

ORDINANCE NO. 022-38

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF EASEMENTS AND DEEDS 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 Easements Table.

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the easements and deeds attached hereto as Attachments 1 through 6 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 14<sup>th</sup> day of June, 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, RETURN TO:**

Clerk's Office, City of Glendale  
5850 West Glendale Avenue  
Glendale, Arizona 85301

**SPECIAL WARRANTY DEED**

(Exempt from Affiliate of Legal Value pursuant to A.R.S. Section 11-1143.A3)

For the consideration of Ten Dollars, and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, VHS OF ARROWHEAD, INC., a Delaware corporation ("**Grantor**"), hereby conveys to CITY OF GLENDALE, an Arizona municipal corporation ("**Grantee**"), the following described real property situated in Maricopa County, Arizona, together with all of Grantor's right, title and interest to buildings, structures, improvements and fixtures thereon and rights appurtenant thereto:

See the legal description set forth on **Exhibit "A"** attached hereto and incorporated by this reference (the "**Property**");

SUBJECT TO: All taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities that may appear of record, and all matters that would be revealed by an accurate survey or an inspection of the Property.

Grantor does hereby bind itself to WARRANT AND DEFEND all the Property, subject only to the Permitted Exceptions, against acts of Grantor, and none other.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**GRANTOR:**

VHS of Arrowhead, Inc., a Delaware corporation

By: [Signature]  
Name: Perry Goin  
Title: Vice President

STATE OF TEXAS )  
County of DALLAS ) ss.

The foregoing instrument was acknowledged before me this 19 day of April, 2022, by Perry Goin of VHS of Arrowhead, Inc., a Delaware corporation, on behalf of the corporation.

[Signature]  
Notary Public

My commission expires:

March 9, 2023

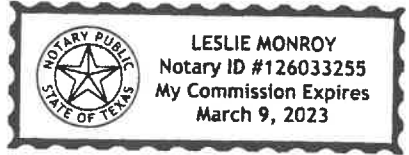


EXHIBIT "A"  
LEGAL DESCRIPTION  
PROPOSED RIGHT OF WAY DEDICATION  
OVER A PART OF APN 200-28-857

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

A 10.00 FOOT STRIP OF LAND LYING WEST OF THE 55.00 RIGHT OF WAY OF 67TH AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 2641.29 FEET;

THENCE UPON AND WITH WEST LINE OF SECTION 30 NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, 824.05 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89 DEGREES 59 MINUTES 29 SECONDS EAST, 55.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 67TH AVENUE, BEING THE POINT OF BEGINNING;

THENCE UPON AND WITH SAID RIGHT OF WAY LINE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, 680.92 FEET TO THE NORTH LINE OF A PROPERTY DESCRIBED IN RECORDING INSTRUMENT 2000-0418648 RECORDER OF MARICOPA COUNTY;

THENCE UPON AND WITH SAID NORTH LINE NORTH 89 DEGREES 27 MINUTES 43 SECONDS EAST, 10.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST, 685.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SACK AVENUE ;

THENCE UPON AND WITH SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 27 MINUTES 01 SECONDS WEST, 5.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 45 DEGREES 16 MINUTES 45 SECONDS WEST, 7.04 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6847 SQUARE FEET, OR 0.157 ACRES MORE OR LESS.



NOV 2021  
PAGE 1

W 1/4 COR  
SEC 30, T4N, R2E  
FD BRASS CAP FLUSH

THE HIGHLANDS AT  
ARROWHEAD RANCH IV  
BK 419, PG 40, MCR

APN 200-28-857  
INSTR 2000-0418648

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'31"W	824.05'
L2	N89°59'29"E	55.00'
L3	N00°00'31"W	680.92'
L4	N89°27'43"E	10.00'
L5	S00°00'31"E	685.92'
L6	S89°27'01"W	5.00'
L7	N45°16'45"W	7.04'
L8	N00°00'31"W	2641.29'



