

ORDINANCE NO. O21-64

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ABANDONMENT OF A PUBLIC UTILITY EASEMENT AND PUBLIC RIGHT-OF-WAY AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

WHEREAS, the Glendale City Council took action to accept a possessory interest in private property for a public utility easement (PUE) and accepted property for rights-of-way for roadway purposes in the locations and dates specified in Exhibit 1; and

WHEREAS, the private property owners are requesting the City abandon its possessory interests in portions of certain easements where public utilities were never installed and re-convey portions of public right-of-way where no roadway improvements were installed; and

WHEREAS, the City has determined it is in the public interest to abandon the portions of the PUE and public right-of-way as listed on Exhibit 1 because they are no longer needed for the health, welfare and safety of its citizens.

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

SECTION 1. That the real property interests being abandoned are identified on the attached Exhibit 1, Abandonments Table.

SECTION 2. That upon Execution of the Quit Claim Deeds attached to this Ordinance as Attachments 1 - 5, the City hereby abandons any interest it may have in the real property as described in the corresponding legal descriptions. Title to the released property shall vest in the underlying dominant landowners, as provided by law.

SECTION 3. That because the City has determined that it no longer needs an interest in these real properties to protect the health, welfare and safety of its citizens, as provided in A.R.S. §9-402(E), the City is not receiving payment for such abandonments and re-conveyances of the City's interests in the easements and rights-of-ways to the underlying dominant landowners.

SECTION 4. That the Council hereby authorizes and instructs the City Manager to execute the Quit Claim deeds provided in Attachments 1 - 5, quitclaiming all right, title and interest in the property to the underlying property owners.

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

SECTION 6. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 28th day of September, 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

ABANDONMENTS TABLE FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantee Name	CARDINAL LAND HOLDINGS II, LLC
	Development/Project	CARDINAL 95 APARTMENTS
	Location	9600 West Missouri Avenue
	Purpose	Right-of-Way Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Map of Dedication, #2018-0206379, dated 3/20/2018
	Reason for Abandonment	The right-of-way was obtained in support of 95 th Avenue improvements from Bethany Home Road to Camelback Road. Subsequent to the dedication, the design of the intersection at 95 th Avenue and Missouri Avenue was modified, requiring less right-of-way. A portion of this excess right-of-way is being abandoned to the adjacent owner for incorporation into its development project.
2	Grantee Name	CARDINAL LAND HOLDINGS II, LLC
	Development/Project	CARDINAL 95 APARTMENTS
	Location	9600 West Missouri Avenue
	Purpose	Public Utility Easement (PUE) Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Map of Dedication, #2018-0206379, dated 3/20/2018
	Reason for Abandonment	The PUE was obtained in support of 95 th Avenue improvements from Bethany Home Road to Camelback Road. Subsequent to the dedication, the design of the intersection at 95 th Avenue and Missouri Avenue was modified. Accordingly, this portion of the PUE is not necessary and the adjacent owner would like to incorporate this area into the development plan.
3	Grantee Name	ECL GLENDALE, LLC
	Development/Project	CRYSTAL LAGOONS ISLAND RESORT
	Location	9601 West Cardinals Way
	Purpose	Right-of-Way Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Map of Dedication, #2018-0206379, dated 3/20/2018
	Reason for Abandonment	The right-of-way was obtained in support of 95 th Avenue improvements from Bethany Home Road to Camelback Road. Subsequent to the dedication, the design of the intersection at 95 th Avenue and Montebello Avenue was modified, requiring less right-of-way. A portion of this excess right-of-way is being abandoned so that the adjacent owner may incorporate the area into its development project.

