

ORDINANCE NO. 5147

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING CERTAIN REAL PROPERTY AS NO LONGER NECESSARY FOR USE AS A PUBLIC ROADWAY; VACATING A PORTION OF THE GERONIMO STREET AND IOWA STREET ROADWAYS LYING WITHIN THE POLICE FORENSIC LAB PROPERTY AT THE NORTHEAST CORNER OF HARTFORD STREET AND PECOS ROAD; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY OR APPROPRIATE TO COMPLETE THE ABANDONMENT AND VACATION OF THE ROADWAY.

WHEREAS, A.R.S. § 28-7201 *et seq.*, provides for the disposition of unnecessary public roadways which includes all or part of a platted or designated public street, highway, alley, lane, parkway, avenue, road, sidewalk or other public way, whether or not it has been used as such; 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, the City of Chandler is improving and expanding its Police Forensic Facility (the "Facility") located at 576 W. Pecos Road; and

WHEREAS, the expanded Facility will extend over unused portions of Geronimo Street and Iowa Street (the "Roadway") that are no longer needed for public roadways; and

WHEREAS, as a result of the improvements and expansion of the Facility it is necessary to vacate and abandon the Roadways; and

WHEREAS, to resolve any potential title issues related to the Facility land, the City of Chandler desires to vacate the Roadway 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 Roadway described in Exhibit "A" attached hereto and incorporated by reference is determined to be no longer necessary for public use as a roadway.

Section 2. That the Roadway is hereby declared abandoned and vacated so that title is vested in the owner of the land abutting the Roadway 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. That the document used to abandon the Roadway is approved in the form substantially as attached hereto as Exhibit "B."

Section 4. The Mayor of the City of Chandler, Arizona, is hereby authorized to sign, on behalf of the City, this Ordinance and all other documents necessary or appropriate to complete the abandonment and vacation of the Roadway.

Section 5. That the City Clerk shall cause the original or a certified copy of this Ordinance No. 5147 to be recorded in the Office of Maricopa County Recorder after the effective date of this Ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2026.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5147 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DMG

Published in the Arizona Republic on:

EXHIBIT "A"

p 602.957.1155 | 3020 East Camelback Rd, Suite 201
f 602.957.2838 | Phoenix, AZ 85016

dibblecorp.com

BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, WHOSE CHORD BEARS SOUTH 44 DEGREES 51 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.15 FEET WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 27 MINUTES 01 SECONDS, A LENGTH OF 31.23 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HARTFORD STREET;

THENCE UPON AND WITH SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE NORTHEAST, WHOSE CHORD BEARS SOUTH 45 DEGREES 09 MINUTES 02 SECONDS EAST, A DISTANCE OF 28.41 FEET WITH A RADIUS OF 20.03 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 20 MINUTES 36 SECONDS, A LENGTH OF 31.59 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 282.33 FEET;

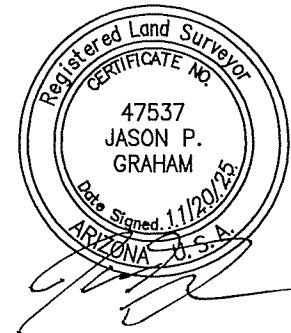
THENCE NORTH 76 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF 44.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, WHOSE CHORD BEARS SOUTH 45 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 126.96 FEET WITH A RADIUS OF 90.29 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 20 MINUTES 50 SECONDS, A LENGTH OF 140.80 FEET;

