

When Recorded Mail to:

City of Goodyear
City Clerk / CB
1900 N. Civic Square
Goodyear, Arizona 85395
QS-047C

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

PARTIAL TERMINATION AND RELEASE OF EASEMENT

THIS PARTIAL TERMINATION AND RELEASE OF EASEMENT is executed this ____ day of _____, 2024 by the CITY OF GOODYEAR, an Arizona municipal corporation (the “City”).

RECITALS

A. The City is the beneficiary of sidewalk easements dedicated to the City by that certain document titled Final Plat of Goodyear Civic Square Parcel “A” at Estrella Falls recorded in the official records of Maricopa County on March 5, 2021, at Book 1577 Page 1 (Instrument Number 2021-0249393) and rededicated in Final Plat of Goodyear Civic Square Lot 1 and 2 recorded in the official records of Maricopa County on March 13, 2024, as Instrument Number 2024-0129377 (collectively, the “GSQ Parcel A Final Plat”).

B. The City has been asked to terminate the sidewalk easement dedicated to the City in the GSQ Parcel A Final Plat over the property legally described and depicted on Exhibit “A” attached hereto (“Easement Termination Area”).

C. The property over which the Easement Termination Area is located is being developed.

D. The property owner’s development plans call for the termination of the easement over the Easement Termination Area, the removal of the existing sidewalk constructed within the Easement Termination Area, and the construction of a new sidewalk within a sidewalk easement being provided to the City.

E. The property Owner has conveyed a replacement sidewalk easement for the area in which the new sidewalk will be constructed.

F. 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

G. Having been provided a replacement easement for the new of the sidewalk, the Existing Sidewalk Easement over the Easement Termination Area, 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 its rights, title, interest and benefits in and to the sidewalk easement dedicated to the City in the GSQ Parcel A Final Plat (described above”) in the property legally described and depicted on Exhibit “A” attached hereto and incorporated herein by this reference (the “Easement Termination Area”). Except for the sidewalk easement over the Easement Termination Area, the sidewalk easements dedicated to the City in the GSQ Parcel A Final Plat over all other areas within the GSQ Parcel A Final Plat shall remain full force.

This Partial Termination and Release of Easement is not intended to, nor does it, release any interest 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.

Dated this ____ day of _____ 2024.

CITY OF GOODYEAR

By: _____

Wynette Reed

Its: City Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Partial Termination and Release of Easement) was acknowledged before me this ____ day of _____, 2024 by Wynette Reed, the City Manager of the CITY OF GOODYEAR, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibits on Following Pages

**EXHIBIT “A”
LEGAL DESCRIPTION
Terminated Area**

ABANDONMENT 8.00 FOOT WIDE SIDEWALK EASEMENT(SWE)

LEGAL DESCRIPTION

The land referred to herein below is situated in a portion of the Southwest quarter of Section 32, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, and is described as follows:

An abandonment of a portion of an 8.00 foot wide Sidewalk Easement as shown upon the Final Plat of Goodyear Civic Square Lot 1 and 2, recorded as Book 1789, Page 9, of Maricopa County Records, and is more particularly described as follows:

COMMENCING at a 3-inch City of Goodyear brass cap stamped "2008 / RLS #27239", marking the South quarter corner of said Section 32, whence a 3-inch City of Goodyear brass cap with no identifier stamping, marking the Southwest corner of said Section 32 bears North 89°27'58" West, a distance of 2,619.63 feet;

THENCE North 89°27'58" West, along the South boundary line of the Southwest quarter of said Section 32, a distance of 134.54 feet to a point;

THENCE departing said South boundary line North 00°32'02" East, a distance of 484.41 feet to a point along the Westerly boundary line of the aforementioned 8.00 foot wide Sidewalk Easement, marking the beginning of a non-tangent curve concave to the Northeast, having a radius of 1,127.50 feet, a chord bearing North 23°03'07" West, and a chord length of 5.16 feet, also marking the POINT OF BEGINNING;

THENCE along said non-tangent curve concave to the Northeast and along said Westerly boundary line, an arc distance of 5.16 feet to a point;

THENCE North 22°55'15" West continuing along said Westerly boundary line, a distance of 196.82 feet to a point;

THENCE departing said Westerly boundary line North 67°04'45" East, a distance of 8.00 feet to a point along the Easterly boundary line of said Sidewalk Easement;

THENCE South 22°55'15" East along said Easterly boundary line, a distance of 196.82 feet to a point marking the beginning of a tangent curve concave to the Northeast, having a radius of 1,119.50 feet, a chord bearing South 23°03'11" East, and a chord length of 5.16 feet;

THENCE along said tangent curve concave to the Northeast, an arc distance of 5.16 feet to a point;

THENCE departing said Easterly boundary line South 67°04'45" West, a distance of 8.03 feet to the POINT OF BEGINNING;

Comprising of 1,615.892 square feet or 0.0371 acres more or less.