4	Grantee Name	PARASOL PARK LTD, PARTNERSHIP
	Development/Project	PARASOL ABANDONMENT
	Location	6266 North 59 th Avenue
	Purpose	Right-of-Way Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Warranty Deed #2004-0911964, dated 8/5/2004
	Reason for Abandonment	The intent of the 2004 dedication was to obtain 22 additional feet of right-of-way to bring the half-street right-of-way to 55 feet. Instead, 55 feet of additional right-of-way was acquired to expand the half-street right-of-way to 88 feet. The abandonment of 33 feet will revert the right-of-way width to the standard 55 feet.
5	Grantee Name	SAMUEL D. MYERS
	Development/Project	5909 W OCOTILLO
	Location	5909 West Ocotillo Road
	Purpose	Right-of-Way Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Ordinance No. 97, Docket #702, Page 154, dated 2/27/1951
	Reason for Abandonment	Since 1935, a portion of the residential structure was located in public right-of-way. Abandoning the right-of-way will clear title to the property for the owner and the City has determined it does not need this property as right-of-way.

ATTACHMENT 1

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **CARDINAL LAND HOLDINGS II LLC**, a Delaware limited liability company (Grantee) any and 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"

Dated this ____ day of _____, 2021.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2021 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

9600 W Missouri
Ord _____

Exhibit "A"

RIGHT OF WAY ABANDONMENT LEGAL DESCRIPTION

A PORTION OF RIGHT OF WAY FOR MISSOURI AVENUE BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 16 MARKED BY A BRASS CAP FLUSH STAMPED RLS 22282, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 16 MARKED BY A MARICOPA COUNTY HIGHWAY DEPT. BRASS CAP IN HANDHOLE BEARS SOUTH 00°37'12" WEST, A DISTANCE OF 2641.719 FEET;

THENCE SOUTH 88°14'36" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 285.46 FEET

THENCE SOUTH 01°45'24" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

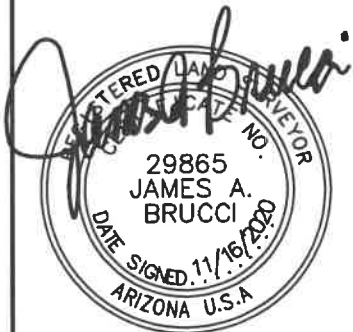
THENCE SOUTH 36°55'43" EAST, A DISTANCE OF 18.35 FEET ALONG THE WEST LINE OF RIGHT OF WY DEDICATION AS SHOWN ON "MAP OF DEDICATION FRO 95TH AVENUE EXTENSION" PER BOOK 1399 OF MAPS, PAGE 47 OF THE MARICOPA COUNTY RECORDS;

THENCE PARALLEL WITH THE MONUMENT LINE OF MISSOURI AVENUE, SOUTH 88°14'36" WEST, A DISTANCE OF 112.15 FEET;

THENCE NORTH 01°45'24" WEST, A DISTANCE OF 15.00 FEET;

THENCE PARALLEL WITH THE MONUMENT LINE OF MISSOURI AVENUE, NORTH 88°14'36" EAST A DISTANCE OF 101.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.037 ACRES MORE OR LESS.



