

ORDINANCE NO. 024-21

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF DEEDS, EASEMENTS AND A 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 – 4, granting the interest in, or dedication of, the properties therein legally described.

SECTION 3. That the City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

SECTION 4. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

(Signatures on the following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 11th day of June, 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

EXHIBIT 1

EASEMENTS, DEEDS AND DEDICATION TABLE

FOR ORDINANCE NO. O24-21

| ATTACHMENT NO. | | |
|-----------------------|---------------------|--|
| 1 | Grantor Name | YADIRA R. FLORES |
| | Development/Project | FLORES – OLIVAS |
| | Location | 7448 North 83 rd Avenue |
| | Purpose | Dedication of Right-of-Way on 83 rd Avenue |
| | Conveyance Document | Warranty Deed |
| 2 | Grantor Name | SILVER EAGLE PROPERTIES, LLC |
| | Development/Project | ANDREW’S REFRIGERATION PHASE 2 |
| | Location | 5800 West Missouri Avenue |
| | Purpose | Waterline Easement |
| | Conveyance Document | Conveyance of Easement |
| 3 | Grantor Name | CITY OF GLENDALE |
| | Development/Project | SARIVAL AVENUE |
| | Location | Northeast Corner of Sarival Avenue and Northern Avenue |
| | Purpose | Dedication of Public Right-of-Way |
| | Conveyance Document | Dedication of Public Right-of-Way |
| 4 | Grantor Name | LUKE 303 LLC |
| | Development/Project | CROW INDUSTRIAL |
| | Location | 6706 North Alsup Road |
| | Purpose | Dedication of Right-of-Way on Glendale Avenue |
| | Conveyance Document | Warranty Deed |
| | | |
| | | |
| | | |
| | | |

ATTACHMENT 1

**EXHIBIT "A"**

**LEGAL DESCRIPTION
FOR
CITY OF GLENDALE
83RD AVENUE – GLENDALE AVENUE TO NORTHERN AVENUE
APN 142-31-001D
RIGHT OF WAY**

That portion of a parcel of land described in Document # 2022-0456886 of the Maricopa County Recorder (MCR), located in the Northeast Quarter of Section 3, Township 2 North Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the City of Glendale brass cap in hand hole found at the East Quarter Corner of said Section 3, from which the Maricopa County Department of Transportation (MCDOT) brass cap in hand hole found at the Northeast Corner of said Section 3 bears North 00 degrees 24 minutes 33 seconds West a distance of 2,582.19 feet, said line being the East line of said Northeast Quarter, and said line being the basis of bearing for this description;

Thence along the east-west mid-section line, South 89 degrees 23 minutes 18 seconds West a distance of 40.00 feet to a point on the existing west right of way line of 83rd Avenue, said point also being on the south deed line of said parcel of land, and said point being the POINT OF BEGINNING;

Thence continuing along said east-west mid-section line and said south deed line, South 89 degrees 23 minutes 18 seconds West a distance of 20.00 feet to a point on a line parallel with and 60.00 feet distant from said East line;

Thence along said parallel line, North 00 degrees 24 minutes 33 seconds West a distance of 97.46 feet to a point on the north deed line of said parcel of land;

Thence along said north deed line, North 89 degrees 26 minutes 07 seconds East a distance of 20.00 feet to a point on said existing west right of way line of 83rd Avenue;

Thence along said existing west right of way line, South 00 degrees 24 minutes 33 seconds East a distance of 97.44 feet to the POINT OF BEGINNING.

Containing an area of 1,949 SQUARE FEET or 0.045 ACRES, more or less.

