

ORDINANCE NO. 024-29

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ABANDONMENT OF CERTAIN RIGHTS-OF-WAY IN THE CITY OF GLENDALE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, the Glendale City Council previously accepted rights-of-way for roadway purposes and waterlines on private property located at two locations within the City on the dates specified in Exhibit 1; and

WHEREAS, the City has determined that portions of these rights-of-way are no longer needed for city operations; and

WHEREAS, the private property owners are requesting the City abandon the portions of the rights-of-way and that they be returned to their ownership; and

WHEREAS, the City has determined it is in the public interest to abandon the portions of the rights-of-way as listed on Exhibit 1 because they are no longer needed for the health, welfare and safety of its citizens.

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

SECTION 1. That the real property interests identified on the attached Exhibit 1, Abandonments Table, shall be abandoned.

SECTION 2. Upon execution of the Quit Claim Deeds attached to this Ordinance as Attachments 1 - 2, the City hereby abandons any interest it may have in this real property. Title to said property shall vest in the underlying landowners, as provided by law.

SECTION 3. That the City has determined that it no longer needs an interest in these real properties to protect the health, welfare and safety of its citizens, as provided in A.R.S. §9-402(E). Because the City no longer needs such portions of these rights-of-way, the abandoned property is being reconveyed without receiving payment.

SECTION 4. That the Council hereby authorizes and instructs the City Manager to execute the Quit Claim Deeds provided in Attachments 1 - 2, and any other documents necessary to reconvey title to the property owners identified in Exhibit 1.

SECTION 5. That the City Clerk is accordingly instructed and authorized to forward a certified copy of this ordinance and its attachments for recording to the Maricopa County Recorder's Office.

SECTION 6. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 13<sup>th</sup> day of August, 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  
Glendale City Clerk  
5850 West Glendale Avenue  
Glendale, Arizona 85301

## QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim **SILVER EAGLE PROPERTIES, LLC**, an Arizona limited liability company (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 Description, "Exhibit A"**

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Kevin R. Phelps  
City Manager

ATTEST:

\_\_\_\_\_  
Julie K. Bower (Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
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:

5800 W Missouri Ave  
Ord \_\_\_\_\_

**LEGAL DESCRIPTION FOR ABANDONED 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, 154.56 FEET;

THENCE NORTH 00°13'00" EAST, 342.34 FEET;

THENCE NORTH 89°47'00" WEST, 156.01 FEET;

THENCE NORTH 00°01'34" WEST, 20.00 FEET;

THENCE SOUTH 89°47'00" EAST, 176.09 FEET;

THENCE SOUTH 00°13'00" WEST, 12.68 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 47°54'11" EAST, 117.93 FEET;

THENCE SOUTH 42°05'49" EAST, 10.00 FEET;

THENCE SOUTH 47°54'11" WEST, 127.03 FEET;

THENCE NORTH 00°13'00" EAST, 13.52 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](http://www.terramarksurveying.com)

