

RESOLUTION NO. 5832

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE ANNEXATION OF CERTAIN COUNTY-OWNED RIGHT-OF-WAY ON COOPER ROAD BETWEEN ALAMOSA DRIVE AND RIGGS ROAD, WHICH RIGHT-OF-WAY WILL BE TRANSFERRED TO THE CITY OF CHANDLER CONTINGENT UPON THE APPROVAL OF THE MARICOPA COUNTY BOARD OF SUPERVISORS.

WHEREAS, A.R.S. §9-471(O) provides that a county right-of-way or roadway may be transferred to an adjacent city or town by mutual consent of the governing bodies of the county and the receiving city or town (a) if the property transferred is adjacent to the receiving city or town and (b) if the city or town and the county each approve the proposed transfer as a published agenda item at a regular public meeting of their governing bodies; and

WHEREAS, pursuant to A.R.S. §9-471(O), such a transfer of property shall be treated by the receiving city or town as if the transferred property was newly annexed territory; and

WHEREAS, the property to be transferred through this resolution is adjacent to the City of Chandler and consists of right-of-way or roadway located in an unincorporated portion of Maricopa County, as described and depicted in the map and legal descriptions attached hereto as Exhibit A, said exhibit being incorporated herein by this reference (hereinafter, the "Roadway"); and

WHEREAS, this resolution has been acted upon as a published agenda item at a regular public meeting of the Chandler City Council;

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

- Section 1. Pursuant to the provisions of A.R.S. §9-471(O), and contingent upon approval of the Maricopa County Board of Supervisors, the City of Chandler does hereby approve and consent to the transfer by Maricopa County to the City of Chandler of the Roadway, as depicted and legally described in attached Exhibit A.
- Section 2. Upon completion of the transfer of the Roadway to the City of Chandler, the Roadway shall be treated by the City of Chandler as if the Roadway was territory newly annexed into the corporate limits of the City of Chandler and made part of the City's roadway system.
- Section 3. The City Clerk is hereby instructed to file and record a copy of this resolution, together with documentation of approval by the Maricopa County Board of Supervisors and an accurate map of the transferred property, certified by the Development Services Director of the City of Chandler or his designee, in the Office of the County Recorder of Maricopa County, Arizona.

Section 4. The Development Services Director of the City of Chandler or his designee is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of the City of Chandler Land Use and Zoning Code in compliance with this resolution.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2024.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5832 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2024, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

EXHIBIT 'A'
Legal Description

**EXHIBIT "A"**

LEGAL DESCRIPTION
FOR
PARCEL 1
COOPER ROAD ANNEXATION

That portion of the Northwest Quarter of Section 24, 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 brass cap in hand hole found at the West Quarter Corner of said Section 24, from which a brass cap flush found at the Northwest Corner of said Section 24 bears North 00 degrees 22 minutes 45 seconds West a distance of 2,639.81 feet, said line being the West line of said Northwest Quarter, and said line being the basis of bearings for this description;

Thence along said West line, North 00 degrees 22 minutes 45 seconds West a distance of 660.05 feet to **THE POINT OF BEGINNING**;

Thence continuing along said West line North 00 degrees 22 minutes 45 seconds West a distance of 164.87 feet to the south line of City of Chandler Ordinance number 3699;

Thence departing said West line along said South ordinance line North 89 degrees 07 minutes 44 seconds East a distance of 49.01 feet to the Easterly right of way line of Cooper Road according to Document number 2020-0100050 official records of Maricopa County, Arizona;

Thence along said Easterly right of way line for the following 7 courses:

1. South 00 degrees 39 minutes 45 seconds West a distance of 32.31 feet;
2. North 89 degrees 20 minutes 15 seconds West a distance of 3.00 feet;
3. South 00 degrees 39 minutes 45 seconds West a distance of 92.35 feet;
4. South 89 degrees 20 minutes 15 seconds East a distance of 3.00 feet;
5. South 00 degrees 39 minutes 45 seconds West a distance of 30.00 feet;





6. North 89 degrees 20 minutes 15 seconds West a distance of 3.00 feet;
7. South 00 degrees 39 minutes 45 seconds West a distance of 10.35 feet to a point on the North line of City Of Chandler Ordinance 3257 as described in document 2001-0419303 official records of Maricopa County, Arizona;

Thence departing said Easterly Right of Way line along said North ordinance line South 89 degrees 08 minutes 15 seconds West a distance of 43.01 feet to the West line of said Northwest Quarter also being **THE POINT OF BEGINNING**.

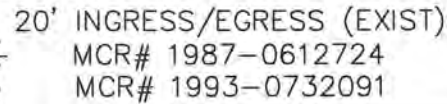
Containing an area of 7,524 SQUARE FEET or 0.173 ACRES, more or less.

See attached Exhibit "B"

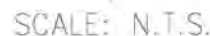


Adam Mueller

CITY OF CHANDLER
ANNEXATION
PARCEL 1



EXISTING COOPER RD. R.O.W. DOCS
MCR BK 1 ROAD MAPS, P.28
MCR# 2020-0100050



Adam Mueller

FILE: PARCEL 1 ANNEX.DWG

Adam Mueller

PARCEL 1 ANNEX TIE Polyline Report Tue May 14 10:42:17 2024

Northing	Easting	Bearing	Distance
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815296.194	733749.132	N 00°22'45" W	660.050
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815956.230	733744.763		
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Closure Error Distance> 660.05000 Error Bearing> S 00°22'45" E

Closure Precision> 1 in 1.0 Total Distance> 660.050

Area not calculated because polyline not closed

PARCEL 1 ANNEX CLOSURE Polyline Report

Tue May 14 10:43:09 2024

Northing	Easting	Bearing	Distance
815956.230	733744.763	N 00°22'45" W 164.869	
816121.095	733743.672	N 89°07'44" E 49.005	
816121.840	733792.672	S 00°39'45" W 32.310	
816089.532	733792.298	N 89°20'15" W 3.000	
816089.567	733789.299	S 00°39'45" W 92.347	
815997.226	733788.231	S 89°20'15" E 3.000	
815997.191	733791.231	S 00°39'45" W 30.000	
815967.193	733790.884	N 89°20'15" W 3.000	
815967.228	733787.884	S 00°39'45" W 10.351	
815956.877	733787.764	S 89°08'15" W 43.006	
815956.230	733744.763		

Closure Error Distance> 0.00000

Total Distance> 430.888

Polyline Area: 7524 sq ft, 0.1727 acres

**EXHIBIT "A"**

LEGAL DESCRIPTION
FOR
PARCEL 2
COOPER ROAD ANNEXATION

That portion of the Northwest Quarter of Section 24, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

BEGINNING at the brass cap in hand hole found at the West Quarter Corner of said Section 24, from which the brass cap found flush at the Northwest Corner of said Section 24 bears North 00 degrees 22 minutes 45 seconds West a distance of 2,639.81 feet, said line being the West line of said Northwest Quarter, and said line being the basis of bearings for this description;

Thence along said West line, North 00 degrees 22 minutes 45 seconds West a distance of 360.03 feet to a point on the South Line of Ordinance 3257 as found recorded in document 2001-0419303 official records of Maricopa County, Arizona;

Thence North 89 degrees 09 minutes 15 seconds East along said south ordinance line a distance of 55.00 feet to a point on the Easterly right of way Line of Cooper Road as described in document 2020-0915221 official records of Maricopa County, Arizona;

Thence along said right of way line, South 00 degrees 22 minutes 45 seconds East a distance of 360.05 feet to a point on the South Line of said Northwest Quarter of Section 24;

Thence along said South Line, South 89 degrees 10 minutes 15 seconds West a distance of 55.00 feet to the **POINT OF BEGINNING**.

Containing an area of 19,802 SQUARE FEET or 0.455 ACRES, more or less.

See attached Exhibit "B"



Adam Mueller

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 2

OCOTILLO ROAD

FOUND BCFL
NW COR. SEC 24

SRP OH ELEC. ESMT.
UNSPECIFIED WIDTH
MCR DKT 4328, P.205

ORD. #3257
5/20/2001

APN 303-44-624
MCR# 2002-0684947

55' ROW
(EXIST)

APN 303-44-010W
MCR# 1994-0335051

ANNEX
19,802 S.F.
0.455 AC.

5' RWCD ESMT (EXIST)
MCR DKT 7448, P.33
20' RWCD ROW (EXIST)
MCR BK 196 DEEDS, P.19

BROOKS FARM ROAD

P.O.B.

FOUND BCHH
W 1/4 COR. SEC 24

ORD. #3158
9/07/2000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0° 22' 45"W	360.03'
L2	N89° 09' 15"E	55.00'
L3	S0° 22' 45"E	360.05'
L4	S89° 10' 15"W	55.00'

EXISTING COOPER RD. ROW DOCS
MCR BK 1 ROAD MAPS, P.28
MCR# 2020-0915221

ORD. #3265 6/24/2001

L1: N 0°22'45" W 2639.81'

COOPER ROAD

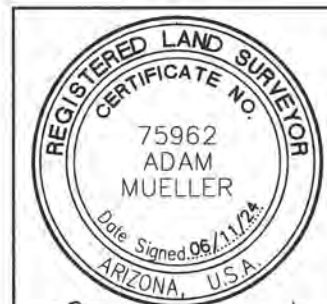
L4

L3

L2



SCALE: N.T.S.



