

When Recorded Mail To:  
Town of Prescott Valley Folder

**TOWN OF PRESCOTT VALLEY  
SIDEWALK EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to:

Francisco Vargas  
3701 N. Valley View Drive  
Prescott Valley AZ 86314-2489

hereinafter referred to as GRANTOR, by the Town of Prescott Valley, a municipal corporation of Arizona, its successors and assigns, hereinafter referred to as GRANTEE, the receipt of which consideration is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, a perpetual easement with the right to –

(a) survey, erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace and remove a public right-of-way for the passage of pedestrian traffic (sidewalks and ramps)

together with the attendant customary uses, and all other necessary and appurtenant structures and facilities upon, along, over, under, across and through the land of the GRANTOR located in Yavapai County, Arizona, said land being more particularly described as follows:

**APN Number 103-07-512**

**See Legal Description - Exhibit "A" attached hereto and made part hereof**

**Exempt from Affidavit of Value pursuant to ARS §11-1134(A)(2) and (3)**

together with the right of full and free ingress and egress for the purposes herein specified.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, its heirs, successors, and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein.

The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, its heirs, successors and assigns.

GRANTOR shall not erect, construct or permit to be erected or constructed, any building or other structure; shall not plant any trees; shall not drill any well; shall not install any fences; and shall not alter ground level by cuts or fills within the limits of said easement without the express written permission of the GRANTEE.

GRANTEE shall have the right to erect, maintain and use gates in all fences which now cross said easement and trim, cut, and clear away trees or brush whenever in its judgment the same shall be necessary for the convenience and safe exercise of the rights hereby granted.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 30 day of November, 2022.

GRANTOR:

*Francisco M Vargas*  
Signature

STATE OF Arizona )  
 ) ss:  
COUNTY OF YAVAPAI )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2022, by Francisco Vargas  
Print Name

*Vikie Anderson*  
Notary Public

November 10, 2024  
My Commission Expires

*Vikie Anderson*

 Notary Public

 **Notary Public**  
Vikie L. Anderson  
Yavapai County  
My commission expires:  
November 10, 2024  
Commission #: 590488

**LOT 336; PRESCOTT EAST UNIT ONE; SIDEWALK EASEMENT**

A portion of Lot 336, Prescott East Unit One, recorded in Book 12 of Maps and Plats, Page 2 in the Yavapai County Recorder's Office, and being in Section 15, Township 14 North, Range 1 West, of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

**COMMENCING** at the northeast corner of Lot 336, from which point the northeast corner of Lot 592 of Prescott East Unit Three as recorded in Book 13 of Maps and Plats, Page 63 in the Yavapai County Recorder's Office, and as identified by a ½" rebar with no cap or tag, is North 89°20'11" West, 764.27 feet, and also from which point the southeast corner of the parcel recorded in Book 3701 of Official Records, Page 998, as identified by a concrete nail with an unreadable tag, is South 89°12'49" East, 282.27 feet;

thence, along the east line of Lot 336, also being the west right-of-way line of Starlight Drive (recorded as Starlite Drive) as shown on the plat of Prescott East Unit One, South 01°42'54" West, 74.46 feet to the **POINT OF BEGINNING**.

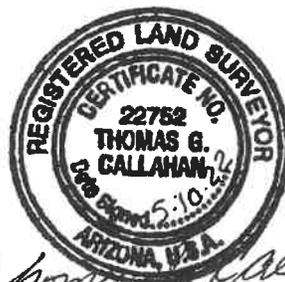
Thence, continuing along the east line of Lot 336, South 01°42'54" West, 20.27 feet to the southeast corner of Lot 336;

thence, along the south line of Lot 336, also being the northerly right-of-way line of Antelope Lane as shown on the plat of Prescott East Unit One, North 89°23'20" West, 32.45 feet, from which point the southwest corner of Lot 584 as shown on the plat of Prescott East Unit Three, as identified by a ½" rebar with a cap stamped "LS 22287", is North 89°23'20" West, 249.90 feet;

thence, departing the south line of Lot 336, North 58°55'26" East, 38.59 feet to the **POINT OF BEGINNING**.

This description yields 329 square feet.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.