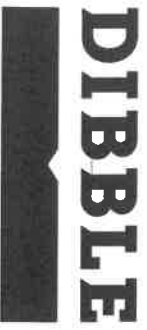
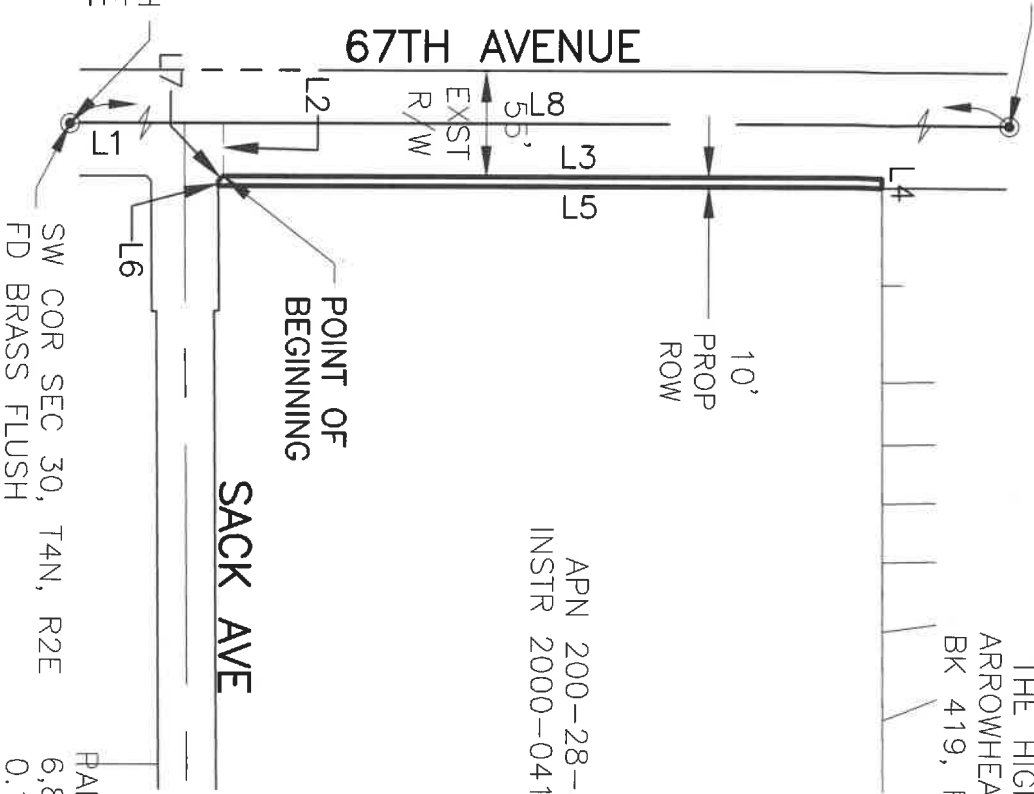
NTS

THIS IS NOT A PROPERTY  
BOUNDARY SURVEY.

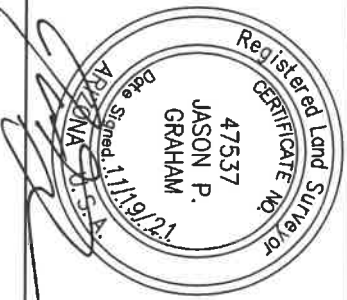
FD BRASS CAP FLUSH  
SWC SECTION 30, T4N, R2E  
POINT OF COMMENCEMENT

SW COR SEC 30, T4N, R2E  
FD BRASS FLUSH

PARCEL AREA:  
6,847 SF OR  
0.157 ACRES



Dibble Project No  
1120089.AS01



**EXHIBIT "A"**  
PROPOSED RIGHT OF WAY  
A PART OF SOUTHWEST QUARTER, SECTION  
30, T4N, R2E, GILA & SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE: NOV 2021  
DRN: JPG CHK: BAR

PAGE 2

**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, We, ACERO GLENDALE LLC, an Arizona limited liability, ("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 3<sup>rd</sup> day of May, 2022.

ACERO GLENDALE LLC,  
an Arizona limited liability

By: Investment Development Management,  
LLC, a Washington limited liability company  
Its: Manager

By: [Signature]  
Name: Jeffrey S. Gordon  
Its: Manager

**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 3<sup>rd</sup> day of May, 2022 by Jeffrey S. Gordon, who acknowledged that he executed this instrument for the purposes therein contained.

Elisa Shivers  
Notary Public

My commission expires:

RIGHT-OF-WAY DEDICATION  
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 16, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 88°14'19" WEST, A DISTANCE OF 2655.09 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 SOUTH 88°14'19" WEST, A DISTANCE OF 372.04 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°14'19" WEST, A DISTANCE OF 582.57' TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00' AND A CHORD BEARING NORTH 61°00'24"EAST AND CHORD LENGTH OF 83.04 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°02'22", A DISTANCE OF 94.11 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 508.73 FEET;

THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING CONTAINING 21,825.14 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.



RIGHT-OF-WAY DEDICATION

MAP CHECK

Point of Beginning : North: 916103.9046' East: 595003.7437'

Segment #1 : Line

Course: N88° 14' 19"E Length: 508.731'

North: 916119.5415' East: 595512.2346'

Segment #2 : Line

Course: S1° 45' 41"E Length: 38.000'

North: 916081.5595' East: 595513.4026'

Segment #3 : Line

Course: S88° 14' 19"W Length: 582.570'

North: 916063.6529' East: 594931.1082'

Segment #4 : Curve

Length: 94.111' Radius: 55.000'

Delta: 98.0394 (d) Tangent: 63.314'

Chord: 83.043' Course: N61° 00' 24"E

Course In: S78° 00' 47"E Course Out: N20° 01' 35"E

RP North: 916052.2301' East: 594984.9089'

End North: 916103.9046' East: 595003.7437'

-----  
Perimeter: 1223.412' Area: 21825.14 Sq. Ft.

