

ORDINANCE NO. 021-74

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION 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 THE 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, and sidewalks; 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 8 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 26th day of October, 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	TAYLOR MORRISON/ARIZONA, INC
	Development/Project	STONEHAVEN PHASE 3
	Location	89 TH Avenue and Camelback Road
	Purpose	Right-of-Way Dedication
	Conveyance Document	Map of Dedication
2	Grantor Name	LITCHFIELD EASY STORAGE
	Development/Project	LITCHFIELD EASY STORAGE
	Location	5960 North Litchfield Road
	Purpose	Right-of-Way
	Conveyance Document	Warranty Deed
3	Grantor Name	LITCHFIELD EASY STORAGE
	Development/Project	LITCHFIELD EASY STORAGE
	Location	5960 North Litchfield Road
	Purpose	Utility Easement
	Conveyance Document	Public Utility Easement
4	Grantor Name	CITY OF GLENDALE
	Development/Project	VILLAGES AT CAMELBACK RANCH DRAINAGE
	Location	NWC Camelback Road and Ball Park Blvd
	Purpose	Drainage Easement
	Conveyance Document	Drainage Easement
5	Grantor Name	CITY OF GLENDALE
	Development/Project	GLENDALE AVENUE RECONSTRUCTION PROJECT
	Location	10601 West Glendale Avenue
	Purpose	Sewer Line Easement
	Conveyance Document	Sewer Line Easement

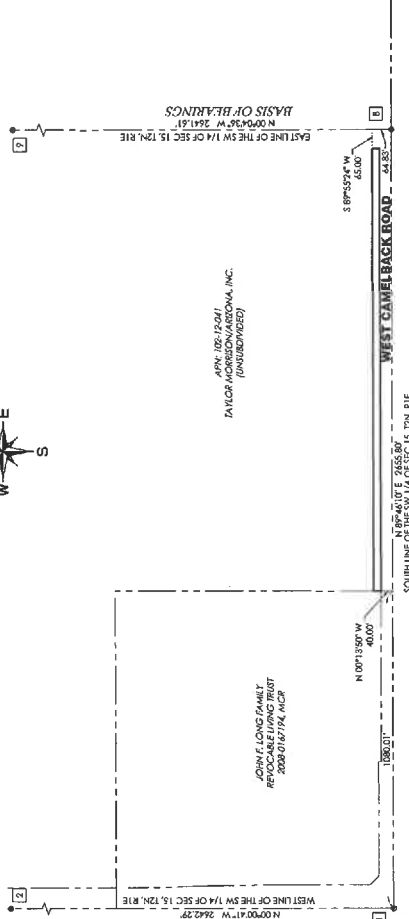
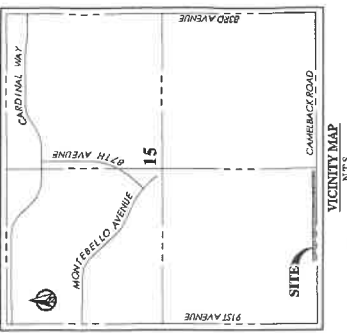
ATTACHMENT NO.		
6	Grantor Name	CARVANA, LLC
	Development/Project	CARVANA
	Location	8316 West Bell Road
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
7	Grantor Name	CARVANA, LLC
	Development/Project	CARVANA
	Location	8316 West Bell Road
	Purpose	Sewer Line Easement
	Conveyance Document	Conveyance of Easement
8	Grantor Name	THE CUBES AT GLENDALE, LLC
	Development/Project	THE CUBES NORTH
	Location	15401 West Northern Avenue
	Purpose	Right-of-Way Dedication
	Conveyance Document	Warranty Deed

Attachment 1

3

MAP OF DEDICATION

"WEST CAMELBACK ROAD"
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION
 STATE OF ARIZONA } ss.
 COUNTY OF MARICOPA }
 KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREBY GRANTED TO THE CITY OF GLENDALE, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SET FORTH HEREON IS TRUE AND CORRECT AND THAT EACH STREET AND EASEMENT SHALL BE EASEMENTS CONSTITUTING SAME AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NAME THAT IS GIVEN PROSPECTIVELY AND THAT THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND THAT THE CITY OF GLENDALE, IN ITS APPROVAL OF THIS MAP OF DEDICATION, HAS HEREBY GRANTED TO THE CITY OF GLENDALE, ARIZONA, AS OWNER, HEREBY GRANTS THE PUBLIC UTILITY EASEMENT FOR THE PURPOSES HEREON.

IN WITNESS WHEREOF, TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREBY CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION
 BY: _____
 NAME: SHANNON FRANCIS
 TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF ARIZONA } ss.
 COUNTY OF MARICOPA }
 ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SHANNON FRANCIS PERSONALLY APPEARED, TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION, AND BEING AUTHORIZED FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:
 I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT CONFORMANCE
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION, APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION.

BY: _____ DATE _____
 PLANNING DIRECTOR
 CITY OF GLENDALE

IMPROVEMENT ASSURANCES
 THE CITY OF GLENDALE HAS RECEIVED IN FULL THE NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

BY: _____ DATE _____
 CITY ENGINEER OR DESIGNATE
 CITY OF GLENDALE

APPROVALS
 APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA.
 THIS _____ DAY OF _____, 20____

BY: _____ DATE _____
 MAYOR

ATTEST CITY CLERK
 _____ DATE _____

MONUMENT NOTES
 1. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE UTILITY SERVICE AREA. THE UTILITY SERVICE LINES SHALL BE PLACED UNDER A.S.S. SECTION 14-574.

2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 4 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.

3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN SUBDIVISIONS SHALL BE LIMITED TO ONLY THE FOLLOWING:
 A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
 B. CONSTRUCTION OF STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY THE CITY OF GLENDALE.

