

ORDINANCE NO. 022-06

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF A SPECIAL WARRANTY DEED CONVEYING THE DETENTION BASIN PARCEL LOCATED AT 15249 NORTH 59TH AVENUE TO ARIZONA CHRISTIAN UNIVERSITY AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE ORDINANCE.

WHEREAS, in 1989, the City of Glendale and the American Graduate School of International Management entered into a Water Detention Basin Easement Agreement as recorded with the Maricopa County Recorder's Office on October 13th, 1989, at Docket No. 1989-0476211; and

WHEREAS, subsequent to the agreement, the Thunderbird School of Global Management purchased the basin and adjacent parcels and rezoned the property to the Village at Thunderbird Planned Area Development, and

WHEREAS, the Thunderbird School of Global Management conveyed the 1.88-acre parcel to the City of Glendale by a Special Warranty Deed dated January 11th, 2021, Docket No. 2021-0263459; and

WHEREAS, the adjacent property owner, Arizona Christian University, wishes to acquire the parcel and utilize it as an additional recreation area for the campus; and

WHEREAS, Arizona Christian University will keep the drainage function intact and will assume the costs of maintaining it as a drainage parcel; and

WHEREAS, the City believes it is in the public interest to convey the parcel to the Arizona Christian University relieving the City of further capital and maintenance costs.

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

SECTION 1. That the City of Glendale hereby conveys the 1.88-acre parcel of land, legally described in Exhibit A, to the Arizona Christian University.

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the Special Warranty Deed, which is attached hereto as Attachment 1, and any necessary documents to effectuate such conveyance.

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.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 11th day of January, 2022.

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

ATTACHMENT 1

WHEN RECORDED MAIL TO:

CITY OF GLENDALE
5850 West Glendale Avenue
Glendale, AZ 85301

Exempt per A.R.S. §11-1134 A3

SPECIAL WARRANTY DEED

City of Glendale, an Arizona municipal corporation (“Grantor”), for and in consideration of Ten Dollars (\$10.00), in hand paid to Grantor by ARIZONA CHRISTIAN UNIVERSITY, an Arizona non-profit corporation (Grantee”), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, hereby assigns, conveys, grants, transfers and delivers to Grantee all that certain land situated in Maricopa County, Arizona, and described on Exhibit “A” attached hereto and made a part hereof for all purposes (the “Property”).

SUBJECT ONLY TO: current taxes, assessments, and those certain reservations in patents, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record, including, but not limited to, the “Water Detention Basin Easement On the Grounds of American Graduate School of International Management, Glendale, Arizona” recorded in the Records of Maricopa County, Arizona on October 13, 1989 at Document No. 1989-0476211.

GRANTOR HEREBY binds itself and its successors and assigns to warrant and defend the title against all acts of the Grantor, and none other, subject to the matters above set forth.

EXECUTED as of the _____ day of _____, 2022

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 _____, 2022
by _____, _____, who acknowledged that she executed this
instrument for the purposes therein contained.

Notary Public

My commission expires:

15249 N 59 Ave
Ord. _____

Exhibit "A" to Special Warranty Deed

**LEGAL DESCRIPTION AND GRAPHIC DEPICTION FOR
GRANTOR'S PROPERTY**

Wood, Patel & Associates, Inc.
(480) 834-3300
www.woodpatel.com

Revised September 8, 2020
October 31, 2018
WP# 184814
Page 1 of 2

PARCEL DESCRIPTION

Lot 3

**Minor Land Division-Lot Line Adjustment for
Thunderbird School of Global Management**

Lot 3, Minor Land Division-Lot Line Adjustment for Thunderbird School of Global Management, recorded in Book 1478, page 9, Maricopa County Records (MCR), lying within the northwest quarter of Section 8, Township 3 North, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 81,836 square feet or 1.8787 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2018\184814 Lot 3 Minor Land Division Lot Line Adjustment for Thunderbird School of Global Mgmt L15R01 09-08-20.docx



NORTHWEST CORNER OF
SECTION 8, T.3N., R.2E.
STONE IN H.H.

GREENWAY ROAD

LOT 2
MINOR LAND DIVISION - LOT LINE
ADJUSTMENT FOR THUNDERBIRD SCHOOL
OF GLOBAL MANAGEMENT
BOOK 1478, PAGE 9, M.C.R.
A.P.N. 200-74-715C

S89°55'15"E 70.60'

S44°57'00"E 37.24'

S88°35'15"E 179.21'

LOT 3
MINOR LAND DIVISION - LOT LINE
ADJUSTMENT FOR THUNDERBIRD SCHOOL
OF GLOBAL MANAGEMENT
BOOK 1478, PAGE 9, M.C.R.
A.P.N. 200-74-715D

N00°35'20"E 315.00'

S00°25'31"W 285.24'

LOT 2
MINOR LAND DIVISION -
LOT SPLIT FOR LOT 4 FOR
THUNDERBIRD SCHOOL OF
GLOBAL MANAGEMENT
BOOK 1517, PAGE 48, M.C.R.
A.P.N. 200-74-717

EX. 8' P.U.E.
DOC. NO. 1997-
0309073, M.C.R.

EX. 6' E.E.
DOC. NO. 1984-
0111025 M.C.R.

59TH AVENUE
N00°35'20"E 2625.40'

EX. 65'
R/W

65.00'

277.20'

2297.72'

N89°46'07"W 2639.92'

WEST 1/4 CORNER OF
SECTION 8, T.3N., R.2E.
3" C.O.G. B.C.F.

CENTER OF
SECTION 8, T.3N., R.2E.
NAIL WITH FLAGGING
NO IDENTIFICATION

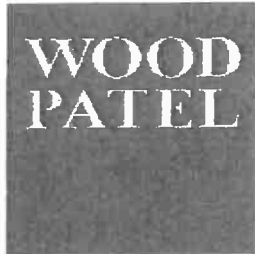


EXHIBIT "A"
LOT 3
MINOR LAND DIVISION-LOT LINE ADJUSTMENT FOR
THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT
REVISED 9/8/2020
WP# 184814
PAGE 2 OF 2
NOT TO SCALE
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