

ORDINANCE NO. 024-32

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, Easement 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 – 12, 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 10th day of September, 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 AND DEED TABLE
FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantor Name	RICHMOND AMERICAN HOMES OF ARIZONA, INC
	Development/Project	TREVINO PARK
	Location	55 th Avenue and Northern Avenue
	Purpose	Dedication of Tracts for City Park
	Conveyance Document	Special Warranty Deed
2	Grantor Name	LR2 PROPERTIES LLC
	Development/Project	PORSCHE
	Location	Northeast Corner Bell Road & Loop 101
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
3	Grantor Name	LR2 PROPERTIES LLC
	Development/Project	PORSCHE
	Location	Northeast Corner Bell Road & Loop 101
	Purpose	Sidewalk Easement
	Conveyance Document	Conveyance of Easement
4	Grantor Name	FOX FOUR LLC
	Development/Project	SCALLOP STREETS PROGRAM
	Location	7909 West Glendale Avenue
	Purpose	Right-of-Way on 79 th Avenue
	Conveyance Document	Quit Claim Deed
5	Grantor Name	OUTLETS AT WESTGATE LLC
	Development/Project	TANGER EXPANSION
	Location	6800 North 95 th Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement

ATTACHMENT NO.		
6	Grantor Name	TANGER WESTGATE OUTPARCEL, LLC
	Development/Project	TANGER EXPANSION
	Location	6800 North 95 th Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
7	Grantor Name	WOOLF FAMILY ENTERPRISES LIMITED PARTNERSHIP AND HURON, LLC
	Development/Project	SARIVAL AVENUE IMPROVEMENTS AT FAR WEST CASINO
	Location	Sarival Avenue North of Northern Avenue
	Purpose	Right-of-Way on Sarival Avenue
	Conveyance Document	Special Warranty deed
8	Grantor Name	FS GLENDALE LLC
	Development/Project	FLEXSHOP
	Location	7915 North Glen Harbor Blvd
	Purpose	Sewer Line Easement
	Conveyance Document	Conveyance of Easement
9	Grantor Name	GLEN HARBOR BUSINESS PARK PROPERTY OWNERS ASSOCIATION
	Development/Project	FLEXSHOP
	Location	7915 North Glen Harbor Blvd
	Purpose	Public Utility Easement
	Conveyance Document	Public Utility Easement
10	Grantor Name	BGE 6550 LLC
	Development/Project	49 TH AVENUE & MARYLAND APARTMENTS
	Location	Northeast Corner Maryland Avenue & 49 th Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
11	Grantor Name	61ST AVE LLC
	Development/Project	61ST AVE APARTMENTS
	Location	Southeast corner 62nd Avenue & Frier Drive
	Purpose	Right-of-way Dedication on 62nd Avenue
	Conveyance Document	Warranty Deed

ATTACHMENT NO.		
12	Grantor Name	CITY OF GLENDALE
	Development/Project	NEW RIVER STORAGE
	Location	New River Road, south of Glendale Avenue
	Purpose	Dedication of Public Right-of-Way
	Conveyance Document	Dedication of Public Right-of-Way

ATTACHMENT 1

EXHIBIT A

Legal Description

All of Tracts A, E and N, according to the "Final Plat for Trevino" as recorded in Book 1602 of Maps, Page 40, and amended in the "Amended Final Plat for Trevino" as recorded in Book 1614, Page 19, Records of Maricopa County, Arizona.

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, **LR2 PROPERTIES LLC**, an Arizona limited liability (“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 JUNE, 2024.

LR2 PROPERTIES LLC, an
Arizona limited liability

By: Richard Civanovich
Its: MANAGING MEMBER

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 17 day of JUNE, 2024 by RICHARD CIVANOVICH, who acknowledged that he/she executed this instrument for the purposes therein contained.

My commission expires: 9/19/2025

Jillian Paige Tapia
Notary Public



IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 2023.

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 _____, 2023 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:

WATERLINE EASEMENT
LEGAL DESCRIPTION

AN EASEMENT WITHIN A PARCEL OF LAND DESCRIBED IN DOCUMENT 2022-0092872 MARICOPA COUNTY RECORDERS (MCR), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

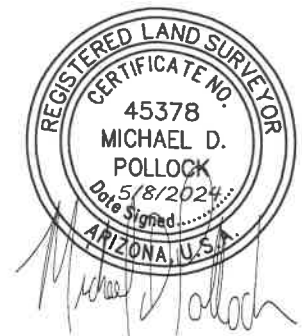
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST QUARTER CORNER OF SAID SECTION 35, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 2641.41 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST, 1819.29 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 86.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 99.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 33 MINUTES 36 SECONDS WEST, 29.93 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, 97.35 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 25 SECONDS EAST, 13.55 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 10.00 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 25 SECONDS WEST, 13.51 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, 98.17 FEET;
THENCE SOUTH 00 DEGREES 17 MINUTES 43 SECONDS EAST, 42.53 FEET;
THENCE SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST, 20.00 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 23 SECONDS WEST, 51.88 FEET;
THENCE NORTH 45 DEGREES 14 MINUTES 25 SECONDS WEST, 55.61 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS WEST, 186.29 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 41 SECONDS WEST, 12.01 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST, 10.00 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 41 SECONDS EAST, 12.01 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 33 SECONDS WEST, 169.62 FEET;
THENCE NORTH 13 DEGREES 36 MINUTES 56 SECONDS EAST, 74.48 FEET;
THENCE NORTH 89 DEGREES 46 MINUTES 04 SECONDS EAST, 230.20 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 25 SECONDS EAST, 113.12 FEET;



P:\2024-651-05 PORSCHE GLENDALE SURVEY DRAWINGS\2024-651-05_WATER EASEMENT.DWG

Westwood

WATERLINE EASEMENT
PORSCHE ARROWHEAD

SHEET NUMBER:

