

ORDINANCE NO. 4979

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, REPEALING ORDINANCE 4964 (AUTHORIZING THE SALE OF A PARCEL OF CITY-OWNED LAND AT THE SOUTHWEST CORNER OF MCQUEEN ROAD AND PECOS ROAD TO WNDG, LLC, AN ARIZONA LIMITED LIABILITY COMPANY) AND AUTHORIZING THE SALE OF A PARCEL OF CITY-OWNED LAND AT THE SOUTHWEST CORNER OF MCQUEEN ROAD AND PECOS ROAD TO COPPERSTATE WEST, INC. FOR THE SUM OF \$500.

WHEREAS, the City of Chandler owns a parcel of land at the southwest corner of McQueen Road and Pecos Road as more fully described in the attached Exhibit "A" (the "Property"); and

WHEREAS, the City previously abandoned its facilities on the Property; and

WHEREAS, the Property is an uneconomic remnant that has little or no value and must be maintained by the City at an expense to its residents; and

WHEREAS, Copperstate West, Inc., an Arizona corporation, owns a larger parcel adjacent to and surrounding the Property; and

WHEREAS, zoning for the larger parcel requires the developer of the larger parcel to landscape and maintain the Property; and

WHEREAS, on April 8, 2021, the Chandler City Council adopted Ordinance 4964 authorizing the sale of the Property to WNDG, LLC, an Arizona limited liability company, which was under contract with Copperstate West, Inc. to acquire and develop the larger parcel adjacent to and surrounding the Property; and

WHEREAS, the proposed transaction between WNDG, LLC and Copperstate West was cancelled and never completed, which caused the City to rescind the sale of the Property to WNDG, LLC as authorized in Ordinance 4964; and

WHEREAS, Copperstate West, Inc. desires to acquire the Property for the purpose of consolidating it with the development of the larger parcel.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Repealing Ordinance 4964 adopted by the City Council on April 8, 2021.

Section 2. That the real property located at the southwest corner of McQueen Road and Pecos Road as more fully described in the attached Exhibit "A" shall be conveyed to Copperstate West, Inc., an Arizona corporation, for the sum of \$500.

Section 3. That the conveyance shall be by Quit Claim Deed in the form attached as Exhibit "B".

Section 4. That the Mayor of the City of Chandler, Arizona is hereby authorized to execute the Quit Claim Deed and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 12th day of August, 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 26th day of August, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4979 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26th day of August, 2021, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Exhibit "A"

Legal Description

A portion of the Northeast quarter of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the Northeast Corner of said Section 3 from which the North Quarter Corner of said Section 3 bears S 89 Degrees 44 minutes 00 seconds West a distance of 2,646.35 feet;

THENCE along the North line of said Section 3 South 89 degrees 44 minutes 00 seconds West a distance of 135.84 feet;

THENCE departing said North line South 00 degrees 16 minutes 00 seconds East, a distance of 65.00 feet to the South Right-of-Way Line of Pecos Road and the POINT OF BEGINNING;

THENCE South 00 degrees 27 minutes 29 seconds East, a distance of 49.00 feet;

THENCE North 89 degrees 44 minutes 00 seconds East, a distance of 57.00 feet to the West Right-of-Way line of McQueen Road;

THENCE North 00 degrees 27 minutes 32 seconds West along the West Right-of-Way line of McQueen Road, a distance of 29.00 feet;

THENCE North 45 degrees 21 minutes 46 seconds West, a distance of 28.33 feet to a point on the South Right-of-Way line of Pecos Road;

THENCE South 89 degrees 44 minutes 01 seconds West, along the South Right-of-Way line of Pecos Road a distance of 37.00 feet to the POINT OF BEGINNING.

Containing an area of 2,627.8 square feet (0.06 acres) more or less.

Note: The legal description above is based on county and municipal documents. It is not based on a boundary survey of the subject parcel.

Exhibit "B"

WHEN RECORDED, RETURN TO:

City Clerk's Office
P.O. Box 4008, Mail Stop 606
Chandler, Arizona 85244-4008

APN: 303-28-252D
Section 3, Township 2 South, Range 5 East

This document is exempt from Affidavit and Fee requirements pursuant to A.R.S.
11-1134.A.3.

QUIT CLAIM DEED

For the consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other
valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

**CITY OF CHANDLER,
AN ARIZONA MUNICIPAL CORPORATION,**

(Grantor), do/does hereby quit claim, without Warranty, unto the **Copperstate West,
Inc., an Arizona corporation** ("Grantee"), all right, title and interest in that certain real
property ("the Property") situated in Maricopa County, Arizona, more particularly
described in **Exhibit A** attached hereto and made a part hereof.

DATED this _____ day of _____, 2021.

GRANTOR: City of Chandler,
an Arizona municipal corporation

By: _____
Mayor Kevin Hartke

Approved as to form:

Assistant City Attorney 

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this, the ____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared _____, who acknowledged himself/herself to be, the Mayor of the City of Chandler a(n) Arizona municipal corporation, and that he, as such officer being authorized so to do, executed the foregoing Quit Claim Deed for the purposes therein contained.

Notary Public

My Commission Expires:

A.R.S. § 41-313(C) DISCLOSURES

Description of document this notarial certificate is being attached to:	
Type/Title	Quit Claim Deed
Date of Document	
Number of Pages	Which includes Exhibits A
Add'l Signers (other than those named in the notarial certificate.)	None

EXHIBIT "A"

Legal Description

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