

Unofficial 20: Document

When recorded, hold for:
City of Phoenix
Real Estate Division
Acquisition Section
251 W. Washington, 8th Floor
Phoenix, AZ 85003

PII
mo:

ATTN:

EASEMENT

FN 150050
REN - 9676
Dev Svcs
QS 01-32

Exempt under A.R.S. 11-1134-A2

KNOW ALL MEN BY THESE PRESENTS:

That for the consideration of One Dollar (\$1.00) and other valuable consideration, **THE PINES AT SOUTH MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**, an Arizona corporation, GRANTOR, hereby grants to the City of Phoenix, a municipal corporation of the State of Arizona, GRANTEE, a permanent easement for sewer line purposes within that certain real property situated in Maricopa County, Arizona, described as follows:

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF BY REFERENCE.**

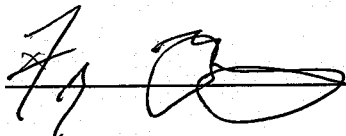
No structure of any kind shall be constructed or placed within this easement except sewer lines and appurtenances, wooden, wire or removable section type fencing and/or paving, nor shall any vegetation be planted therein except grass. The City of Phoenix shall not be required to repair or replace any obstruction, pavement or vegetation that becomes damaged or must be removed during the course of required construction, reconstruction or maintenance.

TO HAVE AND TO HOLD the easement herein described for the use and benefit of the public as right of way for sewer line purposes.

IN WITNESS WHEREOF, the **THE PINES AT SOUTH MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**, an Arizona corporation, has caused its corporate name to be signed by the undersigned officers thereunto duly authorized.

Dated this 13 day of Oct, 20 15.

THE PINES AT SOUTH MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

By:  _____

By: FRANK J. AZULERA HPA Pres _____

DO NOT WRITE, STAMP, EMBOSS OR PLACE ANY MARKS WHATSOEVER OUTSIDE THE MARGIN LINES OF THIS INSTRUMENT OR THE MARICOPA COUNTY RECORDER MAY NOT RECORD IT, PURSUANT TO A.R.S. 11-480.

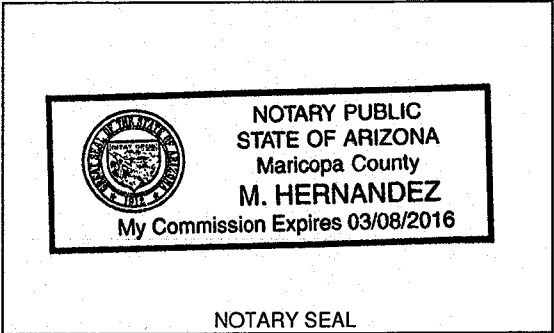
ESMT-CORP-FORM 1/00

ACKNOWLEDGMENT

STATE OF Arizona)
COUNTY OF Maricopa) ss.

On this, the 13 day of October, 20 15, before me, the undersigned officer, personally appeared BEFORE ME and W/AZ DRIVERS LIC Unofficial Document _____ who acknowledged themselves to be the PINES HAA Pres and _____

of THE PINES AT SOUTH MOUNTAIN HOMEOWNERS ASSOCIATION, INC., an Arizona corporation, and that, as such officers respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by themselves as such officers.



[Signature]
NOTARY PUBLIC

My Commission Expires: 3/8/2016

EXHIBIT "A"

A permanent easement for sewer line purposes lying within that part of Tract M, THE PINES AT SOUTH MOUNTAIN REPLAT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 538 of Maps at page 36, located within the Northeast quarter of Section 3, Township 1 South, Range 3 East, G&SRB&M, Maricopa County, Arizona, described as follows:

COMMECNING at the Southwest corner of said Tract M;

thence North $00^{\circ} 16' 08''$ East along the West line of said Tract M, a distance of 68.28 feet to the POINT OF BEGINNING;

thence continuing North $00^{\circ} 16' 08''$ East along said West line of Tract M, a distance of 35.00 feet;

thence South $89^{\circ} 43' 52''$ East a distance of 39.26 feet to a point in the South line of Lot 124 of said THE PINES AT SOUTH MOUNTAIN REPLAT;

thence South $72^{\circ} 57' 12''$ East along said South line of Lot 124, a distance of 14.30 feet the Southerly most Southeast corner of said Lot 124, being also a point in a non-tangent circular curve concave Easterly, the radius point of which bears South $74^{\circ} 42' 14''$ East a distance of 45.00 feet;

thence Southerly along the arc of said curve and along the East line of said Tract M, through a central angle of $36^{\circ} 48' 50''$, a distance of 28.91 feet to the point of curvature of a reverse circular curve concave Southwesterly, having a radius of 25.00 feet;

thence Southerly along the arc of said curve and continuing along said East line of Tract M, through a central angle of $6^{\circ} 03' 26''$, a distance of 2.64 feet;

thence North $89^{\circ} 43' 52''$ West a distance of 55.48 feet to the POINT OF BEGINNING.

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Prepared AWR

Date 9-25-15

Checked [Signature]

EXHIBIT "A"

01-32

FN 150050

REN - 9676

42:
ch:

ORDINANCE S-42256

AN ORDINANCE ACCEPTING AN EASEMENT FOR
SEWER LINE PURPOSES; FURTHER ORDERING THE
RECORDING OF THIS ORDINANCE.

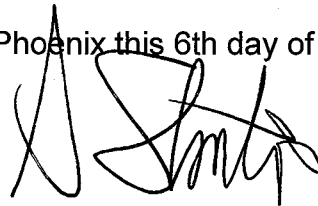
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as
follows:

SECTION 1: That an easement for sewer line purposes is accepted for
public use as more particularly described in the attached Exhibit "A" and as follows:

- (A) THE PINES AT SOUTH MOUNTAIN
HOMEOWNERS ASSOCIATION, INC.,
easement for sewer line purposes for
property located at 7617 South 20th
Street. FN 150050


SECTION 2: That this Ordinance be recorded in the Office of the
Maricopa County Recorder.

PASSED by the Council of the City of Phoenix this 6th day of January,
2016.



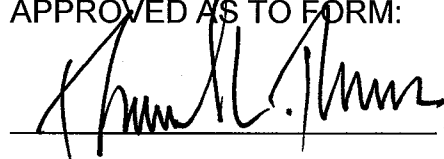
MAYOR

ATTEST:

 City Clerk


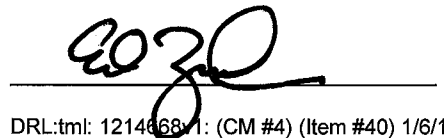


APPROVED AS TO FORM:



Acting City Attorney

REVIEWED BY:

City Manager

DRL:tml: 1214668-1: (CM #4) (Item #40) 1/6/16

Unofficial Document

Easement is for sewer line purposes
 7617 South 20th Street
 QS01-32 FN 150050

From: The Pines at South
 Mountain Homeowners
 Association, Inc.
 Date: October 13, 2015
 Recorded:

Description

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