

ORDINANCE NO. 021-55

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF CONVEYANCES OF EASEMENTS, WARRANTY DEEDS AND MAPS OF DEDICATION 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 and capital improvement projects; and

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 maps of dedication, easements and deeds attached hereto as Attachments 1 through 7 granting the interest in or dedication of 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 24<sup>th</sup> day of August, 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

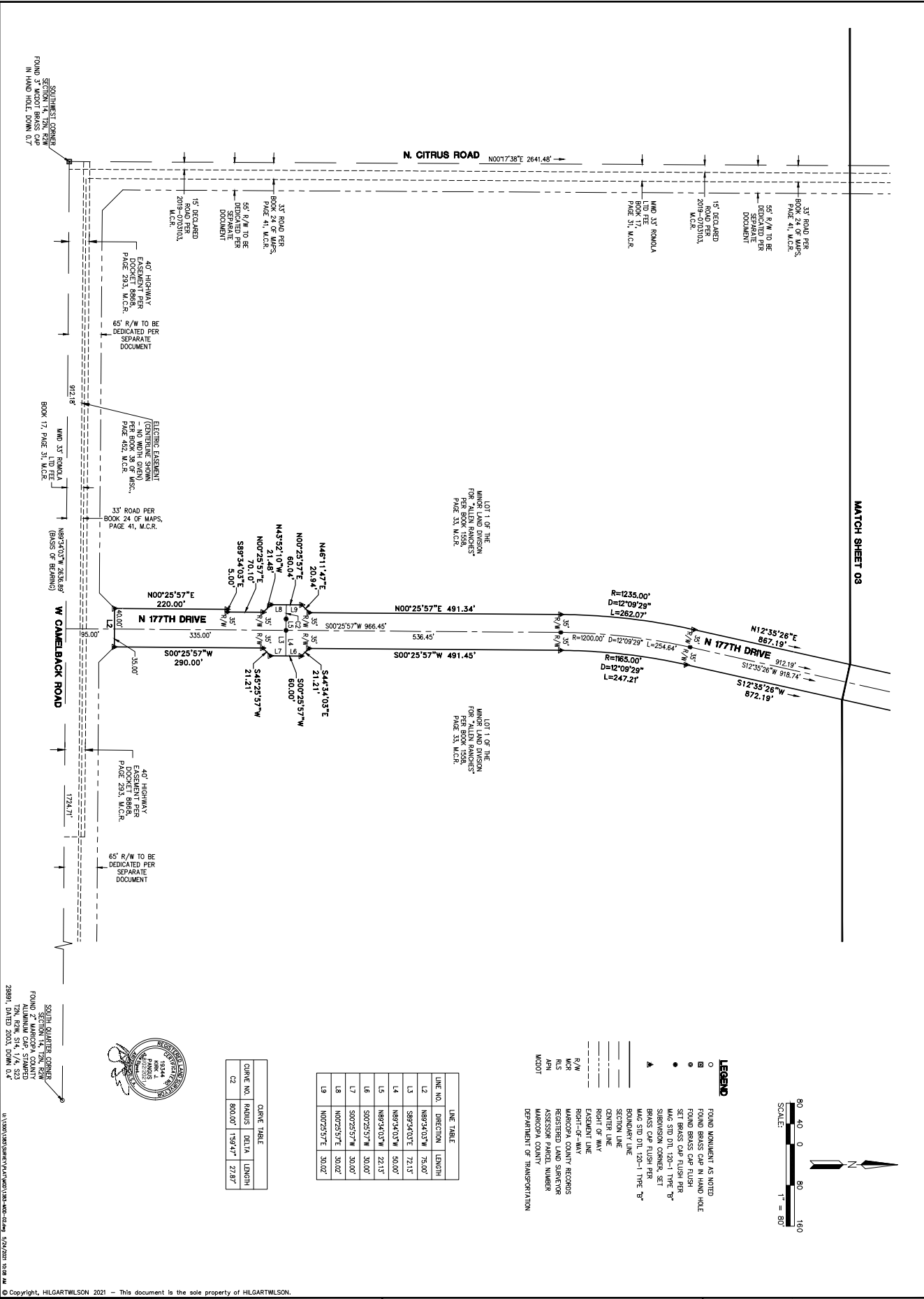
### DEEDS AND EASEMENTS TABLE FOR ORDINANCE NO. \_\_\_\_\_

ATTACHMENT NO.		
1	Owner/Dedicator	ALLEN RANCHES, LLC
	Development/Project	ALLEN RANCHES-PHASE 1
	Location	NEC Camelback Road and Citrus Road
	Purpose	Right-of-Way Dedication
	Conveyance Document	Map of Dedication
2	Owner/Dedicator	TAYLOR MORRISON/ARIZONA, INC
	Owner/Dedicator	CITY OF GLENDALE
	Development/Project	NORTH 87 <sup>TH</sup> AVENUE
	Location	North 87 <sup>th</sup> Avenue, between Missouri Avenue & Camelback Road
	Purpose	Right-of-Way Dedication and Public Utility Easement
	Conveyance Document	Map of Dedication
3	Owner/Dedicator	CITY OF GLENDALE
	Owner/Dedicator	FERRANTINO ENTERPRISES, LLC
	Owner/Dedicator	EMRLAND, LLLP
	Owner/Dedicator	ZEKEMAN PROPERTY III, LLC
	Development/Project	BALLPARK BOULEVARD
	Location	New River to 99 <sup>th</sup> Avenue
	Purpose	Right-of-Way Dedication and Public Utility Easement
	Conveyance Document	Map of Dedication
4	Grantor Name	DHIC – GLENDALE, LLC
	Development/Project	ASCEND APARTMENTS
	Location	7601 West Glendale Avenue
	Purpose	Right-of-Way
	Conveyance Document	Warranty Deed

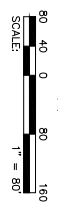
5	Grantor Name	DHIC – GLENDALE, LLC
	Development/Project	ASCEND APARTMENTS
	Location	7601 West Glendale Avenue
	Purpose	Public Utilities
	Conveyance Document	Public Utility Easement
6	Grantor Name	DHIC – GLENDALE, LLC
	Development/Project	ASCEND APARTMENTS
	Location	7601 West Glendale Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
7	Grantor Name	ALLSTATE BK REAL ESTATE HOLDINGS LTD
	Development/Project	ASPERA BLVD WIDENING
	Location	20382 North 75 <sup>th</sup> Avenue
	Purpose	Right-of-Way
	Conveyance Document	Warranty Deed

**ATTACHMENT 1**





MATCH SHEET 03



- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP IN HAND HOLE
  - SET BRASS CAP FLUSH PER
  - MAG STD DTL 120-1 TYPE "B"
  - SUBDIVISION CORNER, SET
  - ▲ BRASS CAP FLUSH PER
  - ▲ MAG STD DTL 120-1 TYPE "B"
  - RECLAIMED LINE
  - EASEMENT LINE
  - RIGHT-OF-WAY
  - CENTER LINE
  - RIGHT-OF-WAY
  - EASEMENT LINE
  - RIGHT-OF-WAY
  - MARIPOSA COUNTY RECORDS
  - R/S REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - MARIPOSA COUNTY
  - DEPARTMENT OF TRANSPORTATION

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L2	N89°34'03"W	75.00'
L3	S89°34'03"E	72.13'
L4	N89°34'03"W	50.00'
L5	N89°34'03"W	22.13'
L6	S00°25'57"W	30.00'
L7	S00°25'57"W	30.00'
L8	N00°25'57"E	30.02'
L9	N00°25'57"E	30.02'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C2	800.00'	159.47°	27.87'



SOUTH QUARTER CORNER  
SECTION 14, T2N, R2W  
FOUND IN HAND HOLE 57M 07  
28991, DATED 2003, DOWN 0.4'

FOUND IN HAND HOLE 57M 07  
SECTION 14, T2N, R2W  
FOUND IN HAND HOLE 57M 07  
28991, DATED 2003, DOWN 0.4'

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PROJ. NO.: 1383	STATUS:
DATE: FEB. 2021	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	
DRAWN: JDL	
APPROVED: KJP	