$\Delta = 98.02'22''$   
 $R = 55.00'$   
 $L = 94.11'$   
 $CB = N61.00'24''E$   
 $C = 83.04'$

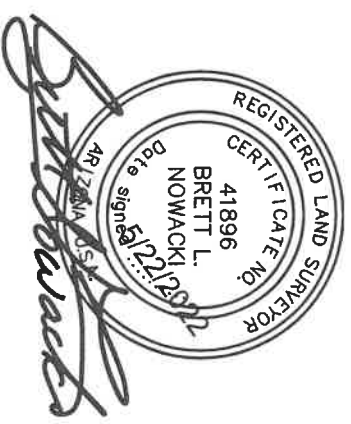
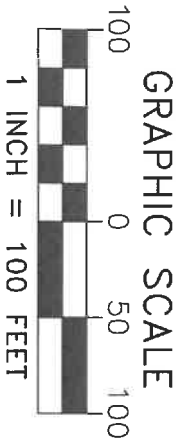
$N88.14'19''E$  508.73'(M) (PR) 38' R.O.W.  
 $S88.14'19''W$  582.57'(M)

$S01.45'41''E$   
 38.00'(M)

(EX) 35' R.O.W.

$S01.45'41''E$   
 35.50'(M)

$N88.14'19''E$  372.04'(M)



PROJECT

**MISSOURI AVENUE**

TITLE

**R.O.W. DEDICATION**

DATE

05/21/2022



**ATTACHMENT 3**

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, **GLENDALE FIRST CHURCH OF THE NAZARENE**, an Arizona nonprofit corporation (“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 \_\_\_\_ day of \_\_\_\_\_, 2022.

**GLENDALE FIRST CHURCH OF THE NAZARENE**, an Arizona nonprofit corporation

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

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

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

My commission expires:

5902 W Cactus  
Ord \_\_\_\_\_

# EXHIBIT

## DESCRIPTION OF WATER EASEMENT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.60' DOWN) MARKING THE SOUTHEAST CORNER OF SAID SECTION 18 FROM WHICH A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.80' DOWN) MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH 88 DEGREES 56 MINUTES 22 SECONDS WEST 2634.13 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 88 DEGREES 56 MINUTES 22 SECONDS WEST 593.04 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT 20 FOOT WATER EASEMENT AS RECORDED IN DOCUMENT NO. 2000-0844334, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST 55.01 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST 187.44 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 59 MINUTES 41 SECONDS WEST 17.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST 20.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST 17.00 FEET TO THE WEST LINE OF SAID WATER EASEMENT;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 20.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 340 SQUARE FEET, MORE OR LESS



**SUPERIOR**  
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr.  
Ste. 11, Phoenix, AZ 85027  
623-869-0223 (office)  
623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

