

When recorded, return to:
Paradise Valley Town Attorney
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

RESOLUTION NUMBER 2018-24

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, AUTHORIZING AND DIRECTING THAT EASEMENT AND/OR FEE TITLE INTERESTS IN CERTAIN REAL PROPERTY BE ACQUIRED BY THE TOWN OF PARADISE VALLEY FOR THE LINCOLN DRIVE SIDEWALK EXPANSION PROJECT EITHER BY DEDICATION, DONATION, PURCHASE, EXCHANGE OR UNDER THE POWER OF EMINENT DOMAIN AS A MATTER OF PUBLIC NECESSITY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA:

Section 1. That it is deemed necessary and essential as a matter of public safety and welfare that certain real property interests hereinafter described be acquired by the Town of Paradise Valley for the public purposes of constructing sidewalk, drainage and landscape improvements on Lincoln Drive beginning at or near the 32nd Street alignment (on the west) to Mockingbird Lane (on the east).

Section 2. That the acquisition by purchase, donation, exchange, or dedication of easements and/or fee title for the parcels of real property described in Exhibit "A" attached hereto and made part hereof by this reference, together with such other interests as may be necessary or useful in the judgment of the Town Engineer or his designee for the purposes described herein is hereby authorized. In the event that the parcels identified in Exhibit "A" cannot be readily acquired by dedication, donation, purchase or exchange, the use of eminent domain is also hereby authorized.

Section 3. That the Town Engineer or his designee is expressly authorized to approve revised legal descriptions and to specify additional property interests to be acquired for this project; provided, however, that the Town Engineer may not increase the total area of all property taken as authorized by this resolution by more than ten percent (10%) without further authority from the Council. Any change by the Town Engineer shall be reported by the Town Engineer in writing to the Town Clerk and filed with this resolution within thirty (30) days after the date of the change.

Section 4. That the appropriate Town officials are authorized and directed to take all legal action necessary to acquire easements, fee title and/or dedicated interests in the parcels identified in Exhibit "A" either voluntarily or under the power of eminent domain.

Section 5. That the duly authorized disbursing agents of the Town of Paradise Valley be, and they hereby are, authorized and directed to pay all sums that may be necessary to acquire the appropriate interests in the above-described parcels, as well as title reports, appraisals and review appraisal services, title insurance, acquisition agents' fee, escrow fees, court costs, attorneys' fees, and all closing costs necessary for the acquisition of said parcels of real property.

PASSED AND ADOPTED by the Town Council this 27th day of September, 2018.

Michael Collins, Mayor

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM

Andrew Miller, Town

EXHIBIT "A"

See attached legal descriptions and easement interests for each property identified.

Parcel Numbers:

169-19-006D

169-46-036

174-62-001E

174-62-001D

174-62-007

174-62-013E

174-62-013G

174-62-013K

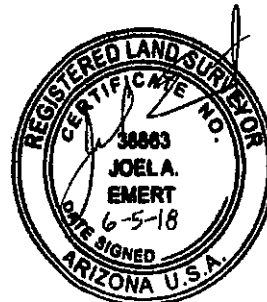
164-64-015

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 169-19-006D

A portion of Lot 6, Section 7, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 15288-349, records of Maricopa County, Arizona and hereinafter referred to as "Grantor's Property".

COMMENCING at the Southwest corner of said Lot 6, being the Southwest corner of the Grantor's Property;
THENCE North 00 degrees 05 minutes 55 seconds East, along the west line of said Lot 6, and along the west line of said Grantor's Property, a distance of 65.09 feet;
THENCE South 86 degrees 48 minutes 45 seconds East, parallel with and 65.00 feet north of the south line of said Lot 6, a distance of 406.73 feet to the POINT OF BEGINNING;
THENCE North 03 degrees 11 minutes 15 seconds East, a distance of 20.00 feet;
THENCE South 86 degrees 48 minutes 45 seconds East, parallel with and 85.00 feet north of said south line of Lot 6, a distance of 55.00 feet;
THENCE South 03 degrees 11 minutes 15 seconds West, a distance of 20.00 feet;
THENCE North 86 degrees 48 minutes 45 seconds West, parallel with and 65.00 north of said south line, a distance of 55.00 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 1100 square feet more or less.





