

When recorded return to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

PUBLIC UTILITIES EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **L&D-Gantzel & Bella Vista, L.L.C., an Arizona limited liability company**, ("Grantor") does hereby grant and convey unto the **PINAL COUNTY, a political subdivision of the State of Arizona** ("Grantee"), on behalf of the public, a perpetual, non-exclusive easement for the installation, construction, operation, maintenance, repair, and replacement of public utility lines and facilities, including the right of ingress and egress for said purposes, in, on, over, under and across the real property situated in Pinal County, Arizona as described and depicted on **Exhibit A** attached hereto and made a part hereof (the "Property").

Any utility provider or other party intending to locate within such easement shall comply with all applicable codes, regulations, and franchises of the County of Pinal before entering the easement and shall assume full responsibility for the installation, construction, operation, maintenance, repair, and replacement of its utility lines and facilities.

This Public Utilities Easement shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on, Grantee and Grantor and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Public Utilities Easement as of this 30 day of OCTOBER, 2023.

Signature of **GRANTOR**:

L&D GANTZEL & BELLA VISTA, L.L.C., an Arizona limited liability company

By: LEVINE INVESTMENTS LIMITED PARTNERSHIP,
an Arizona limited partnership

By: KEIM, INC., an Arizona Corporation
Its: General Partner



Andrew M. Cohn, Authorized Representative

By: **DI-BELLA VISTA & GANTZEL, LLC**, an Arizona limited liability company

By: Car-Del Limited Partnership, an Arizona limited partnership, Member

By: GERMAN-GFB II, L.L.C., an Arizona limited liability company
Its: General Partner

Gary D. Davidson
Gary D. Davidson, a married man dealing with his sole and separate property, Member

State of ARIZONA _____)
County of MARICOPA) ss.

The foregoing Public Utilities Easement was acknowledged before me this 30 day of OCTOBER, 2023, by Andrew M. Cohn, Authorized Representative, of Keim, Inc., an Arizona corporation, general partner, of Levin Investments Limited Partnership, an Arizona limited partnership and member of L&D-Gantzel & Bella Vista, L.L.C., an Arizona limited liability company, for and on behalf thereof.



LISA C. BULLINGTON
Notary Public - Arizona
Maricopa Co. / #646479
Expires 04/12/2027

Lisa C. Bullington
Notary Public

My Commission Expires: 4-12-2027

State of ARIZONA _____)
County of Maricopa) ss.

The foregoing Public Utilities Easement was acknowledged before me this 30th day of October, 2023, by Gary D. Davidson, member of DI-BellaVista & Gantzel, LLC, an Arizona limited liability company, member of Car-Del Limited Partnership, an Arizona limited partnership, and as General Partner of GERMAN-GFB II, L.L.C., an Arizona limited liability company, and member of L&D-Gantzel & Bella Vista, L.L.C., an Arizona limited liability company, for and on behalf thereof.



LISA DREWS
Notary Public - Arizona
Maricopa Co. / #618487
Expires 01/15/2026

Lisa Drews
Notary Public

My Commission Expires: 1/15/26

GRANTEE:

PINAL COUNTY, ARIZONA, a political
subdivision of the State of Arizona

Chairman of the Board

ATTEST:

Deputy/Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A
Legal Description – See following pages

October 23, 2023
PROJECT # 050469-01-001

**LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SE 1/4, OF THE SE 1/4 OF SAID SECTION 17, BEING MARKED BY A 1/2" REBAR W/CAP RLS 55030, BEARS NORTH 02°31'16" WEST, A DISTANCE OF 1320.32 FEET;

THENCE NORTH 02°31'16" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 894.94 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 87°28'44" WEST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 02°31'16" EAST, A DISTANCE OF 789.17 FEET;

THENCE SOUTH 43°31'10" WEST, A DISTANCE OF 45.81 FEET;

THENCE SOUTH 89°33'37" WEST, A DISTANCE OF 593.02 FEET;

THENCE NORTH 00°15'30" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 89°33'37" EAST, A DISTANCE OF 589.60 FEET;

THENCE NORTH 43°31'10" EAST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 02°31'16" WEST, A DISTANCE OF 786.11 FEET;

THENCE NORTH 89°54'49" EAST, A DISTANCE OF 8.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11,371 SQ.FT. OR 0.2610 ACRES, MORE OR LESS.





Douglas B. Toney

NE CORNER, SE 1/4,
SE 1/4, SECTION 17
1/2" REBAR W/CAP
RLS 55030

POINT OF BEGINNING

N89°54'49"E
8.01'

S87°28'44"W
75.00'

APN 210-17-002F

8' PUE

S02°31'16"E 789.17'
N02°31'16"W 786.11'

(BASIS OF BEARINGS)
N02°31'16"W 1320.32'
894.94'

GANTZEL ROAD

APN 210-17-002D

APN 210-17-002B

N00°15'30"W
8.00'

8' PUE

N43°31'10"E
39.02'

N89°33'37"E 589.60'

S43°31'10"W
45.81'

N00°15'30"W
70.00'

S89°33'37"W 593.02'

703.84'

BELLA VISTA ROAD

S89°33'37"W 2688.88'

SOUTH QUARTER CORNER
SECTION 17, T3S, R8E
PINAL COUNTY BRASS CAP IN HANDHOLE

SOUTHEAST CORNER
SECTION 17, T3S, R8E
PINAL COUNTY
BRASS CAP FLUSH

SHEET 1 OF 1
DATE:
10/23/23

EXHIBIT PUBLIC UTILITY EASEMENT			
BY: TL	CHK: DT	QC:	
BCG PROJECT NO: 050469-01 TASK: 001 CLIENT REF NO:			

Bowman

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