

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)

RELEASE AND TERMINATION OF EASEMENT

THIS RELEASE AND TERMINATION of EASEMENT (the “Release”) is executed this ____ day of _____, 2019 by the City of Goodyear, an Arizona municipal corporation (the “City”).

RECITALS

A. The City is the beneficiary of certain water easements granted pursuant to that certain Final Plat for Pebble Creek Marketplace recorded in the official records of the Maricopa County Recorder Book 1447, Page 1 (the “Water Line Easements”) authorizing the construction of water lines within the easement areas conveyed to the City (the “Water Line Easement Areas”).

B. The Water Line Easements encumber, in part, the property legally described and depicted in Exhibit A attached hereto.

C. The original design for the water line contemplated that a water line that connected to a main delivery line would be located within the easement area described and depicted in Exhibit A attached hereto.

D. Because the connection to the main delivery line was relocated, the water line with the easement area described and depicted in Exhibit A is no longer needed.

E. The City has been provided replacement easements for the relocated water line.

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.

G. The City has determined that it no longer needs an easement for water lines on the property legally described in Exhibit A.

H. Upon the recordation of the replacement easement, the City desires to release and terminate its rights under the Water Line Easements solely with respect to the property legally described in Exhibit A attached hereto.

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 and the public's rights, titles, interests and benefits in and to the portion of the Water Line Easement Areas described in Exhibit A attached hereto that was granted to the City by the Water Line Easements.

This Release is not intended to release any interest that the City may have in the portion of the Water Line Easement Areas described in Exhibit A attached hereto that arises by virtue of any other instrument recorded with the Maricopa County Recorder, including without limitation, any deed or easement other than the aforementioned Water Line Easements.

Dated this ____ day of _____, 2019.

CITY OF GOODYEAR, ARIZONA

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

On this day ____ day of _____, 2019, personally appeared before me _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

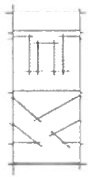
Notary Public

Attest:

Darcie McCracken, City Clerk

Approved as to Form:

Roric Massey, City Attorney



KEOGH
ENGINEERING, INC

KEOGH ENGINEERING, INC.

650 N. 137TH AVENUE #110
GOODYEAR, ARIZONA 85338
(623)535-7260

Exhibit A

Consulting Engineers | Land Surveyors | KEOGH@KEOGHENGINEERING.COM

LEGAL DESCRIPTION

I-10 AND PEBBLE CREEK, LLC

OUR JOB NO 19925

11 JULY 2019

PEBBLE CREEK MARKETPLACE – LOT 7
WATERLINE EASEMENT ABANDONMENT

A PORTION OF LOT 7, PEBBLE CREEK MARKETPLACE ACCORDING TO THE PLAT OF RECORD IN BOOK 1447 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED IN A PORTION OF G.L.O. LOT 1, SECTION 6, 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 NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 0°21'41" WEST, A DISTANCE OF 90.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 89°05'32" EAST, A DISTANCE OF 13.21 FEET;

THENCE SOUTH 0°21'41" WEST, A DISTANCE OF 7.80 FEET;

THENCE SOUTH 46°47'45" WEST, A DISTANCE OF 18.22 FEET;

THENCE NORTH 0°21'41" EAST, A DISTANCE OF 20.49 FEET TO THE POINT OF BEGINNING.



PREPARED FOR:

