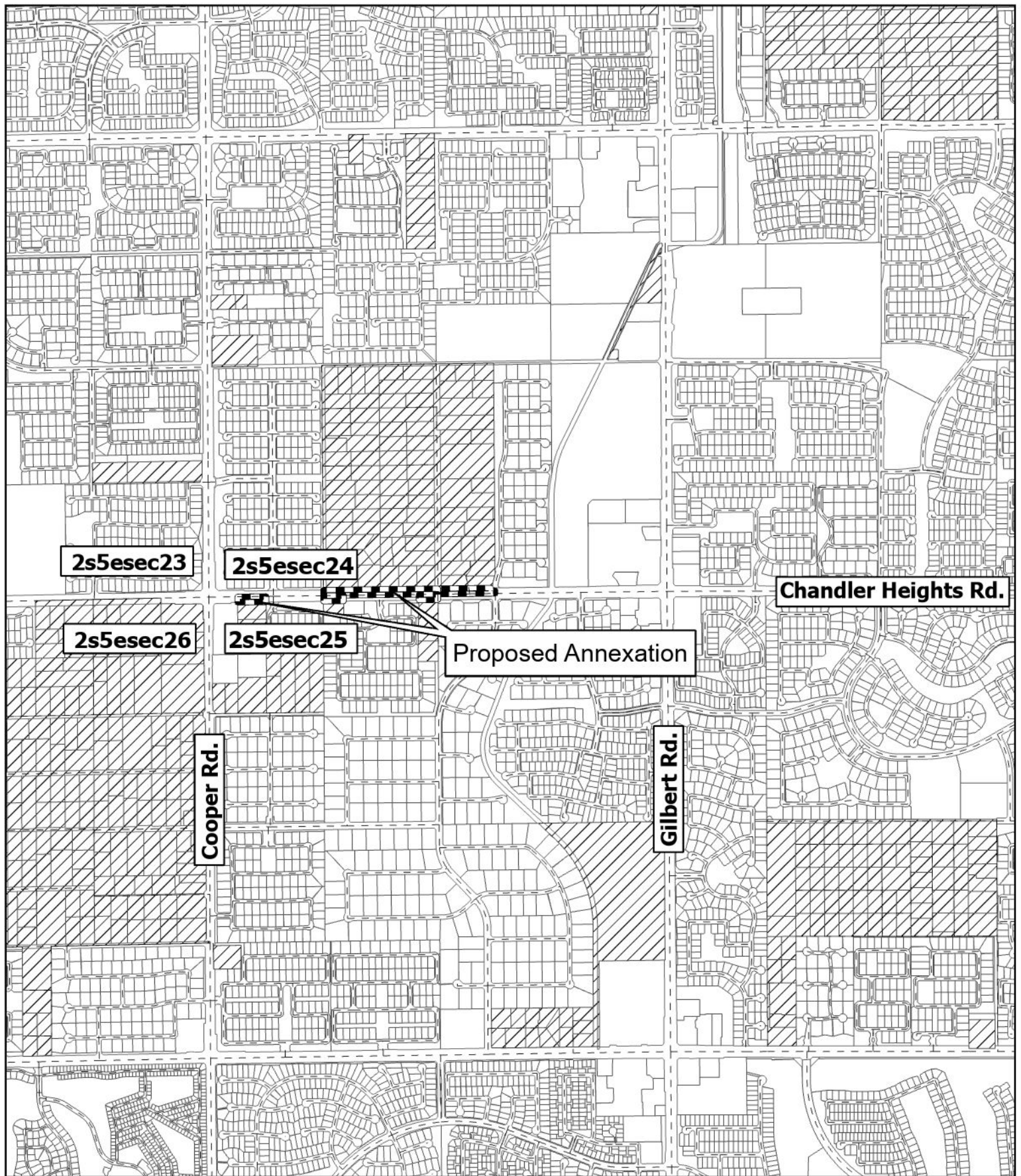




Proposed Annexation



Incorporated Area



Unincorporated Area

## Proposed Annexation

### Resolution No. 6036

Certain Rights-of-Ways along Chandler Heights Road  
between McQueen Road and Val Vista Drive

