

ORDINANCE NO. 021-43

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF CONVEYANCES OF EASEMENTS AND WARRANTY DEEDS AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, infrastructure is being constructed at various locations throughout the City in conjunction with private development;

WHEREAS, these construction projects may require new or extended infrastructure, such as public roadways, water lines, sewer lines, sidewalks and other public utilities; and

WHEREAS, where these improvements are located on private property, the owners have agreed to dedicate or convey ownership, possessory interests and/or access to the City so that the City can maintain, operate, repair, replace and remove, if necessary, the associated roadway and/or infrastructure.

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

SECTION 1. That the real property interests and/or public dedication(s) being authorized and accepted are summarized in attached Exhibit 1, Deeds and Easement Table.

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the conveyance of easements and deeds attached hereto as Attachments 1 through 11 granting the interests in the properties therein legally described.

SECTION 3. That the City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

SECTION 4. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

(Signatures on the following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22<sup>nd</sup> day of June, 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 1

### DEEDS AND EASEMENTS TABLE FOR ORDINANCE NO. \_\_\_\_\_

ATTACHMENT NO.		
1	Grantor Name	YAM WESTGATE, LLC
	Development/Project	TESLA
	Location	9225 West Glendale Avenue
	Purpose	Water and Sewer lines
	Conveyance Document	Conveyance of Easement
2	Grantor Name	MSVEF-SW COMMERCE 303 JV LP
	Development/Project	COMMERCE @303
	Location	NEC Camelback Road and Alsup Road
	Purpose	Right-of-Way dedication
	Conveyance Document	Warranty Deed
3	Grantor Name	MSVEF-SW COMMERCE 303 JV LP
	Development/Project	COMMERCE @303
	Location	NEC Camelback Road and Alsup Road
	Purpose	Public Utility Dedication
	Conveyance Document	Public Utility Easement
4	Grantor Name	COVACIU, CRISTIAN/MAGDALENA
	Development/Project	61 AVENUE COMMONS
	Location	8246 North 61 <sup>st</sup> Avenue
	Purpose	Right-of-Way Dedication
	Conveyance Document	Warranty Deed
5	Grantor Name	SAMS WEST INC.
	Development/Project	SAM'S CLUB WATERLINE RELOCATION
	Location	18495 North 83 <sup>rd</sup> Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement

ATTACHMENT NO.		
6	Grantor Name	CRP/SPARROW GLENDALE OWNER LLC
	Development/Project	SPARROW MERA WESTGATE
	Location	7460 North 91 <sup>st</sup> Avenue
	Purpose	Water and Sewer line
	Conveyance Document	Conveyance of Easement
7	Grantor Name	CRP/SPARROW GLENDALE OWNER LLC
	Development/Project	SPARROW MERA WESTGATE
	Location	7460 North 91 <sup>st</sup> Avenue
	Purpose	Water and Sewer line
	Conveyance Document	Conveyance of Easement
8	Grantor Name	HCW GLEN APT, LLC
	Development/Project	GLEN 91 APARTMENTS
	Location	8991 West Glendale Avenue
	Purpose	Sewer Line Easement
	Conveyance Document	Conveyance of Easement
9	Grantor Name	HCW GLEN APT, LLC
	Development/Project	GLEN 91 APARTMENTS
	Location	8991 West Glendale Avenue
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
10	Grantor Name	HCW GLEN APT, LLC
	Development/Project	GLEN 91 APARTMENTS
	Location	8991 West Glendale Avenue
	Purpose	Right-of-Way Dedication
	Conveyance Document	Warranty Deed
11	Grantor Name	HCW GLEN APT, LLC
	Development/Project	GLEN 91 APARTMENTS
	Location	8991 West Glendale Avenue
	Purpose	Sidewalk Easement
	Conveyance Document	Conveyance of Easement

Attachment 1

3

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

### CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, YAM WESTGATE, LLC an Arizona limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water and sewer line and appurtenances ("facilities") upon, over and under the surface of the following described property:

**See Attached Description, "Exhibit A"**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 2 day of MARCH, 2021.

YAM WESTGATE, LLC an Arizona limited liability company

*[Signature]*  
By: DANIEL DAHL  
Its: MANAGER

**Exempt Pursuant to A.R.S. §11-1134(A)(2),  
11-1134(A)(3)**

STATE OF ARIZONA )  
County of Maricopa ) ss.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of MARCH, 2021 by Dan Dahl, \_\_\_\_\_, who acknowledged that she executed this instrument for the purposes therein contained.

*[Signature]*  
Notary Public

My commission expires:



9225 W. Glendale Ave  
Ord. No. \_\_\_\_\_



**LEGAL DESCRIPTION  
WATER & SEWER EASEMENT  
WESTGATE  
GLENDALE, ARIZONA**

March 23, 2021  
Job No. P5717  
Page 1 of 3

BEING A PORTION OF LOTS 5B, 5C, 5D, 5E OF FINAL PLAT FOR WESTGATE, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 745 OF MAPS, PAGE 14, AND LOT 5A-1 OF MINOR LAND DIVISION LOT COMBINATION/LOT SPLIT FOR: "WESTGATE LOT 5A, 5F, 14B", ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1381 OF MAPS, PAGE 31, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 5B OF FINAL PLAT FOR WESTGATE, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 745 OF MAPS, PAGE 14;

THENCE NORTH 47 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 5B, A DISTANCE OF 16.30 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID LOT 5B, NORTH 43 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 98.80 FEET;

THENCE NORTH 46 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 7.55 FEET;

THENCE NORTH 43 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 9.00 FEET;

THENCE SOUTH 46 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.55 FEET;

THENCE NORTH 43 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 92.01 FEET;

THENCE NORTH 46 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 12.61 FEET;

THENCE NORTH 43 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 46 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 12.61 FEET;

THENCE NORTH 43 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 7.19 FEET;



THENCE NORTH 65 DEGREES 42 MINUTES 21 SECONDS EAST, A DISTANCE OF 103.52 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 14.57 FEET;

THENCE NORTH 01 DEGREE 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 116.86 FEET;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 71.00 FEET;

THENCE NORTH 01 DEGREE 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01 DEGREE 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 21.00 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 71.00 FEET;

THENCE SOUTH 01 DEGREE 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 128.86 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 230.64 FEET;

THENCE NORTH 01 DEGREE 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 15.74 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 01 DEGREE 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.74 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 147.89 FEET;

THENCE NORTH 01 DEGREE 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 15.74 FEET;



THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 01 DEGREE 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.74 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 14.99 FEET;

THENCE SOUTH 46 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 76.37 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 147.15 FEET TO A POINT ON THE EASTERLY LINE OF LOT 5E OF SAID FINAL PLAT FOR WESTGATE, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 745 OF MAPS, PAGE 14;

THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 5E, A DISTANCE OF 12.00 FEET;

THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 5E, SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 151.79 FEET;

THENCE NORTH 46 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 65.05 FEET;

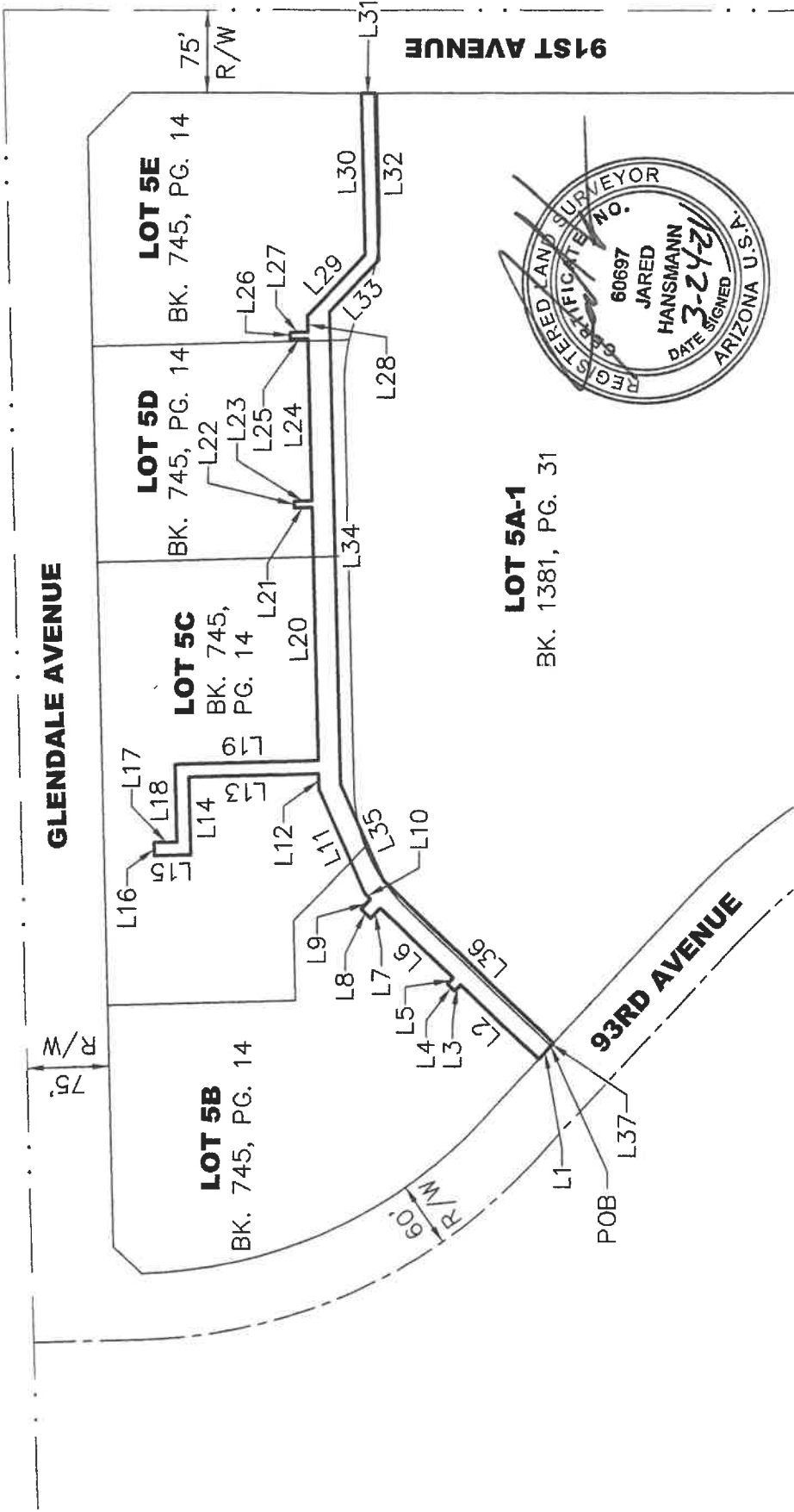
THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 431.15 FEET;

THENCE SOUTH 65 DEGREES 42 MINUTES 21 SECONDS WEST, A DISTANCE OF 95.56 FEET;

THENCE SOUTH 43 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 214.74 FEET TO A POINT ON THE WESTERLY LINE OF LOT 5A-1 OF MINOR LAND DIVISION LOT COMBINATION/LOT SPLIT FOR: "WESTGATE LOT 5A, 5F, 14B", ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1381 OF MAPS, PAGE 31;

THENCE NORTH 47 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 5A-1, A DISTANCE OF 3.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,661 SQUARE FEET OR 0.474 ACRES, MORE OR LESS.