See attached Exhibit "B"

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89° 23' 18"W | 40.00' |
| L2 | S89° 23' 18"W | 20.00' |
| L3 | N0° 24' 33"W | 97.46' |
| L4 | N89° 26' 07"E | 20.00' |
| L5 | S0° 24' 33"E | 97.44' |



CITY OF GLENDALE

83RD AVENUE

SECTION 3 , T2N, R1E

RIGHT-OF-WAY

DATE: 01/27/22 REV'D:
 DRAWN BY: CHK'D: DGF PG:3 OF 3
 FILE: APN- 142-31-001D.DWG

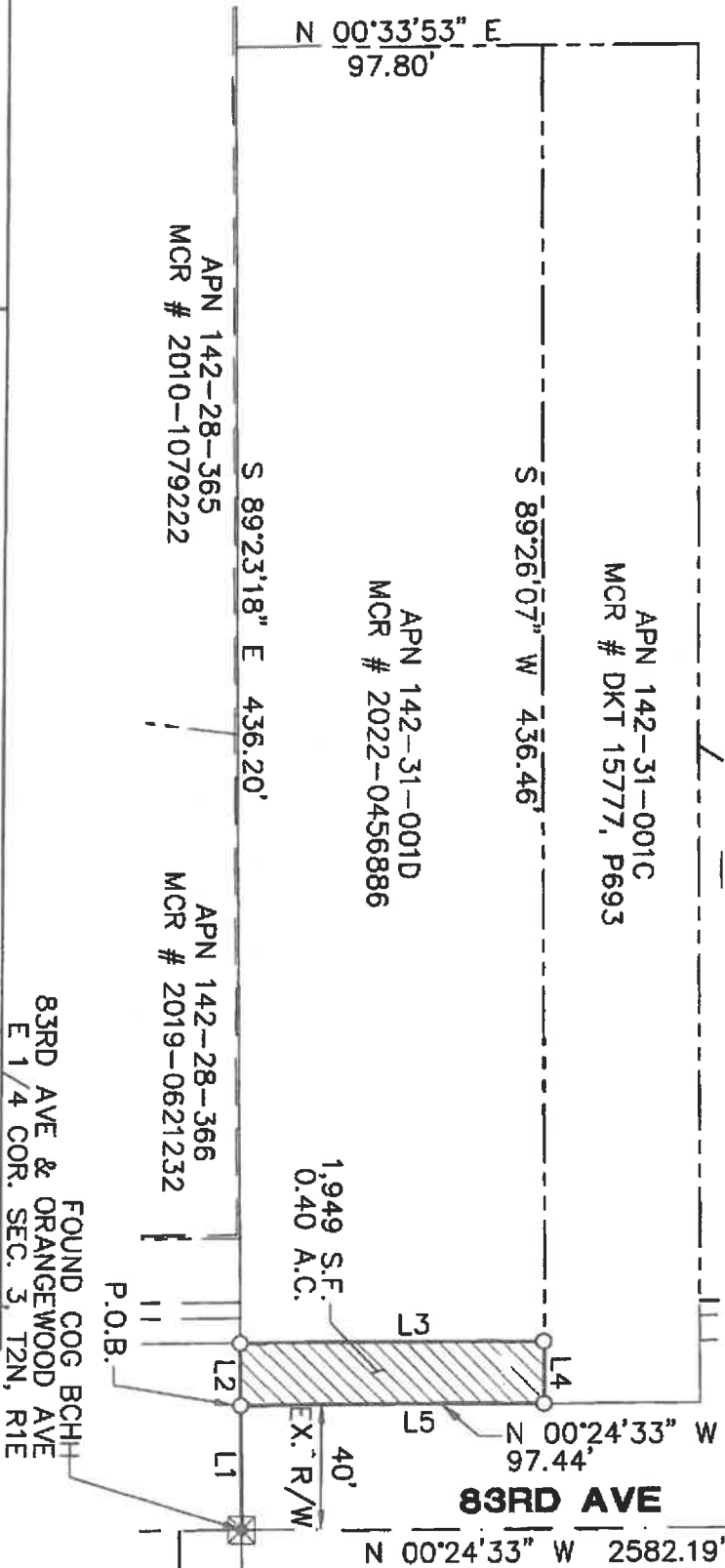



3033 N. 44th Street, Suite 250
 Phoenix, AZ 85018
 Tel 602.244.2566
 Fax 602.244.8947
 Website www.entellus.com

EXHIBIT "B"