**ALLEN RANCHES - PHASE 1**  
N.E.C. OF CAMELBACK ROAD AND CITRUS ROAD  
GLENDALE, ARIZONA  
**MAP OF DEDICATION**

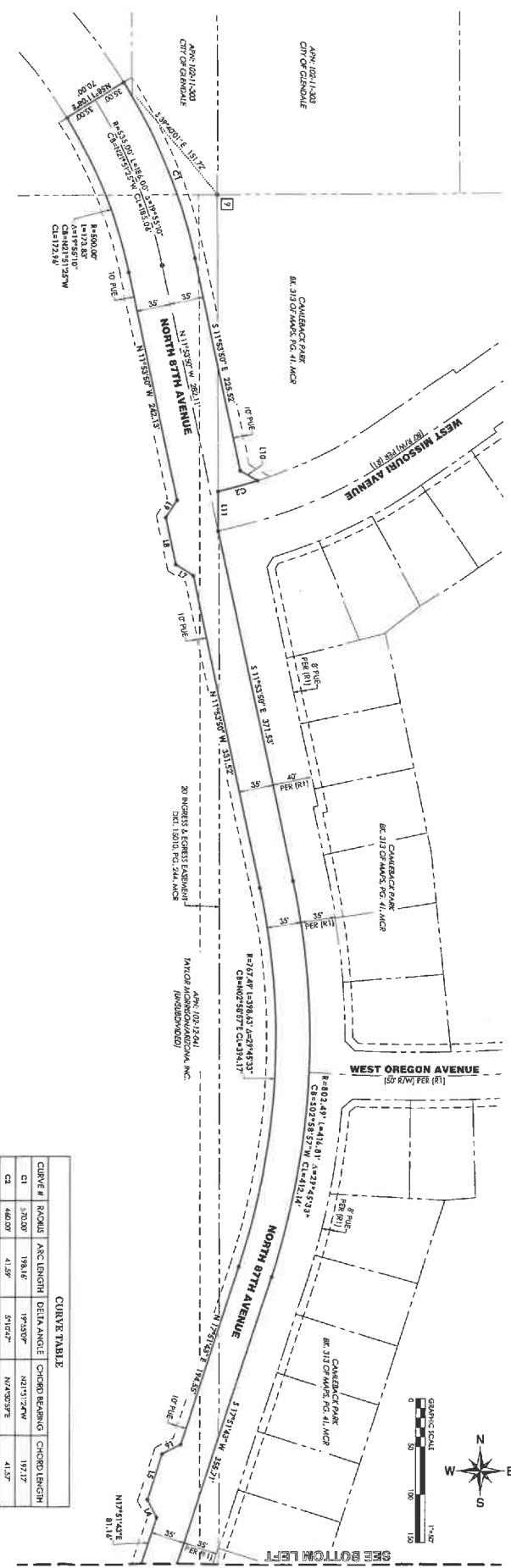
**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P. 602.480.0535 / F. 602.368.2436  
PHOENIX, AZ 85016 | www.hilgartwilson.com

DWG. NO.  
**MOD02**  
SHT. 2 OF 3



**ATTACHMENT 2**



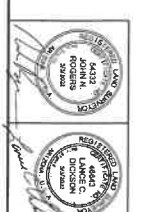
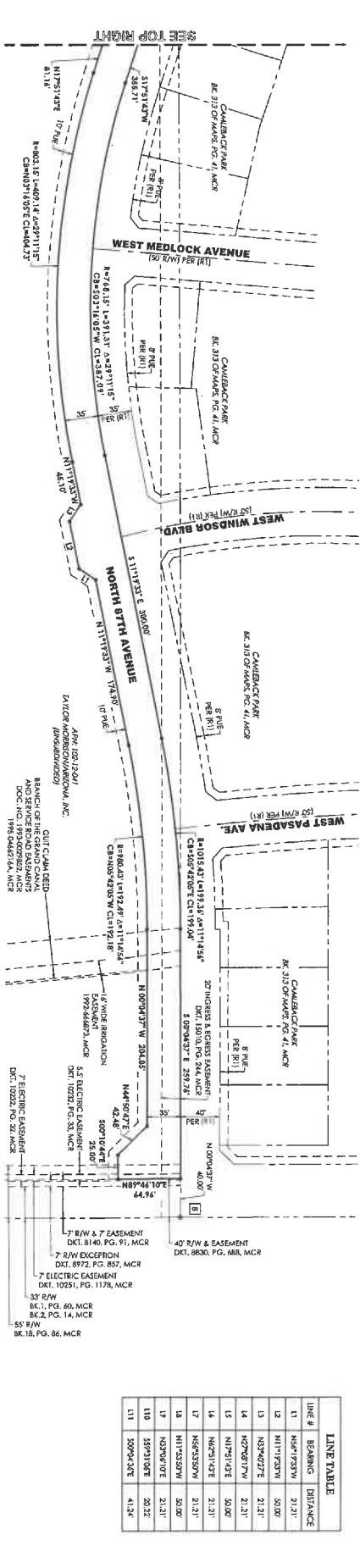


**CURVE TABLE**

CURVE #	ROADE	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	370.00'	198.18'	195.50°	N21°15'28"W	197.17'
C2	440.00'	41.58'	57°04'47"	N74°05'57"E	41.57'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N64°19'30"W	21.21'
L2	N11°53'50"W	50.00'
L3	N33°40'27"E	21.21'
L4	N27°08'17"W	21.21'
L5	N17°51'03"E	50.00'
L6	N22°51'03"E	21.21'
L7	N55°53'59"W	21.21'
L8	N11°53'59"W	50.00'
L9	N23°09'03"E	21.21'
L10	S59°10'03"E	20.22'
L11	S09°04'03"E	41.24'



PREPARED BY:  
**GOODWIN & MARSHALL**  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS  
 2705 S. Anna Street Road, Suite 2  
 Springfield, MO 65804  
 Phone: (657) 213-2128



SURVEYED BY:  
**ASAM**  
 American Surveying and Mapping  
 3400 W. Kansas Ave. Suite A, Frank, Kansas 66201  
 Tel: (657) 273-1212 Fax: (657) 273-1201

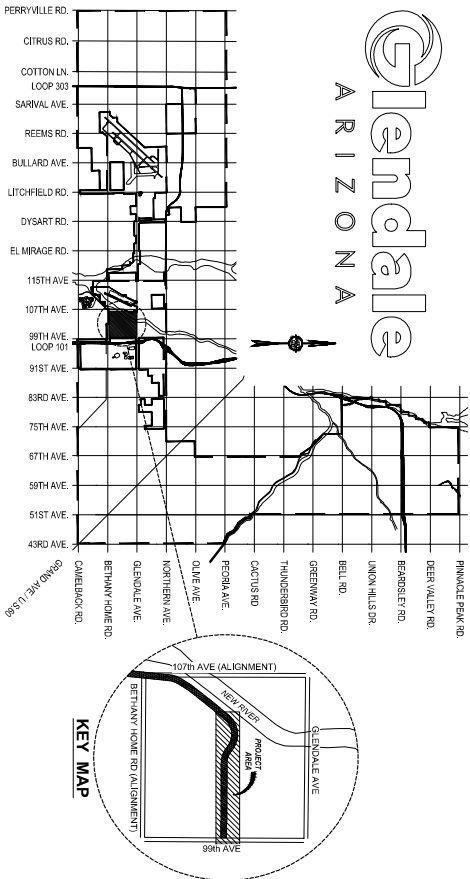
\*MAP OF DEDICATION OF NORTH 87TH AVENUE\*

**ATTACHMENT 3**

# CITY OF GLENDALE, AZ

## PROJECT #181901 MAP OF DEDICATION

### FOR BALLPARK BOULEVARD PORTIONS OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**MAP NOTES**

1. THIS MAP OF DEDICATION FOR BALLPARK BOULEVARD IS INTENDED TO BE A PART OF AND IN CONJUNCTION WITH OTHER BALLPARK BOULEVARD DEDICATIONS PREPARED SEPARATELY AND FOR THE DEDICATION OF RIGHTS-OF-WAY & APPURTENANT EASEMENTS WITHIN THE CITY LIMITS OF GLENDALE, ARIZONA.
2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES (CHANGING 80' TV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND SHALL BE LIMITED TO ONLY THE FOLLOWING:
  - a. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
  - b. SIGN, LIGHTS, OR STRUCTURES OF ANY KIND EXCEPT APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
4. ALL DETAILS SHOWN HEREON ARE GRAPHICALLY EXAGGERATED FOR THE PURPOSE OF CLARIFICATION, AND ARE NOT TO SCALE.
5. COORDINATES SHOWN HEREON ARE CALCULATED GROUND DISTANCES, INTERNATIONAL FEET, BASED ON FIELD MEASUREMENTS DURING THE MONTH OF DECEMBER 2018.
6. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988.

