

2025155-9-1-1--  
HoyP

When recorded mail to:

City of Goodyear  
City Clerk's Office  
1900 N. Civic Square  
Goodyear AZ 85395

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**RESOLUTION NO. 2025-2490**

DECLARING CITY PROPERTY AS PUBLIC RIGHT-OF-WAY FOR W. BROADWAY ROAD.

**DO NOT REMOVE**

**This is part of the official document**

**RESOLUTION NO. 2025-2490**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING CITY PROPERTY AS PUBLIC RIGHT-OF-WAY FOR W. BROADWAY ROAD.

WHEREAS, pursuant to the power vested in the City of Goodyear ("City") by its Charter and pursuant to A.R.S. § 9-276, the Mayor and Council of the City of Goodyear have the power to establish, construct, improve, regulate, vacate, modify roadways open to the public; and

WHEREAS, the City of Goodyear owns certain real property generally located along the Bullard Wash which was acquired from the Flood Control District of Maricopa County by instrument 2001-0595009 and recorded on July 3, 2001, and a portion is identified with Maricopa County Assessor's Parcel Numbers 500-07-022S and 500-81-006K (together the "City Property"); and

WHEREAS, the easterly neighboring property owner, CRE-WPL Estrella Owner I LLC is currently developing land adjacent to the City Property and is constructing a section of W. Broadway Road; and

WHEREAS, CRE-WPL Estrella Owner I LLC is dedicating to the City of Goodyear portions of its property as right-of-way for the construction of W. Broadway Road, and CRE-WPL Estrella Owner I LLC will construct the improvements within those dedicated areas; and

WHEREAS, CRE-WPL Estrella Owner I LLC is seeking the City to declare portions of the City Property described and depicted in Exhibit "A" as right-of-way, which are needed for the construction of W. Broadway Road; and

WHEREAS, Engineering staff have reviewed the city project E24-01251 and have confirmed that this dedication is necessary for CRE-WPL Estrella Owner I LLC's development plans and for the construction of W. Broadway Road.

WHEREAS, it is in the best interest of the public for the portion of the City Property described and depicted in Exhibit "A" attached hereto to be declared as public street.

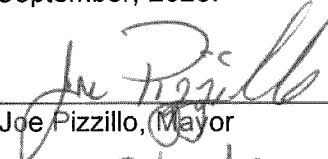
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

**SECTION 1.** The Mayor and Council of the City of Goodyear find and determine that the public health, safety, and welfare of the City require that the portion of City Property more particularly legally described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference, be formally declared as public right-of-way.

**SECTION 2.** The Mayor and Council of the City of Goodyear, on behalf of the City of Goodyear, an Arizona municipal corporation, hereby declare as public right-of-way the real property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference to be owned and maintained by the City of Goodyear.

SECTION 3. This Resolution 2025-2490 shall become effective on the date it is passed and adopted by the Mayor and Council of the city of Goodyear. The City Clerk shall record this Resolution 2025-2490 and Exhibit A attached hereto with the office of the County Recorder for Maricopa County, Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 22nd day of September, 2025.

  
Joe Pizzillo, Mayor

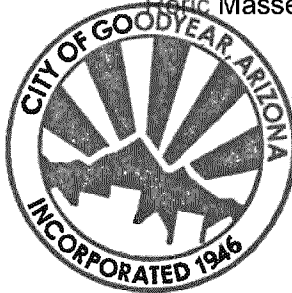
Date: 9/22/2025

ATTEST:

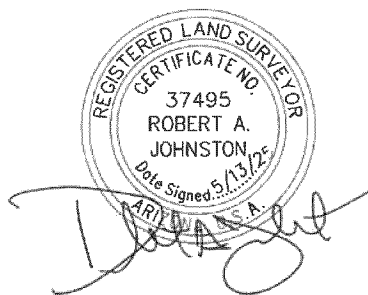
  
Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

  
Eric Massey, City Attorney



**EXHIBIT A**



**RIGHT OF WAY  
LEGAL DESCRIPTION  
APN: 500-81-006K**

JOB NO. 21-0755

May 13, 2025

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION, MONUMENTED BY A FOUND 1/2" REBAR, WITH NO IDENTIFICATION, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION, MONUMENTED BY A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE, BEARS AS A BASIS OF BEARING, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 2609.43 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 759.62 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH SECTION LINE,

SOUTH 00 DEGREES 06 MINUTES 50 SECONDS EAST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 42.25 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 68.00 FEET, THE CENTER OF WHICH BEARS NORTH 42 DEGREES 17 MINUTES 12 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 12 SECONDS, AND AN ARC LENGTH OF 56.24 FEET TO A POINT ON SAID NORTH SECTION LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 47 MINUTES 14 SECONDS EAST, 64.40 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 2,877 SQUARE FEET, OR 0.0660 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

EPS Group, Inc. • 1130 N. Alma School Road, Suite 120 • Mesa, AZ 85201  
Tel (480) 503-2250 • Fax (480) 503-2258