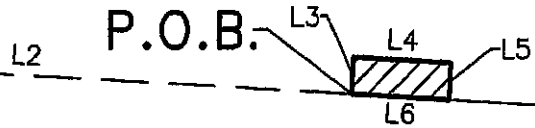
SCALE 1" = 100'

A.P.N. 169-19-006D
GRANTOR'S PROPERTY
DOC. 15288-349

WEST LINE OF LOT 6, SECTION 7
WEST LINE OF GRANTOR'S PROPERTY

EAST LINE OF GRANTOR'S PROPERTY

P.O.B.



LINCOLN

SOUTH LINE OF LOT 6, SECTION 7 DRIVE

S89°48'45"E

SW. COR. LOT 6,
SECTION 7 & SW. COR.
GRANTOR'S PROPERTY

COURSE	BEARING	DISTANCE
L1	N00°05'55"E	65.09'
L2	S86°48'45"E	406.73'
L3	N03°11'15"E	20.00'
L4	S86°48'45"E	55.00'
L5	S03°11'15"W	20.00'
L6	N86°48'45"W	55.00'

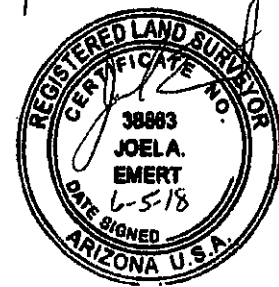


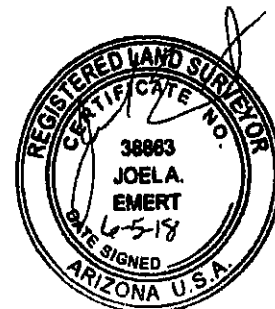
EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 169-46-036

A portion of Lot 36, PARADISE HIGHLANDS ESTATES, according to Book 70 of Maps, Page 27, records of Maricopa County, Arizona, Situated in Lot 7, Section 7, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 7, Section 7, from which the Southeast corner of said Lot 7, Section 7, bears South 86 degrees 48 minutes 45 seconds East, 1320.93 feet; THENCE North 00 degrees 04 minutes 15 seconds East, along the west line of said Lot 7, a distance of 40.06 feet to the Southwest corner of said Lot 36 PARADISE HIGHLANDS ESTATES, marking the POINT OF BEGINNING; THENCE continuing North 00 degrees 04 minutes 15 seconds East, along the west line of said Lot 36, being the west line of said Lot 7, Section 7, a distance of 5.01 feet; THENCE South 86 degrees 48 minutes 45 seconds East, parallel with and 45.00 feet north of the south line of said Lot 7, Section 7, a distance of 352.29 feet to the east line of said Lot 36, marking the beginning of a non-tangent curve to the right, the center of which bears North 38 degrees 13 minutes 20 seconds West, a radius of 20.00 feet; THENCE southwesterly along the arc of said curve, and along said east line, through a central angle of 41 degrees 24 minutes 35 seconds, for an arc distance of 14.45 feet to the south line of said Lot 36; THENCE North 86 degrees 48 minutes 45 seconds West, along said south line, parallel with and 40.00 north of said south line of Lot 7, Section 7, a distance of 338.79 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 1740 square feet more or less.



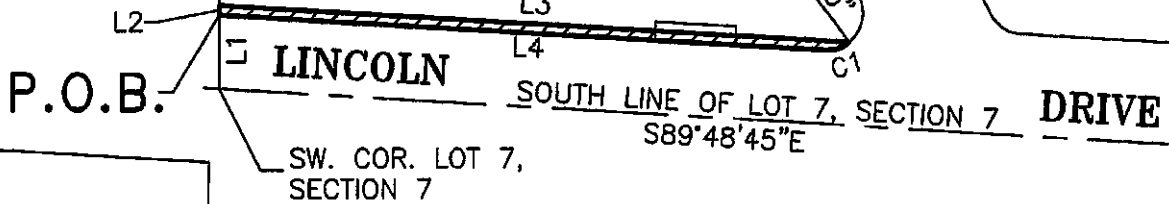


SCALE 1" = 100'

WEST LINE OF LOT 7, SECTION 7
WEST LINE OF LOT 36 PARADISE
HIGHLANDS ESTATES

A.P.N. 169-46-036
GRANTOR'S PROPERTY
LOT 36 PARADISE HIGHLANDS ESTATES

RB:38°13'20"



