

ORDINANCE NO. 4988

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE SALE OF CITY PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF COOPER ROAD AND PECOS ROAD TO FELIX E. VIVAS III AND ELVA G. VIVAS FOR THE SUM OF \$221,000.

WHEREAS, the City of Chandler owns two parcels of land located west of the southwest corner of Cooper Road and Pecos Road on which the City intended to locate future City facilities; and

WHEREAS, the City has determined that it does not require all of the land included in the two parcels for its future facilities; and

WHEREAS, the City has offered a portion of the land as described in the attached Exhibit "A" (the "Property") for sale at the appraised value of \$220,000 or \$7.59 per square foot; and

WHEREAS, Felix E. Vivas, III and Elva G. Vivas, husband and wife, have offered to purchase the Property from the City for \$221,000 or \$7.62 per square foot.

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

- Section 1. That the City Council of the City of Chandler, Arizona, authorizes and approves the sale of the real property located at the southwest corner of Cooper Road and Pecos Road and described in the attached Exhibit "A" (the "Property") to Felix E. Vivas, III and Elva G. Vivas, husband and wife, for the sum of \$221,000.
- Section 2. That the deed transferring ownership of the Property to Mr. and Mrs. Vivas shall be in a form approved by the City Attorney.
- Section 3. That the City's Real Estate Manager, or any City real estate officer acting on the Real Estate Manager's behalf, is authorized to execute, deliver and deposit into escrow the approved purchase agreement along with all other documents and instructions necessary to consummate the sale of the Property.
- Section 4. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the deed and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4988 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2021 , and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY



Published in the Arizona Republic on:

EXHIBIT "A"



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PARCEL No. 303-29-022M

EXHIBIT A

LEGAL

A PARCEL OF LAND BEING THE REMAINDER OF MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN) 303-29-022M WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN INSTRUMENT NUMBER 2007-0621065, MARICOPA COUNTY RECORDS (MCR) AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 2 (CALCULATED) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (CALCULATED) BEARS S89°29'21"W A DISTANCE OF 2644.94 FEET;

THENCE S89°29'21"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 253.00 FEET;

THENCE S00°22'41"E, PARTLY ACROSS THE RIGHT-OF-WAY OF PECOS ROAD, AND PARTLY ALONG THE SOUTH RIGHT-OF-WAY LINE THEREOF, A DISTANCE OF 106.00 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT FOR CANYON OAKS TWO RECORDED IN BOOK 593, PAGE 39, MCR, WITH SAID LOT BEING CONVEYED TO CESAR AND ROSEMARIE SUAYAN LAGARGE BY DEED OF RECORD IN INSTRUMENT NUMBER 2020-0597861, MCR WITH SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°22'41"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DERRINGER PLACE;

THENCE S89°29'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF APN 303-29-022N WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 2007-0621065, MCR.

THENCE N00°22'41"W, ALONG THE EAST LINE OF SAID APN 303-29-022N, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER THEREOF BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE N89°29'21"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

Page 1 of 3

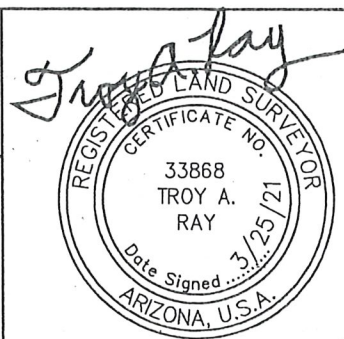
Date: 3/25/21

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022M REMAINDER

Preparing Firm:



RITOCH-POWELL
& Associates
602-263-1177
www.rpaeng.com





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PARCEL No. 303-29-022M

EXHIBIT A

LEGAL

THE ABOVE DESCRIBED PARCEL CONTAINS 13,049.96 SQUARE FEET (0.2996 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS S89°29'21"W FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 589, PAGE 48, MCR.