**SIG**

**SURVEY INNOVATION GROUP, INC**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

**WATER & SEWER EASEMENT**

**WESTGATE**

**GLENDALE, ARIZONA**

JOB# 5717      DWG: W&S ESMT      DATE: 3/23/21

SCALE: NTS      DRAWN: DSR | CHECK: JPH      SHEET: 1 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N47°35'43"W	16.30'
L2	N43°12'21"E	98.80'
L3	N46°47'39"W	7.55'
L4	N43°12'21"E	9.00'
L5	S46°47'39"E	7.55'
L6	N43°12'21"E	92.01'
L7	N46°47'39"W	12.61'
L8	N43°12'21"E	12.00'
L9	S46°47'39"E	12.61'
L10	N43°12'21"E	7.19'
L11	N65°42'21"E	103.52'
L12	N88°12'21"E	14.57'
L13	N1°47'39"W	116.86'
L14	S88°12'21"W	71.00'
L15	N1°47'39"W	33.00'
L16	N88°12'21"E	12.00'
L17	S1°47'39"E	21.00'
L18	N88°12'21"E	71.00'
L19	S1°47'39"E	128.86'
L20	N88°12'21"E	230.64'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N1°47'39"W	15.74'
L22	N88°12'21"E	6.00'
L23	S1°47'39"E	15.74'
L24	N88°12'21"E	147.89'
L25	N1°47'39"W	15.74'
L26	N88°12'21"E	6.00'
L27	S1°47'39"E	15.74'
L28	N88°12'21"E	14.99'
L29	S46°47'39"E	76.37'
L30	N88°12'21"E	147.15'
L31	S0°12'50"E	12.00'
L32	S88°12'21"W	151.79'
L33	N46°47'39"W	65.05'
L34	S88°12'21"W	431.15'
L35	S65°42'21"W	95.56'
L36	S43°12'21"W	214.74'
L37	N47°35'43"W	3.70'



**SIG**  
**SURVEY INNOVATION**  
**GROUP, INC**

**WATER & SEWER EASEMENT**  
**WESTGATE**  
**GLENDALE, ARIZONA**

Ph (480) 922 0780 **Land Surveying Services** Fx (480) 922 0781  
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB # 5717	DWG: W&S ESMT	DATE 3/23/21
SCALE: NTS	DRAWN: DSR	CHK: JPH
		SHEET 2 OF 2

**ATTACHMENT 2**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, **MSVEF-SW COMMERCE 303 JV LP, a Delaware limited partnership** (“Grantor”), do hereby convey to the City of Glendale, an Arizona Municipal Corporation (“Grantee”), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:


**See Attached Description, “Exhibit A”**

It is the intention of the parties to cause the real property on said Exhibit “A” to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 20<sup>th</sup> day of APRIL, 2021.

**MSVEF-SW COMMERCE 303 JV LP, a  
Delaware limited partnership**

  
\_\_\_\_\_  
By: RICK WADA  
Its: SVP

**Exempt Pursuant to A.R.S.§11-1134 (A)(3)**

STATE OF ARIZONA    )  
County of Maricopa    ) ss.

**SEE ATTACHED**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, who acknowledged that he executed this instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

My commission expires:

NEC Camelback and Alsup  
Ord \_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN MATEO }

On APRIL 20, 2021 before me, KIM McDOWELL, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared RICK WADA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kim McDowell

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: APRIL 20, 2021 Number of Pages: 3

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: RICK WADA

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator

Other: SENIOR VICE PRESIDENT

Signer is Representing: MSVEF-SW
COMMERCE 303 JV LP

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator

Other:

Signer is Representing:

# RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 5 FEET OF THE WEST 40.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 78.00 FEET THEREOF.

TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 5 FEET OF THE WEST 40 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18, EXCEPT THE SOUTH 78 FEET THEREOF;

THENCE SOUTH 89°59'56" EAST, ALONG A LINE PARALLEL WITH AND 78 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 30.00 FEET;

THENCE NORTHWESTERLY TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 AND 30.00 NORTH OF THE POINT OF BEGINNING



PAGE 1 OF 2

TITLE: XB02A  
DATE: 4/01/21  
DESC: RIGHT OF WAY  
DEDICATION

**HUNTER**

ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

CIVIL AND SURVEY

DWG. # XB02  
PROJ. # STEL001

NW CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R1W FND ALUMINUM CAP "ILLEGIBLE.

NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R1W  
 N88°06'41"E 2.00'  
 N89°59'58"E 2640.55' (C)

WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R1W  
 N0°06'30"W 1320.18' (M)  
 1242.18'

**ALSUP ROAD**

**GLENDALE CITY  
 RIGHT OF WAY  
 DEDICATION  
 EXHIBIT**



N88°06'41"E  
2.00'

35' MARICOPA COUNTY  
 33' R/W  
 5.00'

33' EXIST. MARICOPA COUNTY R/W

78' R/W  
 DEDICATION

**CAMELBACK ROAD**

N89°59'56"W  
2.00'

S89°59'56"E 2640.54' (M)  
 S. LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T2N,R1W

SOUTH 1/4 CORNER OF SECTION 18, T2N,R1W FND. C.O.P. BC IN POTHOLE

PAGE 2 OF 2



TITLE: **XB02A**  
 SCALE: 1"=200'  
 DATE: 4/01/21  
 DESC: RIGHT OF WAY DEDICATION

<b>HUNTER</b>	
ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	
DWG. # XB02 PROJ. # STEL001	

**ATTACHMENT 3**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## PUBLIC UTILITY EASEMENT

**MSVEF-SW COMMERCE 303 JV LP**, a Delaware limited partnership, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 2020-1125864, hereby declares a certain area of said tract as Public Utility Easement. Said Public Utility Easement is legally described as follows:

See Attached Description, "Exhibit A"

The Public Utility Easement is for the purpose of installing, constructing, maintaining, repairing, replacing and utilizing public utilities.

The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of Grantors, Users and their respective heirs, administrator, personal representatives, successors and assigns.

Dated this 8 day of April, 2021.

**MSVEF-SW COMMERCE 303 JV LP**, a  
Delaware limited partnership

By:  
Its:

*[Handwritten Signature]*  
*Rick Wade*  
*SVP*

**Exempt Pursuant to A.R.S. §11-1134(A)(2),  
11-1134(A)(3)**

STATE OF ARIZONA )  
County of Maricopa ) ss.

*SEE ATTACHED*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
by \_\_\_\_\_, \_\_\_\_\_, who acknowledged that he/she executed this instrument  
for the purposes therein contained.

\_\_\_\_\_  
Notary Public

My commission expires:

NEC Camelback and Alsup  
Ord. No. \_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

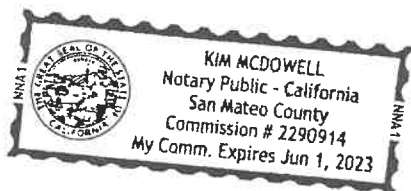
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN MATEO }

On APRIL 8, 2021 before me, KIM MCDOWELL, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared RICK WADA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: PUBLIC UTILITY EASEMENT

Document Date: APRIL 8, 2021 Number of Pages: 3

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: RICK WADA

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator

Other: SENIOR VICE PRESIDENT

Signer is Representing: MSVEF-SW
COMMERCE 303 JV LP

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator

Other:

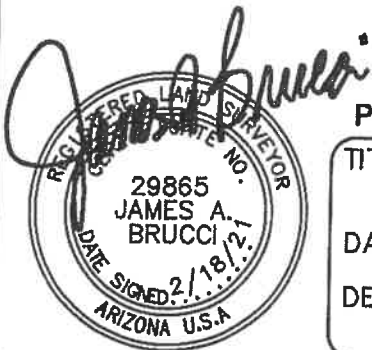
Signer is Representing:

# PUBLIC UTILITY EASEMENT DEDICATION LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 8 FEET OF THE WEST 48.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 123.00 FEET THEREOF.



PAGE 1 OF 2

TITLE: XB10  
DATE: 2/18/21  
DESC: PUE  
DEDICATION

**HUNTER**

ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

CIVIL AND SURVEY

DWG. # XB10  
PROJ. # STEL001

NORTH LINE OF THE SOUTH HALF  
OF THE SOUTHEAST QUARTER  
OF SECTION 18, T2N, R1W  
N89°59'58"E 2640.55' (C)

NW CORNER OF  
THE SOUTH HALF OF THE  
SOUTHEAST QUARTER OF  
SECTION 18, T2N, R1W  
FND ALUMINUM CAP  
"ILLEGIBLE."

WEST LINE OF THE SOUTH HALF  
OF THE SOUTHEAST QUARTER  
OF SECTION 18,  
T2N, R1W  
N0°06'30"W 1320.18' (M)

ALSUP ROAD

# PUBLIC UTILITY EASEMENT DEDICATION EXHIBIT



8' PUE

40' PROPOSED RIGHT OF WAY

78' PROPOSED RIGHT OF WAY

PROPOSED 45' ADAMAN PARCEL

CAMELBACK ROAD

SOUTH 1/4 CORNER OF  
SECTION 18, T2N,R1W  
FND. C.O.P. BC IN POTHOLE

S89°59'56"E 2640.54' (M)  
S. LINE OF THE  
SOUTHEAST QUARTER  
OF SECTION 18, T2N,R1W

PAGE 2 OF 2

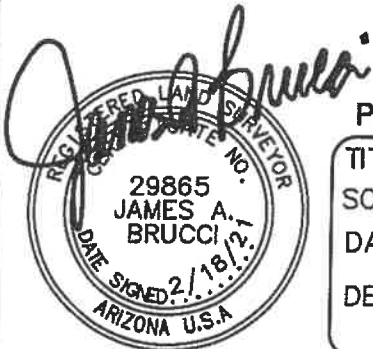
TITLE: XB10  
SCALE: 1"=200'  
DATE: 2/18/21  
DESC: PUE  
DEDICATION

**HUNTER**  
ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3988

CIVIL AND SURVEY

DWG. # XB10  
PROJ. # STEL001



**ATTACHMENT 4**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, COVACIU, CRISTIAN /MAGDALENA, an Arizona limited liability company (“Grantor”), do hereby convey to the City of Glendale, an Arizona Municipal Corporation (“Grantee”), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

### See Attached Description, “Exhibit A”

It is the intention of the parties to cause the real property on said Exhibit “A” to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 25 day of March, 2021.