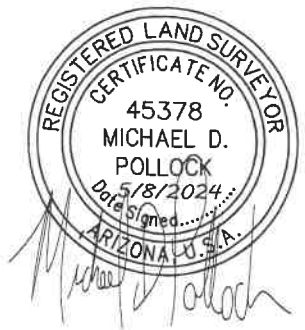
1 OF 6

DATE: 5-08-2024
PROJ: 0045037

WATERLINE EASEMENT
LEGAL DESCRIPTION

THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS EAST, 37.90 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 21 SECONDS EAST, 20.00 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, 37.88 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 05 SECONDS EAST, 178.86 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 55 SECONDS EAST, 10.55 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 25 SECONDS EAST, 10.00 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 55 SECONDS WEST, 10.55 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 05 SECONDS EAST, 144.88 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, 20.00 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 05 SECONDS WEST, 316.97 FEET
THENCE SOUTH 89 DEGREES 46 MINUTES 01 SECONDS WEST, 11.93 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 33 SECONDS WEST, 10.00 FEET;
THENCE NORTH 89 DEGREES 46 MINUTES 01 SECONDS EAST, 11.92 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 05 SECONDS WEST, 119.91 FEET;
THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS WEST, 183.35 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 46 SECONDS EAST, 7.51 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 10.00 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 7.47 FEET;
THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS WEST, 1.22 FEET;
THENCE SOUTH 13 DEGREES 36 MINUTES 56 SECONDS WEST, 56.38 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 25 SECONDS EAST, 355.19 FEET;
THENCE SOUTH 45 DEGREES 14 MINUTES 25 SECONDS EAST, 52.28 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS EAST, 171.05 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS EAST, 20.00 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS EAST, 8.49 FEET;
THENCE NORTH 44 DEGREES 33 MINUTES 36 SECONDS EAST, 32.26 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 6.69 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 21 SECONDS EAST, 21.62 FEET TO THE POINT OF
BEGINNING;

SAID EASEMENT CONTAINS A NET AREA OF 121,803 SQ.FT. OR 2.7962 ACRES, MORE OR LESS.



PA\2024-651-05 PORSCHE GLENDAL SURVEY\DRAWINGS\2024-651-05_WATER EASEMENT.DWG

Westwood

WATERLINE EASEMENT
PORSCHE ARROWHEAD

SHEET NUMBER:

2 OF 6

DATE: 5-08-2024
PROJ: 0045037

STATE ROUTE 101



EXHIBIT 'A'



(NOT TO SCALE)

WATERLINE EASEMENT
121,803 SQ/FT
(2.7962 ACRES)
(SEE DETAIL SHEET 4&5)

ARROWHEAD PORSCHE
LR2 PROPERTIES, LLC
2022-0092872 MCR

LEGEND:

- BREAKLINE
- BRASS CAP IN HAND HOLE
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- MATCH LINE

CAMPO BELLO ROAD
(PRIVATE DRIVE)

20' ROADWAY EASEMENT AGREEMENT
(2012-0992741 MCR)

POINT OF BEGINNING

SOUTHEAST CORNER
SEC 35, T4N R1E
BCHH

SOUTH QUARTER
SEC 35, T4N R1E
BCHH
(POINT OF COMMENCEMENT)

86.00'
ROW

L1
(TIE)

BELL ROAD
1819.29'

S89°58'09"W

N89°45'39"E 2641.41'
(BASIS OF BEARING)

P:\2024-651-05 PORSCHE GLENDALE\SURVEY\DRAWINGS\2024-651-05_WATER EASEMENT.DWG



WATERLINE EASEMENT
PORSCHE ARROWHEAD

SHEET NUMBER:

3 OF 6

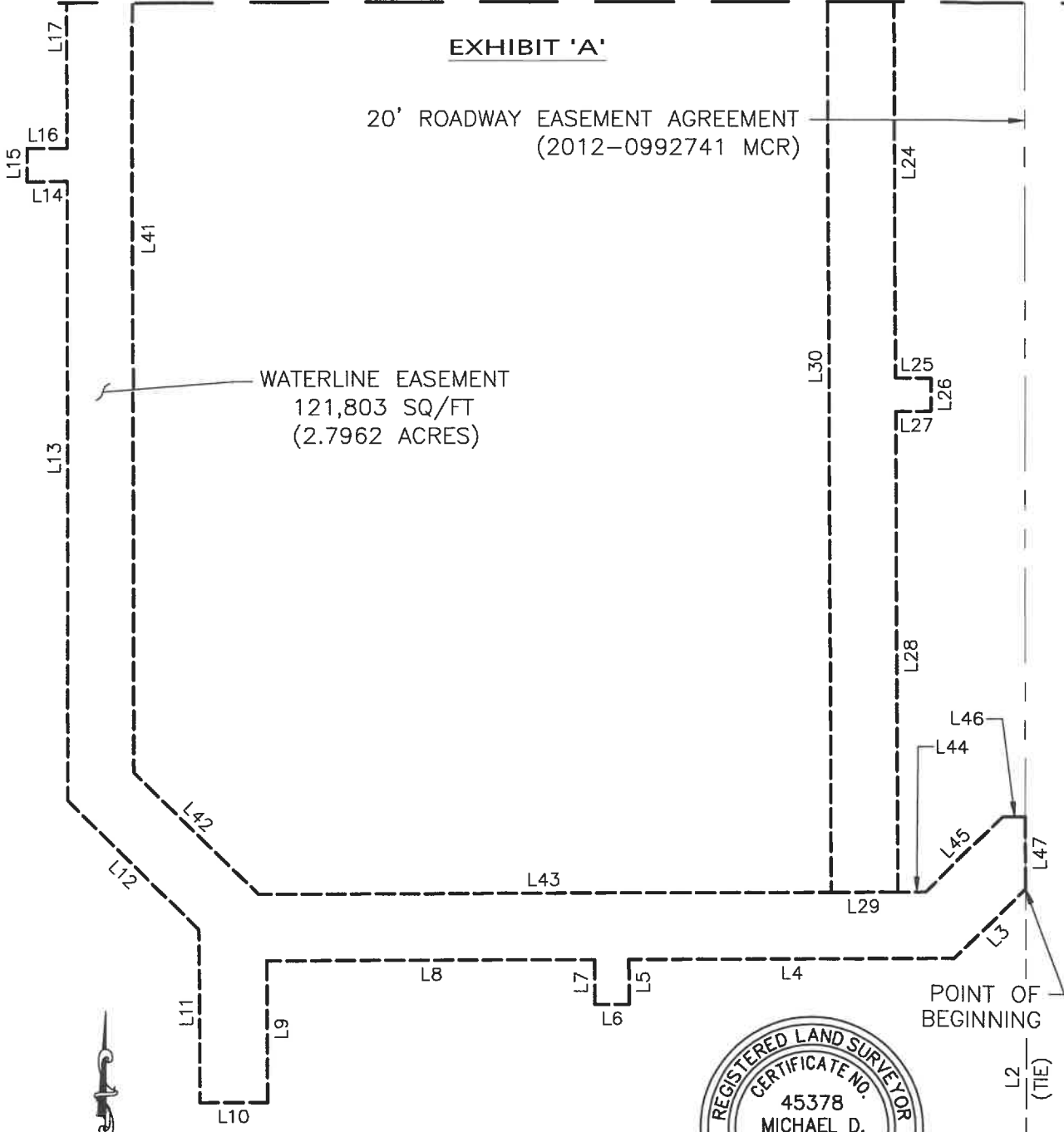
DATE: 5-08-2024
PROJ: 0045037

MATCH LINE - SHEET 5

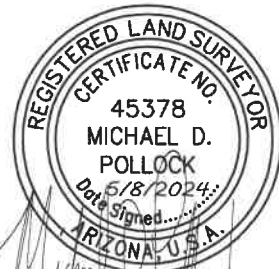
EXHIBIT 'A'

20' ROADWAY EASEMENT AGREEMENT
(2012-0992741 MCR)

WATERLINE EASEMENT
121,803 SQ/FT
(2.7962 ACRES)



(NOT TO SCALE)



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Westwood

**WATERLINE EASEMENT
PORSCHE ARROWHEAD**

SHEET NUMBER:

4 OF 6

DATE: 5-08-2024
PROJ: 0045037

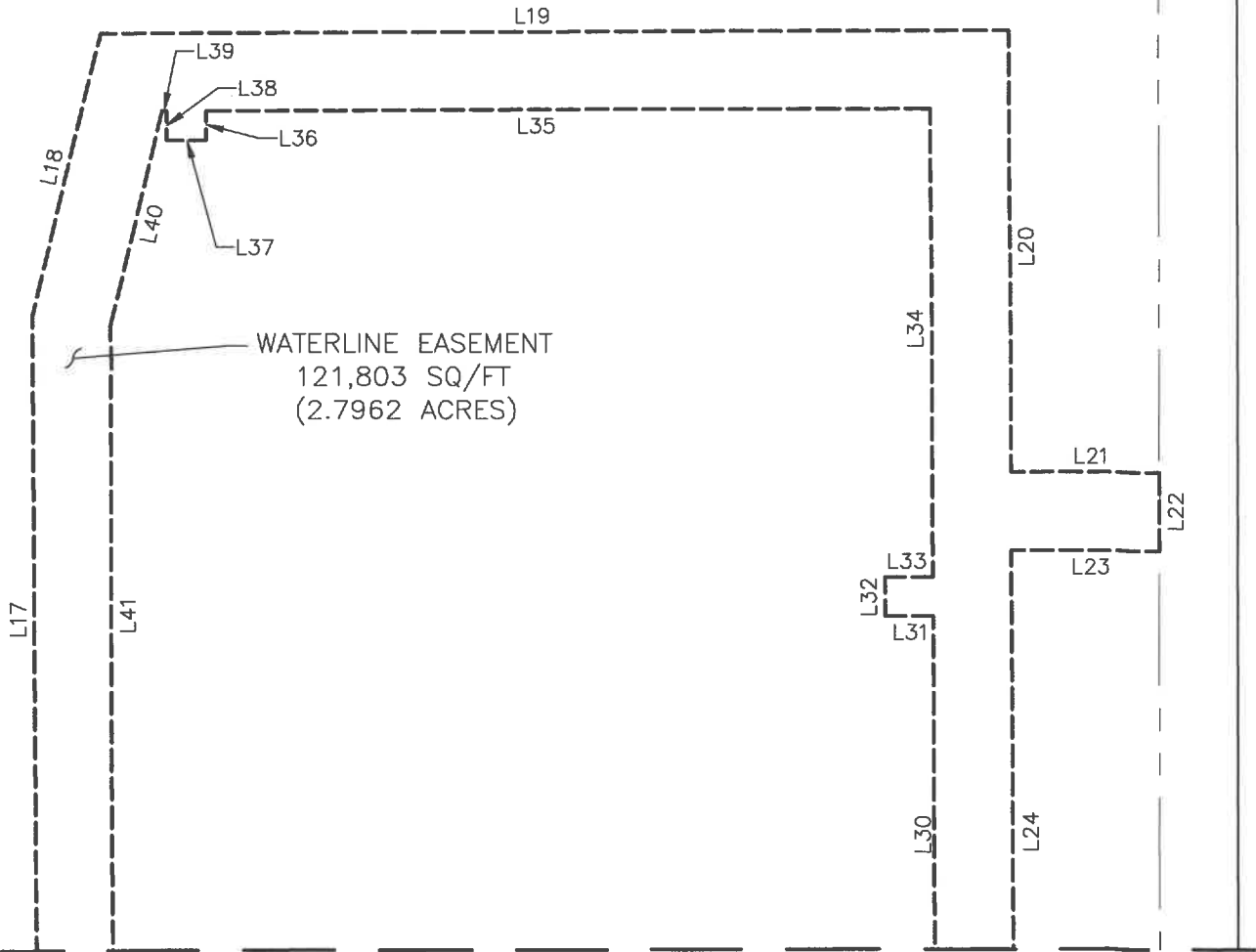
STATE ROUTE 101

EXHIBIT 'A'



