

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)(2)

TERMINATION OF TEMPORARY TURNAROUND EASEMENT

THIS TERMINATION AND RELEASE OF TEMPORARY TURNAROUND EASEMENT (“Termination”) is entered this ____ day of _____, 2019 by the City of Goodyear, an Arizona municipal corporation (the “**City**”).

RECITALS

WHEREAS, the Master Plat of Hudson Commons was approved by the City of Goodyear Council on in January, 2018, and recorded in the official records of Maricopa County Recorder on April 19, 2018 in Book 1382, Page 12 (the “**Master Plat**”).

WHEREAS, the Master Plat includes a Temporary Turnaround Easement (the “**Easement**”) which area is described and depicted on the attached Exhibit “A”, attached hereto and by reference made a part hereof (the “**Easement Area**”).

WHEREAS, there is no dedication language in the Master Plat specifically dedicating the Temporary Turnaround Easement, so it is unclear if the City has an interest in the Easement.

WHEREAS, the developer of the Master Plat area has requested that the Easement be adjusted to the north side of Hudson Street instead of the south side where it is currently located. In order to accommodate this request the existing Easement needs to be terminated and a new easement dedicated.

Whereas, the developer has provided the City with the new easement for a temporary turnaround easement to be located on the south side of Hudson Street. The City has agreed to relinquish any interest it may have in the existing Easement.

NOW, THEREFORE and in consideration of the consideration by the dedication the new easement, and other good and valuable consideration, the City agrees to the following:

1. All of the foregoing recitals are true and correct and are expressly incorporated herein by this reference.
2. Subject to the reservation herein, upon execution of this Termination of Temporary

Turnaround Easement the City of Goodyear, an Arizona municipal corporation, hereby releases, terminates and quitclaims any and all right, title and interest the City of Goodyear may have in the Temporary Turnaround Easement described in the Master Plat of Hudson Commons recorded in the official records of Maricopa County Recorder in Book 1382, Page 12.

3. The City of Goodyear retains any and all other interests it may have, including but not limited to the Public Utility Easement and Sidewalk Easement located within the Easement Area.

3. This termination and release shall be recorded in the public records of Maricopa County, Arizona by the City of Goodyear.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2019.

CITY OF GOODYEAR, an Arizona municipal corporation

By: _____

Georgia Lord

Its: Mayor

Date: _____

STATE OF ARIZONA

County of Maricopa

On this _____ day of _____, 2019, before me personally appeared Georgia Lord, the Mayor for the City of Goodyear, an Arizona municipal corporation, for and on behalf thereof, whose identity was proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the above/attached Termination of Turnaround Easement.

Notary Public

**HUDSON COMMONS
TEMPORARY TRAFFIC EASEMENT
LEGAL DESCRIPTION**

A portion of land within Parcel 2, as shown on the Master Plat of Hudson Commons, being recorded in Book 1382, Page 12 and a portion of land within Lot 1, as shown on the Minor Land Division of Hudson Commons, being recorded in Book 1420, Page 25, Maricopa County Records, being situated within the Northeast Quarter of Section 7, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Brass cap in hand hole accepted as the Northeast corner of said Section 7 from which found Brass cap in Hand hole accepted as the East Quarter corner there of bears South 00°10'47" West, 2638.71 feet;

Thence South 00°10'47" West, 1283.53 feet along the east line of the Northeast Quarter of said Section 7;

Thence leaving said east line, North 89°49'13" West, 543.88 feet to a point on the south line of said Lot 1, being the **POINT OF BEGINNING**;

Thence along said south line, North 85°06'42" West, 88.82 feet to the beginning of a tangent curve, concave southerly, having a radius of 530.00 feet;

Thence westerly along said curve, through a central angle of 02°59'23", an arc length of 27.65 feet to a non-tangent line being the east line of said Parcel 2;

Thence leaving said south line and along said east line, South 00°00'15" West, 70.04 feet to a non-tangent curve, concave southerly, having a radius of 460.00 feet, the center of which bears South 02°11'14" West;

Thence leaving said east line, westerly along said curve, through a central angle of 00°59'49", an arc length of 8.00 feet to a non-tangent line, being 8.00 feet west of and parallel to said east line of Parcel 2;

Thence along said parallel line North 00°00'15" East, 80.01 feet to a non-tangent curve, concave southerly, having a radius of 53.00 feet, the center of which bears South 86°26'44" East;

Thence leaving said parallel line, northeasterly along said curve, through a central angle of 173°27'37", an arc length of 160.46 feet to a reverse curve, concave northeasterly, having a radius of 20.00 feet;

Thence southeasterly along said curve, through a central angle of 82°07'35", an arc length of 28.67 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 6,118 sq. ft. (0.1404 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