0 500 1,000  
Feet





Proposed Annexation



Incorporated Area



Unincorporated Area

## Proposed Annexation

### Resolution No. 6036

Certain Rights-of-Ways along Chandler Heights Road  
between McQueen Road and Val Vista Drive

0 500 1,000  
Feet





**LEGAL DESCRIPTION  
CHANDLER HEIGHT ROAD  
ANNEXATION**

JOB NO. 18-241 LD09

JANUARY 20, 2026

A PORTION OF THE SOUTH HALF OF SECTION 24 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 2628.71 FEET **(BASIS OF BEARING)**;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, SOUTH 0 DEGREES 19 MINUTES 15 SECONDS EAST, 65.00 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 219.49 FEET;

THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 0 DEGREES 59 MINUTES 20 SECONDS EAST, 65.03 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 863.40 FEET;

THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 0 DEGREES 15 MINUTES 31 SECONDS EAST, 65.00 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 232.96 FEET;

THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 0 DEGREES 15 MINUTES 31 SECONDS WEST, 65.00 FEET;

THENCE NORTH 0 DEGREES 25 MINUTES 06 SECONDS WEST, 65.00 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTH 65.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 24, NORTH 89 DEGREES 17 MINUTES 03 SECONDS EAST, 1314.32 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTH 65.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 89 DEGREES 16 MINUTES 42 SECONDS EAST, 607.16 FEET;

THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 0 DEGREES 43 MINUTES 18 SECONDS EAST, 32.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS EAST, 49.82 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 13 SECONDS EAST, 33.00 FEET;

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



THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, 657.10 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING **155,909** SQUARE FEET, OR **3.5792** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



S. COOPER ROAD

COUNTRYSIDE  
ESTATES UNIT 3  
BOOK 570 OF MAPS,  
PAGE 25, M.C.R.

S. 130TH STREET

APN: 303-52-978  
13012 E CHANDLER HEIGHTS LLC  
DOCUMENT 2015-0758305, M.C.R.

APN: 303-52-979  
13012 E CHANDLER HEIGHTS LLC  
DOCUMENT 2015-0758305, M.C.R.

N89°17'03"E 1,314.32'

1,314.36'

SOUTHWEST CORNER,  
SECTION 24, T2S, R5E  
FOUND BRASS CAP  
IN HAND HOLE

MCKINLEY GLENN  
BOOK 1736 OF MAPS,  
PAGE 50, M.C.R.

L5  
L4

W/R 65'

W/R 65'

232.96'

S89°17'03"W 2,628.71' (BASIS OF BEARING)

863.40'

E. CHANDLER HEIGHT ROAD

AREA:  
155,909 S.F.  
3.5792 AC.

S89°17'03"W 232.96'

APN: 303-63-984  
NGO TRANG THI B  
DOCUMENT  
2013-0236310, M.C.R.

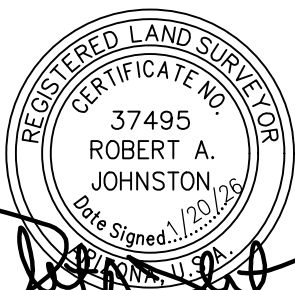
LANDMARC - CHANDLER HEIGHTS  
BOOK 1341 OF MAPS,  
PAGE 17, M.C.R.

### LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L3   | S00°15'31"E | 65.00' |
| L4   | N00°15'31"W | 65.00' |
| L5   | N00°25'06"W | 65.00' |



MATCH LINE SEE SHEET 2 OF 3



18-241 LD09

Drawn by: A.G. Reviewed by: R.J. Sheet Scale: 1" = 100'

Sheet No: 1 of 3

Chandler Height Road  
Annexation

Exhibit "A"



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

MATCH LINE SEE SHEET 1 OF 3

APN: 303-48-984L  
HASSANI SABOOR  
DOCUMENT  
2020-0650119, M.C.R.