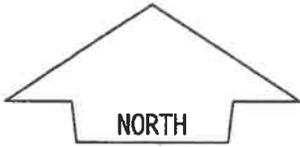
*Thomas G. Callahan*

Expires 6/30/2023

# EXHIBIT

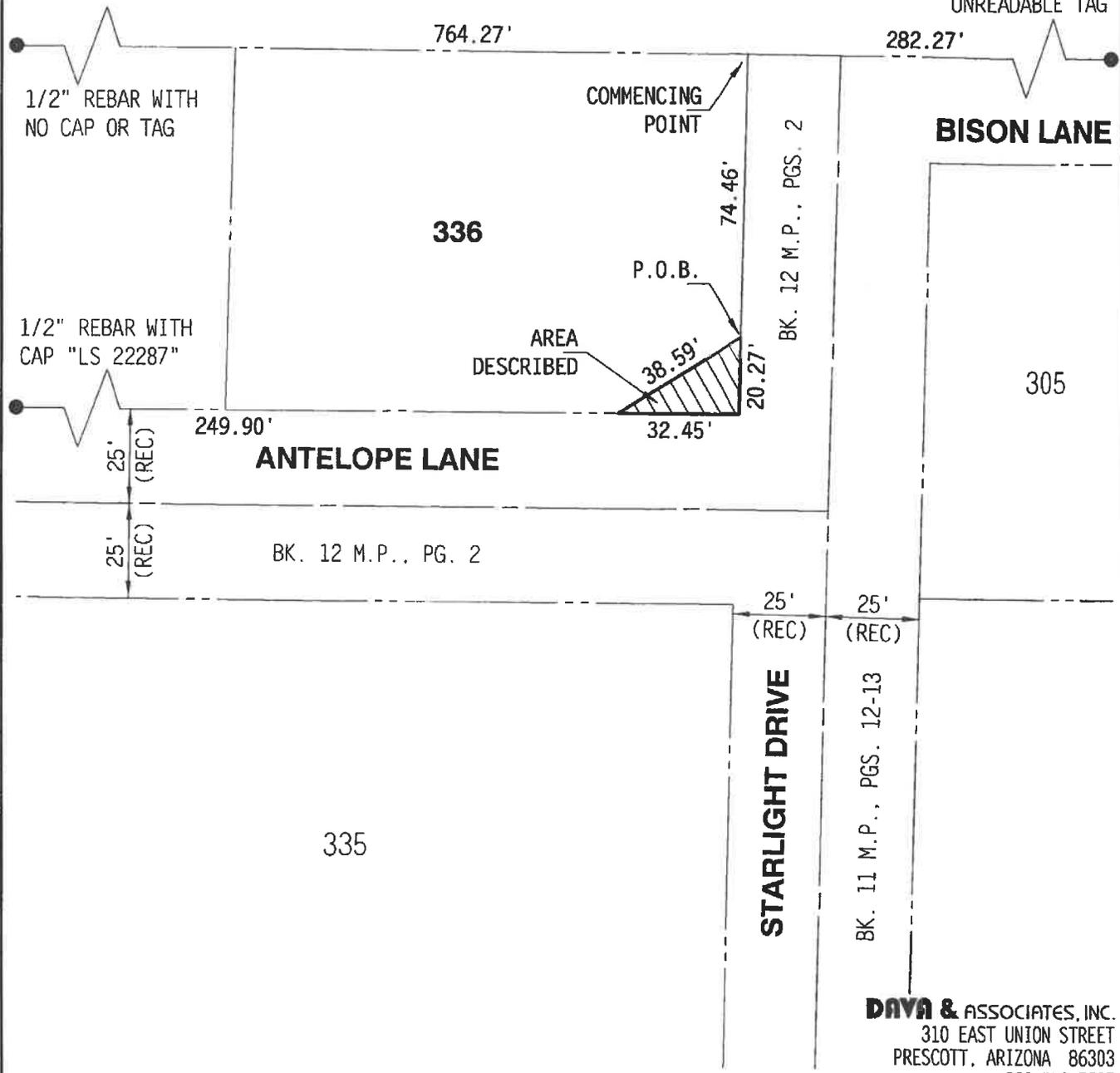
A PORTION OF LOT 336, PRESCOTT EAST UNIT ONE,  
IN SECTION 15,

TOWNSHIP 14 NORTH, RANGE 1 WEST,  
GILA AND SALT RIVER MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



LAKE VALLEY ELEMENTARY SCHOOL  
BK. 3701 O.R., PG. 998

CONCRETE NAIL WITH  
UNREADABLE TAG



**DAYA & ASSOCIATES, INC.**  
310 EAST UNION STREET  
PRESCOTT, ARIZONA 86303  
928-778-7587

374SLSWK\C3D\SURVEY\DESC01-EASE SW.DWG BK 04/25/2022  
SEE 374SLSWK\WORD\DESC01-EASE SW.DSC