

ORDINANCE NO. O23-29

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 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 and deeds, attached hereto as Attachments 1 – 5, 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 12th day of September, 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	6606 W PARADISE LLC
	Development/Project	BUNGALOWS ON PARADISE
	Location	6606 West Paradise Lane
	Purpose	Right-of-Way dedication on Paradise Lane
	Conveyance Document	Warranty Deed
2	Grantor Name	YAM WESTGATE, LLC
	Development/Project	CHICKEN & PICKELS
	Location	9330 West Hanna Drive
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
3	Grantor Name	PLAYA DE NEGRO PRPERTIES LLC
	Development/Project	5330 W. GLENN
	Location	5330 West Glenn Drive
	Purpose	Water Line Easement
	Conveyance Document	Conveyance of Easement
4	Grantor Name	CSDCPC EDISON LLC
	Development/Project	EDISON CHARTER SCHOOL
	Location	5136 North 83 rd Avenue
	Purpose	Public Utility Easement
	Conveyance Document	Public Utility Easement
5	Grantor Name	CSDCPC EDISON LLC
	Development/Project	EDISON CHARTER SCHOOL
	Location	5136 North 83 rd Avenue
	Purpose	Right-of-Way dedication on 83 rd Avenue
	Conveyance Document	Warranty Deed

ATTACHMENT 1

EXHIBIT "A"

LEGAL DESCRIPTION FOR RIGHT-OF-WAY: FOR PARCEL NO 200-51-956A

PARCEL NO. 1:

THE NORTH 10 FEET OF THE SOUTH 40 FEET OF THE FOLLOWING DESCRIPTION.

THE WEST 190 FEET OF THE EAST 496 FEET OF THE SOUTH HALF OF LOT 5, SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE NORTH 10 FEET OF THE SOUTH 40 FEET OF THE FOLLOWING DESCRIPTION.

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF LOT 5, SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 190 FEET OF THE EAST 496.00 FEET OF THE SOUTH HALF OF SAID LOT 5;

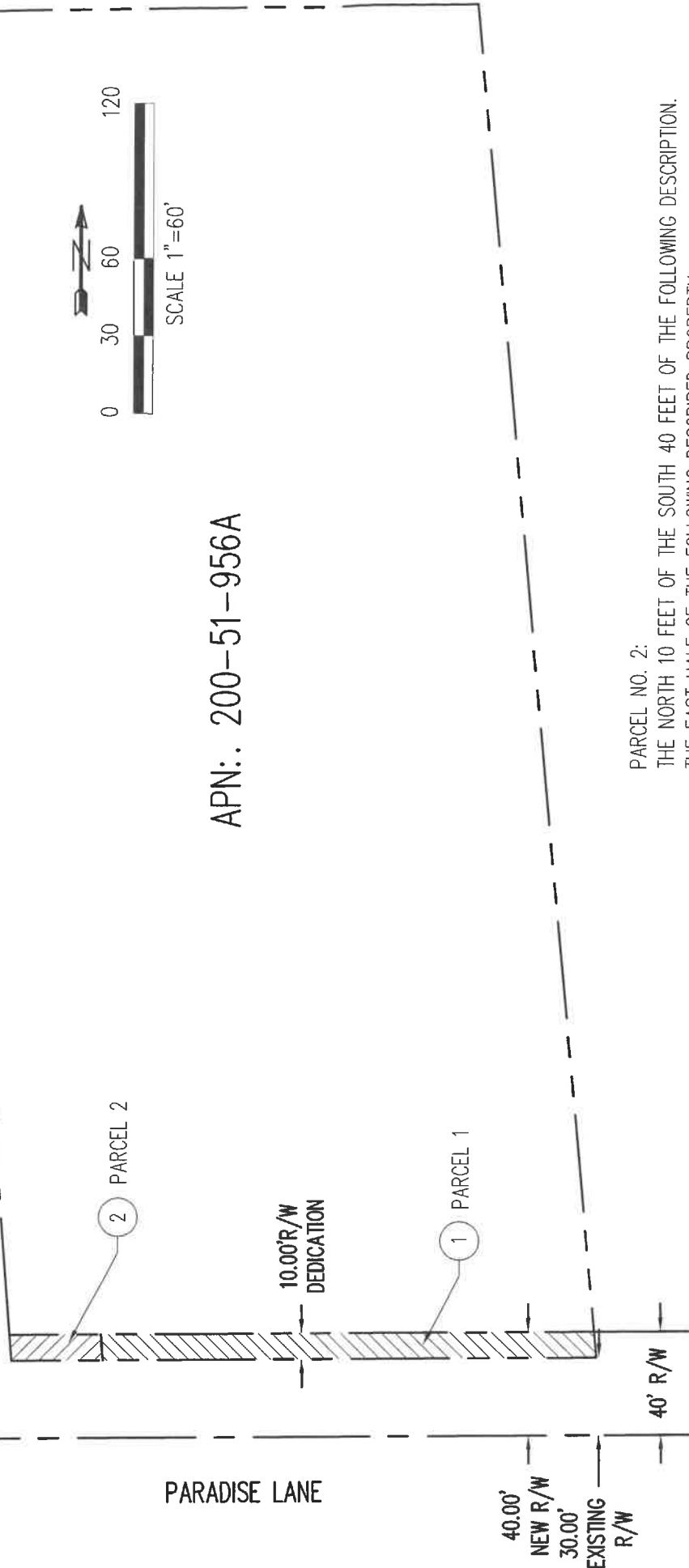
THENCE NORTH 05° 08' 45" WEST, ALONG THE WEST LINE OF THE WEST 190.00 FEET OF THE EAST 496.00 FEET OF THE SOUTH HALF OF SAID LOT 5, A DISTANCE OF 553.96 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5;

THENCE NORTH 87° 43' 44" WEST, ALONG SAID NORTH LINE, 52.25 FEET;

THENCE SOUTH 03° 23' 56" EAST, 551.15 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5,

THENCE NORTH 89° 33' 51" EAST, ALONG SAID SOUTH LINE, 69.22 FEET TO THE POINT OF BEGINNING.

67TH AVE.



PARADISE LANE

2 PARCEL 2

1 PARCEL 1

10.00'R/W
DEDICATION

40.00'
NEW R/W

30.00'
EXISTING
R/W

40' R/W

APN.: 200-51-956A

LEGAL DESCRIPTION FOR RIGHT-OF-WAY:

PARCEL NO. 1:

THE NORTH 10 FEET OF THE SOUTH 40 FEET OF THE FOLLOWING DESCRIPTION.
THE WEST 190 FEET OF THE EAST 496 FEET OF THE SOUTH HALF OF LOT 5, SECTION 6,
TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE NORTH 10 FEET OF THE SOUTH 40 FEET OF THE FOLLOWING DESCRIPTION.
THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTH HALF OF LOT 5, SECTION 6, TOWNSHIP 3 NORTH, RANGE 2
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 190 FEET OF THE EAST 496.00 FEET
OF THE SOUTH HALF OF SAID LOT 5;
THENCE NORTH 05° 08' 45" WEST, ALONG THE WEST LINE OF THE WEST 190.00 FEET OF
THE EAST 496.00 FEET OF THE SOUTH HALF OF SAID LOT 5, A DISTANCE OF 553.96 FEET
MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5;
THENCE NORTH 87° 43' 44" WEST, ALONG SAID NORTH LINE, 52.25 FEET;
THENCE SOUTH 03° 23' 56" EAST, 551.15 FEET TO A POINT ON THE SOUTH LINE OF SAID
LOT 5,
THENCE NORTH 89° 33' 51" EAST, ALONG SAID SOUTH LINE, 69.22 FEET TO THE POINT OF
BEGINNING.