(NOT TO SCALE)

20' ROADWAY EASEMENT AGREEMENT
(2012-0992741 MCR)



MATCH LINE - SHEET 4

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Westwood

WATERLINE EASEMENT
PORSCHE ARROWHEAD

SHEET NUMBER:

5 OF 6

DATE: 5-08-2024
PROJ: 0045037

EXHIBIT 'A'

Parcel Line Table		
Line #	Length	Direction
L1	86.00	N00°14'21"W
L2	99.30	N00°14'21"W
L3	29.93	S44°33'36"W
L4	97.35	S89°45'35"W
L5	13.55	S00°14'25"E
L6	10.00	N90°00'00"W
L7	13.51	N00°14'25"W
L8	98.17	S89°45'35"W
L9	42.53	S00°17'43"E
L10	20.00	S89°47'27"W
L11	51.88	N00°17'23"W
L12	55.61	N45°14'25"W
L13	186.29	N00°05'11"W
L14	12.01	S89°45'41"W
L15	10.00	N00°14'19"W
L16	12.01	N89°45'41"E
L17	169.62	N00°24'33"W
L18	74.48	N13°36'56"E
L19	230.20	N89°46'04"E
L20	113.12	S00°14'25"E

Parcel Line Table		
Line #	Length	Direction
L21	37.90	N89°45'35"E
L22	20.00	S00°14'21"E
L23	37.88	S89°45'35"W
L24	178.86	S00°14'05"E
L25	10.55	N89°45'55"E
L26	10.00	S00°14'25"E
L27	10.55	S89°45'55"W
L28	144.88	S00°14'05"E
L29	20.00	S89°45'35"W
L30	316.97	N00°14'05"W
L31	11.93	S89°46'01"W
L32	10.00	N00°17'33"W
L33	11.92	N89°46'01"E
L34	119.91	N00°14'05"W
L35	183.35	S89°46'04"W
L36	7.51	S00°03'46"E
L37	10.00	N90°00'00"W
L38	7.47	N00°00'00"W
L39	1.22	S89°46'04"W
L40	56.38	S13°36'56"W

Parcel Line Table		
Line #	Length	Direction
L41	355.19	S00°14'25"E
L42	52.28	S45°14'25"E
L43	171.05	N89°45'35"E
L44	8.49	N89°45'35"E
L45	32.26	N44°33'36"E
L46	6.69	N90°00'00"E
L47	21.62	S00°14'21"E



LAND SURVEY BY:

S&F Land Services

Land Surveying & Remote Sensing
 2345 EAST THOMAS ROAD
 STE 150, PHOENIX, AZ 85016
 (602) 805-8921

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Westwood

**WATERLINE EASEMENT
 PORSCHE ARROWHEAD**

SHEET NUMBER:

6 OF 6

DATE: 5-08-2024
 PROJ: 0045037

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, **LR2 PROPERTIES LLC**, an Arizona limited liability (“Grantor”), does hereby convey to the City of Glendale, an Arizona municipal corporation (“Grantee”), an easement to install, repair, operate, maintain and remove a sidewalk 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 JUNE, 2024.

LR2 PROPERTIES LLC, an
Arizona limited liability

By: RICHARD CVITANOVICH
Its: MANAGING MEMBER

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 17 day of JUNE, 2024 by RICHARD CVITANOVICH, who acknowledged that he/she executed this instrument for the purposes therein contained.

Jillian Paige Tapia
Notary Public

My commission expires: 9/19/2025



IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 2023.

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 _____, 2023 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 Bell Rd & Loop 101
Ord _____

SIDEWALK EASEMENT
LEGAL DESCRIPTION

AN EASEMENT WITHIN A PARCEL OF LAND DESCRIBED IN DOCUMENT 2022-0092872 MARICOPA COUNTY RECORDERS (MCR), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST QUARTER CORNER OF SAID SECTION 35, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 2641.41 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST, 1799.29 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 86.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE, PARALLEL WITH AND 86.00 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST, 138.02 FEET;

THENCE NORTH 55 DEGREES 06 MINUTES 57 SECONDS EAST, 30.87 FEET;
THENCE SOUTH 36 DEGREES 49 MINUTES 35 SECONDS EAST, 7.03 FEET;
THENCE SOUTH 44 DEGREES 55 MINUTES 12 SECONDS EAST, 7.10 FEET;
THENCE SOUTH 69 DEGREES 35 MINUTES 05 SECONDS EAST, 7.03 FEET;
THENCE SOUTH 77 DEGREES 40 MINUTES 42 SECONDS EAST, 7.10 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 44.02 FEET;
THENCE NORTH 44 DEGREES 48 MINUTES 59 SECONDS EAST, 13.99 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 105.03 FEET;
THENCE NORTH 47 DEGREES 26 MINUTES 18 SECONDS EAST, 11.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 73.28 FEET;
THENCE NORTH 31 DEGREES 04 MINUTES 48 SECONDS WEST, 16.58 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 198.97 FEET;
THENCE NORTH 47 DEGREES 17 MINUTES 53 SECONDS WEST, 6.90 FEET;
THENCE NORTH 00 DEGREES 10 MINUTES 59 SECONDS WEST, 45.76 FEET;
THENCE NORTH 46 DEGREES 51 MINUTES 53 SECONDS EAST, 18.44 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS WEST, 133.81 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, 27.51 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 21 SECONDS EAST, 609.13 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA IS 20,904 SQ.FT OR 0.4799 ACRES MORE OR LESS.



