

**CITY CLERK
ORIGINAL**

C-9195
08/28/2014

CITY OF GLENDALE, ARIZONA

ACCESS EASEMENT

(Agreement C-9195)

(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

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
ELECTRONIC RECORDING
20140586364,09/04/2014 01:47,
AEBCCDEV83BELL-4-1-1--N

ACCESS 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 repair, operate, maintain and remove the 83rd Avenue Sewage Lift Station 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 pavement.

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.

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

NWC 83rd Ave/Bell Rd

DATED this 28th day of August, 2014.

BCC DEVELOPMENT, INC.,
an Arizona corporation

By: [Signature]
Name: P. Stanley Reed
Its: Assistant Secretary

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument is acknowledged before me this 28th day of August, 2014, by P. Stanley Reed as Assistant Secretary of BCC Development, Inc., an Arizona corporation, on behalf of the corporation.

Jennifer A. Bongratz
Notary Public

My Commission Expires: 8/24/17

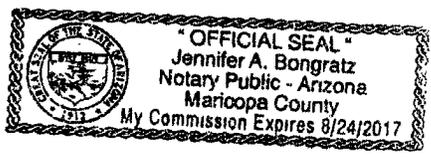


EXHIBIT A SEWER LIFT STATION ACCESS EASEMENT DESCRIPTION

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 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 East 228.89 feet;

Thence North 90 degrees 00 minutes 00 seconds East 2.42 feet to a point known for the purposes of this description as Point "A" said point being the POINT OF BEGINNING;

Thence North 00 degrees 00 minutes 00 seconds East 123.45 feet;

thence North 52 degrees 26 minutes 33 seconds East 16.00 feet;

Thence North 38 degrees 00 minutes 39 seconds West 72.82 feet to the beginning of a tangent curve with a radius of 27.05 feet;

Thence along said tangent curve to the right through a central angle of 82 degrees 26 minutes 33 seconds arc length of 38.93 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;

Thence along said West right of way line of 83rd Avenue, South 37 degrees 33 minutes 16 seconds East 191.09 feet to the beginning of a non-tangent curve the center of which bears South 55 degrees 04 minutes 04 seconds West 1432.39 feet;

(DESCRIPTION CONTINUED ON NEXT SHEET)



JOB NO.: 131124
SECTION: 35
TOWNSHIP: 4 NORTH
RANGE: 1 EAST
DATE: 1/3/14
SHEET 1 OF 2



STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-2200
SUITE 104 FAX (623) 972-1618
GLENDALE, AZ 85303

Thence Southeasterly along said non-tangent curve to the right through a central angle of 00 degrees 48 minutes 49 seconds an arc length of 20.34 feet;

Thence South 00 degrees 00 minutes 00 seconds East 236.70 feet;

Thence South 22 degrees 49 minutes 44 seconds East 42.96 feet;

Thence South 16 degrees 09 minutes 15 seconds East 3.50 feet to the beginning of a tangent curve with a radius of 12.00 feet;

Thence along said tangent curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds an arc length of 18.85 feet;

Thence North 73 degrees 50 minutes 45 seconds East 110.14 feet to the beginning of a non-tangent curve the center of which bears South 67 degrees 34 minutes 58 seconds West 1432.39 feet, said point being on the said West right of way line of 83rd Avenue;

Thence Southeasterly along said non-tangent curve to the right through a central angle of 02 degrees 46 minutes 12 seconds an arc length of 69.25 feet;

Thence South 73 degrees 53 minutes 40 seconds West 20.86 feet;

Thence South 76 degrees 40 minutes 16 seconds West 27.60 feet;

Thence South 80 degrees 20 minutes 01 seconds West 36.31 feet;

Thence South 84 degrees 22 minutes 25 seconds West 34.19 feet;

Thence South 88 degrees 35 minutes 29 seconds West 41.64 feet;

Thence North 15 degrees 56 minutes 49 seconds West 104.83 feet;

Thence North 00 degrees 11 minutes 05 seconds West 143.80 feet;

Thence North 60 degrees 56 minutes 43 seconds West 86.79 feet to the POINT OF BEGINNING.

EXCEPT the following described parcel;

COMMENCING at said Point "A";

Thence North 79 degrees 08 minutes 31 seconds East 40.30 feet to the POINT OF BEGINNING;

Thence North 00 degrees 00 minutes 00 seconds East 50.00 feet;

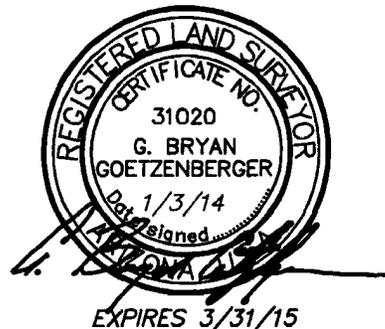
Thence North 90 degrees 00 minutes 00 seconds East 18.00 feet;

Thence South 58 degrees 34 minutes 14 seconds East 21.10 feet;

Thence South 00 degrees 11 minutes 05 seconds East 48.00 feet;

Thence South 90 degrees 00 minutes 00 seconds West 18.15 feet;

Thence North 63 degrees 26 minutes 06 seconds West 20.12 feet to the POINT OF BEGINNING.