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

APPROVED BY: \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ CLERK DATE \_\_\_\_\_

**APPROVALS**

APPROVED BY THE PLANNING DIRECTOR AND CITY ENGINEER OF THE CITY OF GLENDALE, ARIZONA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

APPROVED BY: \_\_\_\_\_ PLANNING DIRECTOR DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ CITY ENGINEER DATE \_\_\_\_\_

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE MAP OF DEDICATION DESCRIBED AND PLATTED HEREIN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2021.

R. REECE HENRY, RLS #19097 *R. Reece Henry* 8-11-2021

**MAYOR**

JERRY P. WEIERS

**CITY COUNCIL**

- JAMIE ALDAMA
- JOYCE V. CLARK
- IAN HUGH
- RAY MALNAR
- LAUREN TOLMACHOFF
- BART TURNER

**CITY MANAGER**

KEVIN R. PHELPS

**CITY CLERK**

JULIE K. BOWER

**CITY ATTORNEY**

MICHAEL D. BAILEY

**SURVEYOR**

CITY OF GLENDALE - ENGINEERING DEPT.  
REECE HENRY, RLS  
8880 W. GLENDALE AVE. SUITE 315  
GLENDALE, AZ 85301  
PHONE: 623-930-3222  
FAX: 623-915-2881

**BASIS OF BEARING**

STIPULATED ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP FLUSH LOCATED AT THE EAST QUARTER CORNER OF SAID SECTION 8 & A BRASS CAP FLUSH LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 8 USING GLOBAL POSITIONING SYSTEMS.



**CITY OF GLENDALE**  
ENGINEERING DEPARTMENT  
5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301 (623) 930-3630



No.	Date	Description

MAP OF DEDICATION  
FOR  
BALLPARK BOULEVARD EXTENSION  
COVER SHEET

Drawn by: RSH  
QC by: DSB  
Proj #: 181901  
DWG #: M001  
Date: 08/11/21  
**SHEET**  
**1 OF 6**

# MAP OF DEDICATION

FOR

## BALLPARK BOULEVARD

PORTIONS OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**DEDICATION**

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT TERRABINDO ENTERPRISES LLC AS OWNER AND ENRLAND LLP, AS OWNER, AND THE CITY OF GLENDALE, ARIZONA, AS OWNER (HEREINAFTER REFERRED TO AS OWNERS OF PORTIONS OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISH THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF "BALLPARK BOULEVARD" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF STREET RIGHT-OF-WAY AND EASEMENTS CONSTITUTING THE SAME, AND THAT THE OWNERS HEREBY DEDICATE TO THE PUBLIC, AND THAT THE CITY OF GLENDALE, BY ITS APPROVAL BELOW HEREBY ACCEPTS FOR USE AS SHOWN ON SAID MAP OF DEDICATION.

EASEMENTS ARE DEDICATED FOR PURPOSES AS SHOWN.

IN WITNESS WHEREOF:

THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER HERETOFORE DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_  
CITY MANAGER

ATTEST: \_\_\_\_\_  
CITY CLERK

TERRABINDO ENTERPRISES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER HERETOFORE DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

ENRLAND, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER HERETOFORE DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

ZRELIAMA PROPERTY II, LLC, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER HERETOFORE DULY AUTHORIZED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, TERRABINDO ENTERPRISES, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, ENRLAND, LLP AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, ZRELIAMA PROPERTY II, LLC, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOFORE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



**CITY OF GLENDALE**  
ENGINEERING DEPARTMENT  
6850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301 (623) 930-3630



No.	Date	Description

MAP OF DEDICATION  
FOR  
BALLPARK BOULEVARD EXTENSION  
DEDICATION SIGNATURES

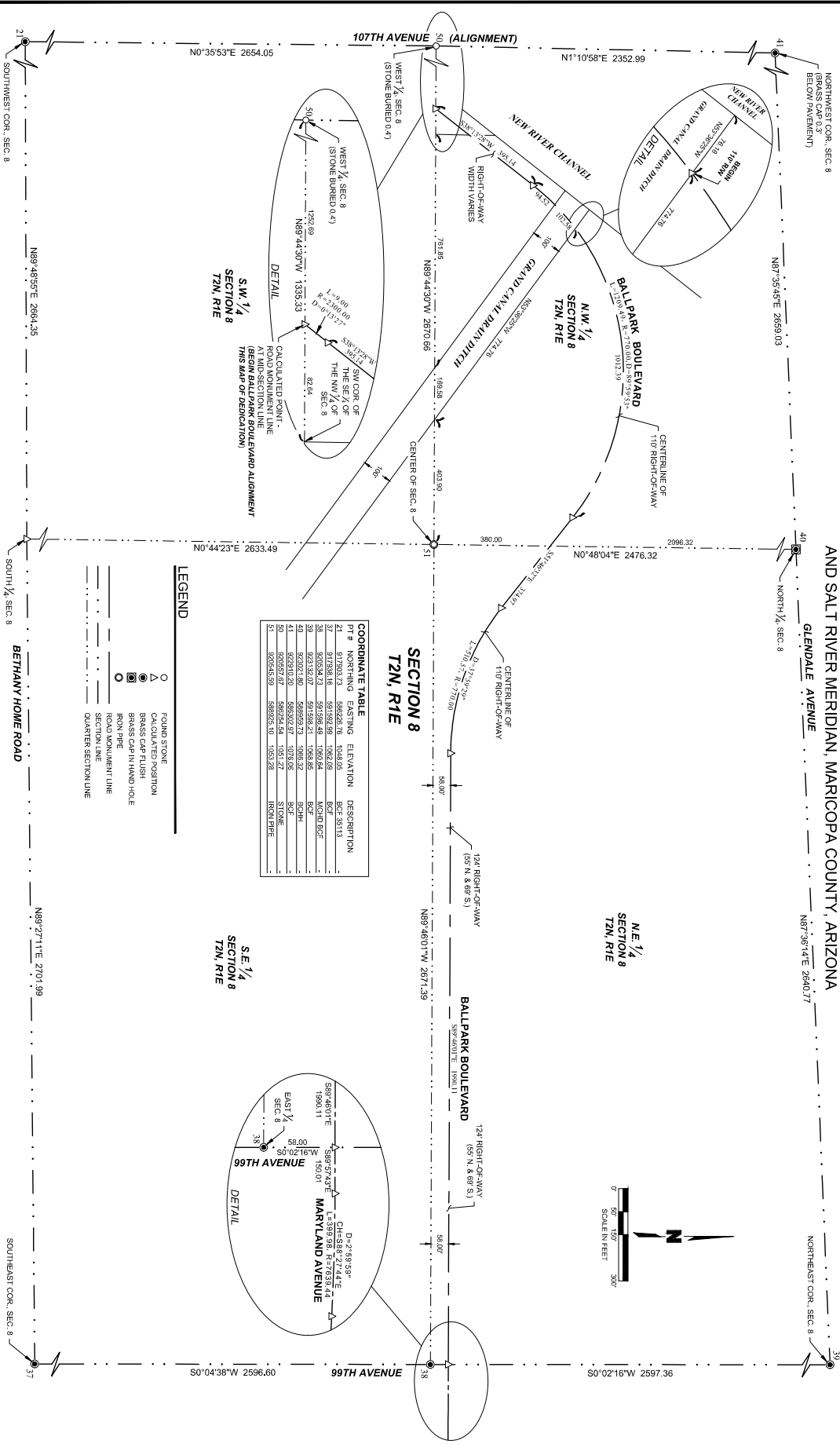
Drawn by: RSH  
QC by: DJS  
Pkg'd: BRSB1  
Dwg #: M001  
Date: 08/11/21

**SHEET**  
**2 OF 6**

# MAP OF DEDICATION

FOR

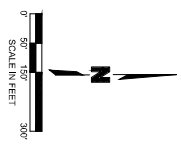
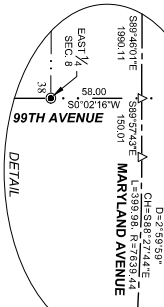
## BALLPARK BOULEVARD AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**COORDINATE TABLE**

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
21	917033.73	586282.76	1048.05	BCF 35113
37	917328.16	591522.99	1062.69	BCF
38	920324.73	591528.48	1060.04	MO/DO BCF
40	920212.80	589825.71	1058.52	BCFH
41	922910.20	589202.97	1073.06	BCF
50	920557.67	589724.54	1061.27	STONE
51	920545.59	589825.10	1063.28	IRON PIPE