4. ALL LANDS TO BE PLACED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNERS ASSOCIATION.

5. PRE-DEVELOPMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.

6. THE UTILITY EASEMENTS AS SHOWN HEREON HAVE BEEN DEDICATED TO THE CITY OF GLENDALE FOR THE INSTALLATION, REPAIR AND MAINTENANCE, REMOVAL AND REPLACEMENT OF SEWERALWS.

7. ALL DRAINAGE STRUCTURES LOCATED IN TRACTS AND OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNERS ASSOCIATION.

BASIS OF BEARINGS
 BEARINGS AND DISTANCES BETWEEN MONUMENTS NUMBERED 8 AND 9 ARE NOT TO BE CONSIDERED OR DESCRIBED UNDER MONUMENT NOTES.

RECORD DOCUMENTS
 (R1) CAMELBACK PARK
 BK. 313 OF MAPS, PG. 41, MCR

SHEET INDEX
 SHEET 1 COVER
 SHEET 2 MAP OF DEDICATION, LINE TABLES

SURVEYOR'S STATEMENT
 I, LANCE C. DICKEYSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CORRECTLY REPRESENTS THE SURVEY AND THAT THE SURVEY IS TRUE AND CORRECT. THE SURVEY IS TRUE AND CORRECT AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: LANCE C. DICKEYSON, S.L.S. #46643
 2840 W. ARIZONA LANE, SUITE A
 PHOENIX, ARIZONA 85021
 (602) 246-9919



I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. DO HEREBY DECLARE THAT THE SURVEY IS TRUE AND CORRECT. THE SURVEY IS TRUE AND CORRECT AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: JOHN N. ROGERS, S.L.S. #54332
 GOODWIN AND MARSHALL, INC.
 2140 W. ARIZONA LANE, SUITE 2
 CHANDLER, ARIZONA 85226
 (602) 218-7283



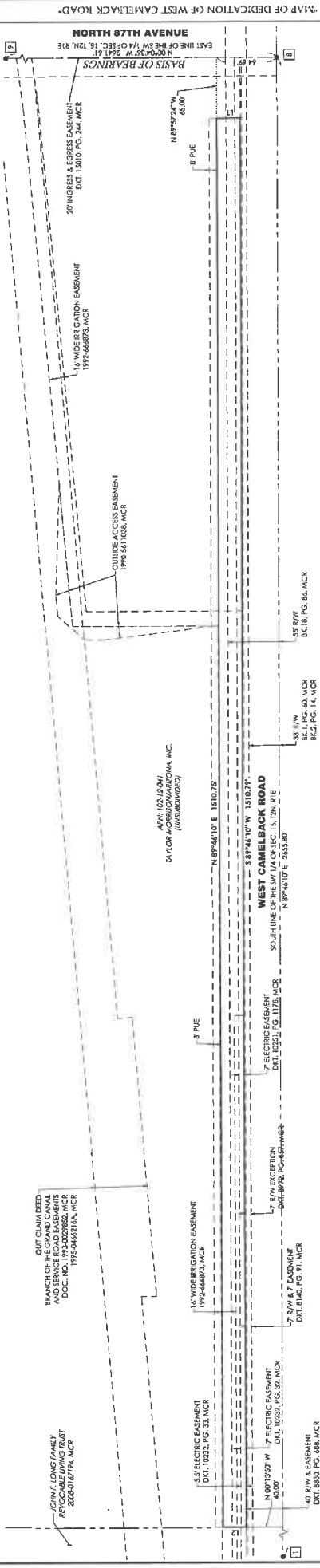
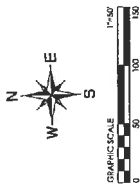
NOTE:
 "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE ACCURACY OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE RESULTS.

MAP OF DEDICATION OF WEST CAMELBACK ROAD.

SHEET 1 OF 2

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2705 S. Alma School Road, Suite 2
 Chandler, Arizona 85044
 (602) 218-7283

ASAM
 ARIZONA SURVEYING AND MAPPING
 Arizona Surveying and Mapping
 2140 W. Arizona Lane, Suite 2, Phoenix, Arizona 85027
 Tel: (602) 246-9919 Fax: (602) 246-9944



LINE #	BEARING	DISTANCE
11	S00°10'44"E	25.00
12	N00°55'57"W	25.00

SHEET 2 OF 2

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2765 S. Alma School Road, Suite 2
 Chandler, Arizona 85044
 (480) 791-9245



Arizona Surveying and Mapping
 2440 W. Mission Ave., Suite 4, Phoenix, Arizona 85021
 Tel: (602) 968-8878 Fax: (602) 968-3844
www.asamsurvey.com

MAP OF DEDICATION OF WEST CAMELBACK ROAD

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, **LITCHFIELD EASY STORAGE 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”

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 ____ day of _____, 2021.

LITCHFIELD EASY STORAGE LLC, an
Arizona limited liability company

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 ____ day of _____, 2021
by _____, who acknowledged that he executed this instrument for the purposes
therein contained.

Notary Public

My commission expires:

5960 N. Litchfield Rd
Ord _____

Exhibit "A"



**LEGAL DESCRIPTION
LITCHFIELD STORAGE
RIGHT-OF-WAY**

JOB NO. 19-0550

June 25, 2021

SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH QUARTER OF SAID SECTION 16 BEARS NORTH 88 DEGREES 46 MINUTES 59 SECONDS WEST, 2628.39 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 16, NORTH 88 DEGREES 46 MINUTES 59 SECONDS WEST, 55.01 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 05 MINUTES 21 SECONDS WEST, 33.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LITCHFIELD ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, CONTINUING SOUTH 00 DEGREES 05 MINUTES 21 SECONDS WEST, 352.00 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 88 DEGREES 46 MINUTES 59 SECONDS WEST, 10.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS EAST, 385.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 46 MINUTES 59 SECONDS EAST, 10.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 3,850 SQUARE FEET 0.0884 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.