APN: 303-48-984J  
HASSANI HALIM A/SABOOR  
DOCUMENT  
2020-1243245, M.C.R.

N89°17'03"E 1,314.32'

APN: 303-48-984K  
HASSANI HALIM A  
DOCUMENT  
2020-1243244, M.C.R.

POINT OF BEGINNING  
SOUTH QUARTER CORNER,  
SECTION 24, T2S, R5E  
FOUND BRASS CAP  
IN HAND HOLE

S. 132ND STREET

MATCH LINE SEE SHEET 3 OF 3

AREA:  
155,909 S.F.  
3.5792 AC.

S89°17'03"W 2,628.71' (BASIS OF BEARING)

863.40'

E. CHANDLER HEIGHT ROAD

R/W 65'

218.00'

R/W 65'

S89°17'03"W 219.49'

CHANDLER HEIGHTS  
BOOK 1267 OF MAPS, PAGE 8, M.C.R.

APN: 303-57-987  
DOMINY REVOCABLE TRUST  
DOCUMENT  
2024-0573649, M.C.R.

### LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S00°19'15"E | 65.00' |
| L2   | N00°59'20"E | 65.03' |



18-241 LD09

Drawn by: A.G.

Reviewed by: R.J.

Sheet Scale: 1" = 100'

Sheet No: 2 of 3

Chandler Height Road  
Annexation

Exhibit "A"



1130 N. Alma School Rd.  
Ste. 120 Mesa, AZ 85201  
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www.epsgroupinc.com

MATCH LINE SEE SHEET 2 OF 3

APN: 303-44-037G  
ERNIES REFRIGERATION  
AND SHEET METAL PSP  
DOCUMENT  
2000-0204099, M.C.R.

APN: 303-44-037HG  
ERNIES REFRIGERATION  
AND SHEET METAL PSP  
DOCUMENT 2015-0733044, M.C.R.

SOUTHEAST CORNER  
SECTION 24, T2S, R5E  
FOUND BRASS CAP  
IN HAND HOLE

N89°16'42"E 607.16'

657.10'

S89°16'42"W 2,628.41'

AREA:  
155,909 S.F.  
3.5792 AC.

R/W  
65'

L6

L7

L8

1,971.31'

CIRCLE G @ RIGGS  
HOMESTEAD RANCH UNIT V  
BOOK 511 OF MAPS,  
PAGE 46, M.C.R.

S. RIGGS RANCH ROAD

LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L6   | S00°43'18"E | 32.00' |
| L7   | N89°16'42"E | 49.82' |
| L8   | S00°24'13"E | 33.00' |



18-241 LD09

Drawn by: A.G. Reviewed by: R.J. Sheet Scale: 1" = 100'

Sheet No: 3 of 3

Chandler Height Road  
Annexation

Exhibit "A"



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www.epsgroupinc.com



**LEGAL DESCRIPTION  
CHANDLER HEIGHT ROAD  
ANNEXATION**

JOB NO. 18-241 LD10

JANUARY 20, 2026

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A BRASS CAP IN HANDHOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 25, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 25, BEARS SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 2628.71 FEET **(BASIS OF BEARING)**;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 1971.53 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 0 DEGREES 13 MINUTES 39 SECONDS EAST, 65.00 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 89 DEGREES 17 MINUTES 03 SECONDS WEST, 328.61 FEET;