FOUND MCDOT BCHH
83RD AVE & NORTHERN AVE
NE COR. SEC. 3, T2N, R1E

RIGHT-OF-WAY
142-31-001D



LEGEND
 RIGHT-OF-WAY

BASIS OF BEARING
 THE EAST LINE OF THE NORTHEAST
 QUARTER OF SECTION 3
 BEARING N00°24'33"W



Daniel G. Francetic



3083 N. 44th Street, Suite 250
 Phoenix, AZ 85018
 Tel 602.244.2566
 Fax 602.244.8947
 Website: www.Entellus.com

CITY OF GLENDALE

83RD AVENUE
 SECTION 3, T2N, R1E

RIGHT-OF-WAY

DATE: 8/15/22 REV/D:
 DRAWN BY: CHKD: DGF PG:2 OF 3
 FILE: APN-142-31-001D.DWG

SCALE: N.T.S.

APN 142-31-001D ROW
Polyline Report

Mon Aug 15 14:59:12 2022

Northing Easting Bearing Distance

| | | | |
|------------|------------|---------------|--------|
| 125941.381 | 102128.106 | | |
| | | S 89°23'18" W | 20.000 |
| 125941.167 | 102108.107 | | |
| | | N 00°24'33" W | 97.459 |
| 126038.624 | 102107.411 | | |
| | | N 89°26'07" E | 20.000 |
| 126038.822 | 102127.410 | | |
| | | S 00°24'33" E | 97.443 |
| 125941.381 | 102128.106 | | |

Closure Error Distance > 0.00000
Total Distance > 234.903
Polyline Area: 1949 sq ft, 0.045 acres



APN 142-31-001D TIE
Polyline Report

Mon Aug 15 14:58:39 2022

Northing Easting Bearing Distance

125941.808 102168.104
S 89°23'18" W 40.000
125941.381 102128.106

Closure Error Distance > 40.00025 Error Bearing > N 89°23'18" E
Closure Precision > 1 in 1.0 Total Distance > 40.000
Area not calculated because polyline not closed



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, **SILVER EAGLE 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 10 day of April, 2024.


SILVER EAGLE PROPERTIES, LLC, an Arizona limited liability company


By: Jon Phillips
Its: CEO

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

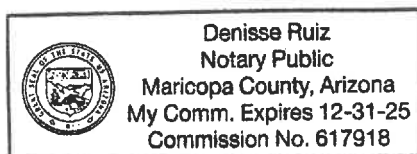
STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 10th day of April, 2024 by Jon Phillips, _____, who acknowledged that she executed this instrument for the purposes therein contained.



Notary Public

My commission expires: 12/31/2025



5800 W Missouri Ave
Ord _____

LEGAL DESCRIPTION FOR WATERLINE EASEMENT

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE IN HANDHOLE AT THE INTERSECTION OF 59TH AVENUE AND MISSOURI AVENUE, MARKING THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A 1/2 INCH REBAR AT THE INTERSECTION OF 57TH AVENUE AND MISSOURI AVENUE, MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER BEARS SOUTH 89°47'00" EAST, 1340.36 FEET;

THENCE SOUTH 89°47'00" EAST, ALONG SAID SOUTH LINE, 366.00 FEET TO A LINE 366.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°01'34" WEST, 40.00 FEET;

THENCE SOUTH 89°47'00" EAST, 175.62 FEET;

THENCE NORTH 00°00'00" EAST, 280.62 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°13'00" EAST, 10.00 FEET;

THENCE SOUTH 89°47'00" EAST, 314.12 FEET;

THENCE SOUTH 00°13'00" WEST, 10.00 FEET;

THENCE NORTH 89°47'00" WEST, 314.12 FEET TO THE **POINT OF BEGINNING**.