P:\2024-651-05_PORSCHER SURVEY\DRAWINGS\2024-651-05_SIDWALK EASEMENT.DWG

Westwood

SIDEWALK EASEMENT
PORSCHER ARROWHEAD

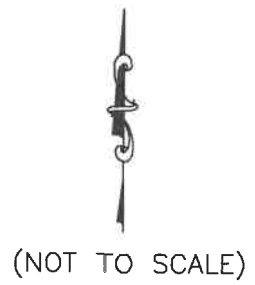
SHEET NUMBER:

1 OF 3

DATE: 5-08-2024
PROJ: 0045037

STATE ROUTE 101

EXHIBIT 'A'



ARROWHEAD PORSCHE
LR2 PROPERTIES, LLC
2022-0092872 MCR

SIDEWALK EASEMENT
20,904 SQ/FT
(.4799 ACRES)
(SEE DETAIL SHEET 3)

CAMPO BELLO ROAD
(PRIVATE DRIVE)

LEGEND:

- BREAKLINE
- BRASS CAP IN HAND HOLE
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY

20' ROADWAY EASEMENT AGREEMENT
(2012-0992741 MCR)

POINT OF BEGINNING

SOUTHEAST CORNER
SEC 35, T4N R1E
BCHH

SOUTH QUARTER
SEC 35, T4N R1E
BCHH
(POINT OF COMMENCEMENT)

86.00'
ROW

BELL ROAD

L1
(TIE)

1799.29'

S89°58'09"W

N89°45'39"E 2641.41'
(BASIS OF BEARING)

P:\2024-651-05_PORSCHE_GLENDALE\SURVEY\DRAWINGS\2024-651-05_SIDEWALK_EASEMENT.DWG

Westwood

SIDEWALK EASEMENT
PORSCHE ARROWHEAD

SHEET NUMBER:

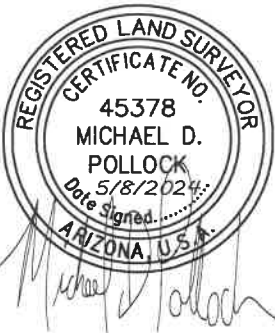
2 OF 3

DATE: 5-08-2024
PROJ: 0045037

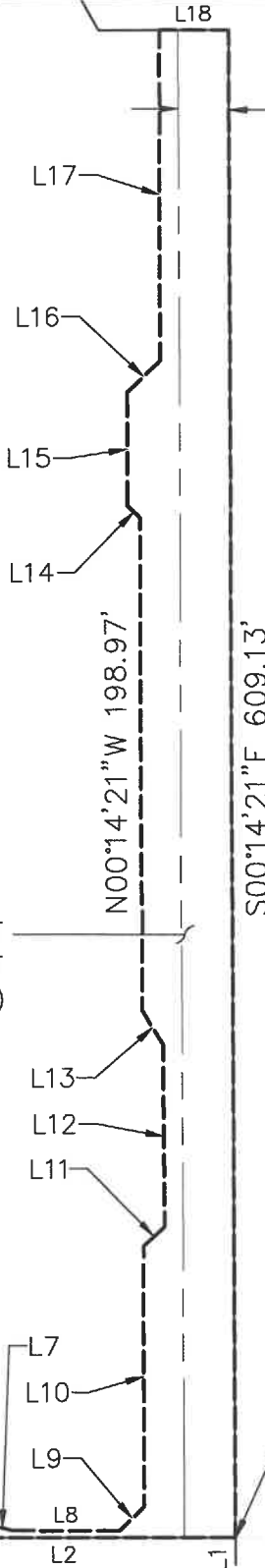
EXHIBIT 'A'

20' ROADWAY EASEMENT AGREEMENT
(2012-0992741 MCR)

(NOT TO SCALE)



SIDEWALK EASEMENT
20,904 SQ/FT
(.4799 ACRES)



Line #	Length	Direction
L1	86.00	N0°14'21"W
L2	138.02	S89°58'09"W
L3	30.87	N55°06'57"E
L4	7.03	S36°49'35"E
L5	7.10	S44°55'12"E
L6	7.03	S69°35'05"E
L7	7.10	S77°40'42"E
L8	44.02	N89°58'09"E
L9	13.99	N44°48'59"E
L10	105.03	N0°14'21"W
L11	11.50	N47°26'18"E
L12	73.28	N0°14'21"W
L13	16.58	N31°04'48"W
L14	6.90	N47°17'53"W
L15	45.76	N0°10'59"W
L16	18.44	N46°51'53"E
L17	133.81	N0°14'21"W
L18	27.51	N89°45'39"E

LAND SURVEY BY:

S&F Land Services

Land Surveying & Remote Sensing
2345 EAST THOMAS ROAD
SUITE 150, PHOENIX, AZ 85016

SHEET NUMBER:

3 OF 3

DATE: 5-08-2024
PROJ: 0045037

Westwood

**SIDEWALK EASEMENT
PORSCHE ARROWHEAD**

P:\2024-651-05 PORSCHE GLENDALE SURVEY\DRAWINGS\2024-651-05 SIDEWALK EASEMENT.DWG

ATTACHMENT 4

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

QUIT CLAIM DEED

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

For the consideration of Ten Dollars, and other valuable considerations, we **Fox Four LLC, A LIMITED LIABILITY COMPANY** ("Grantor") do hereby quitclaim to the **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 Description, "Exhibit A"

Grantors: Fox Four LLC, A LIMITED LIABILITY COMPANY

Philip R. Fox

By: Philip R. Fox
Its: Manager

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 26th day of July, 2021, by Philip R. Fox its Manager of Fox Four LLC, A LIMITED LIABILITY COMPANY, on behalf of the company.

