

PUBLIC SEWER EASEMENT

For valuable consideration, Amphitheater Public School District, "Grantor", does hereby grant to Pima County, a political subdivision of the State of Arizona, "County", a permanent easement (the "Easement") for the construction, installation, maintenance, repair, operation, replacement and removal of sewer lines, manholes and appurtenances (collectively, "Facilities") in, over, under and across the real property described on the attached Exhibit "A" (the "Property").

Grantor may use the Property for any purpose consistent with the exercise of the Easement by County. Grantor agrees to maintain the Easement free of any obstruction or encroachments at all times, that would block or impede County from driving large sewer maintenance vehicles along this Easement to the County Facilities or from constructing, installing, maintaining, repairing, operating or removing the Facilities. Such obstructions or encroachments include, but are not limited to: fences, walls, boulders, stone rip-rap, paving, curbs, trees, large shrubs or cacti, special or elaborate plantings, storage sheds, swimming pools, parked vehicles, etc.

County may, without notice and without prior institution of any suit or proceeding at law, remove any obstruction or encroachment from the Property that blocks or impedes County's vehicular access to its Facilities or limits County's ability to construct, maintain, repair, service, replace and remove County's Facilities. Should the removal of obstructions or encroachments from the Property be necessary to obtain adequate vehicular access or to construct, maintain, repair, service, replace and remove County's Facilities, Grantor shall reimburse County for all associated removal activities.

County may, without notice and without prior institution of any suit or proceeding at law, enter on the Property at any time for the purpose of construction, maintenance, repair, service, replacement and removal of any County Facilities. Following any use of the Property for the above purposes, County will reasonably restore the Property to its general condition existing prior to County's use provided, however, County will not replace, repair, or restore obstructions or encroachments nor shall County reimburse Grantor for losses associated with damage or removal of the obstructions or encroachments.

This Easement and the covenants, terms, and conditions contained herein are intended to and shall run with the Property and shall be binding upon County and Grantor and their respective successors, heirs, and assigns. Grantor warrants that Grantor has good title to the Property and warrants the County title to and quiet enjoyment of the Easement. Upon execution, the Easement shall be recorded with the

Pima County, Arizona, Recorder's Office. The grants, covenants and provisions herein shall be binding on and inure to the benefit of the heirs, successors and assigns of the parties hereto.

The landscaping within all public sewer easements shall be in accordance with the planning guidelines of Pima County Regional Wastewater Reclamation Department Engineering Design Standards 2012, Section 7.7.

THIS EASEMENT granted this _____ day of _____, 2013.

Amphitheater Public School District

By: _____

As: _____

STATE OF ARIZONA)
) §
COUNTY OF PIMA)

This instrument was acknowledged before me this _____ day of _____, 2013, by
_____ as _____ of
Amphitheater Public School District.

Notary Public

My Commission Expires:



20 May 2013
AS #12019 (Meritage Homes)
Supersedes Legal dated 2/14/13

EXHIBIT "A"
LEGAL DESCRIPTION FOR A PUBLIC SEWER EASEMENT

A public sewer easement, 30.00 feet in width, located within the southwest quarter of the northeast quarter of Section 4, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, the centerline more particularly described as follows:

COMMENCING at the east quarter corner of said Section 4;

THENCE N 89°48'02" W along the south line of said northeast quarter, 1314.76 feet;

THENCE leaving said south line N 00°03'11" E, 660.45 feet to the southwest corner of Lot 1 of Lots 1 through 5 as recorded in Book 20 of Records of Survey at Page 72;

THENCE continuing N 00°03'11" E along the west line of said Lot 1, a distance of 192.08 feet to the POINT OF BEGINNING;

THENCE S 89°41'49" W, 60.12 feet to the east line of a public sewer easement recorded in Docket 12933 at Page 233 and the POINT OF TERMINATION of said centerline.

The basis of bearing for this legal description is the east line of the northeast quarter of Section 4, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, from the east quarter corner of said Section 4 being a brass capped survey monument RLS 37400 to the northeast corner of said Section 4 being a brass capped survey monument RLS 39861, bearing being N 00°04'15" W per Book 20 of Record of Surveys at Page 72.

Prepared by:
AMERSON SURVEYING, INC.


MICHAEL K. AMERSON, P.L.S.