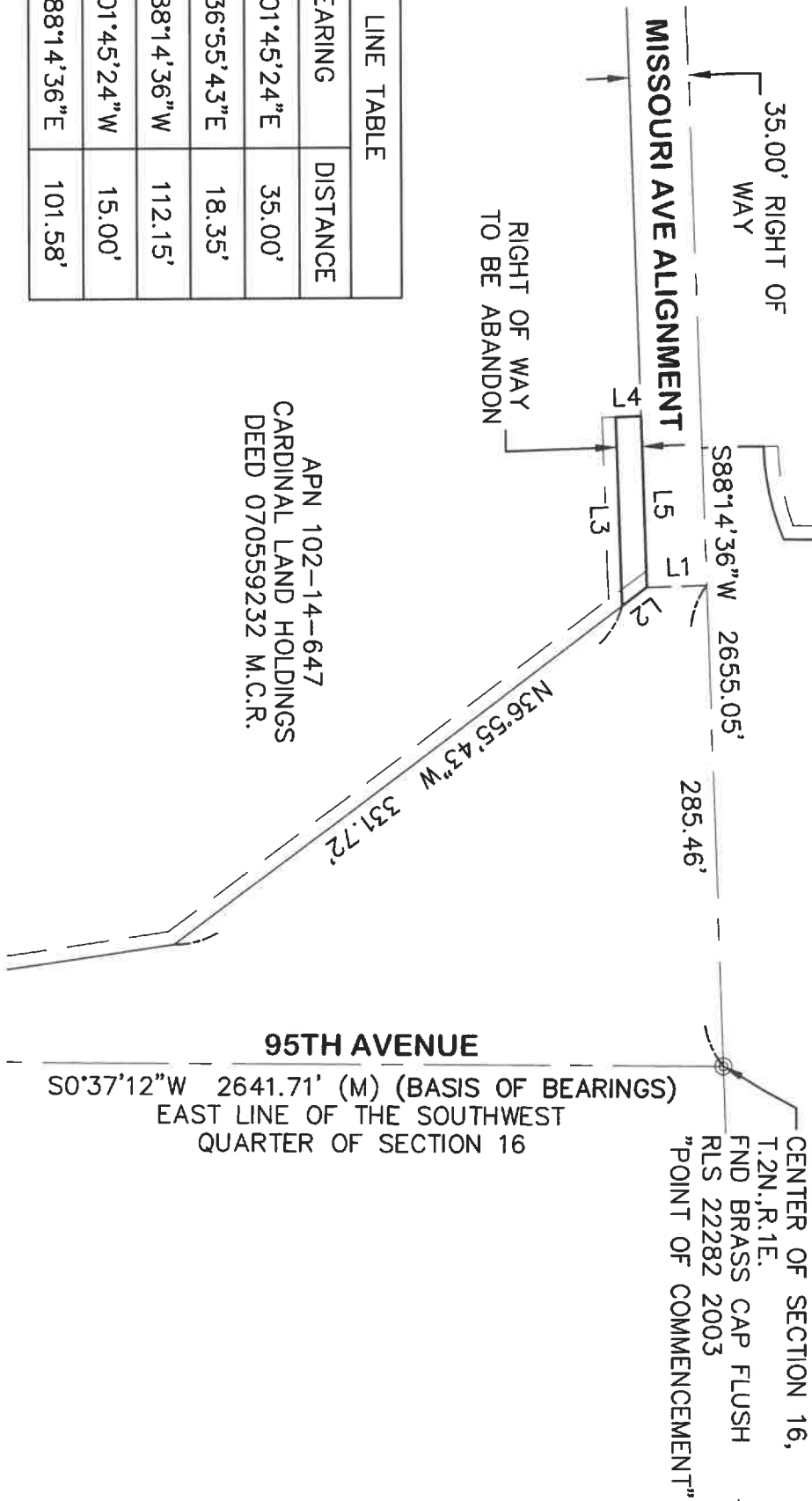
PAGE 1 OF 2

TITLE: XB06
DATE: 11/16/20
DESC: RIGHT OF WAY
ABANDONMENT

HUNTER	
ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	
	NO, ATHE001-xB06

RIGHT OF WAY ABANDONMENT EXHIBIT

APN 102-14-647
CARDINAL LAND HOLDINGS
DEED 070559232 M.C.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°45'24"E	35.00'
L2	S36°55'43"E	18.35'
L3	S88°14'36"W	112.15'
L4	N01°45'24"W	15.00'
L5	N88°14'36"E	101.58'



PAGE 2 OF 2

TITLE: **XB06**
SCALE: 1"=100'
DATE: 11/16/20
DESC: RIGHT OF WAY
ABANDONMENT

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

CIVIL AND SURVEY
NO. A THE 001 - XB06

ATTACHMENT 2

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **CARDINAL LAND HOLDINGS II LLC**, a Delaware limited liability company (Grantee) any and 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"

Dated this ____ day of _____, 2021.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2021 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

9600 W Missouri
Ord _____

Exhibit "A"

