

ORDINANCE NO. O24-07

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF DEEDS AND 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 the City's Capital Improvement Program; 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.

WHEREAS, where these improvements are located on City property, the City is designating a portion of the property to be dedicated as public right-of-way.

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

SECTION 1. That the real property interests and/or public dedication(s) being authorized and accepted are summarized in attached Exhibit 1, Deeds and Dedication Table.

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the deeds and dedication, attached hereto as Attachments 1 – 3, 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 26th day of March, 2024.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

ATTACHMENT 1

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

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

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

See attached legal "Exhibit A"

Dated this ___ day of _____, 2024.

City of Glendale, an Arizona municipal corporation

BY: _____
Kevin R. Phelps, City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

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

STATE OF ARIZONA)
) ss.
County of MARICOPA)

This instrument was acknowledged before me this _____ day of _____, 2024 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

Exhibit "A"

RIGHT-OF-WAY DESCRIPTION

A PORTION OF NEW LOT 1 OF THE "LOT TIE FOR GLENDALE FIRE STATION 153" RECORDED IN BOOK 1777 PAGE 9, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF GLENDALE BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH A CITY OF GLENDALE BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER BEARS NORTH 0°36'51" EAST, A DISTANCE OF 2621.45 FEET;

THENCE NORTH 0°36'51" EAST, A DISTANCE OF 929.32 FEET TO A CITY OF GLENDALE BRASS CAP FLUSH MARKING THE INTERSECTION OF NORTH 59TH AVENUE AND WEST DAILEY STREET AND THE POINT OF BEGINNING;

THENCE NORTH 0°36'51" EAST, A DISTANCE OF 391.81 FEET TO A MAG NAIL WITH TAG "RLS 38862";

THENCE SOUTH 89°43'25" EAST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 0°36'51" WEST, A DISTANCE OF 349.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°20'15", AND A CHORD THAT BEARS SOUTH 44°33'17" EAST, 17.02 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.92 FEET;

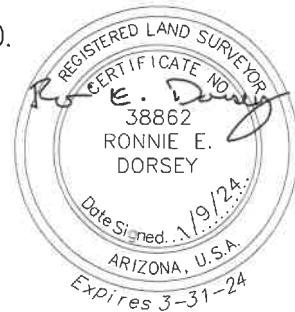
THENCE SOUTH 89°43'25" EAST, A DISTANCE OF 172.51 FEET;

THENCE SOUTH 0°36'51" WEST, A DISTANCE OF 30.00 FEET TO A MAG NAIL WITH TAG "RLS 38862";

THENCE NORTH 89°43'25" WEST, A DISTANCE OF 229.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 23200 SQUARE FEET OR 0.5326 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



P:\VDA\08807 Glendale Fire Station 153\Survey\dwg\Glendale FS 153 RW Exhibit.dwg Jan 08, 2024, 04:39PM Pablo.Gonzalez



2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

EXHIBIT "A"



NOT TO SCALE

WEST 1/4 CORNER
SECTION 8 T3N R2E G&SRM
FOUND CITY OF GLENDALE
BRASS CAP FLUSH

APN 200-74-467
THUR ROBERT SCOTT
DEED NO. 2004-0887904
L1

W HEARN
ROAD

FOUND MAG NAIL
WITH TAG
"RLS 38862"

65' ROADWAY
EASEMENT PER
BK 13 PG 67



N 59TH AVE
(BASIS OF BEARING)

N0°36'51"E 2621.45'

391.81'

45'

S0°36'51"W 349.74'

NEW LOT 1
"LOT TIE FOR GLENDALE
FIRE STATION 153"
PER BOOK 1777 PAGE 9

33' ROADWAY
EASEMENT PER
BK 2 PG 14

APN 200-74-511
YOUNG RONALD/TRACY
DEED NO. 2019-0127922

POB
FOUND CITY OF
GLENDALE BRASS
CAP FLUSH

S89°43'25"E 172.51'

30'

N89°43'25"W 229.58'

W DAILEY ST

FOUND MAG NAIL
WITH TAG "RLS 38862"

929.32'

POC
SOUTHWEST CORNER
SECTION 8 T3N R2E G&SRM
FOUND CITY OF GLENDALE
BRASS CAP IN HAND HOLE

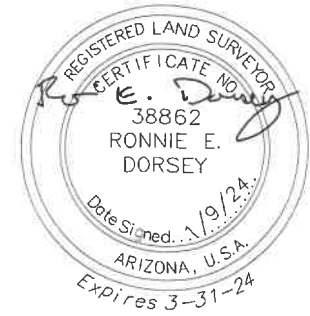


2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

SHEET 2 OF 3

EXHIBIT "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°43'25"E	45.00'
L2	S0°36'51"W	30.00'



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	90°20'15"	12.00	18.92'	S44°33'17"E	17.02'

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
DOC. NO.	DOCUMENT NUMBER
E	EAST
MCR	MARICOPA COUNTY RECORDS
N	NORTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

LEGEND

—————	SUBJECT BOUNDARY
- - - - -	OTHER EASEMENT LINE
— · — · —	RIGHT-OF-WAY LINE
— · — — —	LOT LINE
— · — — —	PLSS SECTION LINE



2152 SOUTH VINEYARD, SUITE 123
 MESA, ARIZONA 85210
 TEL 480.768.8600
 www.sunrise-eng.com

ATTACHMENT 2

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

SPECIAL WARRANTY DEED

For Ten Dollars and other valuable consideration, I or We, **5050 NORTHERN 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 the acts of Grantor and no other, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 14th day of December, 2023.

5050 NORTHERN LLC,
an Arizona limited liability company


By: Stephen Fiore
Its: Manager

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

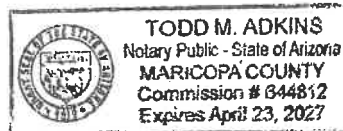
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 14th day of December, 2023 by Stephen Fiore, who acknowledged that he executed this instrument for the purposes therein contained.



Notary Public

My commission expires:



5060 W Northern Ave
Ord _____

"EXHIBIT A"

**LEGAL DESCRIPTION
TRIANGLE CORNER RIGHT-OF-WAY DEDICATION
TAKE 5 PARCEL
5050 W. NORTHERN AVENUE**

That portion of the Southwest quarter of the Southwest quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 33, marked by a found brass cap in handhole, from which the West quarter corner of said Section 33, being marked by a found brass cap in handhole bears North, 2636.31 feet therefrom;

Thence North (Basis of Bearings) along the West line of said Section 33, said line also being the center line of 51st avenue, a distance of 69.59 feet;

Thence East, 55.00 feet to a point on the East line of 51st Avenue, said line being 55 feet East of and parallel with the West line of said Southwest quarter, said point being the POINT OF BEGINNING;

Thence North, along said East line, a distance of 20.00 feet;

Thence South 44° 47' 17" East, 42.58 feet to a point on the North line of Northern Avenue, said line being 60 feet North of and parallel with the South line of said Southwest quarter;

Thence North 89° 34' 21" West, along said North line, a distance of 20.00 feet;

Thence North 44° 47' 31" West, 14.19 feet to the POINT OF BEGINNING.

Said parcel contains 400 square feet more or less.



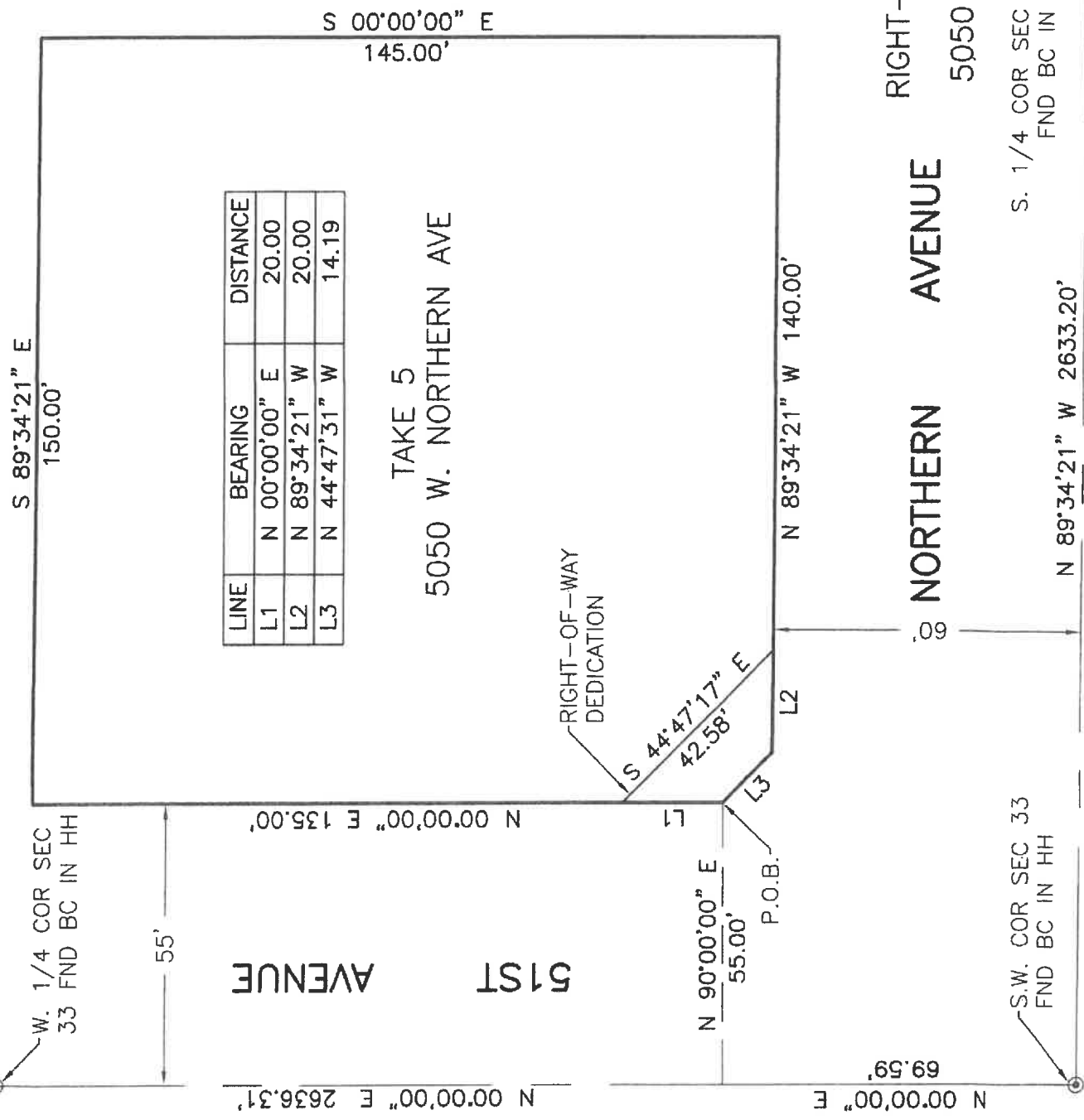


SCALE 1" = 30'

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
TAKE 5
5050 W. NORTHERN AVE

S. 1/4 COR SEC 33
FND BC IN HH

BAUER LAND SURVEYING LLC / PH: 602-499-4104



LINE	BEARING	DISTANCE
L1	N 00°00'00" E	20.00
L2	N 89°34'21" W	20.00
L3	N 44°47'31" W	14.19

TAKE 5
5050 W. NORTHERN AVE

RIGHT-OF-WAY
DEDICATION

S 44°47'17" E
42.58'

N 89°34'21" W 140.00'

NORTHERN AVENUE

N 89°34'21" W 2633.20'

W. 1/4 COR SEC 33
FND BC IN HH

55'

51ST AVENUE

N 00°00'00" E 135.00'

N 90°00'00" E
55.00'

P.O.B.

69.59'

S.W. COR SEC 33
FND BC IN HH

N 00°00'00" E 2636.31'

N 00°00'00" E

S 00°00'00" E
145.00'

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, 8250 W GLENDALE LLC, a Delaware limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

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.

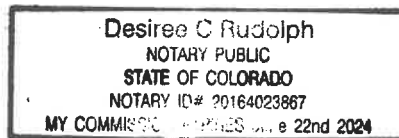
Dated this 17th day of January, 2024.

8250 W GLENDALE LLC, a Delaware limited liability company

By: [Signature]
Its: Jim Cole
Vice President

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

Cobabe
STATE OF ARIZONA }
Maricopa } ss.
County of Maricopa



The foregoing instrument was acknowledged before me this 17th day of January, 2024 by Jim Cole, ~~8250 W Glendale LLC~~ an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.
(8250 W. Glendale LLC)

[Signature]
Notary Public [Signature]

My commission expires:
June 22nd 2024

8250 W Glendale Ave
Ord _____

**LEGAL DESCRIPTION
ROW DEDICATION
8250 WEST GLENDALE AVENUE
GLENDALE, ARIZONA**

December 6, 2023
Job No. P6598
Page 1 of 1

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2, BEING A 1-1/2 INCH S.R.P. BRASS CAP FLUSH, STAMPED 3, 2, 10, 11, L.S. 15925, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 2, BEING A MARICOPA COUNTY BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,625.48 FEET (BASIS OF BEARINGS);

THENCE NORTH 00 DEGREES 24 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 333.01 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 223.00 FEET;

THENCE SOUTH 45 DEGREES 34 MINUTES 49 SECONDS EAST, A DISTANCE OF 56.40 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 228.00 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 15 MINUTES 04 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 333.01 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 41,206 SQUARE FEET OR 0.946 ACRES, MORE OR LESS.



WEST QUARTER CORNER OF SECTION 2,
T.2N., R.1E., G.&S.R.B.&M.
FOUND 3" CITY OF GLENDALE BRASS
CAP IN HANDHOLE.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°24'42"W	333.01'
L2	N89°15'04"E	65.00'
L3	S00°24'42"E	223.00'
L4	S45°34'49"E	56.40'
L5	N89°15'04"E	228.00'
L6	S00°24'42"E	70.00'
L7	S89°15'04"W	333.01'

2286.58'

W. 83RD AVENUE

N00°24'42"W 2619.59'

R.O.W.
DEDICATED
HEREON

APN 142-27-008D

APN 142-27-008C



W. GLENDALE AVENUE

2292.47'

L7

N89°15'04"E 2625.48'
BASIS OF BEARINGS

POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 2,
T.2N., R.1E., G.&S.R.B.&M.
FOUND 1 1/2" S.R.P. BRASS CAP FLUSH,
STAMPED 3, 2, 10, 11, L.S. 15925

SOUTH QUARTER CORNER OF SECTION 2,
T.2N., R.1E., G.&S.R.B.&M.
FOUND MARICOPA COUNTY
ENGINEERING DEPARTMENT BRASS CAP
IN HANDHOLE, NO STAMPING.

RICK
ENGINEERING COMPANY

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350

rickengineering.com

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

LEGAL DESCRIPTION
ROW DEDICATION
8250 WEST GLENDALE AVENUE
GLENDALE, ARIZONA

DRAWING:	6598-row-dedication-exh-V2.DWG			
JOB#	P6598	SCALE:	NTS	SHT: 1 OF 1
DRAFTER:	EEH	CHK:	MAB	DATE: 12/06/23

Swindall, Lora

From: Cleavenger, Sydney
Sent: Thursday, January 4, 2024 11:44 AM
To: Swindall, Lora
Cc: Sheldon, Megan; Chapin, Jayme
Subject: RE: Environmental Resources' Review of Phase I ESA for Former Texaco - Glendale, AZ (BBG Project: 0523109077)

Lora,

I reviewed the revised Phase I ESA report for the former Texaco on 83rd and Glendale Aves (8250 W Glendale Ave). The revisions adequately address the deficiencies that were identified in the previous version of the report.

I recommend the City accept the revised Phase I ESA report, dated December 13, 2023.

Sincerely,
Sydney



Sydney Cleavenger
Environmental Resources Specialist
Water Services
scleavenger@glendaleaz.com
P 623.930.4119 | C 623.640.8132
7070 West Northern Avenue
Glendale, AZ 85303

We improve the lives of the people we serve every day.
Community • Integrity • Excellence • Innovation • Learning

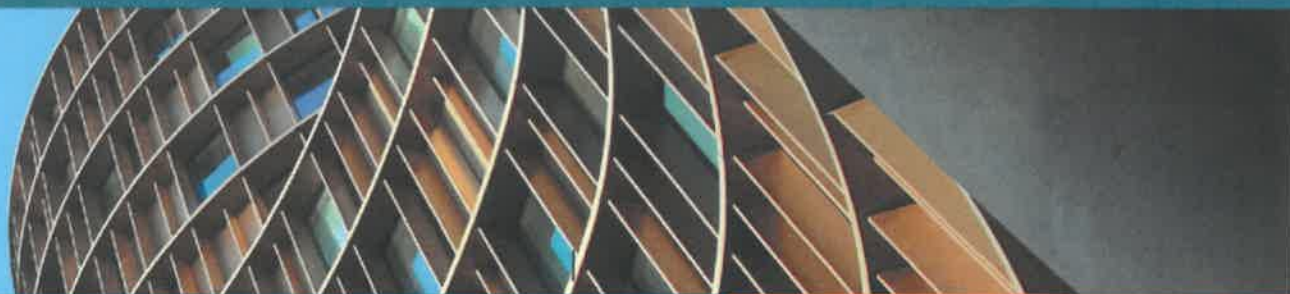
From: Swindall, Lora <LSwindall@GLENDALEAZ.com>
Sent: Thursday, January 4, 2024 10:41 AM
To: Cleavenger, Sydney <SCleavenger@GLENDALEAZ.com>
Subject: FW: Environmental Resources' Review of Phase I ESA for Former Texaco - Glendale, AZ (BBG Project: 0523109077)

FYI....

From: Erica Castro <ecastro@rickengineering.com>
Sent: Thursday, January 4, 2024 10:40 AM
To: Swindall, Lora <LSwindall@GLENDALEAZ.com>; Chapin, Jayme <JChapin@GLENDALEAZ.COM>; Sheldon, Megan <MSheldon@GLENDALEAZ.COM>
Cc: Jeff Hunt <jhunt@rickengineering.com>; Laurie L. Castillo <llcastillo@rickengineering.com>; Erica Castro <ecastro@rickengineering.com>
Subject: FW: Environmental Resources' Review of Phase I ESA for Former Texaco - Glendale, AZ (BBG Project: 0523109077)

Good morning,

The revised report is available through the link below.



The insight you need. The independence you trust.

Former Gas Station

8250 West Glendale Avenue
Glendale, Arizona 85303

BBG Project: 0523109077

Prepared For

Ultra Clean Express
5140 West Cheyenne Avenue
Las Vegas, Nevada 89130

Report Date

December 13, 2023

Interviews: December 1, 2023

Government Records Review: November 30, 2023

Visual Inspection: December 6, 2023

Prepared By

BBG Assessments, LLC
Locations Nationwide

BBG Main Contact

Kaitlin Dunn, PG | kdunn@bbgres.com | 713.335.9643

Thom Tobin | ttobin@bbgres.com | 312.741.8513