NORTH 1/4, SEC 16, T2N,
R1W FOUND REBAR W/CAP
"RLS 37495"

NE COR SEC 16, T2N, R1W FOUND
ALUM CAP, ILLEGIBLE
(POINT OF COMMENCEMENT)

BETHANY HOME ROAD

N88°46'59"W 2628.39'

(POINT OF BEGINNING)

55.01'

N88°46'59"W

L1



Robert A. Johnston

RIGHT-OF-WAY AREA
3,850 SQUARE FEET
OR 0.0884 ACRES

L4

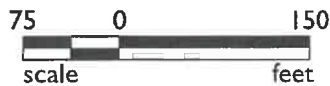
L2

S0°05'21"W 2593.44'

LITCHFIELD ROAD

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°05'21"W	33.01'
L2	S00°05'21"W	352.00'
L3	N88°46'59"W	10.00'
L4	N00°05'21"E	385.00'
L5	S88°46'59"E	10.00'



EAST 1/4, SEC 16, T2N, R1W
FOUND REBAR, NO ID

SHEET 1 OF 1

19-0550

**LITCHFIELD STORAGE
RIGHT-OF-WAY DEDICATION**

EXHIBIT "A"



1130 N. Alma School Rd
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

ATTACHMENT 3

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

PUBLIC UTILITY EASEMENT

LITCHFIELD EASY STORAGE LLC, an Arizona limited liability company, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 2019-0612989, 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 _____ day of _____, 2021.

LITCHFIELD EASY STORAGE 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)
) ss.
County of Maricopa)

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:

5960 N Litchfield Rd
Ord. No. _____

Exhibit "A"



**LEGAL DESCRIPTION
LITCHFIELD STORAGE
PUBLIC UTILITY EASEMENT**

JOB NO. 19-0550

June 25, 2021

SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH QUARTER OF SAID SECTION 16 BEARS NORTH 88 DEGREES 46 MINUTES 59 SECONDS WEST, 2628.39 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 16, NORTH 88 DEGREES 46 MINUTES 59 SECONDS WEST, 65.01 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 05 MINUTES 21 SECONDS WEST, 385.00 FEET;

THENCE NORTH 88 DEGREES 46 MINUTES 59 SECONDS WEST, 8.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS EAST, 385.00 FEET;

THENCE SOUTH 88 DEGREES 46 MINUTES 59 SECONDS EAST, 8.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 3,080 SQUARE FEET 0.0707 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.

NORTH 1/4, SEC 16, T2N,
R1W FOUND REBAR W/CAP
"RLS 37495"

NE COR SEC 16, T2N, R1W FOUND
ALUM CAP, ILLEGIBLE
(POINT OF COMMENCEMENT)

BETHANY HOME ROAD

N88°46'59"W 2628.39

(POINT OF BEGINNING)

65.01'
N88°46'59"W



Robert A. Johnston

PUBLIC UTILITY EASEMENT
3,080 SQUARE FEET
OR 0.0707 ACRES

L3 L1

S0°05'21"W 2593.44'

LITCHFIELD ROAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'21"W	385.00'
L2	N88°46'59"W	8.00'
L3	N00°05'21"E	385.00'
L4	S88°46'59"E	8.00'



EAST 1/4, SEC 16, T2N, R1W
FOUND REBAR, NO ID

SHEET 1 OF 1

19-0550

**LITCHFIELD STORAGE
PUBLIC UTILITY EASEMENT**

EXHIBIT "A"



1130 N. Alma School Rd
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

ATTACHMENT 4

When recorded, mail to
City of Glendale
Engineering Department
5850 W. Glendale Ave, Suite 315
Glendale, Arizona 86301

DRAINAGE EASEMENT

The City of Glendale, an Arizona municipal corporation, as owner of that real property described in Exhibit "A", attached, not in its capacity as a public infrastructure operator, hereby declares the following real property is dedicated as an easement for purposes of installing, operating, maintaining, repairing and, if necessary, replacing an underground storm drain and all appurtenances thereto.

Easement shall run with the land and inure to the benefit of and be binding upon the owner of Lot 3 of Glendale Spring Training Complex as recorded in Book 1020 of Maps, Page 39, records of Maricopa County, Arizona.

Dated this __ day of _____, 2021.

By: Kevin R. Phelps,
Its: 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:

NWC Camelback and Ball Park Blvd
ORD _____

November 13, 2020

LEGAL DESCRIPTION FOR
VILLAGES AT CAMELBACK RANCH
STORM DRAIN EASEMENT

That part of Lot 3 of Glendale Spring Training Complex as recorded in Book 1020 of Maps, Page 39, Records of Maricopa County, Arizona, being situated in the Southwest Quarter of Section 18, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Phoenix Brass Cap in hand hole marking the South Quarter Corner of said Section 18, from which the City of Phoenix Brass Cap in hand hole marking the Southeast Corner of said Section 18 bears North 87°31'36" East, a distance of 2,613.40 feet;

Thence North 02°28'24" West, along the monument line of Ball Park Boulevard as dedicated on the plat of said Glendale Spring Training Complex, a distance of 75.00 feet to a point on the Easterly prolongation of the Southerly line of said Lot 3;

Thence South 87°35'57" West, along said Easterly prolongation and said Southerly line, a distance of 107.51 feet to the True Point of Beginning;

Thence continuing South 87°35'57" West, along said South line, a distance of 17.81 feet;

Thence North 23°39'02" East, departing said South line, a distance of 75.40 feet to a point on the Southerly line of a Drainage Easement as dedicated on said plat of Glendale Spring Training Complex;

Thence North 87°31'36" East, along said Southerly line, a distance of 17.82 feet;

Thence South 23°39'02" West, departing said Southerly line, a distance of 75.43 feet to the True Point of Beginning.

