

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

Land Department/PAB10W  
P. O. Box 52025  
Phoenix, Arizona 85072-2025

**EXEMPT PURSUANT TO  
A.R.S. §§ 11-1134(A)(2) and (A)(3)**

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**POWER DISTRIBUTION EASEMENT**

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Pinal County  
Parcel # Combs Rd ROW  
NE ¼, SEC. 33, T02S, R08E  
NW ¼, SEC. 34, T02S, R08E

Agt. KB  
204926R0Q/LJ89515/LR85159/  
T3341221  
W \_\_\_\_\_ C JEP  
R/W #

**Pinal County,  
a political subdivision of the State of Arizona**

hereinafter called Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors and permittees and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel") to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conductors, poles, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property.

The lands in, upon, over, under, across, through and along which this easement is granted are situated in the County of Pinal, State of Arizona, and are more particularly described as:

**Grantor's Property:**

**A portion of the NE ¼ quarter of Section 33 and the NW ¼ quarter Section 34, Township 02 South, Range 08 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.**

**Easement Parcel:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART**

**CAUTION:** Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to any excavation.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

Notwithstanding anything in this instrument, or laws, statutes, ordinances, rules, or regulations to the contrary, if Grantor requires Grantee to relocate or modify the Facilities, Grantor will (i) pay and/or reimburse Grantee any and all costs incurred for such relocation or modification and (ii) provide a reasonable new location for the Facilities, and easement rights therefor, that meets the standards set forth in this instrument. Grantor acknowledges that the Facilities are being located within public right-of-way at the request of Grantor, and that Grantee materially relied on the provisions of this paragraph in agreeing to Grantor's request.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.

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EXHIBIT "A"

SRP JOB NUMBER: T3341221

SRP JOB NAME: CUS UE COMBS RD & SCHNEPF RD CONV – AESTHETICS

TTRRSS: 2S8E33 & 34

DATE: 10-17-2023

PAGE: 1 OF 5

AN EASEMENT LOCATED IN THE THE NORTHEAST QUARTER OF SECTION 33, AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 34, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING A BRASS CAP FLUSH, BEARS NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 2636.21 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER SOUTH 00 DEGREES 23 MINUTES 47 SECONDS EAST, A DISTANCE OF 46.00 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 222.45 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 68 DEGREES 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 55.83 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 251.74 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 39.00 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 39.00 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 52.92 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 32.33 FEET;

THENCE NORTH 48 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF 16.28 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 47 SECONDS EAST, A DISTANCE OF 18.77 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 372.71 FEET;

THENCE NORTH 68 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 55.83 FEET;

EXHIBIT "A"

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PAGE: 2 OF 5

THENCE SOUTH 89 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 220.90 FEET TO SAID WEST LINE;

THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST, A DISTANCE OF 8.00 FEET;

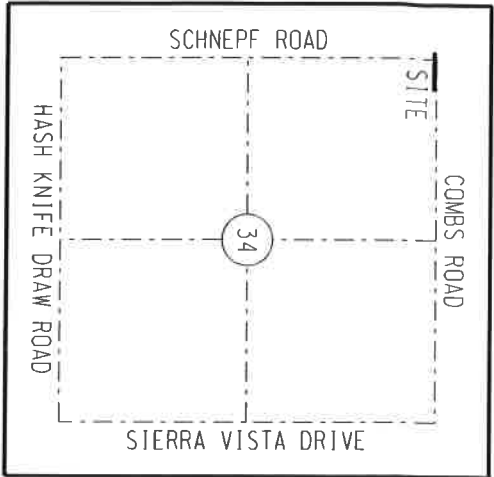
THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, A DISTANCE OF 40.00 FEET TO SAID **POINT OF BEGINNING**.

SAID **EASEMENT** CONTAINS AN AREA OF 5,991 SQUARE FEET OR 0.14 ACRE, MORE OR LESS.