EXPIRES 03/31/ 14

AMPHITHEATER SCHOOL DIST. 10
PN 224-11-0330

POT
POB

192.08'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

SW CORNER LOT 1
BK 20 ROS PG 72

N 89°47'40" W 1313.34'

PN 224-11-037H

N 00°03'11" E 852.42'

660.45'

SCALE:
1"=150'

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM THE EAST QUARTER CORNER OF SAID SECTION 4 (#7 BCSM RLS 37400) TO THE NORTHEAST CORNER OF SAID SECTION 4 (#8 BCSM RLS 39861), BEARING BEING N 00°04'15" W PER BOOK 20 OF RECORD OF SURVEYS AT PAGE 72.

N 00°04'15" W 2458.00' BASIS OF BEARING
LA CHOLLA BLVD

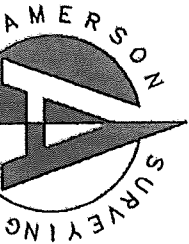
FND 1 1/2" ACP
LS 1052
MARKED C 1/4

1314.76'

N 89°48'02" W 2629.58'

E 1/4 SEC 4
FND BCSM
RLS 37400

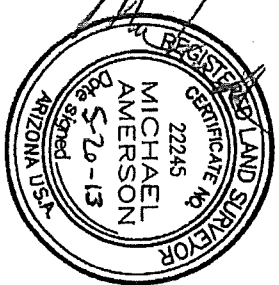
POC



Camp Lowell Corporate Center
4552 East Camp Lowell Drive
Tucson, Arizona, 85712
Fax: 325-8705
520-325-5883

