



Instrument # 12158  
 Recorded Official Records of Yavapai County, Arizona DEC 6 '84 - 8 45 AM  
 at the request of YAVAPAI COUNTY ENGINEER  
 PATSY C. JENNEY, County Recorder  
 Deputy Alma S. Hogstad Pgs. 3 §

# EASEMENT

THIS INDENTURE, made this 18th day of JANUARY A. D. 1983 by  
 and between Betty Dickinson Kent & Alma Mae C. Roberts p. O. Box 317, Rimrock, AZ 86335  
 hereinafter designated the Grantor and COUNTY OF YAVAPAI, a political subdivision of the State  
 of Arizona, hereinafter designated as the Grantee.

## RECITALS:

The Grantee requires a right-of-way over and perpetual easement to a parcel of land belonging to the Grantor, upon which the Grantee may construct and maintain hereafter a public highway, and all incidents thereto, together with the right to authorize, permit and license the use thereof for utilities or other public purposes not inconsistent with its primary use as a highway.

The Grantor does hereby grant to the Grantee a perpetual easement for such purposes, subject, however, to the reservations, provisions and conditions hereinafter contained, and said Grantor does hereby approve the location of said highway and consents to the establishment thereof over said land; and does hereby release the said County of Yavapai from, and waives all claims for damage or compensation for and on account of the establishment and construction of said highway other than set forth herein.

## CONSIDERATION:

In consideration of the premises, covenants, and conditions to be kept and performed by the Grantee and the further consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby grant a perpetual easement and does by these presents convey to the use of the Grantee forever, that certain strip, tract, or parcel of land and real estate situated in Yavapai County, Arizona, and more particularly described as follows: that part of the attached description that traverses a portion of the E<sup>2</sup> SW<sup>4</sup> of Section 3, T14N, R5E as Recorded in Book 1006, Page 270 of the Yavapai County Recorders Office and owned by the above named individual.

Gila and Salt River Base and Meridian, in Yavapai County, Arizona, and said parcel of land being 50 feet wide, 25 feet on the right side of, and 25 feet on the left side of, parallel and adjacent to the center line of the Culpepper Road

County Highway as said center line runs with all curves and angles on, over, through, and across the land of the Grantor, as shown on the map of said highway of record in the office of the County Recorder of said county, or attached hereto.

TO HAVE AND TO HOLD the same forever, together with any temporary rights of way over, upon and across lands of the Grantor that may be required for the purpose of, or in the course of construction and repair of said highway, provided that the Grantee complies with, keeps, and carries out the following stipulations and conditions which run with and are attached to all right and interest granted herein:

## CONDITIONS:

1. That said parcel of land shall be used for no other purposes than those herein set forth.
2. That the Grantee shall and will repair any improvements belonging to the Grantor that may be damaged by the Grantee during the construction of said highway.
- 3.
- 4.

387A

THAT ALL GRANTS, COVENANTS AND PROVISIONS herein contained shall be binding on and inure to the benefit of the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument has been duly signed and executed by the Grantor the day and year first above written.

*Betty Dickinson Kent*  
*Alma Mae Roberts*

STATE OF ARIZONA,  
COUNTY OF YAVAPAI

This instrument was duly acknowledged before me this 18<sup>th</sup> day of January  
1983 by Betty Dickinson Kent + Alma Mae Roberts

for the purpose and consideration therein mentioned.

*Leroy R. Chellis*  
Notary Public

My Commission expires 8-14-85

SEAL

BOOK 1682 PAGE 709

No. ....

**EASEMENT**

FROM

TO

COUNTY OF YAVAPAI

Date....., 19.....

Filed and Recorded at Request of  
COUNTY OF YAVAPAI  
Prescott, Arizona

....., A. D. 19.....

at ..... M.

Book .....

Pages .....

.....  
County Recorder

By .....  
Deputy Recorder

January 3, 1985

CULPEPPER ROAD

Located in a portion of Sections 3, 4 and 10  
T 14 N R 5 E, G & SRB & M  
Yavapai County, Arizona

Beginning at P.O.C. station 28 + 58.00 on the centerline of the Beaver Creek Road as recorded in Book 12 page 6 of Maps & Plats, Yavapai County Recorder's Office, Prescott, Arizona. Said P.O.C. station 28 + 58.00 Beaver Creek Road is equal to station 0 + 00 Culpepper Road and is the true point of beginning of this description.

Thence S 26° 30' 13" E 127.94' to the P.C. of a 76° curve to the right P.C. station is 1 + 27.94.

Thence along said 76° curve to the right 58.30' to the P.T. station 1 + 86.24 (curve data is  $\Delta = 44^\circ 18' 30''$  R = 75.39 T = 30.70)

Thence S 17° 48' 17" W 95.40' to the P.C. of a 2° curve to the right P.C. station is 2 + 81.64.