COVACIU, CRISTIAN /MAGDALENA  
an Arizona limited liability company

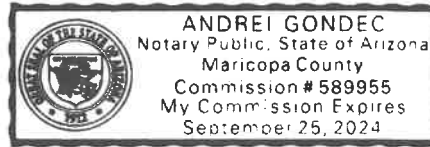
*Cristian Covaciu*

By:

Its:

### Exempt Pursuant to A.R.S. §11-1134 (A)(3)

STATE OF ARIZONA }  
County of Maricopa } ss.



The foregoing instrument was acknowledged before me this 25 day of March, 2021 by Cristian and Magdalena an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

*Covaciu*

*Andrei Gondec*

Notary Public

My commission expires: Sept, 25, 2024

8246 N 61 Ave  
Ord \_\_\_\_\_

# EXHIBIT A

DESCRIPTION OF A PART OF THE SOUTHEAST QUARTER OF  
SECTION 31, TOWNSHIP 3 NORTH, RANGE 2 EAST,  
GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

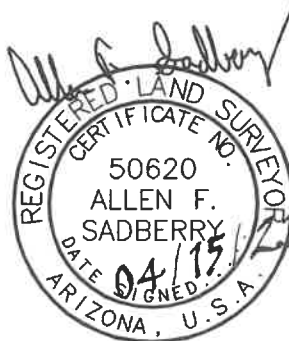
A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3  
NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, FROM  
WHICH THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 31 BEARS SOUTH  
00°02'05" EAST 1312.18 FEET;

THENCE SOUTH 00°02'05" EAST 592.98' FEET ALONG THE EAST LINE  
OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 31;

THENCE SOUTH 88°52'24" WEST 33.01 FEET TO THE WESTERLY RIGHT  
OF WAY LINE OF 61ST AVENUE AND THE POINT OF BEGINNING;  
THENCE SOUTH 00°02'05" EAST 300.05 FEET ALONG THE WESTERLY  
RIGHT OF WAY LINE OF 61ST AVENUE;  
THENCE SOUTH 88°52'24" WEST 320.06 FEET;  
THENCE NORTH 00°02'05" WEST 300.05 FEET;  
THENCE NORTH 88°52'24" EAST 320.06 FEET TO THE POINT OF  
BEGINNING.

CONTAINS 96,018 SQUARE FEET OR 2.20 ACRES, MORE OR LESS.



**ATTACHMENT 5**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## CONVEYANCE OF EASEMENT

---

For Ten Dollars and other valuable consideration, We, **SAMS WEST INC.**, an Arkansas corporation (“Grantor”), does hereby convey to the City of Glendale, an Arizona municipal corporation (“Grantee”), an easement to install, repair, operate, maintain and remove a water line and appurtenances (“facilities”) upon, over and under the surface of the following described property:

**See Attached Description, “Exhibit A”**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

Grantor and its successors and assigns shall expressly be allowed to construct and/or maintain driveways/ over the easement area provided such driveway is traffic-rated and does not interfere with the operation and maintenance of the facilities. Grantee agrees to use reasonable care in any use of the easement herein granted and in the construction, installation, repair, replacement and maintenance of the facilities or the easement area..

Grantor and its successors and assigns shall have the right, at its expense, to relocate said easement and associated facilities to a location upon the written approval of Grantee. Grantee shall release and extinguish all its rights granted pursuant to this easement within 90 days, provided Grantor has relocated said facilities to the location approved by Grantee, and Grantor has provided an easement and constructed and installed new facilities in the new location at its own expense. In exercising any rights and privileges under this paragraph, Grantor agrees to comply with all applicable laws.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 14<sup>th</sup> day of April, 2021.



EXHIBIT "A"

DATE: 5/5/21  
Job No. P5318  
Page 1 of 1

**SAM'S CLUB-4732  
WATERLINE EASEMENT DEDICATION  
GLENDALE, AZ**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 35 FROM WHICH A FOUND CITY OF GLENDALE BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, A DISTANCE OF 2625.58 FEET;

THENCE FOLLOWING SAID SECTION LINE NORTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, A DISTANCE OF 1166.85 FEET.

THENCE DEPARTING SAID SECTION LINE SOUTH 00 DEGREES 01 MINUTE 45 SECONDS EAST, A DISTANCE OF 1174.96 FEET TO A POINT ON THE EASTERLY LINE OF A 20 FOOT WATERLINE EASEMENT RECORDED AS DOCUMENT NUMBER 2003-0170961, MARICOPA COUNTY RECORDER'S OFFICE, SAID POINT MARKING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY LINE SOUTH 45 DEGREES 01 MINUTE 45 SECONDS EAST, A DISTANCE OF 31.21 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTE 45 SECONDS EAST, A DISTANCE OF 69.61 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.21 FEET TO A POINT ON SAID EASTERLY LINE OF 20 FOOT WATERLINE EASEMENT;

THENCE FOLLOWING SAID EASTERLY LINE NORTH 00 DEGREES 01 MINUTE 45 SECONDS WEST, A DISTANCE OF 25.46 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 44 DEGREES 58 MINUTES 15 SECONDS EAST, A DISTANCE OF 2.92 FEET;

THENCE NORTH 00 DEGREES 01 MINUTE 45 SECONDS WEST, A DISTANCE OF 58.70 FEET;

THENCE NORTH 45 DEGREES 01 MINUTE 45 SECONDS WEST, A DISTANCE OF 2.92 FEET TO A POINT ON SAID EASTERLY LINE OF 20 FOOT WATERLINE EASEMENT;

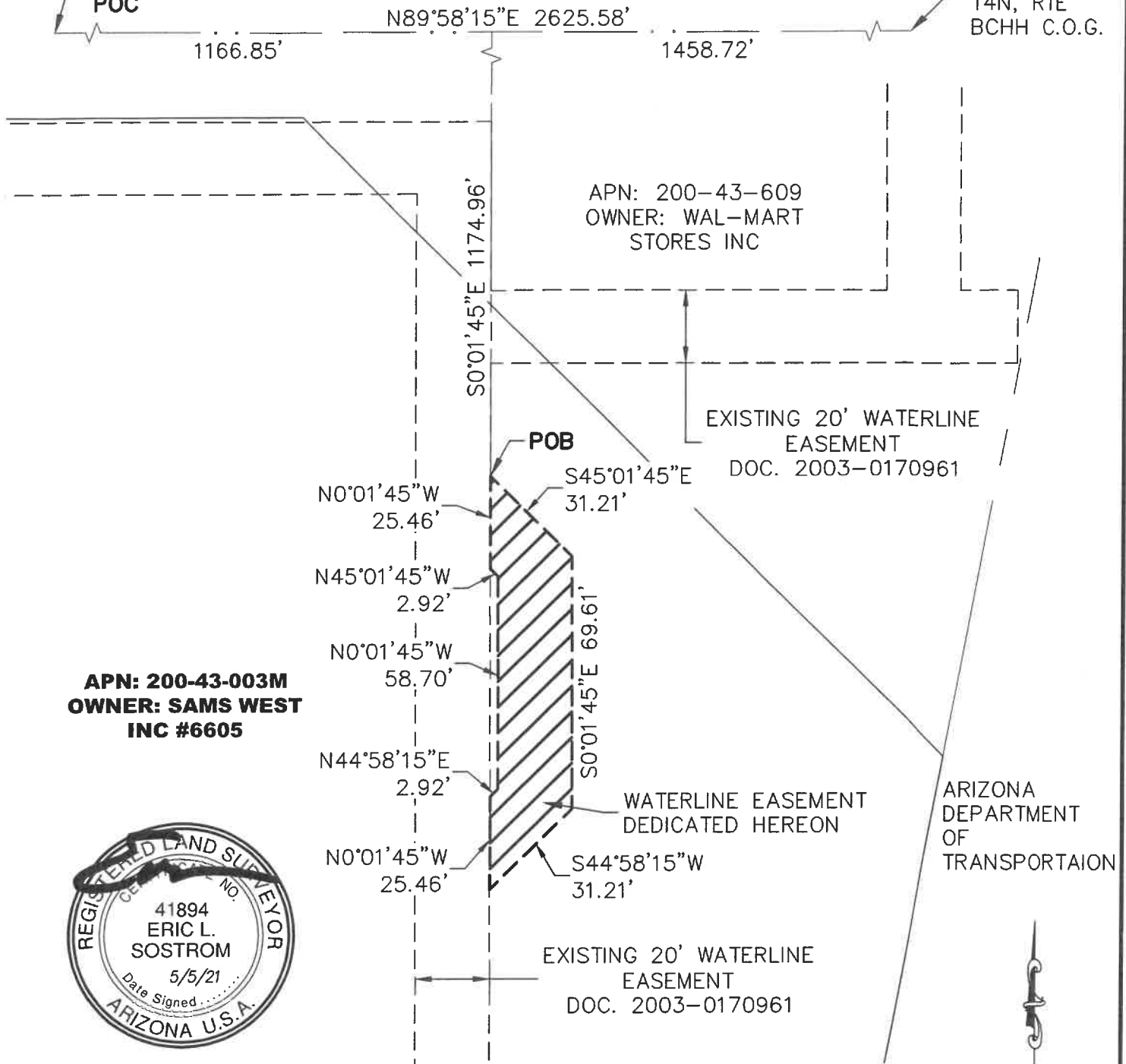
THENCE FOLLOWING SAID EASTERLY LINE NORTH 00 DEGREES 01 MINUTE 45 SECONDS WEST, A DISTANCE OF 25.46 FEET TO THE **POINT OF BEGINNING**.



# EXHIBIT "A"

NW COR SEC 35  
T4N, R1E  
BCHH NO MARKINGS  
POC

N 1/4 COR  
SEC 35  
T4N, R1E  
BCHH C.O.G.



**APN: 200-43-003M**  
**OWNER: SAMS WEST**  
**INC #6605**



**SIG**  
A RICK ENGINEERING COMPANY

**SURVEY INNOVATION  
GROUP, INC.**  
*Land Survey Services*  
22425 N 16TH STREET SUITE #1  
PHOENIX, AZ 85024

**SAM'S CLUB-4732**  
18495 N 83RD AVE  
GLENDALE, AZ 85308  
**WATERLINE EASEMENT DEDICATION**

PROJECT NO:	P5318		
DRAWN BY:	TLH	SCALE:	1"=40'
CHECKED BY:	ELS	DATE:	5/5/2021

**ATTACHMENT 6**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, CRP/SPARROW GLENDALE OWNER LLC a Delaware limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water and sewer line and appurtenances ("facilities") upon, over and under the surface of the following described property:

**See Attached Description, "Exhibit A"**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 11 day of March, 2021.

CRP/SPARROW GLENDALE OWNER,  
LLC a Delaware limited liability company

Jeffrey L Patterson  
By: Jeffrey L Patterson  
Its: Manager

Exempt Pursuant to A.R.S. §11-1134(A)(2),  
11-1134(A)(3)

STATE OF ~~ARIZONA~~ <sup>TEXAS</sup> )  
County of ~~Maricopa~~ <sup>TRAVIS</sup> ) ss.