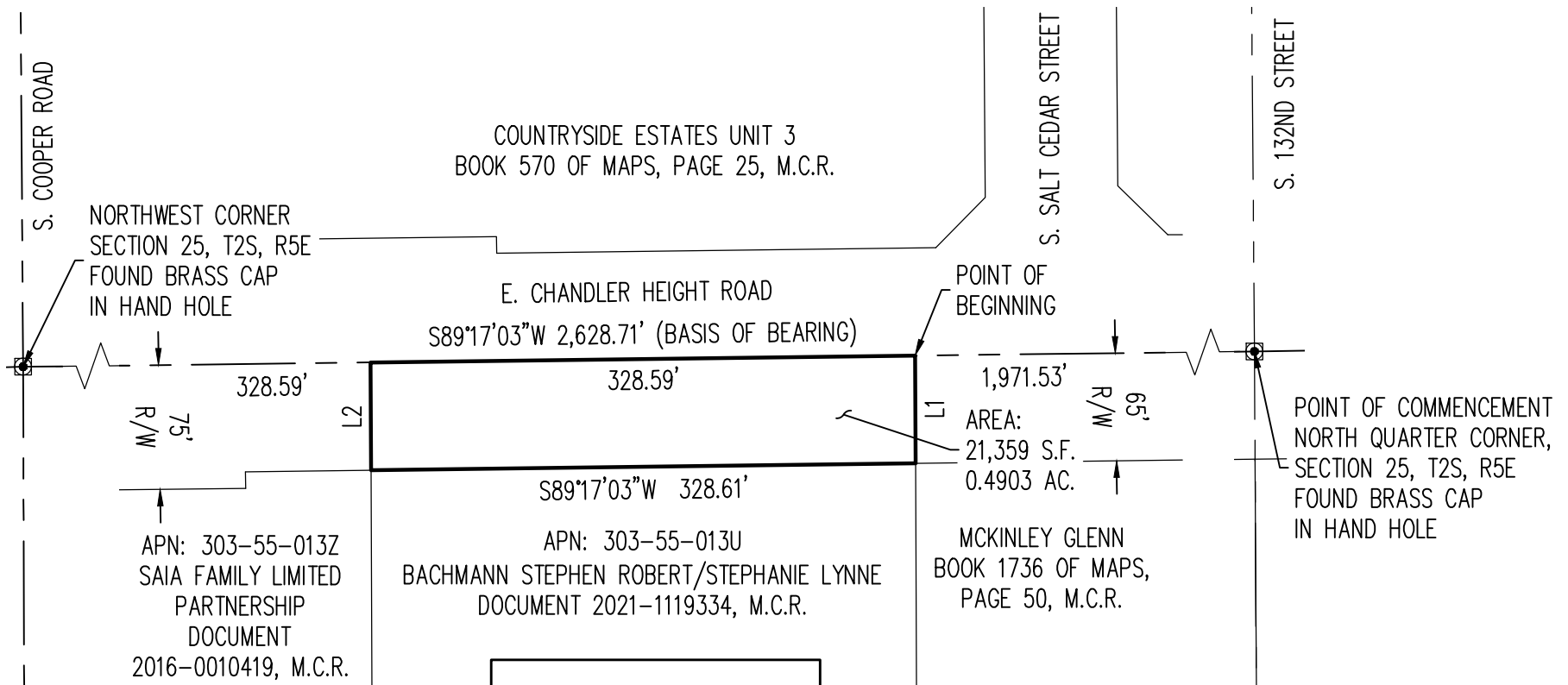
THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 0 DEGREES 12 MINUTES 43 SECONDS WEST, 65.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 17 MINUTES 03 SECONDS EAST, 328.59 FEET TO THE **POINT OF BEGINNING**.

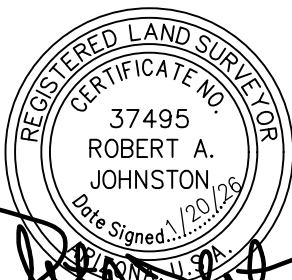
SAID PORTION OF LAND CONTAINING **21,359** SQUARE FEET, OR **0.4903** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.





| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S00°13'39"E | 65.00' |
| L2         | N00°12'43"W | 65.00' |



|             |                                 |                   |                        |                  |
|-------------|---------------------------------|-------------------|------------------------|------------------|
| 18-241 LD10 | Drawn by: A.G.                  | Reviewed by: R.J. | Sheet Scale: 1" = 100' | Sheet No: 1 of 1 |
|             | Chandler Height Road Annexation |                   |                        |                  |
|             | Exhibit "A"                     |                   |                        |                  |

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