

ORDINANCE NO. O21-26

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING 7.2 ACRES LOCATED AT 5330 WEST UNION HILLS DRIVE FROM A-1 (AGRICULTURAL) AND SR-30 (SUBURBAN RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "TERRA POINTE"; AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on March 4, 2021 in zoning case ZON20-17 in the manner prescribed by law for the purpose of rezoning property located at 5330 West Union Hills Drive from A-1 (Agricultural) and SR-30 (Suburban Residential) to PAD (Planned Area Development);

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law, including publication of such notice in *The Glendale Star* on February 11, 2021; and

WHEREAS, the City has considered the individual property rights and personal liberties of the residents of the city before adopting this zoning ordinance; and

WHEREAS, the City of Glendale Planning Commission recommended to the mayor and the council the zoning of property as described above and the mayor and the council desire to accept such recommendation to rezone the property described on Exhibit A to PAD (Planned Area Development) in accordance with the development plan currently on file with the planning division as of the date of this ordinance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 5330 West Union Hills Drive and more accurately described in Exhibit A to this ordinance, is conditionally rezoned from A-1 (Agricultural) and SR-30 (Suburban Residential) to PAD (Planned Area Development).

SECTION 2. That the rezoning provided for is conditioned and subject to the following:

1. Development in substantial conformance to the pad narrative, submittal date December 7, 2020. Narrative to be amended in order to clarify that any future multi-family use of the property will be subject to further hearing action; and to allow "accessory offices and select personal services (barber, etc.)." No other uses will be allowed without further hearing action.

2. Dedication of a 10-foot right-of-way adjacent to APN #200-25-004F to bring the total right-of-way on Union Hills Drive to 65 feet.
3. Dedication of additional right-of-way on 54th Avenue so that the public sidewalk and public streetlights are encompassed within right-of-way. 25' Half street right-of-way dedication is required.
4. As the right-of-way for 53rd Avenue is private, an ingress/egress easement shall be recorded along the eastern edge of APN #200-25-004F to encompass the existing pavement being utilized by properties adjacent to this property and by properties to the north so that they (and emergency/service vehicles) will have legal access. The dedication shall include the easement required for the placement of a sidewalk along the property frontage.

SECTION 3. The City of Glendale Zoning Map is amended by this ordinance to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. This Ordinance becomes effective at the time and in the manner prescribed by law.

SECTION 5. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 13th day of April, 2021.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

EXHIBIT A

LEGAL DESCRIPTION 1:

(APN NO. 200-25-398A)

PARCEL 1:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE NORTH 89°45'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29 AND THE CENTERLINE OF UNION HILLS DRIVE, A DISTANCE OF 1325.93(M), 1325.86(R) FEET;

THENCE NORTH 00°59'26" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 55.01 FEET TO A POINT ON THE NORTH LINE OF SAID UNION HILLS DRIVE;

THENCE NORTH 89°45'56" WEST, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 211.25(M), 211.37(R) FEET;

THENCE NORTH 00°59'38" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE 65 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE TO A POINT ON THE EAST LINE OF 54TH AVENUE AS DESCRIBED IN DEED TO THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN INSTRUMENT NO. 20090933839;

THENCE NORTH 45°26'12" WEST (MEASURED) NORTH 45°22'51" WEST (RECORD) , A DISTANCE OF 35.78 FEET (MEASURED), 35.73 (RECORD);

THENCE NORTH 01°06'27" WEST (MEASURED) NORTH 00°59'46" WEST (RECORD), A DISTANCE OF 246.65 FEET;

THENCE SOUTH 89°55'13" EAST, A DISTANCE OF 210.62 FEET;

THENCE NORTH 00°59'33" WEST, A DISTANCE OF 65.06 FEET;

THENCE SOUTH 89°45'56" EAST, A DISTANCE OF 142.54 FEET;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 21.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 54.99 FEET;

THENCE SOUTH 00°59'38" EAST, A DISTANCE OF 369.42 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

(APN NO. 200-25-397A), PARCEL 2:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 89°45'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29 AND THE CENTERLINE OF UNION HILLS DRIVE, A DISTANCE OF 1325.93(M), 1325.86(R) FEET;

THENCE NORTH 00°59'26" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 55.01 FEET TO A POINT ON THE NORTH LINE OF SAID UNION HILLS DRIVE

