

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)

**TEMPORARY TURNAROUND ACCESS EASEMENT
(W. Mountain Sky Avenue)**

GRANTOR:

**AV HOMES OF ARIZONA, LLC, an
Arizona 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, **AV HOMES OF ARIZONA, LLC, an Arizona limited liability company**, ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation**, its successors, assigns and permittees (collectively "Grantee"), a Temporary Turnaround Access Easement ("TTAE"). The TTAE shall be a temporary non-exclusive easement over and across the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for use by: the Grantee; third parties providing services on behalf of the Grantee; third parties providing emergency services; third parties performing work within the easements granted to the Grantee within the Re-Plat of Cantamia Parcel 35 Lots 32 through 51; and all other governmental entities and agencies for the purposes of providing rights of ingress and egress for all vehicles and persons providing or performing governmental services, emergency services, services of behalf of Grantee, including refuse collection, and/or permitted work within the easements granted to the Grantee; and

This TTAE shall be terminated once all of the following have occurred: the street adjoining the street turnaround is extended and improved to provide a continuing or through means of vehicular travel the City has been provided a permanent access easement, in a form acceptable to the City Attorney or his designee, over the street adjoining the street turnaround; and once the owner has installed, within the section of W. Mountain Sky Avenue adjacent to the TTAE being abandoned, those improvements required in the City of Goodyear Engineering Design Standards and Policies for the applicable street section and provided a replacement access easement approved and accepted by Grantee.

Grantor reserves for itself, its successors and assigns all such rights and privileges in the Easement Area as may be used without interfering with or abridging the rights and easements hereby acquired.

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 TTAE constitutes a covenant running with the land for the benefit of the Grantee.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2020.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

AV HOMES OF ARIZONA, LLC, an Arizona limited liability company

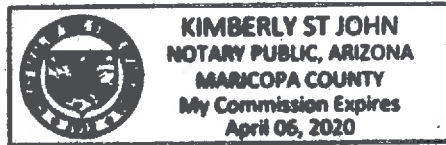
By: Shannon Francoeur

Name: SHANNON FRANCOEUR

Title: VICE PRESIDENT

State of) Arizona
)ss.
County of maricopa)

The foregoing instrument (Temporary Turnaround Access Easement) was acknowledged before me this 23rd day of January, 2020 by Shannon Francoeur, as Vice President on behalf of said corporation.



Kimberly St John
Notary Public

GRANTEE:

ACCEPTED by the **CITY OF GOODYEAR, ARIZONA**, an Arizona Municipal Corporation, the _____ day of _____, 2020.

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Temporary Street Turnaround Easement) was acknowledged before me this _____ day of _____, 2020 by Georgia Lord, as Mayor of the **CITY OF GOODYEAR, ARIZONA**, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"
LEGAL DESCRIPTION

**RE-PLAT OF CANTAMIA PARCEL 35 LOTS 32-51
TEMPORARY TURNAROUND ACCESS EASEMENT
LEGAL DESCRIPTION**

A portion of Parcel 1 of the Re-plat of Cantamia Tract 2 Phase 2 & Tract 1 Phase 3, as recorded in Book 1433, Page 36, Maricopa County Records, Arizona, being situated within the Northeast quarter of Section 34, Township 1 South, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found G.L.O. brass cap, Dated 1931, accepted as the Northeast corner of said Section 34 from which a found 1 inch G.L.O. iron pipe, down 1.5 feet, accepted as the East quarter corner thereof bears South 01°27'50" West, 2696.89 feet;

Thence South 01°27'50" West, 767.43 feet along the east line of said Northeast quarter;

Thence leaving said east line, North 88°32'10" West, 478.44 feet to the **POINT OF BEGINNING**;

Thence North 26°21'19" West, 53.16 feet;

Thence North 63°38'41" East, 3.43 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 30.00 feet;

Thence northeasterly along said curve, through a central angle of 46°22'12", an arc length of 24.28 feet to the beginning of a tangent reverse curve, concave southwesterly, having a radius of 52.00 feet;

Thence easterly, southerly and westerly along said curve, through a central angle of 272°44'23", an arc length of 247.53 feet to the beginning of a tangent reverse curve, concave southerly, having a radius of 30.00 feet;

Thence westerly along said curve, through a central angle of 46°22'12", an arc length of 24.28 feet to a tangent line;

Thence South 63°38'41" West, 3.43 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 9,248 sq. ft. (0.2123 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

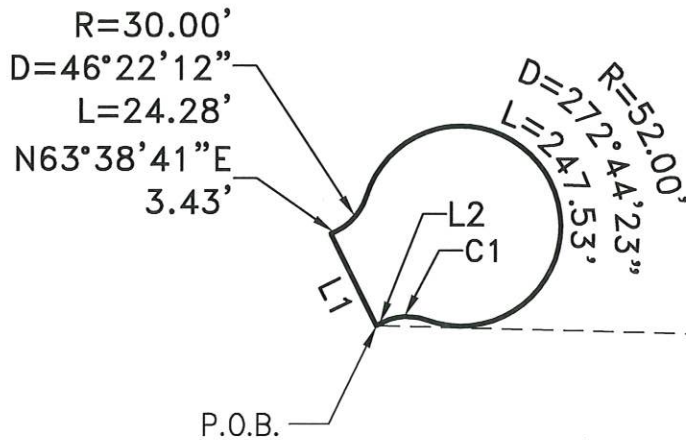
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1018
Date: November 2019



NORTHEAST CORNER
SECTION 34, T1S, R2W
FOUND GLO BRASS CAP
STAMPED "S27/S26 S34/S35
DATED 1931", P.O.C.

PARCEL 1 OF THE RE-PLAT OF
CANTAMIA TRACT 2 PHASE 2
& TRACT 1 PHASE 3 PER
BOOK 1433, PAGE 36, M.C.R.



EAST QUARTER CORNER
SECTION 34, T1S, R2W
FOUND 1" GLO IRON PIPE
DOWN 1.5'±

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N26°21'19"W	53.16'
L2	S63°38'41"W	3.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	30.00'	46°22'12"	24.28'



PROJ.NO.: 1018

DATE: NOV. 2019

SCALE: N.T.S.

DRAWN BY: JDL

CHECKED BY: KJP

RE-PLAT OF CANTAMIA PARCEL 35 LOTS 32-51

TEMPORARY TURNAROUND ACCESS EASEMENT
GOODYEAR, ARIZONA

EXHIBIT

HILGARTWILSON
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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436