- LEGEND**
- FOUND STONE
  - △ CALCULATED POSITION
  - BRASS CAP FLUSH
  - BRASS CAP IN HAND HOLE
  - IRON PIPE
  - ROAD MONUMENT LINE
  - SECTION LINE
  - QUARTER SECTION LINE



Drawn by: RSH  
QC by: DSB  
Proj. #: 181801  
DWG #: M001  
Date: 08/11/21

MAP OF DEDICATION  
FOR  
BALLPARK BOULEVARD EXTENSION  
HORIZONTAL CONTROL

No.	Date	Description

REVISIONS



**CITY OF GLENDALE**  
ENGINEERING DEPARTMENT  
5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301 (623) 930-3630

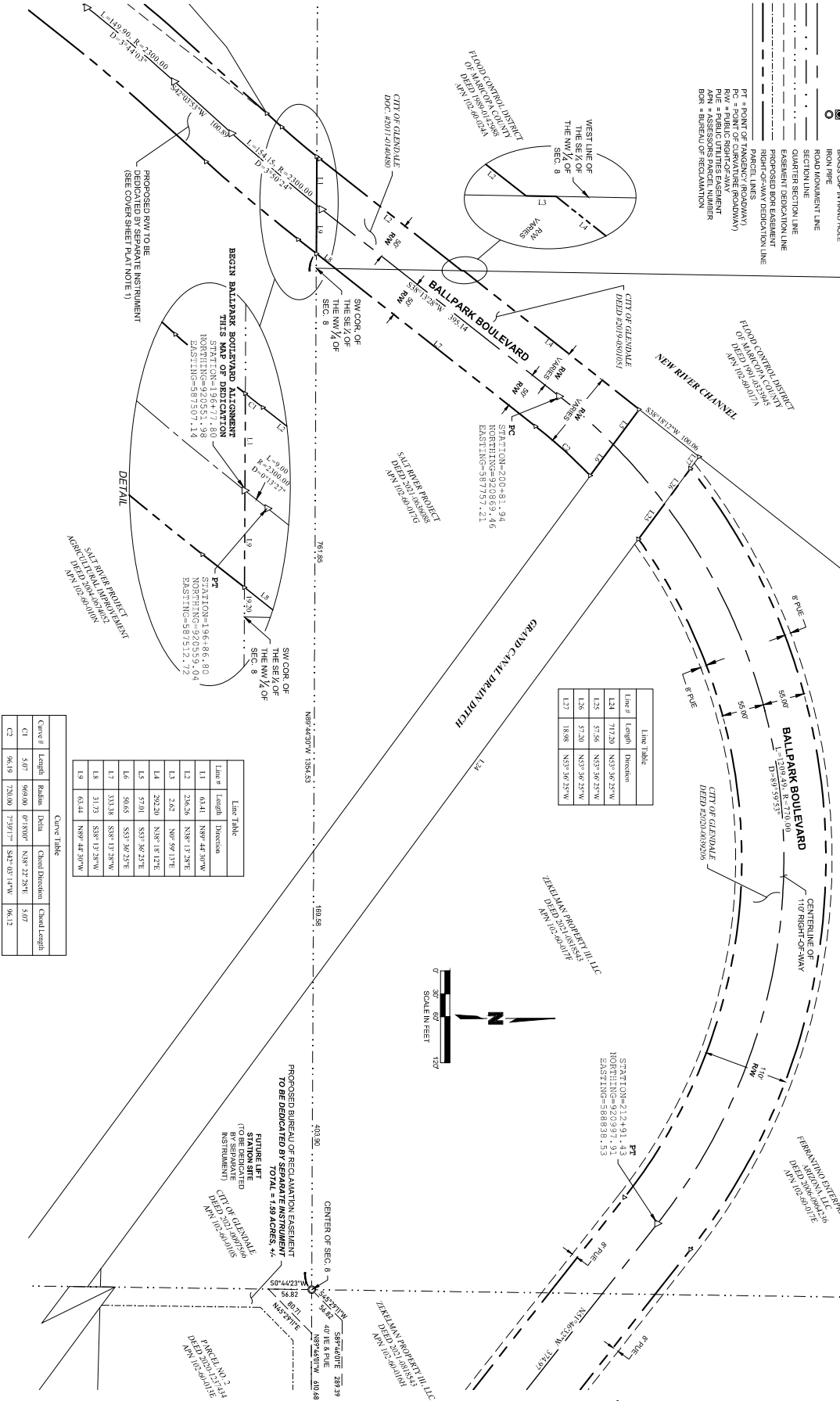


# MAP OF DEDICATION

## FOR BALLPARK BOULEVARD PORTIONS OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

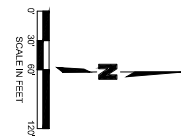
### LEGEND

- FOUND STONE
- △ CALCULATED POSITION
- BRASS CAP PLYWOOD
- BRASS CAP IRON PIPE
- IRON PIPE
- ROAD MONUMENT LINE
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT DEDICATION LINE
- PROPOSED BOR EASEMENT
- PROPOSED DEDICATION LINE
- PREVIOUS EASEMENT
- PT = POINT OF TANGENCY (ROADWAY)
- PC = POINT OF CURVATURE (ROADWAY)
- PUE = PUBLIC UTILITIES EASEMENT
- APN = ASSESSORS PARCEL NUMBER
- BOR = BUREAU OF RECLAMATION



Line Table

Line #	Length	Bearing
L24	1712.20	N53°56'25"W
L25	57.56	N53°56'25"W
L26	57.20	N53°56'25"W
L27	1836	N53°56'25"W



Curve Table

Curve #	Length	Radius	Delta	Chord Distance	Chord Length
C1	5.07	964.00	0°18'00"	N58°22'28"E	5.07
C2	96.19	720.00	7°59'17"	S18°05'14"W	96.12

Line Table

Line #	Length	Direction
L1	0.44	N89°44'30"W
L2	286.86	N58°12'28"E
L3	2.66	N06°59'17"E
L4	292.20	N58°18'17"E
L5	57.01	S51°30'25"E
L6	50.65	S53°26'25"E
L7	333.18	S58°12'28"W
L8	31.73	S58°12'28"W
L9	63.44	N89°44'30"W

PROPOSED BUREAU OF RECLAMATION EASEMENT  
TO BE DEDICATED BY SEPARATE INSTRUMENT  
TOTAL = 1.59 ACRES, +/-

FUTURE LIFT  
(TO BE DEDICATED  
BY SEPARATE  
INSTRUMENT)