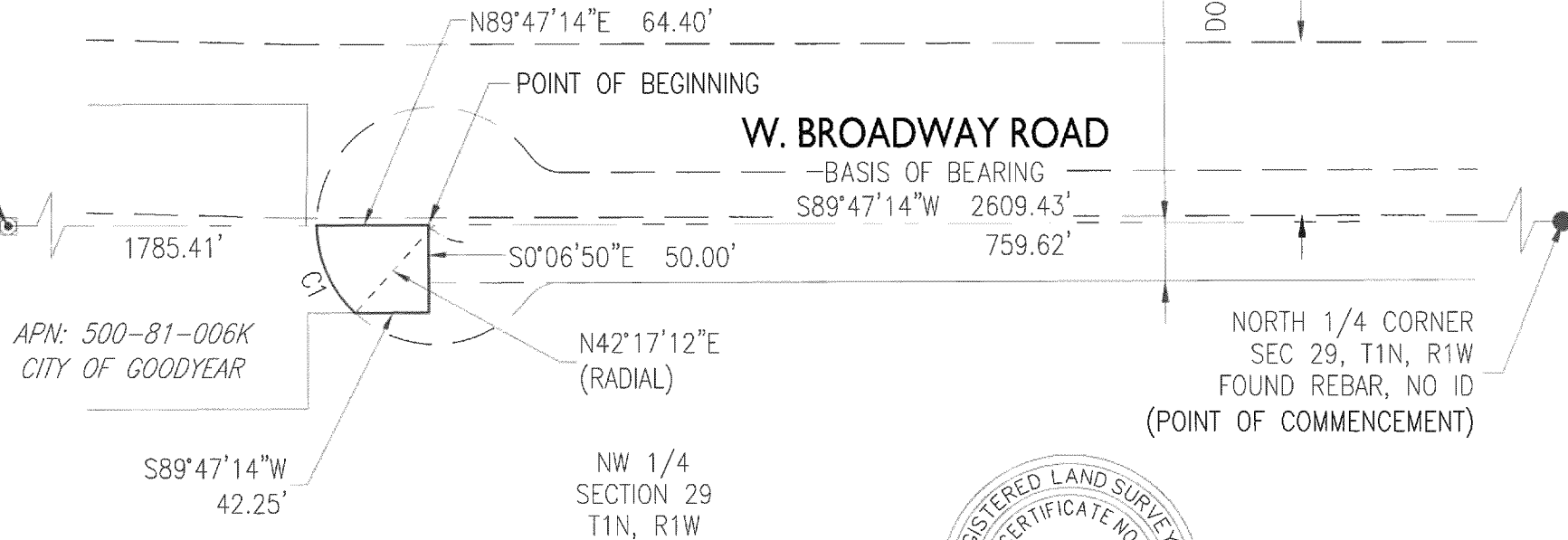
S:\Projects\2021\21-0755\Land Survey\Legals\21-0755 Sec 29 ROW LD - APN 500-81-006K.docx

NORTHWEST CORNER  
SEC 29, T1N, R1W  
FOUND CITY OF GOODYEAR  
BRASS CAP IN HANDHOLE

| CURVE TABLE |        |        |           |         |        |             |
|-------------|--------|--------|-----------|---------|--------|-------------|
| CURVE       | LENGTH | RADIUS | DELTA     | TANGENT | CHORD  | CHORD BRG   |
| C1          | 56.24' | 68.00' | 47°23'12" | 29.84'  | 54.65' | S24°01'12"E |

33' RIGHT-OF-WAY PER  
DOC NO. 2019-0924493, MCR

100' ELECTRIC EASEMENT  
PER BOOK 67,  
PAGE 478, MCR



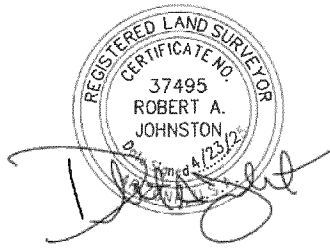
21-0755

RIGHT OF WAY

EXHIBIT A



1130 N. Alma School Rd.  
Ste. 120 Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



**RIGHT OF WAY  
LEGAL DESCRIPTION  
APN: 500-07-0225**

JOB NO. 21-0755

April 23, 2025

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION, MONUMENTED BY A FOUND REBAR WITH NO ID, FROM WHICH POINT SOUTHWEST CORNER OF SAID SECTION, MONUMENTED BY A CITY OF GOODYEAR BRASS CAP IN HANDHOLE, BEARS AS A BASIS OF BEARING, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 2609.43 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 759.62 FEET TO **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 47 MINUTES 14 SECONDS WEST, 64.40 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, HAVING A RADIUS OF 68.00 FEET, THE CENTER OF WHICH BEARS NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 19 SECONDS, AND AN ARC LENGTH OF 10.03 FEET TO A NON-TANGENT LINE;

THENCE ALONG THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 47 MINUTES 14 SECONDS EAST, 63.76 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS WEST, 10.00 FEET TO THE **POINT OF BEGINNING**.