THENCE NORTH 89°45'56" WEST, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 211.25(M), 211.37(R) FEET;

THENCE NORTH 00°59'38" WEST, A DISTANCE OF 10.00 FEET;

THENCE ALONG A LINE 65 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE TO A POINT ON THE EAST LINE OF 54TH AVENUE AS DESCRIBED IN DEED TO THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN INSTRUMENT NO. 20090933839;

THENCE NORTH 45°26'12" WEST (MEASURED), NORTH 45°22'51" WEST (RECORD) A DISTANCE OF 35.78 FEET (MEASURED) 35.73 FEET (RECORD);

THENCE NORTH 01°06'27" WEST (MEASURED) NORTH 00°59'46" WEST (RECORD), A DISTANCE OF 246.65 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°06'27" WEST (MEASURED) NORTH 00°59'46" WEST (RECORD), A DISTANCE OF 221.42 FEET;

THENCE NORTH 89°59'55" EAST, A DISTANCE OF 423.96 FEET (MEASURED) 425.52 (RECORD) TO A POINT BEING THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN PARCEL 2 OF DEED RECORDED IN DOCUMENT NO. 20060937608;

THENCE SOUTH 00°59'38" EAST, A DISTANCE OF 125.39 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 54.99 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 17.00 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 21.00 FEET;

THENCE NORTH 89°45'56" WEST, A DISTANCE OF 142.54 FEET;

THENCE SOUTH 00°59'33" EAST, A DISTANCE OF 65.06 FEET;

THENCE NORTH 89°55'13" WEST, A DISTANCE OF 210.62 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION:

(APN NO. 200-25-004F), PARCEL 3

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;
THENCE NORTH 89°46'14" WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 29, AND THE CENTERLINE OF UNION HILLS DRIVE OR A DISTANCE OF 1326.09 FEET;
THENCE NORTH 00° 58' 27" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 55.01 FEET TO A POINT OF THE NORTH LINE OF SAID UNION HILLS DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°46'14" WEST ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND SAID SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 211.01 FEET;
THENCE NORTH 00°59'37" WEST, 504.82 FEET;
THENCE NORTH 89°59'55" EAST FOR A DISTANCE OF 211.17 FEET;
THENCE SOUTH 00°58'27" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, FOR A DISTANCE OF 505.67 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;
THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 29 AND THE CENTERLINE OF UNION HILLS DRIVE FOR A DISTANCE OF 1326.09 FEET;
THENCE NORTH 00 DEGREES 58 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 FOR A DISTANCE OF 55.01 FEET TO A POINT ON THE NORTH LINE OF SAID UNION HILLS DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS WEST, ALONG A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 35.01 FEET;
THENCE NORTHEASTERLY TO A POINT THAT IS 65.00 FEET NORTH OF THE SOUTH LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND IS 25.00 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29;
THENCE EASTERLY, ALONG A LINE THAT IS 65.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER;
THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION:

(APN NO. 200-25-397A), PARCEL 2:

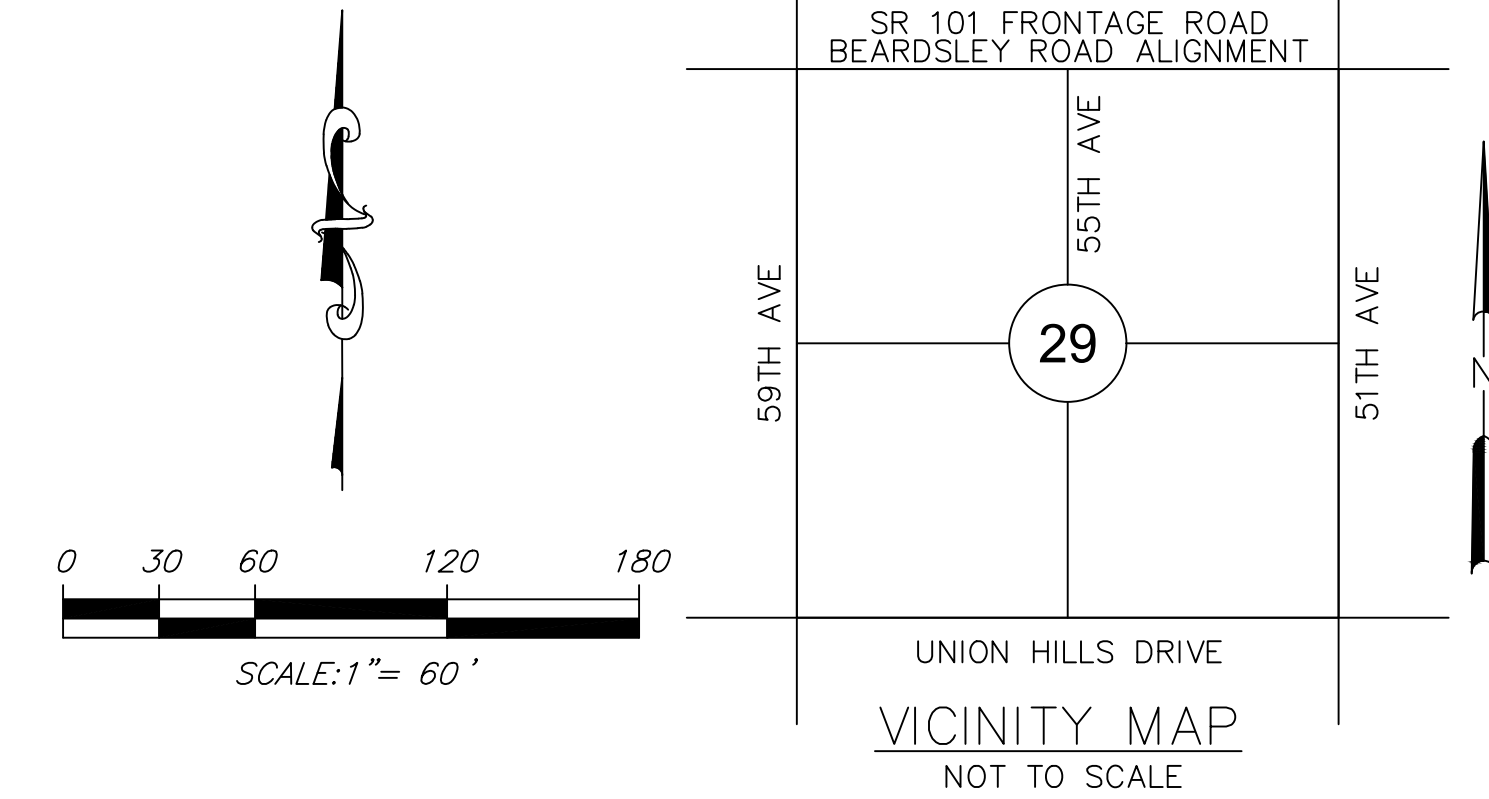
ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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 THENCE NORTH 00°59'38" WEST, A DISTANCE OF 10.00 FEET;
 THENCE ALONG A LINE 65 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE TO A POINT ON THE EAST LINE OF 54TH AVENUE AS DESCRIBED IN DEED TO THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN INSTRUMENT NO. 20090933839;
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ALTA/NSPS LAND SURVEY

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

MONUMENT TABLE	
POINT NO.	DESCRIPTION
107	FND 3IN BCHH "C.O.P." ACCEPTED-BENCHMARK GDACS 44028-1
109	FND 3IN BRASS CAP FLUSH "C.O.G. FL N597" ACCEPTED
150	FND 3IN BRASS CAP FLUSH "C.O.G." NOT ACCEPTED
155	FND 1/2IN REBAR NO ID ACCEPTED
158	FND 1/2IN REBAR NO ID ACCEPTED
171	FND 3IN BRASS CAP FLUSH "C.O.G. FL" NOT ACCEPTED
258	FND 1/2IN REBAR NO ID NOT ACCEPTED
358	FND 1/2IN REBAR NO ID NOT ACCEPTED



BASIS OF BEARING:

NORTH 42°58'32" WEST ALONG THE MONUMENT LINE OF SUMMIT TRAIL AS MEASURED BETWEEN MONUMENTS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE FINAL PLAT FOR DOCKET 2000-045513 (R1).