CITY OF GLENDALE  
DEED 2012-001000  
APN 102-200-0118

PARCEL NO. 2  
DEED 2012-017141  
APN 102-200-0118

STATION-2:12+91.43  
NORTHING=920869.43  
EASTING=587831.53

STATION-2:00+81.94  
NORTHING=920869.46  
EASTING=587757.21

STATION-1:96+86.88  
NORTHING=920551.98  
EASTING=587307.14

STATION-1:96+86.88  
NORTHING=920551.98  
EASTING=587307.14

STATION-1:96+86.88  
NORTHING=920551.98  
EASTING=587307.14

MAP OF DEDICATION  
FOR  
BALLPARK BOULEVARD EXTENSION  
MAP SHEET 1

No.	Date	Description



**CITY OF GLENDALE**  
ENGINEERING DEPARTMENT  
5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301 (623) 930-3630



Drawn by: RSH  
QC'd by: DDB  
Proj. #: 181801  
DWG #: M001  
Date: 08/11/21

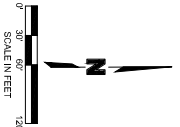
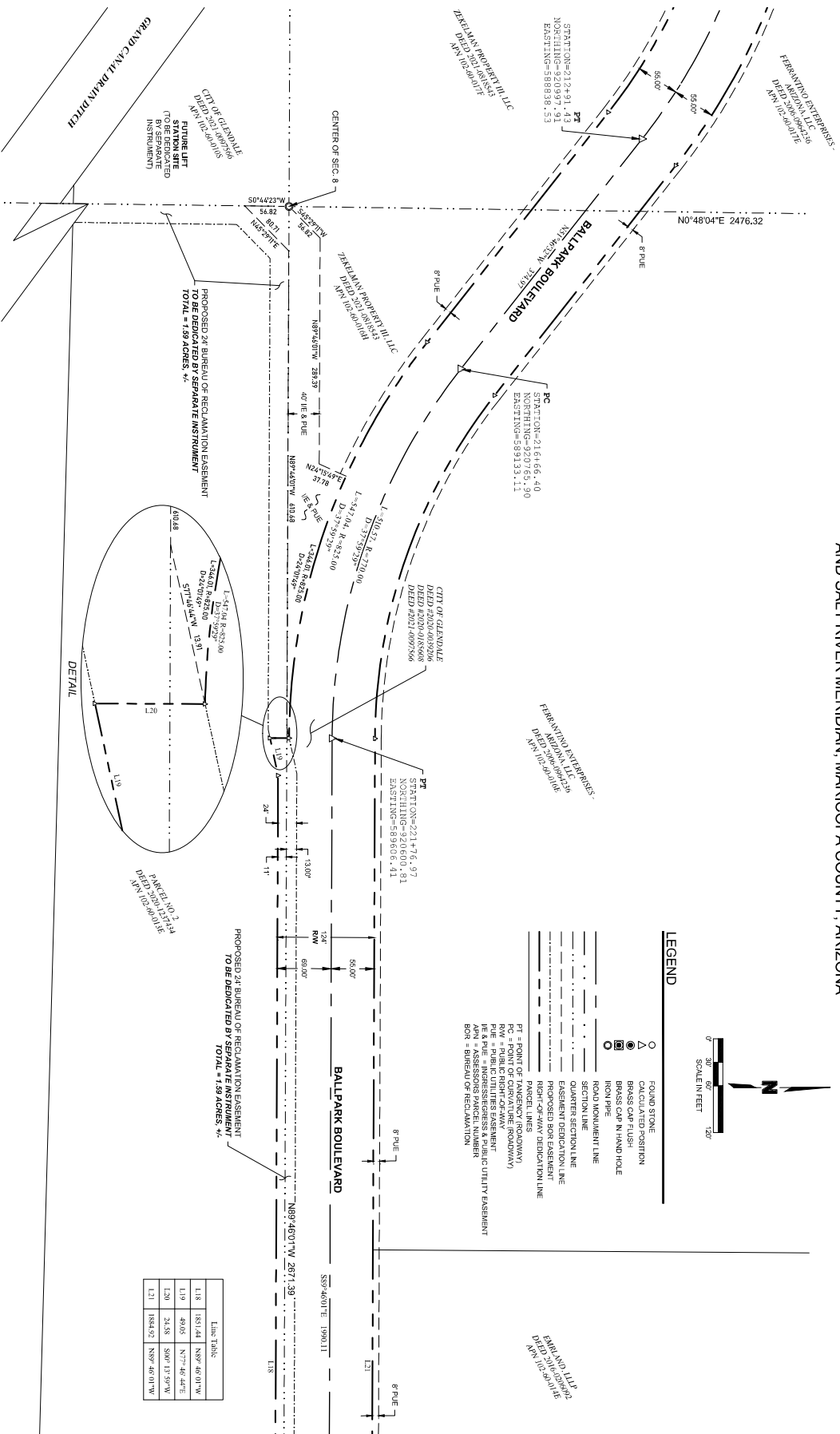
**SHEET  
4 OF 6**

# MAP OF DEDICATION

FOR

## BALLPARK BOULEVARD

PORTIONS OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



### LEGEND

- FOUND STONE
- △ CALCULATED POSITION
- ⊙ BRASS CAP FLUSH
- ⊙ BRASS CAP IN HAND HOLE
- ⊙ ROAD MONUMENT LINE
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT DEDICATION LINE
- PROPOSED BOR EASEMENT
- RIGHT-OF-WAY DEDICATION LINE
- PT = POINT OF TANGENCY (ROADWAY)
- PC = POINT OF CURVATURE (ROADWAY)
- ROW = PUBLIC RIGHT-OF-WAY
- IE & R.P.U.E. = INGRESS/EGRESS & PUBLIC UTILITY EASEMENT
- ASN = ASSESSORS PARCEL NUMBER
- SEN = SERIAL NUMBER OF RECORDATION

Line Table			
L18	1831.84	N89°40'11"W	
L19	40.05	N77°46'44"E	
L20	24.58	S00°13'59"W	
L21	1884.97	N89°46'01"W	

MAP OF DEDICATION  
FOR  
BALLPARK BOULEVARD EXTENSION  
MAP SHEET 2

No.	Date	Description



**CITY OF GLENDALE**  
ENGINEERING DEPARTMENT  
5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301 (623) 930-3630



Drawn by: RSH  
QC by: DDB  
Proj. #: 18181  
DWG #: M001  
Date: 08/11/21

**SHEET 5 OF 6**



**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, **DHIC – GLENDALE, LLC**, a Delaware 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 2nd day of JUNE, 2021.

**DHIC - GLENDALE LLC**, a Delaware limited liability company

By: DHI Communities, Inc.,  
a Delaware corporation,  
its sole member



By: V. PRESIDENT  
Its: V. PRESIDENT

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

STATE OF ARIZONA    )  
County of Maricopa    ) ss.

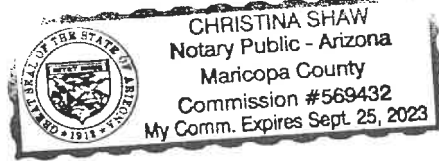
The foregoing instrument was acknowledged before me this 2nd day of JUNE, 2021 by MICHAEL TREIMAN, the VICE PRESIDENT, of DHI Communities, Inc., a Delaware corporation, the sole member of **DHIC – GLENDALE, LLC**, an Delaware limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

*Christina Shaw*

Notary Public

My commission expires: SEPT. 25, 2023

7601 W Glendale Ave  
Ord \_\_\_\_\_



**ASCEND AT GLENDALE  
RIGHT OF WAY FOR 75TH AVE AND GLENDALE AVE  
LEGAL DESCRIPTION**

A portion of land being within that parcel as described in Document 2020-0988577, records of Maricopa County, Arizona, situated within the Northeast quarter of Section 11, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 4" Maricopa County Engineering Department brass cap in hand hole accepted as the Northeast corner of said Section 11, from which a found 3" Maricopa County Highway Department brass cap in hand hole accepted as the East quarter corner thereof bears South 01°14'04" West, 2623.53 feet;

Thence South 01°14'04" West, 95.78 feet along the east line of the Northeast quarter;

Thence North 88°45'56" West, 45.00 feet to the west line of the east 45.00 feet of said Northeast quarter, and the **POINT OF BEGINNING**;

Thence South 01°14'04" West, 535.09 feet along said west line to the south line of the north 630.00 feet of said Northeast quarter;

Thence South 89°45'00" East, 5.00 feet along said south line to the west line of the east 40.00 feet of said Northeast quarter;

Thence South 01°14'04" West, 85.01 feet along said west line to the north line of the Final Plat of Casa Linda as recorded in Book 436, Page 11, records of Maricopa County, Arizona;

Thence North 89°45'00" West, 15.00 feet along said north line to the west line of the east 55.00 feet of said Northeast quarter;

Thence North 01°14'04" East, 610.09 feet along said west line;

Thence leaving said west line, North 44°15'28" West, 49.07 feet to the south line of the north 70.00 feet of said Northeast quarter;

Thence North 89°45'00" West, 495.00 feet along said south line;

Thence leaving said south line, North 00°15'00" East, 5.00 feet to the south line of the north 65.00 feet of said Northeast quarter;

Thence North 89°45'00" West, 263.03 feet along said south line to the east line of said Final Plat of Casa Linda;

Thence North 01°14'04" East, 10.00 feet along said east line to the south line of the north 55.00 feet of said Northeast quarter;

Thence South 89°45'00" East, 763.12 feet along said south line;

Thence leaving said south line, South 44°15'13" East, 56.08 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 17,420 sq. ft. (0.3999 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2170  
Date: May 2021



N 1/4 CORNER  
 SEC. 11, T2N, R1E  
 FOUND 4" MARICOPA CO.  
 ENGINEERING DEPT. BRASS  
 CAP IN HAND HOLE

NE CORNER SEC. 11, T2N, R1E  
 FOUND 4" MARICOPA CO.  
 ENGINEERING DEPT. BRASS  
 CAP IN HAND HOLE  
 POINT OF COMMENCEMENT

**GLENDALE AVE** S89°45'00"E  
 763.12'

POINT OF BEGINNING

FINAL PLAT OF CASA LINDA  
 BOOK 436, PAGE 11, MCR

650.09'

N01°14'04"E  
 660.10'

