

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)(3)

SIDEWALK EASEMENT

GRANTOR:

**NPC CANYON TRAILS I LLC, a Delaware
limited liability company**

GRANTEE:

**CITY OF GOODYEAR, ARIZONA, an
Arizona Municipal Corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NPC CANYON TRAILS I LLC, a Delaware limited liability company** ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation**, its successors and assigns (collectively "GRANTEE") a perpetual Sidewalk Easement. The Sidewalk Easement shall be a permanent easement allowing GRANTEE and its contractors and their subcontractors to construct, operate, maintain, inspect, modify, repair, remove, and/or replace sidewalks upon, over and across the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), together with the right of access to the Easement Area for use as a sidewalk by the public.

The GRANTEE 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.

This Sidewalk Easement constitutes a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

GRANTOR reserves for itself, its successors and assigns the right to use the real property described in Exhibit "A" for purposes that are not inconsistent with the City's easement rights conveyed herein and that do not interfere with or endanger any of the City's improvements constructed within, on, across, over or under the real property described in Exhibit "A". GRANTOR, its successors and assigns shall not locate, erect, construct or permit to be located, erected or constructed, any building or other structure or drill any well within the real property described in Exhibit "A".

GRANTEE shall be and remain responsible for the construction, maintenance, inspection, modification, repair, removal and/or replacement of any sidewalk improvements constructed by GRANTEE.

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

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
NPC CANYON TRAILS I LLC
a Delaware limited liability company

By: RSI/NP Communities LLC,
a Delaware limited liability company
Its Manager

By: [Signature]
Christopher W. Bley
Executive Vice President

By: [Signature]
Todd J. Collins
Chief Financial Officer

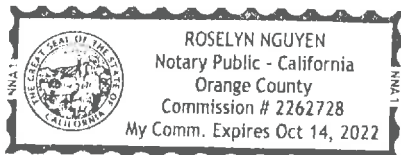
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On September 13, 2019, before me, Roselyn Nguyen, Notary Public,
personally appeared CHRISTOPHER W. BLEY and TODD J. COLLINS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing
paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE [Signature]

Signatures, Acknowledgements and Exhibits Continued on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation,
the _____ day of _____, 2019.

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Sidewalk Easement) was acknowledged before me this
day of _____, 2019 by _____, as _____
of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of
said corporation.

Notary Public

Exhibit(s) on Following Page(s)

August 27, 2019
PROJECT # 050605-01-013

**LEGAL DESCRIPTION
15' SIDEWALK EASEMENT**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE CENTER QUARTER CORNER OF SAID SECTION 11, BEING MARKED BY A PK NAIL, BEARS SOUTH 00°13'11" WEST, A DISTANCE OF 2644.56 FEET;

THENCE SOUTH 89°42'10" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1183.65 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°17'50" WEST, ALONG THE CENTERLINE OF 173RD AVENUE A DISTANCE OF 71.00 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 89°42'10" EAST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL RECORDED IN BOOK 1461, PAGE 17, MARICOPA COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

THENCE NORTH 45° 17' 50" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 21.21 FEET;

THENCE DEPARTING SAID NORTHWESTERLY LINE, SOUTH 00° 17' 50" WEST, A DISTANCE OF 162.45 FEET;

THENCE SOUTH 03° 43' 27" WEST, A DISTANCE OF 167.30 FEET;

THENCE SOUTH 00° 17' 50" WEST, A DISTANCE OF 5.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 27' 37", AN ARC DISTANCE OF 394.90 FEET;

THENCE SOUTH 28° 45' 24" WEST, A DISTANCE OF 151.77 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89° 42' 10" WEST, A DISTANCE OF 17.06 FEET TO THE EAST RIGHT OF WAY LINE OF 173RD AVENUE;

THENCE CONTINUING ALONG SAID EAST LINE, THE FOLLOWING COURSES:

THENCE NORTH 28° 45' 24" EAST A DISTANCE OF 159.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 780.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 27' 33", AN ARC DISTANCE OF 387.43 FEET;

THENCE NORTH 00° 17' 50" EAST, A DISTANCE OF 5.71 FEET;

THENCE NORTH 03° 43' 27" EAST, A DISTANCE OF 167.30 FEET;

THENCE NORTH 00° 17' 50" EAST, A DISTANCE OF 147.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 13,118 SQ.FT. OR 0.3011 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A", BY REFERENCE MADE A PART HERETO.