SURVEYOR'S NOTES:

- PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN HEREON. EVERY EFFORT WAS MADE TO RECOVER RECORDED DATA THAT ENCUMBERED OR AFFECTED THE SUBJECT PARCEL. THE SURVEYOR MAKES NO CERTIFICATION THAT ALL DATA SHOWN IS THE LIMIT OF THIS ENCUMBRANCE.
- IF A DISCREPANCY IS DISCOVERED IN THE DATA OR MEASUREMENTS OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- ALL MEASUREMENTS SHOWN HEREON ARE MEASURED VALUES, UNLESS OTHERWISE NOTED.
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY Title Security Agency, LLC, COMMITMENT NO.: 600-146672, DATED August 28, 2019 at 07:30 AM AND ALSO COMMITMENT FOR TITLE INSURANCE ISSUED BY Title Security Agency, LLC, COMMITMENT NO.: 600-147327, DATED September 10, 2019 at 07:30 AM

BASIS OF BEARING:

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- RW RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- CALCULATED POINT, NOTHING FOUND & NOTHING SET

*SEE MONUMENT TABLE ABOVE FOR MONUMENT DESCRIPTIONS

SCHEDULE B ITEMS

ITEMS 1 & 2 ARE NOT A SURVEY MATTER OR REFERENCE THIS ALTA.

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2009-0933839, PAGE 154 PURPOSE TELEPHONE AND TELEGRAPH (BLANKET IN NATURE - AFFECTS SUBJECT PARCEL)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 8752, PAGE 163 PURPOSE INGRESS AND EGRESS AND UTILITIES (SHOWN HEREON - DOES NOT AFFECT SUBJECT PARCEL)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 9229, PAGE 478 PURPOSE INGRESS AND EGRESS AND PUBLIC UTILITIES (SHOWN HEREON - DOES AFFECT SUBJECT PARCEL)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2016-000387 PURPOSE UTILITY (SHOWN HEREON - DOES AFFECT SUBJECT PARCEL)
- ANY MATTERS ARISING BY REASON OF SURVEY MAP RECORDED IN BOOK 797 OF MAPS, PAGE 49. THEREAFTER, CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2006-0052475.
- ANY MATTERS ARISING BY REASON OF SURVEY MAP RECORDED IN BOOK 1040 OF MAPS, PAGE 29. AFFIDAVIT OF AFFIXTURE RECORDED IN: DOCKET 14813, PAGE 221.
- THE FOLLOWING MATTER(S) DISCLOSED BY SURVEY OF SAID LAND: BY BRETT L. NOWACKI OF INFINITY ENGINEERING SERVICES, LTD. JOB NUMBER 13096, DATED NOVEMBER 20, 2013 AND MODIFIED JUNE 10, 2015 A) ENCROACHMENT OF BLOCK WALL ALONG THE WEST LINE UPON AN EASEMENT.