PUBLIC UTILITY EASEMENT ABANDONMENT LEGAL DESCRIPTION

A PORTION OF A PUBLIC UTILITY EASEMENT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 16 MARKED BY A BRASS CAP FLUSH STAMPED RLS 22282, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 16 MARKED BY A MARICOPA COUNTY HIGHWAY DEPT. BRASS CAP IN HANDHOLE BEARS SOUTH 00°37'12" WEST, A DISTANCE OF 2641.71 FEET;

THENCE SOUTH 88°14'36" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 284.68 FEET

THENCE SOUTH 01°45'24" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF MISSOURI AVENUE AS SHOWN ON THE "MAP OF DEDICATION FOR 95TH AVENUE EXTENSION" PER BOOK 1399 OF MAPS, PAGE 47 OF THE MARICOPA COUNTY RECORDS;

THENCE SOUTH 36°55'43" EAST, A DISTANCE OF 9.79 FEET TO A POINT ON THE PUBLIC UTILITY EASEMENT OF SAID MAP OF DEDICATION;

THENCE PARALLEL WITH THE MONUMENT LINE OF MISSOURI AVENUE AND ON THE SOUTH LINE OF SAID PUBLIC UTILITY EASEMENT, SOUTH 88°14'36" WEST, A DISTANCE OF 108.00 FEET;

THENCE NORTH 01°45'24" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF MISSOURI AVENUE AS SHOWN ON THE "MAP OF DEDICATION FOR 95TH AVENUE EXTENSION" PER BOOK 1399 OF MAPS, PAGE 47 OF THE MARICOPA COUNTY RECORDS;

THENCE PARALLEL WITH THE MONUMENT LINE OF MISSOURI AVENUE, NORTH 88°14'36" EAST A DISTANCE OF 102.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.019 ACRES MORE OR LESS.