END OF DESCRIPTION



# EXHIBIT "A"



VICINITY MAP (NTS)  
T2S, R8E  
G&SRM



## CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT. NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

## NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY. ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

## ABBREVIATION TABLE

BCHH	BRASS CAP IN HAND HOLE
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

### SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP LDWR NUMBER: NA	SCALE: NTS
I.O. NUMBER: T3341221	SHEET: 3 OF 5
AGENT: BOCKMANN	SHEET SIZE: 8.5" x 11"
DRAWN: MALEK	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: AERNI
DATE: 10-17-2023	JEP FIELD DATE: 04-06-2023



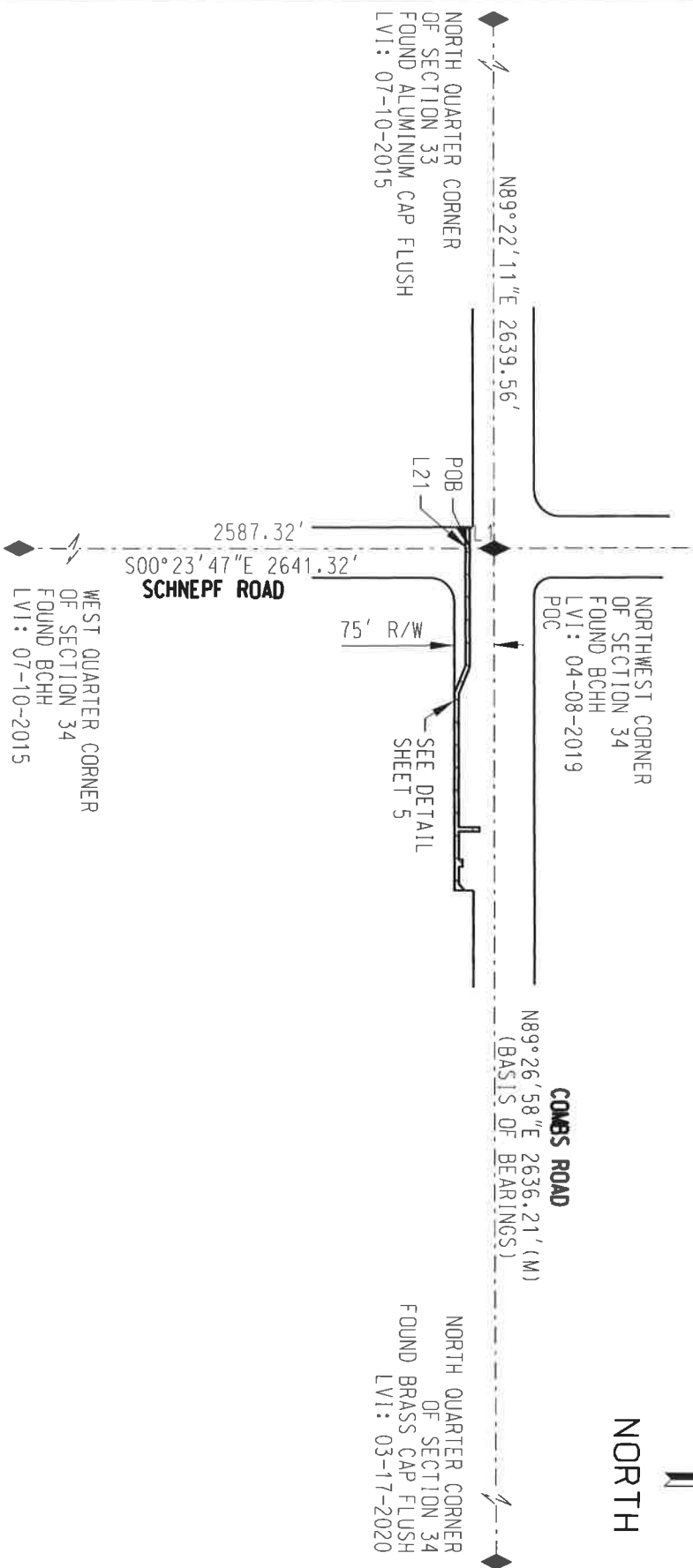
BASIS OF BEARINGS:  
BASED ON THE MARICOPA COUNTY  
LOW DISTORTION PROJECTION  
COORDINATE SYSTEM.