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

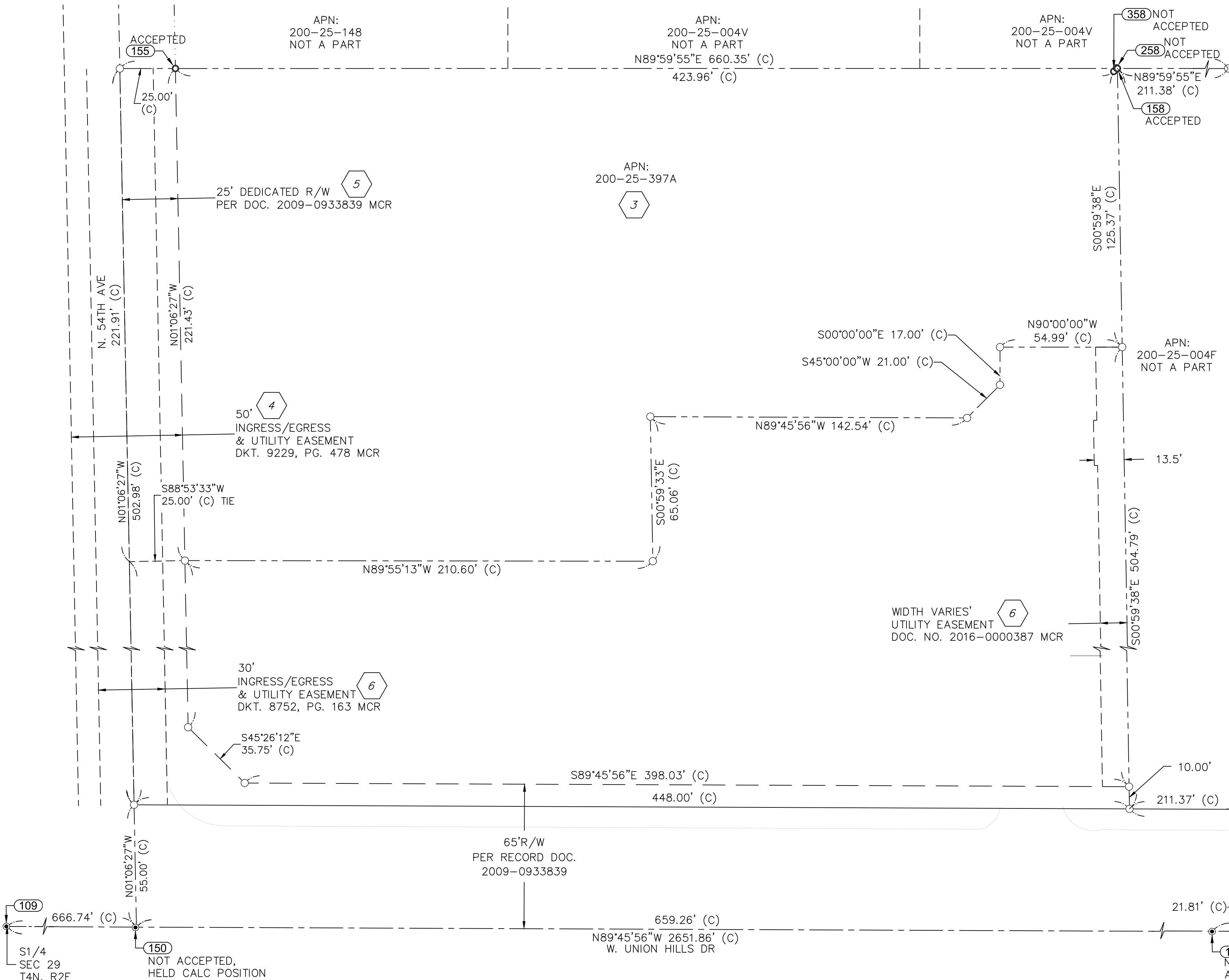
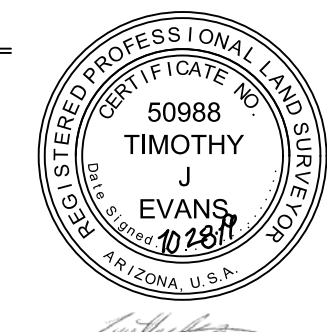
- DOC. NO. 2009-0933839, M.C.R.
- DOC. NO. 2006-937608, M.C.R.
- BOOK 40, PAGE 154, M.C.R.
- DKT. 8752 PAGE 154, M.C.R.
- DKT. 9229 PAGE 478, M.C.R.
- DOC. NO. 2016-000387 M.C.R.
- BOOK 797, PAGE 49, M.C.R.
- INSTRUMENT NO. 2006-0052475 M.C.R.
- DKT. 14813, PG 221 M.C.R.

CERTIFICATION

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 6, 8, 10, 11, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/31/19.

TIMOTHY J EVANS PLS #50988 DATE 10/28/2019



REVISIONS	

APNs: 200-25-397A, 200-25-398A, 200-25-004F
 A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