DATE: 4/27/2022

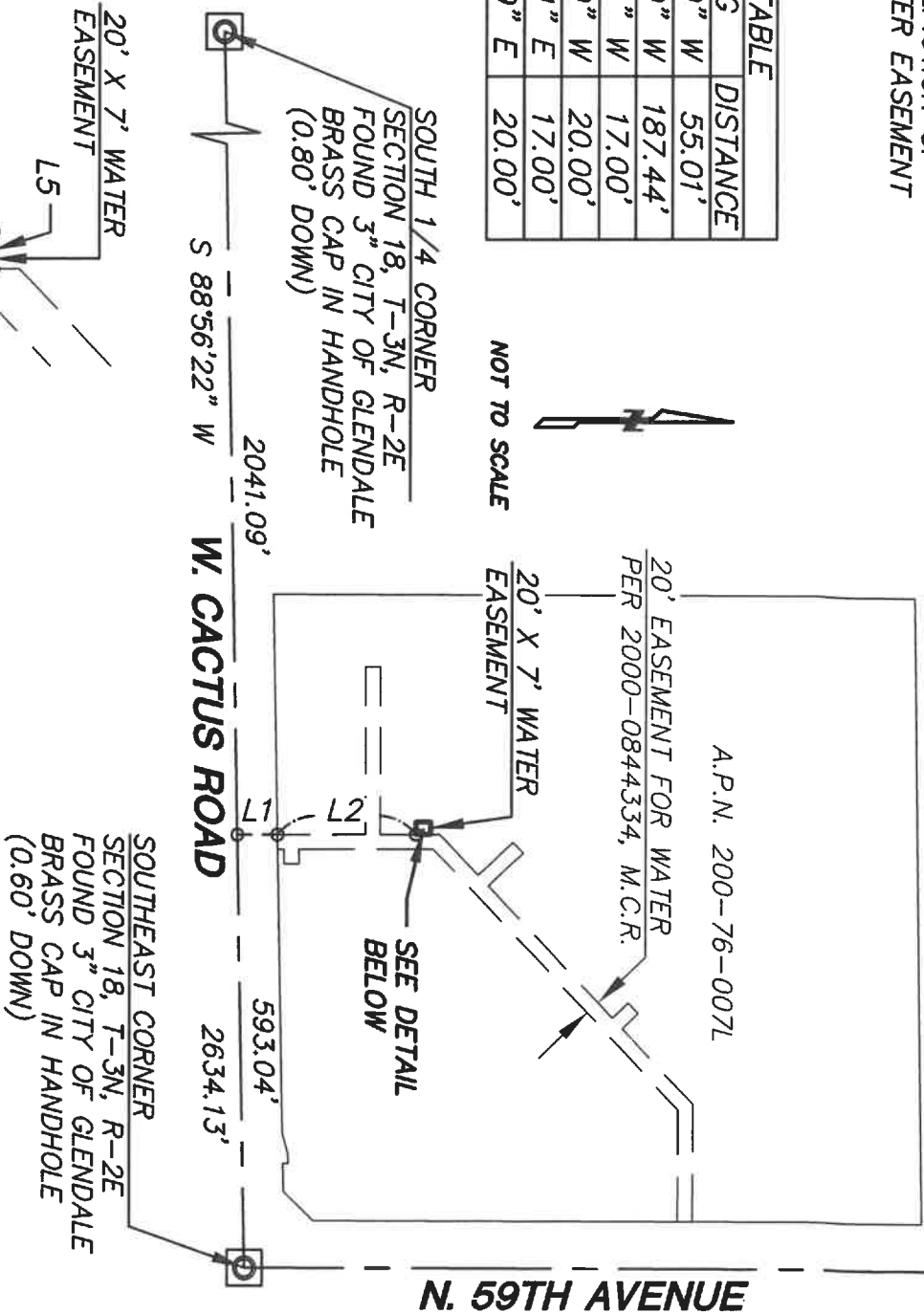
JOB NO.: 202101068-EX-A

# EXHIBIT

DEPICTION OF  
WATER EASEMENT

LINE	BEARING	DISTANCE
L1	N 00°00'19" W	55.01'
L2	N 00°00'19" W	187.44'
L3	S 89°59'41" W	17.00'
L4	N 00°00'19" W	20.00'
L5	N 89°59'41" E	17.00'
L6	S 00°00'19" E	20.00'

NOT TO SCALE



DETAIL

**SUPERIOR**  
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr., Ste. 11  
Phoenix, AZ 85027  
623-869-0223 (office)  
623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

DATE: 4/27/2022

JOB NO.: 202101068-EX-A

**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, WEST 303 PHASE I 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:

The West 7.00 feet of the East 40.00 feet of the South Half of the Northwest Quarter of Section 7, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Said property also known as Tract “A” of Minor Land Division, Lot Tie for West 303 Phase I, LLC, as recorded in Book 1665, Page 39, Official Records of Maricopa County, Arizona.

It is the intention of the parties to cause the real property as described hereon 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.

WEST 303 PHASE I LLC, a Delaware  
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 \_\_\_\_\_, 2022  
by \_\_\_\_\_, who acknowledged that he executed this instrument for the purposes  
therein contained.

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

My commission expires:

NWC Maryland Ave and Alsup Ave  
Ord \_\_\_\_\_

ATTACHMENT 5

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, **RESTAURANT REALTY AZ 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 & B"**

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.

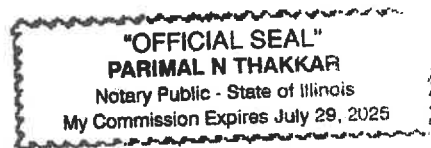
Dated this 24<sup>th</sup> day of May, 2022.

**RESTAURANT REALTY AZ LLC**  
an Arizona limited liability company

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

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

IL  
STATE OF ~~ARIZONA~~ )  
DuPage ) ss.  
County of ~~Maricopa~~



The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2022 by Michael Ruben, \_\_\_\_\_, who acknowledged that she executed this instrument for the purposes therein contained.

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

My commission expires: July 29 2025.

**Lot 4, 83<sup>rd</sup> and Camelback Retail  
Proposed Waterline Easement**

A portion of Lot 4 of the Final Plat of 83<sup>rd</sup> and Camelback Retail, as recorded in Book 1497, page 1, Maricopa County Records (MCR), Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said Lot 4, from which the southeast corner of said Lot 4, bears South 89 degrees 36 minutes 54 seconds East, a distance of 188.31 feet;

THENCE North 00 degrees 07 minutes 53 seconds East, along the west line of said Lot 4, a distance of 68.39 feet the south line of a 20-foot-wide waterline easement per said Final Plat of 83<sup>rd</sup> and Camelback Retail;

THENCE leaving said west line, North 90 degrees 00 minutes 00 seconds East, along said south line, a distance of 8.53 feet to the east line of said 20-foot-wide waterline easement;

THENCE leaving said south line, North 00 degrees 00 minutes 00 seconds East, along said east line, a distance of 25.97 feet to the TRUE POINT OF BEGINNING;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 16.00 feet;

THENCE leaving said east line, North 90 degrees 00 minutes 00 seconds East, a distance of 15.50 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 16.00 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 15.50 feet to the TRUE POINT OF BEGINNING.

