

RESOLUTION NO. 2026-2507

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING DECLARATION AND RESERVATION OF EXCLUSIVE AND PERPETUAL ACCESS AND FACILITIES EASEMENT.

WHEREAS, the City owns property generally located on the west side of Estrella Parkway between Maricopa County Route 85 (MC 85) and the Buckeye Water Conservation Drainage District canal upon which the City has been developing to provide and/or support city services;

WHEREAS, the improvements that currently exist on portions of the Property include, by way of example but not limitation, water treatment facilities, wastewater treatment facilities, a dog park, a public works administration building, fleet facilities, storage facilities, and a BMX park, and the City has plans for the continued development of city owned and operated improvements on the Property;

WHEREAS, as the Property continues to be developed, the City will be constructing improvements to provide vehicle access to the Property from MC 85 Highway and certain city owned utility improvements required to serve portions of the Property;

WHEREAS, it is anticipated that the State of Arizona will acquire a portion of the Property for State Route 30; and

WHEREAS, to provide notice of the city's need for access way to the Property from MC 85 and for the installation of utilities to serve the Property, the City is declaring an easement to ensure any future acquisition of the Property will be subject to the easement needed by the City for access to the Property from MC 85 and for the installation of utility improvements needed for the City to provide services to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Mayor and Council hereby approve the Declaration and Reservation of Exclusive and Perpetual Access and Facilities Easement in the form attached hereto as Exhibit 1 attached hereto.

SECTION 2. The City Manager, or their designee, is hereby authorized and directed to execute a Declaration and Reservation of Exclusive and Perpetual Access and Facilities Easement in the form attached hereto as Exhibit 1 and to have the execute easement recorded in the official records of the Maricopa County Recorder.

SECTION 3. Resolution 2026-2507 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 2nd day of February, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

EXHIBIT 1

When Recorded Return to:

City of Goodyear
City Clerk / CB
1900 N. Civic Square
Goodyear, Arizona 85395
QS-096B

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

DECLARATION AND RESERVATION OF EXCLUSIVE AND PERPETUAL ACCESS AND FACILITIES EASEMENT

WHEREAS, the City owns property legally described in Exhibit A attached hereto (the "Property"), which is referred to herein as the Goodyear Municipal Public Facilities Campus.

WHEREAS, the City has been developing the Property to provide and/or support city services, and the improvements that currently exist on portions of the Property include, by way of example but not limitation, water treatment facilities, wastewater treatment facilities, a dog park, a public works administration building, fleet facilities, storage facilities, and a BMX park, and the City has plans for the continued development of city owned and operated improvements on the Property.

WHEREAS, as the Property continues to be developed, the City will be constructing improvements to provide vehicle access to the Property from W. MC 85 Highway, including required drainage facilities, and installing certain city owned and operated utilities within the portion of the Property legally described in Exhibit B attached hereto (the "Easement Area").

WHEREAS, to ensure that the City's use of the Easement Area for the purposes described herein in the event of the future sale of the Property and or a portion thereof, the City is hereby reserving for itself an exclusive and perpetual easement in the form set forth herein upon the Easement Area, which easement shall be included in any conveyance of the Property.

NOW THEREFORE, **CITY OF GOODYEAR, an Arizona municipal corporation** does hereby declare and reserve for itself and its successors and assigns (the "City"), an Exclusive and Perpetual Access and Facilities Easement within, on, across, over, and under the real property described in Exhibit "B" attached hereto and incorporated herein (the "Easement Area") for the purposes described herein, which easement shall not be extinguished by the doctrine of merger even though ownership of the Property and Easement Area is currently vested in the City. This Exclusive and Perpetual Access and Facilities Easement shall be a perpetual easement for use by the City and its Permittees for accessing the Property, entering upon the Easement Area, and constructing, operating, maintaining, inspecting, modifying, repairing, removing, and/or replacing access road

improvements, drainage facilities, city owned and operated utilities and appurtenances thereto, within, on, across, over, and under the Easement Area (the "Facilities") and for providing ingress and egress between W. MC 85 Highway and the Property by City personnel and City invitees. For the purposes of this easement, Permittees shall include city employees, persons and entities (including their respective employees, agents, representatives, contractors, and sub-contractors) authorized by the City to work within the Easement Area for the purposes described herein or those who are authorized access to the Property by the City.

The City shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude, and privileges herein granted for the purposes herein described. The owner of the Easement Area, shall be responsible for and shall indemnify the City for any and all claims and losses arising from the damage of all or part of the City Facilities that result from any activities within the Easement Area undertaken by the owner of the Easement Area or any person or entity on the owner's behalf.

This easement shall not be extinguished by the doctrine of merger, even though the current ownership of the Property and the Easement Area is vested in the same entity and the City expressly intends that the easement rights granted herein shall remain in full force and effect regardless of the existing unity of ownership.