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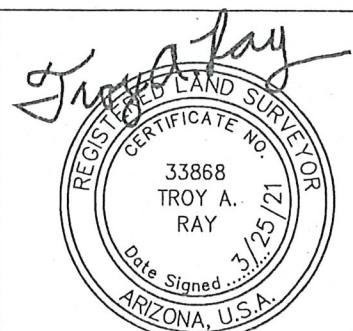
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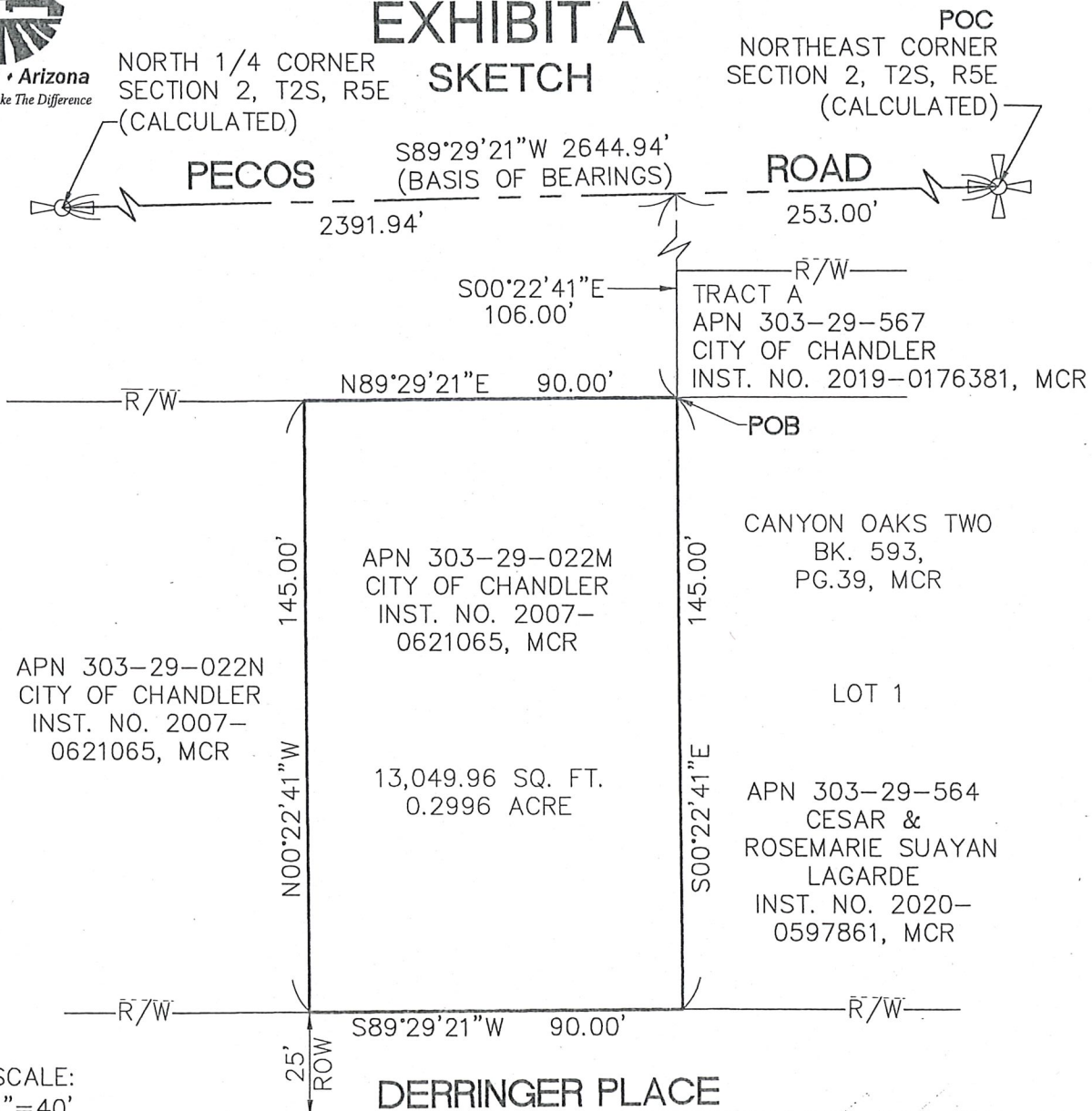


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PARCEL No. 303-29-022M

EXHIBIT A

SKETCH



SCALE:
1"=40'
NE 1/4
SEC 2
T 2 S
R 5 E

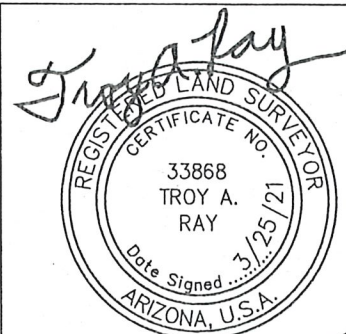
Page 3 of 3

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Preparing Firm:

RPA
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REMAINDER OF APN 303-29-022M

NORTH: 833733.9677' EAST: 733371.5279'

SEGMENT #1 : LINE

COURSE: S0° 22' 41"E LENGTH: 145.00'
NORTH: 833588.9708' EAST: 733372.4846'

SEGMENT #2 : LINE

COURSE: S89° 29' 21"W LENGTH: 90.00'
NORTH: 833588.1684' EAST: 733282.4882'