Adam Mueller

LEGEND



EXISTING ANNEXATION



ANNEXATION

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 24
BEARING N0°22'45"W



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CITY OF CHANDLER

ST1503.201

SECTION 24, T2S, R5E

ANNEXATION PARCEL 2

DATE: 5/14/24 REV'D: JTP

DRAWN BY: CK/CHK'D: DGF PG: 2 OF 2

FILE: PARCEL 2_ANNEX.DWG

PARCEL 2 ANNEX CLOSURE Polyline Report Tue May 14 13:10:35 2024

Northing	Easting	Bearing	Distance
815296.194	733749.132		
		N 00°22'45" W	360.030
815656.216	733746.749		
		N 89°09'15" E	55.002
815657.028	733801.745		
		S 00°22'45" E	360.046
815296.990	733804.128		
		S 89°10'15" W	55.002
815296.194	733749.132		

Closure Error Distance> 0.00000

Total Distance> 830.080

Polyline Area: 19802 sq ft, 0.4546 acres



EXHIBIT "A"
**LEGAL DESCRIPTION
FOR
PARCEL 3 ANNEXATION**

That portion of the Southeast Quarter of Section 23, 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 brass cap found in hand hole at the East Quarter Corner of said Section 23, from which the brass cap found in hand hole at the Southeast Corner of said Section 23 bears South 00 degrees 23 minutes 10 seconds East a distance of 2,640.03 feet, said line being the East line of said Southeast Quarter, and said line being the basis of bearings for this description;

Thence along said East line, South 00 degrees 23 minutes 10 seconds East a distance of 1,072.51 feet to the southerly line of Ordinance number 4486 also being **THE POINT OF BEGINNING**;

Thence continuing along said East line South 00 degrees 23 minutes 10 seconds East a distance of 247.61 feet to the Northerly line of Ordinance number 2867;

Thence departing said East line and along said Northerly Line South 88 degrees 50 minutes 15 seconds West a distance of 90.41 feet to the Westerly right of way line of Cooper road as described in document number 2019-0410413 official records of Maricopa County, Arizona;

Thence along said Westerly right of way line for the following 3 courses:

1. North 01 degrees 09 minutes 45 seconds West a distance of 25.00 feet;
2. North 44 degrees 44 minutes 47 seconds East a distance of 28.73 feet;
3. North 00 degrees 39 minutes 20 seconds East a distance of 202.70 feet to the Southerly line of Ordinance number 4486;

Thence along said Southerly Line North 88 degrees 50 minutes 25 seconds East a distance of 66.70 feet to the **POINT OF BEGINNING**.

Containing an area of 17,762 SQUARE FEET or 0.408 ACRES, more or less.

See attached Exhibit "B"

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 3

BROOKS FARM ROAD

FOUND BCHH
E 1/4 COR. SEC 23

APN 303-63-509A
MCR# 2013-0356280

ORD. #4486
8/25/2013

P.O.B.

APN 303-53-976
MCR# 2019-0462747

R.O.W.
VARIES

ANNEX
17,762 S.F.
0.408 AC.

15' RWCD RDWY R.O.W. (EXIST)

MCR BK 202 DEEDS, P.355
MCR BK 207 DEEDS, P.563

8' SRP ELEC. ESMT. (EXIST)

MCR# 1993-0506975

ORD. #2867
8/11/1998

33.00' R.O.W. (EXIST)

MCR BK 1 RD MAPS, P.28

CHANDLER HEIGHTS ROAD

FOUND BCHH
SE COR. SEC 23

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0° 23' 10"E	1072.51'
L2	S0° 23' 10"E	247.61'
L3	S88° 50' 15"W	90.41'
L4	N1° 09' 45"W	25.00'
L5	N44° 44' 47"E	28.73'
L6	N0° 39' 20"E	202.70'
L7	N88° 50' 25"E	66.70'

EXISTING COOPER RD. ROW DOCS

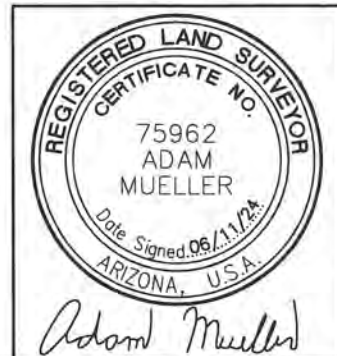
MCR BK 1 ROAD MAPS, P.28
MCR# 2019-0410413

ORD. #3158
9/7/2000

FOUND C.O.C.
BCFL

BLUE RIDGE
WAY

SCALE: N.T.S.



LEGEND

EXISTING ANNEXATION

ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST
QUARTER OF SECTION 23
BEARING S0°23'10"E



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CITY OF CHANDLER

ST1503.201

SECTION 23, T2S, R5E

ANNEXATION PARCEL 3

DATE: 5/20/24 REV'D: JTP
DRAWN BY: CK/CHK'D: DGF PG: 2 OF 2
FILE: PARCEL 3_ANNEX.DWG

PARCEL 3 ANNEX TIE Polyline Report Mon May 20 13:51:56 2024

Northing	Easting	Bearing	Distance
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815296.194	733749.132	S 00°23'10" E	1072.513
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814223.705	733756.361		
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Closure Error Distance> 1072.51349 Error Bearing> N 00°23'10" W

Closure Precision> 1 in 1.0 Total Distance> 1072.513

Area not calculated because polyline not closed

PARCEL 3 ANNEX CLOSURE Polyline Report

Mon May 20 13:52:35 2024

Northing	Easting	Bearing	Distance
814223.705	733756.361	S 00°23'10" E 247.611	
813976.099	733758.030	S 88°50'15" W 90.412	
813974.265	733667.637	N 01°09'45" W 25.000	
813999.260	733667.129	N 44°44'47" E 28.729	
814019.664	733687.354	N 00°39'20" E 202.704	
814222.355	733689.673	N 88°50'25" E 66.701	
814223.705	733756.361		

Closure Error Distance> 0.00000

Total Distance> 661.158

Polyline Area: 17762 sq ft, 0.4078 acres

**EXHIBIT "A"**

LEGAL DESCRIPTION
FOR
PARCEL 4
COOPER ROAD ANNEXATION

That portion of the Northeast Quarter of Section 26 and the Northwest Quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

BEGINNING at the brass cap in hand hole found at the Northeast Corner of said Section 26, from which the brass cap flush found at the East Quarter Corner of said Section 26 bears South 00 degrees 11 minutes 46 seconds East a distance of 2,647.53 feet, said line being the East line of said Northeast Quarter, and said line being the basis of bearings for this description;

Thence South 00 degrees 11 minutes 46 seconds East along the East line of the Northeast Quarter of said Section 26 also being the West line of City of Chandler Annexation Ordinance Number 3990 a distance of 992.82 feet to the South line of said annexation ordinance;

Thence departing the East line of said Section 26 and running along the South line of said annexation ordinance North 89 degrees 15 minutes 20 seconds East a distance of 37.00 feet to the Easterly right of way line of Cooper Road;

Thence along the Easterly right of way line of Cooper Road for the following 13 courses;

1. South 00 degrees 11 minutes 46 seconds East a distance of 29.96 feet;
2. South 88 degrees 45 minutes 44 seconds West a distance of 2.75 feet;
3. South 01 degrees 14 minutes 16 seconds East a distance of 133.14 feet;
4. North 88 degrees 45 minutes 44 seconds East a distance of 3.00 feet;
5. South 01 degrees 14 minutes 16 seconds East a distance of 30.00 feet;
6. South 88 degrees 45 minutes 44 seconds West a distance of 3.00 feet;
7. South 01 degrees 14 minutes 16 seconds East a distance of 76.02 feet;
8. North 88 degrees 45 minutes 44 seconds East a distance of 3.00 feet;
9. South 01 degrees 14 minutes 16 seconds East a distance of 30.00 feet;



10. South 88 degrees 45 minutes 44 seconds West a distance of 3.00 feet;
11. South 01 degrees 14 minutes 16 seconds East a distance of 7.28 feet;
12. South 45 degrees 59 minutes 43 seconds East a distance of 35.50 feet;
13. South 00 degrees 45 minutes 11 seconds East a distance of 14.52 feet to the North Line of City of Chandler Ordinance number 3008;

Thence South 89 degrees 14 minutes 49 seconds West along the North Line of City of Chandler Ordinance Number 3008 a distance of 64.87 feet to the Westerly line of said ordinance;

Thence South 00 degrees 11 minutes 46 seconds East along the West Line of said ordinance a distance of 646.88 feet;

Thence departing the West line of said ordinance South 88 degrees 50 minutes 13 seconds West a distance of 67.01 feet;

Thence North 00 degrees 11 minutes 46 seconds West a distance of 25.00 feet;

Thence North 44 degrees 19 minutes 14 seconds East a distance of 35.65 feet to the Westerly right of way line of Cooper Road;

Thence along the Westerly right of way line of Cooper Road for the following 14 courses;

1. North 00 degrees 11 minutes 46 seconds West a distance of 39.84 feet;
2. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
3. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet
4. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
5. North 00 degrees 11 minutes 46 seconds West a distance of 128.77 feet;
6. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
7. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
8. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
9. North 00 degrees 11 minutes 46 seconds West a distance of 39.00 feet;
10. North 01 degrees 14 minutes 18 seconds West a distance of 22.35 feet;



11. South 88 degrees 45 minutes 42 seconds West a distance of 3.00 feet

12. North 01 degrees 14 minutes 18 seconds West a distance of 30.00 feet;

13. North 88 degrees 45 minutes 42 seconds East a distance of 3.00 feet;

14. North 01 degrees 14 minutes 18 seconds West a distance of 216.39 feet;

Thence departing said Westerly right of way North 46 degrees 12 minutes 18 seconds West a distance of 35.38 feet;

Thence North 01 degrees 14 minutes 16 seconds West a distance of 50.00 feet;

