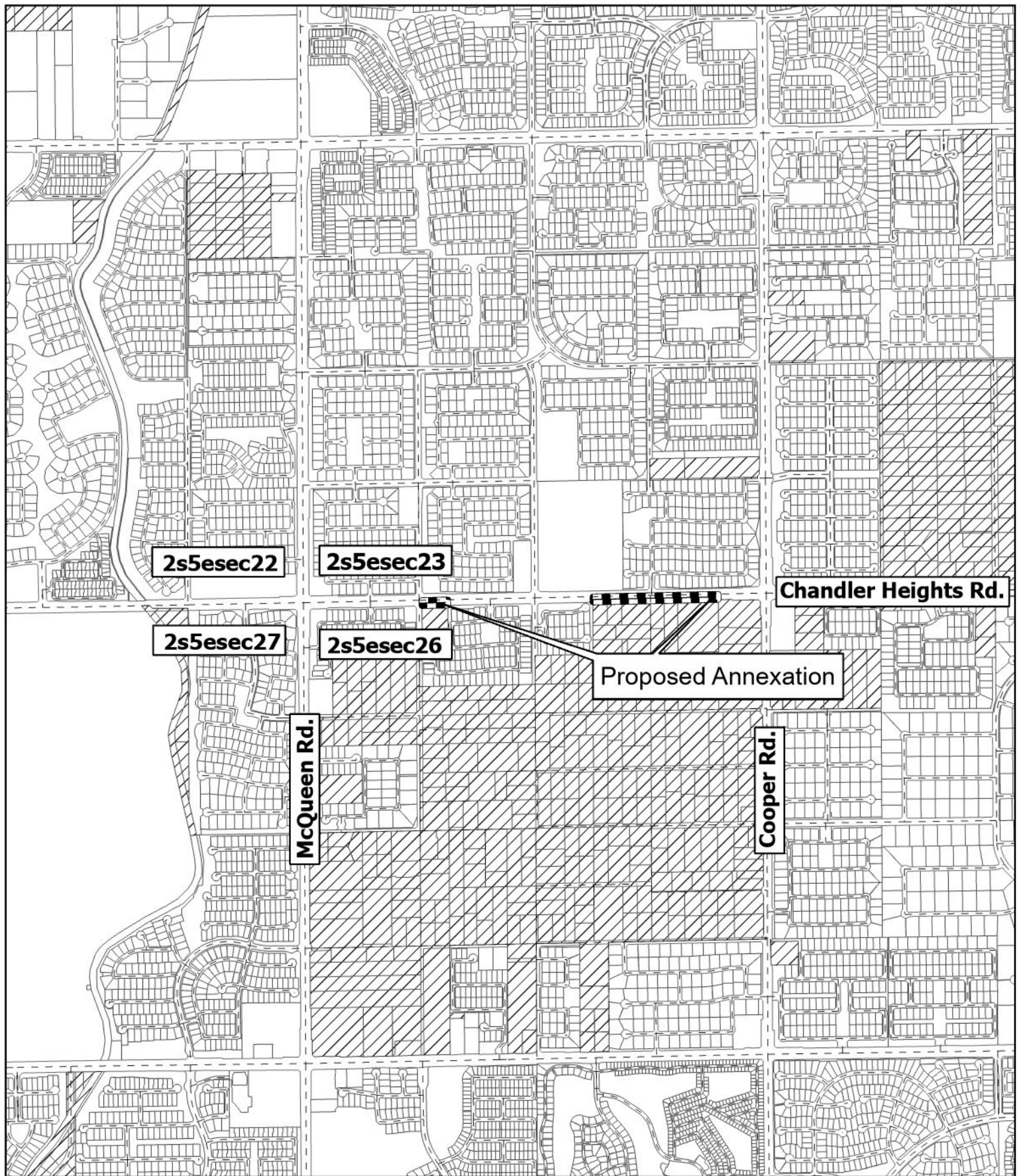




Proposed Annexation



Incorporated Area



Unincorporated Area

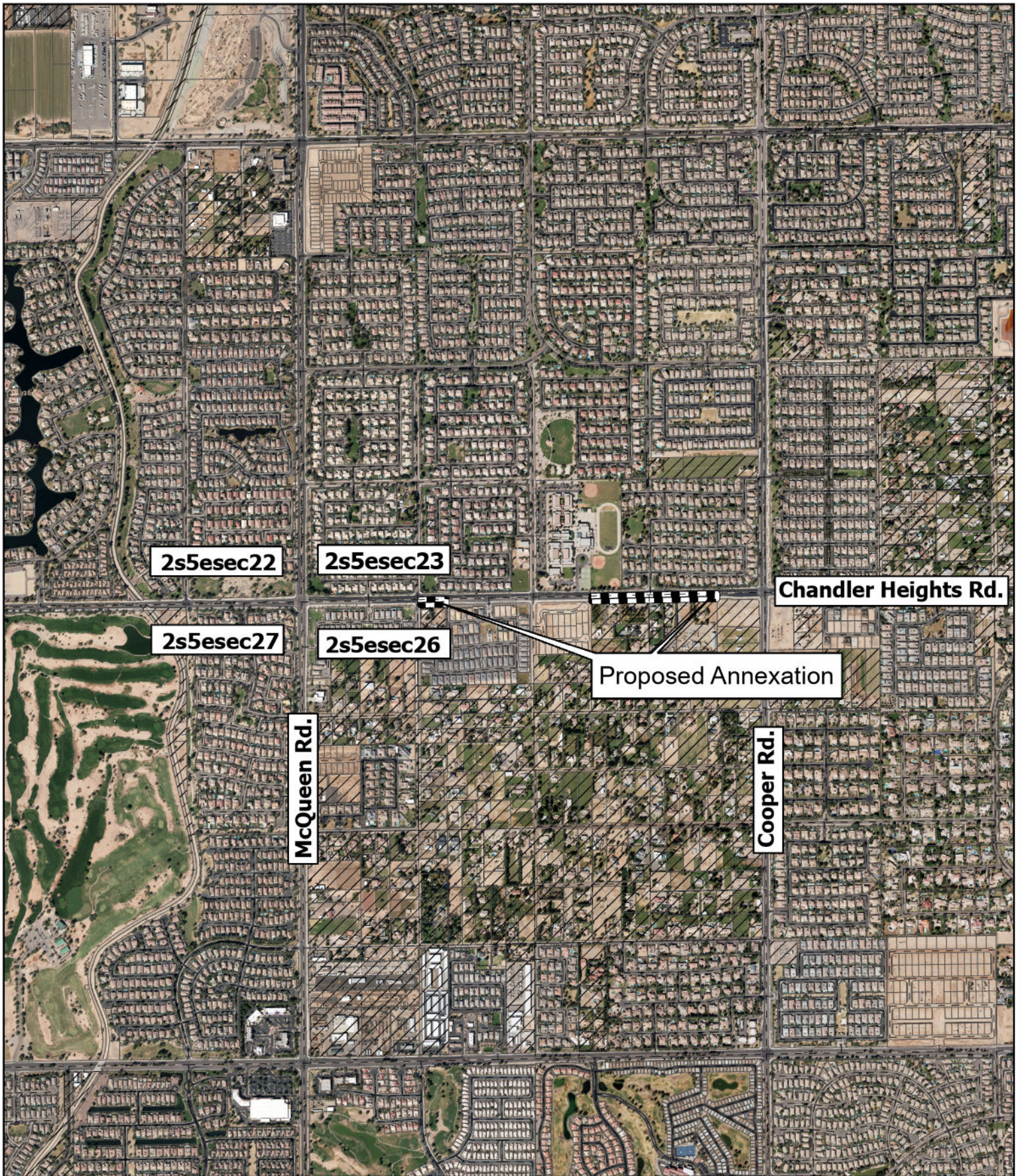
Proposed Annexation

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 LD07

NOVEMBER 21, 2025

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, 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 26, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 26, BEARS SOUTH 88 DEGREES 48 MINUTES 16 SECONDS WEST, 2656.83 FEET **(BASIS OF BEARING)**;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 88 DEGREES 48 MINUTES 16 SECONDS WEST, 996.31 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 0 DEGREES 15 MINUTES 58 SECONDS EAST, 65.01 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER, SOUTH 88 DEGREES 48 MINUTES 16 SECONDS WEST, 302.09 FEET;

THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 0 DEGREES 16 MINUTES 23 SECONDS WEST, 65.01 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 88 DEGREES 48 MINUTES 16 SECONDS EAST, 302.10 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING **19,636** SQUARE FEET, OR **0.4508** 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.



