

When Recorded Mail to:

City of Goodyear
City Clerk / KGR
1900 N. Civic Square
Goodyear, Arizona 85395
QS-59

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

TERMINATION AND RELEASE OF EASEMENT

THIS TERMINATION AND RELEASE OF EASEMENT (the “Release”) is executed this ____ day of _____, 2022 by the CITY OF GOODYEAR, an Arizona municipal corporation (the “City”).

RECITALS

- A. The City is the beneficiary of that certain Access Easement dedicated pursuant to the Replat of Palm Valley Crossings Lots 8 and 9, recorded in the official records of Maricopa County on March 10, 2020, as Instrument Number 2020-0208056.
- B. A portion of the property included within the Replat of Palm Valley Crossings Lots 8 and 9 is being replatted pursuant to a Minor Land Division that will consolidate eight (8) lots into two lots.
- C. Upon the consolidation of these lots, the Access Easement that extends approximately three hundred and thirty (330) feet from 137th Avenue and approximately two hundred and thirty-two (232) feet from W. Auto Drive and encumbers the property legally described and depicted on Exhibit “A” attached hereto and incorporated herein by this reference will no longer be necessary.
- D. The City has been asked to terminate the Access Easement located over the property legally described and depicted on Exhibit “A” attached hereto.
- E. WHEREAS, Pursuant to A.R.S. § 9-402, the City Council of the City of Goodyear is vested with the power to dispose of easements owned by the City that are no longer needed; and
- F. WHEREAS, the City has determined that the Access Easement described in Exhibit “A” attached hereto and by reference made a part hereof, is no longer needed.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby releases and terminates any and all of its right's, title, interests and benefits in and to the Access Easement over the property legally described and depicted on Exhibit "A" attached hereto and incorporated herein by this reference dedicated to the City in that certain document titled REPLAT of Palm Valley Crossing Lots 8 & 9 and recorded in the official records of the Maricopa County on March 10, 2020 as Instrument Number 2020-0208056.

This Termination and Release of Easment is not intended to, nor does it, release any interest that the City may have in the property described in Exhibit A, attached hereto and incorporated herein by this reference, that arises by virtue of any other dedication or conveyance instrument recorded in the Official Records of the Maricopa County Recorder other than the Access Easement being released and terminated herein.

Dated this ____ day of _____ 2022.

CITY OF GOODYEAR

By: _____

Its: _____

Name: _____

State of Arizona)
)ss.
County of Maricopa)

On this day, personally appeared before me _____, as
_____ of the CITY OF GOODYEAR, an Arizona municipal corporation, on
behalf of said corporation.

Notary Public

Attest:

Darcie McCracken, City Clerk

EXHIBIT “A”
LEGAL DESCRIPTION

LEGAL DESCRIPTION

AN EASEMENT FOR CROSS ACCESS AND EMERGENCY ACCESS AS SHOWN ON REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9 AS RECORDED IN BOOK 1514, PAGE 22, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°48'02" EAST, A DISTANCE OF 2608.00 FEET;

THENCE NORTH 89°48'02" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1303.92 FEET;

THENCE NORTH 00°09'04" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 379.37 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTH 02°33'00" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 150.19 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTH 00°16'25" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 240.12 FEET;

THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°16'25" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°42'41" EAST, A DISTANCE OF 302.37 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARS NORTH 45°17'24" EAST A CHORD DISTANCE OF 35.35 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'49" AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 00°17'30" EAST, A DISTANCE OF 146.64 FEET;

THENCE SOUTH 63°04'48" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF W. AUTO DRIVE, A DISTANCE OF 26.85 FEET (INCORRECTLY LABELED AS 26.70' PER BK.1514, PG.22, M.C.R.);

THENCE SOUTH 00°17'30" WEST, A DISTANCE OF 231.45 FEET;



PAGE 1 OF 4

TITLE: XB04
DATE: 08/15/22
DESC: ACCESS EASEMENT &
EMERGENCY ACCESS
ABANDONMENT

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PROJ.NO VLMK002
DWG.NO VLMK002-XB04

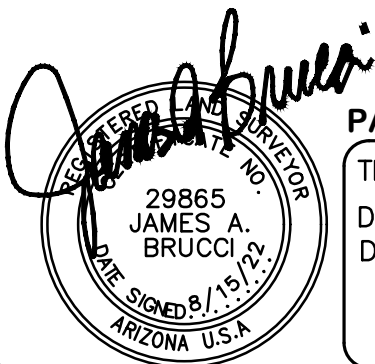
LEGAL DESCRIPTION

THENCE NORTH 89°42'41" WEST, A DISTANCE OF 35.57 FEET;

THENCE NORTH 00°17'22" EAST, A DISTANCE OF 16.84 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARS NORTH 44°42'40" WEST A CHORD DISTANCE OF 35.36 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'04" AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 89°42'41" WEST, A DISTANCE OF 290.78 FEET TO THE POINT OF BEGINNING.