Containing 1,207 Square Feet or 0.028 Acres, more or less.

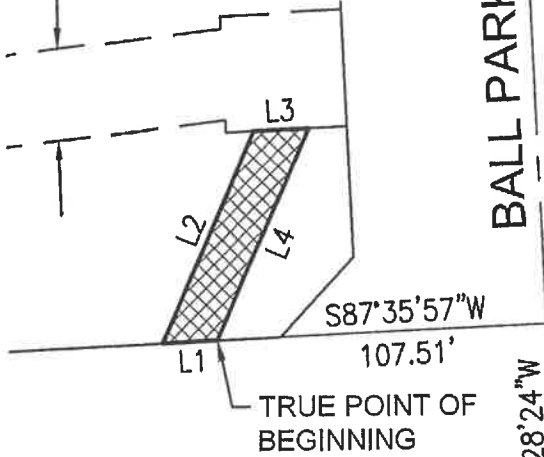


LOT 3
BOOK 1020
OF MAPS
PAGE 29

DRAINAGE EASEMENT
BOOK 1020 OF MAPS
PAGE 29

BALL PARK BOULEVARD

LINE TABLE		
NO.	BEARING	LENGTH
L1	S87°35'57"W	17.81'
L2	N23°39'02"E	75.40'
L3	N87°31'36"E	17.82'
L4	S23°39'02"W	75.43'



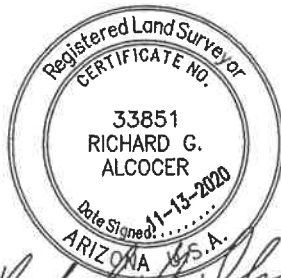
CAMELBACK ROAD

POINT OF COMMENCEMENT
SOUTH 1/4 CORNER, SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST

N02°28'24"W
75.00'

N87°31'36"E
2613.40'

SOUTHEAST CORNER, SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST



SCALE 1" = 60'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

VILLAGES AT
CAMELBACK RANCH

STORM DRAIN EASEMENT



1 OF 1

ATTACHMENT 5

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

SEWER LINE EASEMENT

The City of Glendale, an Arizona municipal corporation, as owner of that real property described in Exhibit "A", attached, not in its capacity as a public infrastructure operator, hereby declares the following real property is dedicated as an easement for purposes of installing, operating, maintaining, repairing and, if necessary, replacing a sewer line and all appurtenances thereto.

Pursuant to this easement, the City retains the right of ingress and egress to, from, across and along the Property, 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 and to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that may interfere with the construction, operation or maintenance of said facilities.

Dated this ____ day of _____, 2021.

By: Kevin R. Phelps
Its: 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)(2),
11-1134(A)(3)**

STATE OF ARIZONA)
) ss.
County of Maricopa)

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

Notary Public

My commission expires:

10601 W. Glendale Ave
Ord. _____

Exhibit A

SEWER EASEMENT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8 BEING A FOUND 3" MARICOPA COUNTY SURVEY BRASS CAP FLUSH STAMPED "N397" FROM WHICH THE NORTH ONE-QUARTER CORNER BEING A FOUND 3" BRASS CAP IN HANDHOLE STAMPED "N797" BEARS NORTH 87°35'43" EAST 2659.09 FEET DISTANT;

THENCE NORTH 87°35'43" EAST 614.90 FEET UPON THE NORTH LINE OF SAID SECTION 8;

THENCE SOUTH 2°24'17" EAST 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE BEING THE **POINT OF BEGINNING**;

THENCE NORTH 87°35'43" EAST 195.07 FEET UPON SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 42°35'43" WEST 56.15 FEET;

THENCE SOUTH 87°35'43" WEST 115.67 FEET;

THENCE NORTH 47°24'17" WEST 56.15 FEET TO THE **POINT OF BEGINNING**.

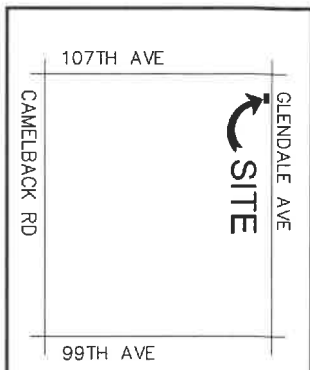
CONTAINING: 6,168.62 SQUARE FEET OR .14 ACRES, MORE OR LESS.

