

ORDINANCE NO. 5001

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1), REGIONAL COMMERCIAL (C-3), AND PLANNED AREA DEVELOPMENT (PAD) TO PAD FOR COMMERCIAL, OFFICE, BUSINESS PARK, AND LIGHT INDUSTRIAL USES IN CASE PLH21-0032 (ARIZONA AVENUE COMMERCE CENTER) LOCATED NORTH OF THE NORTHEAST CORNER OF ARIZONA AVENUE AND GERMANN ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

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

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from Agricultural (AG-1), Regional Commercial (C-3), and Planned Area Development (PAD) to PAD for Commercial, Office, Business Park, and Light Industrial uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Avenue Commerce Center" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Building height shall not exceed 45 feet as measured to the top of parapet.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2022.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2022.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5001 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2022, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TA

Published:

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD.

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED 1/3 INTEREST IN AND TO THE USE OF WELL AND WELL SITE AS SET FORTH IN AGREEMENT RECORDED NOVEMBER 12, 1948 IN DOCKET 299, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED NOVEMBER 17, 1995 IN RECORDER'S NO. 95-710503 DESCRIBED AS FOLLOWS:

THAT PORTION OF SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, 993.76 FEET ALONG THE WEST LINE OF SAID SECTION 3;
THENCE DEPARTING SAID WEST LINE NORTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, 165.56 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST, 31.18 FEET ALONG SAID NORTH LINE;
THENCE DEPARTING SAID NORTH LINE SOUTH 03 DEGREES 44 MINUTES 56 SECONDS WEST, 166.14 FEET TO SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;
THENCE SOUTH 88 DEGREES 54 MINUTES 56 SECONDS WEST, 19.05 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF THE SOUTHWEST 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 WEST QUARTER CORNER OF SAID SECTION, MARKED BY A BRASS CAP IN HAND HOLE, LYING NORTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, 2649.14 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION;

THENCE CONTINUE SOUTHERLY ALONG SAID LINE, 1,108.57 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 15 SECONDS EAST, 91.39 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 34 SECONDS EAST, 773.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE EASTERLY ALONG SAID LINE, 532.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAIL ROAD BOOK 5, PAGE 3, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00 DEGREES 25 MINUTES 09 SECONDS EAST, 381.14 FEET ALONG SAID RIGHT OF WAY;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, 557.16 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 28 SECONDS WEST, 44.94 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, 34.67 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 28 SECONDS WEST, 290.21 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, 5.50 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 27 SECONDS WEST, 45.97 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH (ASSUMED BEARING), ALONG THE WESTERLY LINE OF SAID SECTION 3, A DISTANCE OF 1324.53 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, AND FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 1324.52 FEET DISTANT THERE FROM;

THENCE NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 661.27 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 165.56 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 33 SECONDS EAST, 50.01 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, BEING PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 661.31 FEET, TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 3, AND FROM WHICH THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3 BEARS NORTH 00 DEGREES 01 MINUTES 05 SECONDS EAST, 1108.95 FEET DISTANT THERE FROM AND ALSO FROM WHICH THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 BEARS SOUTH 00 DEGREES 01 MINUTES 05 SECONDS WEST, 50.01 FEET DISTANT THERE FROM;

THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, 33.88 FEET;

THENCE SOUTH 01 DEGREES 43 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AS PER DEED BOOK 101, PAGE 257 THEREOF, MARICOPA COUNTY RECORDS, A DISTANCE OF 215.74 FEET;

THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, A DISTANCE OF 27.43 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 661.27 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE ABOVE DESCRIBED PARCEL NO. 2 AND AS DISCLOSED IN THAT CERTAIN PARTIAL RELEASE AND PARTIAL RECONVEYANCE RECORDED AS INSTRUMENT NO. 2008-678661, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBES AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, MARKED BY A BRASS CAP IN HAND HOLE, LYING NORTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, 2649.14 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION;

THENCE CONTINUE SOUTHERLY ALONG SAID LINE, 1,108.57 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 15 SECONDS EAST, 91.39 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 34 SECONDS EAST, 773.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE EASTERLY ALONG SAID LINE, 532.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAIL ROAD BOOK 5, PAGE 3, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00 DEGREES 25 MINUTES 09 SECONDS EAST, 381.14 FEET ALONG SAID RIGHT OF WAY;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, 557.16 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 28 SECONDS WEST, 44.94 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS, 34.67 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 28 SECONDS WEST, 290.21 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, 5.50 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 27 SECONDS WEST, 45.97 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

THE SOUTH 100 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT FROM THE HEREINABOVE DESCRIBED PARCELS NOS. 5 AND 6 THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, 1108.57 FEET ALONG THE WEST LINE OF SAID SECTION 3;

THENCE DEPARTING SAID WEST LINE NORTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 54 MINUTES 57 SECONDS EAST, 58.41 FEET ALONG THE NORTH LINE OF PARCEL NO. 1 AS DESCRIBED IN DOCUMENT NO. 91-107068, MARICOPA COUNTY RECORDER, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3884.72 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 87 DEGREES 20 MINUTES 07 SECONDS EAST;

THENCE DEPARTING SAID NORTH LINE SOUTHERLY 73.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 03 SECONDS; THENCE SOUTH 03 DEGREES 44 MINUTES 56 SECONDS WEST, 142.77 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE SOUTH 88 DEGREES 54 MINUTES 57 SECONDS WEST, 43.31 FEET ALONG SAID SOUTH LINE TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE;

THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, 215.57 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF CHANDLER, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 96-0146557.

PARCEL NO. 6:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 100 FEET; AND

EXCEPT THE WEST 33 FEET.

PARCEL NO. 7:

THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, 1159.32 FEET ALONG THE WEST LINE OF SAID SECTION 3;

THENCE DEPARTING SAID WEST LINE NORTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, 165.56 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST, 43.31 FEET ALONG SAID NORTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE DEPARTING SAID NORTH LINE SOUTH 03 DEGREES 44 MINUTES 56 SECONDS WEST, 166.14 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE SOUTH 88 DEGREES 54 MINUTES 55 SECONDS WEST, 31.18 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AS TAKEN IN ORDER OF IMMEDIATE POSSESSION RECORDED IN DOCUMENT NO. 96-0065011; AND EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE ABOVE DESCRIBED PARCEL NO. 1 AND AS DISCLOSED IN THAT CERTAIN PARTIAL RELEASE AND PARTIAL RECONVEYANCE RECORDED AS INSTRUMENT NO. 2008-678661, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBES AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, MARKED BY A BRASS CAP IN HAND HOLE, LYING NORTH 00 DEGREES 25 MINUTES 09 SECONDS EAST, 2649.14 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION;

THENCE CONTINUE SOUTHERLY ALONG SAID LINE, 1,108.57 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 15 SECONDS EAST, 91.39 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 34 SECONDS EAST, 773.09 FEET TO THE POINT OF BEGINNING

THENCE CONTINUE EASTERLY ALONG SAID LINE, 532.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAIL ROAD BOOK 5, PAGE 3, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00 DEGREES 25 MINUTES 09 SECONDS EAST, 381.14 FEET ALONG SAID RIGHT OF WAY;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, 557.16 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 28 SECONDS WEST, 44.94 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, 34.67 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 28 SECONDS WEST, 290.21 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, 5.50 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 27 SECONDS WEST, 45.97 FEET TO THE POINT OF BEGINNING.