COURSE	BEARING	DISTANCE
L1	N00°04'15"E	40.06'
L2	N00°04'15"E	5.01'
L3	S86°48'45"E	352.29'
L4	N86°48'45"W	338.79'

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	14.45'	41°24'35"

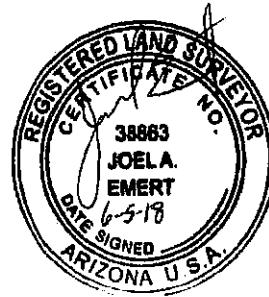


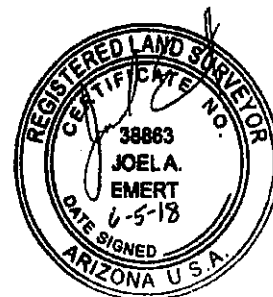
EXHIBIT "B" SIDEWALK EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 169-46-036

A portion of Lot 36, PARADISE HIGHLANDS ESTATES, according to Book 70 of Maps, Page 27, records of Maricopa County, Arizona, Situated in Lot 7, Section 7, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 7, Section 7, from which the Southeast corner of said Lot 7, Section 7, bears South 86 degrees 48 minutes 45 seconds East, 1320.93 feet; THENCE North 00 degrees 04 minutes 15 seconds East, along the west line of said Lot 7, a distance of 45.07 feet to the POINT OF BEGINNING;
THENCE continuing North 00 degrees 04 minutes 15 seconds East, along the west line of said Lot 7, Section 7, also being the west line of said Lot 36, a distance of 10.01 feet;
THENCE South 86 degrees 48 minutes 45 seconds East, parallel with and 55.00 feet north of the south line of said Lot 7, Section 7, a distance of 358.97 feet to the east line of said Lot 36, marking the beginning of a non-tangent curve to the right, the center of which bears North 72 degrees 20 minutes 06 seconds West, a radius of 20.00 feet;
THENCE southwesterly along the arc of said curve, and along said east line, through a central angle of 34 degrees 06 minutes 46 seconds, for an arc distance of 11.91 feet;
THENCE North 86 degrees 48 minutes 45 seconds West, parallel with and 45.00 north of said south line of Lot 7, Section 7, a distance of 352.29 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 3563 square feet more or less.

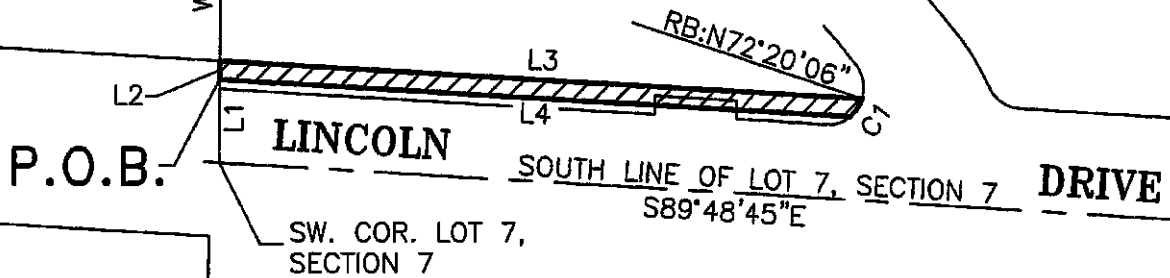




SCALE 1" = 100'

WEST LINE OF LOT 7, SECTION 7
WEST LINE OF LOT 36 PARADISE
HIGHLANDS ESTATES

A.P.N. 169-46-036
GRANTOR'S PROPERTY
LOT 36 PARADISE HIGHLANDS ESTATES



COURSE	BEARING	DISTANCE
L1	N00°04'15"E	45.07'
L2	N00°04'15"E	10.01'
L3	S86°48'45"E	358.97'
L4	N86°48'45"W	352.29'

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	11.91'	34°06'46"

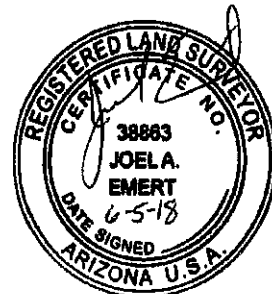


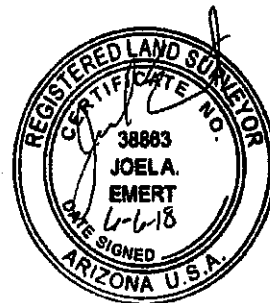
EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 174-62-001E

