

ORDINANCE NO. 022-11

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF WARRANTY DEEDS AND DEDICATION OF PUBLIC RIGHT-OF-WAY 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

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 Dedication Table.

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the warranty deeds and dedication attached hereto as Attachments 1 through 4 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 8th day of February, 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

EXHIBIT 1

DEEDS AND DEDICATION TABLE FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantor Name	SCANNELL PROPERTIES 521 LLC
	Development/Project	SCANNELL
	Location	East side of Cotton Lane, North of Bethany Home Road
	Purpose	Public Right-of-Way
	Conveyance Document	Warranty Deed
2	Grantor Name	SCANNELL PROPERTIES 457 LLC
	Development/Project	SCANNELL
	Location	East side of Cotton Lane, North of Bethany Home Road
	Purpose	Public Right-of-Way
	Conveyance Document	Warranty Deed
3	Grantor Name	LEE JAMES/PHALEN DAWN
	Development/Project	LEE JAMES/PHALEN DAWN 1 ACRE
	Location	6803 North 63 rd Avenue
	Purpose	Public Right-of-Way
	Conveyance Document	Warranty Deed
4	Grantor Name	CITY OF GLENDALE
	Development/Project	UNION HILLS & 55 TH AVENUE WELLSITE ROW
	Location	Southwest Corner Union Hills and 55 th Avenue
	Purpose	Public Dedication
	Conveyance Document	Dedication of Public Right-of-Way

ATTACHMENT 1

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, SCANNELL PROPERTIES #521 LLC, an Indiana 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 _____, 2022.

SCANNELL PROPERTIES #521 LLC, an
Indiana limited liability company

By:

Its:

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022
by _____, an Arizona limited liability company, who acknowledged that he
executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

E side of Cotton, N of Bethany
Ord _____

Exhibit "A"
Scannell Properties, Lot 1, #521

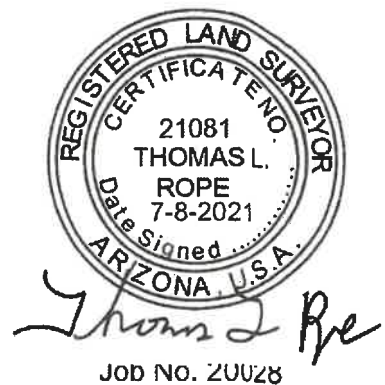
That portion of the West half of Section 12, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 12, from which the Southwest corner of Section 12 bears South 00° 20' 48" West (Basis of Bearings) a distance of 2648.73 feet;
Thence South 89° 44' 52" East along the East-West mid-section line a distance of 33.00 feet to the **POINT OF BEGINNING**;
Thence North 00° 21' 14" East along the East line of the West 33.00 feet of Section 12 a distance of 36.15 feet;
Thence South 89° 44' 52" East a distance of 32.00 feet to the East line of the West 65.00 feet of Section 12;
Thence South 00° 21' 14" West along said East line a distance of 36.15 feet to the East-West mid-section line;
Thence South 00° 20' 48" West along the East line of the West 65.00 feet of Section 12 a distance of 881.05 feet;
Thence North 89° 30' 05" West a distance of 32.00 feet to the East line of the West 33.00 feet of Section 12;
Thence North 00° 20' 48" East along said line a distance of 880.92 feet to the **POINT OF BEGINNING**.

Containing 29,348 sq. ft. or 0.6737 acres.