Thence North 43 degrees 47 minutes 42 seconds East a distance of 35.33 feet to the Westerly right of way line of Cooper Road;

Thence along the Westerly right of way line of Cooper Road for the following 8 courses;

1. North 01 degrees 14 minutes 17 seconds West a distance of 511.03 feet

2. North 00 degrees 11 minutes 46 seconds West a distance of 40.38 feet;

3. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;

4. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;

5. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;

6. North 00 degrees 11 minutes 46 seconds West a distance of 463.40 feet;

7. South 89 degrees 48 minutes 14 seconds West a distance of 10.00 feet;

8. North 00 degrees 11 minutes 46 seconds West a distance of 159.15 feet;

Thence North 45 degrees 41 minutes 34 seconds West a distance of 28.04 feet to the Southerly right of way line of Chandler Heights Road;

Thence along the Southerly right of way line of Chandler Heights Road the following 3 courses;

1. South 88 degrees 48 minutes 37 seconds West a distance of 303.73 feet;

2. North 01 degrees 11 minutes 23 seconds West a distance of 10.00 feet;



3. South 88 degrees 48 minutes 37 seconds West a distance of 157.98 feet

Thence departing said Southerly right of way line North 00 degrees 13 minutes 15 seconds West a distance of 65.01 feet to the Southerly line of City of Chandler Annexation Ordinance Number 2867;

Thence along the South Line of said annexation ordinance North 88 degrees 48 minutes 37 seconds East a distance of 549.92 feet to the **POINT OF BEGINNING**;

Containing an area of 157,216 SQUARE FEET or 3.609 ACRES, more or less.

See attached Exhibit "B"



Adam Mueller

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4 OVERVIEW

CHANDLER
HEIGHTS RD

FOUND BCHH
NE COR. SEC 26

COOPER RD

S00°11'46"E 2647.53'

PAGE 5

PAGE 6

ANNEX ORD. #3990
EFFECTIVE DATE:
05/09/2008

PAGE 7

ANNEX
157,216 S.F.
3.609 AC.

PAGE 8

VIA DE PALMAS

ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999

SCALE: N.T.S.

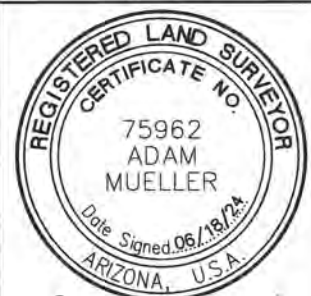
PAGE 9

PAGE 10

PAGE 11

VIA DE ARBOLES

FOUND BCFL
E 1/4 COR. SEC 26



Adam Mueller

LEGEND



EXISTING ANNEXATION



ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

ST1503.201

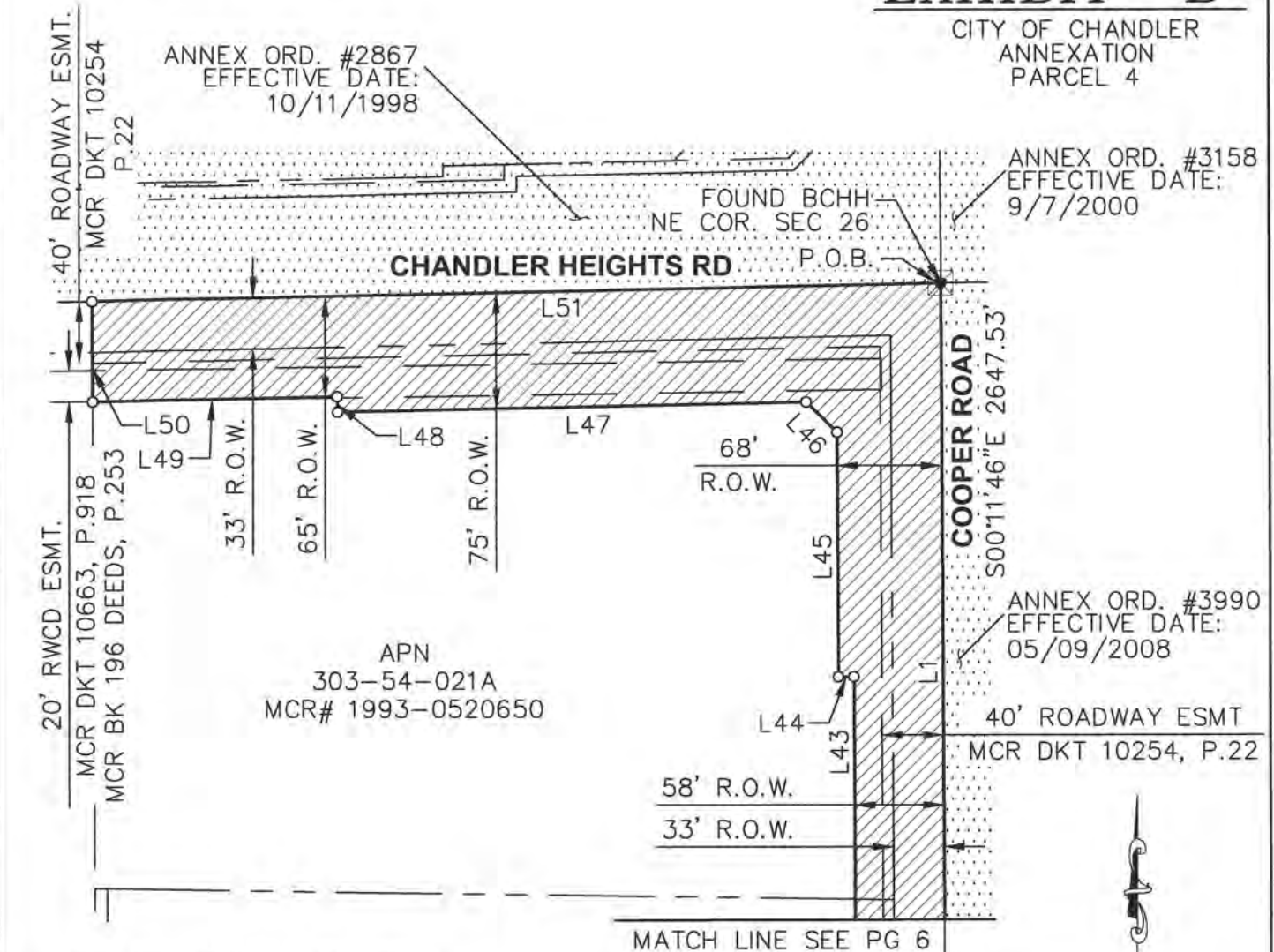
SECTIONS 26 & 25, T2S, R5E

ANNEXATION PARCEL 4 OVERVIEW

DATE: 5/29/24 REV'D:
DRAWN BY: JTP|CHK'D: DGF|PG: 5 OF 14
FILE: PARCEL 4_ANNEX.DWG

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4

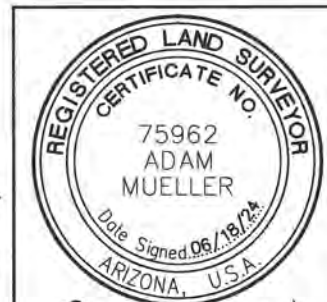


EXISTING COOPER RD. AND
CHANDLER HEIGHTS RD. R.O.W. DOCS

MCR# 2019-0588359
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 1 ROAD MAPS, P.28
MCR BK 2 ROAD MAPS, P.15
MCR BK 29 ROAD MAPS, P.24
MCR BK 250 DEEDS, P.427
MCR BK 379 DEEDS, P.542
MCR# 1983-0390975

MATCH LINE SEE PG 6

SCALE: N.T.S.



CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

LEGEND

EXISTING ANNEXATION
 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING $S0^{\circ}11'46''E$



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CITY OF CHANDLER

ST1503.201

SECTIONS 26 & 25, T2S, R5E

**ANNEXATION
PARCEL 4**

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG: 6 OF 14
FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

FOUND BCHH
NE COR. SEC 26

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4

MATCH LINE SEE PG 5

40' ROADWAY ESMT

33' R.O.W.

58' R.O.W.

APN
303-54-020A
MCR# 2023-0006021

L43

COOPER ROAD

S00°11'46"E 2647.53'

L1

MATCH LINE SEE PG 7

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

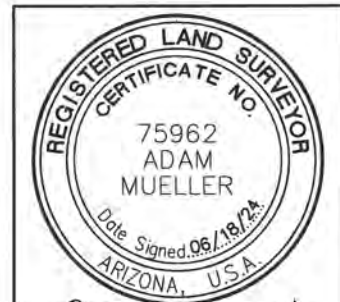
EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0269733
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15
MCR BK 379 DEEDS, P.542

EXISTING ROADWAY ESMT DOCS

MCR DKT 10254, P.22

ANNEX ORD. #3990
EFFECTIVE DATE:
05/09/2008



SCALE: N.T.S.