R/W DEDICATION EXHIBIT

ATTACHMENT 2

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.**, 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:

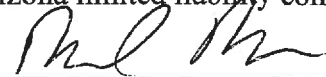
See Attached Description, "Exhibit A & B"

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 9th day of MAY, 2023.

YAM WESTGATE, LLC., an Arizona limited liability company



By: DANIEL DRAKE
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 9th day of May, 2023 by Dan Drake manager, who acknowledged that she executed this instrument for the purposes therein contained.


Notary Public

My commission expires: 3-7-25

9330 W Hanna Dr
Ord _____

"Exhibit A"



**WATER & SEWER EASEMENT
LOT 11 C-1
JOB #6244**

DATE: APRIL 27, 2023

EASEMENTS OVER A PORTION OF LOT 11 C-1 SHOWN ON MINOR LAND DIVISION, ACCORDING TO BOOK 1666 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTH HALF 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 11 C-1;

THENCE NORTH 01 DEGREES 47 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 11 C-1, A DISTANCE OF 24.81 FEET TO THE NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, ACCORDING TO RECORDING NUMBER 2008-0092829, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 01 DEGREES 47 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 11 C-1, A DISTANCE OF 119.38 FEET;

THENCE NORTH 88 DEGREES 11 MINUTES 57 SECONDS EAST, A DISTANCE OF 17.53 FEET;

THENCE SOUTH 01 DEGREES 48 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 88 DEGREES 11 MINUTES 57 SECONDS WEST, A DISTANCE OF 9.98 FEET;

THENCE SOUTH 02 DEGREES 00 MINUTES 47 SECONDS EAST, A DISTANCE OF 111.79 FEET TO SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 1.00 FEET;

THENCE NORTH 01 DEGREES 48 MINUTES 37 SECONDS WEST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 4.41 FEET;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 6.97 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11 C-1;

THENCE NORTH 88 DEGREES 12 MINUTES 13 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 11 C-1, A DISTANCE OF 316.01 FEET;

THENCE NORTH 01 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 20.39 FEET TO SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 01 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 18.86 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 4.42 FEET TO SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 14.44 FEET;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 5.00 FEET TO **THE POINT OF BEGINNING.**

TOGETHER WITH;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11 C-1;

THENCE NORTH 88 DEGREES 12 MINUTES 13 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 11 C-1, A DISTANCE OF 388.91 FEET;

THENCE NORTH 01 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 28.27 FEET TO SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT ALSO BEING THE **POINT OF BEGINNING;**

THENCE NORTH 01 DEGREES 04 MINUTES 08 SECONDS WEST, A DISTANCE OF 17.44 FEET;

THENCE NORTH 88 DEGREES 55 MINUTES 52 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 01 DEGREES 04 MINUTES 08 SECONDS EAST, A DISTANCE OF 17.36 FEET TO SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 6.00 FEET TO **THE POINT OF BEGINNING.**

SAID COMBINED EASEMENTS CONTAIN 1,277 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.



BRANDON LANE

LOT 11 C-1
BK. 1666, PG. 29, M.C.R.
APN 102-01-262

LOT 11A
BK. 979, PG. 36, M.C.R.
APN 102-01-260
SUNRISE BLVD.

GAIL LANE

SEE SHEET 2

SEE SHEET 3

HANNA LANE

32' WATER & SEWER EASEMENT
REC.#2008-0092829 M.C.R.



RICK
ENGINEERING COMPANY

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

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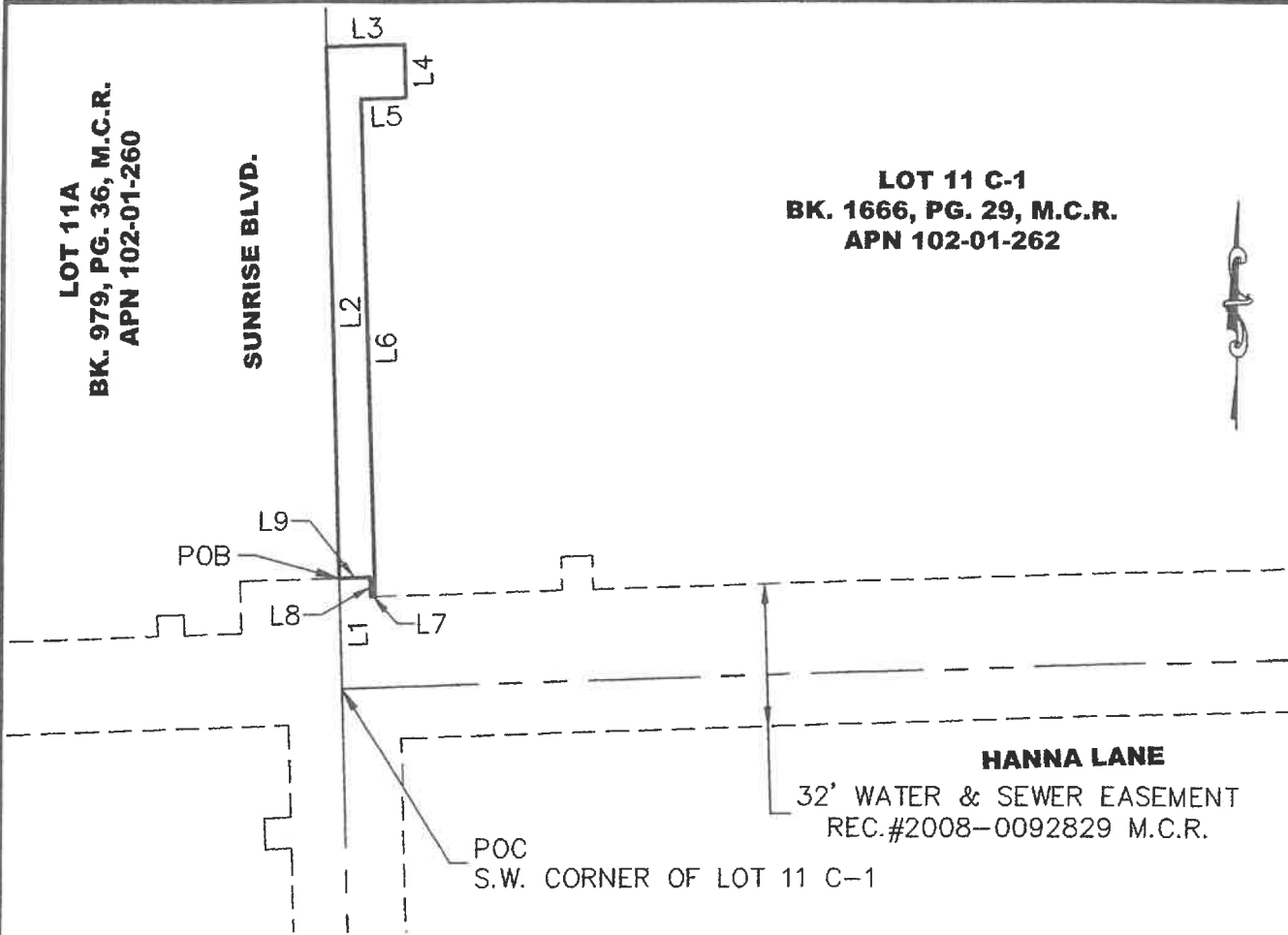
WATER & SEWER EASEMENT
CHICKEN 'N PICKLE
GLENDALE, ARIZONA

DRAWING:	W&S ESMT.DWG		
JOB#	P6244	SCALE:	1"=80'
DRAFTER:	DSR	CHK:	JH
		SHT:	1 OF 3
		DATE:	4/27/23

LOT 11A
BK. 979, PG. 36, M.C.R.
APN 102-01-260

SUNRISE BLVD.

