

ORDINANCE NO. 5176

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 ROADWAY LOCATED NEAR THE SOUTHEAST CORNER OF ARIZONA AVENUE AND CHANDLER BOULEVARD; RESERVING A PUBLIC UTILITY EASEMENT ON THE ROADWAY BEING VACATED; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE ABANDONMENT AND ESTABLISH THE PUBLIC UTILITY EASEMENT.

WHEREAS, Arizona Revised Statutes Section 28-7201, et seq., provide for the disposition of unnecessary public roadways, which includes alleys; and

WHEREAS, Arizona Revised Statutes Section 28-7205 specifically provides for the vacating of unnecessary public roadway so as to allow title to vest according to law; and

WHEREAS, a portion of the alley located near the southeast corner of Arizona Avenue and Chandler Boulevard, as more fully described and depicted in Exhibit "A" attached hereto and incorporated herein by reference (the "Roadway"), is no longer necessary for public use as a roadway; and

WHEREAS, the City intends to vacate and abandon the Roadway and reserve a public utility easement ("PUE") for continued utility use of the Roadway.

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

- Section 1. That the Roadway 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 shall vest, 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 vacating of the Roadway is not intended to vacate or extinguish any easements for existing sewer, gas, water or similar pipelines and appurtenances, and for existing canals, laterals, ditches and appurtenances, and for existing electric, telephone and similar lines and appurtenances, and the same, if there are any, shall continue as they existed prior to the vacating of the Roadway.
- Section 4. That the City expressly reserves a PUE on the Roadway for public utility purposes, until such time as the City Council determines that no utilities are present within the Roadway vacated by this Ordinance.
- Section 5. 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

abandonment and vacation of the Roadway and establishment of a PUE, including this Ordinance.

Section 6. That the City Clerk is directed to cause this Ordinance to be recorded in the office of the Maricopa County Recorder after the effective date of this Ordinance according to City Code or Charter. The vacation of the Roadway and establishment of a PUE shall take effect upon recordation 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. 5176 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”

Legal Description Exhibit A

A portion of that certain Alley lying adjacent to Lots 262, 263, 264, 265, 266, 267, 268 and 269, Townsite of Chandler, according to Book 5 of Maps, Page 34, Maricopa County Records, lying within the northwest quarter of Section 26, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the southeast corner of said Lot 269;

Thence along the easterly line of Lots 269, 267, 265 and 263, North $00^{\circ}37'32''$ East, a distance of 185.64 feet;

Thence leaving said easterly line, North $89^{\circ}48'00''$ East, a distance of 20.00 feet, to the westerly of Lot 262;

Thence along the westerly line of Lots 262, 264, 266 and 268, South $00^{\circ}37'32''$ West, a distance of 185.63 feet, to the southwest corner of said Lot 268;

Thence leaving said westerly line, South $89^{\circ}45'55''$ West, a distance of 20.00 feet, to the **Point of Beginning**.

Containing 3,713 Square Feet or 0.09 Acres more or less.
Subject to easements, restrictions, and rights-of-way of record.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
David Hargrove, CSTIII (480) 298-4900



Date: March 3, 2026
Job No. 21-105



N 00°37'22" E

561.33'

50' R/W

N ARIZONA AVENUE

50' R/W

40' R/W

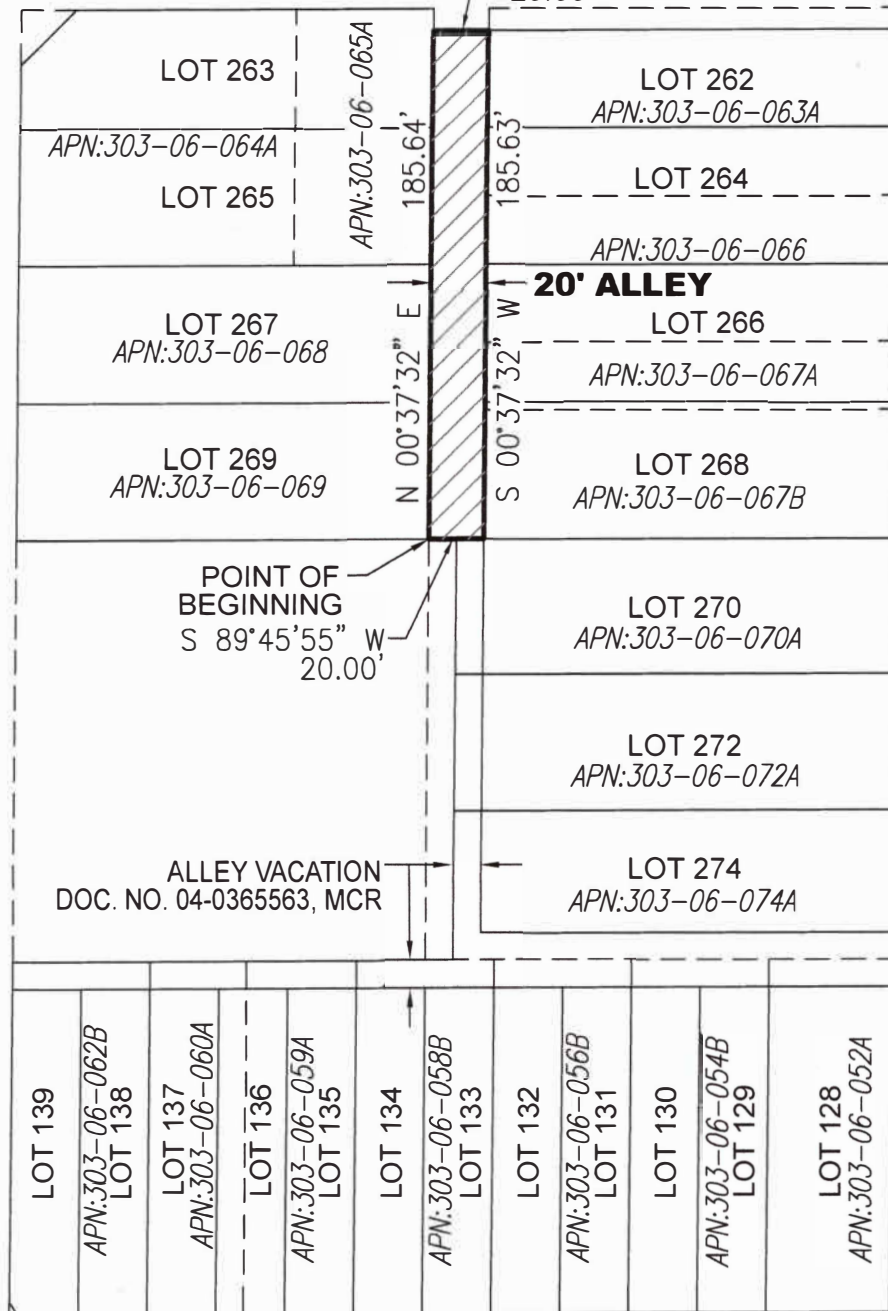
42.5' R/W

40' R/W

40' R/W

40' R/W

40' R/W



ALLEY VACATION
DOC. NO. 04-0365563, MCR

POINT OF
BEGINNING
S 89°45'55" W
20.00'

20' ALLEY

E BUFFALO STREET
S 89°46'09" W 409.89'

N 89°48'00" E
20.00'

48' R/W
409.94'

40' R/W

N WASHINGTON STREET

561.11'

S 00°37'42" W

AW LAND SURVEYING, LLC

PO BOX 2170, CHANDLER, AZ 85244
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**EXHIBIT B
ONE CHANDLER**

Job No.: 21-105

Date: 03-03-26

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