PAGE 1 OF 2

TITLE: **XB07**
DATE: 11/16/20
DESC: EASEMENT
ABANDONMENT

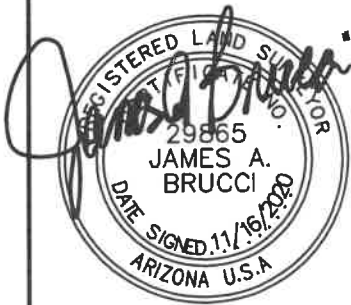
HUNTER

ENGINEERING

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

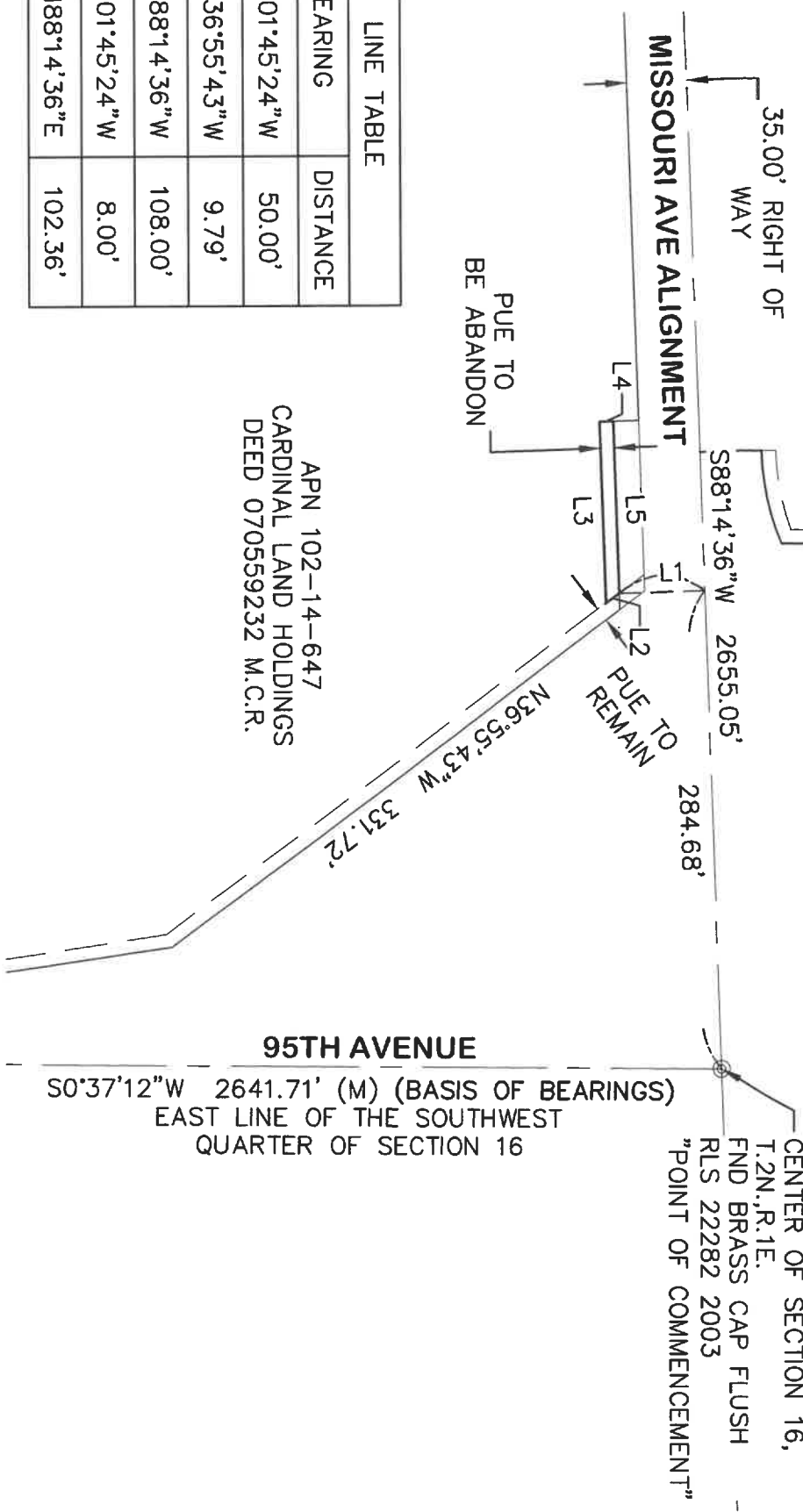
CIVIL AND SURVEY

NO. ATHE001-XB07



PUBLIC UTILITY EASEMENT ABANDONMENT EXHIBIT

APN 102-14-647
CARDINAL LAND HOLDINGS
DEED 070559232 M.C.R.



LINE	BEARING	DISTANCE
L1	N01°45'24"W	50.00'
L2	N36°55'43"W	9.79'
L3	S88°14'36"W	108.00'
L4	N01°45'24"W	8.00'
L5	N88°14'36"E	102.36'

APN 102-14-647
CARDINAL LAND HOLDINGS
DEED 070559232 M.C.R.



PAGE 2 OF 2

TITLE: **XB07**
SCALE: 1"=100'
DATE: 11/16/20
DESC: EASEMENT ABANDONMENT

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY
NO. ATHE001—XB07

ATTACHMENT 3

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **ECL GLENDALE, LLC, an Arizona limited liability company** (Grantee) any and 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"

Dated this ____ day of _____, 2021.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2021 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires: _____

Ord _____
Montebello and 95th Ave 0.2 ac

**BETHANY HOME PARCEL
95TH AVENUE RIGHT-OF-WAY
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest quarter of Section 16, 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 3" brass cap flush accepted as the center of said Section 16 from which a found 3" Maricopa County Highway Department brass hap in hand hole accepted as the West quarter corner thereof bears South 88°02'57" West, 2655.12 feet;

Thence South 88°02'57" West, 313.51 feet along the south line of said Northwest quarter to the east line of Parcel A, Minor Land Division for Bethany Land Partners LLC, as recorded in Book 989, Page 24, Maricopa County records;

Thence along said east line, North 00°29'04" East, 1206.62 feet to the northerly prolongation of said east line, also being the westerly line of the Map of Dedication for 95th Avenue Extension as recorded in Book 1399, Page 47, Maricopa County records, to the **POINT OF BEGINNING**;