Thence along said 2° curve to the right 153.96' to the P.T. station 4 + 35.60 (curve data is  $\Delta = 3^\circ 04' 45''$  R = 2864.79 T = 77.00)

Thence S 20° 53' 02" W 41.73' to the P.C. of a 16° curve to the left P.C. station is 4 + 77.33.

Thence along said 16° curve to the left 101.30' to the P.T. station 5 + 78.63 (curve data is  $\Delta = 16^\circ 12' 30''$  R = 358.10 T = 50.99)

Thence S 4° 40' 32" W 184.93' to the P.C. of a 24° curve to the left. P.C. station is 7 + 63.56.

Thence along said 24° curve to the left 158.16' to the P.T. station 9 + 21.72 (curve data is  $\Delta = 37^\circ 57' 30''$  R = 238.73 T = 82.11)

Thence S 33° 16' 58" E 96.15' to the P.C. of a 6° curve to the left P.C. station is 10 + 17.87.

Thence along said 6° curve to the left 132.99' to the P.T. station 11 + 50.86 (curve data is  $\Delta = 7^\circ 58' 45''$  R = 954.93 T = 66.60)

Thence S 41° 15' 43" E 151.44' to the P.C. of a 16° curve to the left P.C. station is 13 + 02.30.

Thence along said 16° curve to the left 93.44' to the P.T. station 13 + 95.74 (curve data is  $\Delta = 14^\circ 57'$  R = 358.10 T = 46.99)

Thence S 56° 12' 43" E 27.48' to the P.C. of a 34° curve to the right P.C. station is 14 + 23.22.

Thence along said 34° curve to the right 110.69' to the P.T. station 15 + 33.91 (curve data is  $\Delta = 37^\circ 38'$  R = 168.52 T = 57.42)

Thence S 18° 34' 43" E 56.09' to the P.C. of a 52° curve to the left. P.C. station is 15 + 90.00.

Thence along said 52° curve to the left 47.72' to the P.T. station 16 + 37.72 (curve data is  $\Delta = 24^\circ 49'$  R = 110.18 T = 24.24).

Thence S 43° 23' 43" E 145.45' to the P.C. of a 54° curve to the left P.C. station is 17 + 83.17.

Thence along said 54° curve to the left 41.87' to the P.T. station 18 + 25.04 (curve data is  $\Delta = 22^\circ 36' 30''$  R = 106.10 T = 21.21)

Thence S 66° 00' 13" E 101.98' to the P.C. of a 48° curve to the right P.C. station is 19 + 27.02.

Thence along said 48° curve to the right 185.45' to the P.T. station 21 + 12.47 (curve data is  $\Delta = 80^\circ 01'$  R = 119.37 T = 117.33)

Copper Road  
1/3/83  
Page Two

Thence S 23° 00' 47" W 147.05' to the P.C. of a 34° curve to the right P.C. station is 22 + 59.52.

Thence along said 34° curve to the right 142.66' to the P.T. station 24 + 02.18 (curve data is  $\Delta = 48^\circ 30' 15''$  R = 168.52 T = 75.92)

Thence S 71° 31' 02" W 359.26' to the P.C. of a 6° curve to the right P.C. station is 27 + 61.44.

Thence along said 6° curve to the right 134.31' to the P.T. station 28 + 95.75 (curve data is  $\Delta = 8^\circ 03' 30''$  R = 954.93 T = 67.24)

Thence S 79° 34' 32" W 18.64' to the P.C. of a 4° curve to the left P.C. station is 29 + 14.39.

Thence along said 4° curve to the left 261.45' to the P.T. station 31 + 75.84 (curve data is  $\Delta = 10^\circ 27' 30''$  R = 1432.40 T = 131.13)

Thence S 69° 07' 02" W 142.81' to the P.C. of a 26° curve to the right P.C. station is 33 + 18.65.

Thence along said 26° curve to the right 101.19' to the P.T. station 34 + 19.84 (curve data is  $\Delta = 26^\circ 18' 30''$  R = 220.37 T = 51.50)

Thence N 84° 34' 28" W 21.07' to the P.C. of a 12° curve to the left P.C. station is 34 + 40.91.

Thence along said 12° curve to the left 228.61' to the P.T. station 36 + 69.52 (curve data is  $\Delta = 27^\circ 26'$  R = 477.47 T = 116.54).

Thence S 67° 59' 32" W 230.77' to the P.C. of a 50° curve to the left P.C. station is 39 + 00.29.

Thence along said 50° curve to the left 103.45' to the P.T. station 40 + 03.74 (curve data is  $\Delta = 51^\circ 43' 30''$  R = 114.59 T = 55.55)

Thence S 16° 16' 02" W 167.80' to the P.C. of a 4° curve to the right P.C. station is 41 + 71.54.

Thence along said 4° curve to the right 214.79' to the P.T. station 43 + 86.33 (curve data is  $\Delta = 8^\circ 35' 30''$  R = 1432.40 T = 107.63).