LEGEND



EXISTING ANNEXATION



ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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Fax 602.244.8947
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CITY OF CHANDLER

ST1503.201

SECTIONS 26 & 25, T2S, R5E

ANNEXATION PARCEL 4

DATE: 5/29/24 REV'D:
DRAWN BY: CK CHK'D: DGF PG: 7 OF 14
FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

FOUND BCHH
NE COR. SEC 26

EXHIBIT "B"

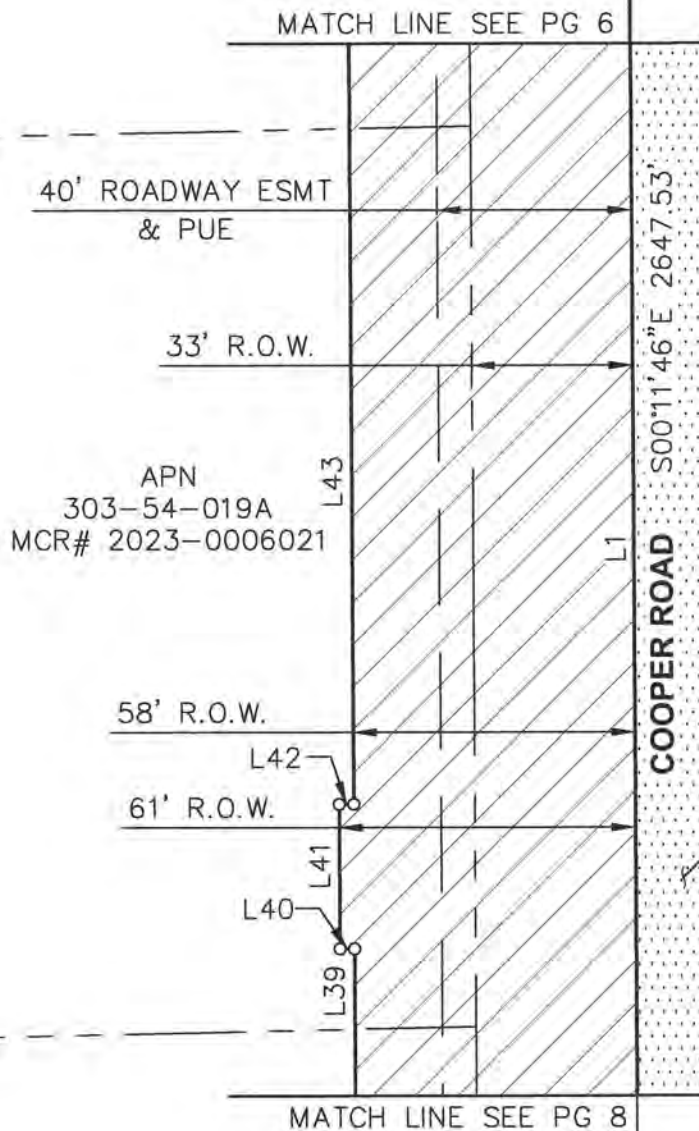
CITY OF CHANDLER
ANNEXATION
PARCEL 4

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0269733
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15
MCR BK 379 DEEDS, P.542

EXISTING ROADWAY ESMT DOCS

MCR DKT 10254, P.22
MCR DKT 10316, P.438



ANNEX ORD. #3990
EFFECTIVE DATE:
05/09/2008

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

LEGEND

-  EXISTING ANNEXATION
-  ANNEXATION

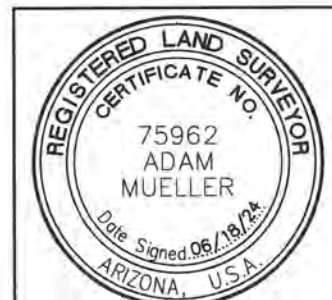
BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SCALE: N.T.S.



Adam Mueller

CITY OF CHANDLER

ST1503.201

SECTIONS 26 & 25, T2S, R5E

ANNEXATION PARCEL 4

DATE: 5/29/24 | REV'D:
DRAWN BY: CK | CHK'D: DGF | PG: 8 OF 14
FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4

FOUND BCHH
NE COR. SEC 26

MATCH LINE SEE PG 7

L39
58' R.O.W.

40' ROADWAY ESMT

APN
303-54-018A
MCR# 2001-1025510

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0458101
MCR# 2019-0884907
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15
MCR BK 379 DEEDS, P.542

EXISTING RDWY, PUE & IRRIG ESM'T DOCS

MCR# 2001-1025510
MCR# 1984-0280118
MCR# 1996-0350337
MCR DKT 10254, P.22
MCR DKT 15965, P.512
CL SRP ELECTRIC ESM'T.
UNSPECIFIED WIDTH
DKT 4328, PG 197 MCR

ANNEX ORD. #3990
EFFECTIVE DATE:
05/09/2008

APN
303-55-013Y
MCR# 2001-0783269

COOPER ROAD

33' R.O.W.

30' ROADWAY, PUE &
IRRIG. ESM'T

33'
R.O.W.

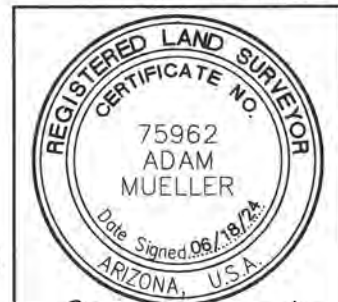
VIA DE PALMAS

MATCH LINE SEE PG 9

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

SCALE: N.T.S.



Adam Mueller

CITY OF CHANDLER

ST1503.201

SECTIONS 26 & 25, T2S, R5E

ANNEXATION
PARCEL 4

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG: 9 OF 14
FILE: 303-54-021_ROW.DWG

LEGEND

EXISTING ANNEXATION
ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4

CHANDLER HEIGHTS ROAD

FOUND BCHH
NE COR. SEC 26

VIA DE
PALMAS

MATCH LINE SEE PG 8

R.O.W.
VARIES

8' SRP OH ELEC. ESMT
MCR# 2003-0570761

ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0134869
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

EXISTING LOT INGRESS/EGRESS,
IRRIG., & PUE DOCS

MCR DKT 9870, P.521

EXISTING SRP ELEC. ESMT DOCS

MCR DKT 10091, P.1416

40' INGRESS/EGRESS, IRRIG, & PUE

MCR DKT 9870, P.521

46' R.O.W.

MATCH LINE SEE PG 10

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

LEGEND

EXISTING ANNEXATION
ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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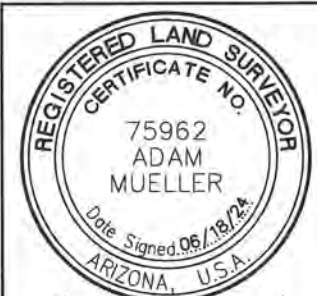
CITY OF CHANDLER

ST1503.201

SECTIONS 26 & 25, T2S, R5E

ANNEXATION
PARCEL 4

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG:10 OF 14
FILE: 303-54-021_ROW.DWG



SCALE: N.T.S.

Adam Mueller

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4

FOUND BCHH
NE COR. SEC 26

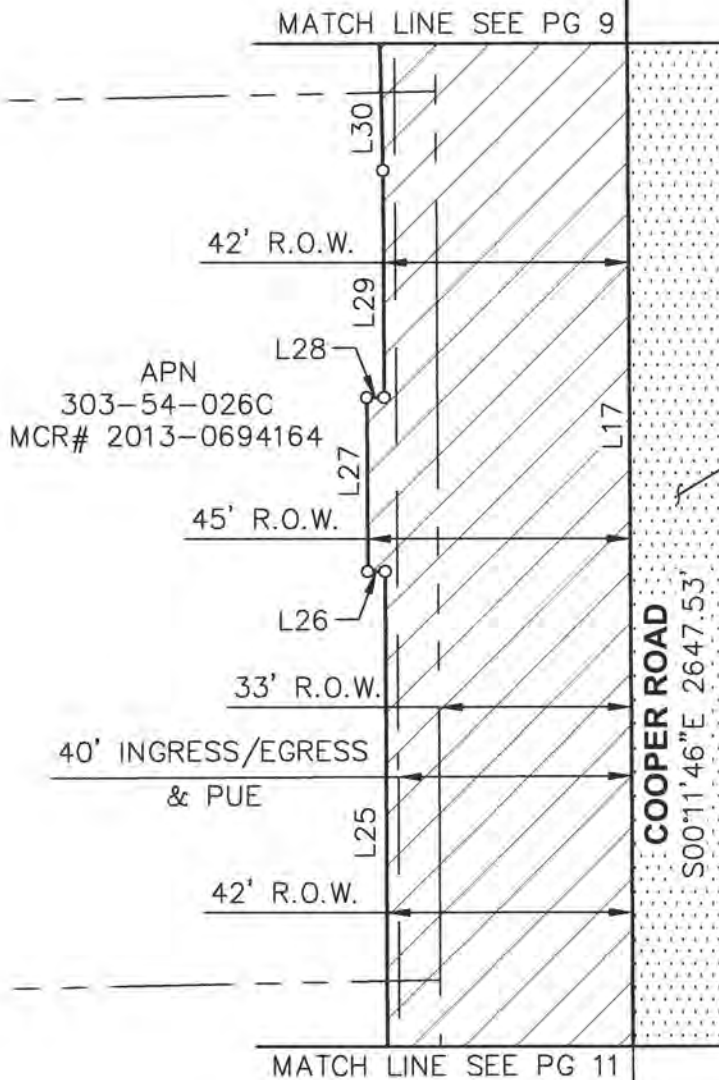
EXISTING COOPER RD. R.O.W. DOCS

MCR# 2019-0574463
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

EXISTING LOT INGRESS/EGRESS,
IRRIG., & PUE DOCS

MCR DKT 9624, P.270

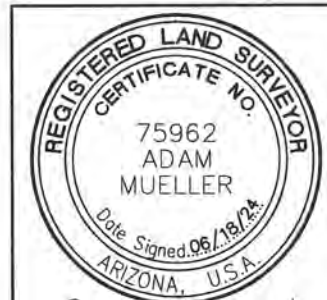
ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999



CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

SCALE: N.T.S.



