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)

POWER DISTRIBUTION EASEMENT

Pinal County
Combs Rd ROW – Traffic Signal
SE ¼, SEC. 28, T02S, R08E

Agt. KB
Job # LJ89515 /LR87763/ T3541884
W: KB C: ASM
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 SE quarter of Section 28, 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.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

Dated this _____ day of _____, _____.

Pinal County Board of Supervisors

_____
Chairman of the Board

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as_____, of the Pinal County Board of Supervisors, for **Pinal County**, on behalf of such political subdivision of the State of Arizona.

My Commission Expires:

_____ _____
Notary Public

_____
Notary Stamp/Seal

Note: This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1132 and 11-1133 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).

EXHIBIT "A"

SRP JOB NUMBER: T3541884
SRP JOB NAME: COMBS RD. & SCHNEPF RD, INSTALL
TTRRSS: 02S08E28

DATE: 04-14-2025

A SALT RIVER PROJECT (SRP) EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, 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 SOUTHEAST CORNER OF SAID SECTION 28, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28, BEING AN ALUMINUM CAP FLUSH, BEARS SOUTH 89 DEGREES 22 MINUTES 11 SECONDS WEST, A DISTANCE OF 2639.56 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SOUTH 89 DEGREES 22 MINUTES 11 SECONDS WEST, A DISTANCE OF 136.52 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 66.34 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 40 SECONDS WEST, A DISTANCE OF 8.66 FEET TO THE NORTH RIGHT OF WAY LINE OF COMBS ROAD;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 22 MINUTES 11 SECONDS EAST, A DISTANCE OF 8.00 FEET;

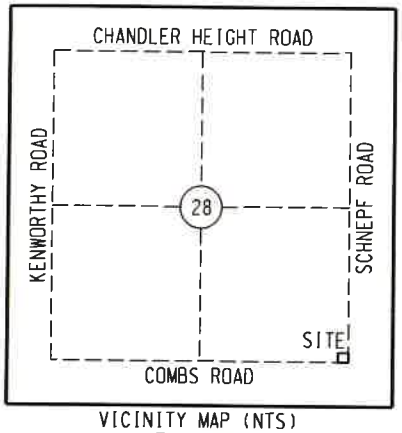
THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.66 FEET TO SAID **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS AN AREA OF 69 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION



EXHIBIT "A"



VICINITY MAP (NTS)
T2S, R8E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- EASEMENT AREA
- TIE LINE
- SECTION CORNER AS NOTED

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
PCR	PINAL COUNTY RECORDER
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48253
KATIE
THOMAS
04-14-2025
Date Signed
ARIZONA, U.S.A.

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

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.