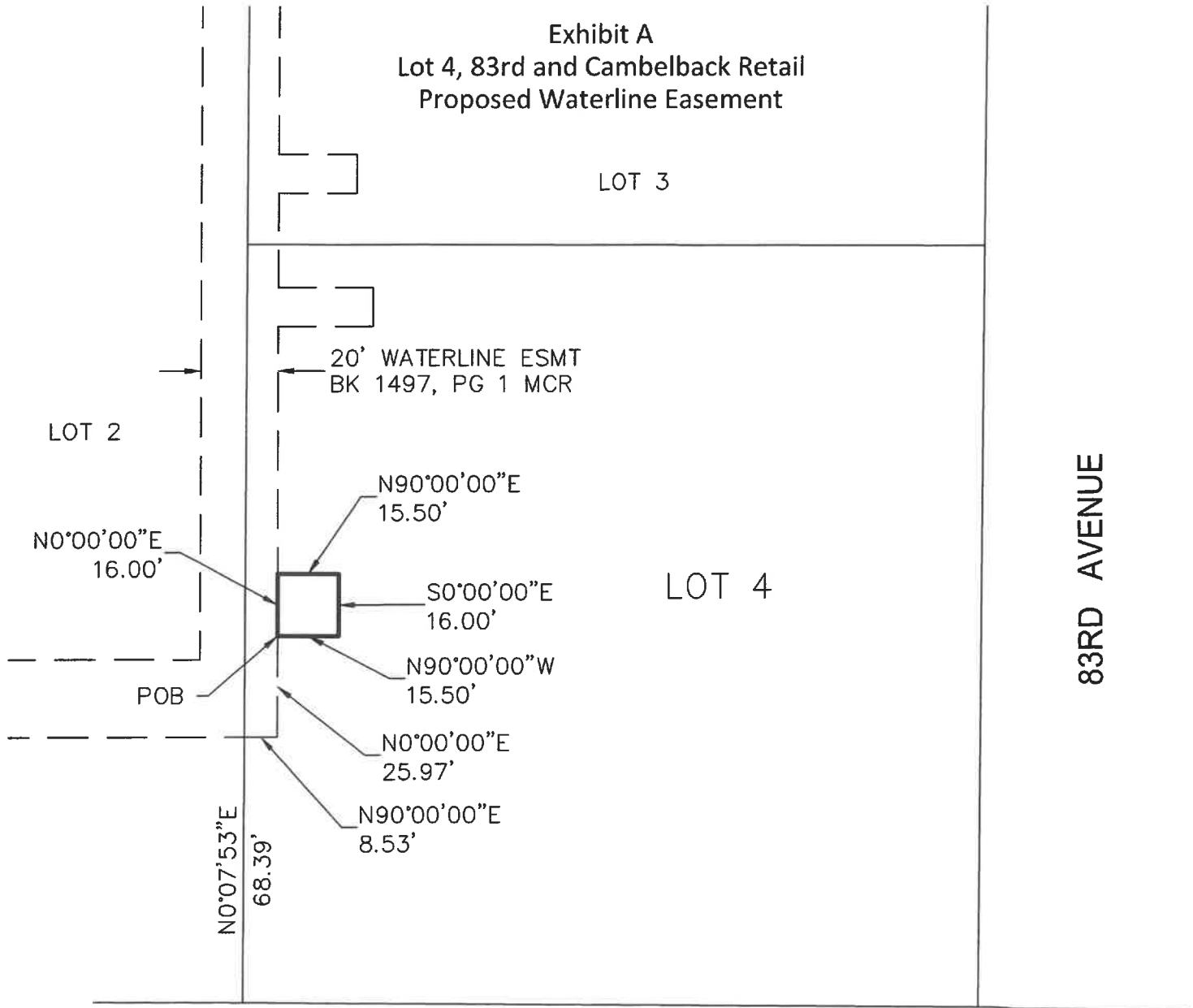
Containing 248 square feet or 0.006 acres, more or less.

Subject to existing right-of-way and easements.

---

Robert S. Unger, R.L.S.  
Registered Land Surveyor  
Arizona Registration No. 35306

Exhibit A  
Lot 4, 83rd and Cambelback Retail  
Proposed Waterline Easement



**Lot 4, 83<sup>rd</sup> and Camelback Retail  
Proposed Waterline Easement**

A portion of Lot 4 of the Final Plat of 83<sup>rd</sup> and Camelback Retail, as recorded in Book 1497, page 1, Maricopa County Records (MCR), Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said Lot 4, from which the southeast corner of said Lot 4, bears South 89 degrees 36 minutes 54 seconds East, a distance of 188.31 feet;

THENCE South 89 degrees 36 minutes 54 seconds East, along the south line of said Lot 4, a distance of 44.22 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said south line, North 00 degrees 00 minutes 00 seconds East, a distance of 20.92 feet;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 12.00 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 21.00 feet to said south line of Lot 4;

THENCE North 89 degrees 36 minutes 54 seconds West, along said south line, a distance of 12.00 feet to the TRUE POINT OF BEGINNING.