Adam Mueller

LEGEND

EXISTING ANNEXATION
ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SECTIONS 26 & 25, T2S, R5E

**ANNEXATION
PARCEL 4**

DATE: 5/29/24	REV'D:
DRAWN BY: CK	CHK'D: DGF PG:11 OF 14
FILE: 303-54-021	BOW.DWG

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 4

FOUND BCHH
NE COR. SEC 26

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2019-0610564
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

MATCH LINE SEE PG 10

25' INGRESS/EGRESS & PUE

MCR DKT 9870, P.521

APN

303-54-026D

MCR# 2007-0193394

40' INGRESS/EGRESS & PUE

MCR DKT 9870, P. 521

33' R.O.W.

42' R.O.W.

ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999

45' R.O.W.

42' R.O.W.

VIA DE
ARBOLES

COOPER ROAD
S00°11'46"E 2647.53'

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

LEGEND



EXISTING ANNEXATION



ANNEXATION

BASIS OF BEARING

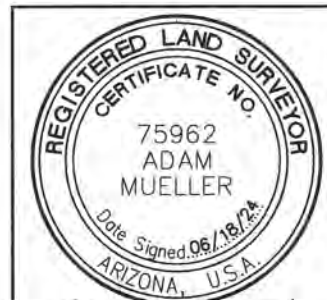
THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SECTIONS 26 & 25, T2S, R5E

ANNEXATION PARCEL 4

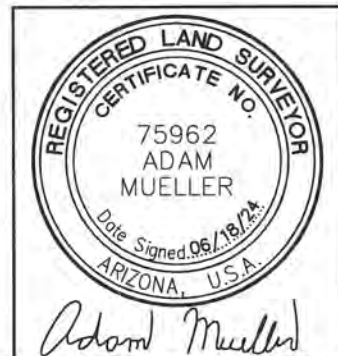
DATE: 5/29/24 REV'D:

DRAWN BY: CK|CHK'D: DGF PG:12 OF 14

FILE: 303-54-021_ROW.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0° 11' 46"E	992.82'
L2	N89° 15' 20"E	37.00'
L3	S0° 11' 46"E	29.96'
L4	S88° 45' 44"W	2.75'
L5	S1° 14' 16"E	133.14'
L6	N88° 45' 44"E	3.00'
L7	S1° 14' 16"E	30.00'
L8	S88° 45' 44"W	3.00'
L9	S1° 14' 16"E	76.02'
L10	N88° 45' 44"E	3.00'
L11	S1° 14' 16"E	30.00'
L12	S88° 45' 44"W	3.00'
L13	S1° 14' 16"E	7.28'
L14	S45° 59' 43"E	35.50'
L15	S0° 45' 11"E	14.52'
L16	S89° 14' 49"W	64.87'
L17	S0° 11' 46"E	646.88'
L18	S88° 50' 13"W	67.01'
L19	N0° 11' 46"W	25.00'
L20	N44° 19' 14"E	35.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N0° 11' 46"W	39.84'
L22	S89° 48' 14"W	3.00'
L23	N0° 11' 46"W	30.00'
L24	N89° 48' 14"E	3.00'
L25	N0° 11' 46"W	128.77'
L26	S89° 48' 14"W	3.00'
L27	N0° 11' 46"W	30.00'
L28	N89° 48' 14"E	3.00'
L29	N0° 11' 46"W	39.00'
L30	N1° 14' 18"W	22.35'
L31	S88° 45' 42"W	3.00'
L32	N1° 14' 18"W	30.00'
L33	N88° 45' 42"E	3.00'
L34	N1° 14' 18"W	216.39'
L35	N46° 12' 18"W	35.38'
L36	N1° 14' 16"W	50.00'
L37	N43° 47' 42"E	35.33'
L38	N1° 14' 17"W	511.03'
L39	N0° 11' 46"W	40.38'
L40	S89° 48' 14"W	3.00'



LEGEND

 EXISTING ANNEXATION

 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

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SECTIONS 26 & 25, T2S, R5E

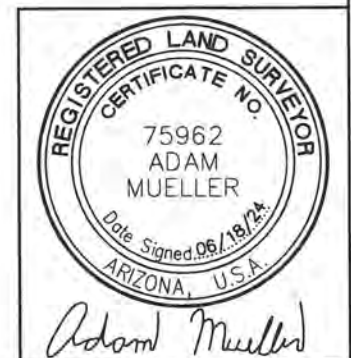
ANNEXATION PARCEL 4

DATE: 5/29/24 REV'D:

DRAWN BY: CK|CHK'D: DGF|PG.13 OF 14

FILE: PARCEL 4_ANNEX.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N0° 11' 46"W	30.00'
L42	N89° 48' 14"E	3.00'
L43	N0° 11' 46"W	463.40'
L44	S89° 48' 14"W	10.00'
L45	N0° 11' 46"W	159.15'
L46	N45° 41' 34"W	28.04'
L47	S88° 48' 37"W	303.73'
L48	N1° 11' 23"W	10.00'
L49	S88° 48' 37"W	157.98'
L50	N0° 13' 15"W	65.01'
L51	N88° 48' 37"E	549.92'



LEGEND



EXISTING ANNEXATION



ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SECTIONS 26 & 25, T2S, R5E

ANNEXATION PARCEL 4

DATE: 5/29/24 REV'D:
DRAWN BY: CK CHK'D: DGF PG:14 OF 14
FILE: PARCEL 4_ANNEX.DWG

PARCEL 4 ANNEX CLOSURE Polyline Report

Wed May 29 12:48:21 2024

Northing	Easting	Bearing	Distance
812656.228	733766.927	S 00°11'46" E 992.823	
811663.411	733770.324	N 89°15'20" E 37.002	
811663.891	733807.322	S 00°11'46" E 29.957	
811633.935	733807.425	S 88°45'44" W 2.749	
811633.875	733804.676	S 01°14'16" E 133.139	
811500.767	733807.552	N 88°45'44" E 3.000	
811500.832	733810.551	S 01°14'16" E 30.000	
811470.839	733811.199	S 88°45'44" W 3.000	
811470.774	733808.200	S 01°14'16" E 76.018	
811394.774	733809.842	N 88°45'44" E 3.000	
811394.839	733812.841	S 01°14'16" E 30.000	
811364.846	733813.489	S 88°45'44" W 3.000	
811364.781	733810.490	S 01°14'16" E 7.277	
811357.506	733810.647	S 45°59'43" E 35.505	
811332.841	733836.185	S 00°45'11" E 14.519	
811318.323	733836.375	S 89°14'49" W 64.874	
811317.471	733771.507	S 00°11'46" E 646.881	
810670.593	733773.721	S 88°50'13" W 67.006	
810669.233	733706.728	N 00°11'46" W 25.004	
810694.237	733706.643	N 44°19'14" E 35.652	
810719.744	733731.552	N 00°11'46" W 39.837	
810759.580	733731.416	S 89°48'14" W 3.000	
810759.570	733728.416	N 00°11'46" W 30.000	

810789.570	733728.313	N 89°48'14" E 3.000
810789.580	733731.313	N 00°11'46" W 128.770
810918.349	733730.873	S 89°48'14" W 3.000
810918.339	733727.873	N 00°11'46" W 30.000
810948.339	733727.770	N 89°48'14" E 3.000
810948.349	733730.770	N 00°11'46" W 39.000
810987.349	733730.637	N 01°14'18" W 22.348
811009.692	733730.154	S 88°45'42" W 2.996
811009.627	733727.159	N 01°14'18" W 30.000
811039.620	733726.510	N 88°45'42" E 2.996
811039.685	733729.505	N 01°14'18" W 216.389
811256.023	733724.829	N 46°12'18" W 35.376
811280.506	733699.294	N 01°14'16" W 50.000
811330.494	733698.214	N 43°47'42" E 35.335
811356.000	733722.668	N 01°14'17" W 511.027
811866.907	733711.627	N 00°11'46" W 40.382
811907.289	733711.489	S 89°48'14" W 3.000
811907.279	733708.489	N 00°11'46" W 30.000
811937.278	733708.386	N 89°48'14" E 3.000
811937.289	733711.386	N 00°11'46" W 463.401
812400.687	733709.801	S 89°48'14" W 10.000
812400.653	733699.801	N 00°11'46" W 159.153
812559.805	733699.256	N 45°41'34" W 28.038
812579.390	733679.192	S 88°48'37" W 303.729
812573.084	733375.529	N 01°11'23" W 10.000

812583.081	733375.321	
		S 88°48'37" W 157.979
812579.801	733217.376	
		N 00°13'15" W 65.009
812644.810	733217.126	
		N 88°48'37" E 549.920
812656.228	733766.927	

Closure Error Distance> 0.00000
Total Distance> 5250.089
Polyline Area: 157216 sq ft, 3.6092 acres



EXHIBIT "A"

LEGAL DESCRIPTION FOR PARCEL 5 COOPER ROAD ANNEXATION

That portion of the East Half of Section 26, 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 brass cap in hand hole found at the Northeast Corner of said Section 26, from which the brass cap flush found at the East Quarter Corner of said Section 26 bears South 00 degrees 11 minutes 46 seconds East a distance of 2,647.53 feet, said line being the East line of said Northeast Quarter, and said line being the basis of bearings for this description;

Thence South 00 degrees 11 minutes 46 seconds East along the East line of the Northeast Quarter of said Section 26 a distance of 1985.65 feet to a point on the West Line of City of Chandler Annexation Ordinance Number 3008 also being the **POINT OF BEGINNING**;

Thence continuing along the East line of said Northeast Quarter and the West line of said ordinance South 00 degrees 11 minutes 46 seconds East a distance of 661.88 feet to a found brass cap flush marking the East Quarter corner of said Section 26 also being the Southwest corner of City of Chandler Annexation Ordinance Number 3008 and the Northwest corner of City of Chandler Annexation Number 2886;