LOT 11 C-1
BK. 1666, PG. 29, M.C.R.
APN 102-01-262



HANNA LANE

32' WATER & SEWER EASEMENT
 REC.#2008-0092829 M.C.R.

POC
 S.W. CORNER OF LOT 11 C-1

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N1°47'47"W	24.81'
L2	N1°47'47"W	119.38'
L3	N88°11'57"E	17.53'
L4	S1°48'03"E	12.00'
L5	S88°11'57"W	9.98'
L6	S2°00'47"E	111.79'
L7	S88°12'21"W	1.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L8	N1°48'37"W	4.41'
L9	S88°12'21"W	6.97'



RICK
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 602.957.3350

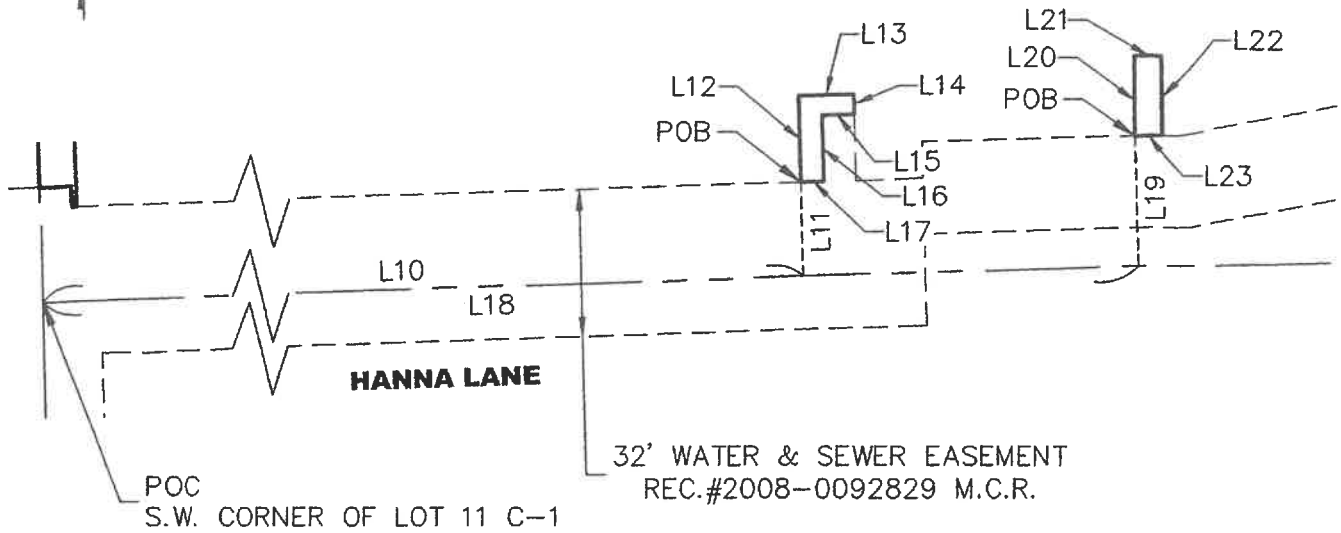
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WATER & SEWER EASEMENT
CHICKEN 'N PICKLE
GLENDALE, ARIZONA

DRAWING:	W&S ESMT.DWG		
JOB#	P6244	SCALE:	1"=40'
DRAFTER:	DSR	CHK:	JH
		SHT:	2 OF 3
		DATE:	4/27/23

LOT 11 C-1
BK. 1666, PG. 29, M.C.R.
APN 102-01-262



LINE TABLE		
LINE	DIRECTION	LENGTH
L10	N88°12'13"E	316.01'
L11	N1°47'47"W	20.39'
L12	N1°47'39"W	18.86'
L13	N88°12'21"E	12.00'
L14	S1°47'39"E	4.42'
L15	S88°12'21"W	7.00'
L16	S1°47'39"E	14.44'
L17	S88°12'21"W	5.00'
L18	N88°12'13"E	388.91'

LINE TABLE		
LINE	DIRECTION	LENGTH
L19	N1°47'47"W	28.27'
L20	N1°04'08"W	17.44'
L21	N88°55'52"E	6.00'
L22	S1°04'08"E	17.36'
L23	S88°12'21"W	6.00'



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WATER & SEWER EASEMENT
CHICKEN 'N PICKLE
GLENDALE, ARIZONA

DRAWING:	W&S	ESMT.DWG		
JOB#	P6244	SCALE:	1"=40'	SHT: 3 OF 3
DRAFTER:	DSR	CHK:	JH	DATE: 4/27/23

"Exhibit B"

**WATER & SEWER EASEMENT
LOT 11A
JOB #6244**

DATE: APRIL 27, 2023

EASEMENT OVER A PORTION OF LOT 11A SHOWN ON MINOR LAND DIVISION LOT SPLIT FOR ENTERTAINMENT CENTER DEVELOPMENT, LLC, ACCORDING TO BOOK 979 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTH HALF 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 NORTHEAST CORNER OF SAID LOT 11A;

THENCE SOUTH 01 DEGREES 47 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11A, A DISTANCE OF 164.27 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11A, A DISTANCE OF 119.38 FEET TO THE NORTHERLY LINE OF EXISTING WATER AND SEWER EASEMENT, ACCORDING TO RECORDING NUMBER 2008-0092829, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 88 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE OF SAID EXISTING WATER AND SEWER EASEMENT, A DISTANCE OF 4.05 FEET;

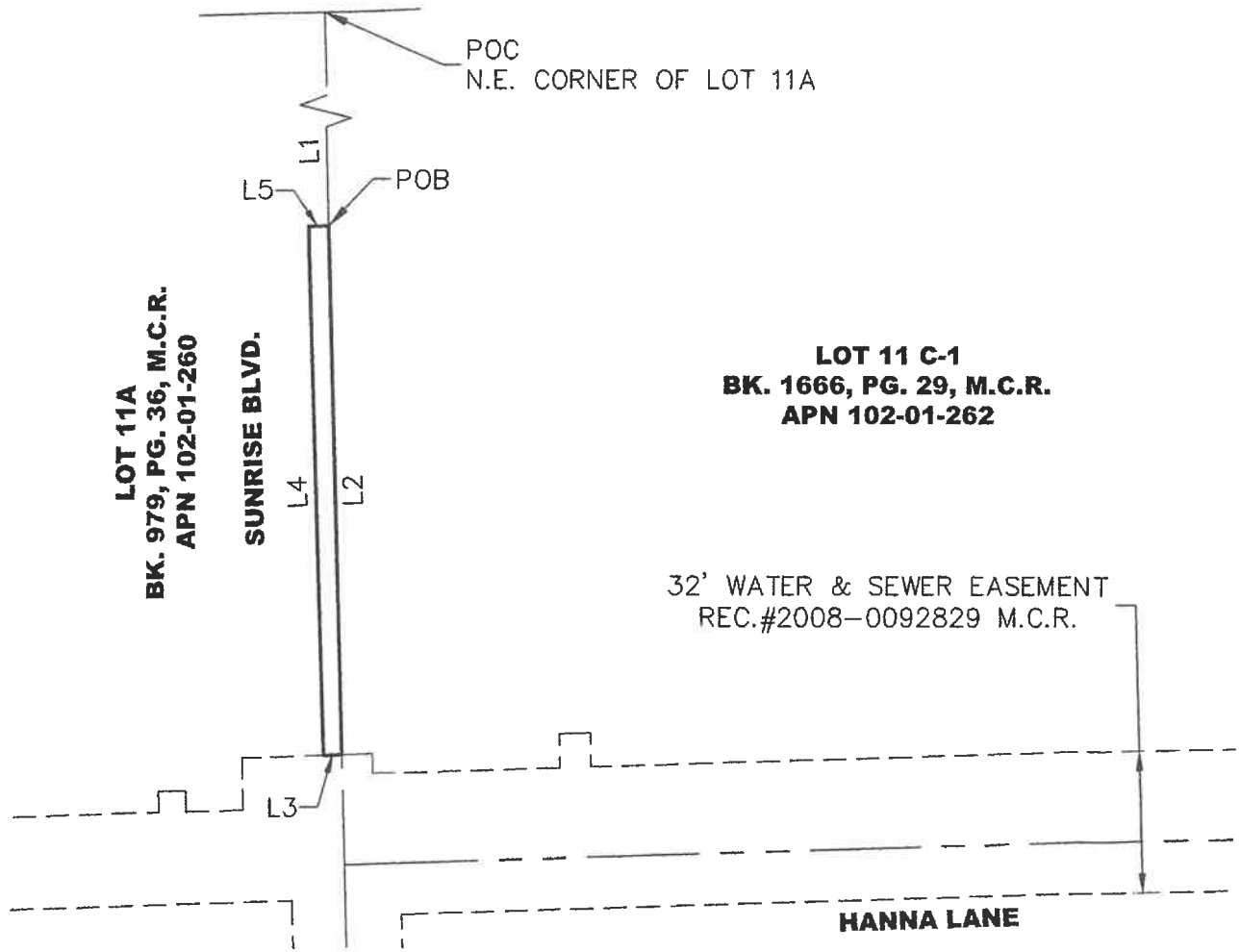
THENCE NORTH 02 DEGREES 00 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.38 FEET;

THENCE NORTH 88 DEGREES 11 MINUTES 57 SECONDS EAST, A DISTANCE OF 4.50 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 510 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.



"Exhibit B"



LOT 11A
BK. 979, PG. 36, M.C.R.
APN 102-01-260

LOT 11 C-1
BK. 1666, PG. 29, M.C.R.
APN 102-01-262

32' WATER & SEWER EASEMENT
 REC.#2008-0092829 M.C.R.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S1°47'47"E	164.27'
L2	S1°47'47"E	119.38'
L3	S88°12'21"W	4.05'
L4	N2°00'47"W	119.38'
L5	N88°11'57"E	4.50'



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 PHOENIX, AZ 85029
 602.957.3350

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WATER & SEWER EASEMENT
CHICKEN 'N PICKLE
GLENDALE, ARIZONA

DRAWING: W&S ESMT LOT 11A.DWG			
JOB#	P6244	SCALE: 1"=40'	SHT: 1 OF 1
DRAFTER:	DSR	CHK: JH	DATE: 4/27/23

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, **PLAYA DE NEGRO PROPERTIES LLC.**, an Arizona limited liability company ("Grantor"), does hereby convey to the **City of Glendale**, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a water line and appurtenances ("facilities") upon, over and under the surface of the following described property:

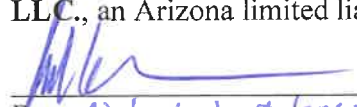
See Attached Description, "Exhibit A"

Together with the right of ingress and egress to, from, across and along the Grantor's Property, and with the right to use lands adjacent to said easement during temporary periods of construction; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said premises; to add to or alter said facilities at any reasonable time; and to trim or remove any trees or shrubs that in the judgment of the City may interfere with the construction, operation or maintenance of said facilities.

By accepting this easement, the City of Glendale agrees to exercise reasonable care to avoid any damage to said real property above described.

Dated this 17 day of May, 2023.

**PLAYA DE NEGRO PROPERTIES
LLC.**, an Arizona limited liability company


By: Michael K Johnson
Its: partner

**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 17 day of May, 2023 by _____, who acknowledged that she executed this instrument for the purposes therein contained.

My commission expires:



5330 W Glenn Dr
Ord _____

EXHIBIT A

LEGAL DESCRIPTION FIRELINE EASEMENT DEDICATED

A portion of Lot 15, Block 2, of "PARK PLACE" as recorded in Book 4 of Maps, Page 40, Official Records of Maricopa County, Arizona which is located in a portion of the South half of the Southeast quarter of Section 5, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at the Southwest property corner of Lot 15 of said "PARK PLACE"; thence North 89 degrees 50 minutes 27 seconds East, along the Northerly right-of-way line of W. Glenn Drive, a distance of 90.52 feet to the POINT OF BEGINNING;

- THENCE North 00 degrees 11 minutes 32 seconds West, departing from said Northerly right-of-way line of W. Glenn Drive, a distance of 58.65 feet;
- THENCE South 89 degrees 48 minutes 28 seconds West, a distance of 27.01 feet;
- THENCE North 00 degrees 11 minutes 32 seconds West, a distance of 10.00 feet;
- THENCE North 89 degrees 48 minutes 28 seconds East, a distance of 37.01 feet;
- THENCE South 00 degrees 11 minutes 32 seconds East, along a line being 10.00 feet with 9.98 feet East of as measured perpendicular to the Easterly property line of said Lot 15, to a point on the Northerly right-of-way line of W. Glenn Drive, a distance of 68.66 feet;
- THENCE South 89 degrees 50 minutes 27 seconds West, along said Northerly right-of-way line of said W. Glenn Drive, a distance of 10.00 feet returning and said POINT OF BEGINNING.

Containing 957 square feet or 0.02 acres, more or less.

BASIS OF BEARING

The monument line of W. Glenn Drive located between N. 54th Avenue South and N. 53rd Avenue, using a bearing of South 89 degrees 51 minutes 42 Seconds West as shown on the "RECORD OF SURVEY" according to Book 1622 of Maps, Page 27, Official Records of Maricopa County, Arizona.

Reference is hereby made to the attached Exhibit B



EXPIRES 06/30/2017

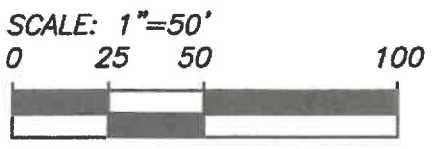
Page 2 of 2

APN: 147-17-051
Fireline Easement Dedicated
REC/tc
May 18, 2023

ALL RECORDED VALUES ARE AS SHOWN IN BK. 4 OF MAPS, PG. 40 AND BK. 1622 OF MAPS, PG. 27, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.



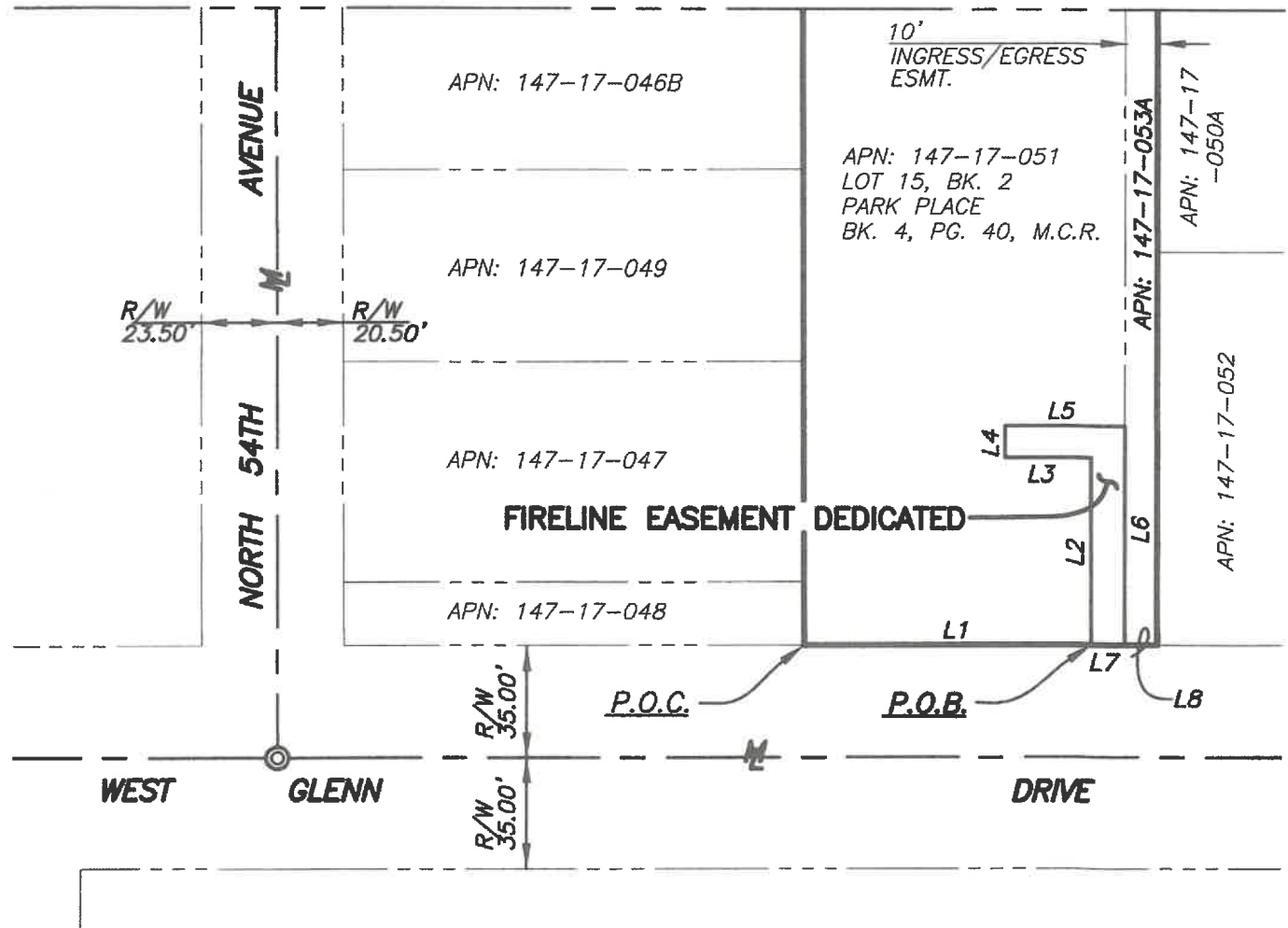
EXHIBIT B
FIRELINE EASEMENT DEDICATED



ALL VALUES ARE CALCULATED, UNLESS NOTED OTHERWISE

(R) RECORDED
(C) CALCULATED

MATCH SHEET 2 OF 3



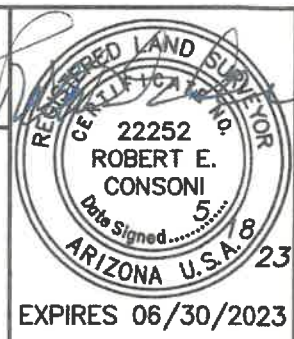
LEGEND

———— FIRELINE EASEMENT DEDICATION

SKETCH OF LEGAL DESCRIPTION

THOMAS CHLEBANOWSKI, P.E.
P.O. Box 128
Litchfield Park, AZ 85340
Ph: 623. 3416.3580 • E: thoschleb@hotmail.com

FIRE LINE DEDICATION
A PORTION OF THE SE.1/4
OF SEC. 5, T.2N., R.2E.
OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, AZ



Job No. 2022.002
Date 05/18/2023
By REC/tc
Sheet No. 1 of 3

F:\5330 W Glenn Drive\05.18.2023\Fireline Esmt Dedication 05.18.2023.dwg Plotted 5/17/23 by robert

This drawing is an instrument of service. It is the property of thomas chlebanowski engineering consultant, and may not be reproduced or reproduction hereof used without permission.

ALL RECORDED VALUES ARE AS SHOWN IN BK. 4 OF MAPS, PG. 40 AND BK. 1622 OF MAPS, PG. 27, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

NORTH



EXHIBIT B
FIRELINE EASEMENT
DEDICATED

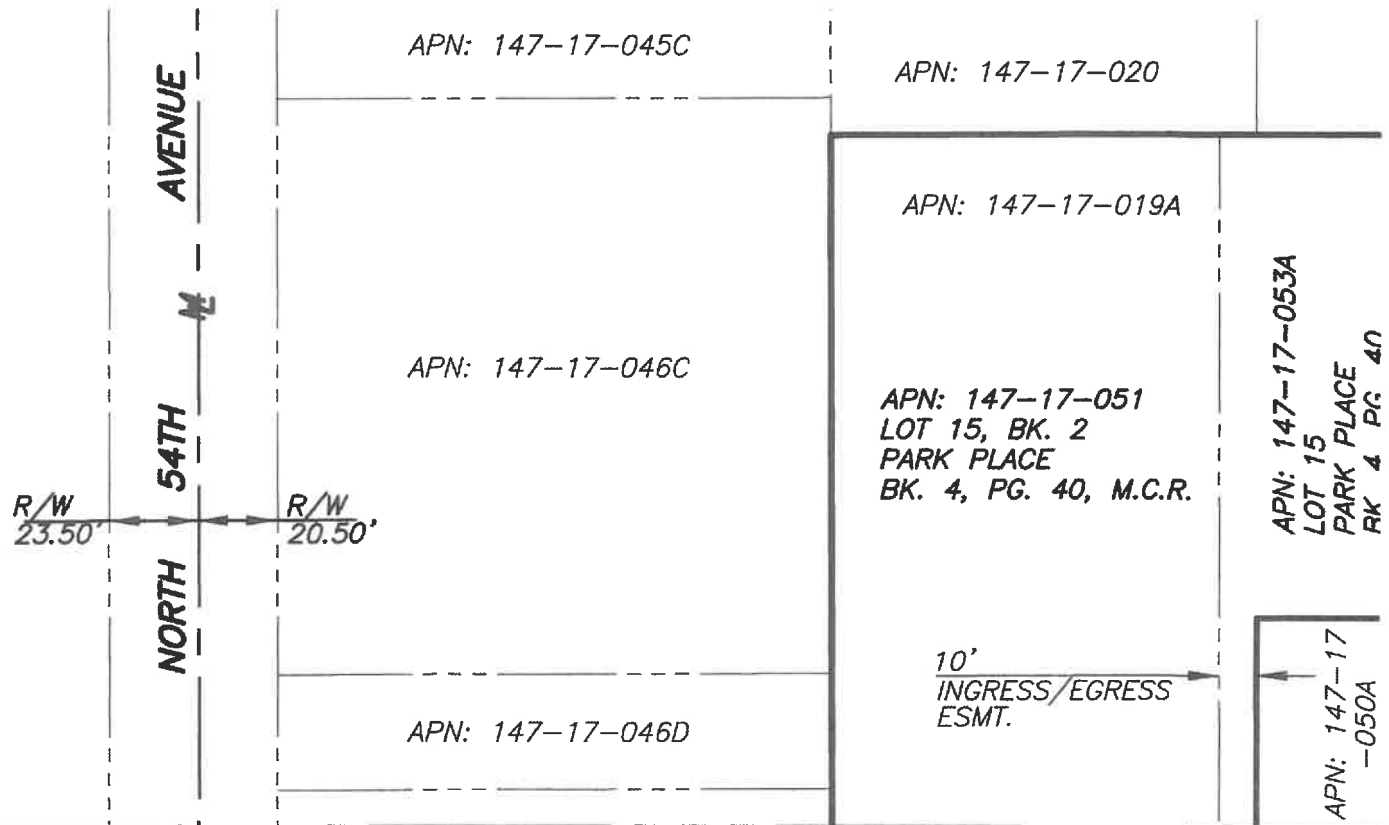
SCALE: 1"=50'

0 25 50 100



ALL VALUES ARE CALCULATED, UNLESS NOTED OTHERWISE

(R) RECORDED
(C) CALCULATED



MATCH SHEET 1 OF 3

LEGEND

———— FIRELINE EASEMENT
———— DEDICATION

SKETCH OF LEGAL DESCRIPTION

THOMAS CHLEBANOWSKI, P.E.
P.O. Box 128
Litchfield Park, AZ 85340
Ph: 623. 3416.3580 • E: thoschleb@hotmail.com

FIRE LINE DEDICATION
A PORTION OF THE SE.1/4
OF SEC. 5, T.2N., R.2E.
OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, AZ



Job No.	2022.002
Date	05/18/2023
By	REC/tc
Sheet No.	2 of 3

F:\5330 W Glenn Drive\05.18.2023\Fireline Esmt Dedication 05.18.2023.dwg Plotted 5/17/23 by robert

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EXHIBIT B
FIRELINE EASEMENT
DEDICATED

(R) RECORDED

LINE TABLE

NO.	BEARING	DISTANCE
L1	N.89°50'27"E.	90.52'
L2	N.00°11'32"W.	58.65'
L3	S.89°48'28"W.	27.01'
L4	N.00°11'32"W.	10.00'
L5	N.89°48'28"E.	37.01'
L6	S.00°11'32"E.	68.66'
L7	S.89°50'27"W.	10.00'
L8	N.89°50'27"W.	9.98'

ALL VALUES ARE CALCULATED, UNLESS OTHERWISE SHOWN

F:\5330 W Glenn Drive\05.18.2023\Fireline Esmt Dedication 05.18.2023.dwg Plotted 5/17/23 by robert

SKETCH OF LEGAL DESCRIPTION

THOMAS CHLEBANOWSKI, P.E.
 P.O. Box 128
 Litchfield Park, AZ 85340
 Ph: 623. 3416.3580 • E: thoschleb@hotmail.com

FIRE LINE DEDICATION
 A PORTION OF THE SE.1/4
 OF SEC. 5, T.2N., R.2E.
 OF THE G.&S.R.B.&M.,
 MARICOPA COUNTY, AZ



Job No.
2022.002
 Date
05/18/2023
 By
REC/tc
 Sheet No.
3 of 3

EXPIRES 06/30/2023

This drawing is an instrument of service. It is the property of thomas chlebanowski engineering consultant, and may not be reproduced or reproduction hereof used without permission.

BOUNDARY CLOSURE CALCULATIONS

**Parcel Name: FIRELINE EASEMENT DEDICATED
5330 W. GLENN DRIVE**

Line	Course: N 00-11-32 W	Length: 58.65	North: 0.2515	East : 90.5197
			North: 58.9011	East : 90.3229
Line	Course: S 89-48-28 W	Length: 27.01	North: 58.8105	East : 63.3130
Line	Course: N 00-11-32 W	Length: 10.00	North: 68.8105	East : 63.2795
Line	Course: N 89-48-28 E	Length: 37.01	North: 68.9346	East : 100.2893
Line	Course: S 00-11-32 E	Length: 68.66	North: 0.2750	East : 100.5196
Line	Course: S 89-50-27 W	Length: 10.00	North: 0.2472	East : 90.5197

Perimeter: 211.32 Area: 957 sq. ft. 0.02 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0042 Course: S 00-12-53 E
Error North: -0.00423 East : 0.00002
Precision 1: 50,316.67

Page 1 of 1



EXPIRES 06/30/2020

APN: 147-17-051
Fireline Easement Dedicated
REC/tc
May 18, 2023

ATTACHMENT 4

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

PUBLIC UTILITY EASEMENT

CSDCPC EDISON LLC, an Arizona limited liability company, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 2023-0021180, hereby declares a certain area of said tract as Public Utility Easement. Said Public Utility Easement is legally described as follows:

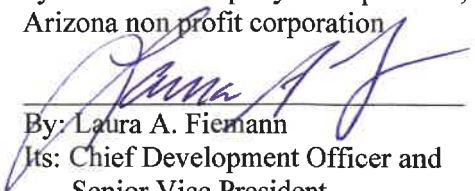
See Attached Description, "Exhibit A"

The Public Utility Easement is for the purpose of installing, constructing, maintaining, repairing, replacing and utilizing public utilities.

The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of Grantors, Users and their respective heirs, administrator, personal representatives, successors and assigns.

Dated this 25th day of May, 2023.

CSDCPC EDISON LLC, a Delaware limited liability company, wholly owned by CSDC Property Corporation, an Arizona non profit corporation


By: Laura A. Fiemann
Its: Chief Development Officer and Senior Vice President

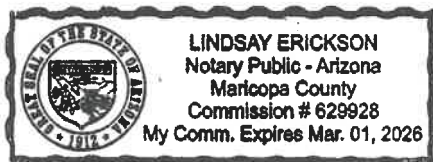
**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 25th day of May, 2023 by Laura A. Fiemann, Chief Development Officer and Senior Vice President of CSDCPC Edison, LLC, who acknowledged that she executed this instrument for the purposes therein contained.


Notary Public

My commission expires: 3/1/26



5136 N 83rd Ave
Ord. No. _____

**EXHIBIT A
PAGE 1 OF 2**

AN EIGHT (8) FOOT WIDE STRIP OF LAND FOR THE PURPOSE OF PROVIDING A PUBLIC UTILITY EASEMENT FOR INSTALLATION AND MAINTENANCE PURPOSES, BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 8-FEET OF THE EAST 68-FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA;

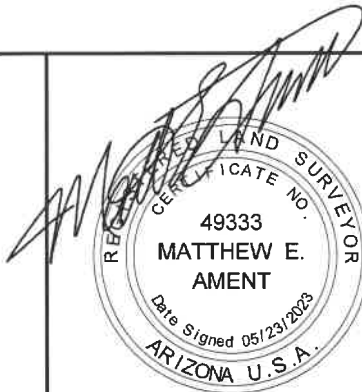
EXCEPT, THE EAST 5' THEREOF.

SAID PORTION OF LAND CONTAINING 2522.32 SF OR 0.058 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS, RESTRICTIONS OR RIGHTS-OF-WAY.

Plotted: 05/23/23 - 4:11 PM, By: USER
File: Z:\Projects\22123 - Edison Charter School-83rd and Camelback\DWG\22123_PUE ROW EXH.dwg -> 1.1 -PUE



1838 W PARKSIDE LN
SUITE 105
PHOENIX, AZ 85027
WWW.AMENTPRO.COM
OFFICE: 480-656-0191
INFO@AMENTPRO.COM



LEGAL DESCRIPTION

PUBLIC UTILITY EASEMENT

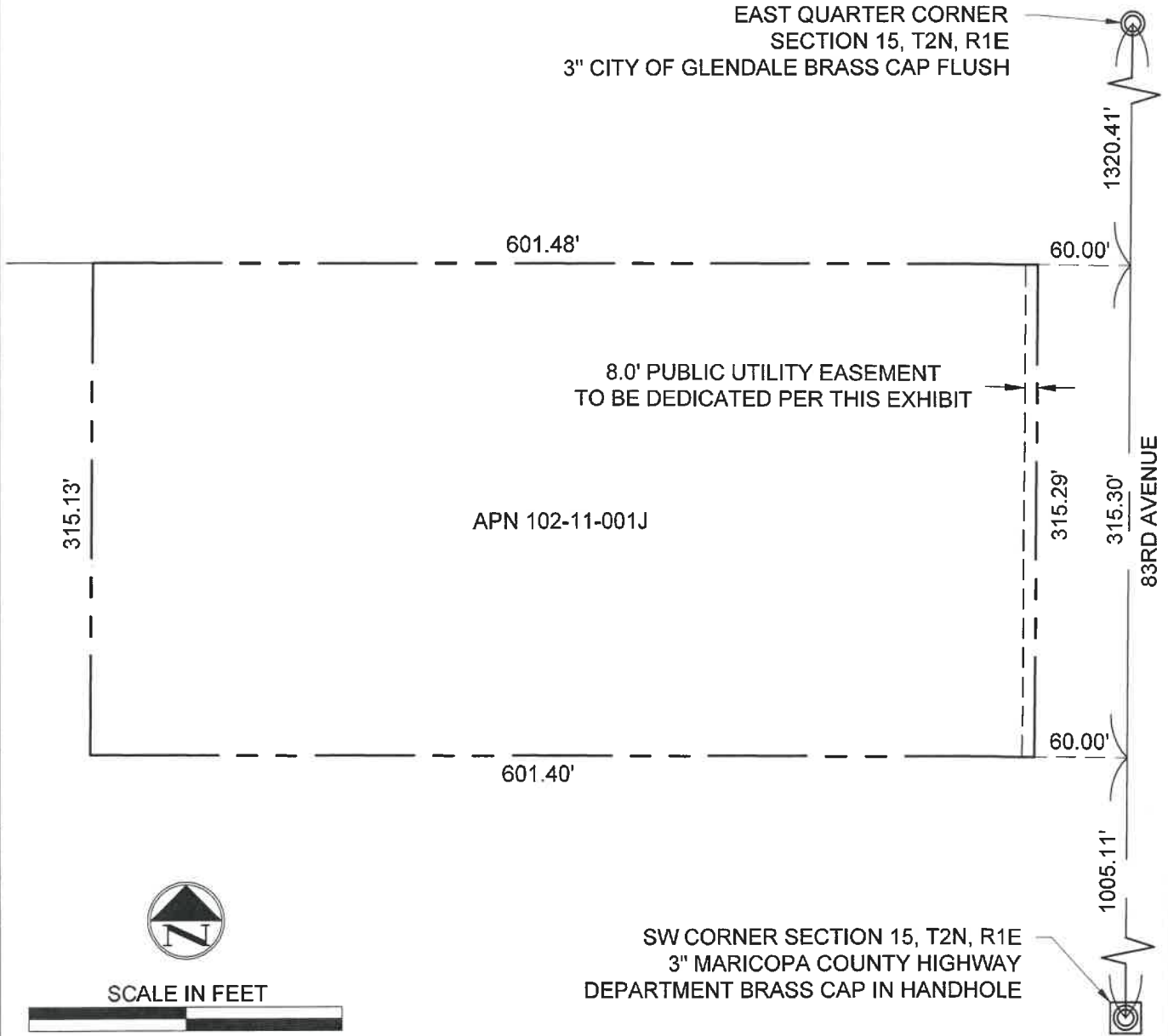
EDISON CHARTER SCHOOL

5136 N 83RD AVE
GLENDALE, AZ 85303

22123
MAY 23, 2023

**EXHIBIT A
PAGE 2 OF 2**

EAST QUARTER CORNER
SECTION 15, T2N, R1E
3" CITY OF GLENDALE BRASS CAP FLUSH



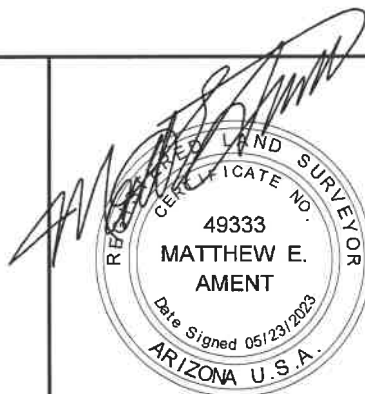
SCALE IN FEET



SW CORNER SECTION 15, T2N, R1E
3" MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HANDHOLE

Plotted: 05/23/23 - 4:11 PM, By: USER
File: Z:\Projects\22123 - Edison Charter School-83rd and Camelback\DWG\22123_PUE_ROW\EXH.dwg -> 1.2 - PUE

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MAP EXHIBIT
PUBLIC UTILITY EASEMENT
EDISON CHARTER SCHOOL
5136 N 83RD AVE
GLENDALE, AZ 85303
22123
MAY 23, 2023

ATTACHMENT 5

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, CSDCPC EDISON 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:

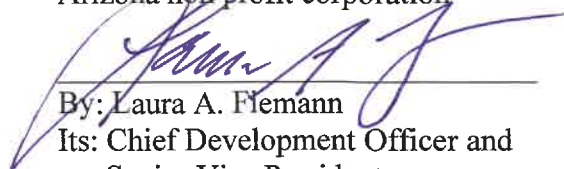
See Attached Description, "Exhibit A"

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 25th day of May, 2023.