CHANDLER HEIGHTS ESTATES
PHASE II AMENDED
BOOK 490 OF MAPS,
PAGE 16, M.C.R.

NORTHWEST CORNER
SECTION 26, T2S, R5E
FOUND BRASS CAP IN HAND HOLE

CHANDLER HEIGHTS ESTATES III
BOOK 487 OF MAPS, PAGE 2, M.C.R.

POINT OF COMMENCEMENT
NORTH QUARTER CORNER, SECTION 26, T2S, R5E
FOUND BRASS CAP IN HAND HOLE

E. CHANDLER HEIGHT ROAD

S88°48'16"W 2,656.83' (BASIS OF BEARING)

POINT OF BEGINNING

1,358.42'

302.10'

996.31'

R/W
65'

AREA:
19,636 S.F.
0.4508 AC.

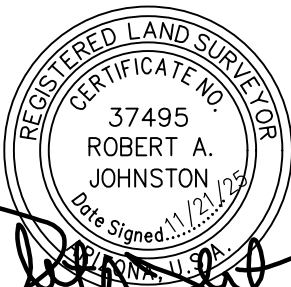
S. SENATE STREET

S88°48'16"W 302.09'

APN: 303-55-985
DANIEL TODD SAYER REVOCABLE TRUST
DOCUMENT 2012-0365530, M.C.R.

TREELAND
BOOK 1696 OF MAPS,
PAGE 22, M.C.R.

S. ADAMS AVENUE



LINE TABLE

LINE	BEARING	LENGTH
L1	S00°15'58"E	65.01'
L2	N00°16'23"W	65.01'



18-241 LD07

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

Sheet No: 1 of 1

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



**LEGAL DESCRIPTION
CHANDLER HEIGHT ROAD
ANNEXATION**

JOB NO. 18-241 LD06

NOVEMBER 21, 2025

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, 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 26, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 26, BEARS NORTH 88 DEGREES 48 MINUTES 27 SECONDS EAST, 2656.87 FEET **(BASIS OF BEARING)**;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 88 DEGREES 48 MINUTES 27 SECONDS EAST, 664.22 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 48 MINUTES 27 SECONDS EAST, 1442.48 FEET;

THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 0 DEGREES 13 MINUTES 06 SECONDS EAST, 65.01 FEET;