Thence South 00 degrees 11 minutes 46 seconds East along the East Line of the Southeast Quarter of Section 26 also being the West line of City of Chandler Ordinance Number 2886 a distance of 1322.99 feet to a found brass cap in handhole at the intersection of Victoria Street and Cooper Road said point being the Northeast Corner the Southeast Quarter of the Southeast Quarter of said Section 26;

Thence departing the East line of said Southeast Quarter and the West line of said Ordinance South 88 degrees 50 minutes 38 seconds West a distance of 91.77 feet;

Thence North 44 degrees 50 minutes 41 seconds East a distance of 67.63 feet to the Westerly right of way of Cooper Road;

Thence along the westerly right of way line of Cooper Road for the following 10 courses;

1. North 00 degrees 50 minutes 44 seconds East a distance of 104.78 feet;
2. North 00 degrees 11 minutes 46 seconds West a distance of 145.59 feet;
3. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;



4. Thence North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
5. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
6. North 00 degrees 11 minutes 46 seconds West a distance of 101.17 feet;
7. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
8. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
9. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
10. North 00 degrees 11 minutes 46 seconds West a distance of 54.31 feet;

Thence departing said right of way line North 45 degrees 40 minutes 21 seconds West a distance of 35.06 feet;

Thence North 01 degrees 08 minutes 56 seconds West a distance of 25.00 feet;

Thence North 88 degrees 51 minutes 04 seconds East a distance of 0.83 feet;

Thence North 01 degrees 08 minutes 56 seconds West a distance of 25.00 feet;

Thence North 44 degrees 19 minutes 39 seconds East a distance of 35.65 feet to the Westerly right of way line of Cooper Road;

Thence along the Westerly right of way line of Cooper Road for the following 17 courses;

1. North 00 degrees 11 minutes 46 seconds West a distance of 83.06 feet;
2. South 88 degrees 51 minutes 04 seconds West a distance of 3.00 feet;
3. North 00 degrees 11 minutes 46 seconds West a distance of 30.05 feet;
4. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
5. North 00 degrees 11 minutes 46 seconds West a distance of 33.62 feet;
6. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
7. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
8. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
9. North 00 degrees 11 minutes 46 seconds West a distance of 45.00 feet;



10. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
11. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
12. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
13. North 00 degrees 11 minutes 46 seconds West a distance of 67.00 feet;
14. South 89 degrees 48 minute 14 seconds West a distance of 3.00 feet;
15. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
16. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
17. North 00 degrees 11 minutes 46 seconds West a distance of 306.51 feet;

Thence departing said right of way line North 45 degrees 40 minutes 30 seconds West a distance of 35.06 feet;

Thence North 01 degrees 09 minutes 15 seconds West a distance of 30.00 feet;

Thence North 88 degrees 50 minutes 45 seconds East a distance of 1.00 feet;

Thence North 01 degrees 09 minutes 15 seconds West a distance of 30.00 feet;

Thence North 44 degrees 19 minutes 30 seconds East a distance of 35.65 feet to the Westerly right of way line of Cooper Road;

Thence along the West right of way line of Cooper Road for the following 9 courses;

1. North 00 degrees 11 minutes 46 seconds West a distance of 21.48 feet;
2. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
3. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;
4. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;
5. North 00 degrees 11 minutes 46 seconds West a distance of 59.00 feet;
6. South 89 degrees 48 minutes 14 seconds West a distance of 3.00 feet;
7. North 00 degrees 11 minutes 46 seconds West a distance of 30.00 feet;



8. North 89 degrees 48 minutes 14 seconds East a distance of 3.00 feet;

9. North 00 degrees 11 minutes 46 seconds West a distance of 416.39 feet;

Thence departing said right of way line North 45 degrees 40 minutes 46 seconds West a distance of 35.06 feet;

Thence North 00 degrees 11 minutes 46 seconds West a distance of 25.00 feet;

Thence North 88 degrees 50 minutes 13 seconds East a distance of 67.01 feet to a point on the West Line of City of Chandler Annexation Ordinance Number 3008 also being the **POINT OF BEGINNING**

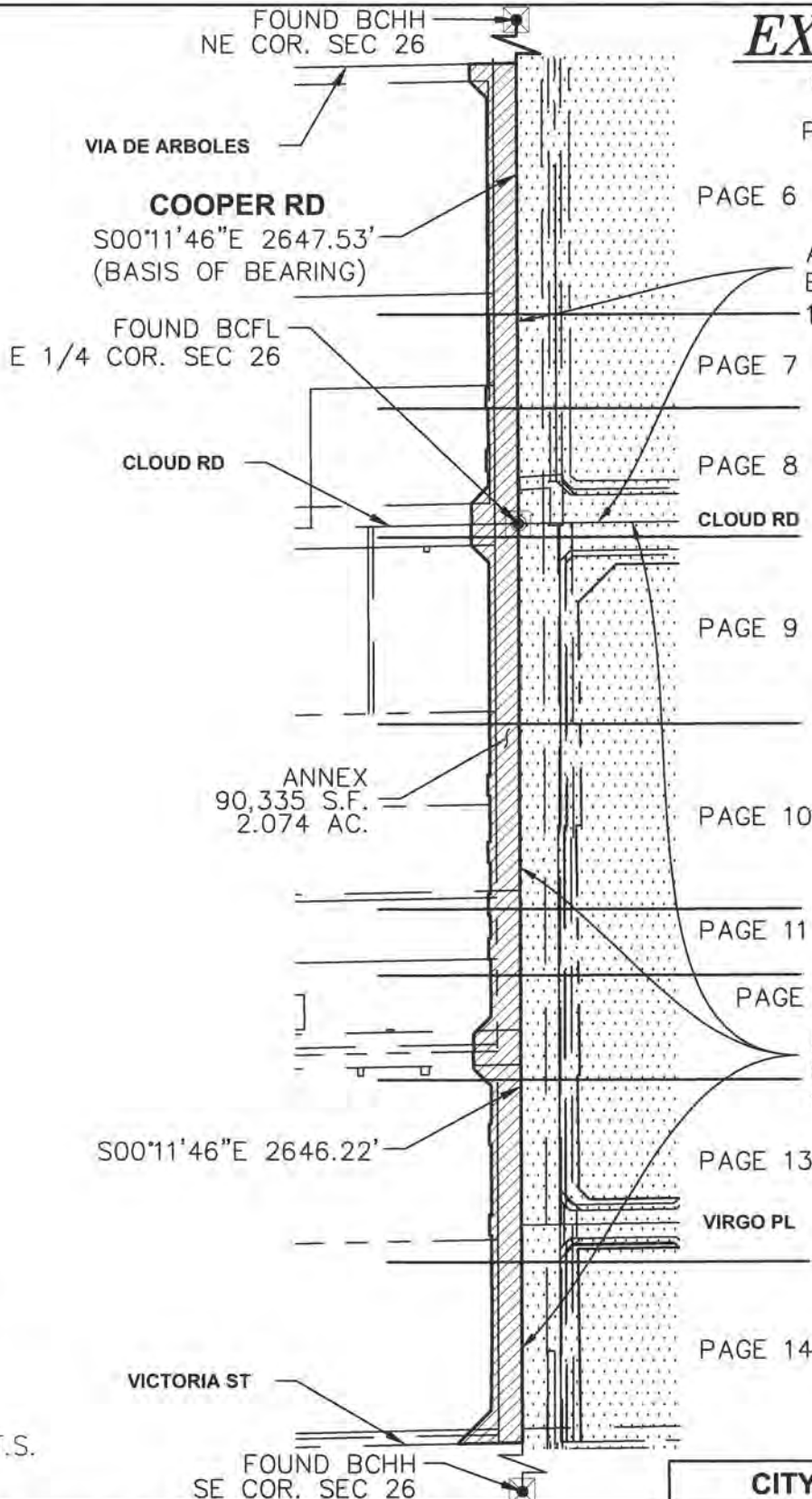
Containing an area of 90,335 SQUARE FEET or 2.074 ACRES, more or less.

See attached Exhibit "B"



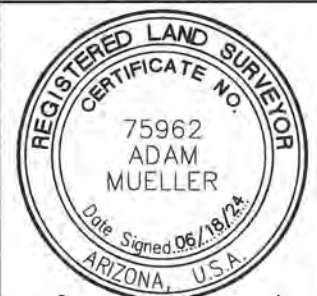
EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5 OVERVIEW



ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999

ANNEX ORD. #2886
EFFECTIVE DATE:
12/06/2000



Adam Mueller

CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION PARCEL 5 OVERVIEW

DATE: 5/29/24 | REV'D:
DRAWN BY: JTP | CHK'D: DGF | PG: 5 OF 16
FILE: PARCEL 4_ANNEX.DWG

SCALE: N.T.S.

LEGEND

EXISTING ANNEXATION
 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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Fax 602.244.8947
Website: www.Entellus.com

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCHH
NE COR. SEC 26

VIA DE ARBOLES

P.O.B.

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0337372
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

25' INGRESS/EGRESS, IRRIG., & PUE.
MCR DKT 9624, P.270

33' R.O.W.

APN
303-54-035A
MCR# 1994-0453865

ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999

42' R.O.W.

40' INGRESS/EGRESS,
IRRIG.& PUE
MCR DKT 9624
P.270

MATCH LINE SEE PG 7

COOPER ROAD

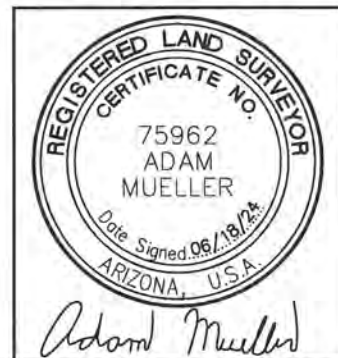
S00°11'46"E 2647.53'

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26



SCALE: N.T.S.



CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION
PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG: 6 OF 16
FILE: 303-54-021_ROW.DWG

LEGEND

EXISTING ANNEXATION
 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCHH
NE COR. SEC 26

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0476010
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

EXISTING LOT INGRESS/EGRESS & PUE DOCS

MCR DKT 9624, P.270

40' INGRESS/EGRESS
& PUE

33' R.O.W.

APN
303-54-034D
MCR# 2015-0474166

L51

L2

COOPER ROAD

S00°11'46"E 2647.53'

ANNEX ORD. #3008
EFFECTIVE DATE:
10/25/1999

42' R.O.W.

L50

MATCH LINE SEE PG 8

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

LEGEND

 EXISTING ANNEXATION
 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SCALE: N.T.S.



Adam Mueller

CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG: 7 OF 16
FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCHH
NE COR. SEC 26

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0404593

MCR BK 1 ROAD MAPS, P.59

MCR BK 1 ROAD MAPS, P.60

MCR BK 2 ROAD MAPS, P.15

EXISTING INGRESS/EGRESS & PUE DOCS

MCR DKT 9624, P.270

MATCH LINE SEE PG 7

L50

L49

45'

R.O.W.

33' R.O.W.

L48

L47

40' INGRESS/EGRESS & PUE

L46

APN

303-54-034C

MCR# 2015-0655820

L45

L44

L43

L42

L41

L40

CLOUD
RD

MATCH LINE SEE PG 9

COOPER ROAD

S00°11'46"E 2647.53'

ANNEX ORD. #3008

EFFECTIVE DATE:

10/25/1999

45' R.O.W.

42' R.O.W.

18' SRP ESMT.

2001-0908412

MCR

FOUND BCFL

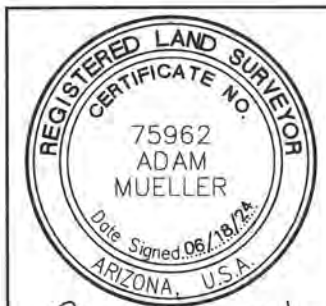
E 1/4 COR. SEC 26

L3

RIGGS RD

FOUND BCHH
SE COR. SEC 26

SCALE: N.T.S.



Adam Mueller

LEGEND



EXISTING ANNEXATION



ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION
PARCEL 5

DATE: 5/29/24 REV'D:

DRAWN BY: CK|CHK'D: DGF PG: 8 OF 16

FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCFL
E 1/4 COR. SEC 26

FOUND BCHH
NE COR. SEC 26

MATCH LINE SEE PG 8

S00°11'46"E 2647.53'

CLOUD
RD

30.00' INGRESS/EGRESS
& PUE

APN
303-54-056A
MCR# 2023-0118938

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0409447
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

EXISTING INGRESS/EGRESS & PUE DOCS

MCR DKT 9874, P.257
MCR DKT 9944, P.950
MCR DKT 11345, P.577

33' R.O.W.

42' R.O.W.

MATCH LINE SEE PG 10

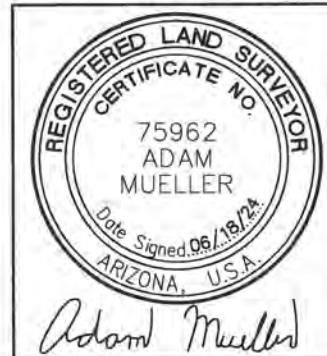
COOPER ROAD

ANNEX ORD. #2886
EFFECTIVE DATE:
12/06/2000

SCALE: N.T.S.

RIGGS ROAD

FOUND BCHH
SE COR. SEC 26



LEGEND

- EXISTING ANNEXATION
- ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION
PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK CHK'D: DGF PG: 9 OF 16
FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCFL
E 1/4 COR. SEC 26

FOUND BCHH
NE COR. SEC 26
S00°11'46"E 2647.53'

CLOUD ROAD

MATCH LINE SEE PG 9

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0714314
MCR# 2020-0714313
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

EXISTING INGRESS/EGRESS & PUE DOCS

MCR DKT 9874, P.257
MCR DKT 11345, P.577

EXISTING WATER LINE ESMT DOCS

MCR DKT 13015, P.1344

APN
303-54-954A
MCR# 2021-0165128

APN
303-54-954B
MCR# 2020-0714314

ANNEX ORD. #2886
EFFECTIVE DATE:
12/06/2000

10' WATER LINE ESMT
10' INGRESS/EGRESS PUE

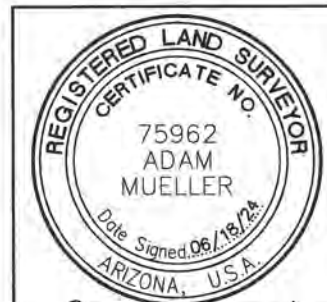
COOPER ROAD

MATCH LINE SEE PG 11

RIGGS ROAD

FOUND BCHH
SE COR. SEC 26

SCALE: N.T.S.



Adam Mueller

LEGEND

- EXISTING ANNEXATION
- ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK CHK'D: DGF PG:10 OF 16
FILE: 303-54-021_ROW.DWG

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

CHANDLER HEIGHTS ROAD

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

FOUND BCHH
NE COR. SEC 26

S00°11'46"E 2647.53'

COOPER RD
S00°11'46"E 2646.22'

EXISTING COOPER RD. ROW DOCS

MCR# 2019-0419449

MCR BK 1 RD MAPS, P.59

MCR BK 1 RD MAPS, P.60

MCR BK 2 RD MAPS, P.15

ANNEX ORD. #2886

EFFECTIVE DATE:

12/06/2000

MATCH LINE SEE PG 10

45' ROW

42' ROW

45' ROW

33' ROW

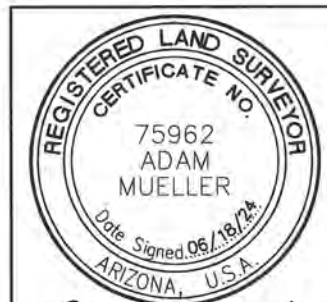
APN
303-54-955A
MCR #2019-0687854

MATCH LINE SEE PG 12

RIGGS ROAD

FOUND BCHH
SE COR. SEC 26

SCALE: N.T.S.



Adam Mueller

CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION
PARCEL 5

DATE: 5/29/24 REV'D:

DRAWN BY: CK/CHK'D: DGF PG:11OF16

FILE: 303-54-021_ROW.DWG

LEGEND

EXISTING ANNEXATION
 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

CLOUD ROAD

FOUND BCFL
E 1/4 COR. SEC 26

FOUND BCHH
NE COR. SEC 26
S00°11'46"E 2647.53'

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2019-0733262
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15
MCR DKT 406, P.149

MATCH LINE SEE PG 11

L23

L22

APN
303-54-956A
MCR #2020-0647217

33' R.O.W

42' R.O.W

10' R.O.W
MCR #2004-0935182
50' INGRESS/EGRESS,
PUE, & IRRIG. ESMT.
MCR #1990-0229934

L21

L20

L3

COOPER ROAD
S00°11'46"E 2646.22'

ANNEX ORD. #2886
EFFECTIVE DATE:
12/06/2000

L19

L18

L17

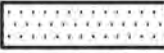
VALLEJO
ST.

MATCH LINE SEE PG 13

RIGGS ROAD

FOUND BCHH
SE COR. SEC 26

LEGEND

 EXISTING ANNEXATION
 ANNEXATION

BASIS OF BEARING

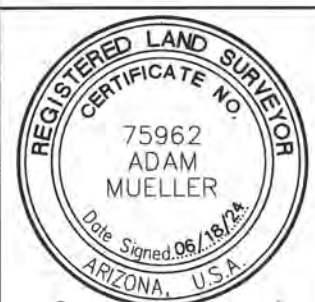
THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SCALE: N.T.S.



Adam Mueller

CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG:2 OF 16
FILE: 303-54-021_ROW.DWG

EXHIBIT "B"

CHANDLER HEIGHTS ROAD

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCFL
E 1/4 COR. SEC 26

FOUND BCHH
NE COR. SEC 26

CLOUD ROAD

S00°11'46"E 2647.53'

VALLEJO
ST.

MATCH LINE SEE PG 12

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2019-0804972
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15
MCR DKT 406, P.149

WATERLINE
EASEMENT
MCR# 2005-61008

42' R.O.W

45' R.O.W

APN
303-55-981
MCR# 2016-0608654

42' R.O.W

33' R.O.W

45' R.O.W

MATCH LINE SEE PG 14

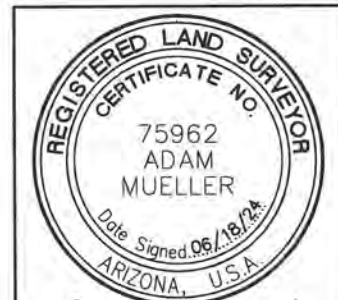
RIGGS ROAD

FOUND BCHH
SE COR. SEC 26

COOPER ROAD
S00°11'46"E 2646.22'

ANNEX ORD. #2886
EFFECTIVE DATE:
12/06/2000

VIRGO PL
(PRIVATE)



SCALE: N.T.S.

Adam Mueller

LEGEND

- EXISTING ANNEXATION
- ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

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SECTION 26, T2S, R5E

ANNEXATION
PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG:13 OF 16
FILE: 303-54-021_ROW.DWG

CHANDLER HEIGHTS ROAD

EXHIBIT "B"

CITY OF CHANDLER
ANNEXATION
PARCEL 5

FOUND BCFL
E 1/4 COR. SEC 26

FOUND BCHH
NE COR. SEC 26
S00°11'46"E 2647.53'

CLOUD ROAD

MATCH LINE SEE PG 13

EXISTING COOPER RD. R.O.W. DOCS

MCR# 2020-0047142
MCR BK 1 ROAD MAPS, P.59
MCR BK 1 ROAD MAPS, P.60
MCR BK 2 ROAD MAPS, P.15

42' R.O.W.

ANNEX ORD. #2886
EFFECTIVE DATE:
12/06/2000

APN
303-55-982
MCR# 1985-00047432

12' C.O.C. PUE & RDWY ESMT.
MCR #2001-0595369

20' RWCD R.O.W.
MCR BK 283 DEEDS, P.474

R.O.W. VARIES

33' R.O.W.

33' R.O.W.

COOPER ROAD
S00°11'46"E 2646.22'

VICTORIA STREET

ANNEX ORD. #2929
03/28/1999

RIGGS ROAD

FOUND BCHH
SE 1/4 COR. SEC 26

LEGEND

 EXISTING ANNEXATION
 ANNEXATION

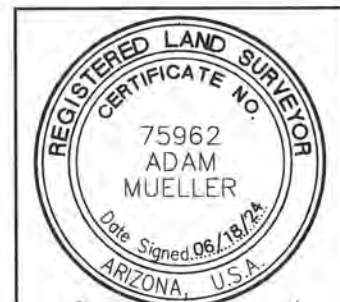
BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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SCALE: N.T.S.



Adam Mueller

CITY OF CHANDLER

ST1503.201

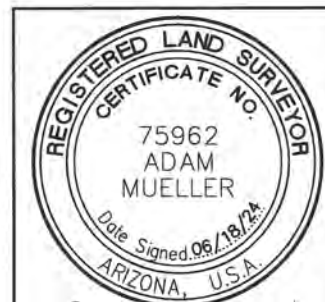
SECTION 26, T2S, R5E

**ANNEXATION
PARCEL 5**

DATE: 5/29/24 REV'D:
DRAWN BY: CK/CHK'D: DGF PG.14 OF 16
FILE: 303-54-021_ROW.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0° 11' 46"E	1985.65'
L2	S0° 11' 46"E	661.88'
L3	S0° 11' 46"E	1322.99'
L4	S88° 50' 38"W	91.77'
L5	N44° 50' 41"E	67.63'
L6	N0° 50' 44"E	104.78'
L7	N0° 11' 46"W	145.59'
L8	S89° 48' 14"W	3.00'
L9	N0° 11' 46"W	30.00'
L10	N89° 48' 14"E	3.00'
L11	N0° 11' 46"W	101.17'
L12	S89° 48' 14"W	3.00'
L13	N0° 11' 46"W	30.00'
L14	N89° 48' 14"E	3.00'
L15	N0° 11' 46"W	54.31'
L16	N45° 40' 21"W	35.06'
L17	N1° 08' 56"W	25.00'
L18	N88° 51' 04"E	0.83'
L19	N1° 08' 56"W	25.00'
L20	N44° 19' 39"E	35.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N0° 11' 46"W	83.06'
L22	S88° 51' 04"W	3.00'
L23	N0° 11' 46"W	30.05'
L24	N89° 48' 14"E	3.00'
L25	N0° 11' 46"W	33.62'
L26	S89° 48' 14"W	3.00'
L27	N0° 11' 46"W	30.00'
L28	N89° 48' 14"E	3.00'
L29	N0° 11' 46"W	45.00'
L30	S89° 48' 14"W	3.00'
L31	N0° 11' 46"W	30.00'
L32	N89° 48' 14"E	3.00'
L33	N0° 11' 46"W	67.00'
L34	S89° 48' 14"W	3.00'
L35	N0° 11' 46"W	30.00'
L36	N89° 48' 14"E	3.00'
L37	N0° 11' 46"W	306.51'
L38	N45° 40' 30"W	35.06'
L39	N1° 09' 15"W	30.00'
L40	N88° 50' 45"E	1.00'



LEGEND

	EXISTING ANNEXATION
	ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

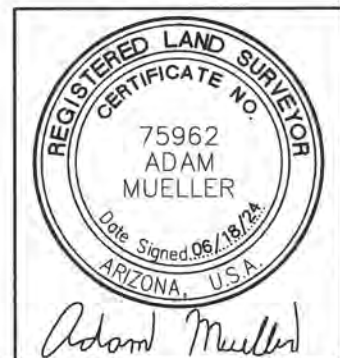
ST1503.201

SECTION 26, T2S, R5E

ANNEXATION PARCEL 5

DATE: 5/29/24 REV'D:
DRAWN BY: CK CHK'D: DGF PG:15 OF 16
FILE: PARCEL 5_ANNEX.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N1° 09' 15"W	30.00'
L42	N44° 19' 30"E	35.65'
L43	N0° 11' 46"W	21.48'
L44	S89° 48' 14"W	3.00'
L45	N0° 11' 46"W	30.00'
L46	N89° 48' 14"E	3.00'
L47	N0° 11' 46"W	59.00'
L48	S89° 48' 14"W	3.00'
L49	N0° 11' 46"W	30.00'
L50	N89° 48' 14"E	3.00'
L51	N0° 11' 46"W	416.39'
L52	N45° 40' 46"W	35.06'
L53	N0° 11' 46"W	25.00'
L54	N88° 50' 13"E	67.01'



LEGEND

 EXISTING ANNEXATION

 ANNEXATION

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 26
BEARING S0°11'46"E



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CITY OF CHANDLER

ST1503.201

SECTION 26, T2S, R5E

ANNEXATION PARCEL 5

DATE: 5/29/24 REV'D:

DRAWN BY: CK CHK'D: DGF PG:16 OF 16

FILE: PARCEL 5_ANNEX.DWG

PARCEL 5 ANNEX TIE Polyline Report Mon Jun 3 14:28:39 2024

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

812656.228	733766.927		
		S 00°11'46" E	1985.646
810670.593	733773.721		

Closure Error Distance> 1985.64637 Error Bearing> N 00°11'46" W

Closure Precision> 1 in 1.0 Total Distance> 1985.646

Area not calculated because polyline not closed

PARCEL 5 ANNEX CLOSURE Polyline Report

Mon Jun 3 14:29:15 2024

Northing	Easting	Bearing	Distance
810670.593	733773.721	S 00°11'46" E	661.882
810008.715	733775.985	S 00°11'46" E	1322.994
808685.729	733780.513	S 88°50'38" W	91.773
808683.877	733688.758	N 44°50'41" E	67.629
808731.828	733736.450	N 00°50'44" E	104.779
808836.595	733737.996	N 00°11'46" W	145.593
808982.187	733737.498	S 89°48'14" W	3.000
808982.177	733734.498	N 00°11'46" W	30.000
809012.177	733734.395	N 89°48'14" E	3.000
809012.187	733737.395	N 00°11'46" W	101.173
809113.360	733737.049	S 89°48'14" W	3.000
809113.350	733734.049	N 00°11'46" W	30.000
809143.350	733733.946	N 89°48'14" E	3.000
809143.360	733736.946	N 00°11'46" W	54.308
809197.668	733736.761	N 45°40'21" W	35.060
809222.166	733711.680	N 01°08'56" W	25.000
809247.161	733711.179	N 88°51'04" E	0.832
809247.178	733712.010	N 01°08'56" W	25.000
809272.173	733711.509	N 44°19'39" E	35.648
809297.674	733736.418	N 00°11'46" W	83.065
809380.739	733736.134	S 88°51'04" W	3.000
809380.678	733733.134	N 00°11'46" W	30.050
809410.728	733733.031	N 89°48'14" E	3.000

809410.738	733736.031	N 00°11'46" W 33.620
809444.358	733735.916	S 89°48'14" W 3.000
809444.348	733732.916	N 00°11'46" W 30.000
809474.348	733732.814	N 89°48'14" E 3.000
809474.358	733735.814	N 00°11'46" W 45.000
809519.358	733735.660	S 89°48'14" W 3.000
809519.347	733732.660	N 00°11'46" W 30.000
809549.347	733732.557	N 89°48'14" E 3.000
809549.357	733735.557	N 00°11'46" W 67.000
809616.357	733735.328	S 89°48'14" W 3.000
809616.347	733732.328	N 00°11'46" W 30.000
809646.347	733732.225	N 89°48'14" E 3.000
809646.357	733735.225	N 00°11'46" W 306.510
809952.865	733734.176	N 45°40'30" W 35.059
809977.361	733709.096	N 01°09'15" W 30.000
810007.355	733708.492	N 88°50'45" E 1.003
810007.375	733709.495	N 01°09'15" W 30.000
810037.369	733708.891	N 44°19'30" E 35.650
810062.873	733733.800	N 00°11'46" W 21.482
810084.354	733733.726	S 89°48'14" W 3.000
810084.344	733730.726	N 00°11'46" W 30.000
810114.344	733730.624	N 89°48'14" E 3.000
810114.354	733733.624	N 00°11'46" W 59.000
810173.354	733733.422	S 89°48'14" W 3.000
810173.344	733730.422	N 00°11'46" W 30.000

810203.343	733730.319	N 89°48'14" E 3.000
810203.354	733733.319	N 00°11'46" W 416.386
810619.737	733731.894	N 45°40'46" W 35.056
810644.230	733706.814	N 00°11'46" W 25.004
810669.233	733706.728	N 88°50'13" E 67.006
810670.593	733773.721	

Closure Error Distance> 0.00000

Total Distance> 4250.561

Polyline Area: 90335 sq ft, 2.0738 acres