CFEDS #1047



Expires: 09/30/2023

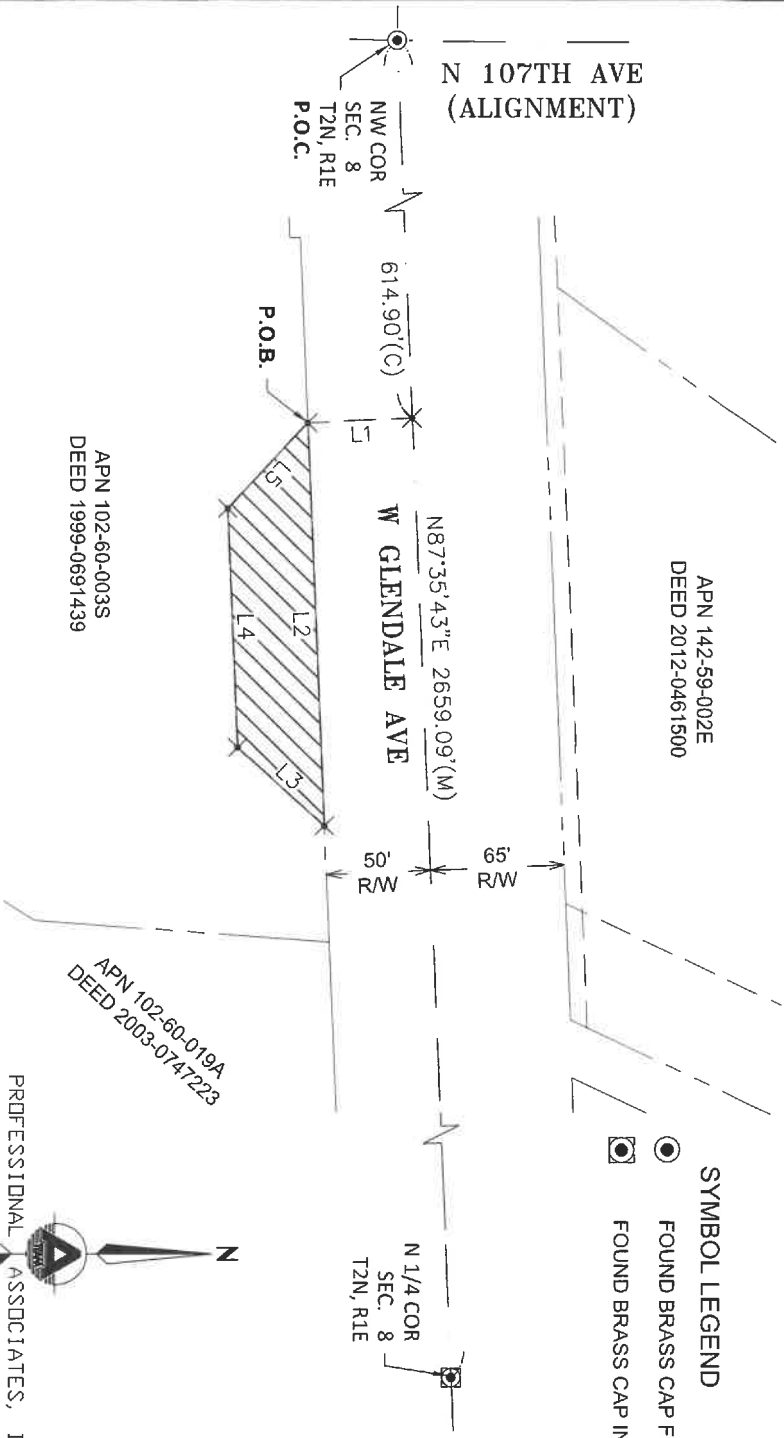
VICINITY MAP



SYMBOL LEGEND

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE

N 107TH AVE
(ALIGNMENT)



APN 102-60-0033
DEED 1999-0691439

APN 102-60-019A
DEED 2003-0747223

PROFESSIONAL ASSOCIATES, INC.

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- (M) MEASURED
- (C) CALCULATED
- PROPOSED UTILITY EASEMENT

CFEDS #1047



Expires: 09/30/2023

SCALE 1" = 60'



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S2°24'17"E	50.00'
L2	N87°35'43"E	195.07'
L3	S42°35'43"W	56.15'
L4	S87°35'43"W	115.67'
L5	N47°24'17"W	56.15'

Section: 8
Township: 2 NORTH
Range: 1 EAST

2432 W. Peoria Ave., Ste 1323
Phoenix, Arizona 85029
Phone: (602) 906-0020
Fax: (602) 906-0019



EXHIBIT "A"

PROPOSED UTILITY EASEMENT
UPON THE NW 1/4 OF SEC. 8, T2N, R1E,
GASRR, MARICOPA COUNTY, AZ.

Date: 03/29/21 Job No: 2445.1

Dr. J. MALEK
CR: D. H. EPPERSON
Scale: 1" = 60'
Sheet 2 of 2

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, **CARVANA, 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 13th day of August, 2021.

CARVANA, LLC, an Arizona limited liability company

[Signature]
By: Bret Sassenberg
Its: Sr. Dir. RC

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

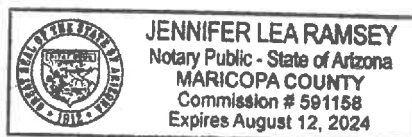
The foregoing instrument was acknowledged before me this 13 day of Aug, 2021 by Bret Sassenberg, who acknowledged that she executed this instrument for the purposes therein contained.

[Signature]

Notary Public

My commission expires:

8/12/24



8316 W Bell Rd
Ord _____

Exhibit "A"

LEGAL DESCRIPTION
LOT 1 – WATER EASEMENT
JOB #P5308

May 27, 2021

AN EASEMENT OVER A PORTION OF LOT 1, AS SHOWN IN THE MINOR LAND DIVISION – LOT SPLIT FOR TRAVERSE BAY PROPERTIES, L.L.C. AND VAG HOLDINGS II, LLC, RECORDED IN BOOK 1373, PAGE 21, MARICOPA COUNTY RECORDS, ARIZONA, SAID PARCEL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 1;

THENCE SOUTH 37 DEGREES 47 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 148.36 FEET;

THENCE SOUTH 52 DEGREES 11 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 43.76 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, SOUTH 01 DEGREE 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 17.23 FEET;

THENCE SOUTH 45 DEGREES 14 MINUTES 26 SECONDS EAST, A DISTANCE OF 84.09 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING (5) COURSES:

THENCE SOUTH 38 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 4.05 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 26 SECONDS EAST, A DISTANCE OF 351.52 FEET;

THENCE SOUTH 23 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 59.41 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 38 DEGREES 27 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51 DEGREES 46 MINUTES 56 SECONDS, A DISTANCE OF 108.45 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 26 SECONDS EAST, A DISTANCE OF 20.19 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 36.96 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 74.00 FEET;

THENCE NORTH 44 DEGREES 45 MINUTES 34 SECONDS EAST, A DISTANCE OF 55.37 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 171.26 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 17.94 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 34 SECONDS EAST, A DISTANCE OF 17.94 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 208.53 FEET;
THENCE NORTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 52.47 FEET;
THENCE SOUTH 44 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 7.66 FEET;
THENCE NORTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 44 DEGREES 45 MINUTES 34 SECONDS EAST, A DISTANCE OF 7.66 FEET;
THENCE NORTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 27.15 FEET;
THENCE NORTH 22 DEGREES 36 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.88 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST, A DISTANCE OF 18.50 FEET;
THENCE NORTH 07 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 32.94 FEET;
THENCE SOUTH 37 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 55.00 FEET;
THENCE SOUTH 13 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 17.56 FEET TO
THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 17,597 SQUARE FEET OR 0.404 ACRES, MORE OR LESS.