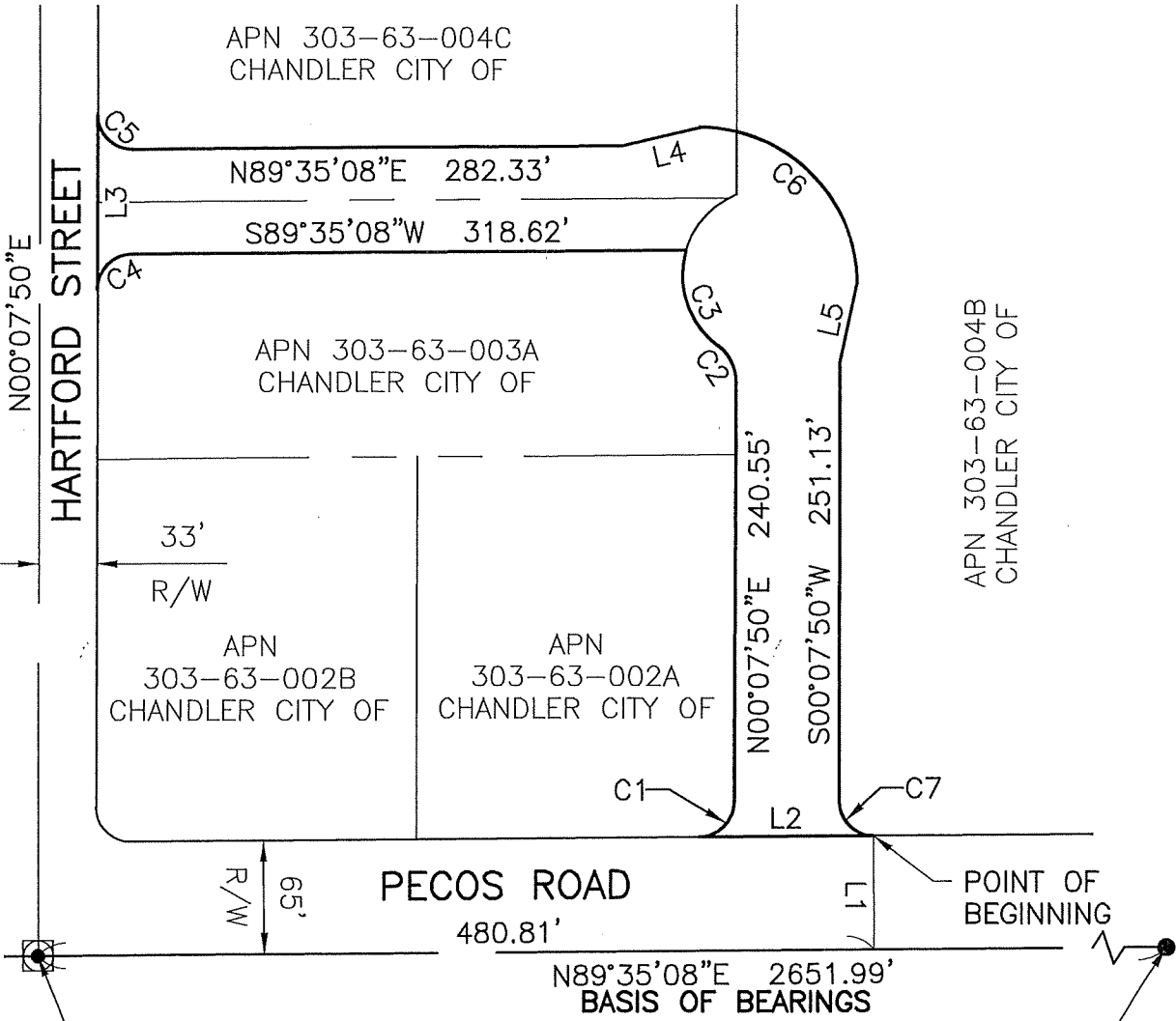
THENCE SOUTH 12 DEGREES 39 MINUTES 35 SECONDS WEST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST, A DISTANCE OF 251.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE NORTHEAST, WHOSE CHORD BEARS SOUTH 45 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF 28.42 FEET WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 32 MINUTES 42 SECONDS, A LENGTH OF 31.61 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 47,856 SQUARE FEET OR 1.099 ACRES OF LAND, MORE OR LESS.



FILE: \PROJECTS\2023\1023072 - Chandler - Police Forensics Facility\CAD\EXHIBITS\23072-ABANDONMENT.dwg DATE: Nov, 20 2025 TIME: 02:56 pm



FND BRASS CAP IN HANDHOLE
S ¼ COR, SEC 33, T1S, R5E
POINT OF COMMENCEMENT

FND MAG NAIL
SE COR, SEC 33
T1S, R5E



NTS

PARCEL AREA:
47,856 SF OR
1.099 ACRES

THIS IS NOT A PROPERTY BOUNDARY SURVEY.

DIBBLE



EXHIBIT "A"
ABANDONMENT

A PART OF THE SE ¼ OF SECTION 33,
T1S, R5E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DIBBLE PROJECT NO.
1023072

DATE: NOV 2025
DRN: AML CHK: ACC

PAGE 3

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LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N00°24'52"W	65.00'
L2	S89°35'08"W	100.00'
L3	N00°07'50"E	100.00'
L4	N76°45'12"E	44.84'
L5	S12°39'35"W	45.00'

CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	31.23'	20.00'	89°27'18"	N44°51'29"E 28.15'
C2	23.41'	25.00'	53°39'13"	N26°41'47"W 22.56'
C3	60.97'	50.00'	69°51'43"	N18°35'32"W 57.26'
C4	31.23'	20.00'	89°27'01"	S44°51'33"W 28.15'
C5	31.59'	20.03'	90°20'36"	S45°09'02"E 28.41'
C6	140.80'	90.29'	89°20'50"	S45°24'04"E 126.96'
C7	31.61'	20.00'	90°32'42"	S45°08'31"E 28.42'

THIS IS NOT A PROPERTY BOUNDARY SURVEY.


