

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

**SPECIAL WARRANTY DEED
(W. Elwood Street)**

GRANTOR:

**EL CIDRO RANCH, LLC, an Arizona
limited liability company**

GRANTEE:

**CITY OF GOODYEAR, ARIZONA, an
Arizona municipal corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EL CIDRO RANCH, LLC, an Arizona limited liability company**, ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, ("Grantee"), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this 18th day of AUGUST, 2020.

Signatures, Acknowledgements and Exhibits on Following Pages

By: mm
Michael P. Markman, Manager

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation,
the ____ day of _____, 2020.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me
this ____ day of _____, 2020 by _____, as
_____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal
corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

June 16, 2020

LEGAL DESCRIPTION FOR
EL CIDRO
ELWOOD STREET RIGHT-OF-WAY DEDICATION

That part of the Northwest Quarter of Section 24, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Maricopa County Highway Department Brass Cap in hand hole marking the West Quarter Corner of said Section 24, from which the Maricopa County Highway Department Brass Cap in hand hole marking the Northwest Corner of said Section 24 bears North $00^{\circ}11'10''$ East, a distance of 2,644.51 feet;

Thence South $89^{\circ}45'48''$ East, along the South line of the Northwest Quarter of said Section 24, a distance of 75.00 feet to a point on the Easterly line of that certain parcel of land as described in Document No. 2007-1336154, Records of Maricopa County, Arizona, said point being the True Point of Beginning;

Thence North $00^{\circ}11'10''$ East, along said Easterly line, a distance of 98.00 feet to the Westernmost Southwest Corner of that certain parcel of land as described in Document No. 2019-0933779, Records of Maricopa County, Arizona;

Thence along the Southerly line of last said parcel of land the following courses:

Thence South $44^{\circ}47'19''$ East, a distance of 46.69 feet to a point on a line which is parallel with and 65.00 feet Northerly, as measured at right angles, from the South line of the Northwest Quarter of said Section 24;

Thence South $89^{\circ}45'48''$ East, along said parallel line, a distance of 175.15 feet to the beginning of a tangent curve of 2,065.00 foot radius, concave Southwesterly;

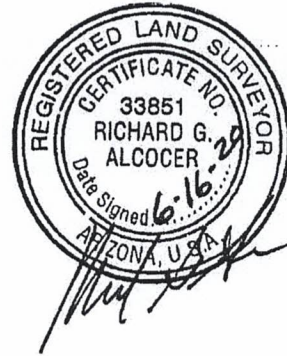
Thence Southeasterly, along said curve, through a central angle of $13^{\circ}04'16''$, a distance of 471.10 feet to the beginning of a tangent reverse curve of 1,935.00 foot radius, concave Northeasterly;

Thence Southeasterly, along said curve, through a central angle of $01^{\circ}36'06''$, a distance of 54.09 feet to a point on the South line of the Northwest Quarter of said Section 24;

Legal Description for
El Cidro
Elwood Street Right-of-Way Dedication
June 16, 2020

Thence North 89°45'48" West, departing said Southerly line along said South line, a distance of 727.97 feet to the True Point of Beginning.

Containing 36,402 Square Feet or 0.837 Acres, more or less. .



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	471.10'	2065.00'	013°04'16"	236.58'	470.08'	N83°13'40"W
C2	54.09'	1935.00'	001°36'06"	27.05'	54.09'	S77°29'35"E

COTTON LANE

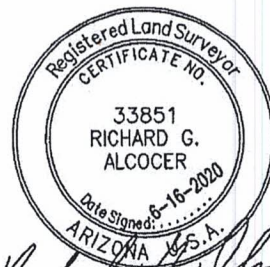
N00°11'10"E 2644.51'
DOC. NO. 2007-1356154

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°45'48"E	75.00'
L2	N00°11'10"E	98.00'
L3	S44°47'19"E	46.69'
L4	S89°45'48"E	175.15'
L5	N89°45'48"W	727.97'
L6	N89°45'48"W	1838.66'

ELWOOD STREET

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT
WEST 1/4 CORNER
SECTION 24
TOWNSHIP 1 NORTH
RANGE 2 WEST



SCALE 1" = 200'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

EL CIDRO

ELWOOD STREET RIGHT-OF-WAY DEDICATION



1 OF 1

***** JOB - PLAT CLOSURE

The date and time is

Tue Jun 16 14:23:54 2020

and you are logged into job [TM050050]

* FILENAME = COBDELWD

BOUNDARY

N00-11-10E 98.000

S44-47-19E 46.690

S89-45-48E 175.146

RB = S00-14-12W

R = 2065.000

A = 471.097

C = 470.076

CB = S83-13-40E

D = 013-04-16

T = 236.575

RB = S13-18-28W

RB = N13-18-28E

R = 1935.000

A = 54.092

C = 54.090

CB = S77-29-35E

D = 001-36-06

T = 27.048

RB = N11-42-22E

N89-45-48W 727.967

Closing course : S76-03-11E 0.003

Misclosure: One part in 491923

North error = 0.001

East error = 0.003

Area = 36,439 0.837 AC

*** END OF RUN