55' R/W

L7 N89°45'00"W  
 263.03'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N88°45'56"W	45.00'
L2	S89°45'00"E	5.00'
L3	S01°14'04"W	85.01'
L4	N89°45'00"W	15.00'
L5	N44°15'28"W	49.07'
L6	N00°15'00"E	5.00'
L7	N01°14'04"E	10.00'
L8	S44°15'13"E	56.08'

L6 N89°45'00"W  
 495.00'

N01°14'04"E  
 610.09'

S01°14'04"W  
 535.09'

45' R/W

2527.75'

793.12'  
 N89°45'00"W 808.12'

FINAL PLAT OF CASA LINDA  
 BOOK 436, PAGE 11, MCR

40' R/W

**75TH AVE**

S01°14'04"W 2623.53'  
 (BASIS OF BEARING)

EAST 1/4 CORNER  
 SEC. 11, T2N, R1E  
 FOUND 3" MARICOPA CO.  
 HIGHWAY DEPT. BRASS  
 CAP IN HAND HOLE



PROJ.NO.:	2170
DATE:	JUN 2021
SCALE:	N.T.S.
DRAWN BY:	JHVD
CHECKED BY:	KJP

**ASCEND ON GLENDALE**  
 RIGHT OF WAY 75TH AVE & GLENDALE AVE  
 GLENDALE, ARIZONA

**EXHIBIT**

**HILGARTWILSON**  
 2141 E. HIGHLAND AVE., STE. 250  
 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436

**ATTACHMENT 5**

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

## **PUBLIC UTILITY EASEMENT**

---

**DHIC – GLENDALE, LLC**, a Delaware limited liability company, hereinafter referred to as GRANTOR, owner of Lot 1 of Minor Land Division/Lot Combination for “75<sup>th</sup> and Glendale”, Book 1594 Page 32, as recorded in the Official Records of the Maricopa County Recorder, hereby declares, subject to all matters of record in the official public records of Maricopa County, Arizona, a nonexclusive public utility easement (the “Public Utility Easement”) over that certain area of said tract (the “Easement Area”) 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 underground public utilities (the “Facilities”). Following any construction, maintenance, repair, removal or replacement of the Facilities within the Easement Area, the parties performing such activities will restore the Easement Area, and any surrounding portion of Grantor’s property that is affected by such activities, to its previous condition.

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

Grantor retains the right to grade the surface of the Easement Area and to construct and install pavement, signage and landscaping within the Easement Area.

*[SIGNATURES APPEAR ON THE FOLLOWING PAGE]*

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**DHIC - GLENDALE LLC**, a Delaware limited liability company

By: DHI Communities, Inc.,  
a Delaware corporation,  
its sole member

\_\_\_\_\_  
By:  
Its:

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

STATE OF ARIZONA    )  
                                  ) ss.  
County of Maricopa    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
by \_\_\_\_\_, the \_\_\_\_\_ of DHI Communities, Inc., a Delaware corporation,  
the sole member of DHIC – Glendale, LLC, a Delaware limited liability company who acknowledged that  
he executed this instrument for the purposes therein contained.

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

My commission expires:

7601 W Glendale Ave  
Ord. No. \_\_\_\_\_

**ASCEND AT GLENDALE  
PUBLIC UTILITY EASEMENT  
LEGAL DESCRIPTION**

A portion of land being within that parcel as described in Document 2020-0988577, records of Maricopa County, Arizona, situated within the Northeast quarter of Section 11, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 4" Maricopa County Engineering Department brass cap in hand hole accepted as the Northeast corner of said Section 11, from which a found 3" Maricopa County Highway Department brass cap in hand hole accepted as the East quarter corner thereof bears South 01°14'04" West, 2623.53 feet;

Thence South 01°14'04" West, 715.10 feet along the east line of the Northeast quarter to the easterly extension of the north line of the Final Plat of Casa Linda, as filed in Book 436, Page 11, records of Maricopa County, Arizona;

Thence North 89°45'00" West, 55.01 feet along said north line to the **POINT OF BEGINNING**;

Thence continuing North 89°45'00" West, 8.00 feet along said north line to the west line of the east 63.00 feet of said Northeast quarter;

Thence North 01°14'04" East, 606.88 feet along said west line;

Thence leaving said west line, North 44°15'28" West, 42.36 feet to the south line of the north 78.00 feet of said Northeast quarter;

Thence North 89°45'00" West, 499.65 feet along said south line;

Thence leaving said south line, North 00°15'00" East, 5.00 feet to the south line of the north 73.00 feet of said Northeast quarter;

Thence North 89°45'00" West, 255.16 feet along said south line to the east line of said Final Plat of Casa Linda;

Thence North 01°14'04" East, 8.00 feet along said east line to the south line of the north 65.00 feet of said Northeast quarter;

Thence South 89°45'00" East, 263.03 feet along said south line;

Thence leaving said south line, South 00°15'00" West, 5.00 feet to the south line of the north 70.00 feet of said Northeast quarter;

Thence South 89°45'00" East, 495.00 feet along said south line;

Thence leaving said south line, South 44°15'28" East, 49.07 feet to the west line of the east 55.00 feet of said Northeast quarter;

Thence South 01°14'04" West, 610.09 feet along said west line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 11,325 sq. ft. (0.2600 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2170  
Date: May 2021



N 1/4 CORNER  
 SEC. 11, T2N, R1E  
 FOUND 4" MARICOPA CO.  
 ENGINEERING DEPT. BRASS  
 CAP IN HAND HOLE

NE CORNER SEC. 11, T2N, R1E  
 FOUND 4" MARICOPA CO.  
 ENGINEERING DEPT. BRASS  
 CAP IN HAND HOLE  
 POINT OF COMMENCEMENT

**GLENDALE AVE**

**75TH AVE**

FINAL PLAT OF CASA LINDA  
 BOOK 436, PAGE 11, MCR

FINAL PLAT OF CASA LINDA  
 BOOK 436, PAGE 11, MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°45'00"W	55.01'
L2	N44°15'28"W	42.36'
L3	N00°15'00"E	5.00'
L4	N01°14'04"E	8.00'
L5	S00°15'00"W	5.00'
L6	S44°15'28"E	49.07'



EAST 1/4 CORNER  
 SEC. 11, T2N, R1E  
 FOUND 3" MARICOPA CO.  
 HIGHWAY DEPT. BRASS  
 CAP IN HAND HOLE

PROJ. NO.:	2170
DATE:	MAY 2021
SCALE:	N.T.S.
DRAWN BY:	JHVD
CHECKED BY:	KJP

**ASCEND ON GLENDALE**  
 PUBLIC UTILITY EASEMENT  
 GLENDALE, ARIZONA

**EXHIBIT**

**HILGARTWILSON**  
 2141 E. HIGHLAND AVE., STE. 250  
 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436

**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, **DHIC - GLENDALE, LLC**, a Delaware limited liability company (“Grantor”), does hereby convey, subject to all matters of record in the official public records of Maricopa County, Arizona, to the City of Glendale, an Arizona municipal corporation (“Grantee”), an easement (the “Easement”) to install, repair, operate, maintain and remove an underground water line and appurtenances (“Facilities”) upon, over and under the surface of the following described property (the “Easement Area”):

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

Together with the right of ingress and egress to and from said Easement Area, and with the right to use lands adjacent to said Easement Area during temporary periods of construction as reasonably necessary (provided, however, Grantee’s right of ingress and egress to and from Grantor’s property shall be limited to existing or future access roads, but not otherwise); the right to operate, repair, replace, maintain, and remove Facilities and appurtenances from said Easement Area; 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 retains the right to grade the surface of the Easement Area and to construct and install pavement and landscaping within the Easement Area.

By accepting this Easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to the Easement Area or any surrounding portion of Grantor’s property. Following Grantee’s construction, operation, maintenance, repair, or removal of any Facilities within the Easement Area, Grantee will restore the Easement Area, and any surrounding portion of Grantor’s property that is affected by such activities, to its previous condition.

*[SIGNATURES APPEAR ON THE FOLLOWING PAGE]*

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**DHIC – GLENDALE, LLC,**  
a Delaware limited liability company

By: DHI Communities, Inc.,  
a Delaware corporation,  
its sole member

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2021  
by \_\_\_\_\_, the \_\_\_\_\_, of DHI Communities, Inc., a Delaware  
corporation, the sole member of DHIC – Glendale, LLC, a Delaware limited liability company, who  
acknowledged that he executed this instrument for the purposes therein contained.

