ORDINANCE NO. 5063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES TITLE 9, CHAPTER 4, ARTICLE 7, BY ANNEXING THERETO TERRITORY COMPRISING APPROXIMATELY 3.4 ACRES, AND AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY ESTABLISHING INITIAL CITY ZONING BY DESIGNATING THE NEWLY ANNEXED TERRITORY AS AN AGRICULTURAL DISTRICT (AG-1), LOCATED WEST OF THE SOUTHWEST CORNER OF OCOTILLO ROAD AND MCQUEEN ROAD.

WHEREAS, a petition has been presented to the City Council of the City of Chandler signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, asking that the property be annexed to the City of Chandler; and

WHEREAS, the territory proposed for annexation is contiguous to the City of Chandler and not now embraced within its limits; and

WHEREAS, a blank petition was filed on May 16th, 2023, with the Maricopa County Recorder, the 30-day waiting period ended on June 15th, 2023, a Public Hearing was held on June 15th, 2023, after proper notice was given, and the petition was circulated thereafter and signed; and,

WHEREAS, the City Council desires to comply with the petition and extend the corporate limits of the City to include the proposed territory; and,

WHEREAS, the petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City and had attached thereto at all times an accurate map of the territory proposed to be annexed; and,

WHEREAS, no additions or alterations increasing or decreasing the territory sought to be annexed have been made after the petition had been signed by any owner of real and/or personal property in the territory; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the Office of the City Clerk, together with the original petition; and

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A).

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

Section 1. That the following described territory is annexed to the City of Chandler and that the present corporate limits are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A' Annexation Map and Legal Description

Section 2. Pursuant to A.R.S. § 48-813(A), the City will provide fire department services to the property depicted in Exhibit A as is generally provided to other residents within the city. The services shall take effect on the first day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

Section 3. The existing zoning of the territory annexed is Rural-43 (RU-43) in Maricopa County, and the territory upon annexation is hereby zoned Agricultural (AG-1) District within the City of Chandler, which provides for densities and uses no greater than those permitted within the RU-43 District of Maricopa County.

Section 4. The Clerk is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of the annexed territory, certified by the Mayor, in the Office of the County Recorder of Maricopa County, Arizona.

Section 5. The Development Services Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of the Zoning Code in compliance with this ordinance.

Section 6. This ordinance shall take effect, and the annexation of the subject property shall become final, 30 days after this Ordinance is adopted.

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 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. 5063 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 TA

Published:

Annexation Legal Description

PARCEL NO.l:

THE NORTH 453.63 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTIES:

(A)

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, (NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST, RECORD) ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1307.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 22;

THENCE SOUTH 0 DEGREES 58 MINUTES 47 SECONDS WEST (SOUTH 0 DEGREES 12 MINUTES 00 SECONDS WEST, RECORD) ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 306.90 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, BEING PARALLEL WITH SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 159.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 47 SECONDS WEST, BEING PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 0.24 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, BEING PARALLEL WITH THE SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 22,

A DISTANCE OF 168.01 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, AND FROM WHICH THE NORTHEAST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 BEARS NORTH O DEGREES 55 MINUTES 50 SECONDS EAST, 307.14 FEET (NORTH O DEGREES 09 MINUTES 00 SECONDS EAST, 307.09 FEET, RECORD) DISTANT THEREFROM;

THENCE SOUTH 0 DEGREES 55 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY

LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 146.57 FEET (146.54 FEET, RECORD) AND FROM WHICH THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 BEARS SOUTH 0 DEGREES 55 MINUTES 50 SECONDS WEST 208.60 FEET (208.56 FEET, RECORD) DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 327.14 FEET (SOUTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, 326.99 FEET, RECORD) TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 AND FROM WHICH THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 BEARS SOUTH 0 DEGREES 58 MINUTES 47 SECONDS WEST, 208.96 FEET (208.92 FEET, RECORD) DISTANT THEREFROM;

THENCE NORTH 0 DEGREES 58 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 146.80 FEET TO THE TRUE POINT OF BEGINNING.

(B)

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22 BEARING SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 2613.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1306.95 FEET;

THENCE DEPARTING SAID NORTH SECTION LINE, SOUTH 00 DEGREES 06 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 326.77 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 09 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 49.89 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 277.38 FEET;

THENCE SOUTH 44 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 27.66 FEET TO A POINT ON THE EAST LINE OF THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 69.31 FEET TO THE POINT OF BEGINNING.

(C)

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 22 BEARS NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, 2613.90 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG AND WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1306.95 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUING NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG AND WITH SAID NORTH LINE, 326.74 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST, 33.00 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECOND WEST, 326.77 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO.2:

THE NORTH HALF OF THE SOUTH 645.69 FEET OF NORTH 678.69 FEET OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST HALF OF THE WEST HALF THEREOF;
AND EXCEPT THE EAST 667.45 FEET THEREOF.
EXCEPT THAT PORTION BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 22 BEARS NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, 2613.90 FEET;

THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG AND WITH

THE NORTH LINE OF SAID NORTHEAST QUARTER, 1633.69 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 22 SECONDS EAST, DEPARTING SAID NORTH LINE, 33.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST, 312.85 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 12 SECONDS EAST, 66.89 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST, 25.00 FEET;

THENCE NORTH 45 DEGREES 36 MINUTES 36 SECONDS WEST, 23.91 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST, 270.97 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS WEST, 49.89 FEET TO THE POINT OF BEGINNING.