The foregoing instrument was acknowledged before me this 11 day of March, 2021  
by Jeffrey Patterson, who acknowledged that she executed this instrument  
for the purposes therein contained.

Shirra Hanna  
Notary Public

My commission expires: June 30, 2023

91 ave and Zanjero 3C1  
Ord. No. \_\_\_\_\_

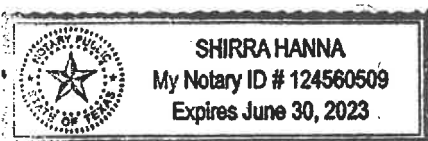


Exhibit "A"

**LEGAL DESCRIPTION  
SPARROW GLENDALE  
WATER AND SEWER EASEMENT LOT 3C1**



DATE: 10/29/20  
Job No. 2019-190  
Page 1 of 1

A PORTION OF LOT 3C1, AS SHOWN ON THE SURVEY ENTITLED **MINOR LAND DIVISION – LOT SPLIT**, ACCORDING TO BOOK 1541 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 3C1;

THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3C1, A DISTANCE OF 238.63 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.32 FEET;

THENCE NORTH 66 DEGREES 51 MINUTES 4 SECONDS EAST, A DISTANCE OF 80.31 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 38.47 FEET TO THE EAST LINE OF SAID LOT 3C1;

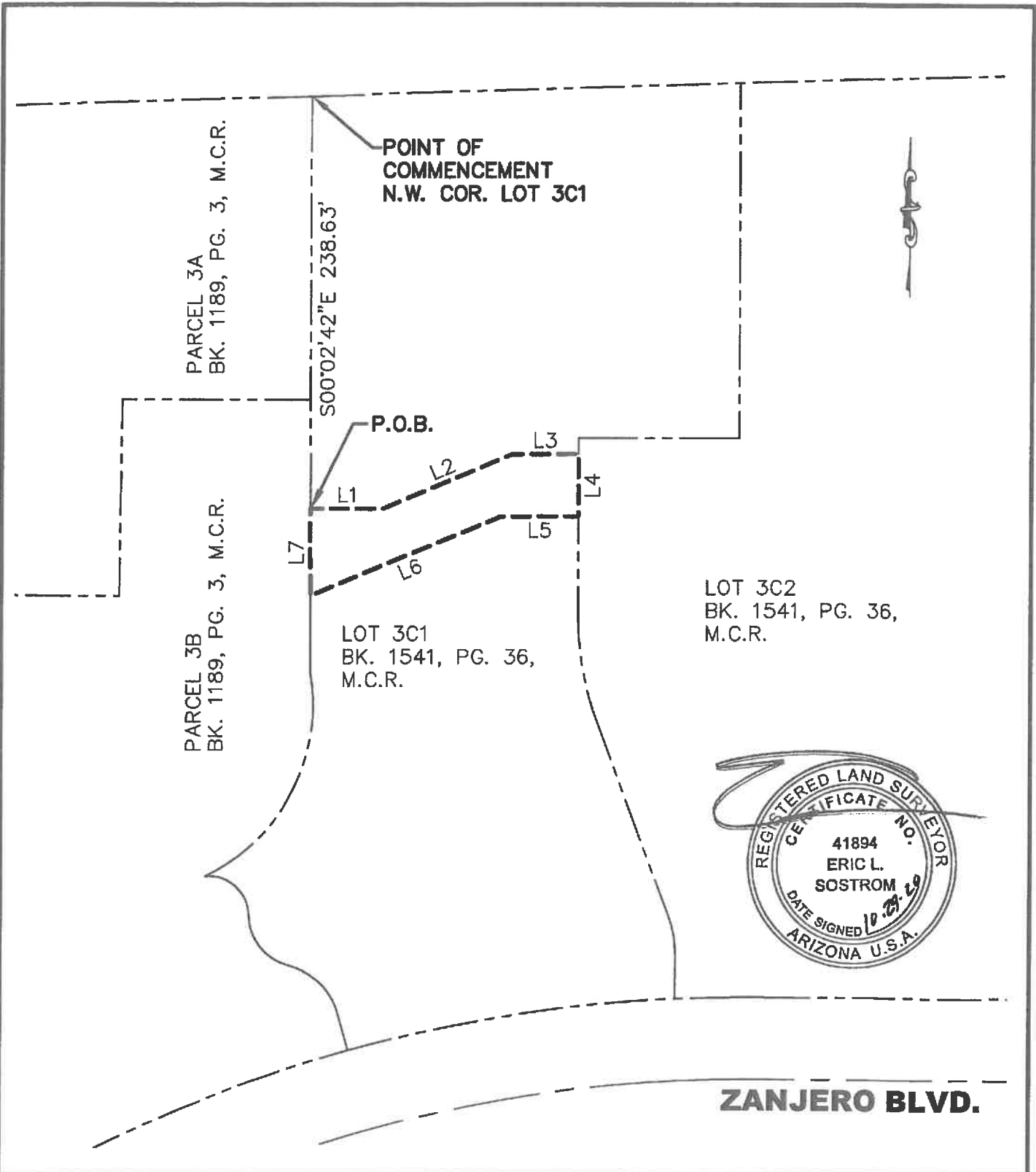
THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 35.94 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 44.90 FEET;

THENCE SOUTH 67 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 118.96 FEET TO THE WEST LINE OF SAID LOT 3C1;

THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 50.52 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,603 SQUARE FEET OR 0.129 ACRES, MORE OR LESS.



PARCEL 3A  
BK. 1189, PG. 3, M.C.R.

PARCEL 3B  
BK. 1189, PG. 3, M.C.R.

POINT OF  
COMMENCEMENT  
N.W. COR. LOT 3C1

S00°02'42"E 238.63'

P.O.B.

LOT 3C1  
BK. 1541, PG. 36,  
M.C.R.

LOT 3C2  
BK. 1541, PG. 36,  
M.C.R.



**ZANJERO BLVD.**

**SIG**

**SURVEY INNOVATION  
GROUP, INC**

**WATER EASEMENT LOT 3C1  
SPARROW GLENDALE  
GLENDALE, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB#2019-190	DWG:19-190	WAT ESMT REV	DATE 10/29/20
SCALE: NTS	DRAWN: DSR	CHK: ELS	SHEET 1 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°56'15"E	42.32'
L2	N66°51'04"E	80.31'
L3	N89°56'39"E	38.47'
L4	S00°00'04"E	35.94'
L5	S89°43'50"W	44.90'
L6	S67°14'26"W	118.96'
L7	N00°02'54"W	50.52'



**SIG**  
**SURVEY INNOVATION  
GROUP, INC**

**WATER EASEMENT LOT 3C1  
SPARROW GLENDALE  
GLENDALE, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB#2019-190	DWG:19-190 WAT ESMT REV	DATE 10/29/20
SCALE: NTS	DRAWN: DSR	CHK: ELS
		SHEET 2 OF 2

**ATTACHMENT 7**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

### CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, CRP/SPARROW GLENDALE OWNER LLC a Delaware limited liability company (“Grantor”), does hereby convey to the City of Glendale, an Arizona municipal corporation (“Grantee”), an easement to install, repair, operate, maintain and remove a water and sewer line and appurtenances (“facilities”) upon, over and under the surface of the following described property:

**See Attached Description, “Exhibit A”**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 11 day of March, 2021.

CRP/SPARROW GLENDALE OWNER,  
LLC a Delaware limited liability company

Jeffrey L Patterson  
By: Jeffrey L Patterson  
Its: Manager

Exempt Pursuant to A.R.S.§11-1134(A)(2),  
11-1134(A)(3)

STATE OF ~~ARIZONA~~ <sup>Texas</sup> )  
County of ~~Maricopa~~ <sup>Travis</sup> ) ss.

The foregoing instrument was acknowledged before me this 11 day of March, 2021 by Jeffrey Patterson, who acknowledged that she executed this instrument for the purposes therein contained.

Shirra Hanna  
Notary Public

My commission expires: June 30, 2023

7460 N. 91 ave  
Ord. No. \_\_\_\_\_

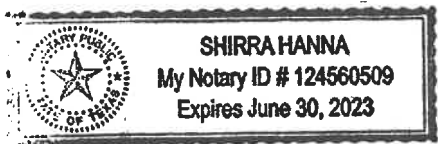


Exhibit "A"

**LEGAL DESCRIPTION  
SPARROW GLENDALE  
WATER AND SEWER EASEMENT LOT 3C2**



DATE: 10/29/20  
Job No. 2019-190  
Page 1 of 1

A PORTION OF LOT 3C2, AS SHOWN ON THE SURVEY ENTITLED **MINOR LAND DIVISION – LOT SPLIT**, ACCORDING TO BOOK 1541 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF LOT 3C1;

THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3C1, A DISTANCE OF 238.63 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.31 FEET;

THENCE NORTH 66 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 80.31 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 38.47 FEET TO THE WEST LINE OF SAID LOT 3C2 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE AND CONTINUING NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.79 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 6.60 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 46 SECONDS EAST, A DISTANCE OF 22.16 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 35.33 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 46.74 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, A DISTANCE OF 14.93 FEET;