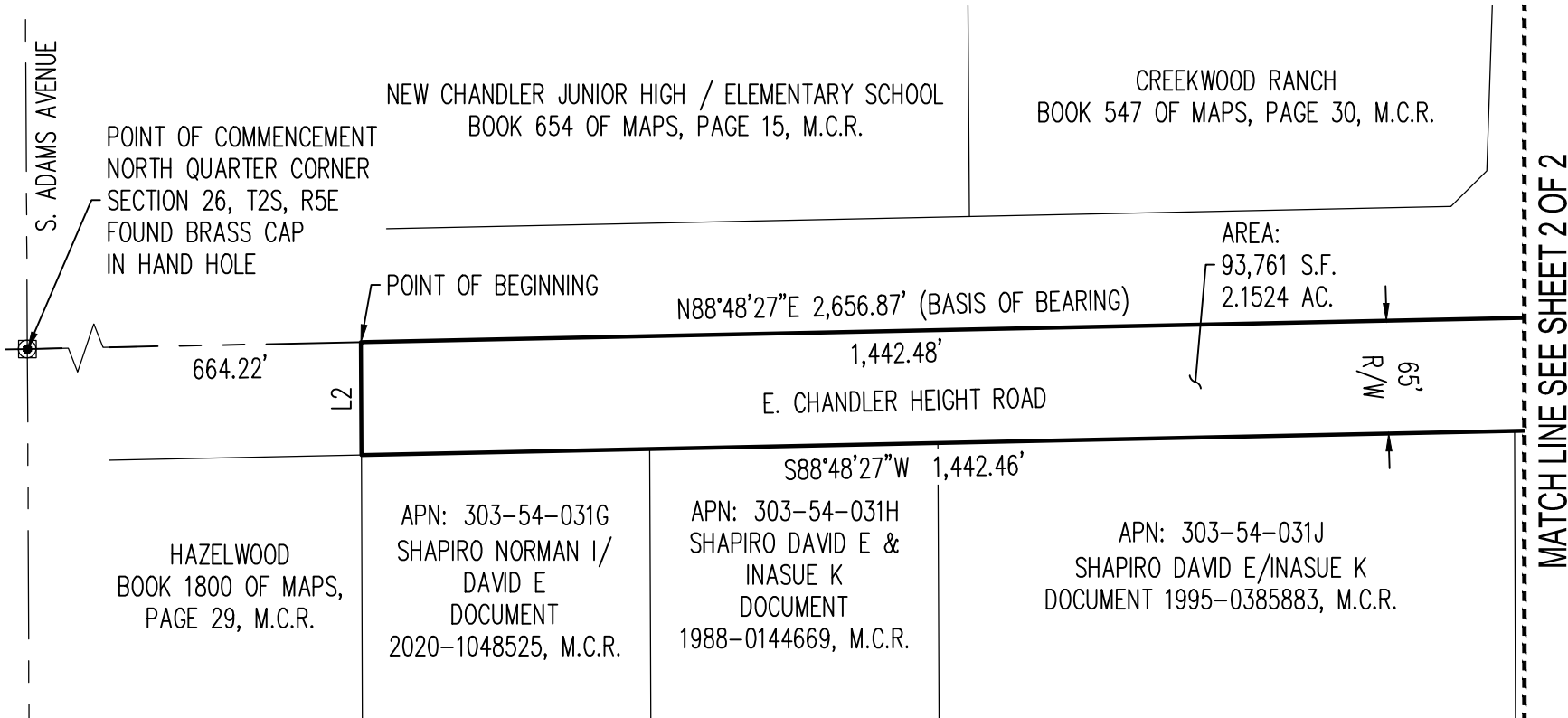
THENCE ALONG THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHEAST QUARTER, SOUTH 88 DEGREES 48 MINUTES 27 SECONDS WEST, 1442.46 FEET;

THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 0 DEGREES 14 MINUTES 01 SECONDS WEST, 65.01 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING **93,761** SQUARE FEET, OR **2.1524** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

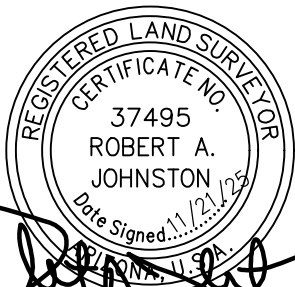
THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.





LINE TABLE

LINE	BEARING	LENGTH
L1	S00°13'06"E	65.01'
L2	N00°14'01"W	65.01'



18-241 LD06	Drawn by: A.G.	Reviewed by: R.J.	Sheet Scale: 1" = 100'	Sheet No: 1 of 2
	Chandler Height Road Annexation			
	Exhibit "A"			

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MATCH LINE SEE SHEET 1 OF 2

S. TOWER AVENUE

S. COOPER ROAD

CREEKWOOD RANCH
BOOK 547 OF MAPS, PAGE 30, M.C.R.

AREA:
93,761 S.F.
2.1524 AC.

N88°48'27"E 2,656.87' (BASIS OF BEARING)

1,442.48'

E. CHANDLER HEIGHT ROAD

NORTHEAST CORNER
SECTION 26, T2S, R5E
FOUND BRASS CAP
IN HAND HOLE

550.17'

65'
R/W

APN: 303-54-024C
GRIMES JOSIAH/
BRITTANY
DOCUMENT
2023-0593183, M.C.R.

APN: 303-54-023C
KUPFERER KEVIN R
DOCUMENT
2003-0854940, M.C.R.

S88°48'27"W 1,442.46'

APN: 303-54-022B
ALDECOA FAMILY TRUST
DOCUMENT 2021-1058490, M.C.R.

APN:
303-54-021A
STOCKDALE DON
DUANE/JUDITH TR
DOCUMENT
1993-0520650,
M.C.R.



18-241 LD06

Drawn by: A.G.

Reviewed by: R.J.

Sheet Scale: 1" = 100'

Sheet No: 2 of 2

Chandler Height Road
Annexation

Exhibit "A"



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