Any future conveyance of the Easement Area shall be subject to this Declaration and Reservation of Exclusive and Perpetual Access and Facilities Easement and any deed conveying all or part of the Easement Area shall include in the conveyance document reference to this Exclusive and Perpetual Access and Facilities Easement by the City.

The Exclusive and Perpetual Access and Facilities Easement established by this Declaration and Reservation of Exclusive and Perpetual Access and Facilities Easement runs with the land and is binding upon the City and all successors and assigns in interest or title to the Easement Area for the benefit of the City.

The page numbering of this Exclusive and Perpetual Access and Facilities Easement is exclusive of the Exhibits attached hereto.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2026.

Signatures, Acknowledgements and Exhibits on Following Pages

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

By: _____

Wynette Reed
Its: City Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Declaration and Reservation of Exclusive and Perpetual Access and Facilities Easement) was acknowledged before me this _____ day of _____, 2026 by Wynette Reed, the City Manager of the City of Goodyear, an Arizona municipal corporation, and she, being duly authorized to do so has executed this document on behalf of said municipal corporation.

Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages

EXHIBIT "A"

**LEGAL DESCRIPTION
OF THE PROPERTY**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" MARICOPA COUNTY ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 30 BEARS SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST, A DISTANCE OF 2615.77 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST, A DISTANCE OF 1307.88 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 1039.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET, WHOSE RADIUS BEARS SOUTH 34 DEGREES 29 MINUTES 04 SECONDS WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, 396.80 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 44 MINUTES 05 SECONDS TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND A POINT OF NON-TANGENCY;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 04 SECONDS EAST, A DISTANCE OF 956.93 FEET TO THE WEST LINE OF THE EAST 75.00 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 1322.83 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 30;

THENCE ALONG SAID EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 1232.35 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, SOUTH 00 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 85.74 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 80 DEGREES 17 MINUTES 37 SECONDS WEST, A DISTANCE OF 514.81 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 30;

THENCE LEAVING SAID MID-SECTION LINE, NORTH 80 DEGREES 17 MINUTES 03 SECONDS WEST, A DISTANCE OF 225.26 FEET;

THENCE NORTH 79 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 586.59 FEET TO THE NORTH–SOUTH MID-SECTION LINE OF SAID SECTION 30;

THENCE ALONG THE NORTH LINE OF THE BUCKEYE IRRIGATION CANAL THE FOLLOWING NINE COURSES:

THENCE LEAVING SAID NORTH–SOUTH MID-SECTION LINE, NORTH 79 DEGREES 37 MINUTES 17 SECONDS WEST, A DISTANCE OF 305.22 FEET;

THENCE NORTH 80 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 1063.23 FEET;

THENCE NORTH 86 DEGREES 22 MINUTES 03 SECONDS WEST, A DISTANCE OF 37.51 FEET;

THENCE SOUTH 83 DEGREES 41 MINUTES 57 SECONDS WEST, A DISTANCE OF 43.24 FEET;

THENCE SOUTH 62 DEGREES 32 MINUTES 52 SECONDS WEST, A DISTANCE OF 86.86 FEET;

THENCE SOUTH 42 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 41.79 FEET;

THENCE SOUTH 29 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 233.60 FEET;

THENCE SOUTH 60 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 86.59 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 48 SECONDS WEST, A DISTANCE OF 95.39 FEET;

THENCE LEAVING SAID NORTH LINE, NORTH 00 DEGREES 14 MINUTES 22 SECONDS EAST, A DISTANCE OF 825.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5000.00 FEET, WHOSE RADIUS BEARS SOUTH 20 DEGREES 32 MINUTES 49 SECONDS EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 1559.35 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 08 SECONDS TO A POINT OF NON-TANGENCY;

THENCE NORTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 370.53 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST, A DISTANCE OF 299.93 FEET TO THE NORTH–SOUTH MID-SECTION LINE OF SAID SECTION 30;

THENCE ALONG SAID MID-SECTION LINE, NORTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 1074.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

**LEGAL DESCRIPTION
OF THE EASEMENT AREA**



3033 N. 44th St., Suite 250
Phoenix, AZ 85018
(602) 244-2566
www.entellus.com

APN 500-83-008P_AUE

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
CITY OF GOODYEAR
ACCESS & UTILITY EASEMENT
APN 500-83-008P



That portion of the parcel of land described as Parcel 1 of the "City of Goodyear Public Works Campus" Minor Land Division described in Maricopa County Recorder (MCR) Book 1478 of Maps, Page 38 lying in the North Half of Section 30, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 30, a found half-inch rebar, from which the Center Quarter Corner of said Section 30, a found half-inch rebar, bears South 00 degrees 12 minutes 37 seconds West a distance of 2,640.80 feet, said line being the West line of the Northeast Quarter and East line of the Northwest Quarter of said Section 30, and said line being the basis of bearings for this description;

