

GRANT OF EASEMENT

City of Yuma to Cafe Main Street Properties LLC

RECORDING REQUESTED BY

City of Yuma
One City Plaza
Yuma, Arizona 85364

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from Affidavit of Property Value per A.R.S. § 11-1134(A)(3)

Grant of Easement

For the consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, the **City of Yuma**, an Arizona municipal corporation (**Grantor**) does hereby grant and convey to **Cafe Main Street Properties LLC**, (**Grantee**) the following real property easement situated in Yuma County, Arizona:

Depicted and described in Exhibit A and by this reference made a part hereof.

This Grant of Easement shall be for only the following purposes: achieving a 20-foot setback from the property to the north. Grantee shall not construct any buildings on the easement, plant any trees on the easement, operate heavy equipment on the easement, or take any other act that could damage Grantor's storm sewer line in the easement area. Grantee may use the easement for purposes of parking and recognizes the City's perpetual right-of-entry into the easement area for storm sewer maintenance, upkeep, and reconstruction.

Dated this _____ day of _____, 2025.

GRANTOR:

City of Yuma, an Arizona municipal corporation

John D. Simonton
City Administrator

Attest:

Approved as to form:

Lynda L. Bushong
City Clerk

Richard W. Files
City Attorney

GRANTEE:

Cafe Main Street Properties LLC, a California limited liability company

By: _____
Robert Erickson
Agent

Acknowledgements

State of Arizona)
)ss
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____ 2025, by John D. Simonton, City Administrator, on behalf of the City of Yuma, an Arizona municipal corporation.

My Commission Expires: _____
Notary

State of _____)
)ss
County of _____)

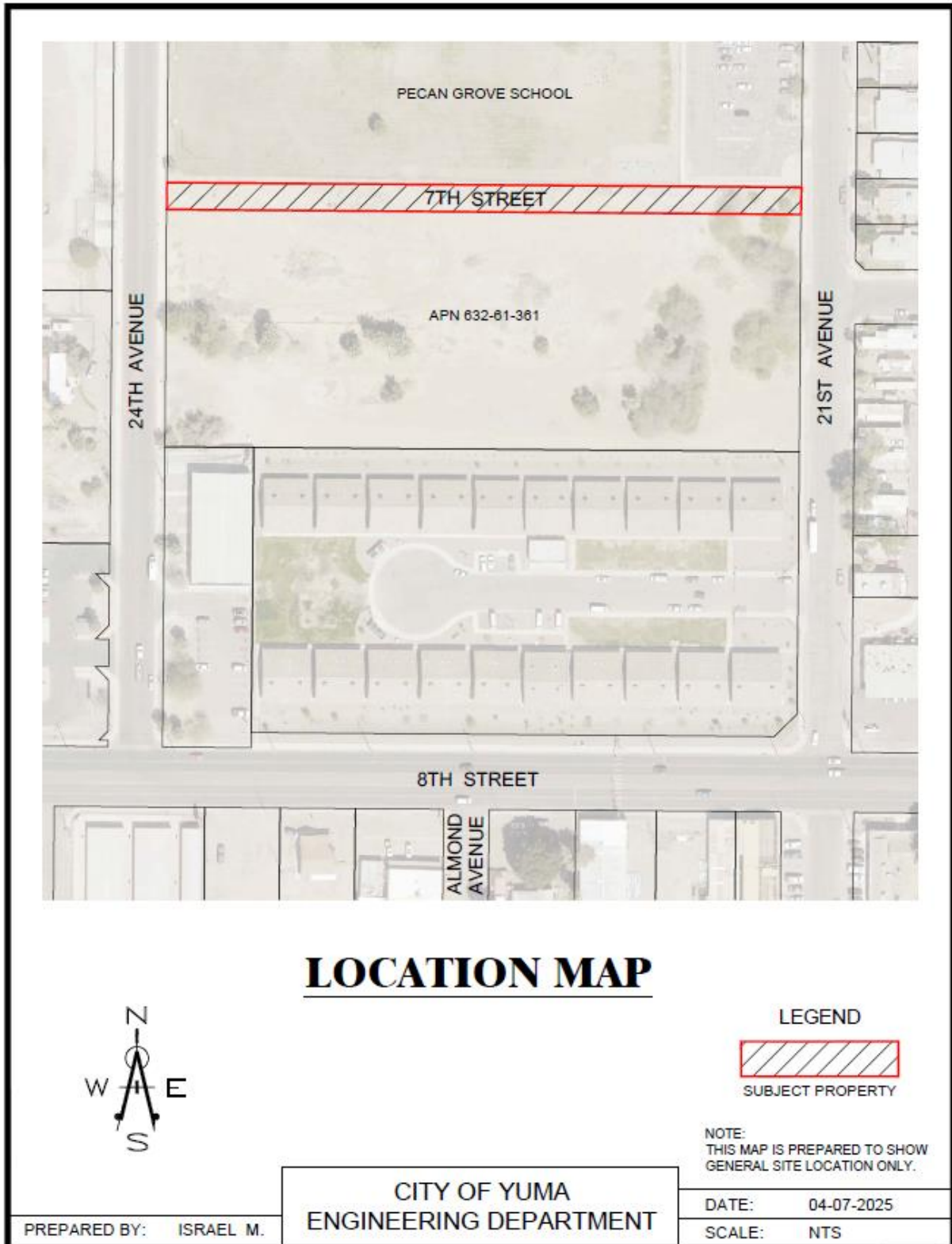
The foregoing instrument was acknowledged before me this _____ day of _____ 2025, by Robert Erickson, Agent, on behalf of Cafe Main Street Properties LLC, a California limited liability company.