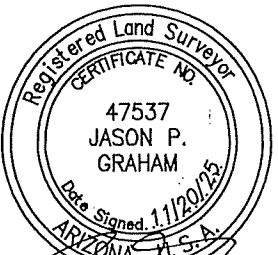
		EXHIBIT "A" ABANDONMENT	
		A PART OF THE SE ¼ OF SECTION 33, T1S, R5E, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA	
DIBBLE PROJECT NO. 1023072	DATE: NOV 2025 DRN: AML CHK: ACC	PAGE 4	

EXHIBIT "B"

ABANDONMENT OF RIGHT-OF-WAY

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the CITY OF CHANDLER, an Arizona municipal corporation, ("City") does hereby abandon any and all interest that it may have in that certain Right-of-Way ("ROW") as described in Exhibit "A", and as further identified as that portion of Right-of-Way as set forth in Resolution Number 3559, Recorded as Document 2002-080850, Records of Maricopa County, Arizona, attached hereto as Exhibit "B." This abandonment is not intended to abandon any other interest the 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, or easement, other than the aforementioned Right-of-Way.

Dated this _____ day of _____ 2026.

CITY OF CHANDLER, an Arizona
municipal corporation

By: _____
Mayor Kevin Hartke

State of Arizona)
) ss
County of Maricopa)

Acknowledged before me this ____ day of _____ 2026, by Kevin Hartke, Mayor of the City of Chandler.

Notary Public

My Commission Expires:

APPROVED AS TO FORM:

City Attorney
DMG

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
RIGHT OF WAY
ABANDONMENT

RIGHT OF WAY FOR GERONIMO STREET AND INDUSTRIAL AVENUE AS SHOWN IN BOOK 98, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION OF RIGHT OF WAY AS SET FORTH IN RESOLUTION NUMBER 3559, RECORDED DOCUMENT 2002-080850, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 33, BEARS NORTH 89 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 2651.99 FEET;

THENCE UPON AND WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, NORTH 89 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 480.81 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE POINT ON THE NORTH RIGHT OF WAY LINE OF PECOS ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE UPON AND WITH SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE NORTHWEST, WHOSE CHORD BEARS NORTH 44 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 28.15 FEET WITH A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 27 MINUTES 18 SECONDS, A LENGTH OF 31.23 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 240.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, WHOSE CHORD BEARS NORTH 26 DEGREES 41 MINUTES 47 SECONDS WEST, A DISTANCE OF 22.56 FEET WITH A RADIUS OF 25.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 39 MINUTES 13 SECONDS, A LENGTH OF 23.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE NORTHEAST, WHOSE CHORD BEARS NORTH 18 DEGREES 35 MINUTES 32 SECONDS WEST, A DISTANCE OF 57.26 FEET WITH A RADIUS OF 50.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69 DEGREES 51 MINUTES 43 SECONDS, A LENGTH OF 60.97 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 318.62 FEET TO THE

BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, WHOSE CHORD BEARS SOUTH 44 DEGREES 51 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.15 FEET WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 27 MINUTES 01 SECONDS, A LENGTH OF 31.23 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HARTFORD STREET;

THENCE UPON AND WITH SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, BEING CONCAVE TO THE NORTHEAST, WHOSE CHORD BEARS SOUTH 45 DEGREES 09 MINUTES 02 SECONDS EAST, A DISTANCE OF 28.41 FEET WITH A RADIUS OF 20.03 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 20 MINUTES 36 SECONDS, A LENGTH OF 31.59 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 282.33 FEET;