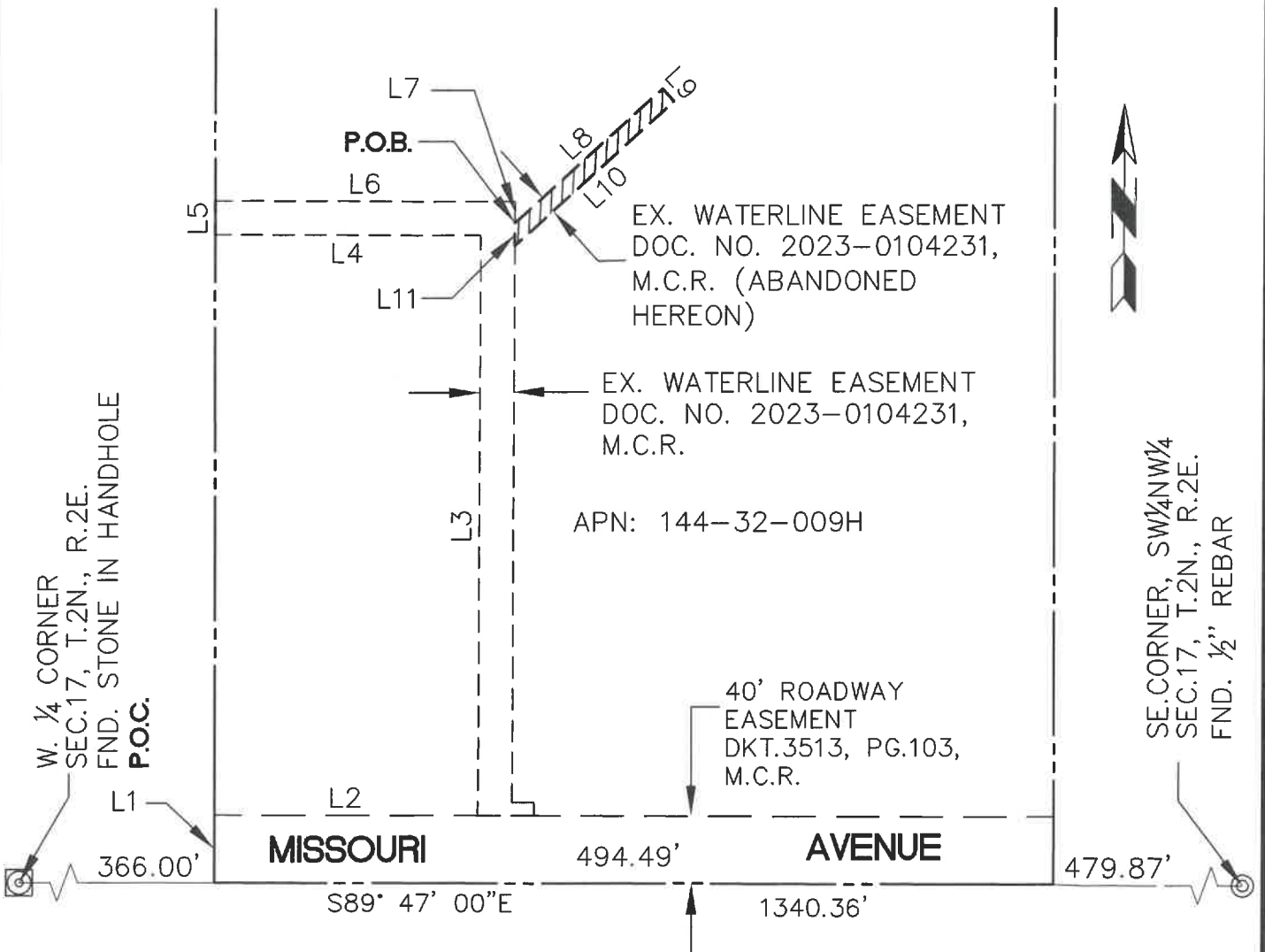
PROJ. NO.: 2007004

PROJ. NAME.: 59TH & MISSOURI

PAGE: 1 OF 3

DATE: 12/13/23

# EXHIBIT FOR ABANDONED WATERLINE EASEMENT



## EASEMENT DETAIL

1" = 100'

### LEGEND

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



EXPIRES 03/31/26



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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	154.56'	S89° 47' 00"E
L3	342.34'	N0° 13' 00"E
L4	156.01'	N89° 47' 00"W
L5	20.00'	N0° 01' 34"W
L6	176.09'	S89° 47' 00"E
L7	12.68'	S0° 13' 00"W
L8	117.93'	N47° 54' 11"E
L9	10.00'	S42° 05' 49"E
L10	127.03'	S47° 54' 11"W
L11	13.52'	N0° 13' 00"E



EXPIRES 03/31/26



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PROJ. NO.: 2007004

PROJ. NAME.: 59TH & MISSOURI

PAGE: 3 OF 3

DATE: 12/13/23

ATTACHMENT 2

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

## QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **NORTHERN PARKWAY OWNER LLC, a Delaware limited liability company** (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 Description, "Exhibit A"**

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
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:

Between Litchfield Rd & Dysart, S of Northern Ave  
Ord \_\_\_\_\_



**Exhibit "A"**  
**Legal Description**  
**Litchfield & Northern Industrial**  
**Lift Station**

Job No. 22-0186

November 15, 2023

A portion of the Northeast Quarter of Section 3, Township 2 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

**COMMENCING** at a brass cap in a hand hole at the North quarter corner of said Section 3, from which a brass cap in hand hole at the Northwest corner of said Section 3, bears North 89 degrees 12 minutes 48 seconds West (basis of bearing) 2,629.01 feet;

thence along the West line of said Northeast Quarter, South 2 degrees 04 minutes 48 seconds East, 2436.20 feet;

thence departing said West line, North 87 degrees 55 minutes 12 seconds East, 154.59 feet to the **POINT OF BEGINNING**;

thence North 42 degrees 51 minutes 22 seconds East, 50.00 feet;

thence along the West line of that parcel of land as described in Document Number 2019-0791680, records of Maricopa County, Arizona, South 47 degrees 08 minutes 38 seconds East, 90.11 feet;

thence along said West line, South 1 degrees 56 minutes 38 seconds East, 70.47 feet;

