

**CITY CLERK
ORIGINAL**

**C-8776
01/03/2014**

CITY OF GLENDALE, ARIZONA

CONVEYANCE OF EASEMENT

(Agreement C-8776)

(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 waterline 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]

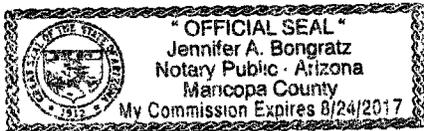
DATED this 3rd day of January, 2014.

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

WATERLINE 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 (MOD) recorded in Book 349 of Maps, page 43, records of Maricopa County, Arizona, said point being the POINT OF BEGINNING;
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 curve through a central angle of 08 degrees 29 minutes 44 seconds an arc length of 17.79 feet;
Thence North 26 degrees 26 minutes 17 seconds East 64.44 feet;
Thence North 40 degrees 43 minutes 21 seconds East 62.81 feet;
Thence North 75 degrees 45 minutes 27 seconds East 103.09 feet;
Thence North 64 degrees 28 minutes 28 seconds East 9.13 feet;
Thence North 25 degrees 29 minutes 33 seconds West 105.59 feet;
Thence North 64 degrees 30 minutes 27 seconds East 58.40 feet;
Thence North 52 degrees 00 minutes 04 seconds East 30.64 feet to the beginning of a non-tangent curve the center of which bears South 62 degrees 34 minutes 43 seconds West 1432.39 feet said point being on the West right of way line of 83rd Avenue as shown on said MOD;
Thence along said right of way line, along said non-tangent curve to the right through a central angle of 00 degrees 48 minutes 54 seconds an arc length of 20.37 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

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SUITE 104 FAX (623) 972-1616
GLENDALE, AZ 85303

Thence South 52 degrees 00 minutes 04 seconds West 28.95 feet;
 Thence South 64 degrees 30 minutes 27 seconds West 40.59 feet;
 Thence South 25 degrees 29 minutes 33 seconds East 105.58 feet;
 Thence South 64 degrees 28 minutes 28 seconds West 7.00 feet;
 Thence South 25 degrees 29 minutes 33 seconds East 128.14 feet;
 Thence South 47 degrees 59 minutes 33 seconds East 89.75 feet;
 Thence South 05 degrees 02 minutes 31 seconds East 43.17 feet;
 Thence South 84 degrees 57 minutes 29 seconds West 6.00 feet;
 Thence North 05 degrees 02 minutes 31 seconds West 40.81 feet;
 Thence North 47 degrees 59 minutes 33 seconds West 88.59 feet;
 Thence North 25 degrees 29 minutes 33 seconds West 129.33 feet;
 Thence South 64 degrees 28 minutes 28 seconds West 18.09 feet;
 Thence South 75 degrees 45 minutes 27 seconds West 8.37 feet;
 Thence South 14 degrees 14 minutes 33 seconds East 45.39 feet;
 Thence South 75 degrees 45 minutes 27 seconds West 6.00 feet;
 Thence North 14 degrees 14 minutes 33 seconds West 45.39 feet;
 Thence South 75 degrees 45 minutes 27 seconds West 84.39 feet;
 Thence South 40 degrees 43 minutes 21 seconds West 53.99 feet;
 Thence South 26 degrees 26 minutes 17 seconds West 60.20 feet;
 Thence South 00 degrees 00 minutes 00 seconds East 97.97 feet;
 Thence South 89 degrees 59 minutes 39 seconds East 9.08 feet;
 Thence South 00 degrees 00 minutes 21 seconds West 6.00 feet;
 Thence North 89 degrees 59 minutes 39 seconds West 9.08 feet;
 Thence South 00 degrees 00 minutes 00 seconds East 288.37 feet;
 Thence South 89 degrees 59 minutes 39 seconds East 14.79 feet;
 Thence South 00 degrees 00 minutes 21 seconds West 22.22 feet;
 Thence North 89 degrees 59 minutes 39 seconds West 14.79 feet;
 Thence South 00 degrees 00 minutes 00 seconds East 17.77 feet;
 Thence North 90 degrees 00 minutes 00 seconds East 268.85 feet;
 Thence North 00 degrees 00 minutes 00 seconds West 26.98 feet;
 Thence North 90 degrees 00 minutes 00 seconds East 6.00 feet;
 Thence South 00 degrees 00 minutes 00 seconds East 32.98 feet;
 Thence North 90 degrees 00 minutes 00 seconds West 274.85 feet;
 Thence South 00 degrees 00 minutes 00 seconds East 199.61 feet;
 Thence South 89 degrees 59 minutes 39 seconds East 20.39 feet;
 Thence South 00 degrees 00 minutes 21 seconds West 10.35 feet to a point
 on said North right of way line of Bell Road;
 Thence along said right of way line, North 87 degrees
 04 minutes 08 seconds West 40.44 feet to the
 POINT OF BEGINNING.

Comprising 0.591 acres or 25,765 square feet,
 subject to all easements of record.



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