FOUND MONUMENT STEM
POINT OF COMMENCEMENT

30' UTILITY ESMT
DOC. 05-0144518

FOUND 3" ADOT
ALUMINUM CAP FLUSH

20' PUE
BK. 349, PG. 43

LS #31020

POINT OF
BEGINNING
LS #27239

LS #48932

STATE ROUTE 101
(PUBLIC ROADWAY)

LOT 1
BK. 1373, PG. 21
M.C.R.
SEE DETAIL
SHEET 2

83RD AVENUE
(PUBLIC ROADWAY)

LS #31020

LS #48932

LS #27239

LS #48932

LS #27239

LS #48932

LS #27239

LOT 1 - BK. 1373, PG. 21, M.C.R.

WATER EASEMENT
GLENDALE, ARIZONA



SIG

**SURVEY INNOVATION
GROUP, INC.**

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

A RICK ENGINEERING COMPANY

DRAWING: P5308 WTR EXHIBIT.DWG

JOB# P5308 SCALE: N.T.S. SHT: 1 OF 3

DRAFTER: TS CHK: JAS DATE: 07/06/21

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S37°47'53"E	148.36'
L2	S52°11'31"W	30.00'
L3	S38°15'05"E	101.39'
L4	S0°14'26"E	137.17'
L5	S89°45'34"W	109.00'
L6	S0°15'40"E	14.43'
L7	N89°45'32"E	17.69'
L8	S0°14'28"E	20.00'
L9	S89°45'32"W	17.68'
L10	S0°15'40"E	277.90'
L11	S45°15'40"E	72.41'
L12	N89°44'20"E	35.47'
L13	S0°14'26"E	20.00'
L14	S89°44'20"W	43.74'
L15	N45°15'40"W	87.83'

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	N28°15'06"W	1.73'
L17	N0°15'40"W	339.90'
L18	N89°45'34"E	109.01'
L19	N0°14'26"W	109.58'
L20	N45°14'26"W	52.47'
L21	S44°45'34"W	7.66'
L22	N45°14'26"W	8.00'
L23	N44°45'34"E	7.66'
L24	N45°14'26"W	27.15'
L25	N22°36'18"W	37.88'
L26	N0°14'26"W	18.50'
L27	N7°54'55"E	32.94'
L28	S37°47'53"E	65.90'
L29	S52°11'27"W	13.76'



SIG
SURVEY INNOVATION
GROUP, INC.
 22425 N 16TH STREET SUITE #1
 PHOENIX, AZ 85024
A RICK ENGINEERING COMPANY

LOT 1 - BK. 1373, PG. 21, M.C.R.
WATER EASEMENT
GLENDAL, ARIZONA

DRAWING: P5308 WTR EXHIBIT.DWG			
JOB#	P5308	SCALE:	N.T.S. SHT: 3 OF 3
DRAFTER:	TS	CHK:	JAS DATE: 07/06/21

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, **CARVANA, 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 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 13th day of August, 2021.

CARVANA, LLC, an Arizona limited liability company

[Handwritten Signature]
By: Bret Sassenberg
Its: Sr. Dr. RE

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 13 day of Aug, 2021 by Bret Sassenberg, who acknowledged that she executed this instrument for the purposes therein contained.

[Handwritten Signature]
Notary Public

My commission expires:
8/12/24



8316 W Bell Rd
Ord _____

Exhibit "A"

**LEGAL DESCRIPTION
LOT 1 – SEWER EASEMENT
JOB #P5308**

May 27, 2021

AN EASEMENT OVER A PORTION OF LOT 1, AS SHOWN IN THE MINOR LAND DIVISION – LOT SPLIT FOR TRAVERSE BAY PROPERTIES, L.L.C. AND VAG HOLDINGS II, LLC, RECORDED IN BOOK 1373, PAGE 21, MARICOPA COUNTY RECORDS, ARIZONA, SAID PARCEL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 1;

THENCE SOUTH 02 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF 52.02 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 37 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 39.97 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 36.07 FEET;

THENCE NORTH 20 DEGREES 01 MINUTE 55 SECONDS EAST, A DISTANCE OF 33.78 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 571 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.



FOUND MONUMENT STEM
POINT OF COMMENCEMENT

POINT OF
BEGINNING

30' UTILITY ESMT
DOC. 05-0144518

SEE DETAIL
SHEET 2

LS #31020

FOUND 3" ADOT
ALUMINUM CAP FLUSH

20' PUE
BK. 349, PG. 43

LS #48932

STATE ROUTE 101
(PUBLIC ROADWAY)

LOT 1
BK. 1373, PG. 21
M.C.R.