My commission expires:

Dec. 1, 2024

Tangella Diaz
Notary Public



7909 W. Glendale Ave
Ord _____

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Quit Claim Deed to be executed by its duly authorized representative, 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

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 contained therein.

My commission expires:

Notary Public

EXHIBIT "A"

DESCRIPTION FOR 79TH AVENUE RIGHT-OF-WAY



COOPER AERIAL

PROJECT NO.: 2303022

DATE: 01/23/2024

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECORDED AS DOCUMENT NUMBER 2004-0341971, MARICOPA COUNTY RECORDS (MCR), SITUATED WITHIN SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND-HOLE, FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 11, FROM WHICH A BRASS CAP IN HAND-HOLE, FOUND AT THE SOUTH 1/4 CORNER BEARS SOUTH 00° 16' 33" WEST, (BASIS OF BEARING) A DISTANCE OF 5253.31 FEET;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 11, SOUTH 00° 16' 33" WEST, A DISTANCE OF 662.11 FEET, TO A LINE 662.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11;

THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, ALONG SAID PARALLEL LINE OF THE NORTH LINE OF SAID SECTION 11, SOUTH 89° 15' 04" WEST, A DISTANCE OF 40.01 FEET, TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH SAID NORTH-SOUTH MID-SECTION LINE;

THENCE LEAVING SAID PARALLEL LINE OF THE NORTH LINE OF SECTION 11, ALONG SAID PARALLEL LINE OF SAID NORTH-SOUTH MID-SECTION LINE, NORTH 00° 16' 33" EAST, A DISTANCE OF 662.11 FEET, TO SAID NORTH LINE OF SECTION 11;

THENCE LEAVING SAID PARALLEL LINE OF THE NORTH-SOUTH MID-SECTION LINE, ALONG SAID NORTH LINE OF SECTION 11, NORTH 89° 15' 04" EAST, A DISTANCE OF 40.01 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 26,484 SQUARE FEET (0.6080 ACRES), MORE OR LESS.

Subject to existing rights-of-way and easements.



N89°15'04"E 40.01'

GLENDALE AVENUE

POINT OF BEGINNING
N. 1/4 COR. SEC. 11 T2N, R1E
FOUND BRASS CAP IN HAND-HOLE

APN: 102-05-004a
OWNER: FOX FOUR LLC
(2004-0341971 M.C.R.)

APN: 102-05-004b
OWNER: FOX FOUR LLC
(2004-0341971 M.C.R.)

662' PER
QUIT CLAIM
DEED 04-0341971, MCR

APN: 102-05-004d
OWNER: FOX FOUR LLC
(2004-0341971 M.C.R.)

APN: 102-05-112
OWNER: FOX FOUR LLC
(2004-0341971 M.C.R.)

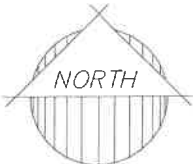
N00°16'33"E 662.11'
S00°16'33"W 662.11'
S00°16'33"W (BASIS OF BEARING) 5253.31'

79TH AVENUE



S89°15'04"W 40.01'

S. 1/4 COR. SEC. 11 T2N, R1E
FOUND BRASS CAP IN HAND-HOLE



N.T.S.

**79TH AVENUE RIGHT-OF-WAY
EXHIBIT**



COOPER AERIAL SURVEYS CO.
11402 N. CAVE CREEK ROAD
PHOENIX, ARIZONA 85020
602-678-5111

SHEET 1 OF 1

PROJECT NO: 2305006

ATTACHMENT 5

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, **OUTLETS AT WESTGATE, LLC**, a Delaware limited liability company (“Grantor”), does hereby convey to the City of Glendale, an Arizona municipal corporation (“Grantee” or “City”), a non-exclusive easement to install, repair, operate, maintain and remove a water line and appurtenances (“facilities”) upon, over and under the surface (provided however, such facilities to be installed underground whenever practical) of the following described property (the “Easement Area”):

See Attached Description, “Exhibit A”

Together with the non-exclusive right of ingress and egress to, from, across and along the Grantor's property upon which the Easement Area is located (“Grantor’s Property”) over paved roadways as such exist from time to time, and with the non-exclusive right to use lands adjacent to said Easement Area during temporary periods of construction with the prior consent of Grantor; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said Easement Area; to add to or alter said facilities at any reasonable time following reasonable notice to Grantor; 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 and within a reasonable time to restore the surface of the Easement Area to substantially the same condition that existed prior to the City’s use for periods of temporary construction. City shall be responsible for any damage/injury to Grantor’s Property, its employees or the public due to City’s exercise of the rights to use the property during temporary periods of construction.

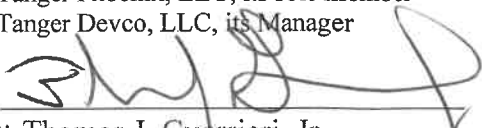
The easement and the rights granted herein are subject to all easements, covenants, conditions, restrictions and other matters set forth in the Maricopa County land records.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

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


Dated this 25th day of July, 2024.

OUTLETS AT WESTGATE LLC,
a Delaware limited liability company
By: Tanger Phoenix, LLC, its sole member
By: Tanger Devco, LLC, its Manager

By: 
Name: Thomas J. Guerrieri, Jr.
Its: Vice President and Treasurer

STATE OF NORTH CAROLINA)
County of GUILFORD) ss.