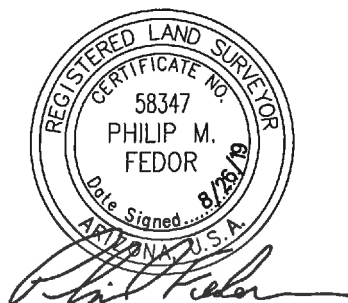
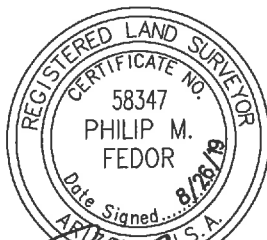
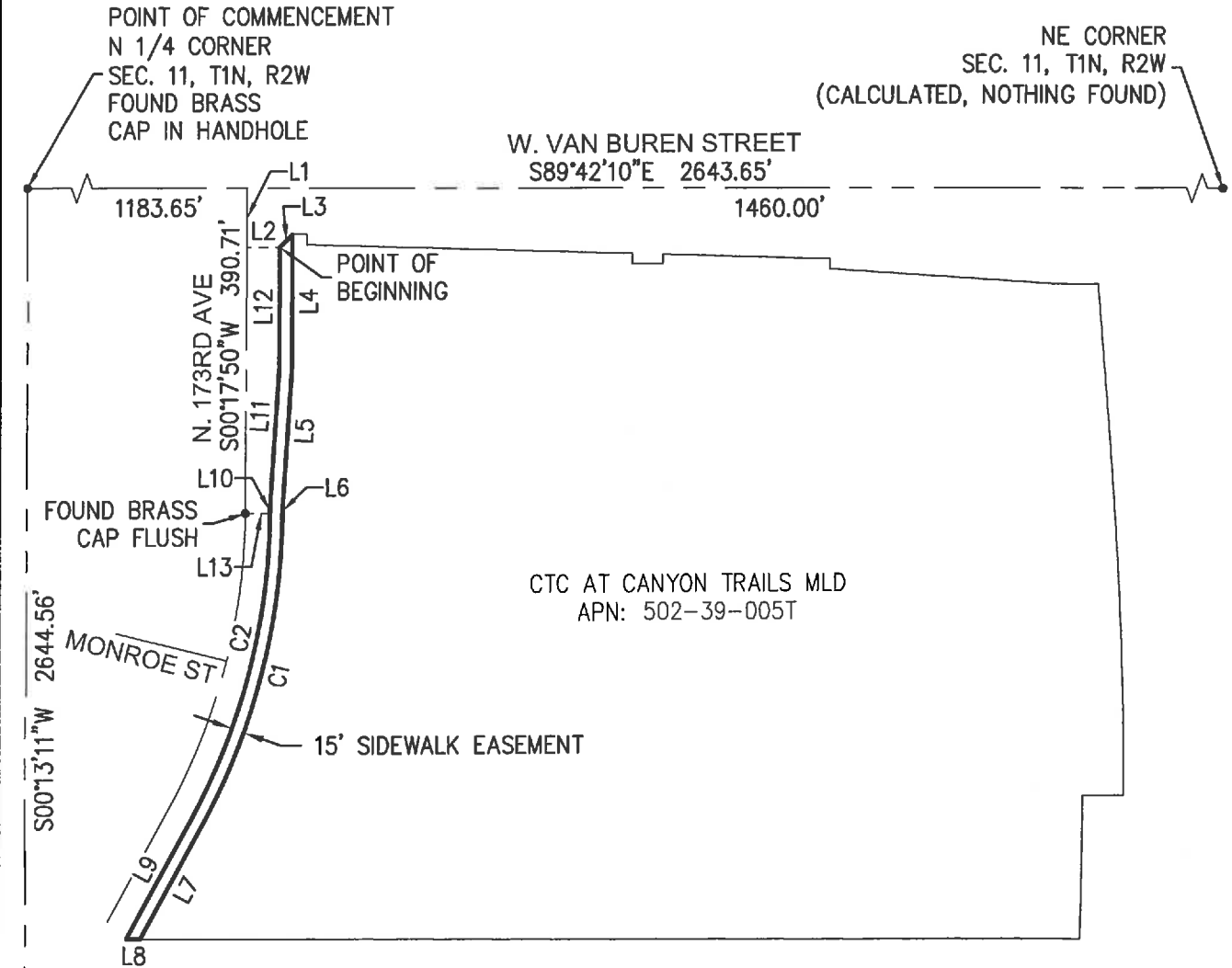


EXHIBIT "A"



Philip M. Fedor



SHEET 1 OF 2	DATE: 8/26/19	EXHIBIT OF 15' SIDEWALK EASEMENT				Bowman CONSULTING	1295 W Washington St, #108 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowmanconsulting.com
		BY: TL	CHK: PF	QC:			
		BCG PROJECT NO: 050605-01 TASK: 013					
		CLIENT REF NO:					

EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	71.00'	S00°17'50"W
L2	40.00'	S89°42'10"E
L3	21.21'	N45°17'50"E
L4	162.45'	S00°17'50"W
L5	167.30'	S03°43'27"W
L6	5.26'	S00°17'50"W
L7	151.77'	S28°45'24"W
L8	17.06'	N89°42'10"W
L9	159.91'	N28°45'24"E
L10	5.71'	N00°17'50"E
L11	167.30'	N03°43'27"E
L12	147.00'	N00°17'50"E
L13	30.00'	N89°42'10"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	394.90'	795.00'	028°27'37"
C2	387.43'	780.00'	028°27'33"