SEGMENT #3 : LINE

COURSE: N0° 22' 41"W LENGTH: 145.00'
NORTH: 833733.1653' EAST: 733281.5315'

SEGMENT #4 : LINE

COURSE: N89° 29' 21"E LENGTH: 90.00'
NORTH: 833733.9677' EAST: 733371.5279'

PERIMETER: 470.00'

AREA: 13,049.96 SQ. FT. (0.2996 ACRE)

ERROR CLOSURE: 0.0000' COURSE: N0° 00' 00"E

ERROR NORTH: 0.00000' EAST: 0.00000'

PRECISION 1: 470,000,000.00





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PARCEL No. 303-29-022N

EXHIBIT A

LEGAL

A PARCEL OF LAND BEING THE REMAINDER OF MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN) 303-29-022N WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN INSTRUMENT NUMBER 2007-0621065, MARICOPA COUNTY RECORDS (MCR) AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2 (CALCULATED) FROM WHICH POINT THE NORTH QUARTER CORNER THEREOF (CALCULATED) BEARS S89°29'21"W A DISTANCE OF 2644.94 FEET;

THENCE S89°29'21"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 343.00 FEET;

THENCE S00°22'41"E, ACROSS THE RIGHT-OF-WAY OF PECOS ROAD, A DISTANCE OF 106.00 FEET TO A POINT ON THE SOUTH LINE THEREOF BEING THE NORTHWEST CORNER OF THE REMAINDER OF APN 303-29-022M WITH ITSELF BEING A PORTION OF THOSE TRACTS AS CONVEYED TO THE CITY OF CHANDLER BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 2007-0621065, MCR AND THE POINT OF BEGINNING;

THENCE S00°22'41"E, ALONG THE WEST LINE OF SAID APN 303-29-022M, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING ON THE NORTH RIGHT-OF-WAY LINE OF DERRINGER PLACE;

THENCE S89°29'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF LOT 19 AS SHOWN ON THE FINAL PLAT FOR CANYON OAKS ESTATES RECORDED IN BOOK 521, PAGE 6, MCR WITH SAID LOT BEING CONVEYED TO MOHAMMAD Y. AND SARA NASSER SULTAN BY DEED OF RECORD IN INSTRUMENT NUMBER 2011-0090607, MCR;

THENCE N00°22'41"W, ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER THEREOF BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE N89°29'21"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

Page 1 of 3

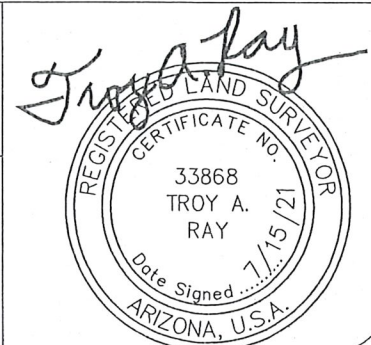
Date: 7/15/21

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Preparing Firm:



RITICH-POWELL
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PARCEL No. 303-29-022N

EXHIBIT A

LEGAL

THE ABOVE DESCRIBED PARCEL CONTAINS 15,949.96 SQUARE FEET (0.3662 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS S89°29'21"W FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 589, PAGE 48, MCR.