EXPIRES 03/31/26



TERRAMARK

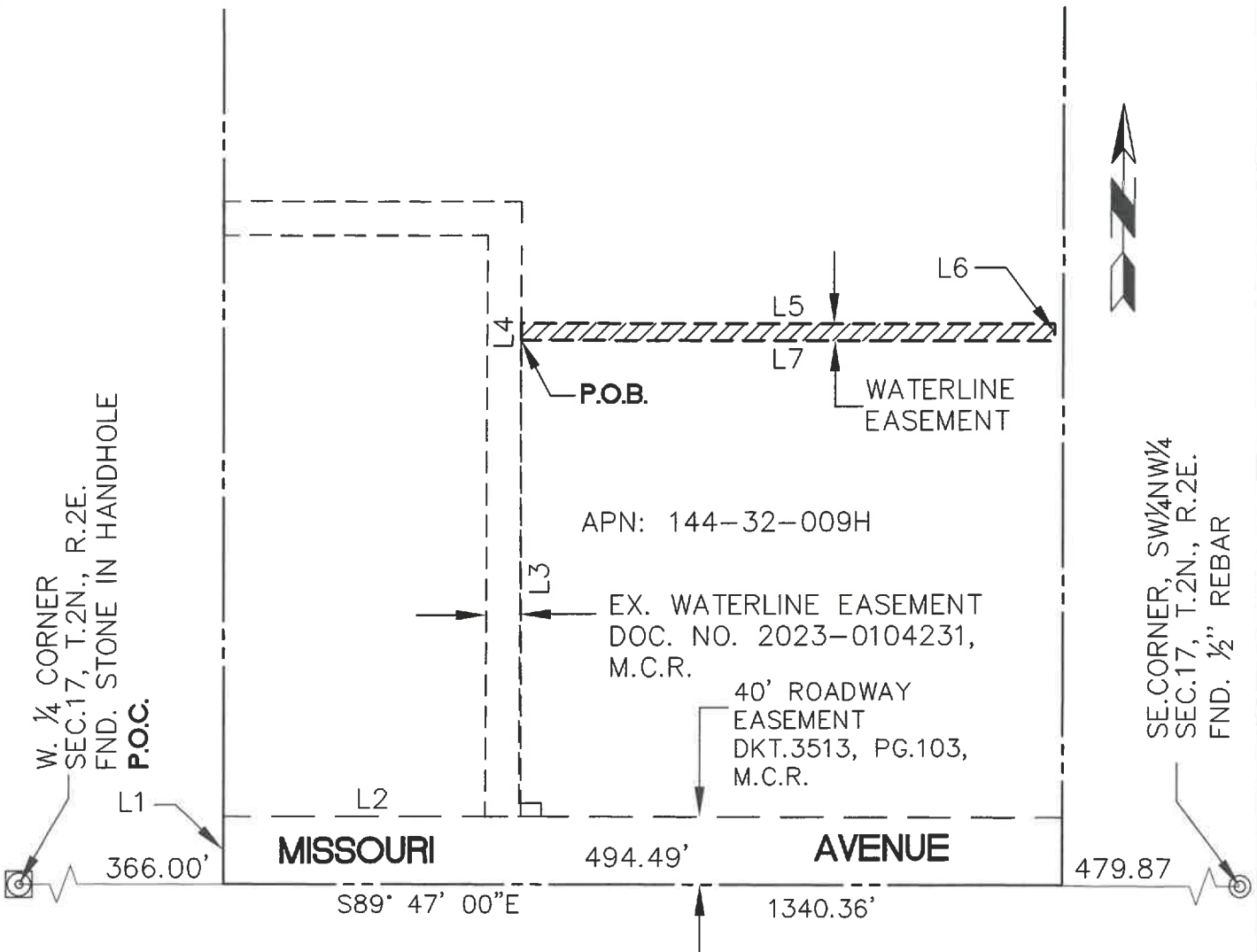
LAND SURVEYING

24654 N. LAKE PLEASANT PKWY #103-163
 PEORIA, AZ 85383
 P. 480-440-1748
 F. 623-777-1782

www.terramarksurveying.com

| | |
|--------------|-----------------|
| PROJ. NO.: | 2007004 |
| PROJ. NAME.: | 59TH & MISSOURI |
| PAGE: | 1 OF 3 |
| DATE: | 12/13/23 |

EXHIBIT FOR WATERLINE EASEMENT



EASEMENT DETAIL

1"=100'

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BOUNDARY LINE
- NEW WATERLINE EASEMENT
- EX. WATERLINE EASEMENT
- CENTERLINE



EXPIRES 03/31/26



24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
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| | |
|--------------|-----------------|
| PROJ. NO.: | 2007004 |
| PROJ. NAME.: | 59TH & MISSOURI |
| PAGE: | 2 OF 3 |
| DATE: | 12/13/23 |

| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 40.00' | N0° 01' 34"W |
| L2 | 175.62' | S89° 47' 00"E |
| L3 | 280.62' | N0° 00' 00"E |
| L4 | 10.00' | N0° 13' 00"E |
| L5 | 314.12' | S89° 47' 00"E |
| L6 | 10.00' | S0° 13' 00"W |
| L7 | 314.12' | N89° 47' 00"W |



EXPIRES 03/31/26



24654 N. LAKE PLEASANT PKWY #103-163
 PEORIA, AZ 85383
 P. 480-440-1748
 F. 623-777-1782

www.terramarksurveying.com

| | |
|--------------|-----------------|
| PROJ. NO.: | 2007004 |
| PROJ. NAME.: | 59TH & MISSOURI |
| PAGE: | 3 OF 3 |
| DATE: | 12/13/23 |

ATTACHMENT 3

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:

NEC of Sarival & Northern Ave
ORD _____

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY

A RIGHT-OF-WAY WITHIN A PARCEL OF LAND AS DESCRIBED IN DOCUMENT 2020-0975644 MARICOPA COUNTY RECORDERS (MCR), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, BEING A MCDOT BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 31, BEING A CITY OF GLENDALE BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 2641.06 FEET (BASIS OF BEARING);

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 33.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 16 MINUTES 47 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 387.00 FEET;

THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS EAST, 42.00 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 313.75 FEET;

THENCE SOUTH 44 DEGREES 44 MINUTES 40 SECONDS EAST, 58.82 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 47 SECONDS EAST, 250.00 FEET;

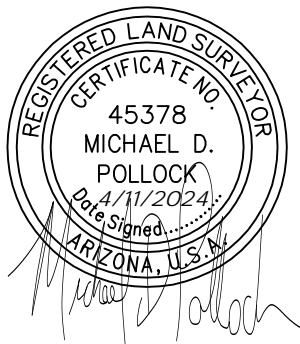
THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 10.00 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 47 SECONDS EAST, 229.21 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 22.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 89 DEGREES 16 MINUTES 47 SECONDS WEST, 562.80 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY CONTAINS 31,485 SQUARE FEET OR 0.7228 ACRES, MORE OR LESS.



Date: 4/11/2024
Proj No: 24-667-01

2345 EAST THOMAS ROAD
STE 150, PHOENIX, AZ 85016
(602) 805-8921

www.sflands.com
info@sflands.com
PAGE 1 OF 3

EXHIBIT "A"

STATE ROUTE 303



NOT TO SCALE

RIGHT-OF-WAY
DETAIL PAGE 3

SARIVAL AVENUE

APN 501-48-008
2020-0975644 MCR

NORTHERN AVENUE

LEGEND:

- — — — — CENTERLINE
- BOUNDARY LINE
- - - - - RIGHT-OF-WAY



EXHIBIT "A"



COG BCHH
W 1/4 SECTION 31
T3N, R1W

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S89°16'47"E | 33.00' |
| L2 | S89°17'00"E | 42.00' |
| L3 | S44°44'40"E | 58.82' |
| L4 | S89°16'47"E | 250.00' |
| L5 | S0°15'20"W | 10.00' |
| L6 | S89°16'47"E | 229.21' |
| L7 | S0°15'20"W | 22.00' |

LEGEND:

- COR CORNER
- COG CITY OF GLENDALE
- BCHH BRASS CAP IN HAND HOLE
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- BREAKLINE
- FOUND SECTION MONUMENT
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY

SARIVAL AVENUE

(BASIS OF BEARING)
N00°15'20"E 2641.06'

33' | 33'

2608.06'

N00°15'20"E 387.00'

L2

S00°15'20"W 313.75'

APN 501-48-008
2020-0975644 MCR

SCALE: 1"=100'

RIGHT-OF-WAY
31,485 SQ/FT (0.7228 ACRES)

(TIE)

L1

POINT OF BEGINNING

L4

L5

L6

L7

33.00'

N89°16'47"W 562.80'

NORTHERN AVENUE

33'

33'

MCDOT BCHH
SW COR SECTION 31
T3N R1W
(POINT OF COMMENCEMENT)



Date: 4/11/2024

2345 EAST THOMAS ROAD
STE 150, PHOENIX, AZ 85016
(602) 805-8921

Proj No: 24-667-01

www.sflands.com
info@sflands.com
PAGE 3 OF 3

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, **LUKE 303 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 15th day of April, 2024.

LUKE 303 LLC, an Arizona limited liability company



By:
Its:

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by _____, an Arizona limited liability company, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 4-15-24 before me, KAVAN JAMES REECE,
(Here insert name and title of the officer)

personally appeared Philip Jerome Prassus,

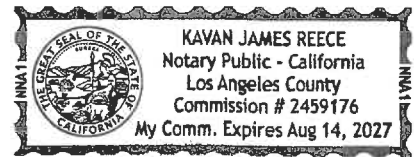
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

Exhibit "A"

DEDICATION LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7, BEING A BRASS CAP IN HANDHOLE STAMPED S6 S5 S7 S8 RLS 36563 2003, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 7, BEING AN ALUMINUM CAP IN HANDHOLE BEARS SOUTH 89°41'27" WEST, A DISTANCE OF 2641.47 FEET;

THENCE SOUTH 00°11'09" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 69.95 FEET;
THENCE NORTH 45°25'45" WEST, A DISTANCE OF 11.34 FEET;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 300.18 FEET;
THENCE SOUTH 44°41'27" WEST, A DISTANCE OF 19.80 FEET;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 79.66 FEET;
THENCE NORTH 45°18'33" WEST, A DISTANCE OF 19.80 FEET;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 784.74 FEET;
THENCE SOUTH 44°41'27" WEST, A DISTANCE OF 19.80 FEET;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 84.66 FEET;
THENCE NORTH 45°18'32" WEST, A DISTANCE OF 19.80 FEET;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 820.55 FEET;
THENCE SOUTH 44°41'27" WEST, A DISTANCE OF 19.80 FEET;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 84.66 FEET;
THENCE NORTH 45°18'33" WEST, A DISTANCE OF 19.80 FEET;

THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 240.97 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO ADAMAN IRRIGATION WATER DISTRICT #36 IN DOC #19890264259 MARICOPA COUNTY RECORDS;

THENCE NORTH 00°15'07" WEST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 51.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°15'06" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET;

THENCE NORTH 89°41'27" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 2608.47 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 3.37 ACRES±.

