ARIZONA DEPARTMENT OF TRANSPORTATION

INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT

The STATE OF ARIZONA, by and through its Department Of Transportation, the Grantor, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, does hereby grant and convey to VWI/VISTOSO INVESTMENT 71 LLC, an Arizona limited liability company, its successors and assigns, the Grantee, a perpetual easement for ingress, egress, public and private utilities, and drainage over, under, and across that certain real property situated in Pima County, Arizona, described as:

SEE EXHIBIT “A” ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

At such time any of the above granted easement is no longer required by the Grantee, or its assigns, the rights to the particular easement shall cease and terminate only upon resolution by the governing body of the entity holding said easement interest. The resolution shall take effect when recorded in the office of the County Recorder of the county in which the easement is located.

IN WITNESS WHEREOF, this instrument is executed this 16th day of May, 2022.

GRANTOR:

Paula I. Gibson
Right of Way Administrator
Arizona Department of Transportation

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 16th day of May, 2022, before me personally appeared Paula I. Gibson, Right of Way Administrator, whom I know personally, and acknowledged that she executed the same.

Notary Public:
EXHIBIT "A"

RIGHT OF WAY EASEMENT


COMMENCING AT A 3 INCH BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 36, FROM WHICH A 2 INCH BRASS CAP, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36, BEARS SOUTH 89° 52'21" WEST, 2634.61 FEET,

THENCE ALONG THE EAST LINE OF SAID SECTION 36, NORTH 00° 01'11" WEST, 457.59 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989 (TANGERINE ROAD);

THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY OF "OLD" STATE ROUTE 989, SOUTH 84° 46'30" WEST, 99.51 FEET;

THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989, SOUTH 79° 20'21" WEST, 542.19 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 10° 53'15" WEST, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 592.50 FEET, A LENGTH OF 120.93 FEET TO THE EXISTING RIGHT OF WAY LINE OF TANGERINE ROAD AND A NON TANGENT CURVE TO THE RIGHT;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 83° 54'26" WEST, ALONG SAID EXISTING RIGHT OF WAY LINE OF TANGERINE ROAD AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9876.00 FEET, A LENGTH OF 115.36 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT AT STATION 728+97.01, 221.87 FEET LEFT OF "OLD" STATE ROUTE 989 CONSTRUCTION CENTER LINE;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 01° 36'46" WEST, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 707.50 FEET, A LENGTH OF 109.48 FEET TO THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989;

THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF "OLD" STATE ROUTE 989, NORTH 79° 20'21" EAST, 122.11 FEET TO THE POINT OF BEGINNING.