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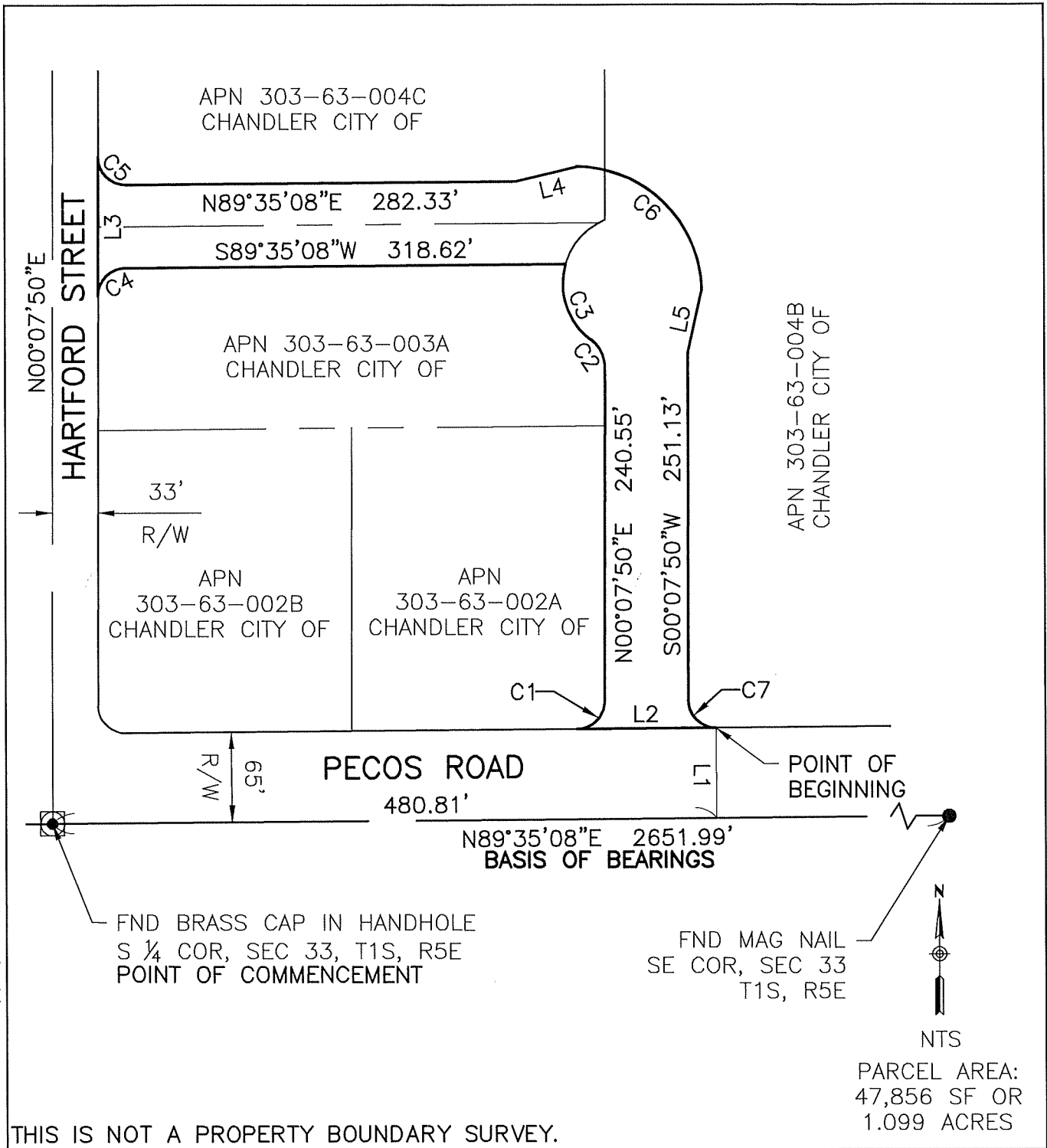
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THIS IS NOT A PROPERTY BOUNDARY SURVEY.

DIBBLE

DIBBLE PROJECT NO.
1023072

Registered Land Surveyor
CERTIFICATE NO.
47537
JASON P.
GRAHAM
Date Signed: 11/20/25
ARIZONA U.S.A.

EXHIBIT "A"
ABANDONMENT

A PART OF THE SE ¼ OF SECTION 33,
T1S, R5E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: NOV 2025	PAGE 3
DRN: AML CHK: ACC	

FILE:\PROJECTS\2023\1023072 - Chandler - Police Forensics Facility CAD\EXHIBITS\23072-ABANDONMENT.dwg DATE: Nov, 20 2025 TIME: 02:56 pm

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		A PART OF THE SE ¼ OF SECTION 33, T1S, R5E, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA	
DIBBLE PROJECT NO. 1023072	DATE: NOV 2025 DRN: AML CHK: ACC		PAGE 4

EXHIBIT "B"

CERTIFICATE OF CLERK

City of Chandler

State of Arizona }
County of Maricopa } ss

I, Dana DeLong, the duly appointed and qualified City Clerk of the City of Chandler, Arizona, do hereby certify that the foregoing is a true and correct copy of Resolution No. 3559, which was passed and adopted by the Mayor and Council of the City of Chandler, Arizona, at a meeting held on September 12, 2002, at which a quorum was present.