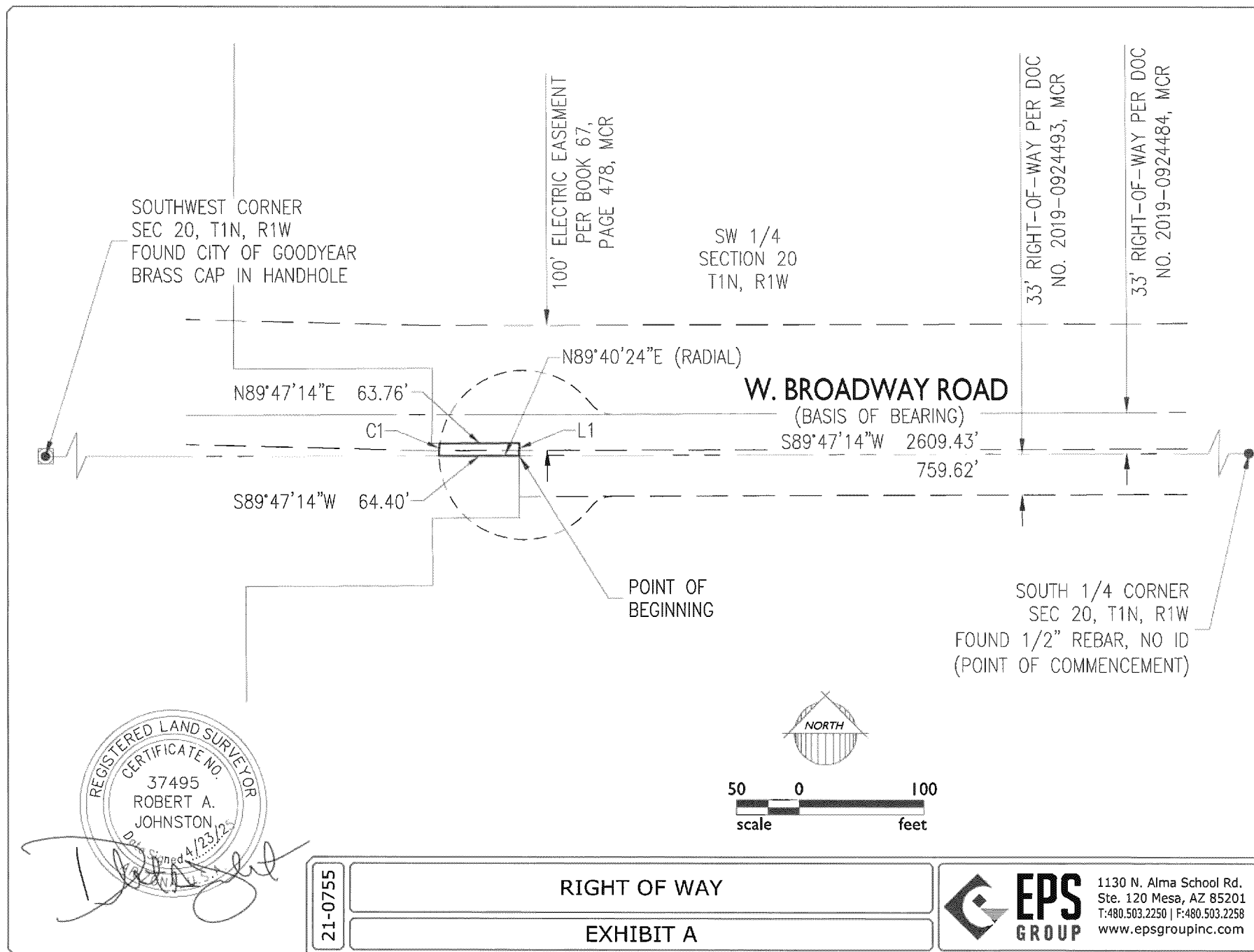
SAID PORTION OF LAND CONTAINING 642 SQUARE FEET, OR 0.014738 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

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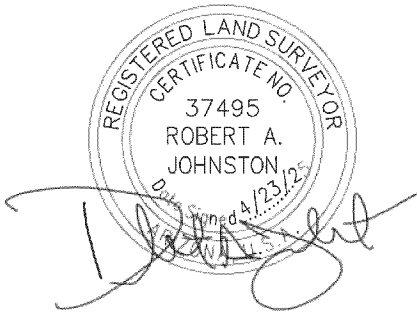
\\EgnyteDrive\EPSShared\Projects\2021\21-0755\Land Survey\Legals\21-0755 Sec 20 Right of Way Dedication LD\_APN 500-07-0225.docx

20250549947



| CURVE TABLE |        |        |          |
|-------------|--------|--------|----------|
| CURVE       | LENGTH | RADIUS | DELTA    |
| C1          | 10.03' | 68.00' | 8°27'19" |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S00°14'44"W | 10.00' |



21-0755

RIGHT OF WAY

EXHIBIT A



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[www.epsgroupinc.com](http://www.epsgroupinc.com)