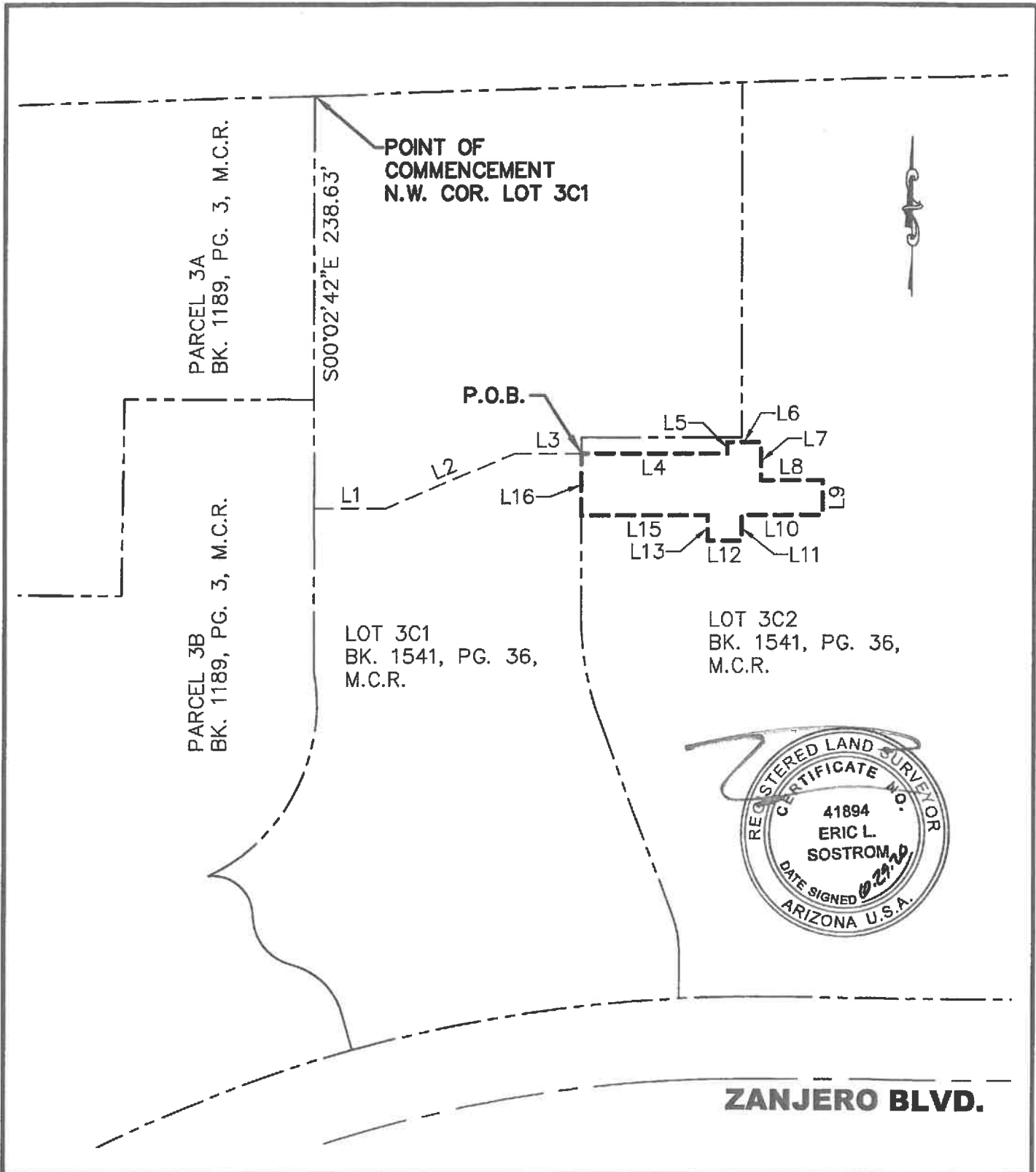
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 14.85 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 73.49 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, A DISTANCE OF 35.94 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 4,884 SQUARE FEET OR 0.112 ACRES, MORE OR LESS.



**SIG**

**SURVEY INNOVATION  
GROUP, INC**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

**WATER EASEMENT LOT 3C2  
SPARROW GLENDALE  
GLENDALE, ARIZONA**

JOB#2019-190	DWG:19-190 WAT ESMT REV	DATE 10/29/20
SCALE: NTS	DRAWN: DSR	CHK: ELS
		SHEET 1 OF 2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°56'15"E	42.31'
L2	N66°51'04"E	80.31'
L3	N89°56'39"E	38.47'
L4	N89°56'39"E	84.79'
L5	N00°04'46"W	6.60'
L6	N89°55'14"E	20.00'
L7	S00°04'46"E	22.16'
L8	N89°43'50"E	35.33'
L9	S00°16'10"E	20.00'
L10	S89°43'50"W	46.74'
L11	S00°03'21"E	14.93'
L12	S89°56'15"W	20.00'
L13	N00°03'21"W	14.85'
L15	S89°43'50"W	73.49'
L16	N00°00'04"W	35.94'



**SIG**  
**SURVEY INNOVATION**  
**GROUP, INC**

**WATER EASEMENT LOT 3C2**  
**SPARROW GLENDALE**  
**GLENDALE, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB#2019-190	DWG:19-190 WAT ESMT REV	DATE 10/29/20
SCALE: NTS	DRAWN: DSR	CHK: ELS
		SHEET 2 OF 2

**ATTACHMENT 8**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

### CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, HCW GLEN APT, LLC, an Arizona limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a sewer line and appurtenances ("facilities") upon, over and under the surface of the following described property:

**See Attached Description, "Exhibit A"**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 8<sup>th</sup> day of April, 2021.

HCW GLEN APT, LLC an Arizona  
limited liability company

By:  
Its:

**Exempt Pursuant to A.R.S. §11-1134(A)(2),  
11-1134(A)(3)**

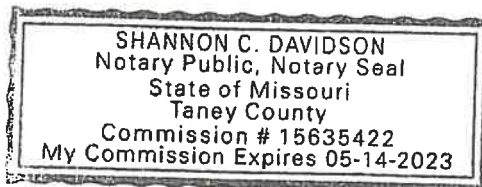
STATE OF ARIZONA }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2021  
by RICHARD JOSEPH who acknowledged that he/she executed this  
instrument for the purposes therein contained.

Shannon C. Davidson  
Notary Public

My commission expires:

5-14-23



8991 W. Glendale Ave  
Ord. No. \_\_\_\_\_

**LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT**

A PARCEL OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS SOUTH 00°12'39" EAST, 2593.08 FEET;

THENCE SOUTH 00°12'39" EAST, 621.04 FEET, ALONG THE WEST LINE OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE DEPARTING SAID WEST LINE, NORTH 89°47'21" EAST, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 91ST AVENUE AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°32'42" EAST, 528.56 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN DOCUMENT 2020-0643106 OF MARICOPA COUNTY RECORDS AND THE **POINT OF TERMINUS**.

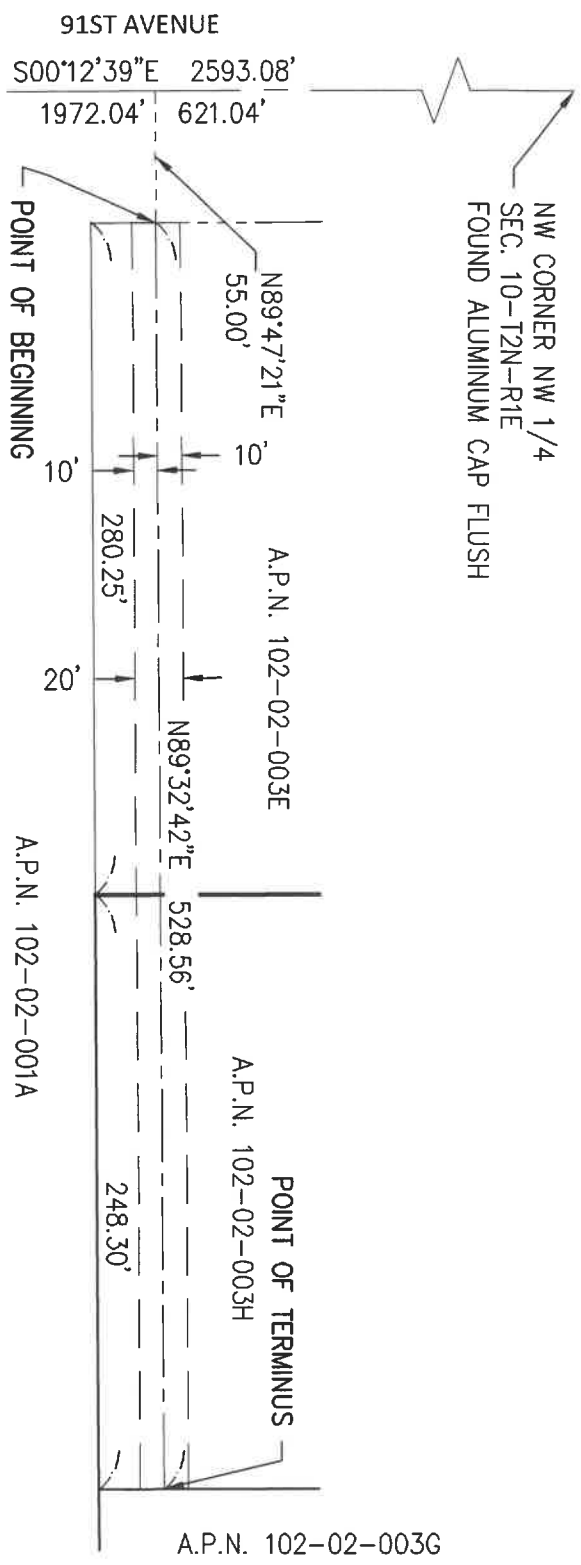
**NOTE:** THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR LENGTHENED SO AS TO BEGIN AND TERMINATE AT RIGHT ANGLES AND INTERSECT AT ALL ANGLE POINTS AND TERMINATE AT BOTH BOUNDARIES DESCRIBED ABOVE.

CONTAINS 10,571 SQUARE FEET OR 0.243 ACRES, MORE OR LESS.



A handwritten signature in black ink that reads "Philip M. Fedor".

N.T.S.



SW CORNER NW 1/4  
 SEC. 10-T2N-R1E  
 FOUND BRASS CAP IN HAND HOLE

NW CORNER NW 1/4  
 SEC. 10-T2N-R1E  
 FOUND ALUMINUM CAP FLUSH

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.



SHEET 2 OF 2	
DATE: 04-01-12	
EXHIBIT: SANITARY SEWER EASEMENT	
BY: PF	CHK: DK
QC:	
BCG PROJECT NO: 50784-01	TASK: 001
CLIENT REF NO:	

**Bowman**  
 CONSULTING

1295 W Washington St, #108  
 Tempe, AZ 85281  
 Phone: (480) 629-8830  
 Fax: (480) 629-8841  
 www.bowmanconsulting.com

**ATTACHMENT 9**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, HCW GLEN APT, LLC an Arizona limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water line and appurtenances ("facilities") upon, over and under the surface of the following described property:

**See Attached Description, "Exhibit A"**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 8<sup>th</sup> day of April, 2021.

HCW GLEN APT, LLC an Arizona  
limited liability company

By:  
Its:

**Exempt Pursuant to A.R.S. §11-1134(A)(2),  
11-1134(A)(3)**

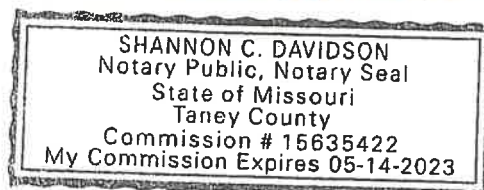
STATE OF ARIZONA }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2021  
by Richard Hoffman, who acknowledged that she executed this instrument  
for the purposes therein contained.