A portion of the North half of the West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 2014-0815405 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at the Northwest corner of said North half of the West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10;
THENCE North 88 degrees 37 minutes 54 seconds East, along the north line of said North half of the West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10, a distance of 329.75feet;
THENCE South 00 degrees 15 minutes 16 seconds West, a distance of 40.02 feet to the south right-of-way line of Lincoln Drive, marking the POINT OF BEGINNING, said point being the Northeast corner of said Grantor's Property and lying 40.00 feet south of said north line;
THENCE continuing South 00 degrees 15 minutes 16 seconds West, along the east line of said Grantor's Property, a distance of 20.00 feet;
THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 60.00 feet south of said north line, a distance of 288.39 feet to the west line of said Grantor's Property;
THENCE North 29 degrees 37 minutes 22 seconds West, along said west line, a distance of 22.70 feet to the aforementioned south right-of-way line of Lincoln Drive;
THENCE North 88 degrees 37 minutes 54 seconds East, along said right-of-way line, parallel with and 40.00 south of the aforementioned north line, a distance of 299.70 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 5881 square feet more or less.





SCALE 1" = 100'

NW. COR., N.1/2, W.1/2,
NW. 1/4, NE. 1/4,
SW.1/4, SECTION 10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

LINCOLN

N88°37'54"E 329.75'
L5

DRIVE

66th STREET

P.O.B.

A.P.N. 174-62-001E
GRANTOR'S PROPERTY
DOC. 2014-0815405

A.P.N. 174-62-007
DOC. 2012-0525549

A.P.N. 174-62-001D
DOC. 2011-0819248

COURSE	BEARING	DISTANCE
L1	S00°15'16"W	40.02'
L2	S00°15'16"W	20.01'
L3	S88°37'54"W	288.39'
L4	N29°37'22"W	22.70'
L5	N88°37'54"E	299.70'

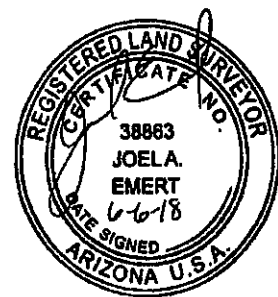


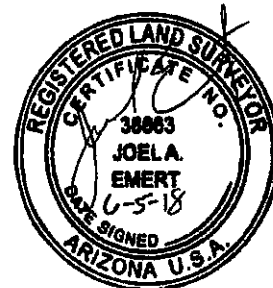
EXHIBIT "B" SIDEWALK EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 174-62-001D

A portion of the North half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 2011-0819248 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at the Northwest corner of said North half of the West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10;
THENCE North 88 degrees 37 minutes 54 seconds East, along the north line of said North half of the West half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10, a distance of 329.75feet;
THENCE South 00 degrees 15 minutes 16 seconds West, a distance of 40.02 feet to the south right-of-way line of Lincoln Drive, being 40.00 feet south of said north line;
THENCE South 88 degrees 37 minutes 54 seconds West, along said right-of-way line, parallel with and 40.00 south of said north line, a distance of 299.70 feet to the Northwest corner of the Grantor's Property, marking the POINT OF BEGINNING;
THENCE South 29 degrees 37 minutes 22 seconds East, along the east line of said Property, a distance of 22.70 feet;
THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 60.00 feet south of said north line, a distance of 11.29 feet to the west line of said Grantor's Property, and the east right-of-way line of 66th Street;
THENCE North 01 degrees 11 minutes 54 seconds East, along said west line, and along said east right-of-way line, a distance of 20.00 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 113 square feet more or less.





SCALE 1" = 100'

NW. COR., N.1/2, W.1/2,
NW. 1/4, NE. 1/4,
SW.1/4, SECTION 10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

LINCOLN

N88°37'54"E 329.75'

DRIVE

P.O.B.