Thence continuing along said westerly line, North 00°29'04" East, 312.09 feet;

Thence continuing along said westerly line, North 54°52'27" East, 158.60 feet

Thence leaving said westerly line, South 34°46'04" West, 90.00 feet

Thence South 24°36'49" East, 28.99 feet to a non-tangent curve, concave southeasterly, having a radius of 555.00 feet, the center of which bears South 56°19'31" East;

Thence southwesterly along said curve, through a central angle of 33°11'25", an arc length of 321.50 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 12,814 sq. ft. (0.2942 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. 1184
Date: March 2020



Exhibit "A"

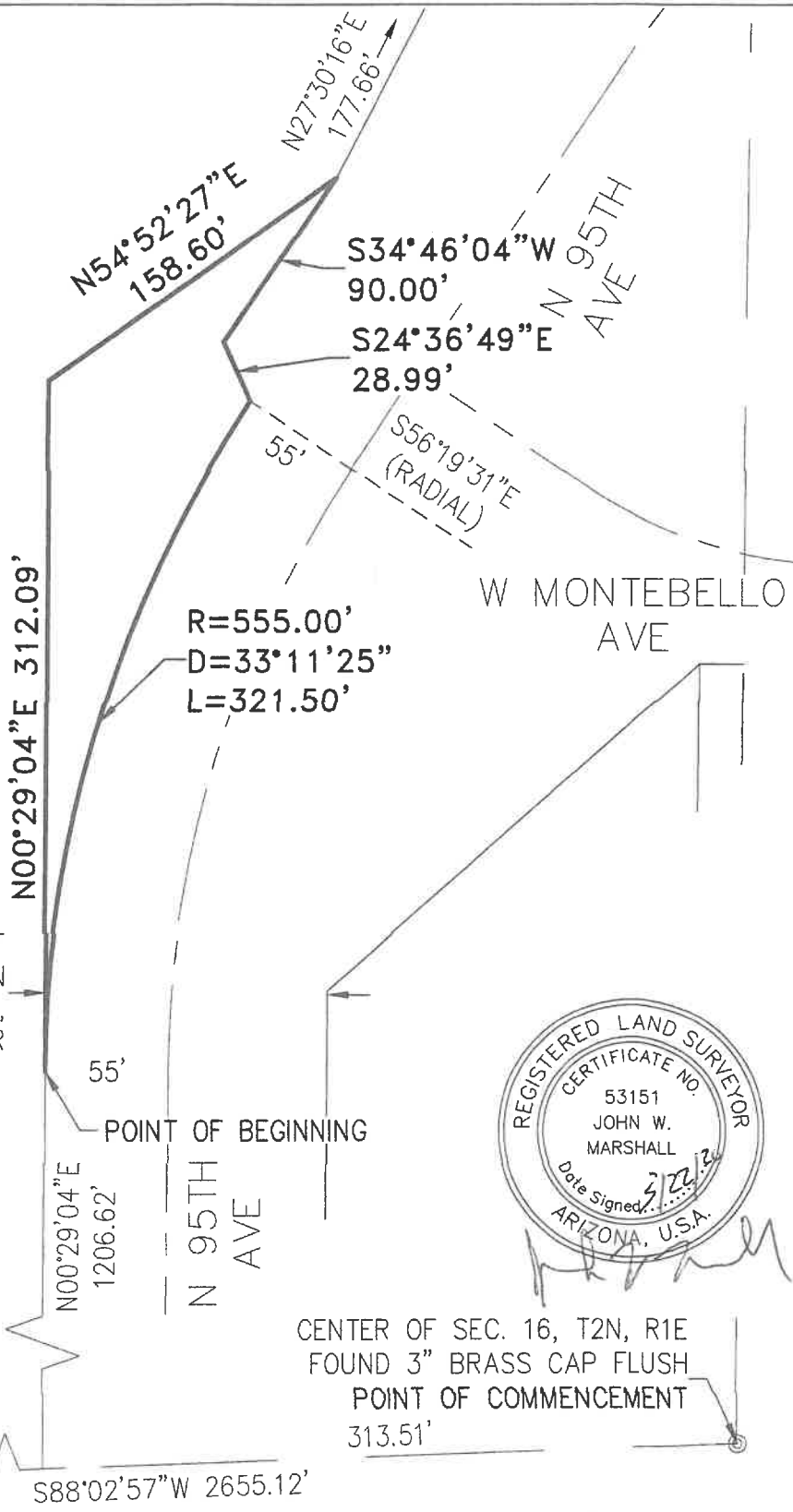


PARCEL A
MINOR LAND DIVISION FOR
BETHANY LAND PARTNERS LLC
BOOK 989, PAGE 24

MAP OF
DEDICATION
BOOK 1399,
PAGE 47 MCR

WEST 1/4 CORNER
SEC. 16, T2N, R1E
FOUND 3" MARICOPA CO.
HIGHWAY DEPARTMENT
BRASS CAP IN HAND HOLE

CENTER OF SEC. 16, T2N, R1E
FOUND 3" BRASS CAP FLUSH
POINT OF COMMENCEMENT



PROJ.NO.:	1184
DATE:	MARCH 2020
SCALE:	N.T.S
DRAWN BY:	JHVD
CHECKED BY:	JWM

BETHANY HOME PARCEL
RIGHT-OF-WAY EXHIBIT
GLENDALE, ARIZONA

EXHIBIT

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

ATTACHMENT 4

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **PARASOL PARK LTD, Partnership** (Grantee) any and 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"

Dated this ____ day of _____, 2021.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower (Seal)

APPROVED AS TO FORM:

City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2021 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

6266 N 59th Ave
Ord _____

EXHIBIT "A"

THE WEST 33-FEET OF THE EAST 55-FEET OF THE NORTH 129-FEET OF LOT 8, BLOCK 10,
ORCHARD ADDITION TO GLENDALE, ACCORDING TO BOOK THREE (3) OF MAPS, PAGE THIRTY
(30) RECORDS OF MARICOPA COUNTY, ARIZONA.

ATTACHMENT 5

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **SAMUEL D. MYERS** (Grantee) any and 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"

Dated this ____ day of _____, 2021.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower (Seal)

APPROVED AS TO FORM:

City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2021 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

5109 W. Ocotillo
Ord _____

RIGHT-OF-WAY EXHIBIT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 8 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89°14'15" WEST, A DISTANCE OF 2680.61 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 0°18'20" WEST, A DISTANCE OF 1316.04 FEET TO A POINT ON THE CENTERLINE INTERSECTION OF OCOTILLO ROAD AND 51ST AVENUE;

THENCE ALONG THE CENTERLINE OF OCOTILLO ROAD NORTH 89°14'57" WEST, A DISTANCE OF 142.42 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 0°45'03" WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°47'43" WEST, A DISTANCE OF 9.00 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2008-0993017, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE NORTH 89°14'57" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 0°47'43" EAST, A DISTANCE OF 9.00 FEET;

