A.R.S. §§11-1134(A)(2), 11-1134(A)(3)

CONVEYANCE OF EASEMENT

For Ten Dollars (\$10.00) paid in hand, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BCC DEVELOPMENT, INC., an Arizona corporation (“Grantor”), hereby grants to the CITY OF GLENDALE, an Arizona Municipal Corporation (the “City”), a non-exclusive easement to install, repair, operate, maintain and remove an underground a public sewer line and appurtenant facilities (the “Facilities”) upon, over and under the surface of the following described property (the “Easement Property”):

See legal description attached hereto as Exhibit “A” and incorporated herein by this reference

Together with (i) the right of ingress and egress to, from, across and along the Grantor’s property as reasonably designated by Grantor; (ii) the right to use lands adjacent to said Easement Property and reasonably identified by Grantor for temporary periods of initial construction; and (iii) the right to trim or remove any trees or shrubs within the Easement Property that in the judgment of the City may interfere with the construction, operation or maintenance of said Facilities. Grantor reserves the right to use the Easement Property for any purposes not inconsistent with the City’s rights granted herein, including without limitation, the installation and maintenance of paving, walls and movable structures.

By accepting this easement, the City agrees to exercise reasonable care to avoid any damage to said real property above described or affected hereby and to restore any damage caused by the exercise thereof. The City further agrees to schedule in advance (not to be less than one (1) calendar week advance notice, except in the case of emergency) and cooperate with Grantor and any other affected property owner in the City’s exercise of such rights of ingress, egress and other access to the Easement Property or any adjacent property of Grantor.

[Remainder of page intentionally left blank]

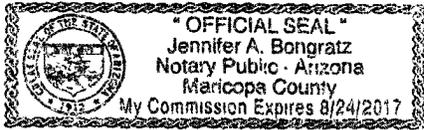
DATED this 3rd day of January, 2014.

BCC DEVELOPMENT, INC.,
an Arizona corporation

By: [Signature]
Name: Stan Reed
Its: Asst. Secretary

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument is acknowledged before me this 3rd day of January, 2014, by Stan Reed as Asst Secretary of BCC Development, Inc., an Arizona corporation, on behalf of the corporation.



Jennifer A. Bongratz
Notary Public

My Commission Expires: 8/24/17

EXHIBIT A

PUBLIC SEWER EASEMENT DESCRIPTION

A 20.00 foot strip of land being 10.00 feet on each side of a centerline located in a portion of the Southwest quarter of Section 35, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said centerline being more particularly described as follows;

COMMENCING at the intersection of 83rd Avenue and Bell Road, monumented with a brass cap in handhole, which bears North 89 degrees 47 minutes 30 seconds West 1362.20 feet from the South quarter corner of said Section 35, monumented with a brass cap in handhole;
Thence along the South line of the Southwest quarter of said Section 35, North 89 degrees 47 minutes 30 seconds West 437.60 feet;
Thence North 00 degrees 12 minutes 30 seconds East 118.82 feet to a point on the North right of way line of Bell Road as shown on the Amended Map of Dedication and Grant of Easements for Arrowhead Mall recorded in Book 349 of Maps, page 43, records of Maricopa County, Arizona;
Thence North 00 degrees 00 minutes 00 seconds East 635.84 feet to the beginning of a tangent curve to the right with a radius of 120.00 feet;
Thence along said tangent curve through a central angle of 51 degrees 46 minutes 56 seconds an arc length of 108.45 feet;
Thence North 23 degrees 21 minutes 51 seconds West 59.41 feet;
Thence North 00 degrees 00 minutes 00 seconds West 229.20 feet;
Thence North 90 degrees 00 minutes 00 seconds East 74.85 feet to the POINT OF BEGINNING of said centerline.
Thence continuing, North 90 degrees 00 minutes 00 seconds East 9.07 feet;
Thence North 52 degrees 09 minutes 19 seconds East 47.48 feet to a point on the West right of way line of 83rd Avenue as shown on the Amended Map of Dedication and Grant of Easements for Arrowhead Mall recorded in Book 349 of Maps, page 43, records of Maricopa County, Arizona, said point being the POINT OF TERMINUS.

Comprising 0.026 acres or 1,130 square feet,
subject to all easements of record.



JOB NO.: 131124
SECTION: 35
TOWNSHIP: 4 NORTH
RANGE: 1 EAST
DATE: 1/3/14
SHEET 1 OF 1



STATEWIDE SERVICE IN ARIZONA
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