GLOVER

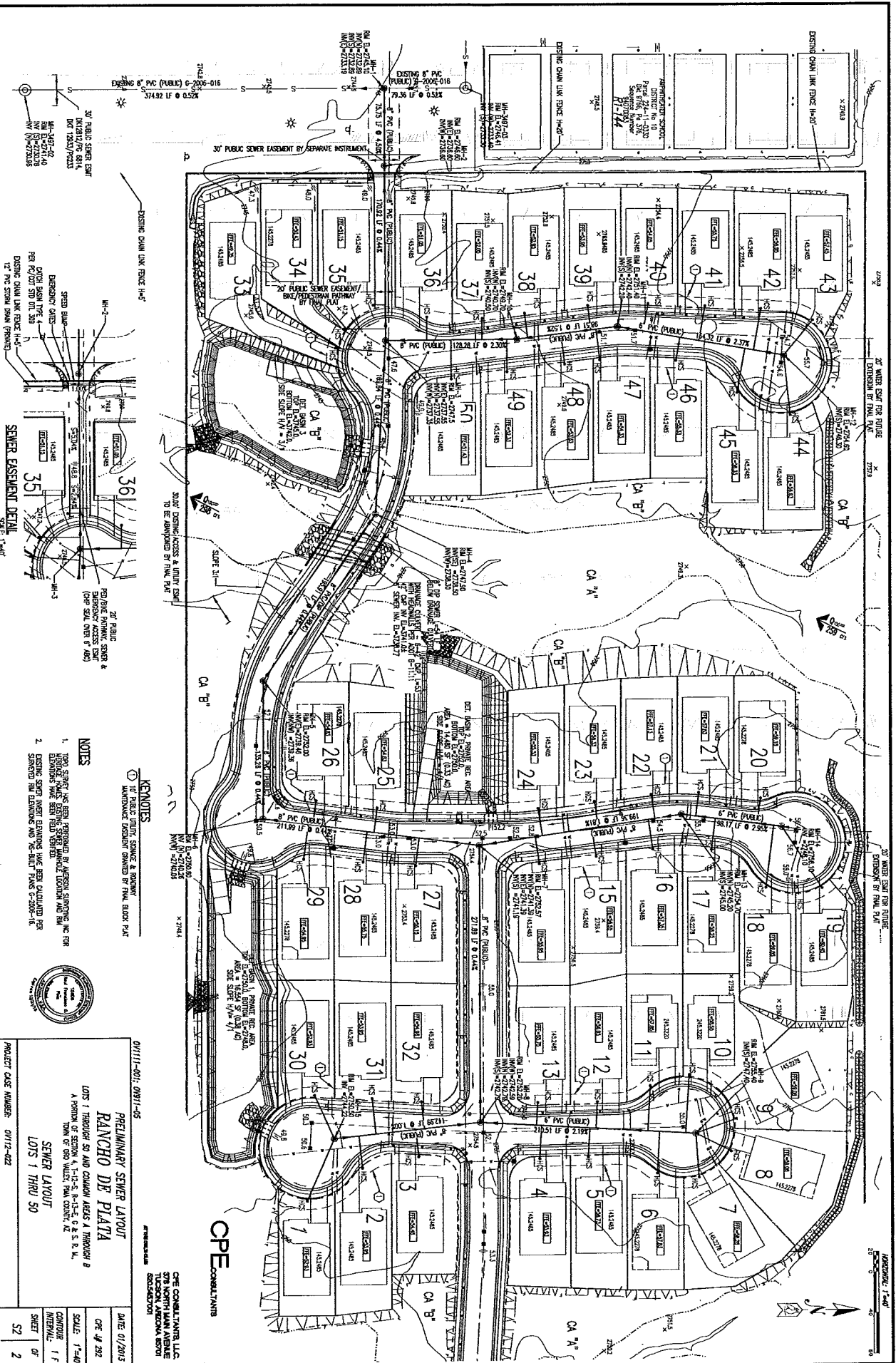
ROAD



EXPIRES: 3-31-2014

DEPICTION OF EXHIBIT "A"
30' PUBLIC SEWER EASEMENT
LOCATED IN THE NE 4
OF

SECTION 4, T-12-S, R-13-E
G. & S.R.M. PIMA COUNTY, ARIZONA
ASIF# 12019, 02-11-13, DV, SHEET 2 OF 3



- NOTES**
1. THIS SEWER LAYOUT WAS PREPARED BY ANDERSON STANTON, INC. FOR THE DEVELOPER. THE SEWER LAYOUT IS BASED ON THE EXISTING SEWER LAYOUT AND THE EXISTING SEWER INVERT ELEVATIONS HAVE BEEN OBTAINED FROM THE EXISTING SEWER INVERT RECORDS. THE SEWER LAYOUT IS BASED ON THE EXISTING SEWER INVERT RECORDS AND THE EXISTING SEWER INVERT RECORDS HAVE BEEN OBTAINED FROM THE EXISTING SEWER INVERT RECORDS.
 2. EXISTING SEWER INVERT ELEVATIONS HAVE BEEN OBTAINED FROM THE EXISTING SEWER INVERT RECORDS AND THE EXISTING SEWER INVERT RECORDS HAVE BEEN OBTAINED FROM THE EXISTING SEWER INVERT RECORDS.



01/11-001; 01/11-05	
PRELIMINARY SEWER LAYOUT	
RANCHO DE PLATA	
LOTS 1 THROUGH 42 AND COMMON AREAS A THROUGH B	
A PORTION OF SECTION 4, T-12-S, R-12-E, C-2 & 3, S. 1/4, N.	
TOWN OF GORHAM, PIMA COUNTY, AZ	
SEWER LAYOUT	
LOTS 1 THRU 50	
DATE: 01/2013	CPE: JF 202
SCALE: 1"=40'	CONTINGENT: 1 F
SHEET: 01	INTERVAL: 1 F
S2	2

CPE CONSULTANTS, LLC
375 NORTH MAIN AVENUE
TUCSON, ARIZONA 85701
520.288.1100
WWW.CPECONSULTANTS.COM

AMPHITHEATER SCHOOL DIST. 10
PN 224-11-0330



Camp Lowell Corporate Center
4552 East Camp Lowell Drive
Tucson, Arizona, 85712
Fax: 325-8703
520-325-5883

30' PUBLIC
SEWER ESMT
DKT12812/PG6814
DKT12933/PG233

N 00°03'11" E 192.08'

30'
± 1804
SQFT
15'

POT
S 89°41'49" W
60.12'

POB

FUTURE LOT
36

FUTURE LOT
35

SW CORNER LOT 1
BK 20 ROS PG 72



EXPIRES: 3-31-2014

SCALE:
1"=40'



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30' PUBLIC SEWER EASEMENT
LOCATED IN THE NE 4

OF
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G. & S.R.M. PIMA COUNTY, ARIZONA
AS# 12019, 02-11-13, DV, SHEET 3 OF 3