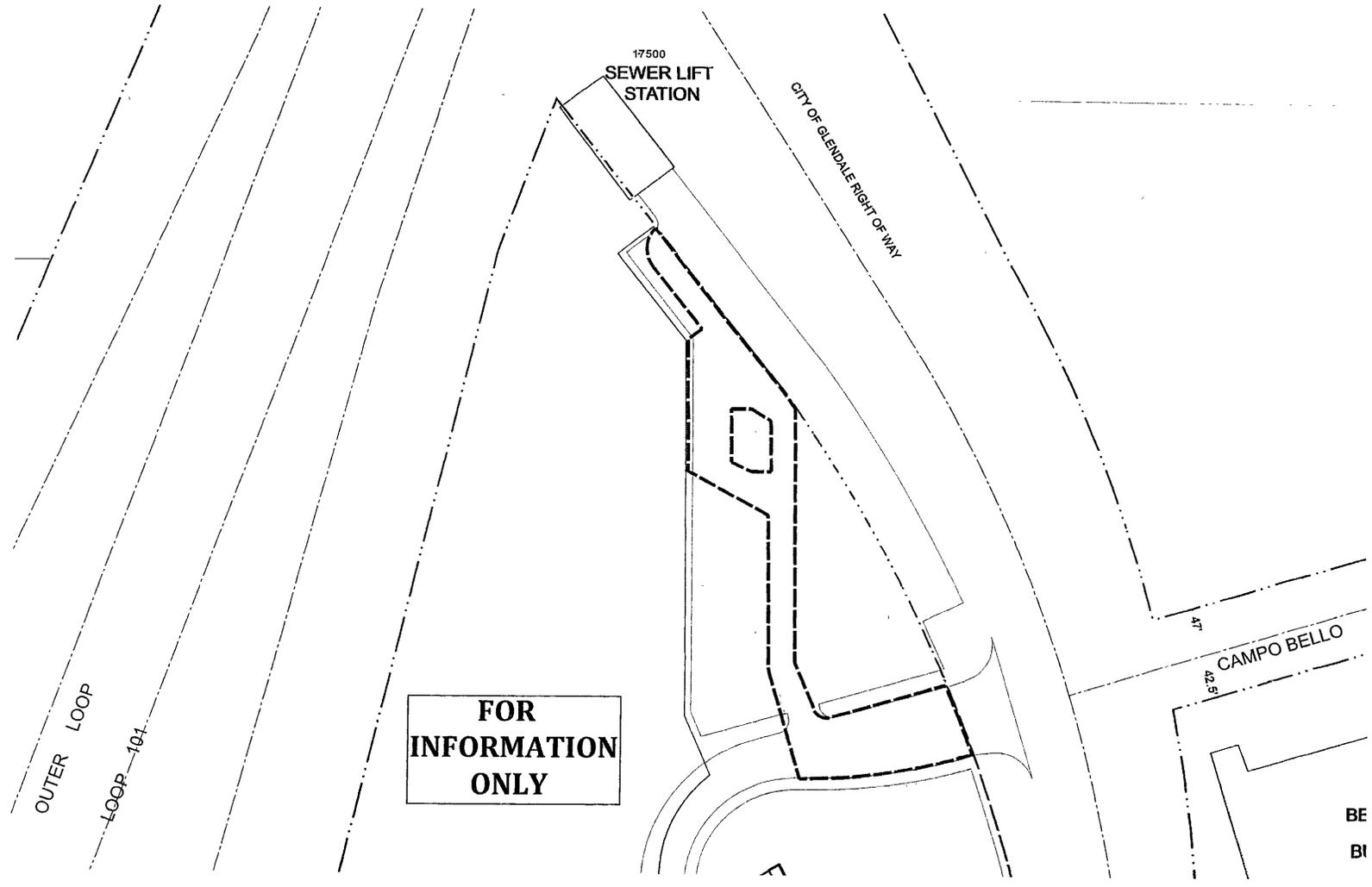


JOB NO.: 131124
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SHEET 2 OF 2



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17500
SEWER LIFT
STATION

CITY OF GLENDALE RIGHT OF WAY

OUTER LOOP
LOOP 104

FOR
INFORMATION
ONLY

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CAMPO BELLO

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