Thence S 24° 51' 32" W 105.78' to the P.C. of a 30° curve to the right P.C. station is 44 + 92.11.

Thence along said 30° curve to the right 214.50' to the P.T. station 47 + 06.61 (curve data is  $\Delta = 64^\circ 21'$  R = 190.99 T = 120.16)

The south 1/4 corner of Section 3 T 14N R 5E G & SRB & M, Yavapai County, Arizona, lies S 30° 30' 00" E 1099.43' from the above said P.T. station 47 + 06.61.

Thence S 89° 12' 32" W 145.84' to the P.C. of a 10° curve to the left P.C. station is 48 + 52.45.

Thence along said 10° curve to the left 124.08' to the P.T. station 49 + 76.53 (curve data is  $\Delta = 12^\circ 24' 30''$  R = 572.96 T = 62.30)

Thence S 76° 48' 02" W 167.47' to the P.C. of a 2° curve to the left P.C. station is 51 + 44.00.

Thence along said 2° curve to the left 342.08' to the P.T. station 54 + 86.08 (curve data is  $\Delta = 6^\circ 50' 30''$  R = 2864.79 T = 171.32)

Thence S  $69^{\circ} 57' 32''$  W 54.65' to an angle point station 55+40.73.

Thence S  $70^{\circ} 00' 00''$  W 620.69' to the P.C. of a  $49^{\circ}$  curve to the left P.C. station 61+61.42.

Thence along said  $49^{\circ}$  curve to the left 140.42' to the P.T. station 63+01.84 (curve data is  $\Delta = 68^{\circ} 35' 46''$  R = 117.28' T = 80.0')

Thence S  $1^{\circ} 24' 14''$  W, 26.97' to the P.C. of a  $49^{\circ}$  curve to the right, P.C. station 63+28.81.

Thence along said  $49^{\circ}$  curve to the right 195.29' to the P.T. station 65+24.10 (curve data is  $\Delta = 96^{\circ} 35' 44''$  R=115.84' T= 130.0')

Thence N  $82^{\circ} 00' 02''$  W 525.55' to angle point station 70+49.65.

Thence N  $88^{\circ} 57' 18''$  W 305.31' to station equation P.C. 73+54.96 back equals P.C. 73+82.53 ahead.

Thence along said  $43^{\circ}$  curve to the right 90.98' to the P.T. station 74 + 73.51 (curve data is  $\Delta = 38^{\circ} 41' 10''$  R = 134.75 T = 47.30)

Thence N  $50^{\circ} 16' 08''$  W 15.84' to the P.C. of a  $40^{\circ}$  curve to the right P.C. station is 74 + 89.35.

Thence along said  $40^{\circ}$  curve to the right 89.17' to the P.T. station 75 + 78.52 (curve data is  $\Delta = 35^{\circ} 40' 10''$  R = 143.24 T = 46.09)

Thence N  $14^{\circ} 35' 58''$  W 40.68' to the P.C. of a  $50^{\circ}$  curve to the left P.C. station is 76 + 19.20.

Thence along said  $50^{\circ}$  curve to the left 113.95' to the P.T. station 77 + 33.15 (curve data is  $\Delta = 56^{\circ} 58' 30''$  R = 114.59 T = 62.19)

Thence N  $71^{\circ} 34' 28''$  W 1.74' to the P.C. of a  $44^{\circ}$  curve to the left P.C. station is 77 + 34.89.

Thence along said  $44^{\circ}$  curve to the left 113.05' to the P.T. station 78 + 47.94 (curve data is  $\Delta = 49^{\circ} 37'$  R = 130.22 T = 60.19)

Thence S  $58^{\circ} 48' 32''$  W 34.22' to the P.C. of a  $44^{\circ}$  curve to the left P.C. station is 78 + 82.16.

Thence along said  $44^{\circ}$  curve to the left 95.20' to the P.T. station 79 + 77.36 (curve data is  $\Delta = 41^{\circ} 53' 20''$  R = 130.22 T = 49.84).

Thence S  $16^{\circ} 55' 12''$  W 2.85' to the P.C. of a  $52^{\circ}$  curve to the right P.C. station is 79 + 80.21.

Thence along said  $52^{\circ}$  curve to the right 95.32' to the P.T. station 80 + 75.53 (curve data is  $\Delta = 49^{\circ} 33' 50''$  R = 110.18 T = 50.88)

Thence S  $66^{\circ} 29' 02''$  W 4.43' to the P.C. of a  $10^{\circ}$  curve to the right P.C. station is 80 + 79.96.

Thence along said  $10^{\circ}$  curve to the right 446.17' to the P.T. station 85 + 26.13 (curve data is  $\Delta = 44^{\circ} 37'$  R = 572.96 T = 235.09)

Thence N  $68^{\circ} 53' 58''$  W 177.50' to the end P.O.T. station 87 + 03.63.

The above is a centerline description and the right-of-way is to be as follows 25' on the right 25' on the left and runs parallel to the centerline.