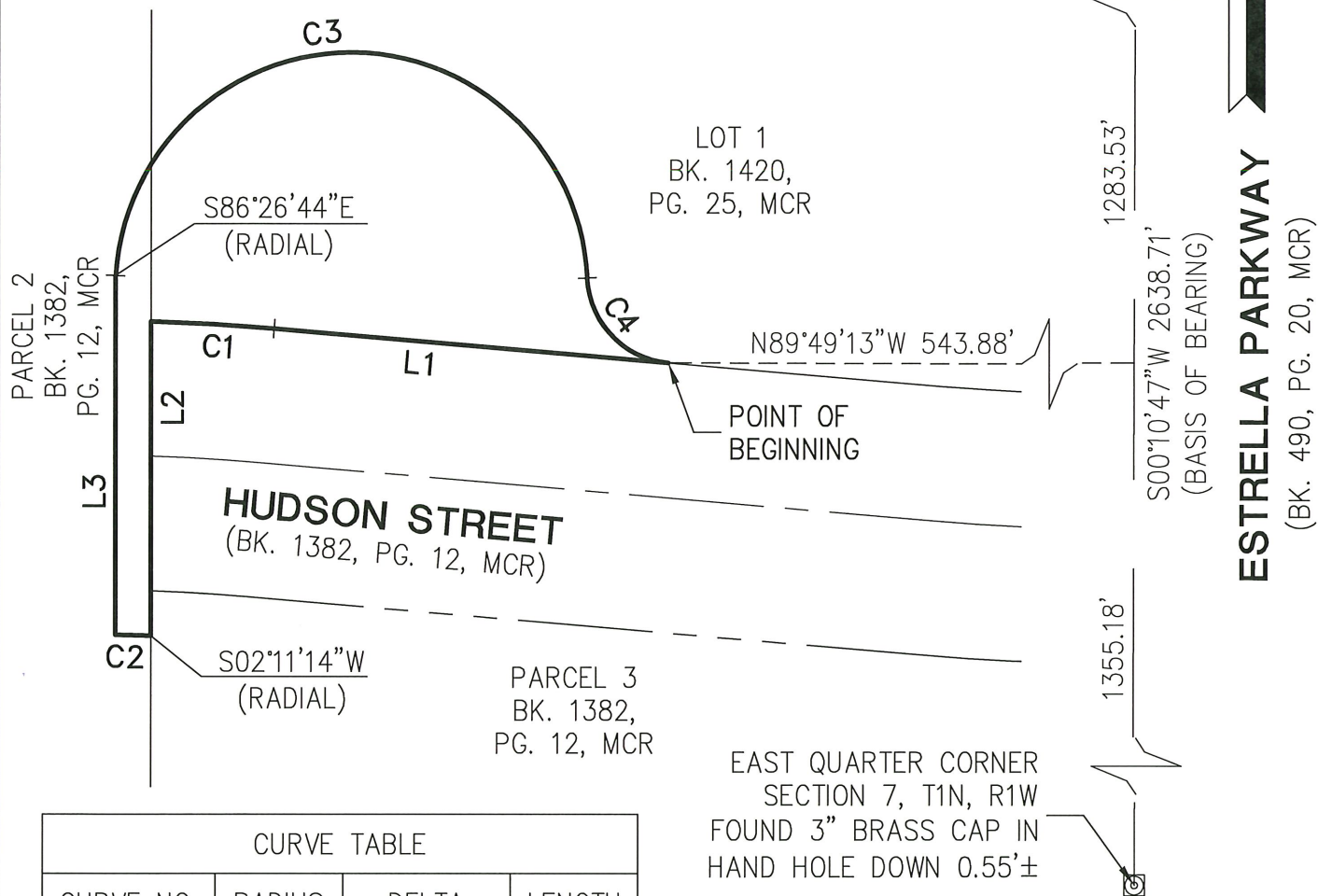
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1365
Date: December 2018



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N85°06'42"W	88.82'
L2	S00°00'15"W	70.04'
L3	N00°00'15"E	80.01'

NORTHEAST CORNER SECTION 7, T1N, R1W
FOUND 3" CITY OF GOODYEAR BRASS CAP
IN HAND HOLE DOWN 0.7'±
POINT OF COMMENCEMENT



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	530.00'	2°59'23"	27.65'
C2	460.00'	0°59'49"	8.00'
C3	53.00'	173°27'37"	160.46'
C4	20.00'	82°07'35"	28.67'



SHEET 3 OF 3

PROJ.NO.: 1365	HUDSON COMMONS TEMPORARY TRAFFIC EASEMENT GOODYEAR, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: DEC 2018		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: KJP		