Shannon C. Davidson  
Notary Public

My commission expires:

5-14-23



8991 W. Glendale Ave  
Ord. No. \_\_\_\_\_

**LEGAL DESCRIPTION  
WATER LINE EASEMENT**

A PARCEL OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS NORTH 89°28'20" EAST, 2655.10 FEET;

THENCE NORTH 89°28'20" EAST, 684.29 FEET, ALONG THE NORTH LINE OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°31'40" EAST, 65.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°31'40" EAST, 55.01 FEET TO A POINT HEREBY DESIGNATED AS POINT "A" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING SOUTH 00°31'40" EAST, 48.54 FEET TO A POINT HEREBY DESIGNATED AS POINT "B" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE NORTH 89°28'20" EAST, 92.01 FEET TO A POINT HEREBY DESIGNATED AS POINT "C" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING NORTH 89°28'20" EAST, 211.98 FEET TO A POINT HEREBY DESIGNATED AS POINT "D" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING NORTH 89°28'20" EAST, 269.39 FEET TO A POINT HEREBY DESIGNATED AS POINT "E" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING NORTH 89°28'20" EAST, 21.00 FEET TO A POINT HEREBY DESIGNATED AS POINT "F" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE SOUTH 0°31'40" EAST, 254.60 FEET TO A POINT HEREBY DESIGNATED AS POINT "G" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING SOUTH 00°31'40" EAST, 57.12 FEET TO A POINT HEREBY DESIGNATED AS POINT "H" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING SOUTH 00°31'40" EAST, 20.15 FEET;

THENCE SOUTH 47°23'22" WEST, 35.50 FEET;

THENCE SOUTH 89°28'20" WEST, 261.97 FEET TO A POINT HEREBY DESIGNATED AS POINT "I" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING SOUTH 89°28'20" WEST, 209.66 FEET;

THENCE SOUTH 36°59'45" WEST, 76.91 FEET;

THENCE SOUTH 89°28'20" WEST, 26.19 FEET TO A POINT HEREBY DESIGNATED AS POINT "J" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING SOUTH 89°28'20" WEST, 82.48 FEET;

THENCE NORTH 37°47'26" WEST, 9.09 FEET;

THENCE NORTH 00°31'40" WEST, 5.42 FEET TO A POINT HEREBY DESIGNATED AS POINT "K" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING NORTH 00°31'40" WEST, 222.98 FEET TO A POINT HEREBY DESIGNATED AS POINT "L" FOR FUTURE REFERENCE IN THIS DESCRIPTION;

THENCE CONTINUING NORTH 00°31'40" WEST, 181.03 FEET;

THENCE NORTH 89°28'20" EAST, 64.62 FEET TO POINT "B" AND THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 89°28'20" WEST, 101.15 FEET TO THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "C," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°31'40" WEST, 23.85 FEET TO THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "D," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00°31'40" EAST, 21.23 FEET TO THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "E," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°31'40" WEST, 21.00 FEET TO THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "F," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°31'40" WEST, 59.89 FEET;

THENCE NORTH 89°59'56" EAST, 30.91 FEET TO THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 18.00 FEET IN WIDTH, LYING 9.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "G," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 89°28'20" WEST, 20.49 FEET TO THE **POINT OF TERMINUS**.

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "H," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 89°28'20" WEST, 22.71 FEET TO THE **POINT OF TERMINUS.**

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "I," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°31'40" WEST, 22.61 FEET TO THE **POINT OF TERMINUS.**

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "J," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00°31'40" WEST, 23.83 FEET TO THE **POINT OF TERMINUS.**

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "K," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 89°28'20" WEST, 14.13 FEET;

THENCE SOUTH 45°47'36" WEST, 43.08 FEET TO THE **POINT OF TERMINUS.**

**AND**

A PARCEL OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "L," SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 89°28'20" WEST, 17.00 FEET TO THE **POINT OF TERMINUS.**

**NOTE:** THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR LENGTHENED SO AS TO BEGIN AND TERMINATE AT RIGHT ANGLES AND INTERSECT AT ALL ANGLE POINTS.

CONTAINS 48,764 SQUARE FEET OR 1.119 ACRES, MORE OR LESS.



A handwritten signature in cursive script that reads "Philip M. Fedor".

NW CORNER NW 1/4  
 SEC. 10-12N-R1E  
 FOUND ALUMINUM CAP FLUSH  
 POINT OF COMMENCEMENT

NE CORNER NW 1/4  
 SEC. 10-12N-R1E  
 FOUND BRASS CAP IN HAND HOLE

(BASIS OF BEARINGS)  
 N89°28'20"E 2655.10'

GLENDALE AVENUE

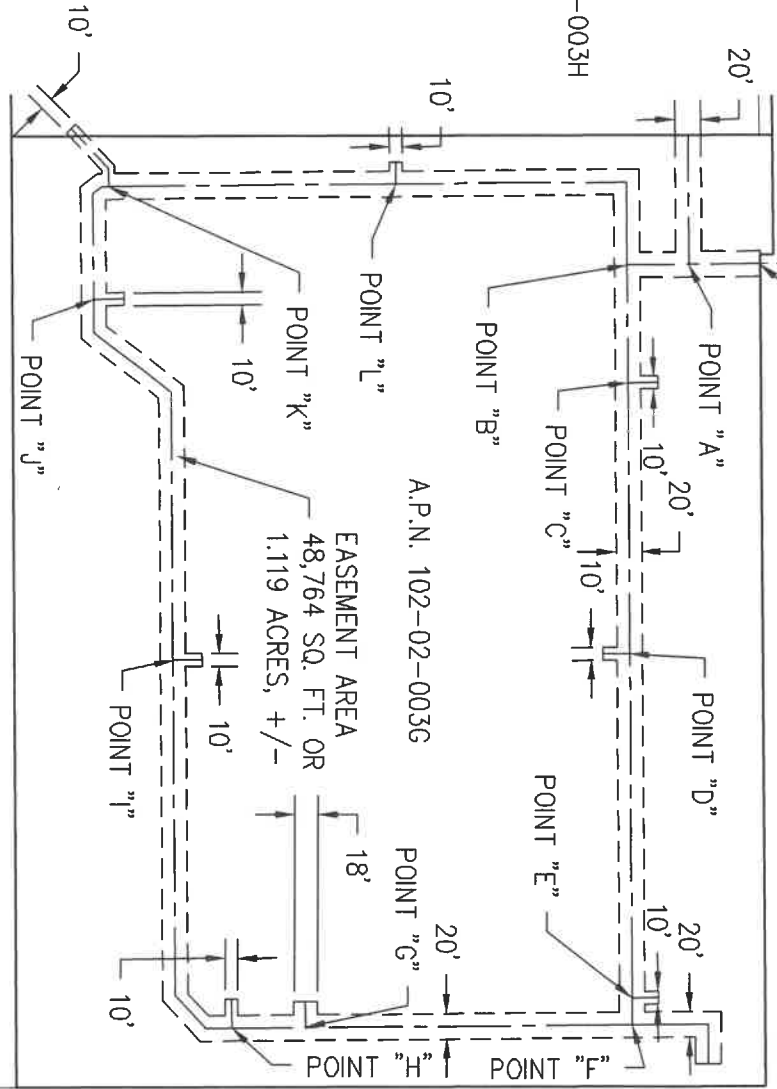
684.29'

POINT OF BEGINNING

A.P.N. 102-02-003H

A.P.N. 102-02-003G

A.P.N. 102-02-001A



89TH AVENUE

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.



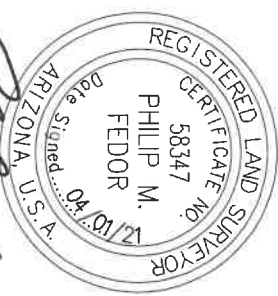
N.T.S.

EXHIBIT	
WATER LINE EASEMENT	
BY: PF	CHK: DK
QC:	
BCG PROJECT NO: 50784-01 TASK: 001	
CLIENT REF NO:	
SHEET 6	OF 7
DATE:	04-01-12

**Bowman**  
 CONSULTING

1286 W Washington St, #108  
 Tempe, AZ 85281  
 Phone (480) 629-8830  
 Fax (480) 629-8841  
 www.bowmanconsulting.com

*Philip M. Fedor*



N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	65.00'	S00°31'40"E
L2	55.01'	S00°31'40"E
L3	48.54'	S00°31'40"E
L4	92.01'	N89°28'20"E
L5	211.98'	N89°28'20"E
L6	269.39'	N89°28'20"E
L7	21.00'	N89°28'20"E
L8	254.60'	S00°31'40"E
L9	57.12'	S00°31'40"E
L10	20.15'	S00°31'40"E
L11	35.50'	S47°23'22"W
L12	261.97'	S89°28'20"W
L13	209.66'	S89°28'20"W
L14	76.91'	S36°59'45"W
L15	26.19'	S89°28'20"W
L16	82.48'	S89°28'20"W
L17	9.09'	N37°47'26"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	5.42'	N00°31'40"W
L19	222.98'	N00°31'40"W
L20	181.03'	N00°31'40"W
L21	64.62'	N89°28'20"E
L22	101.15'	S89°28'20"W
L23	23.85'	N00°31'40"W
L24	21.23'	S00°31'40"E
L25	21.00'	N00°31'40"W
L26	59.89'	N00°31'40"W
L27	30.91'	N89°59'56"E
L28	20.49'	S89°28'20"W
L29	22.71'	S89°28'20"W
L30	22.61'	N00°31'40"W
L31	23.83'	N00°31'40"W
L32	14.13'	S89°28'20"W
L33	43.08'	S45°47'36"W
L34	17.00'	S89°28'20"W

EXHIBIT  
WATER LINE EASEMENT

DATE: 04-01-21

BY: PF    CHK: DK    QC:   

BCG PROJECT NO: 50784-01 TASK: 001

CLIENT REF NO:

**Bowman**  
CONSULTING

1286 W Washington St, #106  
Tempe, AZ 85281  
Phone (480) 629-8830  
Fax: (480) 629-8841  
www.bowmanconsulting.com

**ATTACHMENT 10**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, HCW GLEN APT, LLC, an Arizona limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

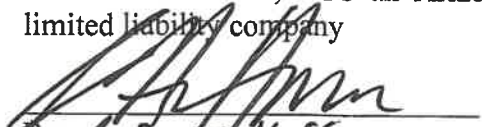
**See Attached Description, Exhibit "A" & "B"**

It is the intention of the parties to cause the real property on said Exhibit "A" & "B" to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 22<sup>nd</sup> day of April, 2021.

