

When recorded, please return to: |  
 |  
Town of Fountain Hills |  
16750 E. Avenue of the Fountains |  
Fountain Hills, AZ 85268 |  
 |  
Attn: Development Services Department |  
 |

Space for the  
Maricopa County Recorder Stamp

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**CAPTION HEADING:**

**GRANT OF HILLSIDE PROTECTION EASEMENT**  
**{HPE20\_\_ - \_\_ }**  
**{NAME OF GRANTING PARTY}**  
**With Exhibits**

**This is part of the official document.**



Copies to:

- File
  
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Development Services  
Town of Fountain Hills  
16705 E. Avenue of the Fountains  
Fountain Hills, AZ 85268

**GRANT OF EASEMENT**

{Jack and Jane Doe} grantor, for good and valuable consideration, hereby grants to the Town of Fountain Hills, Arizona, grantee, a municipal corporation, its successors and assigns, a perpetual easement upon, across, over and under all those areas on {Plat/ Block/Lot} as legally described in Exhibit "A" and as graphically depicted in Exhibit "B", as "Hillside Protection Easement" for the purpose of preserving the natural topography and vegetation of land area. The owner or any of his heirs, successors, or assigns shall not perform nor allow to be performed, any construction; or cutting, filling, grading to the topography; nor any grubbing, brushing, removal, or otherwise damage any vegetation, rock outcropping, or other natural feature in the Hillside Protection Easement area without prior Town Council approval. A trailway may be a permitted use if approved by the Town Council.

Grantor covenants that grantor is lawfully seized and possessed of this aforementioned tract or parcel of land; that grantor has good and lawful right to sell and convey it; and that grantor will warrant the title and quiet possession thereto against the claim of any person whatsoever.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_

STATE OF ARIZONA )

) §

County of Maricopa )

SUBSCRIBED AND SWORN TO BE before me this \_\_\_\_ day of \_\_\_\_\_, 2016

by \_\_\_\_\_.

\_\_\_\_\_

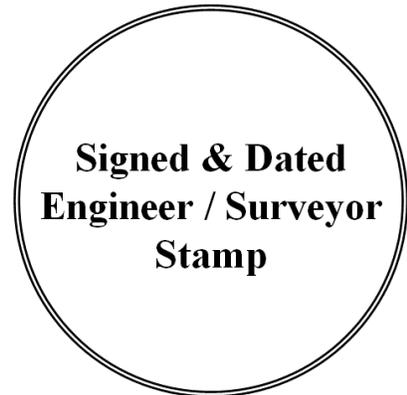
Notary Public

**LOT \_\_\_\_**  
**HILLSIDE PROTECTION EASEMENT**  
**LEGAL DESCRIPTION**

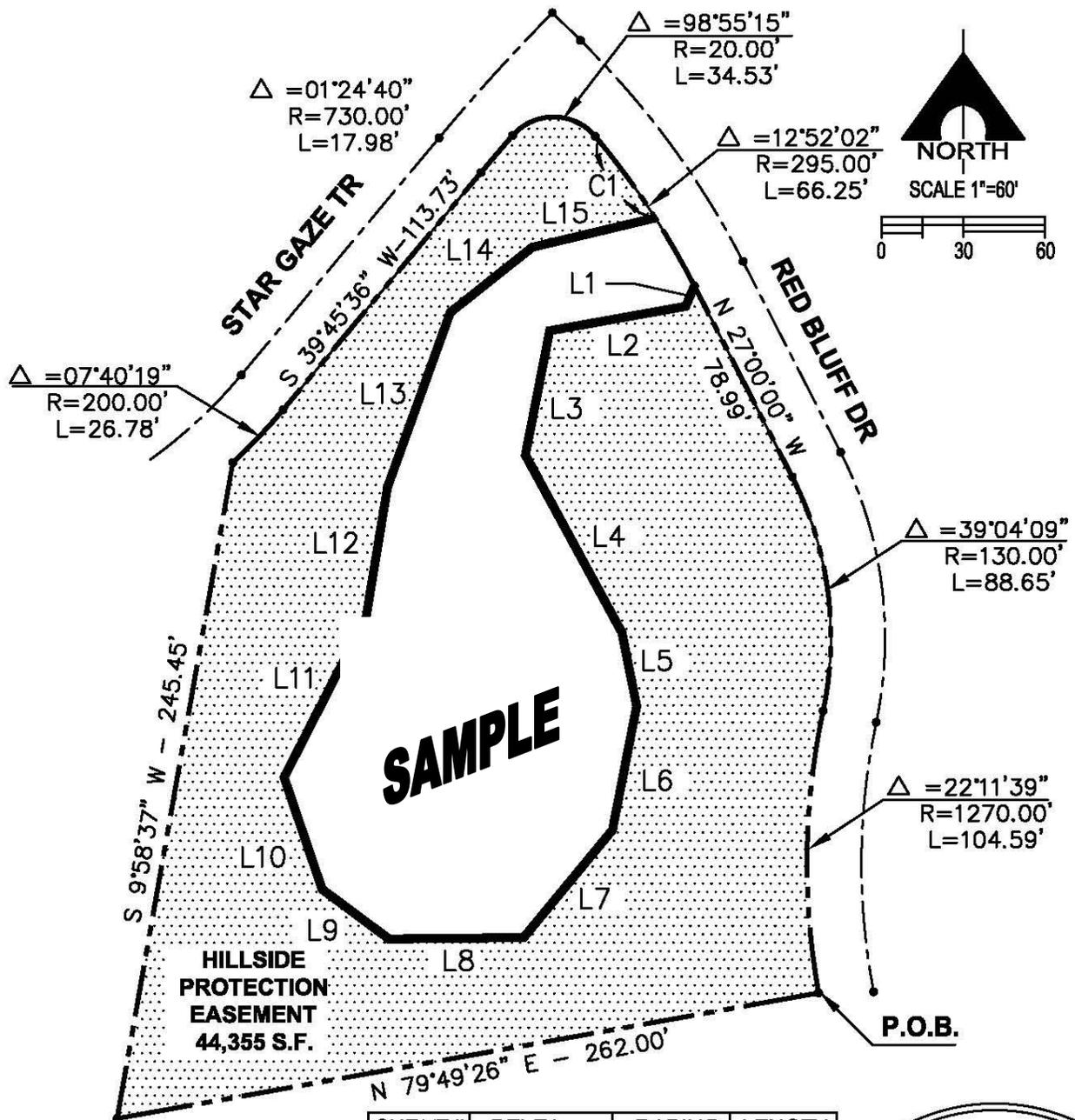
Lot \_\_\_\_ of \_\_\_\_\_ as recorded in Book \_\_\_\_ of Maps, Page \_\_\_\_\_, M.C.R., records of Maricopa County, Arizona and is more particularly described as follows:

Commencing at the Southeast Corner of the property being the **True Point of Beginning** of this Hillside Protection Easement:

Thence along an arc curving to the right with a central angle of 22 degrees 11 minutes 39 seconds, radius of 270.00 feet, and an arc length of 104.59 feet to a point of reverse curve;  
Thence along an arc curving to the left with a central angle of 39 degrees 04 minutes 09 seconds, radius of 130.00 feet, and an arc length of 88.65 feet;  
Thence north 27 degrees 03 minutes 01 seconds west, 78.99 feet;  
Thence south 30 degrees 16 minutes 45 seconds west, 7.84 feet;  
Thence south 79 degrees 14 minutes 31 seconds west, 50.68 feet;  
Thence south 11 degrees 14 minutes 04 seconds west, 46.12 feet;  
Thence south 28 degrees 14 minutes 45 seconds east, 74.80 feet;  
Thence south 10 degrees 44 minutes 17 seconds east, 27.85 feet;  
Thence south 10 degrees 40 minutes 48 seconds west, 47.80 feet;  
Thence south 39 degrees 46 minutes 58 seconds west, 51.29 feet;  
Thence south 89 degrees 47 minutes 52 seconds west, 49.16 feet;  
Thence north 53 degrees 50 minutes 59 seconds west, 31.19 feet;  
Thence north 18 degrees 09 minutes 24 seconds west, 43.48 feet;  
Thence north 26 degrees 48 minutes 25 seconds east, 66.55 feet;  
Thence north 09 degrees 37 minutes 07 seconds east, 49.51 feet;  
Thence north 19 degrees 20 minutes 45 seconds east, 67.97 feet;  
Thence north 51 degrees 40 minutes 22 seconds east, 39.02 feet;  
Thence north 76 degrees 04 minutes 35 seconds east, 46.53 feet;  
Thence along an arc curving to the left with a central angle of 06 degrees 59 minutes 26 seconds, radius of 295.00 feet, and an arc length of 35.99 feet;  
Thence along an arc curving to the left with a central angle of 98 degrees 55 minutes 15 seconds, radius of 20.00 feet, and an arc length of 34.35 feet;  
Thence along an arc curving to the left with a central angle of 01 degrees 24 minutes 40 seconds, radius of 730.00 feet, and an arc length of 17.98 feet;  
Thence south 39 degrees 45 minutes 36 seconds west, 113.73 feet;  
Thence along an arc curving to the right with a central angle of 07 degrees 40 minutes 19 seconds, radius of 200.00 feet, and an arc length of 26.78 feet;  
Thence south 09 degrees 58 minutes 37 seconds west, 245.45 feet;  
Thence north 79 degrees 49 minutes 26 seconds east, 262.00 feet to the **True Point of Beginning**.  
Containing 44,355 square feet of land more or less.



# LOT \_\_\_\_\_ HILLSIDE PROTECTION EASEMENT EXHIBIT



CURVE#	DELTA	RADIUS	LENGTH
C1	06°59'26"	295.00'	35.99'

LINE#	BEARING	DISTANCE
L1	S30°16'45"W	7.84'
L2	S79°14'31"W	50.68'
L3	S11°14'04"W	46.12'
L4	S28°14'45"E	74.84'
L5	S10°44'17"E	27.80'
L6	S30°16'45"W	47.85'
L7	S39°46'58"W	51.26'
L8	S89°47'52"W	49.16'

LINE#	BEARING	DISTANCE
L9	S53°50'59"W	7.84'
L10	N18°09'24"W	7.84'
L11	N26°48'25"E	7.84'
L12	N09°37'07"E	7.84'
L13	N19°20'45"E	7.84'
L14	N51°40'22"E	7.84'
L15	N76°04'35"E	7.84'

**Signed & Dated  
Engineer / Surveyor  
Stamp**