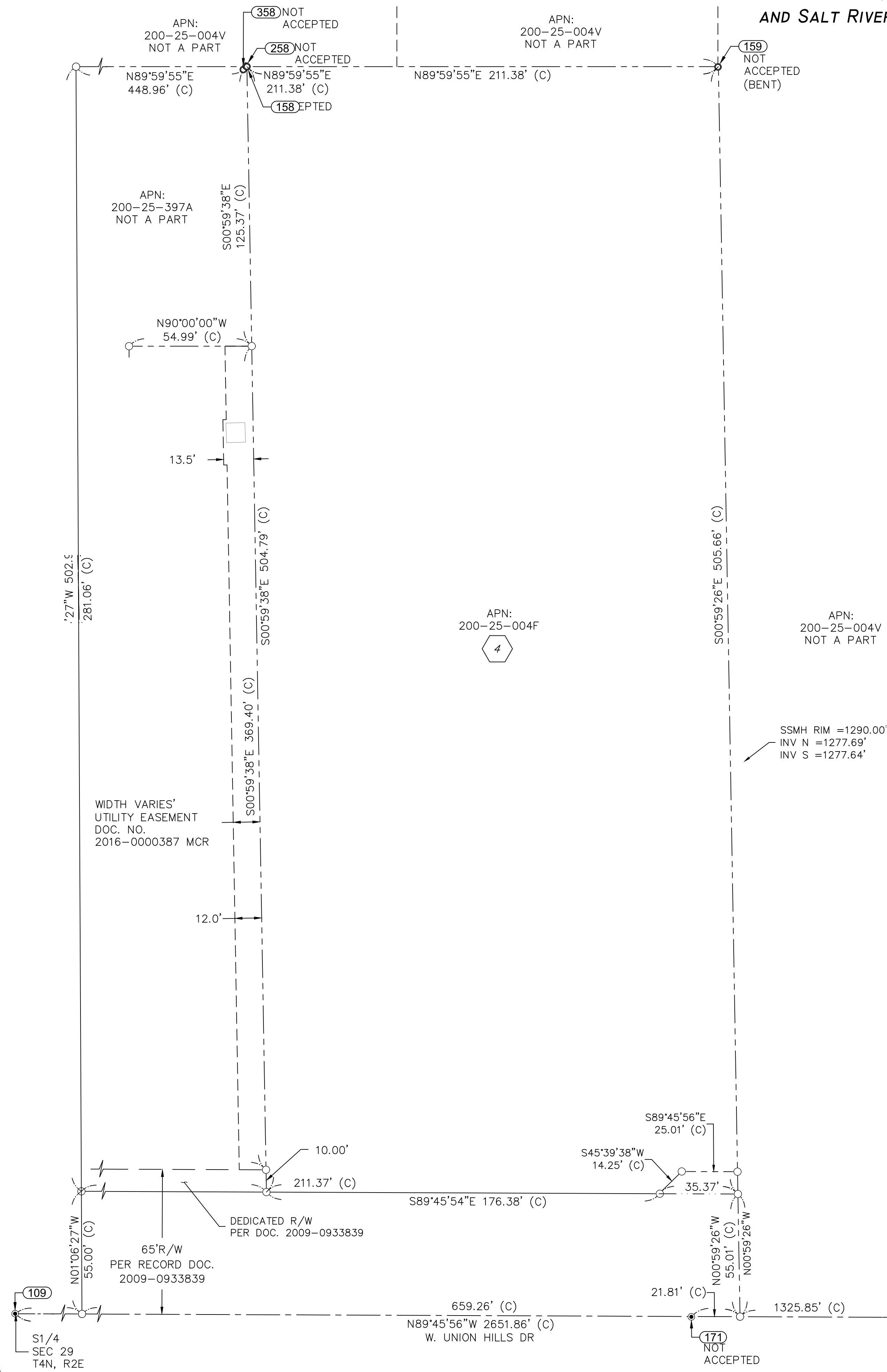
SURVEY-GEOMATICS DEPARTMENT
 EVANS PROFESSIONAL LAND SURVEYS
 2185 S. BANNING ST., GILBERT, AZ 85295
 TEL (480) 244-5036
 WWW.EVANS-PRO.COM
 TIM.EVANS@EVANS-PRO.COM

FIELDWORK BY: TJE
 DRAWN BY: MJU
 CHECKED BY: AM
 JOB # TIERRA POINTE
 DATE: SEPT 2019

SHEET NO. 2 OF 3

ALTA/NSPS LAND SURVEY

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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LEGAL DESCRIPTION:

(APN NO. 200-25-004F), PARCEL 3
 A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;
 THENCE NORTH 89°46'14" WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 29, AND THE CENTERLINE OF UNION HILLS DRIVE OR A DISTANCE OF 1326.09 FEET;
 THENCE NORTH 00° 58' 27" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 55.01 FEET TO A POINT OF THE NORTH LINE OF SAID UNION HILLS DRIVE AND THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89°46'14" WEST ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND SAID SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 211.01 FEET;
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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