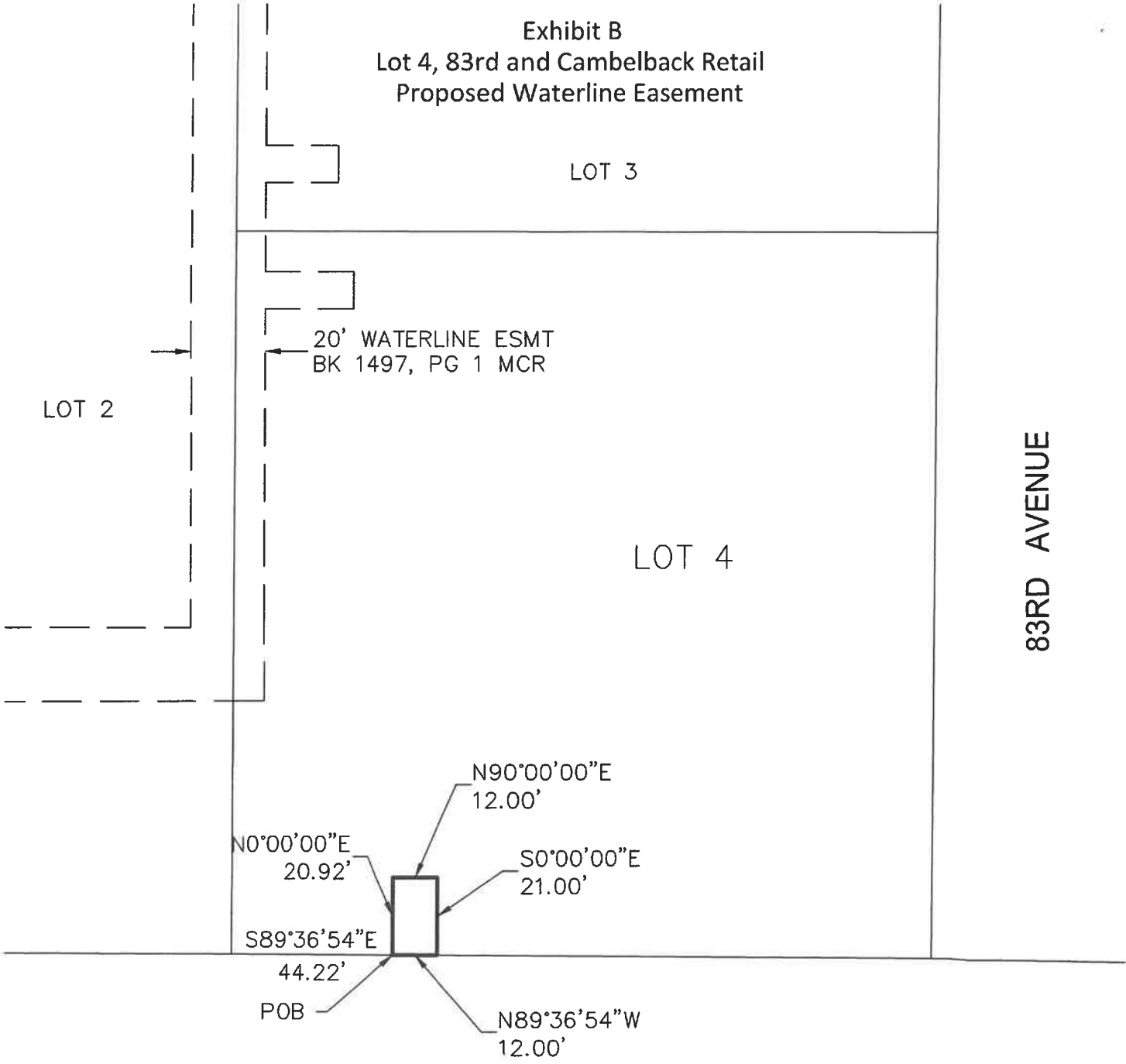
Containing 252 square feet or 0.006 acres, more or less.

Subject to existing right-of-way and easements.

---

Robert S. Unger, R.L.S.  
Registered Land Surveyor  
Arizona Registration No. 35306

Exhibit B  
Lot 4, 83rd and Cambelback Retail  
Proposed Waterline Easement



**ATTACHMENT 6**

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, **PEORIA UNIFIED SCHOOL DISTRICT NO. 11**, a political subdivision of the State of Arizona ("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 18<sup>TH</sup> day of NOVEMBER, 2021.

**PEORIA UNIFIED SCHOOL DISTRICT NO. 11**, a political subdivision of the State of Arizona

Michelle Myers  
By: MICHELLE MYERS  
Its: Chief Financial Officer

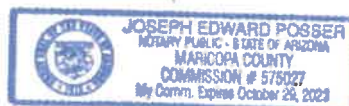
### Exempt Pursuant to A.R.S. §11-1134 (A)(3)

STATE OF ARIZONA }  
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 2021 by Joe Posser, who acknowledged that he executed this instrument for the purposes therein contained.

Joe Posser  
Notary Public

My commission expires:



6051 W. Sweetwater Ave  
Ord \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION:**

**THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA,**

**EXCEPTING THEREFROM THE FOLLOWING 3 PARCELS:**

**PARCEL 1:**

**THE NORTH 40.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 18;**

**PARCEL 2:**

**BEGINNING AT A POINT 40.00 FEET SOUTH OF AND 45.00 FEET EAST OF THE  
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 18;**

**THENCE SOUTH 45°10'16" WEST 21.45 FEET TO A POINT ON A LINE 30.00 FEET  
EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 18;**

**THENCE 30.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE SOUTH 00°49'35"  
WEST 209.86 FEET;**

**THENCE DEPARTING SAID PARALLEL LINE SOUTH 19°10'25" EAST 43.86 FEET TO A  
POINT ON A LINE 45.00 FEET EAST THE WEST LINE OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SAID SECTION 18;**

**THENCE 45.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE SOUTH 00°49'35"  
WEST 273.61 FEET;**

**THENCE DEPARTING SAID PARALLEL LINE SOUTH 15°49'35" WEST 57.96 FEET TO A  
POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE;**

**THENCE 30.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE SOUTH 00°49'35"  
WEST 671.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;**

**THENCE ALONG SAID SOUTH LINE SOUTH 89°30'30" WEST 30.01 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;**

**THENCE ALONG SAID WEST LINE NORTH 00°49'35" EAST 1266.89 FEET TO A POINT ON SAID WEST LINE THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;**

**THENCE ALONG A LINE THAT IS 40.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE NORTH 89°30'58" EAST 45.01 FEET TO THE POINT OF BEGINNING;**

**PARCEL 3:**

**BEGINNING AT A POINT 40.00 FEET SOUTH OF AND 85.00 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 18;**

**THENCE ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 NORTH 89°30'58" EAST 85.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;**

**THENCE ALONG SAID EAST LINE SOUTH 00°48'05" WEST 1266.70 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;**

**THENCE ALONG SAID SOUTH LINE SOUTH 89°30'30" WEST 60.02 FEET TO A POINT ON A LINE 60.00 FEET WEST OF SAID EAST LINE;**

**THENCE 60.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE NORTH 00°48'05" EAST 549.09 FEET;**

**THENCE DEPARTING SAID PARALLEL LINE NORTH 44°11'55" WEST 35.36 FEET TO A POINT ON A LINE 85.00 FEET WEST OF SAID EAST LINE;**