On behalf of Olsson,

*William D. Ziegler
Professional Land Surveyor
Arizona R.L.S. Number: 64347*



PROJECT NO: 022-01627
DRAWN BY: W.ZIEGLER
DATE: 4-25-2024

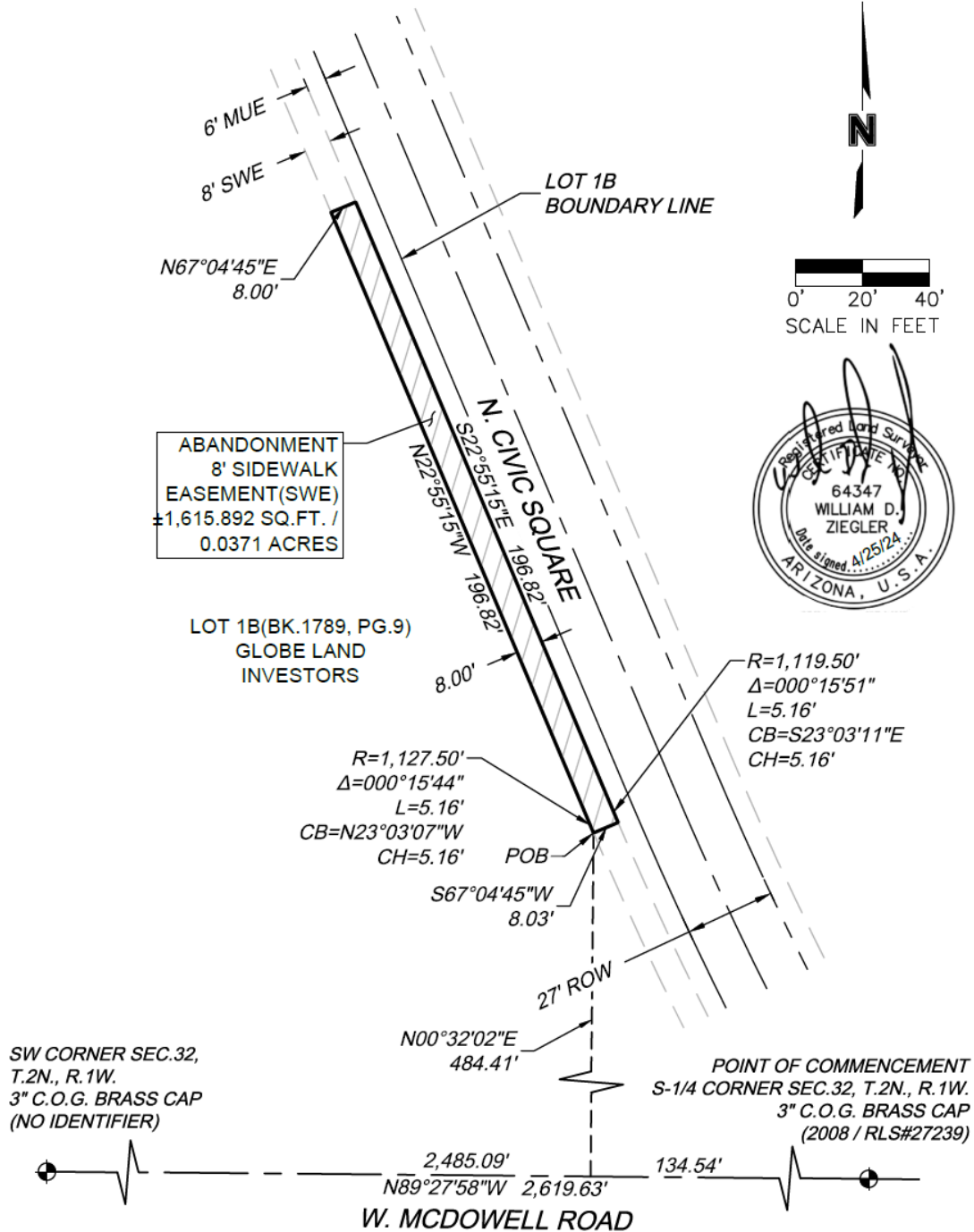
LEGAL DESCRIPTION
ABANDONMENT 8.00 FOOT
SIDEWALK EASEMENT(SWE)

olsson

7878 N. 16th Street
Suite 105
Phoenix, AZ 85020-5282
TEL. 602.748.1000

EXHIBIT "A"
1 of 2

ABANDONMENT 8.00 FOOT WIDE SIDEWALK EASEMENT(SWE)



PROJECT NO: 022-01627

DRAWN BY: W.ZIEGLER

DATE: 4-25-2024

MAP EXHIBIT
ABANDONMENT 8.00 FOOT
SIDEWALK EASEMENT(SWE)

olsson

7878 N. 18th Street
Suite 106
Phoenix, AZ 85020-5282
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EXHIBIT "A"

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