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 THENCE NORTHEASTERLY TO A POINT THAT IS 65.00 FEET NORTH OF THE SOUTH LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND IS 25.00 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29;
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 THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

SURVEYOR'S NOTES:

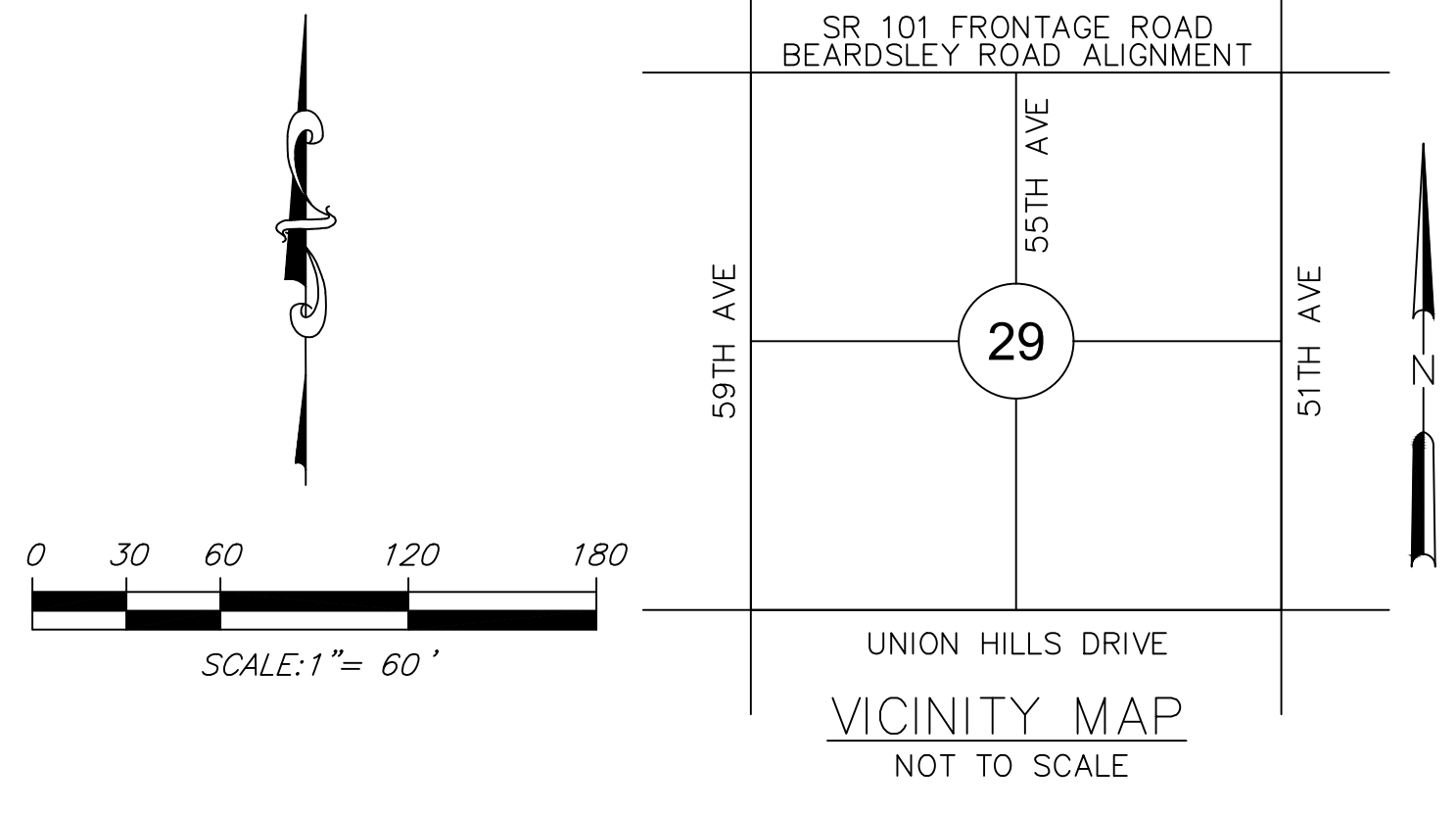
- PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN HEREON. EVERY EFFORT WAS MADE TO RECOVER RECORDED DATA THAT ENCUMBERED OR AFFECTED THE SUBJECT PARCEL. THE SURVEYOR MAKES NO CERTIFICATION THAT ALL DATA SHOWN IS THE LIMIT OF THIS ENCUMBRANCE.
- IF A DISCREPANCY IS DISCOVERED IN THE DATA OR MEASUREMENTS OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- ALL MEASUREMENTS SHOWN HEREON ARE MEASURED VALUES, UNLESS OTHERWISE NOTED.
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY Title Security Agency, LLC, COMMITMENT NO.: 600-146672, DATED August 28, 2019 at 07:30 AM AND ALSO COMMITMENT FOR TITLE INSURANCE ISSUED BY Title Security Agency, LLC, COMMITMENT NO.: 600-147327, DATED September 10, 2019 at 07:30 AM