TITLE: XB12

DATE: 4/10/24

DESC: DEDICATION

HUNTER

ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PAGE 1 OF 3

CIVIL AND SURVEY

PROJ.NO.CROW001-S



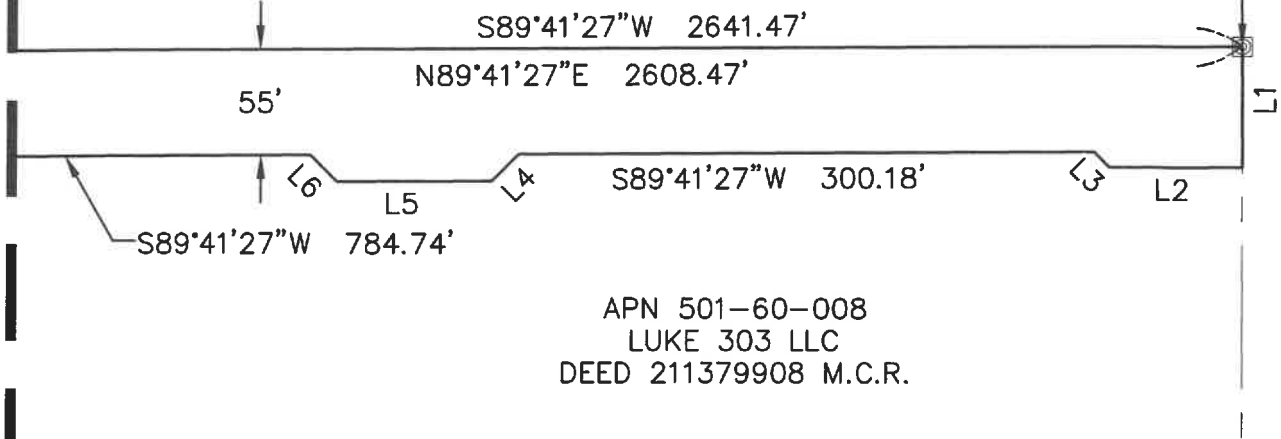
EXHIBIT "A"

POINT OF BEGINNING
NORTHEAST CORNER
OF SECTION 7
FND MARICOPA COUNTY
BRASS CAP STAMPED
S6 S5 S7 S8
RLS 36563 2003



GLENDALE AVENUE

MATCH SHEET 3



APN 501-60-008
LUKE 303 LLC
DEED 211379908 M.C.R.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S00°11'09"E | 63.00' |
| L2 | S89°41'27"W | 69.95' |
| L3 | N45°25'45"W | 11.34' |
| L4 | S44°41'27"W | 19.80' |
| L5 | S89°41'27"W | 79.66' |
| L6 | N45°18'33"W | 19.80' |
| L7 | S44°41'27"W | 19.80' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L8 | S89°41'27"W | 84.66' |
| L9 | N45°18'32"W | 19.80' |
| L10 | S44°41'27"W | 19.80' |
| L11 | S89°41'27"W | 84.66' |
| L12 | N45°18'33"W | 19.80' |
| L13 | N00°15'07"W | 22.00' |
| L14 | S89°41'27"W | 51.00' |
| L15 | N00°15'06"W | 33.00' |

TITLE: **XB12**
SCALE: 1" = 100'
DATE: 4/10/24
DESC: DEDICATION

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CIVIL AND SURVEY

PROJ. NO. CROW001-S



EXHIBIT "A"



MATCH BELOW RIGHT

GLENDALE AVENUE

S89°41'27"W 2641.47'

N89°41'27"E 2608.47'

55'

S89°41'27"W 820.55'

L8

S89°41'27"W 784.74'

MATCH SHEET 2

NORTH QUARTER
CORNER OF
SECTION 7
FOUND ALUM CAP
IN HANDHOLE

GLENDALE AVENUE

S89°41'27"W 2641.47'

N89°41'27"E 2608.47'

55'

ALSUP ROAD

L15

L14

L13

S89°41'27"W 240.97'

L12

L11

L10

S89°41'27"W 820.55'

MATCH ABOVE LEFT

ADAMAN IRRIGATION
WATER DISTRICT #36
DEED #19890264259 MCR

33' R/W
DKT 509,
PG 494
M.C.R.

TITLE: XB12
SCALE: 1" = 100'
DATE: 4/10/24
DESC: DEDICATION

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