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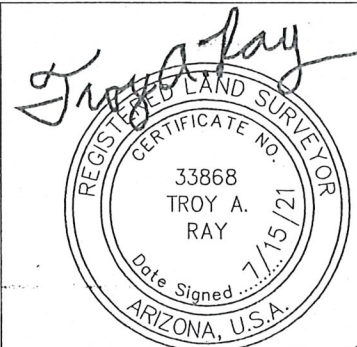
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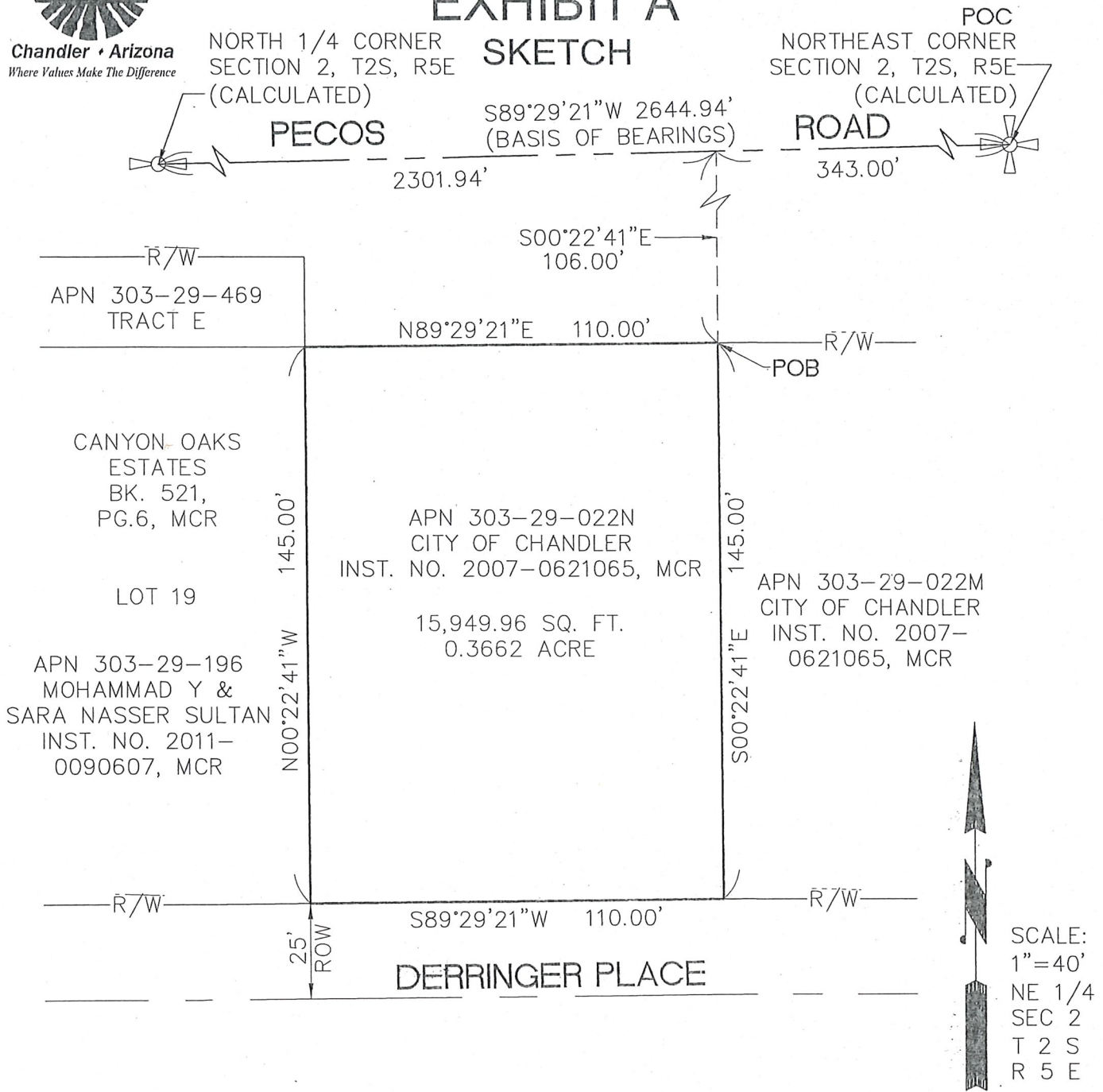




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PARCEL No. 303-29-022N EXHIBIT A

SKETCH



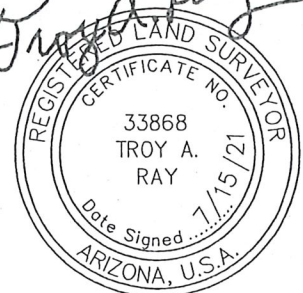
SCALE:
1"=40'
NE 1/4
SEC 2
T 2 S
R 5 E

PECOS ROAD IMPROVEMENTS
PROJECT No.: 221032
APN NO. 303-29-022N REMAINDER

Date: 7/15/21

Preparing Firm:

RPA RITTOCH-POWELL
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REMAINDER OF APN 303-29-022N

NORTH: 833733.1654' EAST: 733281.5315'

SEGMENT #1 : LINE

COURSE: S0° 22' 41"E LENGTH: 145.00'
NORTH: 833588.1686' EAST: 733282.4882'

SEGMENT #2 : LINE

COURSE: S89° 29' 21"W LENGTH: 110.00'
NORTH: 833587.1878' EAST: 733172.4926'

SEGMENT #3 : LINE

COURSE: N0° 22' 41"W LENGTH: 145.00'
NORTH: 833732.1847' EAST: 733171.5358'

SEGMENT #4 : LINE

COURSE: N89° 29' 21"E LENGTH: 110.00'
NORTH: 833733.1654' EAST: 733281.5315'

PERIMETER: 510.00'

AREA: 15,949.96 SQ. FT. (0.3662 ACRE)

ERROR CLOSURE: 0.0000' COURSE: N0° 00' 00"E

ERROR NORTH: 0.00000' EAST: 0.00000'

PRECISION 1: 510,000,000.00