83RD AVENUE
(PUBLIC ROADWAY)

LS #31020

LS #48932

LS #27239

LS #48932

LS #27239

LS #48932

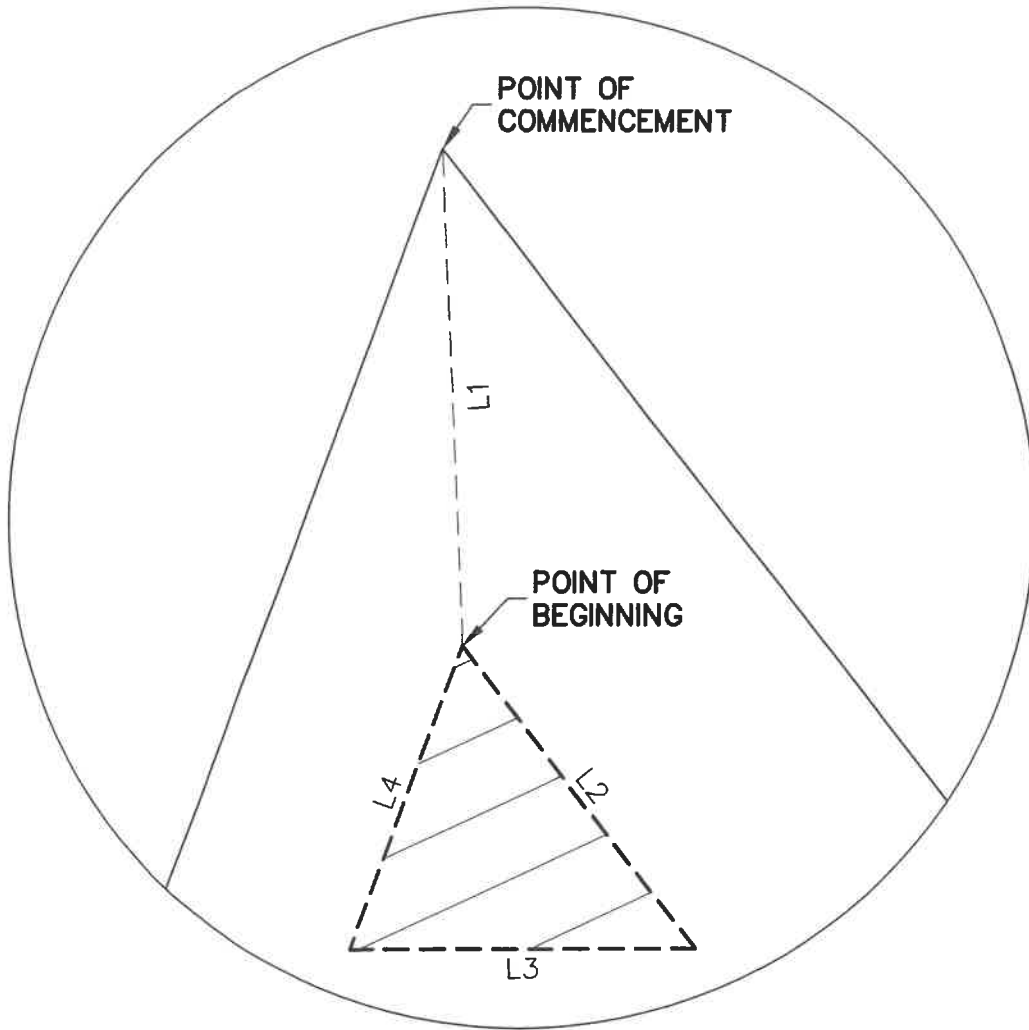
LS #27239



SIG
**SURVEY INNOVATION
 GROUP, INC.**
 22425 N 16TH STREET SUITE #1
 PHOENIX, AZ 85024
A RICK ENGINEERING COMPANY

LOT 1 - BK. 1373, PG. 21, M.C.R.
SEWER EASEMENT
GLENDALE, ARIZONA

DRAWING:	P5308 WTR&SWR EXHIBIT.DWG
JOB#	P5308
SCALE:	N.T.S.
SHT:	1 OF 2
DRAFTER:	TS
CHK:	JAS
DATE:	5/25/21



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S2°34'46"E	52.02'
L2	S37°47'53"E	39.97'
L3	S89°45'34"W	36.07'
L4	N20°01'55"E	33.78'



SIG
SURVEY INNOVATION
GROUP, INC.
 22425 N 16TH STREET SUITE #1
 PHOENIX, AZ 85024
A RICK ENGINEERING COMPANY

LOT 1 - BK. 1373, PG. 21, M.C.R.
SEWER EASEMENT
GLENDALE, ARIZONA

DRAWING:	P5308 WTR&SWR EXHIBIT.DWG		
JOB#	P5308	SCALE:	1"=20'
DRAFTER:	TS	CHK:	JAS
		SHT:	2 OF 2
		DATE:	5/25/21

ATTACHMENT 8

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, **THE CUBES AT 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, Arizona 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 17 day of September, 2021.

The Cubes at Glendale, LLC, a Delaware limited liability company

By: CRG – Glendale, LLC, a Missouri limited liability company, its Manager

By: CRG GP INVESTMENTS, LLC, a Delaware limited liability company, its Managing Member

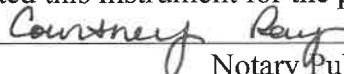
By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

By: 
Christopher P. McKee, Chief Development Officer

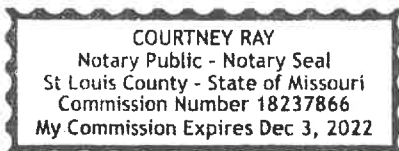
Exempt Pursuant to A.R.S.§11-1134 (A)(3)

STATE OF MISSOURI)
County of St. Louis) ss.

The foregoing instrument was acknowledged before me this 17 day of September, 2021 by Christopher P. McKee, Chief Development Officer of CRG Services Management, LLC, as Manager of CRG GP INVESTMENTS, LLC, Managing Member of CRG – Glendale, LLC, as Manager of The Cubes at Glendale, LLC, who acknowledged that he executed this instrument for the purposes therein contained.


