

RESOLUTION NO. 5843

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING THE ABANDONMENT OF AN 8-FOOT-WIDE PUBLIC UTILITY EASEMENT LOCATED ON THE EAST SIDE OF DOBSON ROAD APPROXIMATELY 1,450 FEET SOUTH OF WARNER ROAD THAT IS NO LONGER NEEDED FOR PUBLIC USE.

WHEREAS, Dobson 2023, LLC, an Arizona limited liability company is developing a residential project to be known as The Wayne on the east side of Dobson Road approximately 1,450 feet south of Warner Road; and

WHEREAS, as a result of the development of the property and the widening of Dobson Road at this location it is necessary to abandon an existing 8-foot-wide Public Utility Easement ("PUE") as it will no longer be needed for public use; and

WHEREAS, Dobson 2023, LLC, will dedicate additional road right-of-way and a new PUE to the City of Chandler as part of their project.

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

Section 1. Authorizes the City of Chandler to abandon that portion of the existing 8-foot-wide PUE described in Exhibit "A" attached hereto and made a part of this Resolution.

Section 2. Approves the document used to abandon the PUE in substantially the form approved by the City Attorney and attached hereto as Exhibit "B" and made a part of this Resolution.

Section 3. Authorizes the Mayor of the City of Chandler to execute and deliver all documents necessary to abandon the PUE.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5843 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2025, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DUG

EXHIBIT "A"
DESCRIPTION OF ABANDONED PUE



EXHIBIT A
Legal Description
The Wayne
8' PUE Abandonment

Job No. 22-0195

July 29, 2024

A STRIP OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SECTION 20, FROM WHICH THE WEST QUARTER-CORNER OF SAID SECTION 20 BEARS SOUTH 00 DEGREES 42 MINUTES 00 SECONDS EAST, 2650.57 FEET **(BASIS OF BEARINGS)**;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 SOUTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 1450.84 FEET TO A POINT ON SAID WEST LINE;

THENCE, DEPARTING SAID WEST LINE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST, 8.00 FEET TO A POINT LYING 63.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE, DEPARTING SAID LINE SOUTH 0 DEGREES 42 MINUTES 00 SECONDS EAST, BEING 63.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, 301.14 FEET TO A POINT LYING 63.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE, DEPARTING SAID LINE NORTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, 8.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE, DEPARTING SAID LINE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD NORTH 0 DEGREES 42 MINUTES 00 SECONDS WEST, BEING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, 300.99 FEET TO A POINT LYING 55.00 FEET



EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20
AND THE **POINT OF BEGINNING**.

THE ABOVE EASEMENT ABANDONMENT CONTAINS A COMPUTED AREA OF
2,409 SQ. FT. (0.0553 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY
EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTIONS SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY
SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR
ANY LAND DIVISION RESTRICTIONS.

NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR
"CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED
BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING
FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES
NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



EXHIBIT "A"

WARNER ROAD

POINT OF COMMENCEMENT
NW COR, S20, T1S, R5E,
FOUND 3" BRASS CAP
IN HANDHOLE
"CITY OF CHANDLER"

THE WAYNE
8' PUE ABANDONMENT
TOTAL LAND AREA:
2,409 Square Feet
0.0553± Acres, more or less

POINT OF BEGINNING

N 1/4 COR,
S20, T1S, R5E,
FOUND 3" BRASS
CAP IN HANDHOLE
"CITY OF CHANDLER"

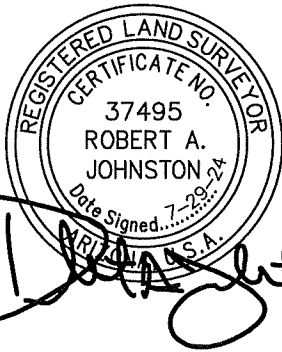
8' PUE
BOOK 1210 OF MAPS,
PAGE 49, MCR
ABANDONED ENTIRELY HEREON