66th STREET

L5

L4

L3

L2

A.P.N. 174-62-001E
DOC. 2014-0815405

A.P.N. 174-62-001D
GRANTOR'S PROPERTY
DOC. 2011-0819248

COURSE	BEARING	DISTANCE
L1	S00°15'16"W	40.02'
L2	S88°37'54"W	299.70'
L3	S29°37'22"E	22.70'
L4	S88°37'54"W	11.29'
L5	N00°11'54"E	20.00'

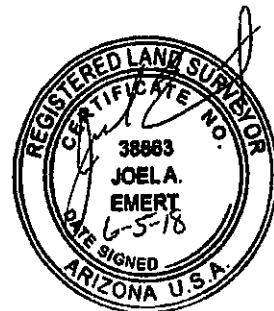


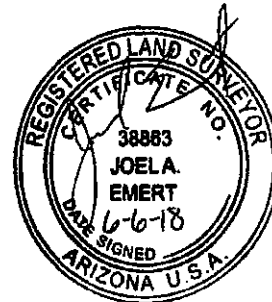
EXHIBIT "B" SIDEWALK EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 174-62-007

A portion of the Northeast quarter of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 2012-0525549 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at a point on the north line of said Northeast quarter of the Southwest quarter, which bears West 82.50 feet from the Northeast corner Northwest quarter of said Northeast quarter of the Southwest quarter of Section 10, said point marking the Northeast corner of the Grantor's Property;
THENCE South 00 degrees 15 minutes 18 seconds West, along the east line of said Property, 33.01 feet to the POINT OF BEGINNING, said point lying 33.00 feet south of said north line of the Northeast quarter of the Southwest quarter of Section 10;
THENCE continuing South 00 degrees 15 minutes 18 seconds West, along the east line of said Property, a distance of 27.01 feet;
THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 60.00 feet south of said north line, a distance of 247.59 feet to the west line of said Grantor's Property;
THENCE North 00 degrees 15 minutes 16 seconds East, along said west line, a distance of 27.01 feet;
THENCE North 88 degrees 37 minutes 54 seconds East, parallel with and 33.00 feet south of said north line, a distance of 247.59 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 6685 square feet more or less.





SCALE 1" = 100'

NE. COR., NW. 1/4, NE.
1/4, SW. 1/4, SECTION
10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

LINCOLN

82.50' DRIVE

A.P.N. 174-62-001E
GRANTOR'S PROPERTY
DOC. 2014-0815405

A.P.N. 174-62-007
DOC. 2012-0525549

A.P.N. 174-62-013K
DOC. 2007-0751467

P.O.B.

A.P.N. 174-62-013G
DOC. 1998-0676239

LINE	BEARING	DISTANCE
L1	S00°15'18"W	33.01'
L2	S00°15'18"W	27.01'
L3	S88°37'54"W	247.59'
L4	N00°15'16"E	27.01'
L5	N88°37'54"E	247.59'

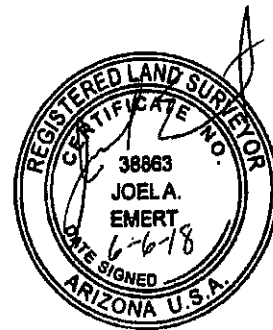


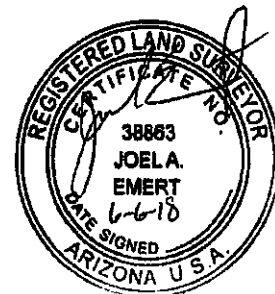
EXHIBIT "B" SIDEWALK EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 174-62-013E

A portion of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 2006-1552170 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at a point on the north line of said Northwest quarter of the Southwest quarter, 330.00 feet West from the Northeast corner of said Southwest quarter of Section 10, said point marking the Northeast corner of the Grantor's Property;
THENCE South 00 degrees 16 minutes 46 seconds West, along the east line of said Property, 33.01 feet to the POINT OF BEGINNING said point lying 33.00 feet south of said north line of said Northeast quarter of the Southwest quarter of Section 10;
THENCE continuing South 00 degrees 16 minutes 46 seconds West, along said east line, a distance of 10.00 feet;
THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 43.00 feet south of said north line, a distance of 164.91 feet to the west line of said Grantor's Property;
THENCE North 00 degrees 16 minutes 02 seconds East, along said west line, a distance of 10.00 feet;
THENCE North 88 degrees 37 minutes 54 seconds East, parallel with and 33.00 feet south of said north line, a distance of 164.92 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 1649 square feet more or less.