My Commission Expires: _____
Notary

EXHIBIT A

Map

(ROW to be deeded to Cafe Main Street and protected under an easement reserved to the City)



Legal Description

(ROW to be deeded to Cafe Main Street and protected under an easement reserved to the City)

A portion of the South half of the Southwest quarter (S½SW¼) of Section 20, Township 8 South, Range 23 West of the Gila and Salt River Base and Meridian, City of Yuma, County of Yuma, State of Arizona, also described in the Hansberger Subdivision No. 3, dated 6/29/1951, Recorded in Book 3 of Plats, Page 79, Yuma County Records (YCR) , and adjacent to the Pecan Garden Estates Subdivision, dated 9/30/2015, FEE # 2015-21970, Recorded in Book 28 of Plats, Page 2, YCR, and further described as follows:

Commencing at the intersection of the centerlines of 24th Avenue and 7th Street described said Hansberger Subdivision No. 3 plat, and said Pecan Garden Estates Subdivision plat;

Thence North 89° 32' 43" East (Record) along the centerline of 7th Street, a distance of 30.00 feet (Record) to the Northwest Corner of Lot 1 in the Pecan Garden Estates Subdivision, being the True Point of Beginning;

Thence continuing North 89° 32' 43" East (Record) along the Centerline of 7th Street, also being the Northline of said Lot 1, a distance 697.62 feet (Record) to the Northeast corner of said Lot 1;

Thence North 00° 25' 16" West (Calculated) along a northly extension of the West property line of said Lot 1, a distance of 30.00 feet (Record) to the southeast corner of Block 4, described in the said Hansberger Subdivision No. 3;

Thence South 89° 32' 43" West (Calculated) along the north right-of-way line of 7th Street, a distance of 697.61 feet, more or less (Calculated), (697.72 from Hansberger Plat) to the southwest corner of Lot 20, Block 3, of said Hansberger Subdivision No. 3;

Thence South 00° 24' 40" East (Calculated) along a northerly extension of the West line of said Lot 1 of said Pecan Garden Estates subdivision, a distance of 30.00 feet (Record) to the True Point of Beginning.

Containing 20,928.37 square feet or 0.480 of an Acre, more or less.

Description Verified By:	Andrew McGarvie
City Engineering Department	4/7/2025