Notary Public

My commission expires: Dec 3, 2022



Ord _____

**THE CUBES AT GLENDALE
RIGHT OF WAY FOR REEMS ROAD AND NORTHERN AVENUE
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest quarter of Section 5, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found 3" Maricopa County Highway Department (MCHD) brass cap in hand hole accepted as the Northwest corner of said Section 5, from which a found 3" Maricopa County Department of Transportation (MCDOT) brass cap in hand hole accepted as the North quarter corner thereof bears South 89°01'17" East, 2642.44 feet;

Thence South 89°01'17" East, 2642.44 feet along the north line of said Northwest quarter to said North quarter corner;

Thence South 02°45'59" East, 55.12 feet along the east line of said Northwest quarter to the south line of the north 55.00 feet of said Northwest quarter;

Thence North 89°01'17" West, 2546.18 feet along said south line;

Thence leaving said south line, South 50°45'34" West, 38.07 feet to the east line of the west 65.00 feet of said Northwest quarter;

Thence South 03°03'31" East, 257.43 feet along said east line;

Thence leaving said east line, South 86°56'29" West, 10.00 feet to the east line of the west 55.00 feet of said Northwest quarter;

Thence South 03°03'31" East, 1018.44 feet along said east line to the south line of the north 1353.00 feet of said Northwest quarter;

Thence North 89°01'17" West, 55.14 feet along said south line to the west line of said Northwest quarter;

Thence North 03°03'31" West, 1356.37 feet along said west line to the **POINT OF BEGINNING**.

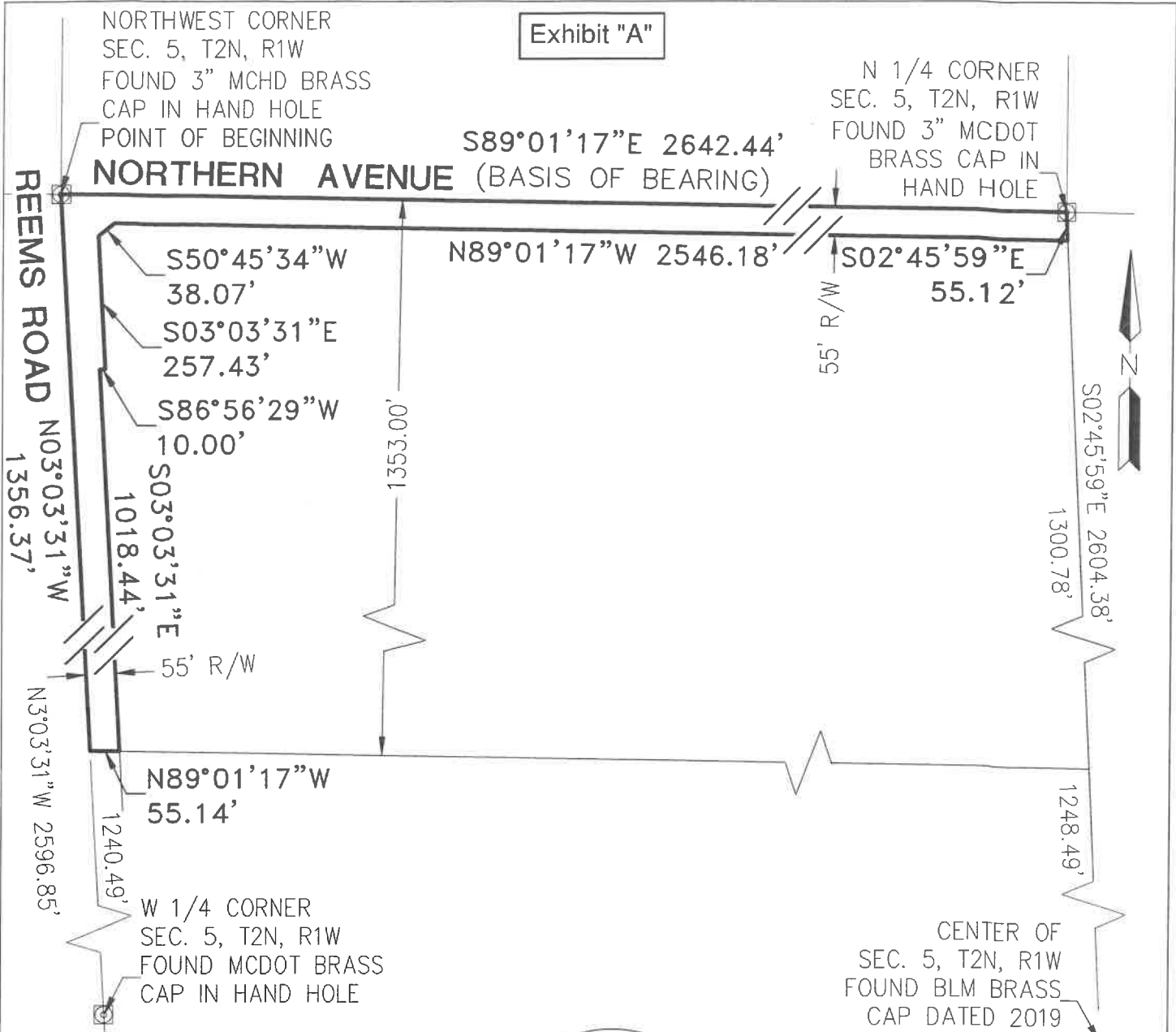
The above described parcel contains a computed area of 220,097 sq. ft. (5.0527 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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. 1199
Date: May 2021



Exhibit "A"



PROJ. NO.:	1199
DATE:	May 2021
SCALE:	NTS
DRAWN BY:	JHVD
CHECKED BY:	KJP

THE CUBES ON GLENDALE
 NORTH 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