

ORDINANCE NO. 5047

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA DECLARING CERTAIN REAL PROPERTY AS NO LONGER NECESSARY FOR USE AS A PUBLIC ROADWAY; AND VACATING A PORTION OF OLD ROADWAY LYING WITHIN THE CHANDLER AIRPORT TO THE ABUTTING PROPERTY OWNER; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE ABANDONMENT.

WHEREAS, A.R.S. § 28-7201 *et seq.*, provides for the disposition of unnecessary public roadways; and

WHEREAS, A.R.S. § 28-7205 specifically provides for the vacating of unnecessary public roadway so as to allow title to vest according to law; and

WHEREAS, as part of the development of Chandler Airport, Airport Boulevard was realigned to accommodate traffic flow between Germann Road and Queen Creek Road; and,

WHEREAS, it has been determined that a portion of the previous Airport Boulevard alignment still exists within the Airport land; and

WHEREAS, to clean up title to the Airport land the City desires to vacate the unnecessary portions of the previous roadway alignment so that title can pass to the abutting property owner, the City of Chandler.

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

- Section 1. That the certain portion of the previous Airport Boulevard public roadway alignment (the "Roadway"), which is generally described above and which is legally described in Exhibit "A", attached hereto and incorporated herein by reference, is determined to be no longer necessary for public use as roadway, and has no public use or market value.
- Section 2. The Roadway is hereby declared abandoned and vacated, so that title shall vest, subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the land to which it accrues, in accordance with law.
- Section 3. The vacating of the Roadway is not intended to vacate or extinguish any easements for existing water, sewer, gas or similar pipelines and appurtenances, and for existing canals, laterals or ditches and appurtenances, and for electric, telephone, fiber and similar lines and appurtenances, and the same, if there are any, shall continue as they existed prior to the vacating of the Roadway.

Section 4. The action taken herein to vacate the Roadway is done solely to dispose of the City's public roadway interest, if any, in the Roadway, subject to the terms and conditions stated in this Ordinance, and the City of Chandler does not warrant, either expressly or by implication, that it holds title or any other interest in the Roadway.

Section 5. The Mayor of the City of Chandler, Arizona, is hereby authorized to sign, on behalf of the City, this Ordinance and all other documents required and necessary to complete the abandonment and vacation of the Roadway.

Section 6. The City Clerk is directed to cause this Ordinance No. 5047 to be recorded in the office of the Maricopa County Recorder after the effective date of this Ordinance, but in no event earlier than thirty (30) days following the date that this Ordinance No. 5047 is passed and adopted. The vacation of the Roadway shall take effect upon recordation of this Ordinance No. 5047.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2023.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this ____ day of _____, 2023.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5047 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2023, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

DMA

Published in the Arizona Republic on:

EXHIBIT "A"
(Legal Description and Drawing)

EXHIBIT "A"

**CHANDLER MUNICIPAL AIRPORT
RIGHT OF WAY ABANDONMENT
LEGAL DESCRIPTION**

That portion of existing City of Chandler right-of-way located in Section 11, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at the City of Chandler brass cap in hand hole found at the North Quarter Corner of said Section 11, from which the City of Chandler brass cap in hand hole found at the South Quarter Corner of said Section 11 bears South 00 degrees 20 minutes 36 seconds East a distance of 5,290.14 feet, said line being the north-south mid-section line of said Section 11, and said line being the basis of bearings for this description;

Thence along said north-south mid-section line, South 00 degrees 20 minutes 36 seconds East a distance of 2,245.56 feet to a point on the north line of the parcel of land described in Maricopa County Recorder (MCR) Document # 1986-0101579, said point also being on the south line of the "Gordon-Darby, Inc. Subdivision" as found in MCR Book 586 of Maps, Page 16, and said point being the POINT OF BEGINNING;

Thence along the projection of said parcel line, North 89 degrees 11 minutes 16 seconds East a distance of 34.00 feet to a point on a line parallel with and 34.00 feet distant from said north-south mid-section line;

Thence along said parallel line, South 00 degrees 20 minutes 36 seconds East a distance of 397.82 feet to a point on the east-west mid-section line of said Section 11;

Thence along said east-west mid-section line, South 89 degrees 08 minutes 58 seconds West a distance of 34.00 feet to the calculated center of said Section 11;

Thence along said north-south mid-section line, South 00 degrees 20 minutes 36 seconds East a distance of 508.36 feet to a point on the south line of the parcel of land described in said MCR Document # 1986-0101579, said point also being on the north line of the parcel of land described in MCR Docket 11023, Page 190;

Thence along last-mentioned parcel line, South 49 degrees 33 minutes 45 seconds West a distance of 26.14 feet to a point on a line parallel with and 20.00 feet distant from said north-south mid-section line;

Thence along said parallel line, North 00 degrees 20 minutes 36 seconds West a distance of 525.02 feet to a point on said east-west mid-section line;

Thence along said east-west mid-section line, South 89 degrees 08 minutes 58 seconds West a distance of 10.00 feet to a point on a line parallel with and 30.00 feet distant from said north-south mid-section line;

Thence along said parallel line, North 00 degrees 20 minutes 36 seconds West a distance of 397.86 feet to a point on said north parcel line described in MCR Document # 1986-0101579;

Thence along said parcel line, North 89 degrees 11 minutes 16 seconds East a distance of 30.00 feet to the POINT OF BEGINNING.