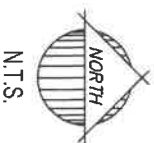
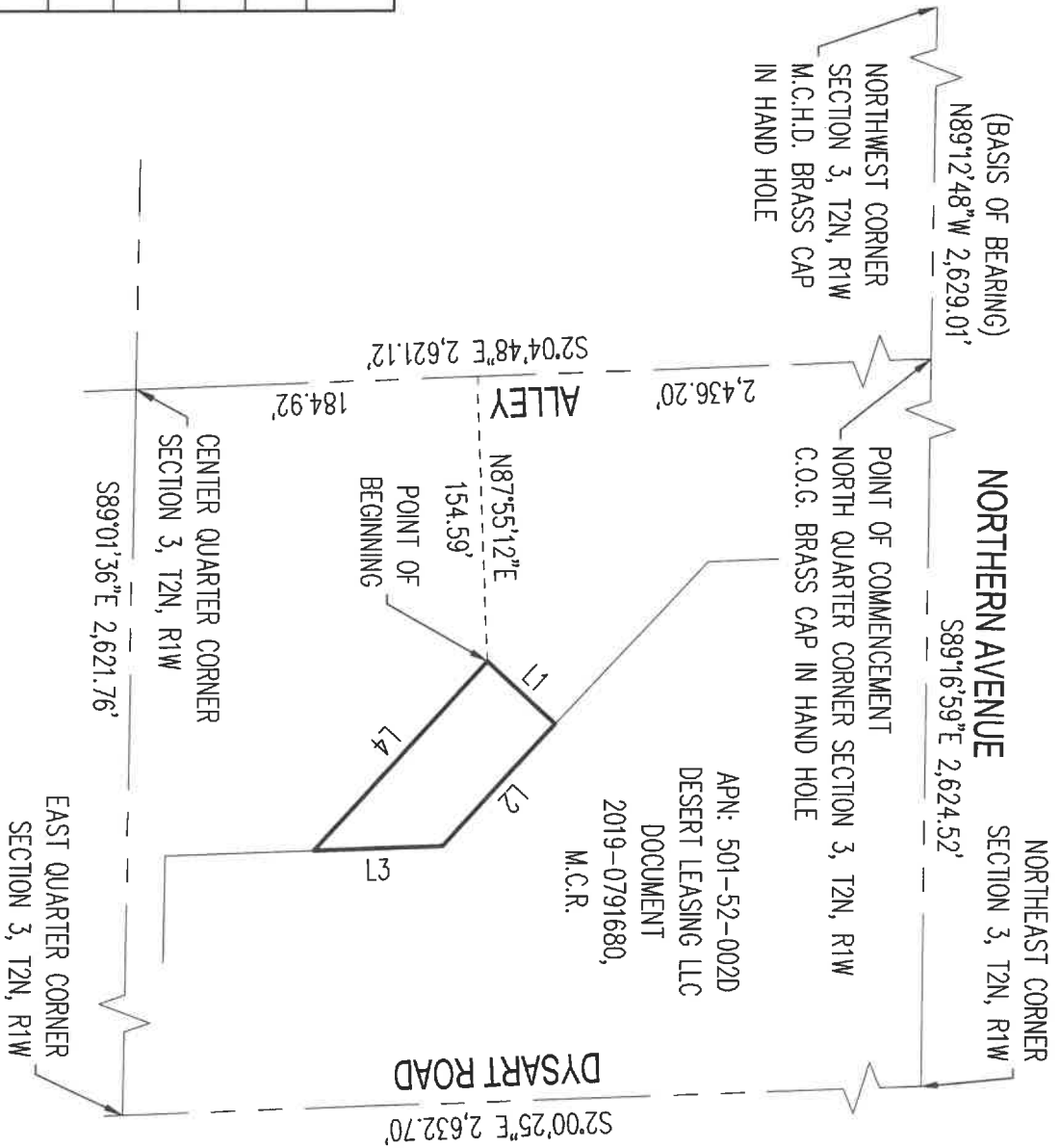
thence departing said West line, North 47 degrees 08 minutes 38 seconds West, 139.76 feet to the **POINT OF BEGINNING**.

Containing an area of 5,747 square feet or 0.1319 acres, more or less.





LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°51'22"E	50.00'
L2	S47°08'38"E	90.11'
L3	S01°56'38"E	70.47'
L4	N47°08'38"W	139.76'



N.T.S.

22-0186

Litchfield & Northern Industrial  
Lift Station  
Exhibit "B"



**EPS**  
GROUP

1130 N. Alma School Rd.  
 Site: 120 Mesa, AZ 85201  
 T: 480.503.2250 | F: 480.503.2258  
 www.epsgroupinc.com