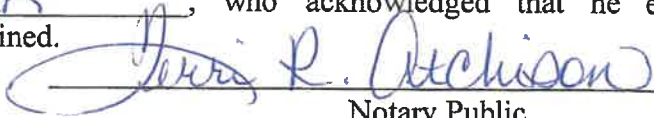
HCW GLEN APT, LLC an Arizona  
limited liability company

  
By: Richard E. Huffman  
Its: Manager

**Exempt Pursuant to A.R.S.§11-1134 (A)(3)**

STATE OF ~~ARIZONA~~ <sup>Missouri</sup> }  
County of ~~Maricopa~~ <sup>Taney</sup> } ss.

The foregoing instrument, was acknowledged before me this 22<sup>nd</sup> day of April, 2021 by Richard E. Huffman, who acknowledged that he executed this instrument for the purposes therein contained.

  
Notary Public

My commission expires: 8/28/24



8991 W. Glendale Ave  
Ord. No. \_\_\_\_\_

**LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION**

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS NORTH 89°28'20" EAST, 2655.10 FEET;

THENCE NORTH 89°28'20" EAST, 583.53 FEET, ALONG THE NORTH LINE OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°31'40" EAST, 55.00 FEET TO THE **POINT OF BEGINNING**;

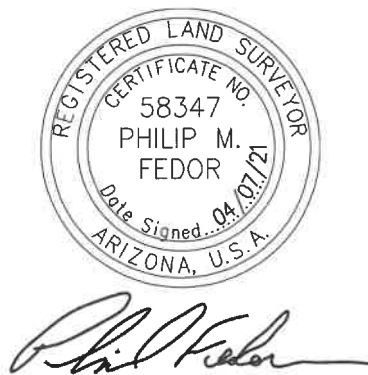
THENCE NORTH 89°28'20" EAST, 93.65 FEET PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°10'59" EAST, 10.00 FEET;

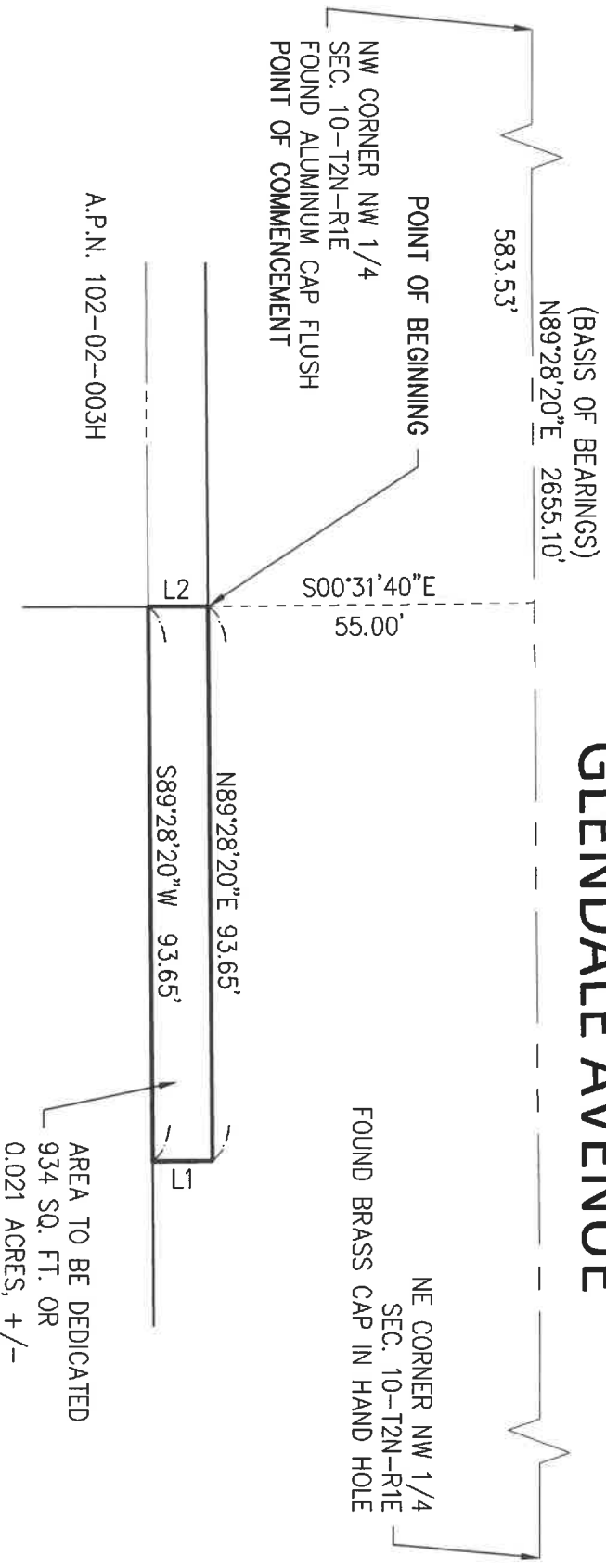
THENCE SOUTH 89°28'20" WEST, 93.65 FEET PARALLEL WITH AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN DOC. 2006-43106 OF MARICOPA COUNTY RECORDS;

THENCE NORTH 00°10'59" WEST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 934 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.



# GLENDALE AVENUE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	S00°10'59"E
L2	10.00'	N00°10'59"W

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.



*Phillip M. Fedor*



N.T.S.

EXHIBIT	
RIGHT OF WAY DEDICATION	
DATE:	04-07-12
BY: PF	CHK: DK
QC:	
BCG PROJECT NO:	50784-01
TASK:	001
CLIENT REF NO:	

**Bowman**  
CONSULTING

1296 W Washington St, #108  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowmanconsulting.com

SHEET 2 OF 2

**LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION**

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS NORTH 89°28'20" EAST, 2655.10 FEET;

THENCE NORTH 89°28'20" EAST, 1327.55 FEET, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°10'52" EAST, 65.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO THE SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°10'52" EAST, 584.95 FEET OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

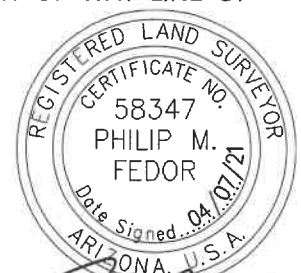
THENCE SOUTH 89°28'20" WEST, 17.31 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°10'52" WEST, 574.95 FEET PARALLEL WITH AND 17.31 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 45°21'15" WEST, 14.10 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE;

THENCE NORTH 89°28'20" EAST, 27.31 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE TO THE **POINT OF BEGINNING**.

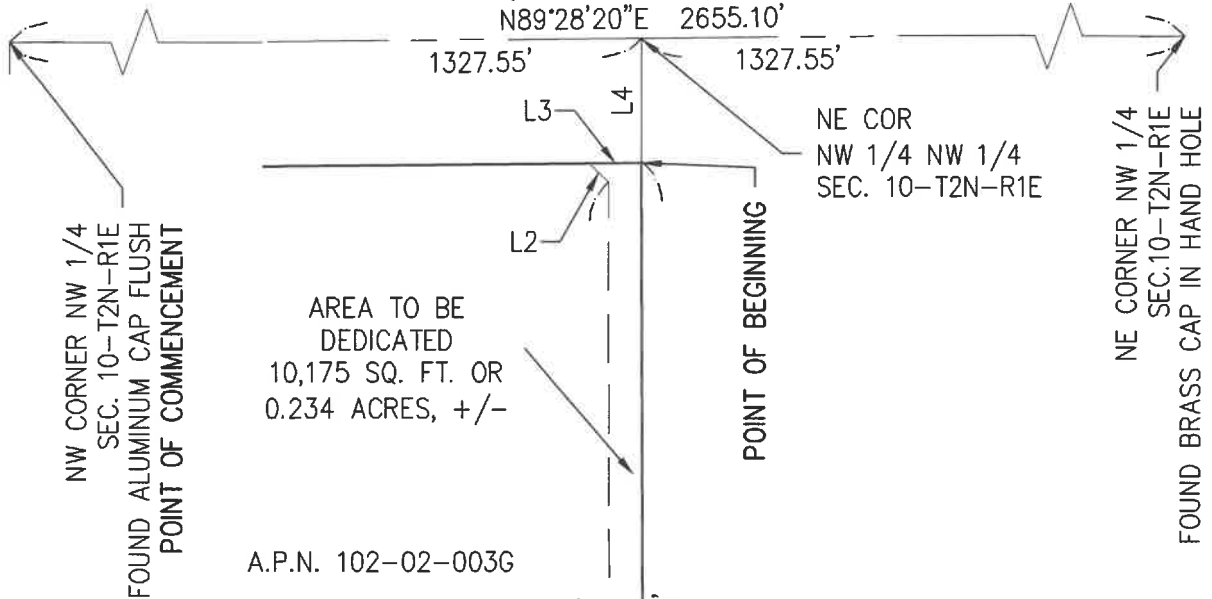
CONTAINS 10,175 SQUARE FEET OR 0.234 ACRES, MORE OR LESS.



*Philip M. Fedor*

GLENDALE AVENUE

(BASIS OF BEARINGS)  
N89°28'20"E 2655.10'



AREA TO BE DEDICATED  
10,175 SQ. FT. OR  
0.234 ACRES, +/-

A.P.N. 102-02-003G

NW CORNER NW 1/4  
SEC. 10-T2N-R1E  
FOUND ALUMINUM CAP FLUSH  
POINT OF COMMENCEMENT

NE COR  
NW 1/4 NW 1/4  
SEC. 10-T2N-R1E

NE CORNER NW 1/4  
SEC. 10-T2N-R1E  
FOUND BRASS CAP IN HAND HOLE

POINT OF BEGINNING

89TH AVENUE

N00°10'52"W 574.95'  
S00°10'52"E 584.95'

EAST LINE  
NW 1/4 NW 1/4  
SEC. 10-T2N-R1E

SOUTH LINE  
N 1/2, NW 1/4  
NW 1/4  
SEC. 10-T2N-R1E

A.P.N. 102-02-001A

SE COR  
NW 1/4 NW 1/4  
SEC. 10-T2N-R1E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.31'	S89°28'20"W
L2	14.10'	N45°21'15"W
L3	27.31'	N89°28'20"E
L4	65.00'	S00°10'52"E



*Philip M. Fedor*

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.



N.T.S.

SHEET 2 OF 2 DATE: 04-07-21	EXHIBIT RIGHT OF WAY DEDICATION				1295 W Washington St, #108 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowmanconsulting.com
	BY: PF	CHK: DK	QC:		
	BCG PROJECT NO: 50784-01 TASK: 001 CLIENT REF NO:				

**ATTACHMENT 11**

When recorded, mail to:  
City Clerk, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, HCW GLEN APT, LLC an Arizona limited liability company ("Grantor"), does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a sidewalk ("facilities") upon, over and under the surface of the following described property:

**See Attached Description, Exhibit "A" & "B"**

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 8<sup>th</sup> day of April, 2021.