Containing an area of 35,795 SQUARE FEET or 0.822 ACRES, more or less.

See attached Exhibit "B"



GERMANN RD

EXHIBIT "B"

RIGHT-OF-WAY
ABANDONMENT

FOUND C.O.C. BCHH
AIRPORT BLVD &
GERMANN RD
N 1/4 COR. SEC. 11,
T2S R5E

8' PUE
MCR BK 586 MAPS, P 16

FOUND C.O.C. BCHH
MCQUEEN RD &
RYAN RD
W 1/4 COR. SEC. 11,
T2S R5E

APN 303-32-011H
CITY OF CHANDLER
MCR # 1986-0101579

AIRPORT BLVD

35,795 S.F.
0.822 A.C.

APN 303-32-003E
CITY OF CHANDLER
MCR DKT 241, P 473
(DOC # 1948-0029289)

CENTER SEC. 11,
T2S R5E
(CALCULATED POINT
OF INTERSECTION)

E 1/4 COR. SEC. 11,
T2S R5E
(CALCULATED FROM
MCR BK 589 MAPS, P 48)

N 89°08'58" E 2645.87'

N 89°08'58" E 2645.79'

APN 303-32-012X
CITY OF CHANDLER
MCR # 1986-0101579

APN 303-32-001
CITY OF CHANDLER
NW 1/4 SE 1/4 (NO RECORD)

APN 303-32-012L
CITY OF CHANDLER
MCR DKT 11023, P 190

FOUND C.O.C. BCHH
QUEEN CREEK RD
S 1/4 COR. SEC. 11,
T2S R5E

QUEEN CREEK RD

SCALE: N.T.S.



LEGEND

 RIGHT-OF-WAY
ABANDONMENT

BASIS OF BEARING

THE EAST LINE OF THE NORTHWEST
QUARTER OF SECTION 11
BEARING S 00°20'36" E



Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website: www.Entellus.com

CITY OF CHANDLER

AIRPORT BLVD

SECTION 11, T2S R5E

RIGHT-OF-WAY ABANDONMENT

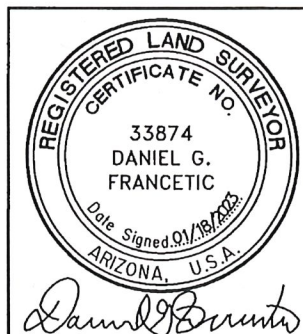
DATE: 01/17/23 REV'D:

DRAWN BY: JTP CHK'D: DGF PG:3 OF 4

FILE: 615109B_ROW_ABANDON.DWG

ROW ABANDONMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0° 20' 36"E	2245.56'
L2	N89° 11' 16"E	34.00'
L3	S0° 20' 36"E	397.82'
L4	S89° 08' 58"W	34.00'
L5	S0° 20' 36"E	508.36'
L6	S49° 33' 45"W	26.14'
L7	N0° 20' 36"W	525.02'
L8	S89° 08' 58"W	10.00'
L9	N0° 20' 36"W	397.86'
L10	N89° 11' 16"E	30.00'



CITY OF CHANDLER

AIRPORT BLVD

SECTION 11, T2S R5E

RIGHT-OF-WAY ABANDONMENT

DATE: 01/17/23 | REV'D:

DRAWN BY: JTP | CHK'D: DGF | PG: 4 OF 4

FILE: 615109B_ROW_ABANDON.DWG



3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website www.entellus.com

LINE AND DATA TABLE

ROW ABANDONMENT CLOSURE Polyline Report

Tue Jan 17 08:41:39 2023

Northing	Easting	Bearing	Distance
26097.445	30917.134	N 89°11'16" E 34.001	
26097.927	30951.132	S 00°20'36" E 397.817	
25700.117	30953.516	S 89°08'58" W 34.001	
25699.612	30919.518	S 00°20'36" E 508.360	
25191.261	30922.564	S 49°33'45" W 26.144	
25174.304	30902.665	N 00°20'36" W 525.021	
25699.315	30899.519	S 89°08'58" W 10.000	
25699.167	30889.520	N 00°20'36" W 397.860	
26097.020	30887.136	N 89°11'16" E 30.001	
26097.445	30917.134		

Closure Error Distance> 0.00000

Total Distance> 1963.207

Polyline Area: 35795 sq ft, 0.8218 acres



ROW ABANDONMENT TIE Polyline Report

Tue Jan 17 08:39:19 2023

Northing	Easting	Bearing	Distance
28342.965	30903.681		
		S 00°20'36" E	2245.560
26097.445	30917.134		

Closure Error Distance> 2245.56035 Error Bearing> N 00°20'36" W
 Closure Precision> 1 in 1.0 Total Distance> 2245.560
 Area not calculated because polyline not closed