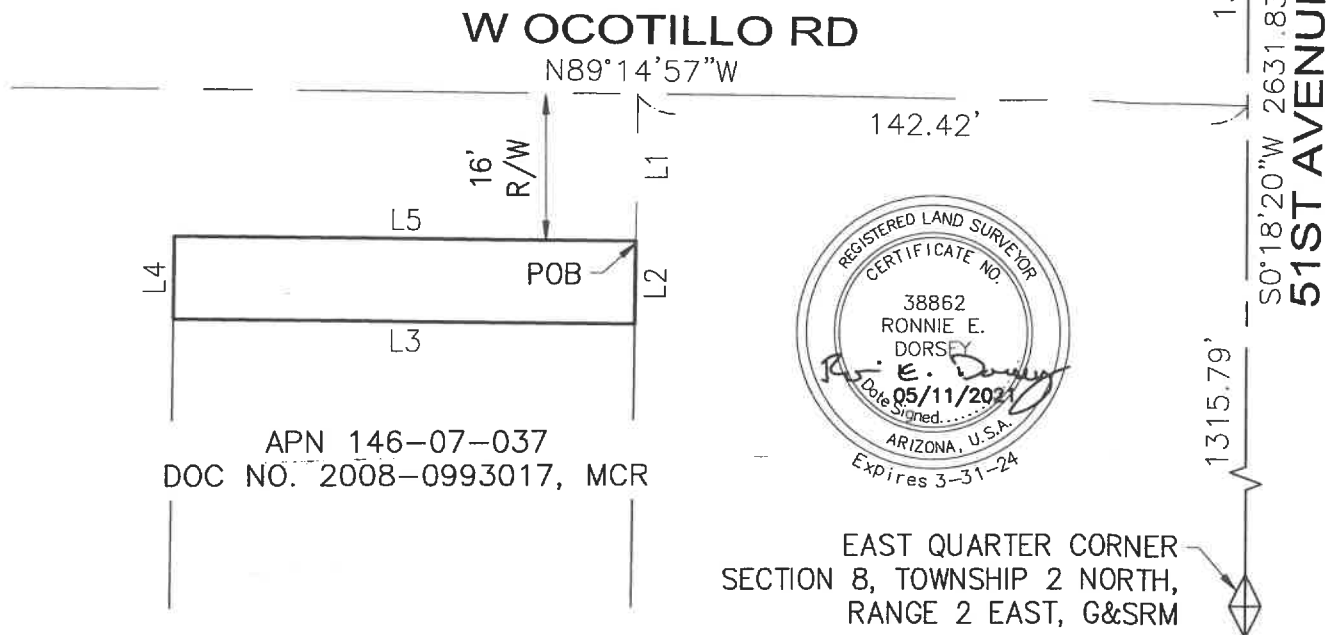
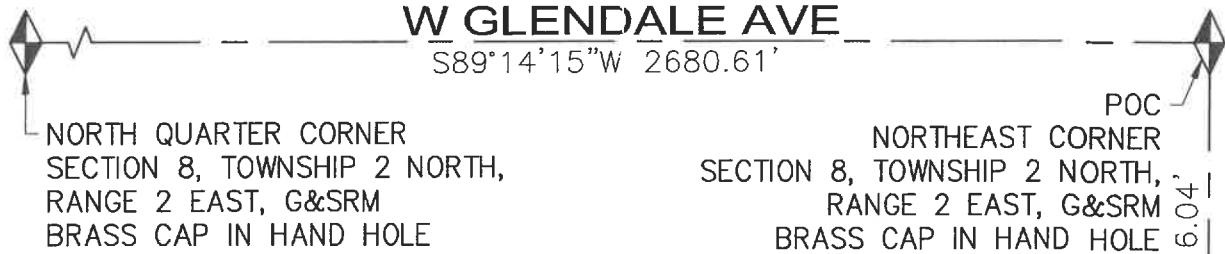
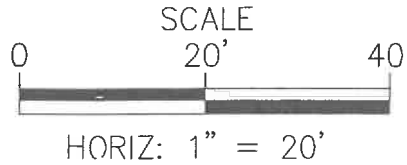
THENCE ALONG A LINE 16.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF OCOTILLO ROAD SOUTH 89°14'57" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 450 SQUARE FEET AND 0.010 ACRES, MORE OR LESS

U:\Fidelity National Law Group\07145 51st & Ocotillo\DWG\51st and Ocotillo L&E.dwg May 11, 2021 2:45pm rbrockway



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com



LINE LEGEND

- SUBJECT BOUNDARY LINE
- SECTION LINE
- SURVEY TIE LINE
- PROPERTY LINE

LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- CALCULATED SECTION MONUMENT

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S0°45'03"W	16.00'
L2	S0°47'43"W	9.00'
L3	N89°14'57"W	50.00'
L4	N0°47'43"E	9.00'
L5	S89°14'57"E	50.00'



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com