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

My commission expires:

7601 W Glendale Ave  
Ord \_\_\_\_\_

"Exhibit A"

**ASCEND AT GLENDALE  
WATER EASEMENT  
LEGAL DESCRIPTION**

A portion of land being within that parcel as described in Document 2020-0988577, records of Maricopa County, Arizona, situated within the Northeast quarter of Section 11, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 4" Maricopa County Engineering Department brass cap in hand hole accepted as the Northeast corner of said Section 11, from which a found 3" Maricopa County Highway Department brass cap in hand hole accepted as the East quarter corner thereof bears South 01°14'04" West, 2623.53 feet;

Thence North 89°45'00" West, 825.99 feet along the north line of said Northeast quarter;

Thence South 00°15'00" West, 65.00 feet to the south line of the north 65.00 feet of said Northeast quarter and the **POINT OF BEGINNING**;

Thence South 89°45'00" East, 18.00 feet along said south line;

Thence leaving said south line, South 00°15'00" West, 11.00 feet to the south line of the north 76.00 feet of said Northeast quarter;

Thence North 89°45'00" West, 18.00 feet along said south line;

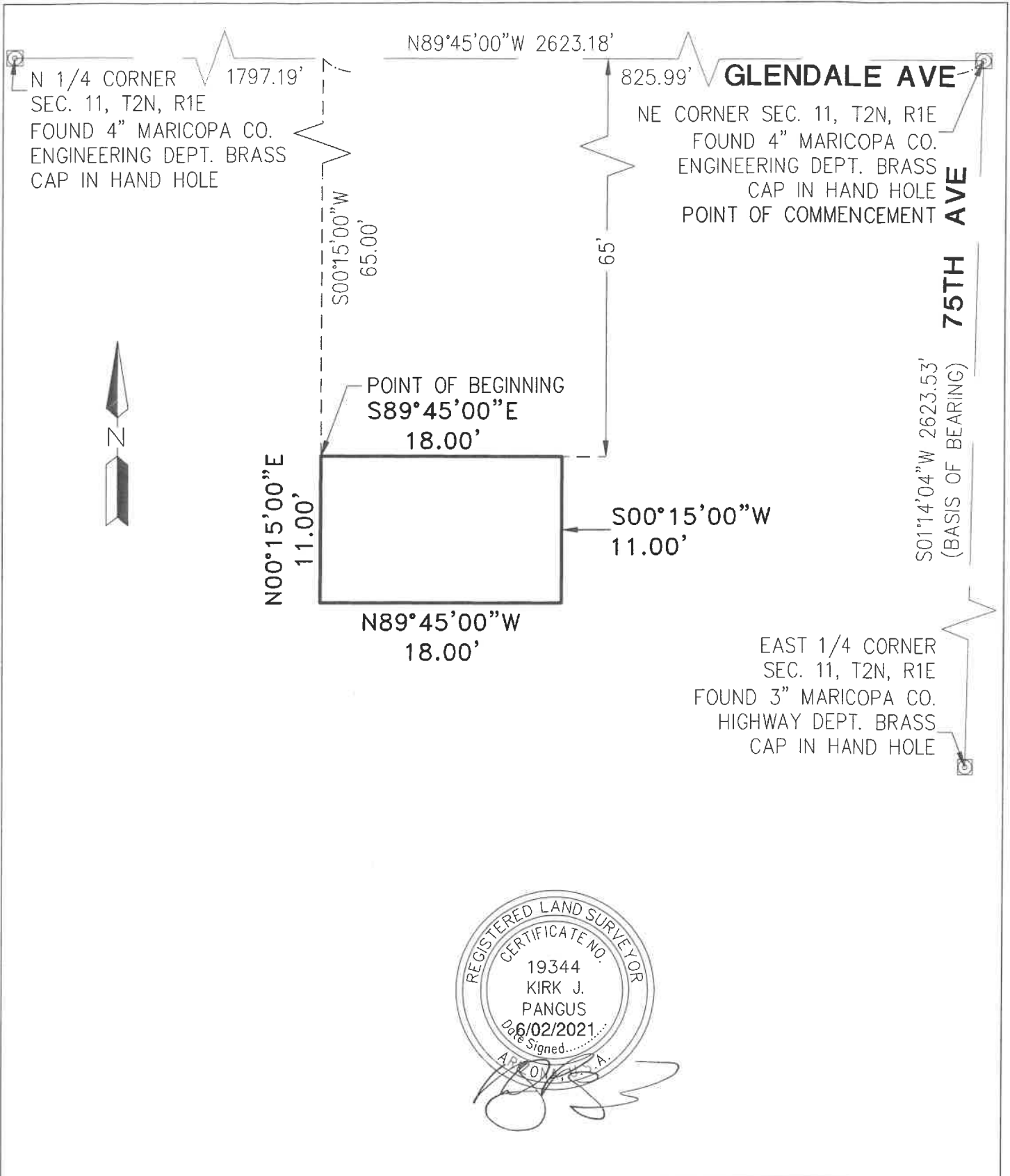
Thence leaving said south line, North 00°15'00" East, 11.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 198 sq. ft. (0.0045 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2170  
Date: May 2021





PROJ. NO.:	2170	<b>ASCEND ON GLENDALE</b> WATER EASEMENT GLENDALE, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	JUN 2021		
SCALE:	N.T.S.	<b>EXHIBIT</b>	
DRAWN BY:	JHVD		
CHECKED BY:	KJP		

"Exhibit B"

**ASCEND AT GLENDALE  
WATER #2 EASEMENT  
LEGAL DESCRIPTION**

A portion of land being within that parcel as described in Document 2020-0988577, records of Maricopa County, Arizona, situated within the Northeast quarter of Section 11, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 4" Maricopa County Engineering Department brass cap in hand hole accepted as the Northeast corner of said Section 11, from which a found 3" Maricopa County Highway Department brass cap in hand hole accepted as the East quarter corner thereof bears South 01°14'04" West, 2623.53 feet;

Thence South 01°14'04" West, 265.80 feet along the east line of the Northeast quarter;

Thence leaving said east line, North 88°45'56" West, 55.00 feet to the **POINT OF BEGINNING**;

Thence continuing North 88°45'56" West, 11.00 feet to the west line of the east 66.00 feet of said Northeast quarter;

Thence North 01°14'04" East, 15.00 feet along said west line;

Thence leaving said west line, South 88°45'56" East, 11.00 feet to the west line of the east 55.00 feet of said Northeast quarter;

Thence South 01°14'04" West, 15.00 feet along said west line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 165 sq. ft. (0.0038 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2170  
Date: May 2021



**GLENDALE AVE**

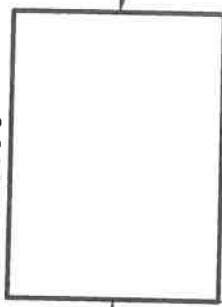
NE CORNER SEC. 11, T2N, R1E  
 FOUND 4" MARICOPA CO.  
 ENGINEERING DEPT. BRASS  
 CAP IN HAND HOLE  
 POINT OF COMMENCEMENT



S88°45'56"E  
 11.00'

N01°14'04"E  
 15.00'

N88°45'56"W  
 11.00'



S01°14'04"W  
 15.00'

N88°45'56"W  
 55.00'

55'

**75TH AVE**

265.80'

2357.73'

S01°14'04"W 2623.53'  
 (BASIS OF BEARING)

EAST 1/4 CORNER  
 SEC. 11, T2N, R1E  
 FOUND 3" MARICOPA CO.  
 HIGHWAY DEPT. BRASS  
 CAP IN HAND HOLE



PROJ.NO.:	2170
DATE:	JUN 2021
SCALE:	N.T.S.
DRAWN BY:	JHVD
CHECKED BY:	KJP

**ASCEND ON GLENDALE**  
 WATER # 2 EASEMENT  
 GLENDALE, ARIZONA

**EXHIBIT**

**HILGARTWILSON**  
 2141 E. HIGHLAND AVE., STE. 250  
 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436

**ATTACHMENT 7**

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, **ALLSTATE BK REAL ESTATE HOLDINGS LTD.** a Texas 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 13<sup>th</sup> day of July, 2021.