Thence along said West line, South 00 degrees 12 minutes 37 seconds West a distance of 715.09 feet to the **POINT OF BEGINNING**;

Thence South 89 degrees 47 minutes 23 seconds East a distance of 98.00 feet to a point on a line parallel with and 98.00 feet distant from said West line;

Thence along said parallel line, South 00 degrees 12 minutes 37 seconds West a distance of 825.09 feet;

Thence North 89 degrees 47 minutes 23 seconds West a distance of 190.00 feet to a point on a line parallel with and 92.00 feet distant from said East line of the Northwest Quarter;

Thence along last-mentioned parallel line, North 00 degrees 12 minutes 37 seconds East a distance of 242.00 feet;

Thence North 53 degrees 13 minutes 42 seconds East a distance of 62.59 feet to a point on a line parallel with and 42.00 feet distant from said East line;

Thence along said parallel line, North 00 degrees 12 minutes 37 seconds East a distance of 186.00 feet to a point on the west line of said parcel of land;

Thence along said west parcel line, South 89 degrees 50 minutes 36 seconds East a distance of 42.00 feet to a point on said West line of the Northeast Quarter;

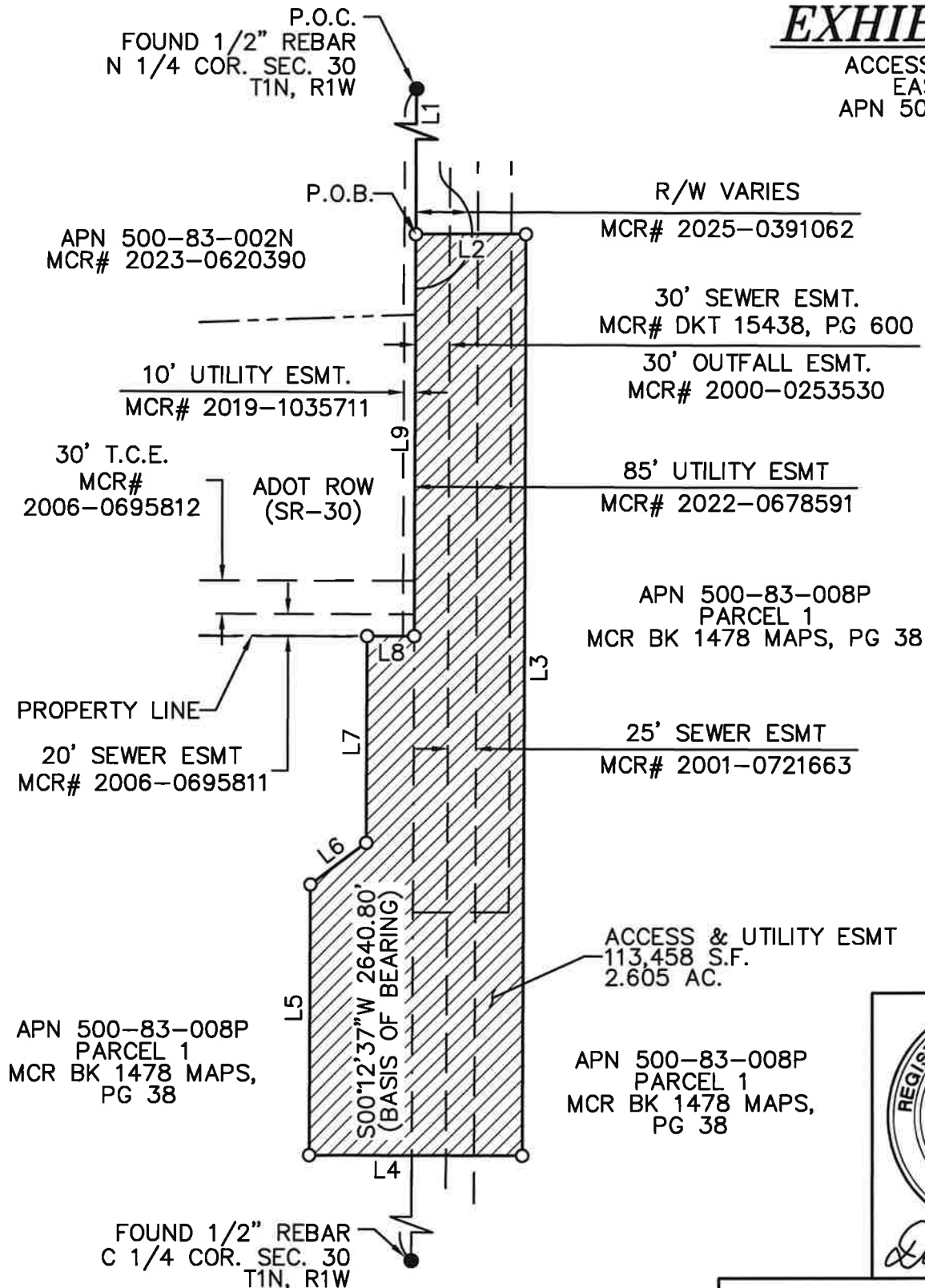
Thence along said West line of the Northeast Quarter and said west parcel line, North 00 degrees 12 minutes 37 seconds East a distance of 359.39 feet to the **POINT OF BEGINNING**.