SCALE 1" = 100'

NE. COR., SW. 1/4,
SECTION 10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

LINCOLN

DRIVE

330.00'

P.O.B.

L4

L5

L3

L2

A.P.N. 174-62-013G
DOC. 1998-0676239

A.P.N. 174-62-013E
DOC. 2006-1552170

A.P.N. 174-62-006C
DOC. 2017-0638940

N. MOCKINGBIRD LN.

LINE	BEARING	DISTANCE
L1	S00°16'46"W	33.01'
L2	S00°16'46"W	10.00'
L3	S88°37'54"W	164.91'
L4	N00°16'02"E	10.00'
L5	N88°37'54"E	164.92'

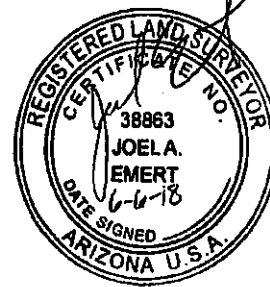


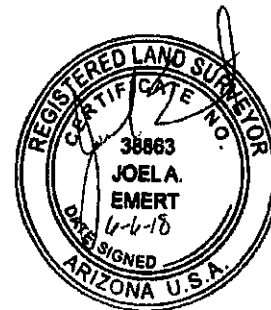
EXHIBIT "B" SIDEWALK EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 174-62-013E

A portion of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 2006-1552170 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at a point on the north line of said Northwest quarter of the Southwest quarter, 330.00 feet West from the Northeast corner of said Southwest quarter of Section 10, said point marking the Northeast corner of the Grantor's Property;
THENCE South 00 degrees 16 minutes 46 seconds West, along the east line of said Property, 43.02 feet to the POINT OF BEGINNING, said point lying 43.00 feet south of said north line of the Northeast quarter of the Southwest quarter of Section 10;
THENCE continuing South 00 degrees 16 minutes 46 seconds West, along said east line, a distance of 10.00 feet;
THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 53.00 feet south of said north line, a distance of 164.91 feet to the west line of said Grantor's Property;
THENCE North 00 degrees 16 minutes 02 seconds East, along said west line, a distance of 10.00 feet;
THENCE North 88 degrees 37 minutes 54 seconds East, parallel with and 43.00 feet south of said north line, a distance of 164.91 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 1649 square feet more or less.





SCALE 1" = 100'

NE. COR., SW. 1/4,
SECTION 10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

LINCOLN DRIVE 330.00' P.O.B.

A.P.N. 174-62-013G
DOC. 1998-0676239

A.P.N. 174-62-013E
DOC. 2006-1552170

A.P.N. 174-62-006C
DOC. 2017-0638940

N. MOCKINGBIRD LN.

LINE	BEARING	DISTANCE
L1	S00°16'46"W	43.02'
L2	S00°16'46"W	10.00'
L3	S88°37'54"W	164.91'
L4	N00°16'02"E	10.00'
L5	N88°37'54"E	164.91'



EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
PAGE 2 OF 2

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 174-62-013G

A portion of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 1998-0676239 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at a point on the north line of said Northwest quarter of the Southwest quarter, 495.00 feet West from the Northeast corner of said Southwest quarter of Section 10, said point marking the Northeast corner of the Grantor's Property;

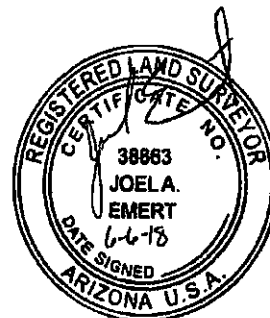
THENCE South 00 degrees 16 minutes 02 seconds West, along the east line of said Property, 33.01 feet to the POINT OF BEGINNING said point lying 33.00 feet south of said north line of said Northeast quarter of the Southwest quarter of Section 10;

THENCE continuing South 00 degrees 16 minutes 02 seconds West, along the east line of said Property, a distance of 10.00 feet;

THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 43.00 feet south of said north line, a distance of 197.43 feet to the west line of said Grantor's Property;

THENCE North 00 degrees 15 minutes 18 seconds East, along said west line, a distance of 10.00 feet

THENCE North 88 degrees 37 minutes 54 seconds East, parallel with and 33.00 feet south of said north line, a distance of 197.43 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 1974 square feet more or less.