CSDCPC EDISON LLC, a Delaware limited liability company, wholly owned by CSDC Property Corporation, an Arizona non-profit corporation


By: Laura A. Fiemann
Its: Chief Development Officer and Senior Vice President

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

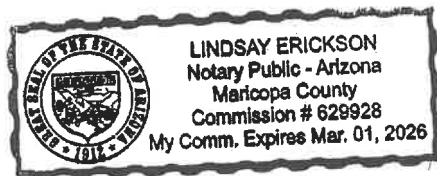
STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 25th day of May, 2023 by Laura A. Fiemann, Chief Development Corporation and Senior Vice President of CSDCPC Edison, LLC, who acknowledged that she executed this instrument for the purposes therein contained.



Notary Public

My commission expires: 3/1/24



5136 N 83rd Ave
Ord _____

**EXHIBIT A
PAGE 1 OF 2**

A FIVE (5) FOOT STRIP OF LAND FOR THE PURPOSE OF DEDICATED PUBLIC RIGHT-OF-WAY, BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

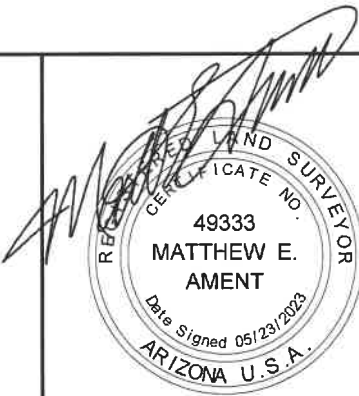
THE WEST 5 FEET OF THE EAST 60-FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA;

SAID PORTION OF LAND CONTAINING 1576.45 SF OR 0.036 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS, RESTRICTIONS OR RIGHTS-OF-WAY.

Plotted: 05/23/23 - 12:21 PM, By: USER
File: Z:\Projects\22123 - Edison Charter School\83rd and Camelback\DWG\22123 PLUE ROW EXH.dwg, ---> 2.1 - ROW



**1838 W PARKSIDE LN
SUITE 105
PHOENIX, AZ 85027
WWW.AMENTPRO.COM
OFFICE: 480-656-0191
INFO@AMENTPRO.COM**



LEGAL DESCRIPTION

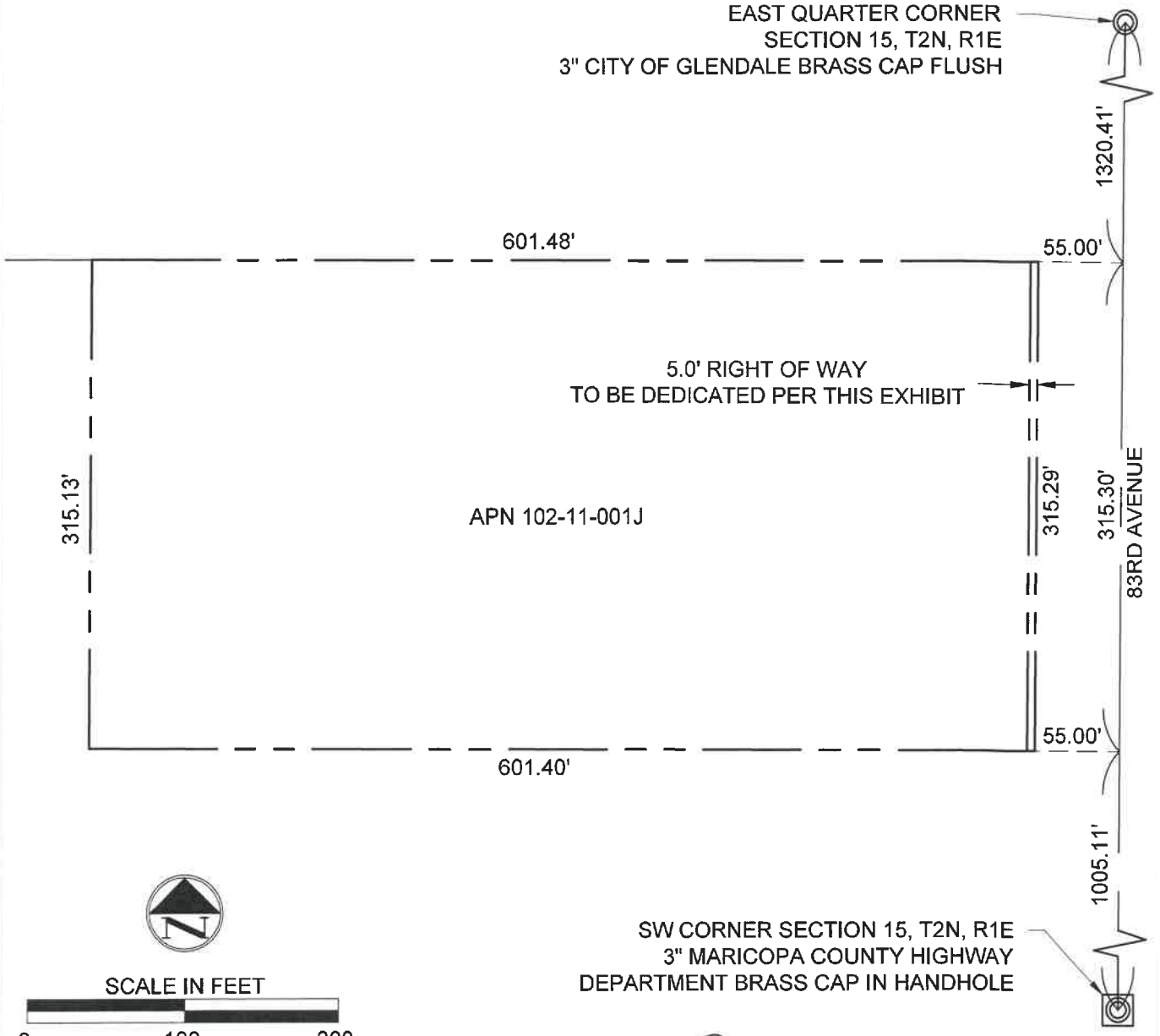
RIGHT OF WAY DEDICATION

EDISON CHARTER SCHOOL
5136 N 83RD AVE
GLENDALE, AZ 85303

22123
MAY 23, 2023

**EXHIBIT A
PAGE 2 OF 2**

EAST QUARTER CORNER
SECTION 15, T2N, R1E
3" CITY OF GLENDALE BRASS CAP FLUSH



SCALE IN FEET

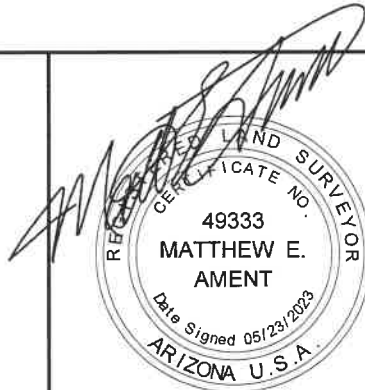


SW CORNER SECTION 15, T2N, R1E
3" MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HANDHOLE

Plotted: 05/23/23 - 12:21 PM, By: USER
File: Z:\Projects\22123 - Edison Charter School\83rd and Camelback\DWG\22123_PUE_ROW_EXH.dwg, --> 2.2 - ROW

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MAP EXHIBIT

RIGHT OF WAY DEDICATION

EDISON CHARTER SCHOOL

5136 N 83RD AVE
GLENDALE, AZ 85303

22123
MAY 23, 2023