Containing an area of 113,458 SQUARE FEET or 2.605 ACRES, more or less.

See attached Exhibit "B"

EXHIBIT "B"

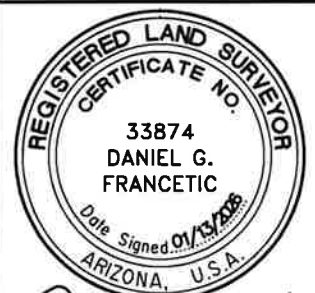
ACCESS & UTILITY
EASEMENT
APN 500-83-008P



SCALE: N.T.S.

APN 500-83-008P
PARCEL 1
MCR BK 1478 MAPS,
PG 38

APN 500-83-008P
PARCEL 1
MCR BK 1478 MAPS,
PG 38



Daniel G. Francetic

LEGEND

 ACCESS & UTILITY
EASEMENT

BASIS OF BEARING

THE WEST LINE OF THE NORTHEAST
QUARTER OF SECTION 30
BEARING S 00°12'37" W



3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website: www.Entellus.com

CITY OF GOODYEAR

GOODYEAR MOC - 159TH AVE

SECTION 30, T1N, R1W

ACCESS & UTILITY EASEMENT

DATE: 1/13/26 REV'D:
DRAWN BY: JTP|CHK'D: DGF|PG:2 OF 3
FILE: APN 500-83-008P_AUE.DWG

APN 500-83-008P

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0° 12' 37"W	715.09'
L2	S89° 47' 23"E	98.00'
L3	S0° 12' 37"W	825.09'
L4	N89° 47' 23"W	190.00'
L5	N0° 12' 37"E	242.00'
L6	N53° 13' 42"E	62.59'
L7	N0° 12' 37"E	186.00'
L8	S89° 50' 36"E	42.00'
L9	N0° 12' 37"E	359.39'



Daniel G. Francetic

CITY OF GOODYEAR

GOODYEAR MOC – 159TH AVE

SECTION 30, T1N, R1W

**ACCESS & UTILITY
EASEMENT**

DATE: 1/13/26 | REV'D:

DRAWN BY: JTP | CHK'D: DGF | PG: 3 OF 3

FILE: APN 500-83-008P_AUE.DWG



3033 N. 44th Street, Suite 250
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**LINE AND
DATA TABLE**

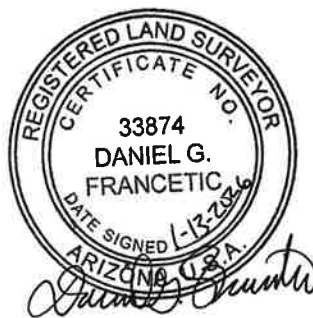
APN 500-83-008P AUE CLOSURE Polyline Report Thu, Jan 08 2026 3:15:15 PM

Northing	Easting	Bearing	Distance
875030.920	552251.542		
		S 89°47'23" E	98.000
875030.561	552349.542		
		S 00°12'37" W	825.086
874205.480	552346.513		
		N 89°47'23" W	190.000
874206.178	552156.514		
		N 00°12'37" E	242.000
874448.176	552157.403		
		N 53°13'42" E	62.592
874485.645	552207.541		
		N 00°12'37" E	186.000
874671.644	552208.223		
		S 89°50'36" E	42.000
874671.529	552250.223		
		N 00°12'37" E	359.394
875030.920	552251.542		

Closure Error Distance> 0.00000

Total Distance> 2005.072

Polyline Area: 113458.005 sq ft, 2.605 acres



APN 500-83-008P AUE TIE Polyline Report Thu, Jan 08 2026 3:13:58 PM

Northing	Easting	Bearing	Distance
875746.002	552254.167		
		S 00°12'37" W	715.086
875030.920	552251.542		

Closure Error Distance> 715.08642 Error Bearing> N 00°12'37" E

Closure Precision> 1 in 1.0 Total Distance> 715.086

Area not calculated because polyline not closed