HCW GLEN APT, LLC an Arizona  
limited liability company

By:  
Its:

**Exempt Pursuant to A.R.S. §11-1134(A)(2),  
11-1134(A)(3)**

STATE OF ARIZONA }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2021  
by RICHARD HOFFMAN, who acknowledged that she executed this instrument  
for the purposes therein contained.

My commission expires:

5-14-23



Notary Public

8991 W. Glendale Ave  
Ord. No. \_\_\_\_\_

**LEGAL DESCRIPTION  
SIDEWALK EASEMENT**

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS NORTH 89°28'20" EAST, 2655.10 FEET;

THENCE NORTH 89°28'20" EAST, 554.77 FEET, ALONG THE NORTH LINE OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°31'40" EAST, 65.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'20" EAST, 142.47 FEET PARALLEL WITH AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 86°04'51" WEST, 42.67 FEET;

THENCE SOUTH 88°48'22" WEST, 41.35 FEET;

THENCE SOUTH 87°53'56" WEST, 20.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH POINT THE RADIUS BEARS NORTH 2°05'08" WEST, 157.50 FEET;

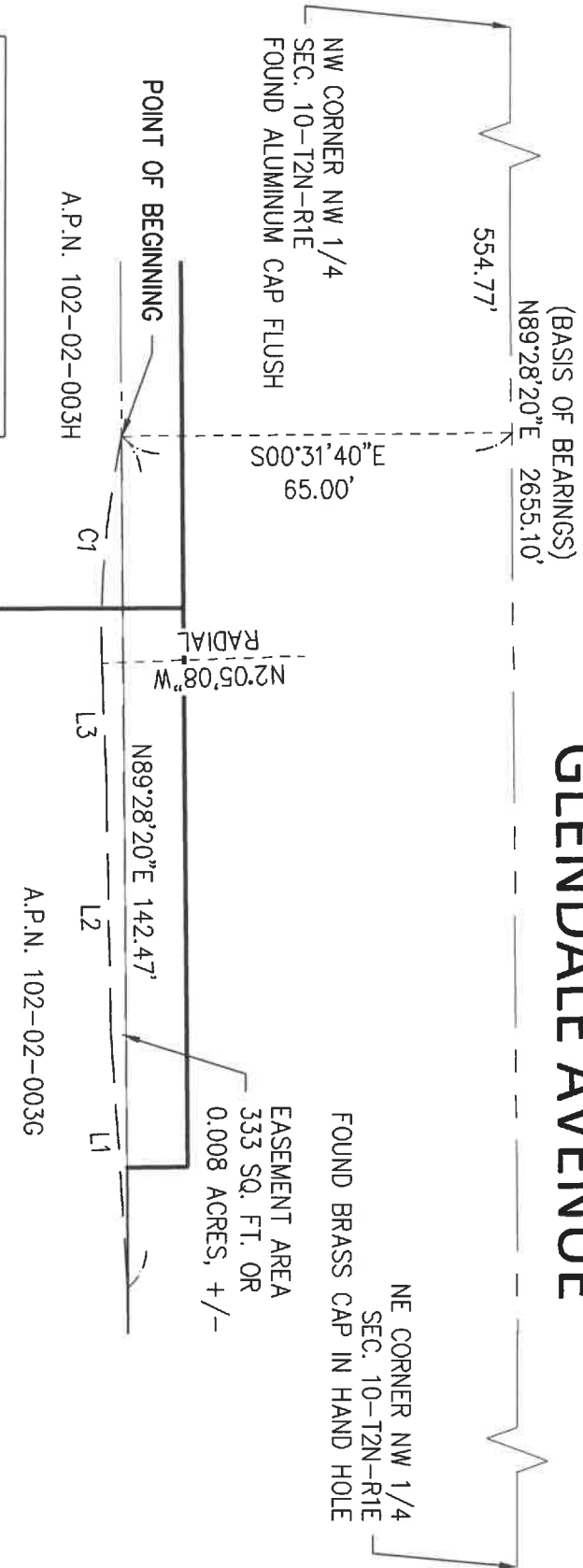
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°53'06", AN ARC LENGTH OF 38.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 333 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.



*Philip M. Fedor*

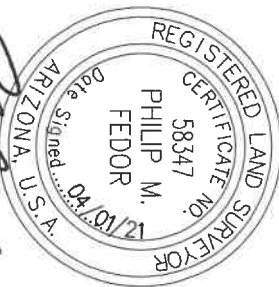
# GLENDALE AVENUE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.67'	S86°04'51\"W
L2	41.35'	S88°48'22\"W
L3	20.65'	S87°53'56\"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	38.17'	157.50'	013°53'06\"

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*Philip M. Fedor*



N.T.S.

EXHIBIT  
SIDEWALK EASEMENT

SHEET 2 OF 2  
DATE: 04-01-21  
BY: PF | CHK: DK | QC:  
BCG PROJECT NO: 50784-01 TASK: 001  
CLIENT REF NO:

**Bowman**  
CONSULTING

1295 W Washington St, #108  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowmanconsulting.com

**LEGAL DESCRIPTION  
SIDEWALK EASEMENT**

A PARCEL OF LAND 6.50 FEET IN WIDTH, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 BEARS SOUTH 00°12'39" EAST, 2593.08 FEET;

THENCE SOUTH 00°12'39" EAST, 589.21 FEET, ALONG THE WEST LINE OF THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE DEPARTING SAID WEST LINE, NORTH 89°47'21" EAST, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 91ST AVENUE AND THE **POINT OF BEGINNING**;

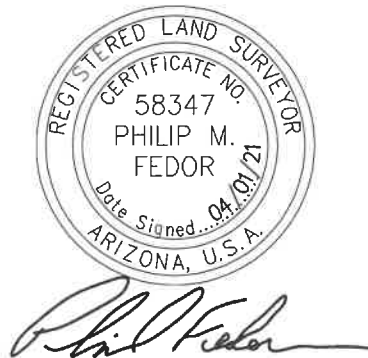
THENCE CONTINUING NORTH 89°47'21" EAST, 6.50 FEET;

THENCE SOUTH 00°12'39" EAST, 58.81 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

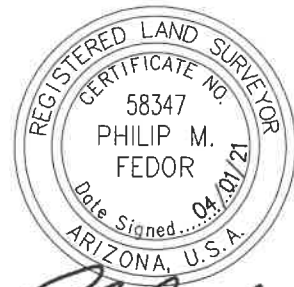
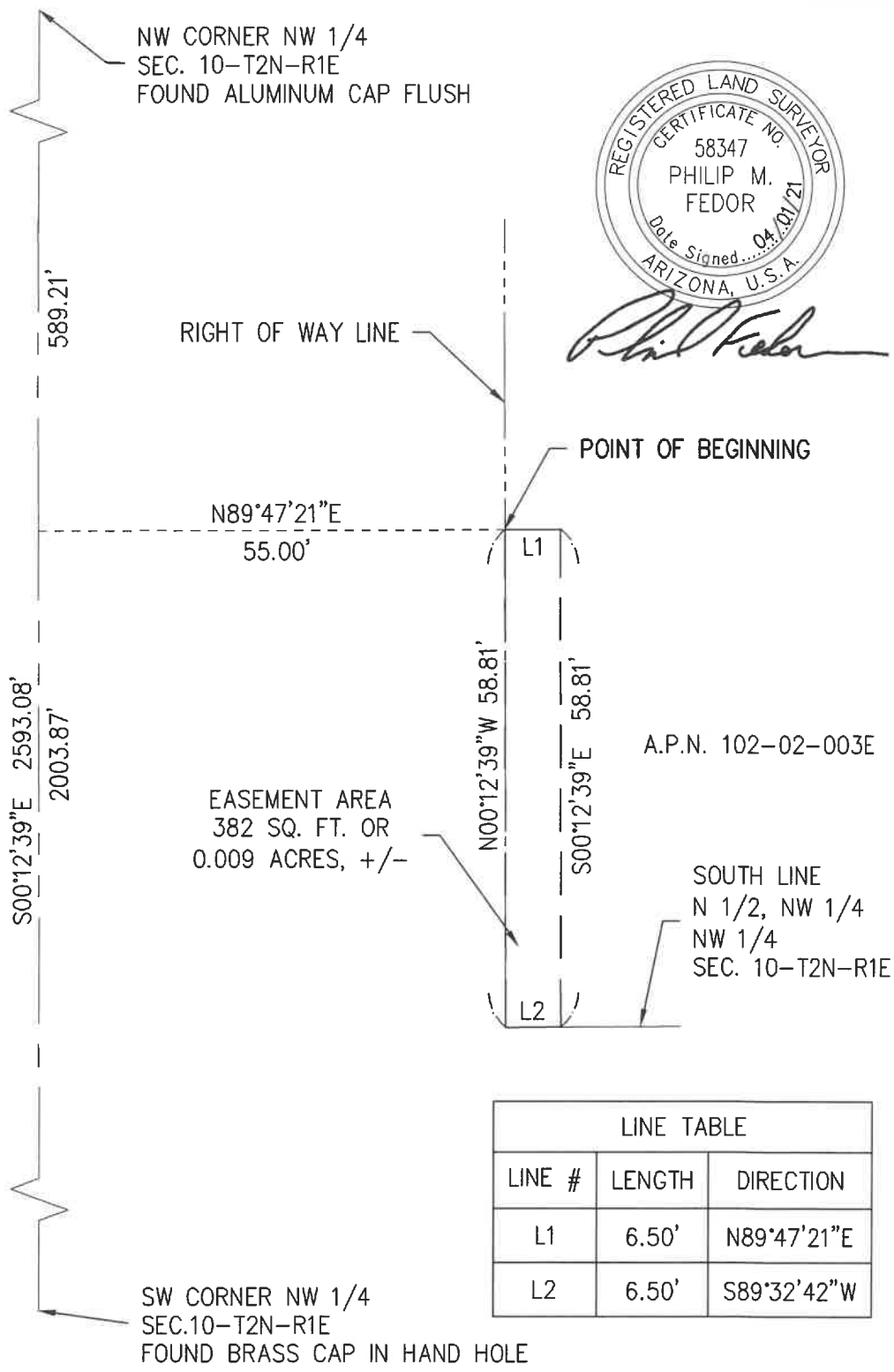
THENCE SOUTH 89°32'42" WEST, 6.50 FEET ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF 91ST AVENUE;

THENCE NORTH 00°12'39" WEST, 58.81 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE TO THE **POINT OF BEGINNING**.

CONTAINS 382 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.



# 91ST AVENUE



*Philip M. Fedor*

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.50'	N89°47'21"E
L2	6.50'	S89°32'42"W

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