SCALE 1" = 100'

NE. COR., SW. 1/4,
SECTION 10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

495.00'

LINCOLN

DRIVE

L5

L3

P.O.B.

L2

L4

A.P.N. 174-62-013K
DOC. 2007-0751467

A.P.N. 174-62-007
DOC. 2012-0525549

A.P.N. 174-62-013G
DOC. 1998-0676239

A.P.N. 174-62-013E
DOC. 2006-1552170

LINE	BEARING	DISTANCE
L1	S00°16'02"W	33.01'
L2	S00°16'02"W	10.00'
L3	S88°37'54"W	197.43'
L4	N00°15'18"E	10.00'
L5	N88°37'54"E	197.43'

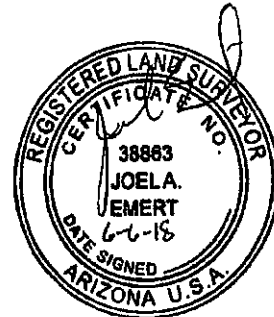


EXHIBIT "B" SIDEWALK EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 174-62-013G

A portion of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 1998-0676239 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at a point on the north line of said Northwest quarter of the Southwest quarter, 495.00 feet West from the Northeast corner of said Southwest quarter of Section 10, said point marking the Northeast corner of the Grantor's Property;

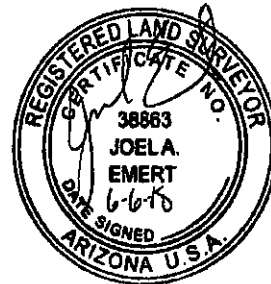
THENCE South 00 degrees 16 minutes 02 seconds West, along the east line of said Property, 43.02 feet to the POINT OF BEGINNING said point lying 43.00 feet south of said north line of said Northeast quarter of the Southwest quarter of Section 10;

THENCE continuing South 00 degrees 16 minutes 02 seconds West, along the east line of said Property, a distance of 10.00 feet;

THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 53.00 feet south of said north line, a distance of 197.43 feet to the west line of said Grantor's Property;

THENCE North 00 degrees 15 minutes 18 seconds East, along said west line, a distance of 10.00 feet

THENCE North 88 degrees 37 minutes 54 seconds East, parallel with and 43.00 feet south of said north line, a distance of 197.43 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 1974 square feet more or less.





SCALE 1" = 100'

NE. COR., SW. 1/4,
SECTION 10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

495.00'

LINCOLN

DRIVE

P.O.B.

A.P.N. 174-62-013K
DOC. 2007-0751467

A.P.N. 174-62-013G
DOC. 1998-0676239

A.P.N. 174-62-013E
DOC. 2006-1552170

A.P.N. 174-62-007
DOC. 2012-0525549

LINE	BEARING	DISTANCE
L1	S00°16'02"W	43.02'
L2	S00°16'02"W	10.00'
L3	S88°37'54"W	197.43'
L4	N00°15'18"E	10.00'
L5	N88°37'54"E	197.43'

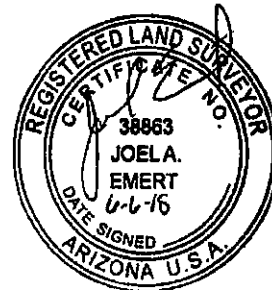


EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

May 31, 2018
Rick No. 4798
MEC

EXHIBIT "A"
SIDEWALK EASEMENT
A.P.N. 174-62-013K

A portion of the Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona and further described in Document No. 2007-0751467 records of Maricopa County, Arizona, and hereinafter referred to as "Grantor's Property".

COMMENCING at a point on the north line of said Northeast quarter of the Southwest quarter, which bears West 82.50 feet from the Northeast corner Northwest quarter of said Northeast quarter of the Southwest quarter of Section 10, said point marking the Northwest corner of the Grantor's Property;

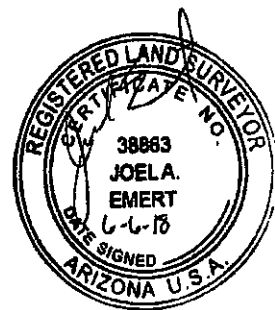
THENCE South 00 degrees 15 minutes 18 seconds West, along the west line of said Property, 33.01 feet to the POINT OF BEGINNING said point lying 33.00 feet south of said north line of said Northeast quarter of the Southwest quarter of Section 10;

THENCE North 88 degrees 37 minutes 54 seconds East, parallel with and 33.00 feet south of said north line, a distance of 50.02 feet to the east line of said Grantor's Property;

THENCE South 00 degrees 15 minutes 18 seconds West, along the east line of said Property, a distance of 15.00 feet;

THENCE South 88 degrees 37 minutes 54 seconds West, parallel with and 48.00 feet south of said north line, a distance of 50.02 feet to the west line of said Grantor's Property;

THENCE North 00 degrees 15 minutes 18 seconds East, along said west line, a distance of 15.00 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 750 square feet more or less.