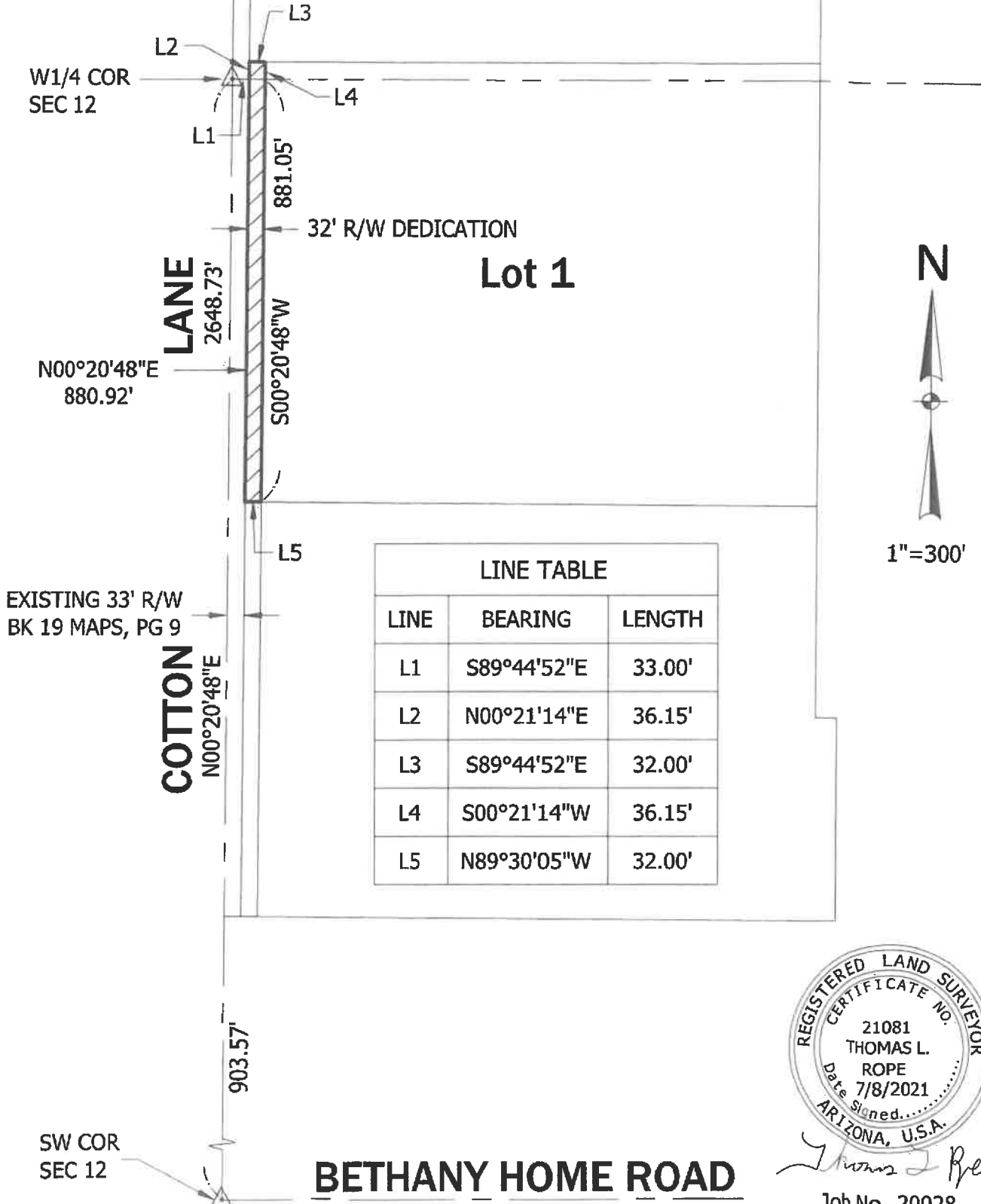
See attached Exhibit drawing by reference made a part hereto.

Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255

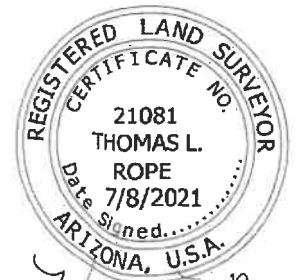


EXHIBIT

32' RIGHT-OF-WAY DEDICATED OVER A PORTION OF LOT SPLIT FOR
 SCANNELL PROPERTIES #457, LLC BOOK 1580 MAPS, PG 11
 LYING IN THE WEST HALF OF SECTION 12, T2N, R2W,
 G&SRBM, MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°44'52"E	33.00'
L2	N00°21'14"E	36.15'
L3	S89°44'52"E	32.00'
L4	S00°21'14"W	36.15'
L5	N89°30'05"W	32.00'



Thomas L. Rope

Job No. 20028

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, SCANNELL PROPERTIES #457 LLC, an Indiana 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 _____, 2022.