**ALLSTATE BK REAL ESTATE HOLDINGS LTD.**  
a Texas limited partnership

By: Shoukat Dhanoo  
Its: president

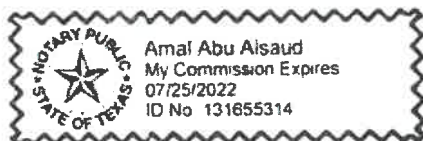
### Exempt Pursuant to A.R.S.§11-1134 (A)(3)

STATE OF TEXAS        )  
                                  ) ss.  
County of Ft Bend     )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2021 by Allstate BK RE Holdings a Texas limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

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

My commission expires:  
7/25/2022



75<sup>th</sup> Ave & Aspera Blvd  
Ord \_\_\_\_\_



Exhibit "A"

ONE COMPANY.  
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION  
RIGHT OF WAY  
ALLSTATE BK REAL ESTATE HOLDINGS LTD  
APN 200-20-092  
CITY OF GLENDALE, ARIZONA**

**LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE STAMPED CITY OF GLENDALE, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST FROM WHICH A FOUND ALUMINUM BRASS CAP IN HANDHOLE, ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, THEREOF BEARS S00°18'01"W A DISTANCE OF 2647.76 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 23, S00°18'01"W A DISTANCE OF 1403.22 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 23, N90°00'00"W A DISTANCE OF 101.90 FEET TO THE WESTERLY RIGHT OF WAY "R/W" OF 75TH AVENUE RECORDED AS BK 1199, PG 10, RECORDS OF MARICOPA COUNTY, ALSO BEING THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID "R/W", N89°41'59"W A DISTANCE OF 83.96 FEET;

THENCE, S71°07'56"W A DISTANCE OF 15.23 FEET;

THENCE, N89°41'59"W A DISTANCE OF 21.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 127.20 FEET, WITH A RADIUS OF 437.50 FEET AND A CENTRAL ANGLE OF 16°39'31";

THENCE, S73°38'30"W A DISTANCE OF 53.11 FEET TO A POINT ON THE SOUTHERLY "R/W" OF ASPERA BOULEVARD RECORDED AS BK 1199, PG 10, RECORDS OF MARICOPA COUNTY;

THENCE, CONTINUING ALONG SAID "R/W", N59°02'16"E A DISTANCE OF 12.35 FEET;

THENCE, CONTINUING ALONG SAID "R/W", N75°07'34"E A DISTANCE OF 104.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;



ONE COMPANY.  
INFINITE SOLUTIONS.

Exhibit "A"

THENCE, EASTERLY ALONG SAID "R/W", CURVE AN ARC LENGTH OF 94.02 FEET, WITH A RADIUS OF 355.00 FEET AND A CENTRAL ANGLE OF 15°10'28";

THENCE, CONTINUING ALONG SAID "R/W", S89°41'59"E A DISTANCE OF 84.35 FEET;

THENCE, CONTINUING ALONG SAID "R/W", S44°41'59"E A DISTANCE OF 10.61 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,845 SQUARE FEET OR 0.042 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.**

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

PREPARED BY:  
ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO. 20002566  
FEBRUARY 10TH, 2021

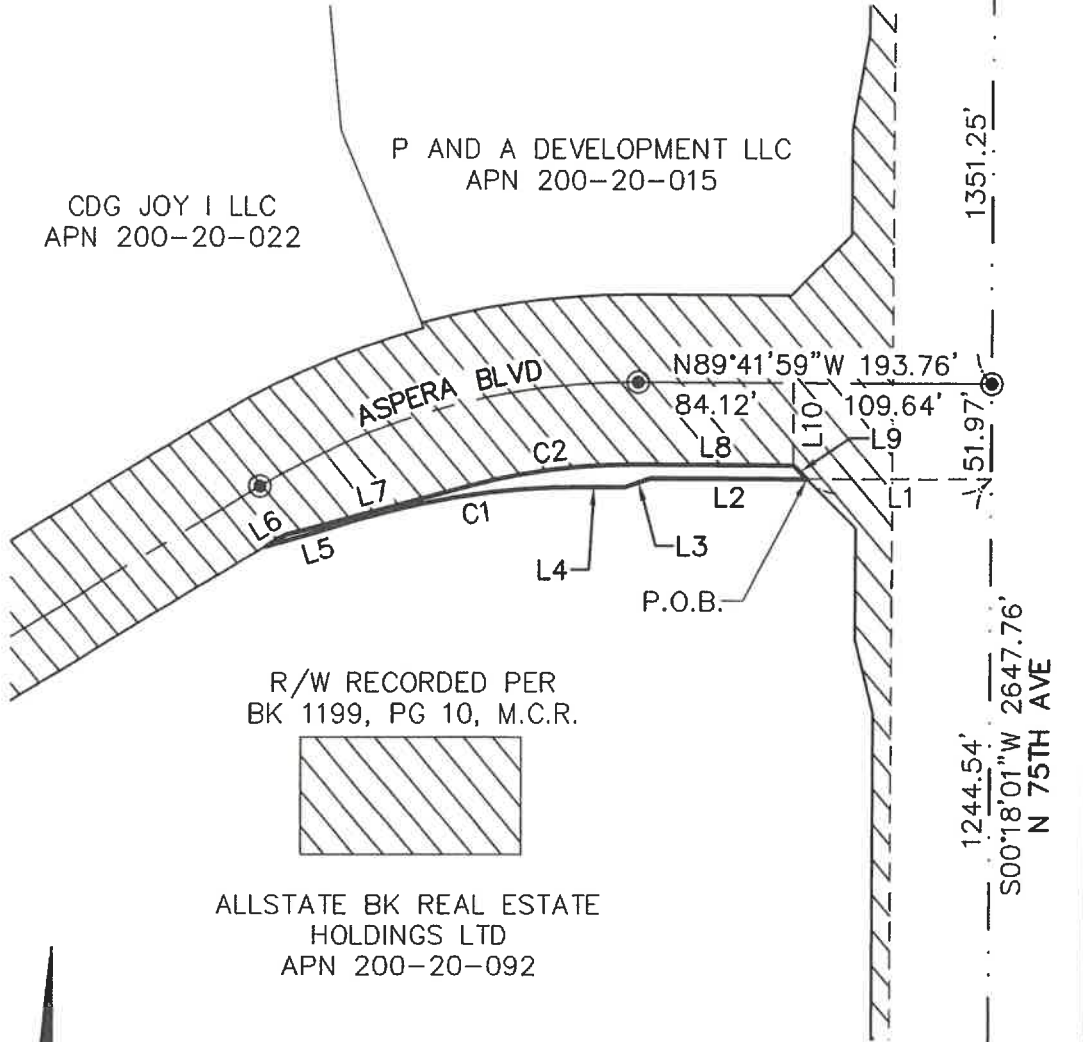


A handwritten signature in blue ink, appearing to be "J. G. Spring", written over the bottom portion of the seal.

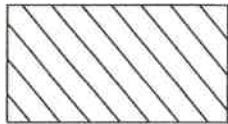
E 1/4 COR SEC 23, T.4N., R.1E.  
FND BRASS CAP IN HANDHOLE  
STAMPED CITY OF GLENDALE  
"POINT OF COMMENCEMENT"

CDG JOY I LLC  
APN 200-20-022

P AND A DEVELOPMENT LLC  
APN 200-20-015



R/W RECORDED PER  
BK 1199, PG 10, M.C.R.



ALLSTATE BK REAL ESTATE  
HOLDINGS LTD  
APN 200-20-092



SE COR SEC 23, T.4N., R.1E.  
FND ALUM CAP IN HANDHOLE  
STAMPED ADOT

Scale: 1"=100'

JOB NO. 20002566 DATE: 02-10-2021 SHEET 3 OF 4



EXHIBIT "A"  
RIGHT OF WAY  
ALLSTATE BK REAL ESTATE HOLDINGS LTD  
APN 200-20-092  
CITY OF GLENDALE, ARIZONA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N90°00'00"W	101.90'
L2	N89°41'59"W	83.96'
L3	S71°07'56"W	15.23'
L4	N89°41'59"W	21.35'
L5	S73°38'30"W	53.11'
L6	N59°02'16"E	12.35'
L7	N75°07'34"E	104.30'
L8	S89°41'59"E	84.35'
L9	S44°41'59"E	10.61'
L10	S00°00'00"E	45.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	127.20'	437.50'	016°39'31"
C2	94.02'	355.00'	015°10'28"



JOB NO. 20002566 DATE: 02-10-2021 SHEET 4 OF 4



EXHIBIT "A"  
 RIGHT OF WAY  
 ALLSTATE BK REAL ESTATE HOLDINGS LTD  
 APN 200-20-092  
 CITY OF GLENDALE, ARIZONA