C 1/4 COR,
S20, T1S, R5E,
FOUND 1/2" IRON
PIPE, DOWN 1.0'

ARROWHEAD DRIVE
(ALIGNMENT)

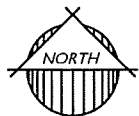
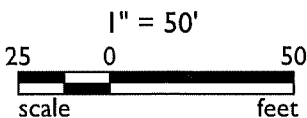
DOBSON ROAD
S0°42'00"E 2650.57'
(BASIS OF BEARINGS)

N0°42'00"W 300.99'
S0°42'00"E 301.14'



W 1/4 COR, S20, T1S, R5E,
NOTHING FOUND
CALCULATED LOCATION PER
BOOK 1210, PG 49, MCR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°39'52"E	55.01'
L2	N89°18'00"E	8.00'
L3	N89°39'52"W	8.00'
L4	N89°18'00"E	55.00'
L5	S00°42'00"E	1450.84'
L6	S00°42'00"E	899.74'



N89°27'13"E 2643.58'
KNOX ROAD
(ALIGNMENT)

C 1/4 COR,
S20, T1S, R5E,
FOUND 1/2" IRON
PIPE, DOWN 1.0'

Jul 30, 2024 11:17am S:\Projects\2022\22-0195\Land Survey\Legals\22-0195 PUE Abandonment.dwg
tprotonentis

22-0195

Drawn by: TJP Reviewed by: RAJ Sheet Scale: 1"=50'

Sheet No: 1 of 1

THE WAYNE
8' PUE ABANDONMENT

EXHIBIT "A"



EPS
GROUP

1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EXHIBIT "B"
ABANDONMENT OF EASEMENTS

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which I hereby acknowledged, CITY OF CHANDLER, an Arizona municipal corporation, ("City") does hereby abandon any and all interest that it may have in that certain 8-foot-wide Public Utility Easement as described in Exhibit "A", and as further depicted in Exhibit "B" that was recorded with the Maricopa County Recorder as Document No. 2014-0831767 attached hereto. This abandonment is not intended to abandon any other interest City may have in any portion of the subject real property arising by virtue of any other instrument recorded with the Maricopa County Recorder, including without limitation, any deed, easement other than the aforementioned easement, or final order of condemnation.

Dated this _____ day of _____ 2024.

CITY OF CHANDLER, an Arizona
municipal corporation

By: _____
Mayor Kevin Hartke

State of Arizona)
) ss
County of Maricopa)

Acknowledged before me this _____ day of _____ 2024, by Kevin Hartke, Mayor of the City of Chandler.

Notary Public

My Commission Expires:

APPROVED AS TO FORM:

City Attorney


EXHIBIT "A"



EXHIBIT A
Legal Description
The Wayne
8' PUE Abandonment

Job No. 22-0195

July 29, 2024

A STRIP OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SECTION 20, FROM WHICH THE WEST QUARTER-CORNER OF SAID SECTION 20 BEARS SOUTH 00 DEGREES 42 MINUTES 00 SECONDS EAST, 2650.57 FEET **(BASIS OF BEARINGS)**;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 SOUTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 1450.84 FEET TO A POINT ON SAID WEST LINE;

THENCE, DEPARTING SAID WEST LINE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD AND THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST, 8.00 FEET TO A POINT LYING 63.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE, DEPARTING SAID LINE SOUTH 0 DEGREES 42 MINUTES 00 SECONDS EAST, BEING 63.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, 301.14 FEET TO A POINT LYING 63.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE, DEPARTING SAID LINE NORTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, 8.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD;

THENCE, DEPARTING SAID LINE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD NORTH 0 DEGREES 42 MINUTES 00 SECONDS WEST, BEING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, 300.99 FEET TO A POINT LYING 55.00 FEET

EPS Group, Inc. • 1130 N. Alma School Road, Suite 120 • Mesa, AZ 85201

Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2022\22-0195\Land Survey\Legals\22-0195 PUE Abandonment.docx



EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20
AND THE **POINT OF BEGINNING**.

THE ABOVE EASEMENT ABANDONMENT CONTAINS A COMPUTED AREA OF
2,409 SQ. FT. (0.0553 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY
EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTIONS SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY
SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR
ANY LAND DIVISION RESTRICTIONS.

NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR
"CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED
BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING
FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES
NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

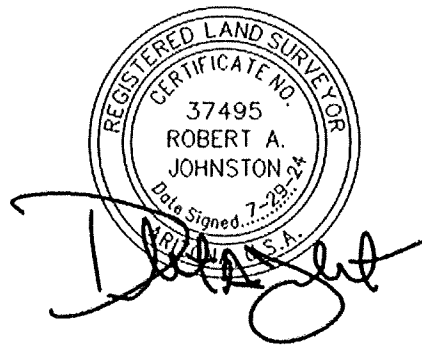


EXHIBIT "A"

WARNER ROAD

POINT OF COMMENCEMENT
NW COR, S20, T1S, R5E,
FOUND 3" BRASS CAP
IN HANDHOLE
"CITY OF CHANDLER"

THE WAYNE
8' PUE ABANDONMENT
TOTAL LAND AREA:
2,409 Square Feet
0.0553± Acres, more or less

DOBSON ROAD

S0°42'00"E 2650.57'
(BASIS OF BEARINGS)

300.00'

N0°42'00"W 300.99'

S0°42'00"E 301.14'

POINT OF BEGINNING

N 1/4 COR,
S20, T1S, R5E,
FOUND 3" BRASS
CAP IN HANDHOLE
"CITY OF CHANDLER"

8' PUE
BOOK 1210 OF MAPS,
PAGE 49, MCR
ABANDONED ENTIRELY HEREON

C 1/4 COR,
S20, T1S, R5E,
FOUND 1/2" IRON
PIPE, DOWN 1.0'

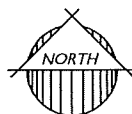
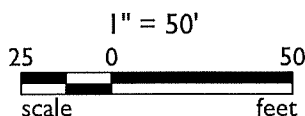
N0°35'14"W 2642.53'

ARROWHEAD DRIVE
(ALIGNMENT)

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°39'52"E	55.01'
L2	N89°18'00"E	8.00'
L3	N89°39'52"W	8.00'
L4	N89°18'00"E	55.00'
L5	S00°42'00"E	1450.84'
L6	S00°42'00"E	899.74'

W 1/4 COR, S20, T1S, R5E,
NOTHING FOUND
CALCULATED LOCATION PER
BOOK 1210, PG 49, MCR



N89°27'13"E 2643.58'

KNOX ROAD
(ALIGNMENT)

C 1/4 COR,
S20, T1S, R5E,
FOUND 1/2" IRON
PIPE, DOWN 1.0'



Jul 30, 2024 11:17am S:\Projects\2022\22-0195\Land Survey\Legals\22-0195 PUE Abandonment.dwg
tpnotentis

22-0195

Drawn by: TJP Reviewed by: RAJ Sheet Scale: 1"=50'

Sheet No: 1 of 1

THE WAYNE
8' PUE ABANDONMENT

EXHIBIT "A"



1130 N. Alma School Rd,
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EXHIBIT "B"

A PORTION OF THE NORTHWEST QUARTER
LOCATED IN SECTION 20, TOWNSHIP 1 S., RANGE 5 E., OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20140831767 12/18/2014 11:44
BOOK 1210 PAGE 49
ELECTRONIC RECORDING
DOBCL123-2-1-1-M-
chagolliaj

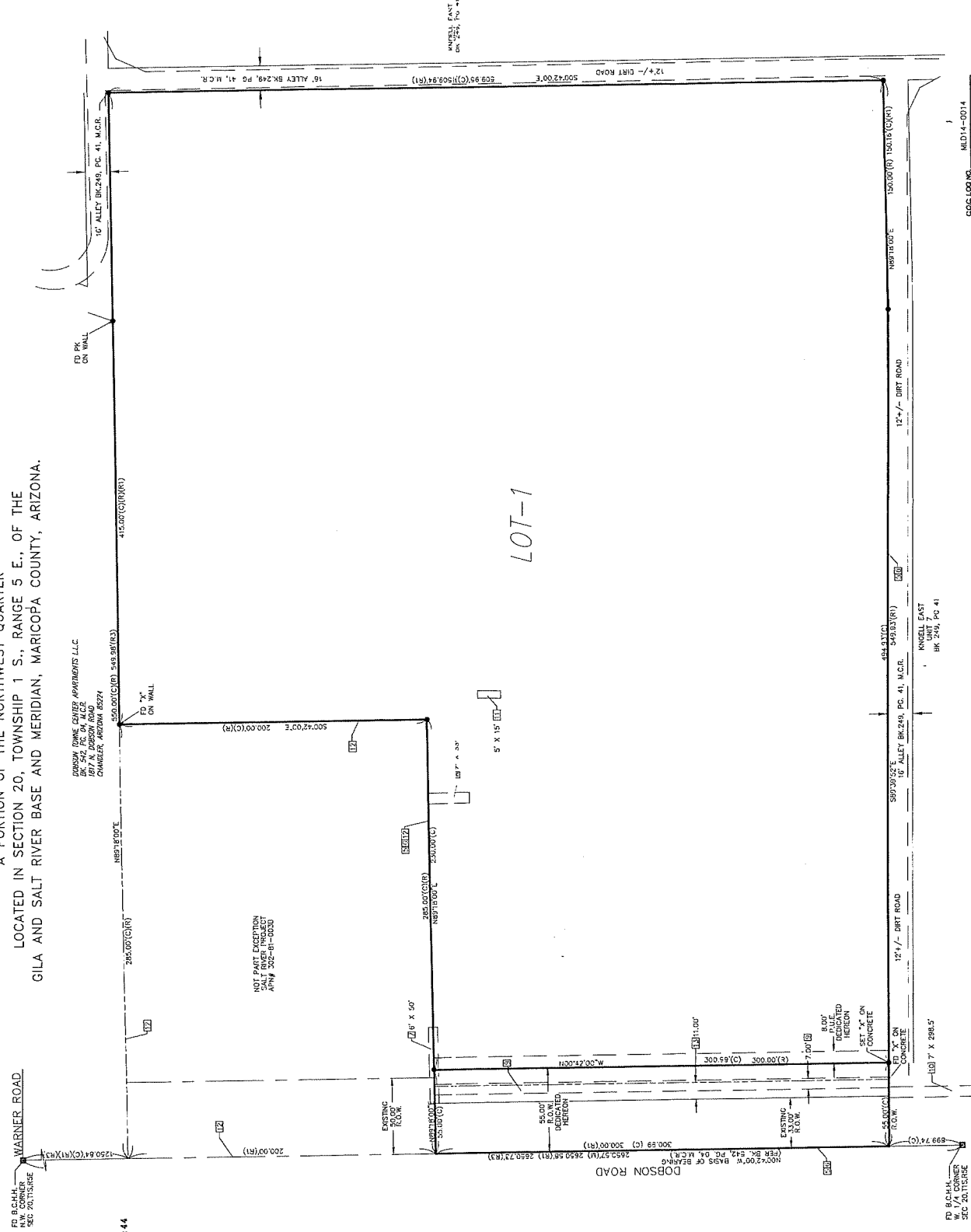
SMLS, LLC
P.O. BOX 1153
QUEEN CREEK, AZ 85142
PH: (602) 577-7571

DESIGNED:	XXX
DRAWN:	LAF
CHECKED:	RLA
DATE:	11/26/14
JOB NO.:	1439

DRAWING NO.

COC LOG NO. MLD14-0014

Page 1 of 12



20140831767
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.
Attest: 10/16/2024 01:46:42 PM

By Stephen Richer Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=316085>