SURVEY DIVISION  
LAND DEPARTMENT

CUS UE COMBS RD &  
SCHNEPF RD CONV-AESTHETICS  
NE 1/4, SECTION 33 &  
NW 1/4, SECTION 34  
T.2 S., R.8 E.  
10.9 SOUTH - 43.9 EAST

# EXHIBIT "A"



NORTH

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: NA	SCALE: NTS
I.O. NUMBER: T3341221	SHEET: 4 OF 5
AGENT: BOCKMANN	SHEET SIZE: 8.5" x 11"
DRAWN: MALEK	REVISION: 0
CHECKED BY: GOREHAM	CREW CHIEF: AERNI
DATE: 10-17-2023	JEP



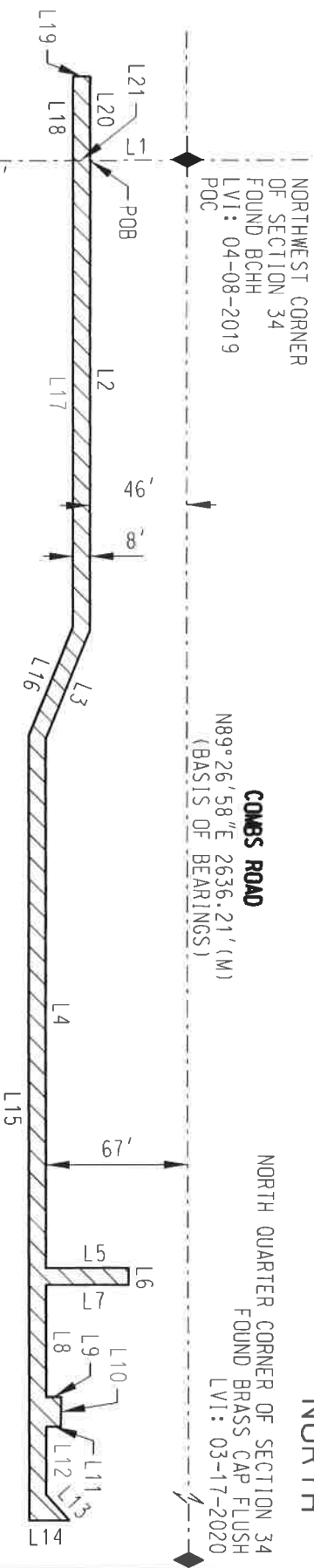
SURVEY DIVISION  
LAND DEPARTMENT

CUS UE COMBS RD &  
SCHNEPF RD CONV-AESTHETICS  
NE 1/4, SECTION 33 &  
NW 1/4, SECTION 34  
T.2 S., R.8 E.  
10.9 SOUTH - 43.9 EAST

# EXHIBIT "A"



NORTH



LINE	BEARING	DISTANCE
L1	S00°23'47"E	46.00'
L2	N89°26'58"E	222.45'
L3	S68°27'27"E	55.83'
L4	N89°26'58"E	251.74'
L5	N00°33'02"W	39.00'
L6	N89°26'58"E	8.00'
L7	S00°33'02"E	39.00'

LINE	BEARING	DISTANCE
L8	N89°26'58"E	52.92'
L9	N00°33'02"W	7.00'
L10	N89°26'58"E	14.00'
L11	S00°33'02"E	7.00'
L12	N89°26'58"E	32.33'
L13	N48°00'42"E	16.28'
L14	S00°23'47"E	18.77'

LINE	BEARING	DISTANCE
L15	S89°26'58"W	372.71'
L16	N68°27'27"W	55.83'
L17	S89°26'58"W	220.90'
L18	S89°22'10"W	40.00'
L19	N00°23'47"W	8.00'
L20	N89°22'10"E	40.00'
L21	S00°23'47"E	8.00'

WEST QUARTER CORNER OF SECTION 34 FOUND BCGH LVI: 07-10-2015

SALT RIVER PROJECT  
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP LDWR NUMBER: NA  
SCALE: NTS  
I.O. NUMBER: T3341221  
SHEET: 5 OF 5  
AGENT: BOCKMANN  
SHEET SIZE: 8.5"x11"  
DRAWN: MALEK  
REVISION: 0  
CHECKED BY: GOREHAM  
CREW CHIEF: AENNI  
DATE: 10-17-2023

SURVEY DIVISION  
LAND DEPARTMENT

CUS UE COMBS RD & SCHNEPF RD CONV-AESTHETICS  
NE 1/4, SECTION 33 & NW 1/4, SECTION 34  
T.2 S.. R.8 E.  
10.9 SOUTH - 43.9 EAST