***In Witness Whereof**, I have hereunto set my hand and affixed the seal of the City of Chandler, Arizona on November 21, 2025.*

Total of 4 page(s) certified.

Dana R. DeLong
City Clerk



When recorded, return to:

Chandler City Clerk
Mail Stop 606
PO Box 4008
Chandler, AZ 85244-4008



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2002-0980850 09/24/02 14:21
4 OF 4

PALUHBA

CAPTION HEADING:

RESOLUTION NO. 3559, dedicating a portion of the Richard Felix Police Evidence Building land for use as a public roadway to enable development of a cul-de-sac on Iowa Street in conjunction with the Richard Felix Property and Evidence Building expansion and remodel.

DO NOT REMOVE

This is part of the official document.

RESOLUTION NO. 3559

OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

20020905E0

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DEDICATING A PORTION OF THE RICHARD FELIX PROPERTY AND EVIDENCE BUILDING LAND FOR USE AS A PUBLIC ROADWAY TO ENABLE THE DEVELOPMENT OF A CUL-DE-SAC ON IOWA STREET IN CONJUNCTION WITH THE RICHARD FELIX PROPERTY AND EVIDENCE BUILDING EXPANSION AND REMODEL.

WHEREAS, as part of the expansion and remodel of the Richard Felix Property and Evidence Building located at 576 West Pecos Road, roadway improvements on Iowa Street will be extended north and end in the creation of a new cul-de-sac; and

WHEREAS, a portion of the Richard Felix Property and Evidence Building land is needed in order to develop the cul-de-sac on Iowa Street; and

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

Section 1. That the portion of the Richard Felix Property and Evidence Building land in attached Exhibit "A" incorporated here by reference (the "Dedication"), is determined to be necessary in order to develop the cul-de-sac on Iowa Street.

Section 2. That the Dedication shall be for use as a public roadway.

Section 3. That application of the Dedication for use as public roadway is not intended to extinguish any rights-of-way or easements for existing sewer, gas, water or similar pipelines and appurtenances, and for canals, laterals, ditches and appurtenances, and for electric, telephone and similar lines and appurtenances, and the same, if there are any, shall continue to exist prior to this application of the Roadway to another use.

Section 4. That the Mayor of the City of Chandler, Arizona, is hereby authorized to sign, on behalf of the City, all documents required and necessary to complete the Dedication, including signing this Resolution.

Section 5. That at such time as may be determined by the City Attorney, the City Clerk shall cause this Resolution to be recorded in the office of the Maricopa County Recorder and the change in public use shall be deemed effective when so recorded.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 12th day of September 2002.

ATTEST:

Manila Paddach
CITY CLERK

[Signature]
MAYOR

2002090850

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3559 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 12th day of September 2002, and that a quorum was present thereat.

Maria Padgett
CITY CLERK

APPROVED AS TO FORM:

Dennis M. McNeill
CITY ATTORNEY

0558980850

EXHIBIT "A"

THAT PORTION OF TRACT "B", OF *CHANDLER INDUSTRIAL PARK*, AS RECORDED IN BOOK 98 OF MAPS, PAGE 04, RECORDS OF MARICOPA COUNTY, ARIZONA, IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, AS SHOWN ON SAID *CHANDLER INDUSTRIAL PARK*, SAID POINT ALSO BEING THE INTERSECTION OF THE MONUMENTS LINES OF HARTFORD STREET AND PECOS ROAD;

THENCE NORTH 89°27'45" EAST, ALONG THE MONUMENT LINE OF SAID PECOS ROAD, A DISTANCE OF 430.00 FEET TO THE MONUMENT LINE OF IOWA STREET;

THENCE DEPARTING SAID MONUMENT LINE, NORTH 00°00'00" EAST, ALONG THE MONUMENT LINE OF SAID IOWA STREET, A DISTANCE OF 324.22 FEET;

THENCE DEPARTING SAID MONUMENT LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID IOWA STREET, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°39'13" AND AN ARC LENGTH OF 23.41 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°53'50" AND AN ARC LENGTH OF 61.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GERONIMO STREET, AS SHOWN ON SAID *CHANDLER INDUSTRIAL PARK*;

THENCE NORTH 89°27'45" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°32'15" AND AN ARC LENGTH OF 31.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF IOWA STREET, AS SHOWN ON SAID *CHANDLER INDUSTRIAL PARK*;

THENCE SOUTH 00°00'00" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,403 SQUARE FEET OR 0.03 ACRES MORE OR LESS