SCALE 1" = 100'

NE. COR., NW. 1/4, NE.
1/4, SW. 1/4, SECTION
10

NORTH LINE OF THE NE. 1/4, SW. 1/4, SEC. 10

LINCOLN

82.50'

DRIVE

P.O.B.

L2

L3

L4

L5

A.P.N. 174-62-001E
GRANTOR'S PROPERTY
DOC. 2014-0815405

A.P.N. 174-62-007
DOC. 2012-0525549

A.P.N. 174-62-013K
DOC. 2007-0751467

A.P.N. 174-62-013G
DOC. 1998-0676239

LINE	BEARING	DISTANCE
L1	S00°15'18"W	33.01'
L2	N88°37'54"E	50.02'
L3	S00°15'18"W	15.00'
L4	S88°37'54"W	50.02'
L5	N00°15'18"E	15.00'

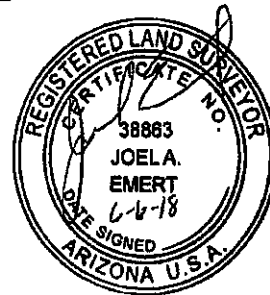


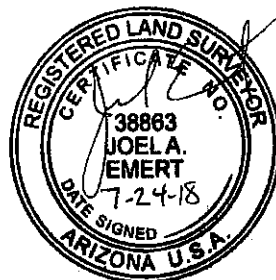
EXHIBIT "B" SIDEWALK EASEMENT

July 24, 2018
Rick No. 4798
MEC

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 164-64-015

A portion of Lot 35 PALM CANYON, according to Book 18 of Maps, Page 20, records of Maricopa County, Arizona, Situated in the Northeast quarter of Section 12, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 35;
THENCE North 00 degrees 37 minutes 49 seconds East, along the west line of said Lot 35, a distance of 25.00 feet to the POINT OF BEGINNING;
THENCE continuing North 00 degrees 37 minutes 49 seconds East, along said west line of Lot 35, a distance of 20.00 feet;
THENCE South 90 degrees 00 minutes 00 seconds East, parallel with and 45.00 feet north of the south line of said Lot 35, a distance of 38.00 feet;
THENCE South 00 degrees 37 minutes 49 seconds West, 20.00 feet;
THENCE North 90 degrees 00 minutes 00 seconds West, parallel with and 25.00 north of said south line, a distance of 38.00 feet to the POINT OF BEGINNING, as shown on Exhibit "B" attached herewith as page 2 of 2. Subject parcel containing 950 square feet more or less.



Expires: 3-31-2021



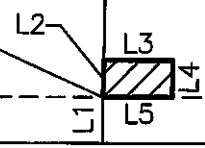
SCALE 1" = 100'

WEST LINE OF LOT 35 PALM CANYON

A.P.N. 164-64-015
GRANTOR'S PROPERTY
LOT 35 PALM CANYON

LOT 34

P.O.B.



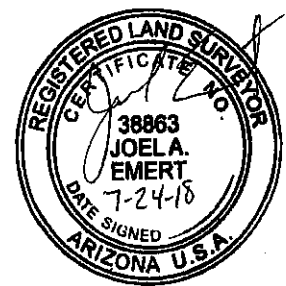
25' ROADWAY
EASEMENT

37TH ST.

EAST WEST MIDSECTION LINE SECTION 12

LINCOLN DRIVE

COURSE	BEARING	DISTANCE
L1	N00°37'49"E	25.00'
L2	N00°37'49"E	20.00'
L3	N90°00'00"E	38.00'
L4	S00°37'49"W	20.00'
L5	N90°00'00"W	38.00'



Expires: 3-31-2021

EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT