

ORDINANCE NO. 023-16

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF EASEMENTS, DEEDS AND A MAP OF DEDICATION AT VARIOUS LOCATIONS THROUGHOUT THE CITY AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS 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, deeds and Map of Dedication, attached hereto as Attachments 1 – 7, 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 13th day of June, 2023.

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	LR GLENDALE INVESTORS, LLC
	Development/Project	RIDGEHOUSE GLENDALE
	Location	7811 North 99 th Avenue
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
2	Grantor Name	STONEHAVEN COMMUNITY ASSOCIATION INC
	Development/Project	STONEHAVEN PHASE 2 & 3
	Location	NEC 91 st Avenue & Camelback Road
	Purpose	Public Utility Easement
	Conveyance Document	Public Utility Easement
3	Grantor Name	SCD GLENDALE 46 LLC
	Development/Project	C-3 PROJECT
	Location	6745 North 47 th Avenue
	Purpose	Right-of-Way on 46 th Avenue
	Conveyance Document	Warranty Deed
4	Grantor Name	THE FIVE CLUB TRUST
	Development/Project	MYRTLE APARTMENTS
	Location	4911 West Myrtle Avenue
	Purpose	Right-of-Way on Palmaire Avenue
	Conveyance Document	Warranty Deed
5	Grantor Name	ADAMAN IRRIGATION WATER DELIVERY DISTRICT #36 AND ADAMAN MUTUAL WATER COMPANY
	Development/Project	REEMS ROAD RIGHT-OF-WAY
	Location	Reems Road from Glendale Avenue to Northern Avenue
	Purpose	Right-of-Way on Reems Road
	Conveyance Document	Quit Claim Deed

ATTACHMENT NO.		
6	Grantor Name	YAM WESTGATE, LLC
	Development/Project	BRUSTERS REAL ICE CREAM
	Location	9345 West Glendale Avenue
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
7	Grantor Name	NORTHERN PARKWAY GLENDALE OWNER LLC NESTLE USA, INC WESTERN TRANS, LLC
	Development/Project	NESTLE DYNASTY
	Location	8351 North 150 th Avenue
	Purpose	Map of Dedication
	Conveyance Document	Map of Dedication

ATTACHMENT 1

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, **LR GLENDALE INVESTORS, LLC**, a Delaware 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 9th day of February, 2023.

LR GLENDALE INVESTORS LLC, a
Delaware limited liability company


By: Larson Capital Management, LLC,
its Manger

By: 
Jon White, Authorized Agent

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

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this 9th day of February, 2023 by Jon White, Authorized Agent of Larson Capital Management, Manager of LR Glendale investors, LLC, who acknowledged that he executed this instrument for the purposes therein contained.


Notary Public

My commission expires: 7-18-2026

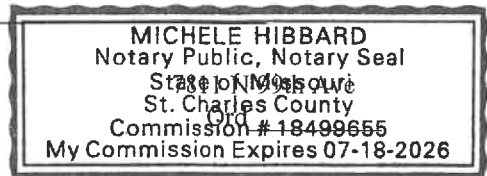


EXHIBIT "A"
DESCRIPTION FOR
WATER EASEMENT FOR LOT 8 OF "AZ-101 AND
NORTHERN COMMERCIAL CENTER", AS SHOWN IN
BOOK 1716 OF MAPS, PAGE 4, M.C.R.

WATER EASEMENT FOR LOT 8 OF "AZ-101 AND NORTHERN COMMERCIAL CENTER", AS SHOWN IN BOOK 1716 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS (M.C.R.), SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, FROM WHICH THE NORTHWEST CORNER OF SAID LOT BEARS NORTH 0°03'15" EAST, A DISTANCE OF 653.29 FEET;
THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 0°03'15" EAST, A DISTANCE OF 62.65 FEET, TO A POINT ON SAID LINE, BEING THE **POINT OF BEGINNING (P.O.B.)**;
THENCE CONTINUING ALONG SAID LINE, NORTH 00°03'15" EAST, A DISTANCE OF 20.00 FEET;
THENCE DEPARTING SAID LINE, SOUTH 89°53'24" EAST, A DISTANCE OF 20.14 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 5.08 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 5.08 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 14.13 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 104.16 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 27.46 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 7.46 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 94.16 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 9.18 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 6.43 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 6.43 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 257.82 FEET;



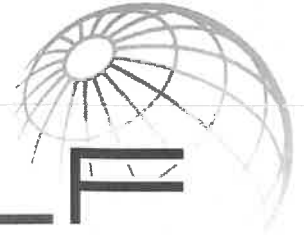
Title: DESCRIPTION

Project #: 09003148

Date: 02/02/2023

Scale: N / A

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EXHIBIT "A"

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WATER EASEMENT FOR LOT 8 OF "AZ-101 AND
NORTHERN COMMERCIAL CENTER", AS SHOWN IN
BOOK 1716 OF MAPS, PAGE 4, M.C.R.

THENCE NORTH 37°55'30" EAST, A DISTANCE OF 116.13 FEET;
THENCE NORTH 52°04'30" WEST, A DISTANCE OF 10.41 FEET;
THENCE NORTH 37°55'30" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 52°04'30" EAST, A DISTANCE OF 10.41 FEET;
THENCE NORTH 37°55'30" EAST, A DISTANCE OF 34.65 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 250.61 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 10.50 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 10.50 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 126.41 FEET;
THENCE NORTH 89°52'49" WEST, A DISTANCE OF 38.81 FEET;
THENCE SOUTH 00°07'11" WEST, A DISTANCE OF 13.46 FEET;
THENCE NORTH 89°52'49" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°07'11" EAST, A DISTANCE OF 13.46 FEET;
THENCE NORTH 89°52'48" WEST, A DISTANCE OF 321.78 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 129.28 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 13.31 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 7.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 13.33 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 44.47 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 59.60 FEET;
THENCE NORTH 00°03'15" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 39.62 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 15.11 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 12.52 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 12.52 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 155.65 FEET;
THENCE SOUTH 89°52'49" EAST, A DISTANCE OF 101.49 FEET;
THENCE NORTH 00°07'11" EAST, A DISTANCE OF 7.50 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET;



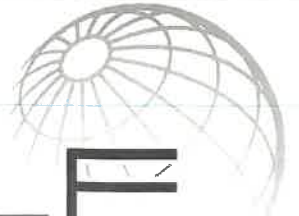
Title: DESCRIPTION

Project #: 09003148

Date: 02/02/2023

Scale: N / A

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BOOK 1716 OF MAPS, PAGE 4, M.C.R.

THENCE SOUTH 00°07'11" WEST, A DISTANCE OF 7.52 FEET;
THENCE SOUTH 89°52'49" EAST, A DISTANCE OF 299.10 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 194.04 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 15.17 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 15.17 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 2.81 FEET;
THENCE SOUTH 89°53'24" EAST, A DISTANCE OF 157.33 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 29.53 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 19.53 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 147.29 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 202.02 FEET;
THENCE SOUTH 37°55'30" WEST, A DISTANCE OF 177.42 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 180.99 FEET;
THENCE SOUTH 00°06'36" WEST, A DISTANCE OF 17.53 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°06'36" EAST, A DISTANCE OF 17.53 FEET;
THENCE NORTH 89°53'24" WEST, A DISTANCE OF 150.06 FEET, TO THE POINT
OF BEGINNING.

CONTAINING 35,406 SQUARE FEET OR 0.813 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.



A handwritten signature in black ink, appearing to read "Michael E. Fondren".

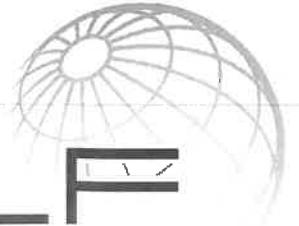
Title: DESCRIPTION

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(BASIS OF BEARING)

N88° 40' 39"E 2661.91'

EXHIBIT "A"

EXHIBIT FOR

WATER EASEMENT FOR LOT 8 OF "AZ-101 AND NORTHERN COMMERCIAL CENTER", AS SHOWN IN BOOK 1716 OF MAPS, PAGE 4, M.C.R.

NW. COR. SEC. 4
T.2N, R.1E.

NORTH 99TH AVENUE

1279.26'

N0° 03' 15"E 2583.59'

N0° 03' 15"E 653.29'

333.34'

P.O.B.

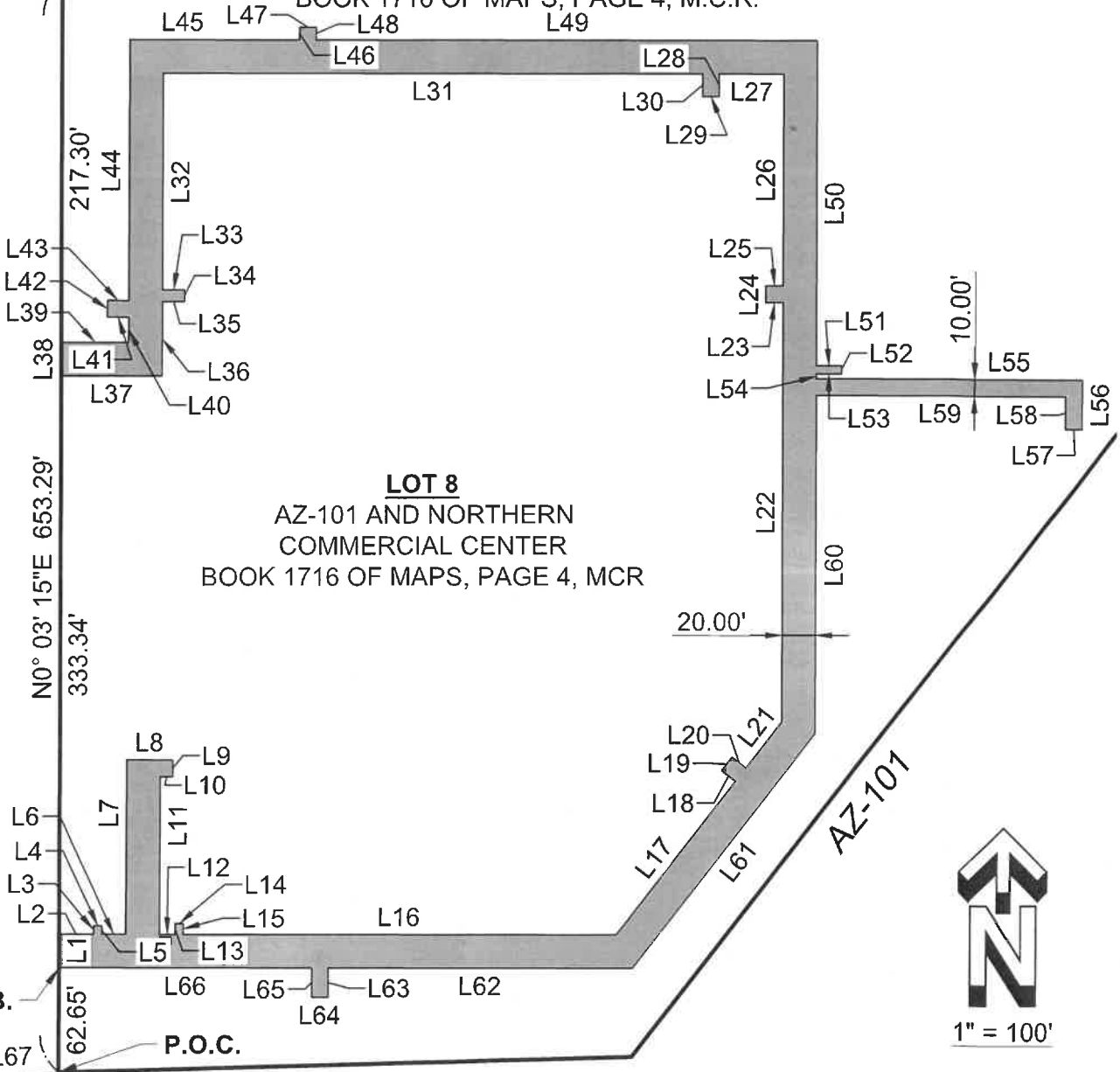
62.65'

W. 1/4 COR. SEC. 4
T.2N, R.1E.

1304.33'

W. 1/4 COR. SEC. 4
T.2N, R.1E.

LOT 8
AZ-101 AND NORTHERN COMMERCIAL CENTER
BOOK 1716 OF MAPS, PAGE 4, MCR



Michael E. Fondren

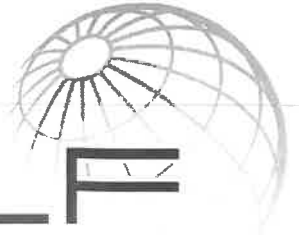
Title: EXHIBIT

Project #: 09003148

Date: 02/02/2023

Scale: 1" = 100'

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EXHIBIT "A"

EXHIBIT FOR
WATER EASEMENT FOR LOT 8 OF "AZ-101 AND
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BOOK 1716 OF MAPS, PAGE 4, M.C.R.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0° 03' 15"E	20.00
L2	S89° 53' 24"E	20.14
L3	N0° 06' 36"E	5.08
L4	S89° 53' 24"E	5.00
L5	S0° 06' 36"W	5.08
L6	S89° 53' 24"E	14.13
L7	N0° 06' 36"E	104.16
L8	S89° 53' 24"E	27.46
L9	S0° 06' 36"W	10.00
L10	N89° 53' 24"W	7.46
L11	S0° 06' 36"W	94.16
L12	S89° 53' 24"E	9.18
L13	N0° 06' 36"E	6.43
L14	S89° 53' 24"E	5.00
L15	S0° 06' 36"W	6.43
L16	S89° 53' 24"E	257.82
L17	N37° 55' 30"E	116.13

LINE TABLE		
LINE	BEARING	LENGTH
L18	N52° 04' 30"W	10.41
L19	N37° 55' 30"E	10.00
L20	S52° 04' 30"E	10.41
L21	N37° 55' 30"E	34.65
L22	N0° 06' 36"E	250.61
L23	N89° 53' 24"W	10.50
L24	N0° 06' 36"E	10.00
L25	S89° 53' 24"E	10.50
L26	N0° 06' 36"E	126.41
L27	N89° 52' 49"W	38.81
L28	S0° 07' 11"W	13.46
L29	N89° 52' 49"W	10.00
L30	N0° 07' 11"E	13.46
L31	N89° 52' 48"W	321.78
L32	S0° 06' 36"W	129.28
L33	N90° 00' 00"E	13.31
L34	S0° 00' 00"E	7.00



Title: EXHIBIT
Project #: 09003148
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EXHIBIT "A"

EXHIBIT FOR
WATER EASEMENT FOR LOT 8 OF "AZ-101 AND
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BOOK 1716 OF MAPS, PAGE 4, M.C.R.

LINE TABLE		
LINE	BEARING	LENGTH
L35	N90° 00' 00"W	13.33
L36	S0° 06' 36"W	44.47
L37	N89° 53' 24"W	59.60
L38	N0° 03' 15"E	20.00
L39	S89° 53' 24"E	39.62
L40	N0° 06' 36"E	15.11
L41	N89° 53' 24"W	12.52
L42	N0° 06' 36"E	10.00
L43	S89° 53' 24"E	12.52
L44	N0° 06' 36"E	155.65
L45	S89° 52' 49"E	101.49
L46	N0° 07' 11"E	7.50
L47	N90° 00' 00"E	10.00
L48	S0° 07' 11"W	7.52
L49	S89° 52' 49"E	299.10
L50	S0° 06' 36"W	194.04
L51	S89° 53' 24"E	15.17

LINE TABLE		
LINE	BEARING	LENGTH
L52	S0° 06' 36"W	5.00
L53	N89° 53' 24"W	15.17
L54	S0° 06' 36"W	2.81
L55	S89° 53' 24"E	157.33
L56	S0° 06' 36"W	29.53
L57	N89° 53' 24"W	10.00
L58	N0° 00' 00"E	19.53
L59	N89° 53' 24"W	147.29
L60	S0° 06' 36"W	202.02
L61	S37° 55' 30"W	177.42
L62	N89° 53' 24"W	180.99
L63	S0° 06' 36"W	17.53
L64	N89° 53' 24"W	10.00
L65	N0° 06' 36"E	17.53
L66	N89° 53' 24"W	150.06
L67	N88° 29' 13"E	55.02



Title: EXHIBIT
Project #: 09003148
Date: 02/02/2023
Scale: 1" = 100'
Page: 6 OF 6



ATTACHMENT 2

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

PUBLIC UTILITY EASEMENT

STONEHAVEN COMMUNITY ASSOCIATION INC, an Arizona non-profit corporation, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 2022-0048207, 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, B & C"

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 22nd day of March, 2023.

STONEHAVEN COMMUNITY ASSOCIATION
INC, an Arizona non-profit corporation

By: Karen B

Its: Secretary / Treasurer

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

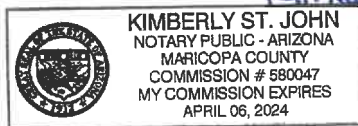
STATE OF ARIZONA)

County of Maricopa)

) ss.

The foregoing instrument was acknowledged before me this 22nd day of March, 2023
by Karen Beacom, who acknowledged that he/she executed this instrument for the purposes therein
contained.

My commission expires: 4/6/24



Kimberly St. John
Notary Public

W. of 88th Dr., N. of Denton Ln.
Ord. No. _____

EXHIBIT "A"
LEGAL DESCRIPTION FOR
8' PUBLIC UTILITY EASEMENT



All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a City of Glendale Brass Cap flush found for the Northeast corner of said Section 15, from which a Brass Cap in handhole found for the East Quarter corner of said Section 15 bears South 0 deg. 02 min. 07 sec. East (Basis of Bearings) - 2,640.64 feet;

THENCE South 89 deg. 47 min. 17 sec. West along the North line of said Section 15, a distance of 1,074.25 feet;

THENCE South 00 deg. 12 min. 43 sec. East departing said North line, a distance of 375.50 feet to the South right-of-way line of W. Cardinals Way and the Northwest corner of Stonehaven Phase 2, Parcel 10 recorded in Book 1621 of Maps, Page 50 of the Maricopa County Records (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE in an easterly direction along said South right-of-way line and the North line of said Stonehaven Phase 2, Parcel 10 the following five (5) calls:

North 89 deg. 44 min. 52 sec. East, a distance of 379.13 feet to a Point of Curvature of a circular curve to the right, having a radius of 450.00 feet, a central angle of 08 deg. 39 min. 21 sec., and being subtended by a chord which bears South 85 deg. 55 min. 27 sec. East - 67.92 feet;

Continue in an easterly direction along said curve to the right, a distance of 67.98 feet;

South 81 deg. 35 min. 47 sec. East tangent to said curve, a distance of 181.62 feet to a Point of Curvature of a circular curve to the left, having a radius of 550.00 feet, a central angle of 08 deg. 39 min. 22 sec., and being subtended by a chord which bears South 85 deg. 55 min. 28 sec. East - 83.01 feet;



Continue in an easterly direction along said curve to the left, a distance of 83.09 feet;

North 89 deg. 44 min. 52 sec. East tangent to said curve, a distance of 259.04 feet to the northerly corner of a corner clip at the intersection of said W. Cardinals Way and North 83rd Avenue;

THENCE South 45 deg. 08 min. 32 sec. East along said corner clip, a distance of 56.07 feet to the easterly corner of said corner clip;

THENCE South 00 deg. 02 min. 07 sec. East along the East line of said Stonehaven Phase 2, Parcel 10 and the West right-of-way line of said North 83rd Avenue, a distance of 503.07 feet to the northerly corner clip at the intersection of said North 83rd Avenue and West Rancho Drive;

THENCE South 44 deg. 57 min. 53 sec. West along said corner clip, a distance of 9.90 feet to the most easterly Northeast corner of a 8' Public Utility Easement recorded in Book. 1621 of Maps, Page 50 (MCR);

THENCE South 89 deg. 57 min. 53 sec. West departing said corner clip and continue along the North line of said 8' Public Utility Easement, a distance of 11.31 feet;

THENCE North 44 deg. 57 min. 53 sec. East departing said North line, a distance of 14.58 feet;

THENCE North 00 deg. 02 min. 07 sec. West, a distance of 496.43 feet;

THENCE North 45 deg. 08 min. 32 sec. West, a distance of 49.43 feet;

THENCE South 89 deg. 44 min. 52 sec. West, a distance of 255.72 feet to a Point of Curvature of a circular curve to the right, having a radius of 558.00 feet, a central angle of 08 deg. 39 min. 22 sec., and being subtended by a chord which bears North 85 deg. 55 min. 28 sec. West - 84.22 feet;

THENCE in a westerly direction along said curve to the right, a distance of 84.30 feet;



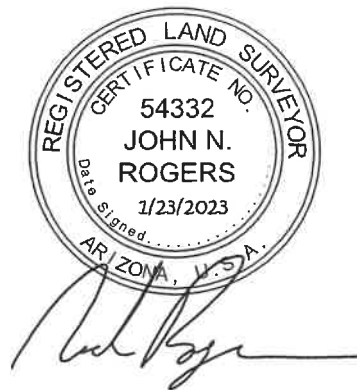
THENCE North 81 deg. 35 min. 47 sec. West tangent to said curve, a distance of 181.62 feet to a Point of Curvature of a circular curve to the left, having a radius of 442.00 feet, a central angle of 08 deg. 39 min. 21 sec., and being subtended by a chord which bears North 85 deg. 55 min. 27 sec. West - 66.71 feet;

THENCE in a westerly direction along said curve to the left, a distance of 66.77 feet;

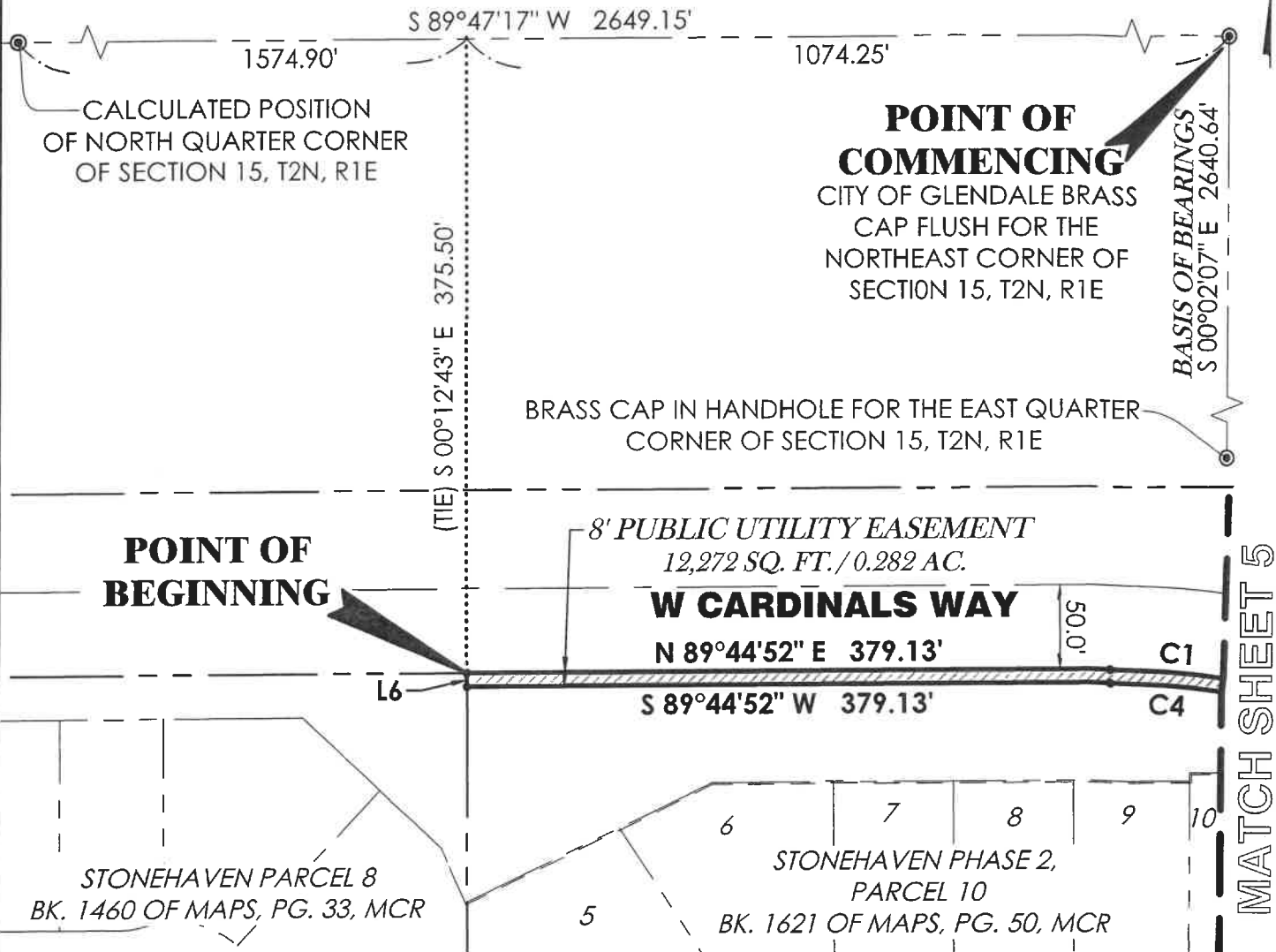
THENCE South 89 deg. 44 min. 52 sec. West tangent to said curve, a distance of 379.13 feet to the West line of said Stonehaven Phase 2, Parcel 10;

THENCE North 00 deg. 14 min. 56 sec. West along said West line, a distance of 8.00 feet to the **POINT OF BEGINNING**, containing 12,272 square feet or 0.282 acres of land, more or less.

Exhibit map attached and made a part hereof.



**SEE SHEET 6 FOR
LINE AND CURVE TABLES**



**EXHIBIT "A" MAP SHOWING
8' PUBLIC UTILITY EASEMENT, SITUATED IN A PORTION
OF THE NORTHEAST QUARTER OF SECTION 15, T2N, R1E
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**

GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 100'	Sheet
Date:	1/23/2023	4
Job No.:	10883A	of
Drafted:	T.A.D.	6
Checked:	J.N.R.	

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 54332
JOHN N. ROGERS
1/23/2023
ARIZONA, U.S.A.

SEE SHEET 6 FOR
LINE AND CURVE TABLES



CITY OF GLENDALE BRASS CAP FLUSH FOR THE
NORTHEAST CORNER OF SECTION 15, T2N, R1E

MATCH SHEET 4

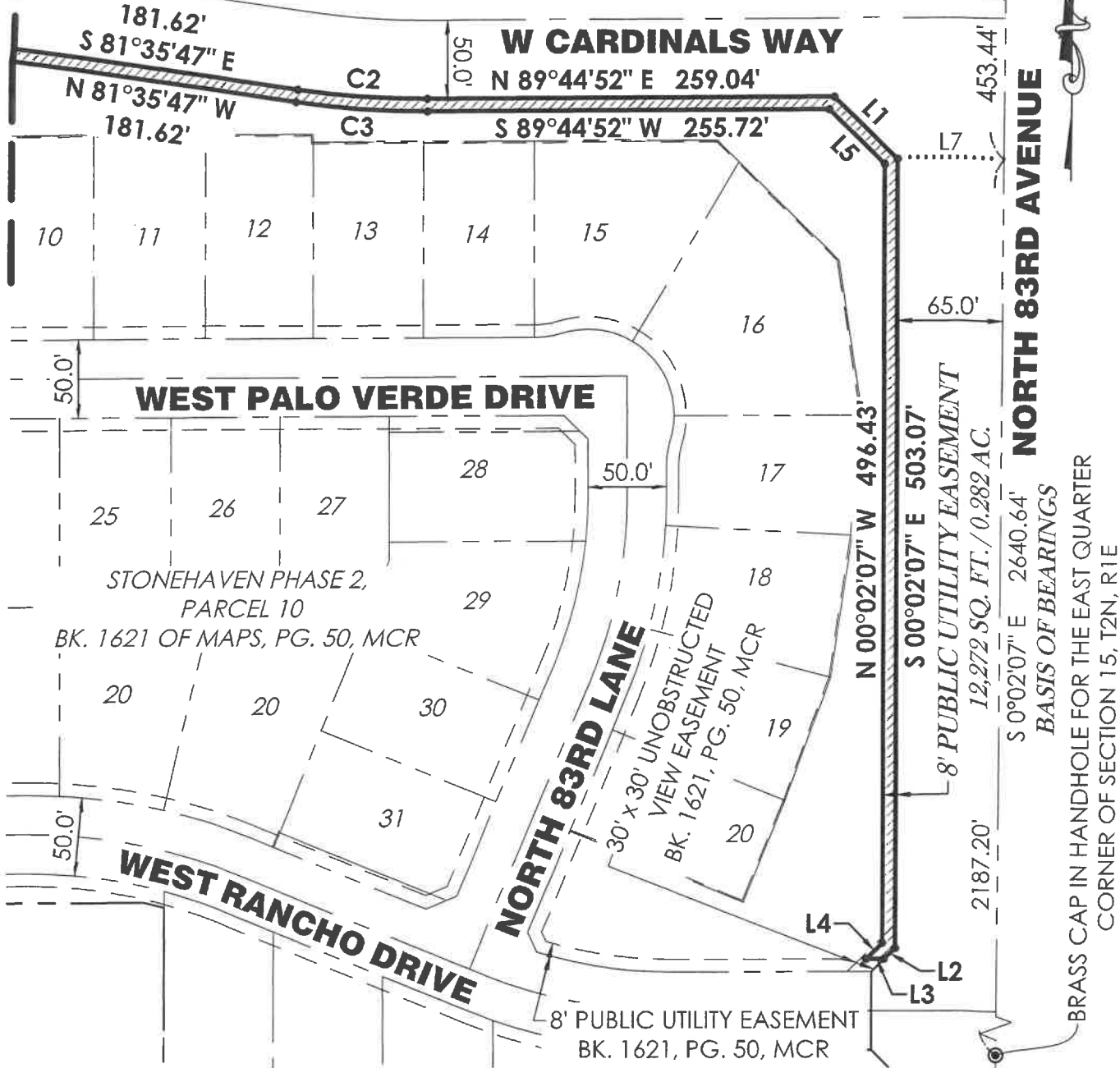


EXHIBIT "A" MAP SHOWING
 8' PUBLIC UTILITY EASEMENT, SITUATED IN A PORTION
 OF THE NORTHEAST QUARTER OF SECTION 15, T2N, R1E
 OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



GMcivil
 Engineering & Surveying
 2705 S. Alma School Road, Suite 2
 Chandler, Arizona 85286
 602-218-7285

Scale:	1" = 100'	Sheet	
Date:	1/23/2023		5
Job No.:	10883A	of	6
Drafted:	T.A.D.		
Checked:	J.N.R.		

REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 54332
 JOHN N. ROGERS
 1/23/2023
 ARIZONA, U.S.A.

W:\10883A - TM Stonehaven\Gogo\GM EASEMENTS\PU\10883A-PU 2.10.dwg

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	450.00	67.98	8°39'21"	S85°55'27"E	67.92
C2	550.00	83.09	8°39'22"	S85°55'28"E	83.01
C3	558.00	84.30	8°39'22"	N85°55'28"W	84.22
C4	442.00	66.77	8°39'21"	N85°55'27"W	66.71

LINE TABLE

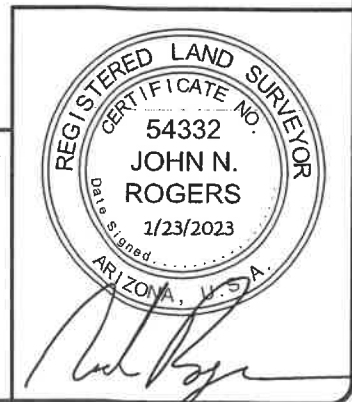
LINE #	BEARING	DISTANCE
L1	S45°08'32"E	56.07
L2	S44°57'53"W	9.90
L3	S89°57'53"W	11.31
L4	N44°57'53"E	14.58
L5	N45°08'32"W	49.43
L6	N00°14'56"W	8.00
L7	N89°57'53"E	65.00

**EXHIBIT "A" MAP SHOWING
8' PUBLIC UTILITY EASEMENT, SITUATED IN A PORTION
OF THE NORTHEAST QUARTER OF SECTION 15, T2N, R1E
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	NONE	Sheet
Date:	1/23/2023	6
Job No.:	10883A	of
Drafted:	T.A.D.	6
Checked:	J.N.R.	



W:\10883A - TM Stonehaven\Cogo\GM EASEMENTS\PUE\10883A-PUE 2.10.dwg



EXHIBIT "B"
LEGAL DESCRIPTION FOR
8' PUBLIC UTILITY EASEMENT

All that certain lot, tract, or parcel of land, situated in a portion of the West Half of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a Maricopa County Department of Transportation Brass Cap found in handhole for the West Quarter corner of said Section 15, from which a 1" iron bar found for the center of said Section 15 bears North 89 deg. 47 min. 02 sec. East - 2,652.78 feet and from which a Maricopa County Highway Department Brass Cap found in handhole for the Southwest corner of said Section 15 bears South 00 deg. 00 min. 41 sec. East (Basis of Bearings) - 2,642.29 feet;

THENCE South 00 deg. 00 min. 41 sec. East along the West line of said Section 15, a distance of 451.63 feet;

THENCE North 89 deg. 59 min. 19 sec. East departing said West line, a distance of 1,119.71 feet to the Southwest corner of Stonehaven Phase 2, Parcel 16 recorded in Book 1622 of Maps, Page 3 of the Maricopa County Records (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE North 12 deg. 26 min. 16 sec. East along the West line of said Stonehaven Phase 2, Parcel 16, a distance of 39.52 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,850.00 feet, a central angle of 13 deg. 42 min. 41 sec., and being subtended by a chord which bears North 07 deg. 13 min. 33 sec. East - 441.66 feet;

THENCE in a northerly direction along said curve to the left, a distance of 442.72 feet to the Northwest corner of said Stonehaven Phase 2, Parcel 16;

THENCE North 89 deg. 46 min. 36 sec. East non-tangent to said curve and continue along the North line of said Stonehaven Phase 2, Parcel 16, a distance of 8.00 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,858.00 feet, a central angle of 13 deg. 42 min. 37 sec., and being subtended by a chord which bears South 07 deg. 13 min. 22 sec. West - 443.54 feet;

THENCE in a southerly direction departing said North line and continue along said curve to the right, a distance of 444.60 feet;

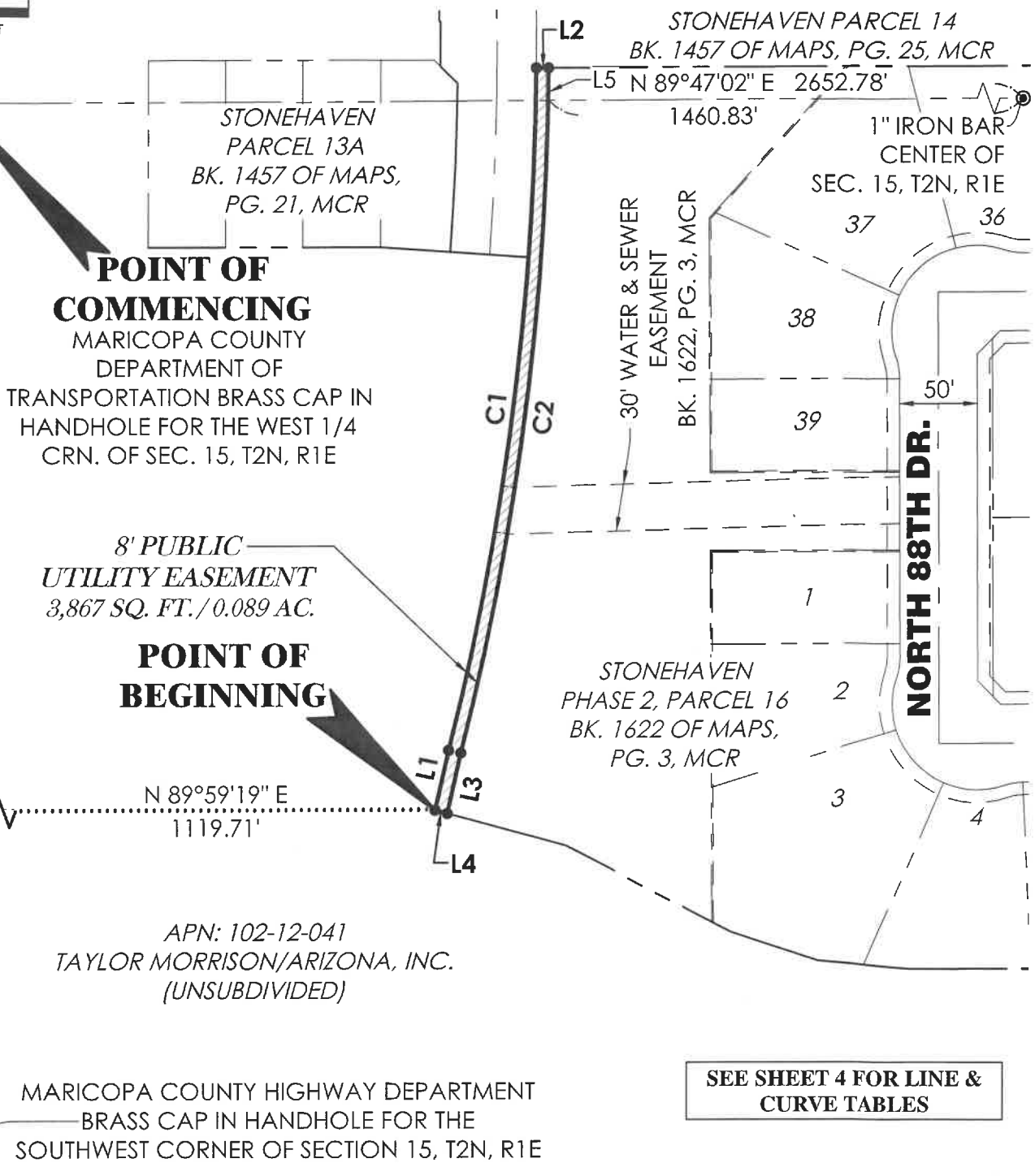


THENCE South 12 deg. 26 min. 16 sec. West non-tangent to said curve, a distance of 39.81 feet to the Southwest line of said Stonehaven Phase 2, Parcel 16;

THENCE North 74 deg. 41 min. 46 sec. West along said Southwest line, a distance of 8.01 feet to the **POINT OF BEGINNING**, containing 3,867 square feet or 0.089 acres of land, more or less.

Exhibit map attached and made a part hereof.





SEE SHEET 4 FOR LINE & CURVE TABLES

**EXHIBIT "A" MAP SHOWING
8' PUBLIC UTILITY EASEMENT, SITUATED IN A PORTION
OF THE WEST HALF OF SECTION 15, T2N, R1E
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**

GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 100'	Sheet
Date:	1/23/2023	3
Job No.:	10883A	of
Drafted:	T.A.D.	4
Checked:	J.N.R.	

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 54332
JOHN N. ROGERS
1/23/2023
ARIZONA, U.S.A.

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1850.00	442.72	13°42'41"	N07°13'33"E	441.66
C2	1858.00	444.60	13°42'37"	S07°13'22"W	443.54

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N12°26'16"E	39.52
L2	N89°46'36"E	8.00
L3	S12°26'16"W	39.81
L4	N74°41'46"W	8.01
L5	S00°12'58"E	20.88

**EXHIBIT "A" MAP SHOWING
8' PUBLIC UTILITY EASEMENT, SITUATED IN A PORTION
OF THE WEST HALF OF SECTION 15, T2N, R1E
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	NONE	Sheet 4 of 4
Date:	1/23/2023	
Job No.:	10883A	
Drafted:	T.A.D.	
Checked:	J.N.R.	

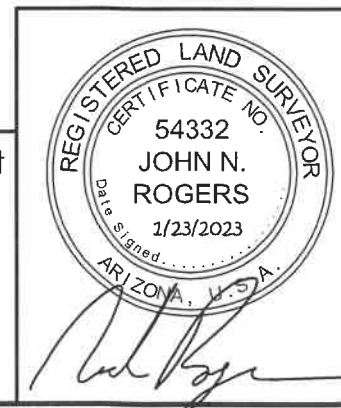




EXHIBIT "C"
LEGAL DESCRIPTION FOR
8' PUBLIC UTILITY EASEMENT

All that certain lot, tract, or parcel of land, situated in 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 being more completely described as follows, to-wit:

COMMENCING at a Maricopa County Department of Transportation Brass Cap found in handhole for the West Quarter corner of said Section 15, from which a 1" iron bar found for the center of said Section 15 bears North 89 deg. 47 min. 02 sec. East - 2,652.78 feet and from which a Maricopa County Highway Department Brass Cap found in handhole for the Southwest corner of said Section 15 bears South 00 deg. 00 min. 41 sec. East (Basis of Bearings) - 2,642.29 feet;

THENCE South 00 deg. 00 min. 41 sec. East along the West line of said Section 15, a distance of 270.94 feet;

THENCE North 89 deg. 59 min. 19 sec. East departing said West line, a distance of 1,158.02 feet to the West boundary line of Stonehaven Phase 2, Parcel 16 recorded in Book 1622 of Maps, Page 3 of the Maricopa County Records (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE North 09 deg. 27 min. 36 sec. East along the West line of said Stonehaven Phase 2, Parcel 16, a distance of 8.00 feet;

THENCE South 81 deg. 58 min. 18 sec. East departing said West line, a distance of 9.05 feet;

THENCE North 88 deg. 27 min. 03 sec. East, a distance of 248.33 feet to the West right-of-way line of North 88th Drive (50' width right-of-way) recorded in said Stonehaven Phase 2, Parcel 16;

THENCE South 00 deg. 13 min. 24 sec. East along said West right-of-way line, a distance of 8.00 feet;

THENCE South 88 deg. 27 min. 03 sec. West departing said West right-of-way line, a distance of 248.82 feet;

THENCE North 81 deg. 58 min. 18 sec. West, a distance of 9.92 feet to the **POINT OF BEGINNING**, containing 2,065 square feet or 0.047 acres of land, more or less.

Exhibit map attached and made a part hereof.





BASIS OF BEARINGS

S 0°00'41" E 2642.29'

2371.35'

270.94'

POINT OF COMMENCING
MARICOPA COUNTY
DEPARTMENT OF
TRANSPORTATION BRASS CAP IN
HANDHOLE FOR THE WEST 1/4
CRN. OF SEC. 15, T2N, R1E

STONEHAVEN
PARCEL 13A
BK. 1457 OF MAPS,
PG. 21, MCR

STONEHAVEN PARCEL 14
BK. 1457 OF MAPS, PG. 25, MCR

N 89°47'02" E 2652.78'

1" IRON BAR
CENTER OF
SEC. 15, T2N, R1E

30' WATER & SEWER
EASEMENT
BK. 1622, PG. 3, MCR

POINT OF BEGINNING

N 89°59'19" E
1158.02'

8' PUBLIC
UTILITY EASEMENT
2,065 SQ. FT. / 0.047 AC.

STONEHAVEN
PHASE 2, PARCEL 16
BK. 1622 OF MAPS,
PG. 3, MCR

NORTH 88TH DR.

APN: 102-12-041
TAYLOR MORRISON/ARIZONA, INC.
(UNSUBDIVIDED)

MARICOPA COUNTY HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE FOR THE
SOUTHWEST CORNER OF SECTION 15, T2N, R1E

LINE TABLE

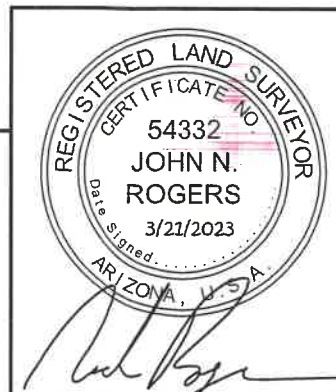
LINE #	BEARING	DISTANCE
L1	N09°27'36"E	8.00
L2	S81°58'18"E	9.05
L3	N88°27'03"E	248.33
L4	S00°13'24"E	8.00
L5	S88°27'03"W	248.82
L6	N81°58'18"W	9.92

**EXHIBIT "C" MAP SHOWING
8' PUBLIC UTILITY EASEMENT, SITUATED IN A PORTION
OF THE WEST HALF OF SECTION 15, T2N, R1E
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**



GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 100'	Sheet
Date:	3/21/2023	2
Job No.:	10883A	of
Drafted:	J.A.V.	2
Checked:	J.N.R.	



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, **SCD GLENDALE 46 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 20th day of January, 2023.

SCD GLENDALE 46 LLC, an Arizona limited liability company

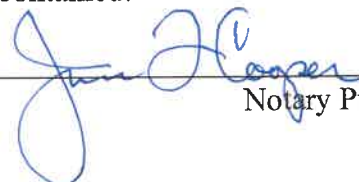

By: Franck Ruimy
Its: Manager

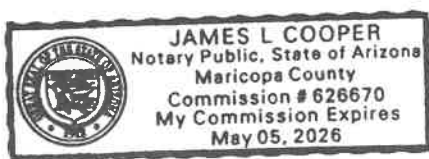
Exempt Pursuant to A.R.S. §11-1134 (A)(3)

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 20 day of January, 2023 by SCD Glendale 46 LLC, an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

My commission expires: 05/05/2026


Notary Public



47th Ave S. of Glendale
Ord _____

EXHIBIT A

RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF LOT 1, OF MINOR LAND DIVISION FOR LOT TIE FOR MUTUAL DEVELOPMENT PARTNERS, LLC, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED IN BOOK 1570 OF MAPS, PAGE 31 AND AFFIDAVIT OF CORRECTION RECORDED AT RECORDERS NO. 2021-212867, RECORDS OF MARICOPA COUNTY, COUNTY ARIZONA.

CONTAINING 7,273 SQUARE FEET, MORE OR LESS.

12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008



RIGHT OF WAY DEDICATION

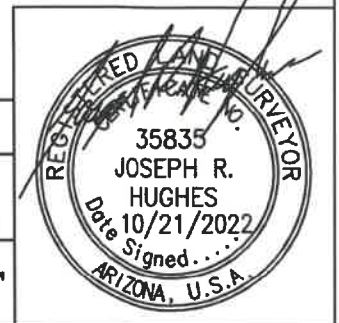
7,273 SQUARE FEET

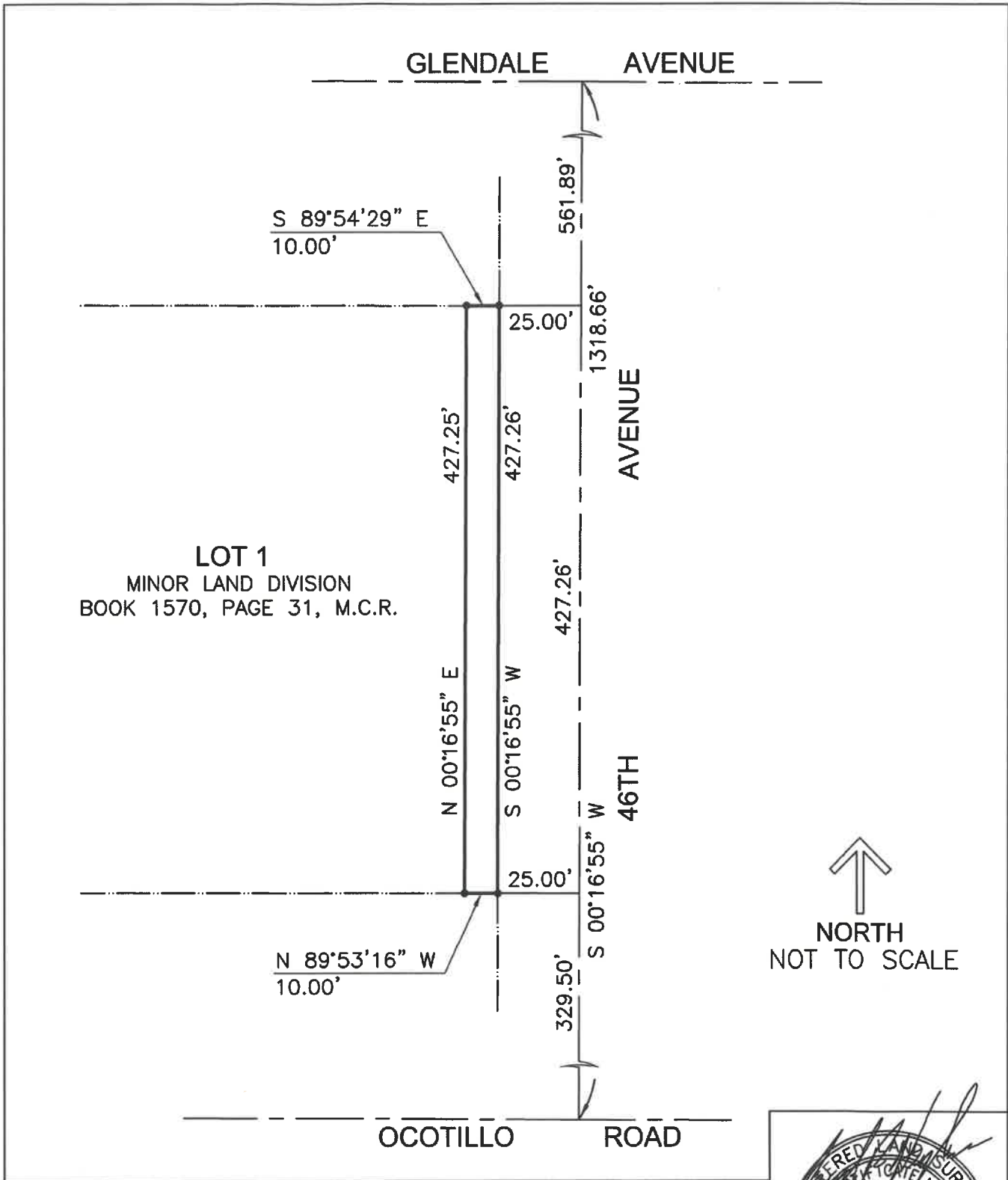
0.0981 ACRES

DATE: 10-21-2022
SCALE: N.T.S.
SHEET 1 OF 2

CHECKED BY: JRH
DRAWN BY: KJS
PROJECT #: 7020022

EXHIBIT "A"






 NORTH
 NOT TO SCALE

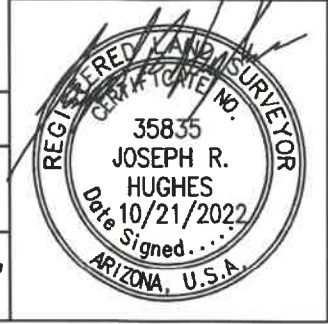
12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392
 PHONE: 623.536.1993 FAX: 623.748.9008



RIGHT OF WAY DEDICATION	
7273 SQUARE FEET	DATE: 10-21-2022
0.0981 ACRES	SCALE: N.T.S.
	SHEET 2 OF 2

CHECKED BY: JRH
 DRAWN BY: KJS
 PROJECT #: 7020022

EXHIBIT "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, **THE FIVE CLUB TRUST** (“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 16th day of March, 2023.

THE FIVE CLUB TRUST

By: Octavio Romero
Its: Trustee

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 16th day of March, 2023 by The Five Club Trust, an ~~Arizona limited liability company~~, who acknowledged that he executed this instrument for the purposes therein contained.

R Lopez
Notary Public

My commission expires: 10/20/2024

HOLLENBACH SURVEYING COMPANY L.L.C.

1744 S. PRIVATE DRIVE • CASA GRANDE • ARIZONA • 85194 • (520) 723-4402
hscllc@hotmail.com

RE: Myrtle Apartments
4911 W. Myrtle Avenue
Glendale, AZ 85301

The Five Club Trust
c/o Maria Romero
42317 N. Braden Court
Phoenix, AZ 85086

APN: 147-13-037

EXHIBIT 'A' LEGAL DESCRIPTION

A 25.00' parcel of land to be dedicated as right of way, lying in the West half of Lot 26, Rancho Del Higo, as recorded in Book 5 of Maps, Page 25, Maricopa County recorder, being a part of the Southwest quarter of Section 4, T2N-R2E, G&SRM, Maricopa County, Arizona, more particularly described as follows:

Commencing at the West quarter corner of said Section 4, a found brass cap in hand hole, from whence the Southwest corner of said Section 4, a found brass cap in hand hole, bears S00°49'41"W, a distance of 2657.89'; thence, S00°49'41"W, a distance of 1328.95'; thence, S89°18'03"E, a distance of 969.20'; thence, S00°00'51"E, a distance of 634.72', to the TRUE POINT OF BEGINNING;

Thence, S89°19'52"E, a distance of 157.43';
Thence, S00°00'26"E, a distance of 25.00';
Thence, N89°19'52"W, a distance of 157.43';
Thence, N00°00'51"W, a distance of 25.00, to the TRUE POINT OF BEGINNING.

Contains in all 0.09 Acres or 3935.7 SF more or less.

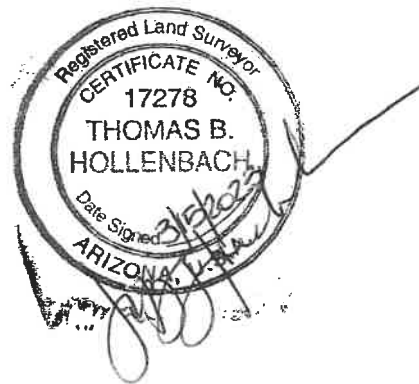
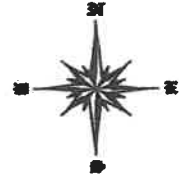


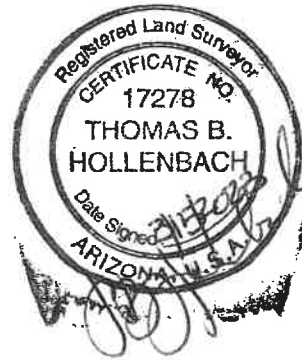
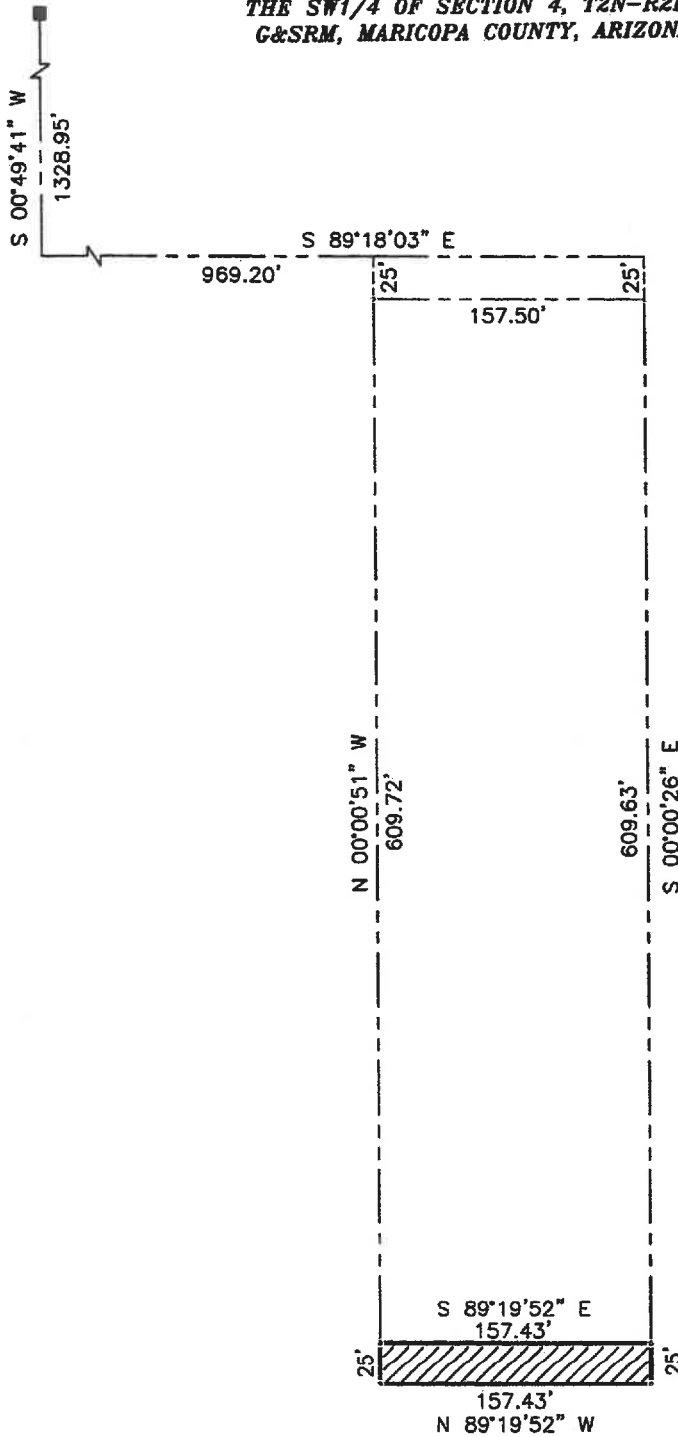
EXHIBIT "A"

W1/4 COR SEC 4
FND BCHH

A PARCEL OF LAND LYING IN AND BEING A PART OF
THE SW1/4 OF SECTION 4, T2N-R2E,
G&SRM, MARICOPA COUNTY, ARIZONA.



SCALE: 1"=100'



HSC
HOLLENBACH SURVEYING COMPANY, LLC
 1744 S. PRIVATE DRIVE
 CASA GRANDE, ARIZONA 85104
 (520) 723-4402

DATE: 03/01/2023	REVISED: 03/15/2023
SHEET: 2 OF 2	JOB NO: MYRTLE APT
DRAWN BY: SH	SCALE: 1"=100'
REVIEWED BY: TH	DWG:

ATTACHMENT 5

When recorded, mail to:

Clark Hill
Attn: Sheryl Sweeney
3200 North Central Avenue, Suite 1600
Phoenix, Arizona 85012

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, **Adaman Irrigation Water Delivery District #36**, a political subdivision of the State of Arizona, and **Adaman Mutual Water Company**, an Arizona Corporation (Grantor) does hereby quitclaim to **City of Glendale**, an Arizona municipal corporation (Grantee) any and all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached Descriptions, "Exhibit A" and "Exhibit B"

Dated this 6th day of April, 2023.

Adaman Irrigation Water Delivery District #36



Name Scott Schafeld
Title General Manager

Adaman Mutual Water Company



Name Scott Schafeld
Title General Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 6th day of April, 2023,
by Scott Schofield, General Manager for Adaman Irrigation Water
(name) (title)

Delivery District #36, who acknowledged that he executed this instrument for the purposes therein contained.



Mary A Coleman
Notary Public

My commission expires:

26-Nov-2026

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 6th day of April, 2023,
by Scott Schofield, General Manager for Adaman Mutual Water
(name) (title)

Company, who acknowledged that he executed this instrument for the purposes therein contained.



Mary A Coleman
Notary Public

My commission expires:

26-Nov-2026

Exhibit "A"

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

Revised February 16, 2023
February 8, 2023
WP# 215224
Page 1 of 3
See Exhibit "A"

LEGAL DESCRIPTION
Hopewell Glendale
Conveyance Parcel

A parcel of land lying within the northeast quarter of Section 6, Township 2 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the east quarter corner of said Section 6, a 3-inch Maricopa County Department of Transportation brass cap in handhole, from which the northeast corner of said section, a 3-inch Maricopa County Department of Transportation brass cap in handhole, bears North 02°55'51" West (basis of bearing), a distance of 2596.73 feet;

THENCE along the south line of said northeast quarter, North 89°49'02" West, a distance of 33.05 feet, to the west line of the east 33 feet of said section and the east line of that certain parcel of land described in Docket 1180, page 528, Maricopa County Records (MCR) and the **POINT OF BEGINNING**;

THENCE leaving said west line and said east line, continuing North 89°49'02" West, a distance of 45.07 feet, to the west line of the east 78 feet of said section and the west line of said certain parcel of land;

THENCE leaving said south line, along said west lines, North 02°55'51" West and parallel to the east line of said section, a distance of 2564.57 feet, to the south line of the north 33 feet of said section and the north line of said certain parcel of land;

THENCE leaving said west lines, along said south line and said north line, South 89°08'52" East and parallel to the north line of said section, a distance of 45.10 feet, to the west line of the east 33 feet of said section and the east line of said certain parcel of land;

**Legal Description
Hopewell Glendale
Conveyance Parcel**

Revised February 16, 2023
February 8, 2023
WP# 215224
Page 2 of 3
See Exhibit "A"

THENCE leaving said south line and said north line, along said west line and said east line, South 02°55'51" East and parallel to the east line of said section, a distance of 2564.04 feet, to the **POINT OF BEGINNING**.

Containing 115,394 square feet or 2.6491 acres, more or less.

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 October, 2002. 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\2021\215224 Hopewell Glendale Conveyance Parcel L01R01 02-16-23.docx



EXPIRES 12-31-23

Wood, Patel & Associates, Inc.
Hopewell Glendale
WP# 215224
Page 1 of 1
February 16, 2023

Parcel Closure Report

Conveyance Parcel

North: 3,388.59143673' East: 6,099.50972483'

Segment# 1: Line

Course: N89° 49' 01.9579"W Length: 45.06652270'
North: 3,388.73521123' East: 6,054.44343147'

Segment# 2: Line

Course: N2° 55' 50.5610"W Length: 2,564.57042007'
North: 5,949.95141720' East: 5,923.32140518'

Segment# 3: Line

Course: S89° 08' 52.0000"E Length: 45.09826169'
North: 5,949.28064661' East: 5,968.41467823'

Segment# 4: Line

Course: S2° 55' 50.5610"E Length: 2,564.04273381'
North: 3,388.59143674' East: 6,099.50972484'

Perimeter: 5,218.77793827' Area: 115,393.80Sq.Ft.
Error Closure: 0.00000001 Course: N48° 37' 41.7098"E
Error North : 0.000000008 East: 0.000000009

Precision 1: 521,877,793,827.00000000



EXPIRES 12-31-23

NORTHEAST CORNER SECTION 6, T2N, R1W
3" MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION BRASS CAP IN HANDHOLE

NORTHERN AVENUE

N89°08'52"W 2640.02'

WEST QUARTER CORNER SECTION 6, T2N, R1W
2" MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE

NORTH QUARTER CORNER
SECTION 6, T2N, R1W
3" MARICOPA COUNTY
DEPARTMENT OF
TRANSPORTATION BRASS CAP
IN HANDHOLE

S02°56'47"E 2627.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°49'02"W	33.05'
L2	N89°49'02"W	45.07'
L3	S89°08'52"E	45.10'

S02°55'51"E 2564.04'

N02°55'51"W 2564.57'

N02°55'51"W 2596.73' (BASIS OF BEARING)

REEMS ROAD

S89°49'02"E 2406.74'

2559.32'

N89°49'02"W 2637.44'

CENTER SECTION 6, T2N, R1W
(CALCULATED POSITION)

S02°56'56"E 2645.47'

SOUTH QUARTER CORNER SECTION 6, T2N, R1W
2" ALUMINUM CAP IN HANDHOLE

EAST QUARTER CORNER
SECTION 6, T2N, R1W
3" MARICOPA COUNTY
DEPARTMENT OF
TRANSPORTATION
BRASS CAP IN HANDHOLE
POC

78'
POB
L2
L1



EXHIBIT "A"
HOPEWELL GLENDALE
CONVEYANCE PARCEL
REVISED 2/16/2023
WP# 215224
PAGE 3 OF 3
NOT TO SCALE

EXPIRES 12-31-23

Z:\2021\215224\Survey\Legal\5224-L01R01.dwg

EXHIBIT B
REEMS ROAD – ORANGEWOOD TO GLENDALE
CONVEYANCE PARCEL
LEGAL DESCRIPTION

THE WEST 45.00 FEET OF THE EAST 78.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6 FROM WHENCE THE EAST QUARTER CORNER BEARS NORTH 03°26'10" WEST, 2641.24 FEET DISTANT THEREFROM;

THENCE SOUTH 89°41'27" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 33.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°41'27" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 45.07 FEET;

THENCE NORTH 03°26'10" WEST ALONG A LINE BEING 78.00 FEET WEST OF [AS MEASURED AT RIGHT ANGLES] AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 2641.22 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°40'39" EAST, 45.07 FEET;

THENCE SOUTH 03°26'10" EAST ALONG A LINE BEING 33.00 FEET WEST OF [AS MEASURED AT RIGHT ANGLES] AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 2641.23 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 74,592 SF MORE OR LESS.



EXHIBIT B
 REEMS ROAD - ORANGEWOOD TO GLENDALE
 CONVEYANCE PARCEL

N89°40'39"E 2637.29'

ORANGEWOOD AVENUE

CENTER OF SECTION
 SEC. 6, T2N, R1W
 FND. IRON PIPE
 (COMMONLY ACCEPTED)

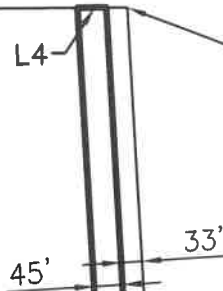
EAST QUARTER CORNER
 SEC. 6, T2N, R1W
 FND. BRASS CAP IN HANDHOLE

2640.40'

ALSUP ROAD

N03°20'46"W

SOUTH QUARTER CORNER
 SEC. 6, T2N, R1W
 FND. ALUMINUM CAP IN HANDHOLE

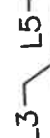


2641.24'

REEMS ROAD

S03°26'10"E

LINE	BEARING	DISTANCE
L1	S89°41'27"W	33.05'
L2	S89°41'27"W	45.07'
L3	N03°26'10"W	2641.22'
L4	N89°40'39"E	45.07'
L5	S03°26'10"E	2641.23'



SOUTHEAST CORNER
 SEC. 6, T2N, R1W
 FND. BRASS CAP IN POTHOLE
 POINT OF BEGINNING

GLENDALE AVENUE 2563.36'
 S89°41'27"W 2641.48'

TRUE POINT OF BEGINNING

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, YAM WESTGATE, LLC, a Delaware 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 27th day of APRIL, 2023.

YAM WESTGATE, LLC, a
Delaware limited liability company


By: DANIEL DAHL
Its: MANAGER

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 27th day of april, 2023
by Dan Dahl, _____, who acknowledged that she executed this instrument
for the purposes therein contained.


Notary Public

My commission expires:



9345 W Glendale Ave
Ord _____

EXHIBIT A

**LEGAL DESCRIPTION
WESTGATE
LOT 3A-2
PUBLIC WATER LINE EASEMENT**

A PUBLIC WATER LINE EASEMENT OVER A PORTION OF LOT 3A-2 OF WESTGATE, ACCORDING TO BOOK 1336 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3A-2;

THENCE NORTH 88 DEGREES 12 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3A-2, A DISTANCE OF 410.90 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 88 DEGREES 12 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID NORTH LOT LINE, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 01 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 25.40 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING WATER & SEWER EASEMENT ACCORDING TO DOCUMENT NUMBER 2018-0077051, RECORDS OF MARICOPA COUNTY, ARIZONA,;

THENCE SOUTH 88 DEGREES 15 MINUTES 05 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID EXISTING WATER & SEWER EASEMENT, A DISTANCE OF 8.00 FEET;

THENCE NORTH 01 DEGREES 44 MINUTES 55 SECONDS WEST, A DISTANCE OF 25.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 203 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.



LENDALE AVENUE



LOT 4A-4
BOOK 1336, PAGE 26



N88°12'47"E 8.00'
POB

N88°12'47"E 410.90' N01°44'55"W
25.39'

S01°44'55"E
25.40'

POC N.W.
COR. LOT
3A-2

S88°15'05"W 8.00'

8' P.D.E. PER DOC. 2020-0238330 12' W.&S.E. PER DOC. 2018-0077051

LOT 3A-2
BOOK 1336, PAGE 26

EXHIBIT A

RICK
ENGINEERING COMPANY

2401 W. PEORIA AVE., SUITE #130
PHOENIX, AZ 85029
602.957.3350

rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PUBLIC WATER LINE EASEMENT
LOT 3A-2 WESTGATE
LENDALE, ARIZONA

DRAWING:	2015-213 LOT 3A-2 WLE.DWG				
JOB#	2015-213	SCALE:	1"=40'	SHT:	1 OF 1
DRAFTER:	DSR	CHK:	JH	DATE:	4/05/23

EXHIBIT B



**LEGAL DESCRIPTION
WESTGATE
LOT 4A-4
PUBLIC WATER LINE EASEMENT**

A PUBLIC WATER LINE EASEMENT OVER A PORTION OF LOT 4A-4 OF WESTGATE, ACCORDING TO BOOK 1336 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4A-4;

THENCE NORTH 88 DEGREES 12 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4A-4, A DISTANCE OF 4.30 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 44 MINUTES 55 SECONDS WEST, LEAVING SAID SOUTH LOT LINE, A DISTANCE OF 6.00 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 6.00 FEET TO A POINT ON SAID SOUTH LOT LINE, ALSO BEING POINT "A";

THENCE SOUTH 88 DEGREES 12 MINUTES 47 SECONDS WEST, ALONG SAID SOUTH LOT LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH,

COMMENCING AT SAID POINT "A";

THENCE NORTH 88 DEGREES 12 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LOT LINE, A DISTANCE OF 116.60 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 44 MINUTES 55 SECONDS WEST, A DISTANCE OF 2.68 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 01 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 2.68 FEET TO A POINT ON SAID SOUTH LOT LINE;

THENCE SOUTH 88 DEGREES 12 MINUTES 47 SECONDS WEST, ALONG SAID SOUTH LOT LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID COMBINED PARCELS CONTAIN 93 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

75'
R/W

GLENDALE AVENUE



LOT 4A-4
BOOK 1336, PAGE 26

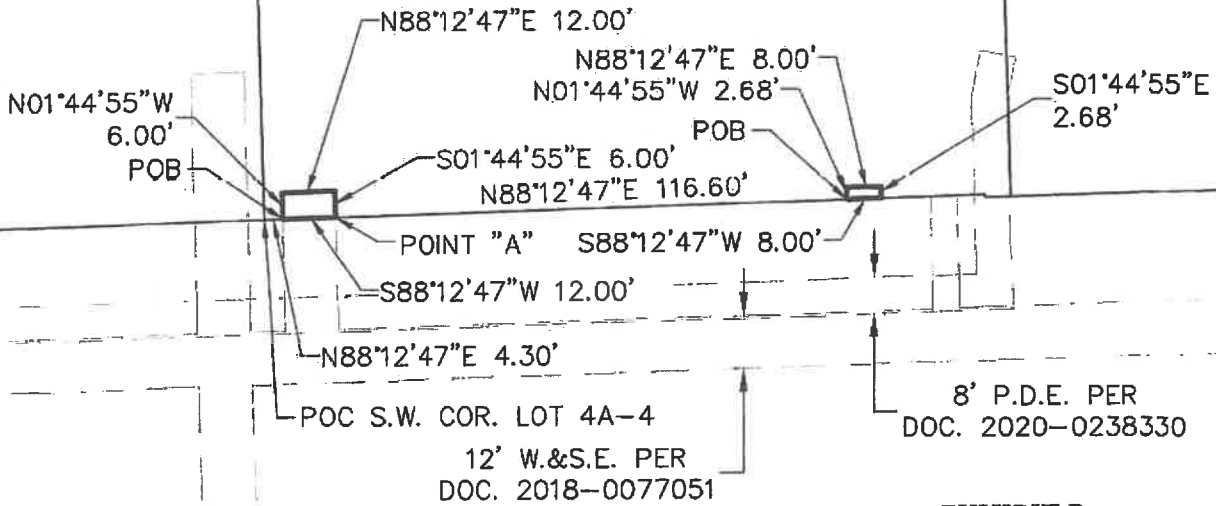


EXHIBIT B



2401 W. PEORIA AVE., SUITE #130
PHOENIX, AZ 85029
602.957.3350

rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PUBLIC WATER LINE EASEMENT

**LOT 4A-4 WESTGATE
GLENDALE, ARIZONA**

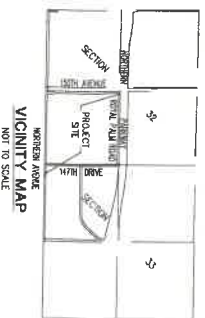
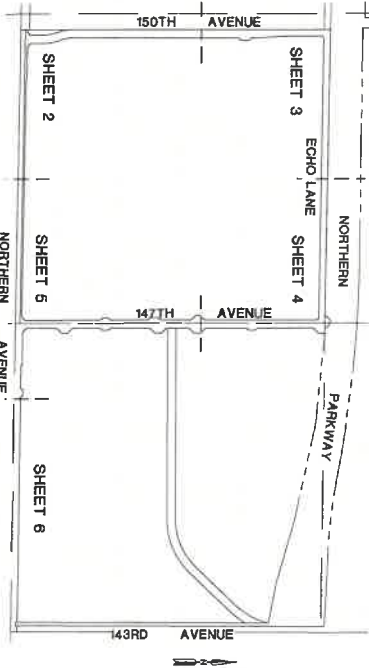
DRAWING:	2015-213 LOT 4A-4 WLE.DWG		
JOB#	2015-213	SCALE:	1"=40'
		SHT:	1 OF 1
DRAFTER:	DSR	CHK:	JH
		DATE:	4/05/23

ATTACHMENT 7

MAP OF DEDICATION

FOR
"NESTLE DYNASTY"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS

THAT NESTLE USA, INC., A DELAWARE CORPORATION, WESTERN TRAYS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND WESTERN TRAYS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS OF PORTIONS OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF "NESTLE DYNASTY" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GUESSES THE DIMENSIONS OF STREET, PARKWAY, DRIVE, ALLEY, EASEMENT, AND OTHER INTERESTS TO BE DEDICATED TO THE PUBLIC AND THAT THE OWNERS HEREBY ACCEPTS FOR USE AS A PUBLIC ROADWAY AS SHOWN ON SAID MAP OF DEDICATION.

WESTLE USA, INC., A DELAWARE CORPORATION, WESTERN TRAYS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND PUBLIC UTILITY CREDITORS HEREBY:

IN WITNESS WHEREOF:

WESTLE USA, INC., A DELAWARE CORPORATION AS OWNER, HAS HERETOBE CAUSED ITS NAME TO BE SIGNED AND THE SAME ATTESTED BY THE SIGNATURE OF _____ DAILY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

WESTLE USA, INC., A DELAWARE CORPORATION

BY: _____ ITS MANAGER

BR: _____ ITS MANAGER

ITS: _____

IN WITNESS WHEREOF:

WESTERN TRAYS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOBE CAUSED ITS NAME TO BE SIGNED AND THE SAME ATTESTED BY THE SIGNATURE OF _____ DAILY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

WESTERN TRAYS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____ ITS MANAGER

BR: _____ ITS MANAGER

ITS: _____

IN WITNESS WHEREOF:

NORTHERN PARKWAY CAPITAL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

BY: _____ ITS MANAGER

BR: _____ ITS MANAGER

ITS: _____

ACKNOWLEDGMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS, THE _____ DAY OF _____ 2023, BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED WHO ACKNOWLEDGED HIS/HERSELF TO BE THE AUTHORIZED SIGNATORY OF WESTLE USA, INC., A DELAWARE CORPORATION AND ACKNOWLEDGED THAT HE/SHE BEING DAILY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREBY SET FORTH HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETOBE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS, THE _____ DAY OF _____ 2023, BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED WHO ACKNOWLEDGED HIS/HERSELF TO BE THE AUTHORIZED SIGNATORY OF WESTERN TRAYS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE BEING DAILY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREBY SET FORTH HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETOBE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS, THE _____ DAY OF _____ 2023, BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED WHO ACKNOWLEDGED HIS/HERSELF TO BE THE AUTHORIZED SIGNATORY OF NORTHERN PARKWAY CAPITAL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE BEING DAILY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREBY SET FORTH HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETOBE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTES

1. THIS MAP OF DEDICATION IS LOCATED WITHIN THE CERTIFIED AREA OF EPOCH WATER ARIZONA, INC.
2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL, TRANSMISSION LINES, CARRYING 89 KV OR MORE, WITHIN OR ADJACENT TO THIS SITE, SHALL BE PLACED UNDERGROUND.
3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
 - A. WARD, WALK OR REMOVABLE SECTION TYPE FENCE.
 - B. CONSTRUCTION STRUCTURES OR BUILDINGS EXCEPT ELECTRICAL TRANSMISSION LINES, CARRYING 89 KV OR MORE, WITHIN OR ADJACENT TO THIS SITE, SHALL BE PLACED PRIOR TO THE START OF VERTICAL CONSTRUCTION AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
 - C. ALL REMAINING STRUCTURES LOCATED OUTSIDE OF FLOOR OR WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

AREA
DEDICATED ROAD AREA - 802,016 SQ. FT. / 18,412 ACRES

SHEET INDEX

MOD01 COVER SHEET
MOD02-140008 INDEX, TYPICAL USE TABLE
MAP OF DEDICATION

OWNER
NESTLE USA, INC.
ONE STAMPER PLAZA, 7TH FLOOR
265 TRESSER BLVD
EVANSTON, IL 60201
CONTACT: 637 BLDG
PHONE: (646) 274-1962

OWNER
WESTERN TRAYS, LLC
8803 N REDD RD
WAGWELL, AZ 194, 65355-5734
CONTACT: LETA WOOD
PHONE: (480) 595-9890

SUBVEYOR
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 368-4186
FAX: (602) 368-4186
CONTACT: KERR L. FLEMING, PLS. 19344

OWNER
NORTHERN PARKWAY CAPITAL OWNER, LLC
1800 WASHINGTON AVE STE A
HOUSTON TX 77007
CONTACT: TED MAR
PHONE: (817) 904-9023

BASIS OF BEARING

ALL BEARINGS ARE APPROVED BY THE SOUTH LINE OF THE SECTION 32 AND 33. THE BEARING OF THE SECTION 32 AND 33 IS APPROVED BY THE SALT RIVER ARIZONA, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

IMPROVEMENT ASSURANCES

I HEREBY ASSURE THAT IMPROVEMENT PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEDICATION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

BY: _____ CITY ENGINEER OR DESIGNATE DATE _____

CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA
THIS _____ DAY OF _____ 2023

NAME _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

LAND SURVEYOR CERTIFICATION

I, KERR L. FLEMING, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2023, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL EASEMENTS, ENCUMBRANCES, AND INTERESTS HAVE BEEN RECORDED AND THAT I AM SATISFIED TO ENDEAVOR THE SURVEY TO BE RETURNED.

USER: L. FLEMING
HILGARTWILSON, LLC
1800 WASHINGTON AVE SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 368-4186
www.hilgartwilson.com

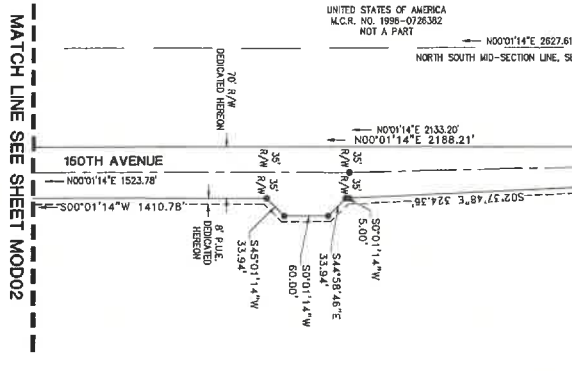
NOTE: ARIZONA 2018 STATES THAT THE USE OF THE WORD "DEDICATION" IS NOT NECESSARY TO CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.386.2428
PHOENIX, AZ 85016 www.hilgartwilson.com

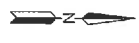
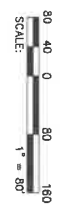
NESTLE DYNASTY
GLENDALE, ARIZONA
MAP OF DEDICATION

NORTH QUARTER CORNER
SECTION 32, T4N, R10W, C4P IN HAND HERE
M.C.R. NO. 1996-0726382
R.S. 229411, 2009



LINE NO.	DIRECTION	LENGTH
L15	S45°31'23\"/>	
L20	E42°05'	

MATCH LINE SEE SHEET MOD04



- LEGEND:**
- FOUND BRASS CAP IN HANDHOLE AS NOTED
 - SET AS MONUMENT WITH CAP R.S. 1934
 - SET BRASS CAP DUSH PER WAS STD
 - DTL 20-1 TYPE 31
 - MARIQUA COUNTY RECORDS
 - REGISTERED LAND SURVEYOR
 - R/S
 - RIGHT OF WAY
 - PUBLIC UTILITY EASEMENT
 - BOUNDARY LINE
 - EASEMENT LINE
 - SECTION LINE
 - CENTERLINE
 - PARCEL LINE
 - RIGHT OF WAY LINE



0:\Users\jwilson\My Documents\Projects\2023\23-0003.dwg 4/17/2023 3:12 PM

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PROJ. NO.: 1033	STATUS:
DATE: MAR 2023	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	
DRAWN: MM/DSP	
APPROVED: KJP	

NESTLE DYNASTY

GLENDALE, ARIZONA

MAP OF DEDICATION

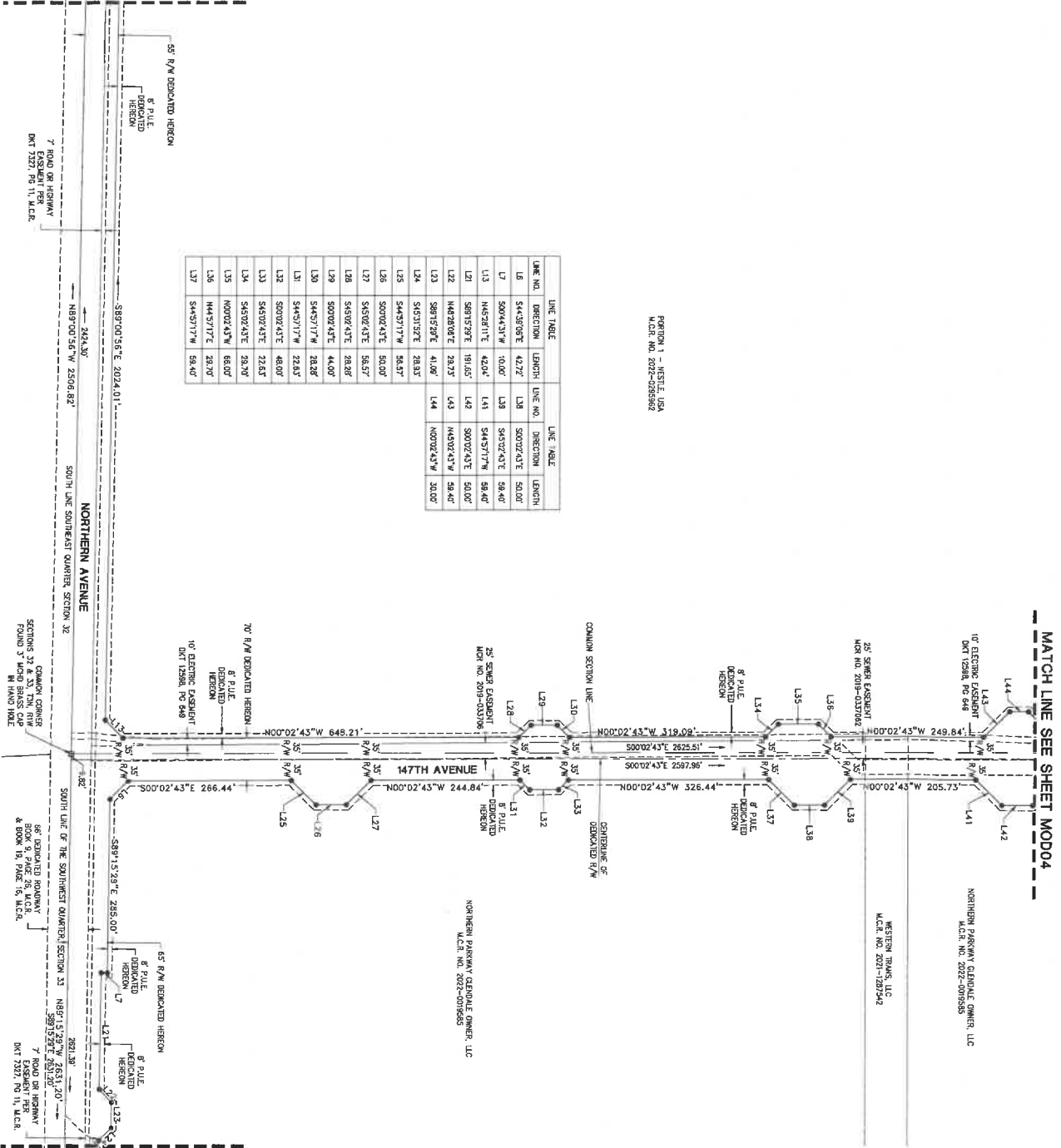


HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 200 | P. 602.456.0836 | F. 602.268.2436
PHOENIX, AZ 85018 www.hilgartwilson.com

MOD03
SHT. 3 OF 6

MATCH LINE SEE SHEET MOD02

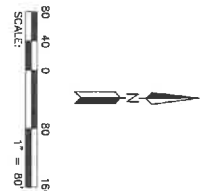


LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L6	S44°39'00"E	42.72'	L38	S00°02'43"E	50.00'
L7	S00°44'31"W	10.00'	L39	S45°02'43"E	58.46'
L8	N45°28'11"E	42.00'	L40	S45°02'43"E	58.46'
L9	S89°15'29"E	191.65'	L41	S00°02'43"E	50.00'
L10	N49°28'04"E	28.73'	L42	N45°02'43"W	58.46'
L11	S89°15'29"E	41.90'	L43	N00°02'43"W	30.00'
L12	S45°02'43"E	28.83'	L44	N00°02'43"W	30.00'
L13	S45°02'43"E	50.00'			
L14	S45°02'43"E	50.00'			
L15	S45°02'43"E	50.00'			
L16	S45°02'43"E	50.00'			
L17	S45°02'43"E	50.00'			
L18	S45°02'43"E	50.00'			
L19	S45°02'43"E	50.00'			
L20	S45°02'43"E	50.00'			
L21	S45°02'43"E	50.00'			
L22	S45°02'43"E	50.00'			
L23	S45°02'43"E	50.00'			
L24	S45°02'43"E	50.00'			
L25	S45°02'43"E	50.00'			
L26	S45°02'43"E	50.00'			
L27	S45°02'43"E	50.00'			
L28	S45°02'43"E	50.00'			
L29	S45°02'43"E	50.00'			
L30	S45°02'43"E	50.00'			
L31	S45°02'43"E	50.00'			
L32	S45°02'43"E	50.00'			
L33	S45°02'43"E	50.00'			
L34	S45°02'43"E	50.00'			
L35	S45°02'43"E	50.00'			
L36	S45°02'43"E	50.00'			
L37	S45°02'43"E	50.00'			
L38	S45°02'43"E	50.00'			
L39	S45°02'43"E	50.00'			

PORTION 1 - WESTE, USA
M.C.R. NO. 2022-0285862

MATCH LINE SEE SHEET MOD04

MATCH LINE SEE SHEET MOD06



- LEGEND:**
- FOUND BRASS CAP IN HANDHOLE AS NOTED
 - FOUND REBAR WITH CAP R/S 18344
 - OR AS NOTED
 - SET 1/2" REBAR WITH CAP R/S 18344
 - SET BRASS CAP REBAR PER MAG 510
 - SET BRASS CAP REBAR PER MAG 510
 - MANDATORY COUNTY RECORDS
 - REGISTERED LAND SURVEYOR
 - RIGHT OF WAY
 - PUBLIC UTILITY EASEMENT
 - 90-DAY EASEMENT
 - EASEMENT LINE
 - SECTION LINE
 - CENTERLINE
 - PARCEL LINE
 - RIGHT OF WAY LINE



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PROJ. NO.: 1033	STATUS:
DATE: MAR 2023	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	
DRAWN: MM/DSP	
APPROVED: KJP	

NESTLE DYNASTY

GLENDALE, ARIZONA

MAP OF DEDICATION

HILGARTWILSON

ENGINEER | PLANNING | SURVEY | MANAGE

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MOD05
SHT. 5 OF 6

