

When recorded, mail to:
Pinal County Clerk of Board
P.O. 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, **WOLFCOR, 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.

All provisions herein shall be binding upon the heirs, successors and assigns of the Grantor.

DATED this 19th day of June, 2024.

Signature of **GRANTOR:**

WOLFCOR, L.L.C., an Arizona Limited Liability Company

By: Penny Wolfswinkel
Its: Member/Manager

Penny Wolfswinkel
Signature

By: Kathy Areman
Its: Member/Manager

Kathy Areman
Signature

NOTARY ACKNOWLEDGE PAGE FOLLOWS

State of ARIZONA _____)
County of Maricopa _____)
ss.)

The foregoing Warranty Deed was acknowledged before me this 19th day of June, 2024, by Penny Wolfsinkel, Member/Manager of Wolfcor, L.L.C., an Arizona Limited Liability Company, for and on behalf thereof.



Shari K Olson
Notary Public

State of ARIZONA _____)
County of Maricopa _____)
ss.)

The foregoing Warranty Deed was acknowledged before me this 19th day of June, 2024, by Kathy Aleman, Member/Manager of Wolfcor, L.L.C., an Arizona Limited Liability Company, for and on behalf thereof.



Shari K. Olson
Notary Public

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



EXHIBIT "A"
PINAL COUNTY, AZ - APN 210-23-001F
PUBLIC UTILITY EASEMENT

Job No. 21-0006

September 11, 2023

An Easement located in the Northwest Quarter of Section 23, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 23, being an aluminum cap flush, from which the West Quarter Corner of said Section 23, being a brass cap in hand hole, bears South 02 degrees 17 minutes 52 seconds East, 2648.99 feet (**BASIS OF BEARING**);

Thence along the West line of the Northwest Quarter of said Section 23, South 02 degrees 17 minutes 52 seconds East, 41.95 feet;

Thence departing said West line, North 87 degrees 42 minutes 08 seconds East, 55.00 feet to the **POINT OF BEGINNING**;

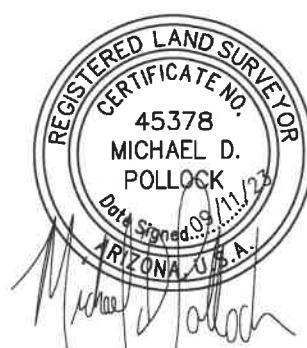
Thence North 89 degrees 42 minutes 16 seconds East, 8.00 feet;

Thence South 02 degrees 17 minutes 52 seconds East, 720.26 feet;

Thence South 89 degrees 42 minutes 16 seconds West, 8.00 feet;

Thence North 02 degrees 17 minutes 52 seconds West, 720.26 feet to the **POINT OF BEGINNING**.

Said overall parcel of land contain a total of **5,762** square feet (**0.1323** acres), more or less.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2021\21-0006\Land Survey\Legals\~21-0006 Terra Linda PUE\21-0006 Terra Linda - PUE - Legal Description.docx

POINT OF COMMENCEMENT
NORTHWEST CORNER
SEC 23, T3S, R8E
FOUND 3" ALUMINUM CAP

E BELLA VISTA ROAD

N89°42'16"E 2687.07'

NORTH 1/4 COR
SEC 23, T3S, R8E
FOUND 1 1/2"
ALUMINUM CAP
SRP 42487

POINT OF BEGINNING

L1

L2

L3

8' PUE

EASEMENT AREA
5,762 SF
(0.1323 ACRES)

APN: 210-23-001F
WOLFCOR LLC,

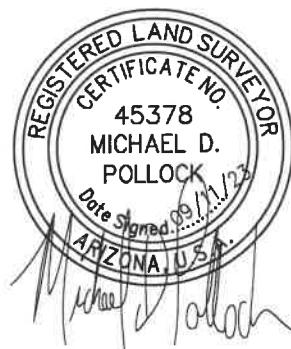
S02°17'52"E 720.26'
N02°17'52"W 720.26'
S2°17'52"E 2648.99' (BASIS OF BEARINGS)

SIERRA VISTA DRIVE

L4

WEST 1/4 COR, SEC 23, T3S, R8E
FOUND BRASS CAP IN HAND HOLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°17'52"E	41.95'
L2	N87°42'08"E	55.00'
L3	N89°42'16"E	8.00'
L4	S89°42'16"W	8.00'



1" = 100'

21-0006
Sep 11, 2023
Michael Pollock

PINAL COUNTY, AZ - APN 210-23-001F
PUBLIC UTILITY EASEMENT

EXHIBIT "A"



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