PAGE 2 OF 4

TITLE: XB04

DATE: 08/15/22

DESC:

ACCESS EASEMENT &
EMERGENCY ACCESS
ABANDONMENT

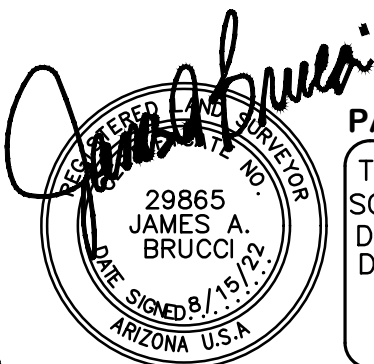
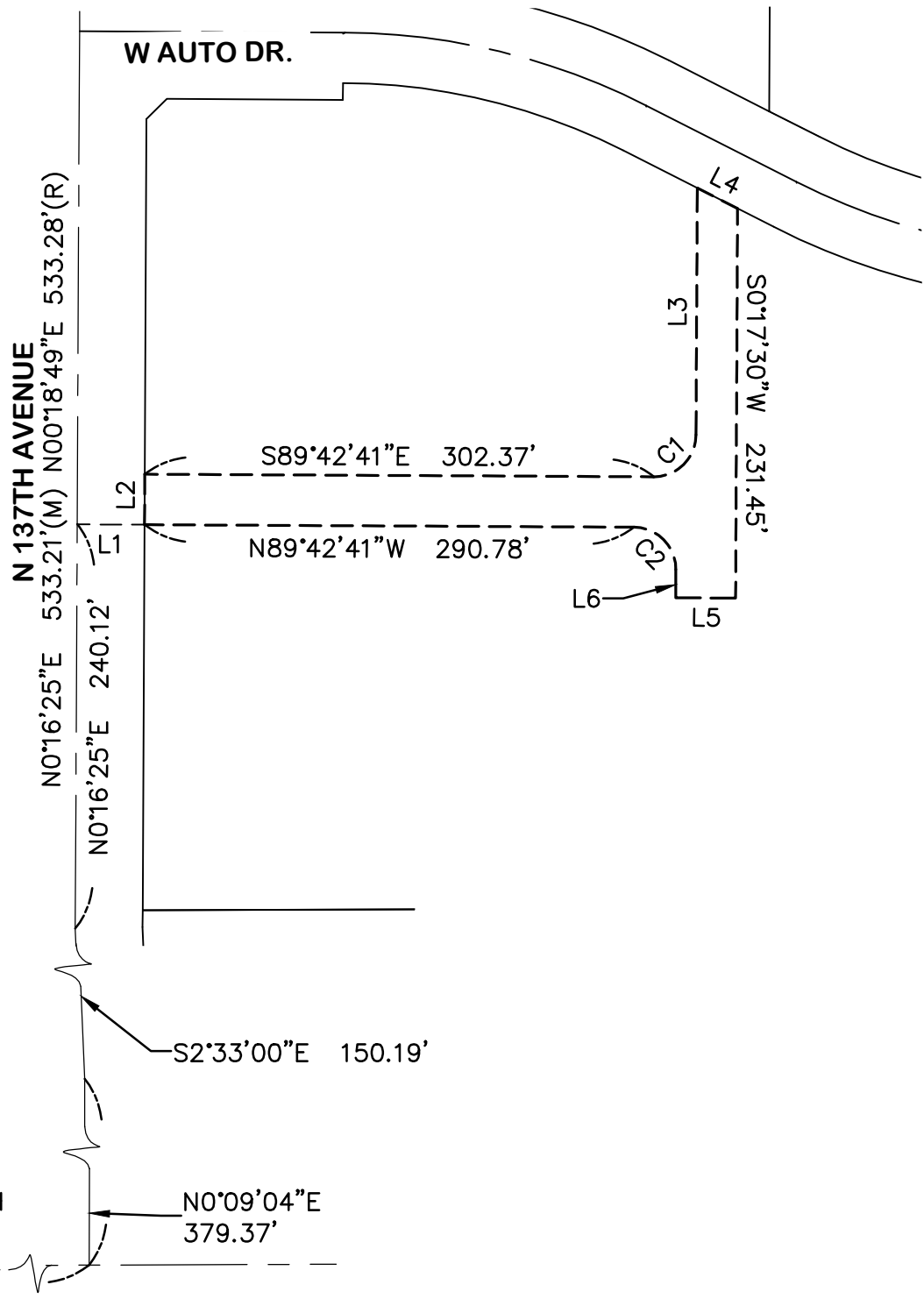
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PAGE 3 OF 4

TITLE: XB04
SCALE: 1"=100'
DATE: 08/15/22
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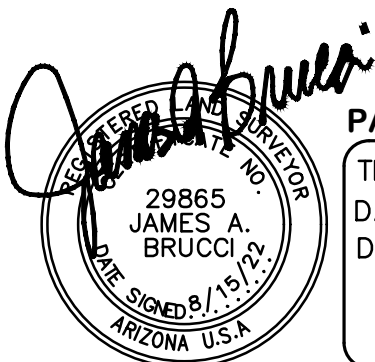
PROJ.NO VLMK002
DWG.NO VLMK002-XB04

LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°43'35"E	40.00'
L2	N00°15'57"E	30.00'
L3	N00°17'30"E	146.64'
L4	S63°04'48"E	26.85'
L5	N89°42'41"W	35.57'
L6	N00°17'22"E	16.84'

L4 INCORRECTLY LABELED AS 26.70' PER
REPLAT OF PALM VALLEY CROSSING LOTS 8
& 9, BK.1514, PG.22, M.C.R.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 89^{\circ}59'49''$	25.00'	39.27'	N45°17'24"E	35.35'
C2	$\Delta = 90^{\circ}00'04''$	25.00'	39.27'	N44°42'40"W	35.36'



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TITLE: **XB03**
DATE: 08/15/22
DESC:
ACCESS EASEMENT &
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