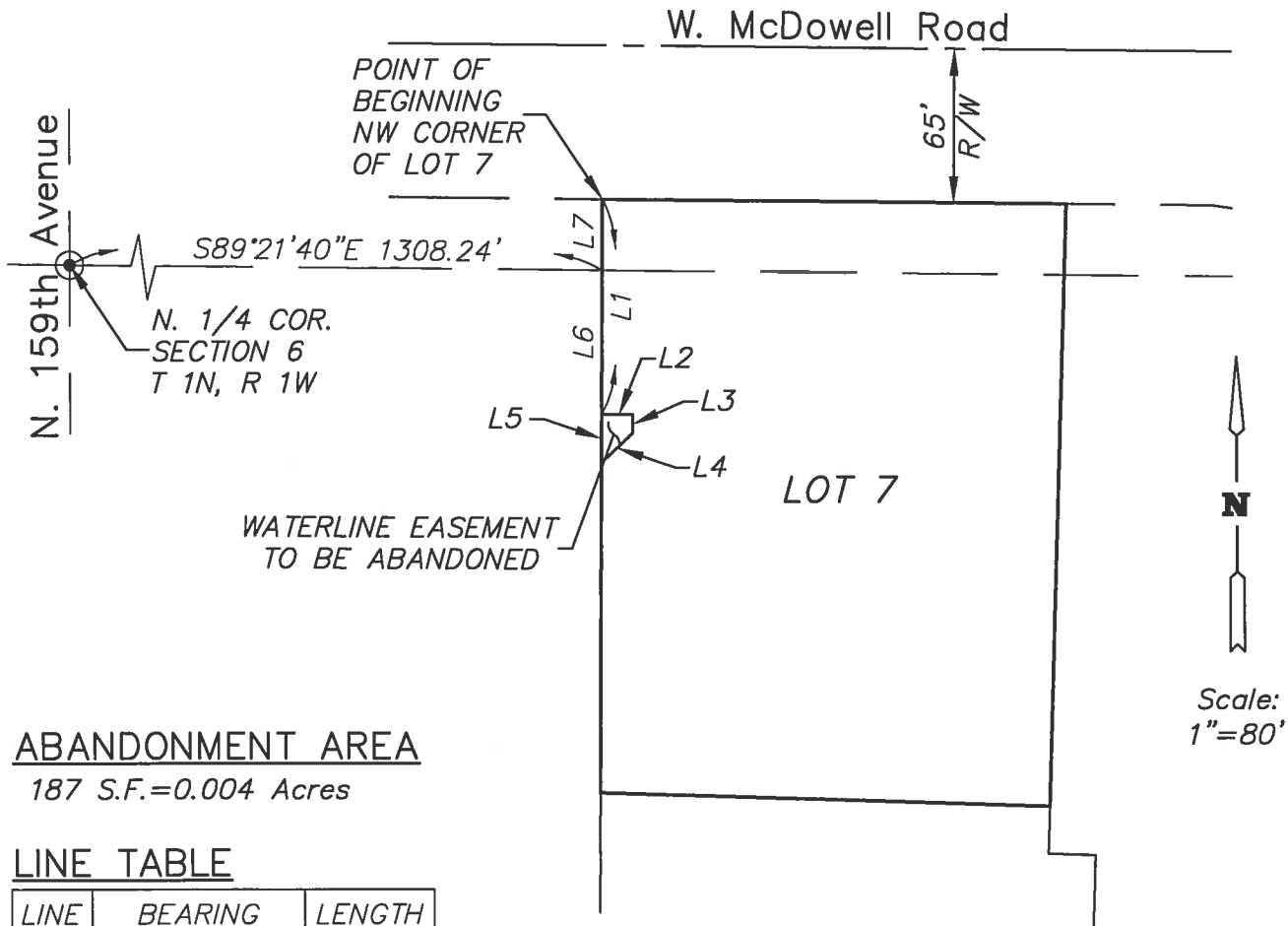
I-10 and Pebblecreek, LLC

BY: SPK

DATE: JULY, 2019

JOB NO. 19925

WATERLINE EASEMENT ABANDONMENT EXHIBIT
LOT 7, PEBBLE CREEK MARKETPLACE
 BOOK 1447 OF MAPS, PAGE 1, MCR



ABANDONMENT AREA

187 S.F.=0.004 Acres

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°21'41"W	90.91'
L2	S89°05'32"E	13.21'
L3	S00°21'41"W	7.80'
L4	S46°47'45"W	18.22'
L5	N00°21'41"E	20.49'
L6	N00°21'41"E	60.91'
L7	N00°21'41"E	30.00'



Keogh Engineering, Inc.

650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338
 PHONE: (623) 535-7260
 EMAIL: keogh@keoghengineering.com

CHECKED BY: DFK

DATE: JULY, 2019

SHEET NO 1

OF 1

Plot Date / Time: 07/11/19 11:01am Layout Name: Sheet 1
 Full File Path: L:\19925\Water Esmt Abandonment\I10-Pebble-1.dwg

AutoCad Version: 16.0
 Login Name: WHITE

Figure Name: ABANDONMENT LOT 7

North: 896667.2301	East: 553274.7581
Course: S 00-21-41 W	Distance: 20.4867
North: 896646.7437	East: 553274.6288
Course: N 46-47-45 E	Distance: 18.2247
North: 896659.2203	East: 553287.9132
Course: N 00-21-41 E	Distance: 7.8006
North: 896667.0208	East: 553287.9624
Course: N 89-05-32 W	Distance: 13.2060
North: 896667.2301	East: 553274.7581

Perimeter: 59.7180

Area: 186.7724

0.0043 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.00000

Course: S 90-00-00 E

Precision 1: 59718025.34