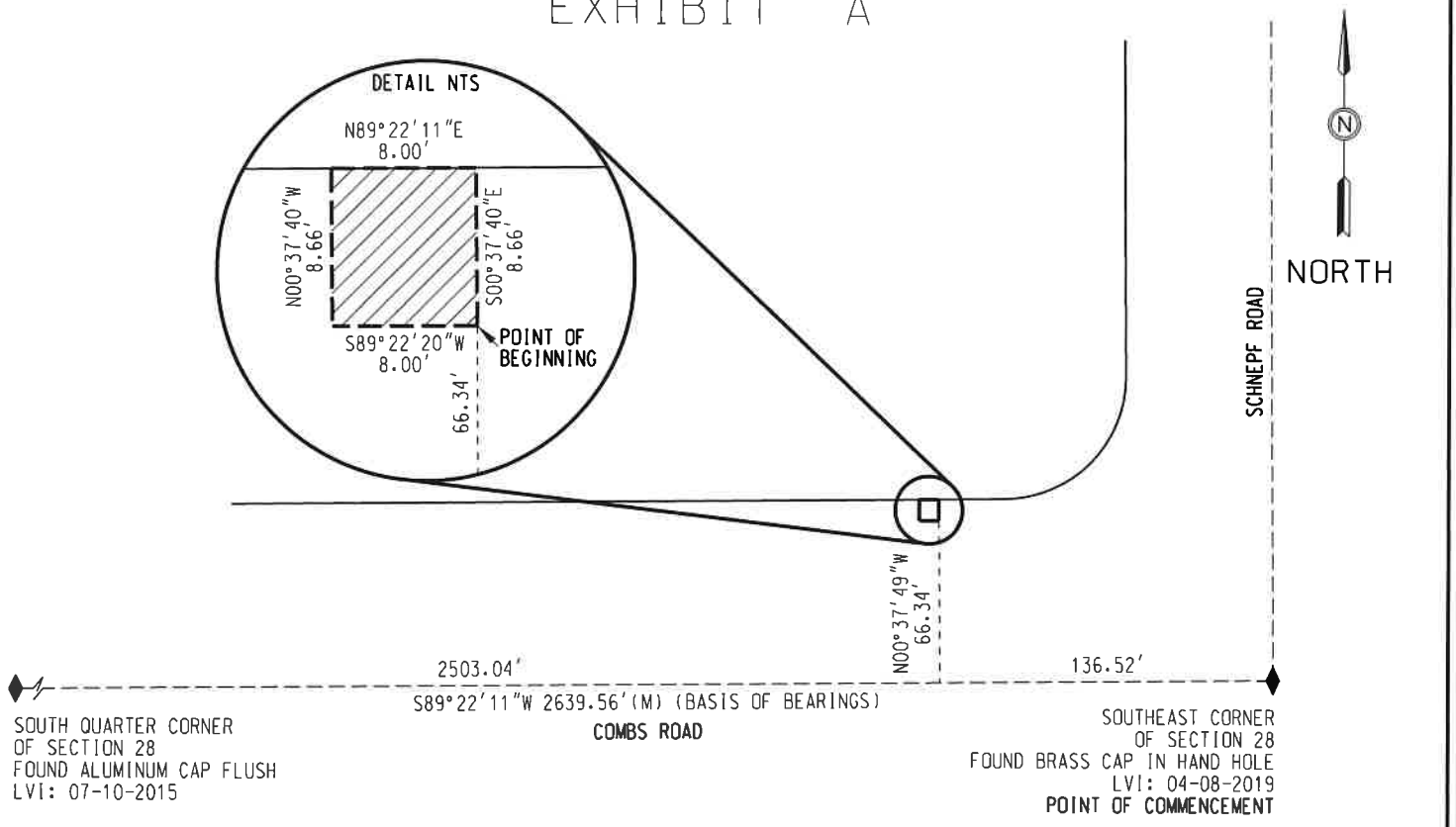
SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP LDWR NUMBER: NA	SCALE: NTS
I.O. NUMBER: T3541884	SHEET: 2 OF 3
AGENT: BOCKMANN	SHEET SIZE: 8.5"x11"
DRAWN: MALEK	REVISION: 1
CHECKED BY: THOMAS	CREW CHIEF: THOMAS
DATE: 04-14-2025 ASM	FIELD DATE: 04-04-2025

SURVEY DIVISION
LAND DEPARTMENT

COMBS RD. & SCHNEPF RD
. INSTALL
SE 1/4, SECTION 28
T.2 S., R.8 E.
11.0 SOUTH - 45.0 EAST

EXHIBIT "A"



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: NA	SCALE: NTS
I.O. NUMBER: T3541884	SHEET: 3 OF 3
AGENT: BOCKMANN	SHEET SIZE: 8.5"x11"
DRAWN: MALEK	REVISION: 1
CHECKED BY: THOMAS	CREW CHIEF: THOMAS
DATE: 04-14-2025 ASM	FIELD DATE: 04-04-2025

SURVEY DIVISION
LAND DEPARTMENT

COMBS RD. & SCHNEPF RD
, INSTALL
SE 1/4, SECTION 28
T.2 S., R.8 E.
11.0 SOUTH - 45.0 EAST