The foregoing instrument was acknowledged before me this 25th day of July, 2024
by Thomas J. Guerrieri, Jr., the Vice President and Treasurer, of Tanger Devco, LLC, the Manager
of Tanger Phoenix, LLC, the sole member of **Outlets at Westgate, LLC**, a Delaware limited liability
company who acknowledged that he/she executed this instrument for the purposes therein contained.


Notary Public SHARON SUSAT
My commission expires: 7/18/2026

SHARON SUSAT
NOTARY PUBLIC
Alamance County, North Carolina
My Commission Expires 7/18/2026

Ord. No. _____
6800 N 95th Ave

Exhibit A to Conveyance of Easement

LEGAL DESCRIPTION
WATERLINE EASEMENT APN 102-01-263,
102-01-290B
TANGER OUTLETS
GLENDALE, ARIZONA



July 12, 2024
Job No. P5717B
Page 1 of 2

AN EASEMENT BEING A PORTION OF LOT 12A-2 OF THE MINOR LAND DIVISION LOT TIE FOR OUTLETS AT WESTGATE, LLC A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN BOOK 1127 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS, AND A PORTION OF LOT 1B OF THE MINOR LAND DIVISION LOT SPLIT FOR: "A.D.O.T. PARCEL TANGER OUTLETS WESTGATE", RECORDED IN BOOK 1725 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS, LOCATED IN THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA, COUNTY ARIZONA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12A-2 OF THE MINOR LAND DIVISION LOT TIE FOR OUTLETS AT WESTGATE, LLC A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN BOOK 1127 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 12A-2, ALSO BEING THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 301.42 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 73.92 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 58.01 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.97 FEET;

THENCE SOUTH 11 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 31.64 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 1037.55 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 116.88 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 95.57 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 11.25 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

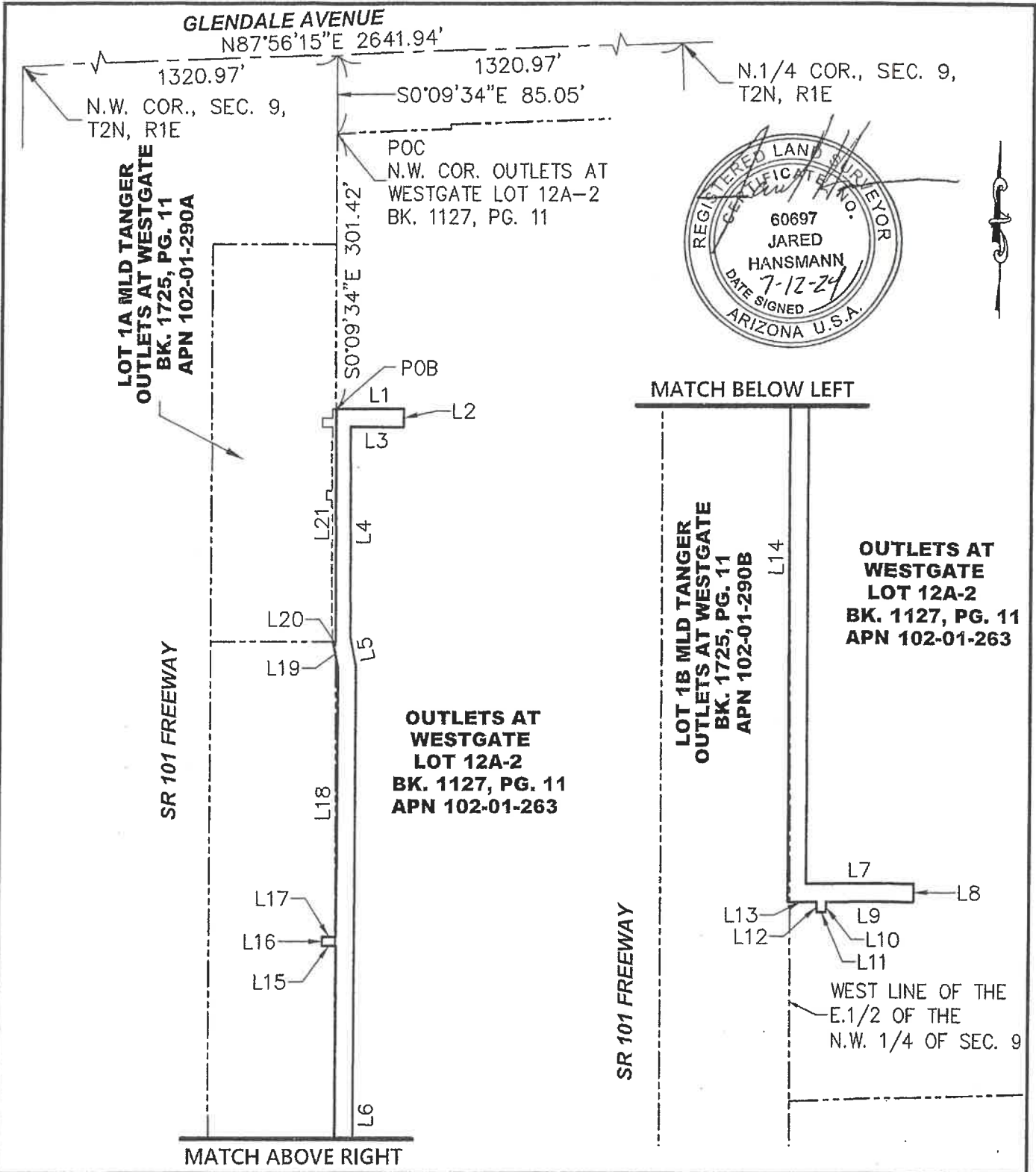
THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 11.25 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 31.36 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 752.02 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, A DISTANCE OF 15.47 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 15.47 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 293.66 FEET;
THENCE NORTH 11 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 28.71 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 33 SECONDS EAST, A DISTANCE OF 3.28 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 35 SECONDS WEST, ALONG SAID WEST LINE OF
LOT 12A-2, A DISTANCE OF 253.74 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 29,523 SQUARE FEET OR 0.677 ACRES, MORE OR LESS.