SCANNELL PROPERTIES #457 LLC, an
Indiana limited liability company

By:
Its:

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022
by _____, an Arizona limited liability company, who acknowledged that he
executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

E side of Cotton, N of Bethany
Ord _____

Exhibit "A"
Scannell Properties, Lot 2, #457

That portion of the Southwest quarter of Section 12, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 12, from which the West quarter corner of Section 12 bears North 00° 20' 48" East (Basis of Bearings) a distance of 2648.73 feet;
Thence North 00° 20' 48" East along the West line of said Section 12 a distance of 903.57 feet;
Thence South 89° 30' 05" East a distance of 33.00 feet to the East line of the West 33.00 feet of Section 12 and the **POINT OF BEGINNING**;
Thence North 00° 20' 48" East along said East line a distance of 864.38 feet;
Thence South 89° 30' 05" East a distance of 32.00 feet to the East line of the West 65.00 feet of Section 12;
Thence South 00° 20' 48" West along said East line a distance of 864.38 feet;
Thence North 89° 30' 05" West a distance of 32.00 feet to the **POINT OF BEGINNING**.

Containing 27,660 sq. ft. or 0.6350 acres.

See attached Exhibit drawing by reference made a part hereto.



EXHIBIT

32' RIGHT-OF-WAY DEDICATED OVER A PORTION OF LOT SPLIT FOR
 SCANNELL PROPERTIES #457, LLC BOOK 1580 MAPS, PG 11
 LYING IN THE WEST HALF OF SECTION 12, T2N, R2W,
 G&SRBM, MARICOPA COUNTY, ARIZONA

W1/4 COR
 SEC 12

LANE
 2648.73'

EXISTING 33' R/W
 BK 19 MAPS, PG 9

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°30'05"E	33.00'
L2	S89°30'05"E	32.00'
L3	N89°30'05"W	32.00'



1"=300'

L2

864.38'

32' R/W DEDICATION

Lot 2

COTTON

N00°20'48"E
 864.38'

N00°20'48"E

S00°20'48"W

L1

L3

903.57'

SW COR
 SEC 12

BETHANY HOME ROAD



Thomas L. Rope

Job No. 20028

ATTACHMENT 3

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, **LEE JAMES/PHALEN DAWN**, (“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 8 day of NOVEMBER, 2021.

LEE JAMES/PHALEN
DAWN



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

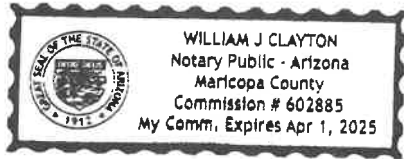
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 8th day of NOVEMBER, 2021 by

Lee James/Phalen Dawn, who acknowledged that he and she executed this instrument for the purposes therein contained.

Notary Public

(seal)



William J. Clayton
William J. Clayton

6803 N 63rd Ave
Ord _____

EXHIBIT A

DEDICATION OF 7 FEET OF
ADDITIONAL RIGH OF WAY
FOR APN# 144-09-019
6803 N. 63RD AVENUE, GLENDALE, ARIZONA

LEGAL DESCRIPTION

The west 7 feet of Lot 4, Block 5, Orchard Addition, according to Book 3 of Maps, Page 30,
Records of Maricopa County, Arizona,
Except the North 490 feet.



ATTACHMENT 4

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

**DEDICATION OF
PUBLIC RIGHT-OF-WAY**

The City of Glendale, an Arizona municipal corporation, hereby declares the following real property to be dedicated as public right-of-way as the City of Glendale deems necessary or useful in its best interests.

See attached legal Exhibit "A"

Dated this ___ day of _____, 2022.

City of Glendale, an Arizona municipal corporation

BY: _____
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 _____, 2022 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:

Union Hills & 55th Ave Wellsite
ORD _____

Exhibit "A"