**THENCE 85.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE NORTH 00°48'05" EAST 60.00 FEET;**

**THENCE DEPARTING SAID PARALLEL LINE NORTH 45°48'05" EAST 42.43 FEET TO A POINT 55.00 FEET WEST OF SAID EAST LINE;**

**THENCE 55.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE NORTH 00°48'05" EAST 572.73 FEET;**

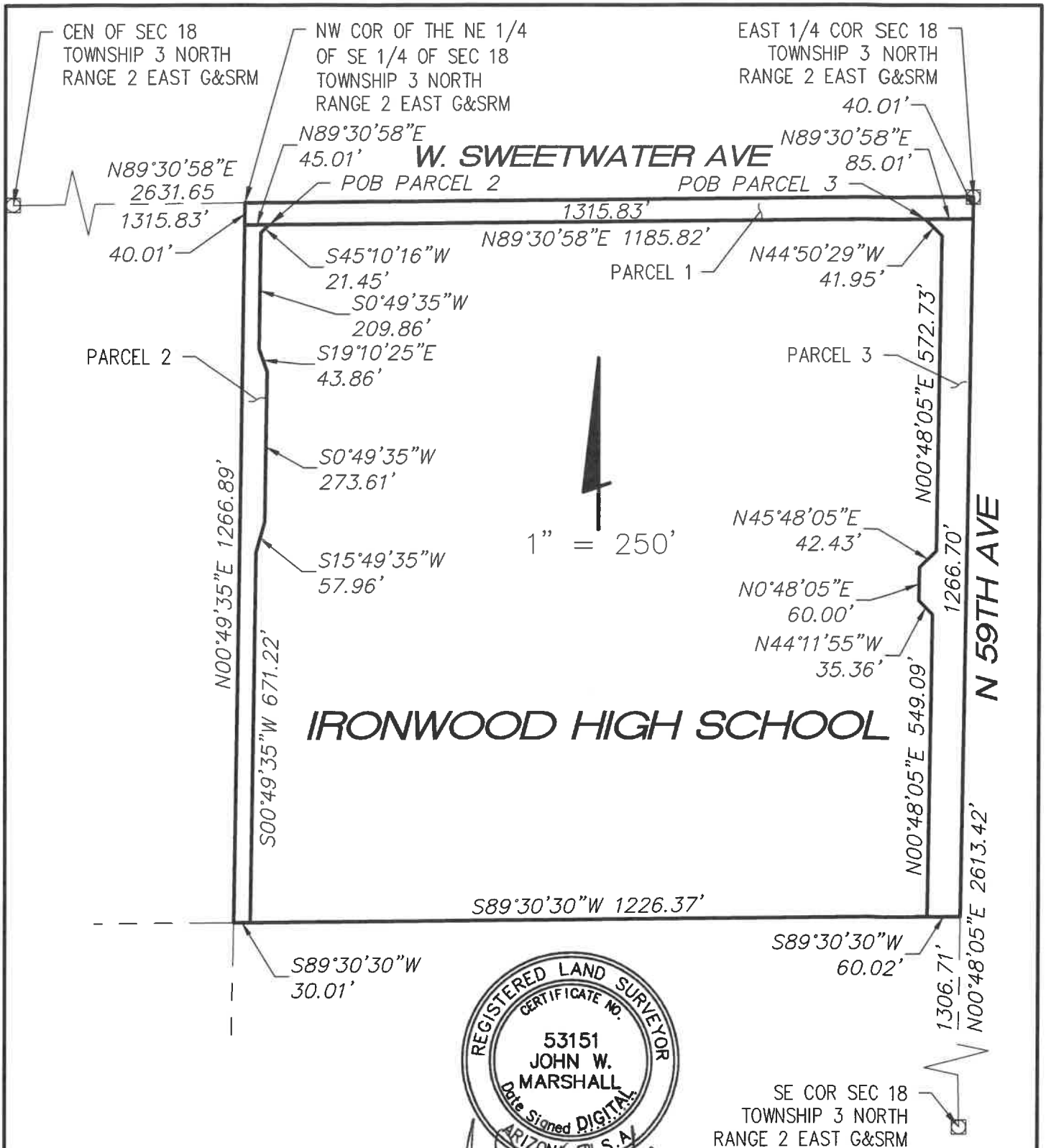
THENCE DEPARTING SAID PARALLEL LINE NORTH 44°50'29" WEST 41.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,548,318 SQUARE FEET OR 35.5445 ACRES MORE OR LESS.

PREPARED BY OR UNDER THE DIRECTION OF

JOHN W. MARSHALL, R.L.S.  
ARIZONA REG. NO. 53151  
HESS-ROUNTREE, INC.  
9831 S. 51<sup>ST</sup> ST., SUITE C110  
PHOENIX, AZ 85044  
JOHNM@HESSROUNTREE.COM





**IRONWOOD HIGH SCHOOL**



**LEGEND**

P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 G&SRM GILA AND SALT RIVER MERIDIAN

DATE: 5/19/2022

**SK-A**

IRONWOOD HIGH SCHOOL PARCEL DESCRIPTION				A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.	HESS - ROUNTREE, INC. CONSULTING ENGINEERS & LAND SURVEYORS 9831 SOUTH 51ST STREET, SUITE C110 PHOENIX, ARIZONA 85044 (480)496-0244
DES. JWM	DRN. JWM	CKD. JWM	JOB NO. 2202-14		

## EXHIBIT 1

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

ATTACHMENT NO.		
1	Grantor Name	VHS OF ARROWHEAD, INC
	Development/Project	PHOENIX CHILDRENS HOSPITAL
	Location	19007 North 67 <sup>th</sup> Avenue
	Purpose	Right-of-Way on 67 <sup>th</sup> Avenue
	Conveyance Document	Special Warranty Deed
2	Grantor Name	ACERO GLENDALE, LLC
	Development/Project	ACERO APARTMENTS AT THE STADIUM
	Location	5550 North 95 <sup>th</sup> Avenue
	Purpose	Right-of-Way on 95 <sup>th</sup> Avenue
	Conveyance Document	Warranty Deed
3	Grantor Name	GLENDALE FIRST CHURCH OF THE NAZARENE
	Development/Project	GLENDALE NAZARENE CHURCH
	Location	5902 West Cactus Road
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
4	Grantor Name	WEST 303 PHASE I LLC
	Development/Project	G303
	Location	NWC Maryland Avenue and Alsup Avenue
	Purpose	Right-of-Way on Alsup Avenue
	Conveyance Document	Warranty Deed
5	Grantor Name	RESTAURANT REALTY AZ, LLC
	Development/Project	FREDDY'S AT 83 <sup>RD</sup> & CAMELBACK
	Location	5052 North 83 <sup>rd</sup> Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement

6	Grantor Name	PEORIA UNIFIED SCHOOL DISTRICT NO. 11
	Development/Project	IRONWOOD HIGH SCHOOL ROW
	Location	6051 West Sweetwater Avenue
	Purpose	Right-of-Way on 59 <sup>th</sup> and 61 <sup>st</sup> Avenues and Sweetwater Avenue
	Conveyance Document	Warranty Deed