SCHEDULE B ITEMS

- ITEMS 1, 3 & 6 ARE NOT A SURVEY MATTER OR REFERENCE THIS ALTA.
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. RECORDED IN BOOK 40 OF MISCELLANEOUS RECORDS, PAGE 154 PURPOSE TELEPHONE AND TELEGRAPH (BLANKET IN NATURE - AFFECTS SUBJECT PARCEL)
 - EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. RECORDED IN DOCKET 8752, PAGE 163 PURPOSE INGRESS AND EGRESS AND UTILITIES (DOES NOT AFFECT SUBJECT PARCEL)

CERTIFICATION

TO:
 COMMONWEALTH LAND TITLE INSURANCE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 6, 8, 10, 11, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/31/19.



BASIS OF BEARING:

- BOUNDARY LINE
 - MONUMENT LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY
 - (R) RECORDED DATA
 - MCR MARICOPA COUNTY RECORDS
 - RW RIGHT-OF-WAY
 - APN ASSESSOR'S PARCEL NUMBER
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HANDHOLE
 - CALCULATED POINT, NOTHING FOUND & NOTHING SET
- *SEE MONUMENT TABLE ABOVE FOR MONUMENT DESCRIPTIONS

REFERENCE DATA:

- THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:
- DOC. NO. 2009-0933839, M.C.R.
 - DOC. NO. 2006-937608, M.C.R.
 - BOOK 40, PAGE 154, M.C.R.
 - DKT. 8752 PAGE 154, M.C.R.
 - DKT. 9229 PAGE 478, M.C.R.
 - DOC. NO. 2016-0000387 M.C.R.
 - BOOK 797, PAGE 49, M.C.R.
 - INSTRUMENT NO. 2006-0052475 M.C.R.
 - DKT. 14813, PG 221 M.C.R.

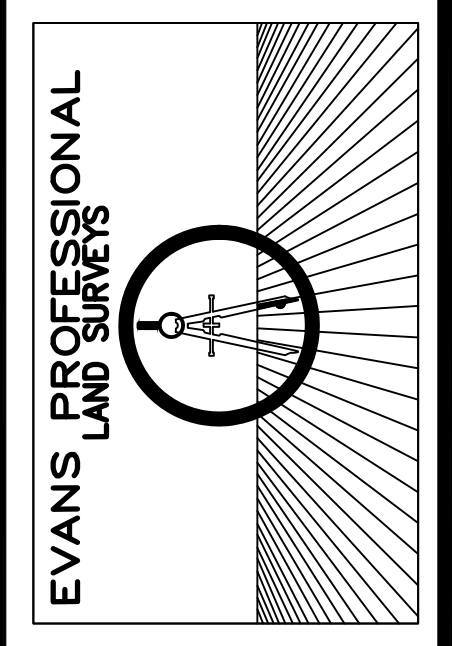


TIMOTHY J. EVANS
 PLS #50988
 10/28/2019
 DATE

NO.	REVISIONS

APNs: 200-25-397A, 200-25-398A, 200-25-004F
 A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEY-GEOMATICS DEPARTMENT
 2185 S. BANNING ST., GILBERT, AZ 85295
 TEL (480) 244-5036
 WWW.EVANS-PRO.COM
 TIM.EVANS@EVANS-PRO.COM



FIELDWORK BY: TJE
 DRAWN BY: MJU
 CHECKED BY: AM
 JOB # TIERRA POINTE
 DATE: SEPT 2019

SHEET NO.
 3
 3 OF 3