**Legal Description
Proposed Right-of-Way
55th Avenue & Union Hills Drive**

Job No. 21-1022.001

10/14/2021

A portion of the Northwest Quarter of Section 32, Township 4 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the North Quarter Corner of said Section 32, being marked by a 3" City of Glendale brass cap flush, from which the Northwest Corner of said Section 32, being marked by a 3" City of Glendale brass cap in handhole bears South 89 degrees 43 minutes 55 seconds West, 2655.30 feet as measured and recorded in that Final Plat of 'Dave Brown North Unit 8 Phase 1' in Book 245, Page 17 of Maricopa County Records;

thence along the East line of said Northwest Quarter, South 1 degrees 17 minutes 45 seconds West, 276.00 feet;

thence along the North line of that right-of-way dedicated on said Final Plat, South 89 degrees 43 minutes 55 seconds West, 40.01 feet;

thence along a line 40.00 feet West of and parallel with said East line, North 1 degrees 17 minutes 45 seconds East, 200.98 feet;

thence North 44 degrees 29 minutes 10 seconds West, 27.91 feet;

thence along a line 55.00 feet South of and parallel with the North line of said Northwest Quarter, South 89 degrees 43 minutes 55 seconds West, 335.12 feet;

thence along the East line of that right-of-way dedicated on that Final Plat of 'Autumn Ridge' recorded in Book 251, Page 48 of Maricopa County Records, North 1 degrees 17 minutes 45 seconds East, 55.02 feet;

thence along the North line of said Northwest Quarter, North 89 degrees 43 minutes 55 seconds East, 395.14 feet to the **POINT OF BEGINNING**.

Contains 30,772 square feet or 0.7064 acres, more or less.



**EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258**

Exhibit "A"

NW COR SEC 32, T4N, R2E
FD 3" COG BCHH

POB
N 1/4 COR SEC 32, T4N, R2E
FD 3" COG BCHH

W UNION HILLS DR

N89°43'55"E 2655.30'

55' R/W
BK 251, PG 48, MCR

2260.16'

N1°17'45"E
55.02'

395.14'

S89°43'55"W 335.12'

N44°29'10"W
27.91'

CITY OF GLENDALE
DKT 12682, PG 337, MCR

CITY OF GLENDALE
DKT 16311, PG 523, MCR

N1°17'45"E 200.98'

276.00'

S1°17'45"W 1675.11'

N 55TH AVE

AUTUMN RIDGE
BK 251, PG 48, MCR

LOT 1

LOT 2

LOT 3

LOT 4

LOT 17

LOT 18

LOT 19

AUTUMN RIDGE
BK 251, PG 48, MCR

S89°43'55"W 40.01'

40' R/W
BK 245,
PG 17, MCR

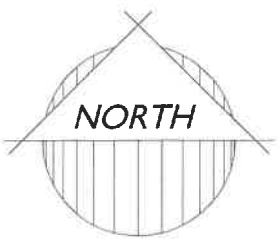
LOT 67

DAVE BROWN NORTH
UNIT 8 PHASE 1
BK 245, PG 17, MCR

127.73'

W WAGONER RD

FD 3" COG BCHH



Oct 14, 2021 12:01pm S:\Projects\2021\21-1022\21-1022-001 APN 200-49-002H\Land Survey\Legals\21-1022.001 LD01 Right-of-Way.dwg

21-1022.001

Proposed Right-of-Way
55th Avenue & Union Hills Drive

Exhibit



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

Exhibit "A"



**Boundary Closure Report
Proposed Right-of-Way
55th Avenue & Union Hills Drive**

Job No. 2021-1022.001

Point of Beginning:
North: 965748.8230' East: 620611.5330'

Segment #1 : Line
Course: S01°17'45"W Length: 276.00'
North: 965472.8936' East: 620605.2914'

Segment #2 : Line
Course: S89°43'55"W Length: 40.01'
North: 965472.7064' East: 620565.2818'

Segment #3 : Line
Course: N01°17'45"E Length: 200.98'
North: 965673.6350' East: 620569.8269'

Segment #4 : Line
Course: N44°29'10"W Length: 27.91'
North: 965693.5466' East: 620550.2693'

Segment #5 : Line
Course: S89°43'55"W Length: 335.12'
North: 965691.9787' East: 620215.1530'

Segment #6 : Line
Course: N01°17'45"E Length: 55.02'
North: 965746.9847' East: 620216.3973'

Segment #7 : Line
Course: N89°43'55"E Length: 395.14'
North: 965748.8333' East: 620611.5329'

Perimeter: 1330.18' Area: 30772 Sq. Ft.
Error Closure: 0.0103 Course: N00°21'03"W
Error North: 0.01029 East: -0.00006

Precision 1: 129143.69