2401 W PEORIA AVENUE SUITE #130
 PHOENIX, AZ 85029
 602.957.3350

rickengineering.com

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

**EXHIBIT
 WATERLINE EASEMENT
 APN 102-01-263 & 102-01-290B
 GLENDALE, ARIZONA**

DRAWING: WATER ESMT EAST.DWG			
JOB#	P5717	SCALE:	NTS SHT: 1 OF 2
DRAFTER:	DSR	CHK:	JH DATE: 7/12/24

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°50'25"E	73.92'
L2	S0°09'35"E	20.00'
L3	S89°50'25"W	58.01'
L4	S0°13'30"E	228.97'
L5	S11°10'27"E	31.64'
L6	S0°04'33"W	1037.55'
L7	N89°46'30"E	116.88'
L8	S0°05'07"E	20.00'
L9	S89°46'30"W	95.57'
L10	S0°13'30"E	11.25'
L11	S89°46'30"W	10.00'
L12	N0°13'30"W	11.25'
L13	S89°46'30"W	31.36'
L14	N0°04'33"E	752.02'
L15	N89°55'27"W	15.47'

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	N0°04'33"E	10.00'
L17	S89°55'27"E	15.47'
L18	N0°04'33"E	293.66'
L19	N11°10'27"W	28.71'
L20	N89°52'33"E	3.28'
L21	N0°09'35"W	253.74'



2401 W PEORIA AVENUE SUITE #130
PHOENIX, AZ 85029
602.957.3350

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

EXHIBIT
WATERLINE EASEMENT
APN 102-01-263 & 102-01-290B
GLENDALE, ARIZONA

DRAWING: WATER ESMT EAST.DWG			
JOB#	P5717	SCALE:	NTS SHT: 2 OF 2
DRAFTER:	DSR	CHK:	JH DATE: 7/12/24

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, **TANGER WESTGATE OUTPARCEL, LLC** a North Carolina limited liability company (“Grantor”), does hereby convey to the City of Glendale, an Arizona municipal corporation (“Grantee” or “City”), a non-exclusive easement to install, repair, operate, maintain and remove a water line and appurtenances (“facilities”) upon, over and under the surface (provided however, such facilities to be installed underground whenever practical) of the following described property (the “Easement Area”):

See Attached Description, “Exhibit A”

Together with the non-exclusive right of ingress and egress to, from, across and along the Grantor's property upon which the Easement Area is located (“Grantor’s Property”) over paved roadways as such exist from time to time, and with the non-exclusive right to use lands adjacent to said Easement Area during temporary periods of construction with the prior consent of Grantor; the right to operate, repair, replace, maintain, and remove facilities and appurtenances from said Easement Area; to add to or alter said facilities at any reasonable time following reasonable notice to Grantor; 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 and within a reasonable time to restore the surface of the Easement Area to substantially the same condition that existed prior to the City’s use for periods of temporary construction. City shall be responsible for any damage/injury to Grantor’s Property, its employees or the public due to City’s exercise of the rights to use the property during temporary periods of construction.

The easement and the rights granted herein are subject to all easements, covenants, conditions, restrictions and other matters set forth in the Maricopa County land records.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

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

Dated this 25th day of July, 2024.

TANGER WESTGATE OUTPARCEL, LLC

a North Carolina limited liability company

By: Tanger Devco, LLC, its Manager

By: [Signature]
Name: Thomas J. Guerrieri, Jr.
Its: Vice President and Treasurer

STATE OF NORTH CAROLINA)
County of GUILFORD) ss.

The foregoing instrument was acknowledged before me this 25th day of July, 2024
by Thomas J. Guerrieri, Jr., the Vice President and Treasurer, of Tanger Devco, LLC, the Manager
of **Tanger Westgate Outparcel, LLC**, a North Carolina limited liability company who acknowledged
that he/she executed this instrument for the purposes therein contained.

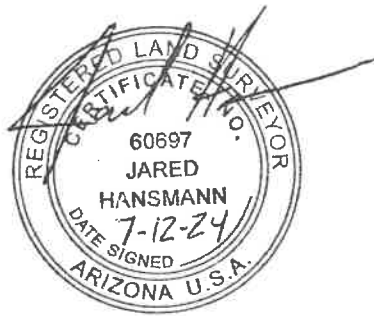
[Signature]
Notary Public SHARON SUSAT
My commission expires: 7/18/2026

SHARON SUSAT
NOTARY PUBLIC
Alamance County, North Carolina
My Commission Expires 7/18/2026

Ord. No. _____
6800 N 95th Ave

Exhibit A to Conveyance of Easement

**LEGAL DESCRIPTION
WATERLINE EASEMENT APN 102-01-290A
TANGER OUTLETS
GLENDALE, ARIZONA**



July 12, 2024
Job No. P5717B
Page 1 of 1

AN EASEMENT BEING A PORTION OF LOT 1A OF THE MINOR LAND DIVISION LOT SPLIT FOR: "A.D.O.T. PARCEL TANGER OUTLETS WESTGATE", RECORDED IN BOOK 1725 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS, LOCATED IN THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA, COUNTY ARIZONA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12A-2 OF THE MINOR LAND DIVISION LOT TIE FOR OUTLETS AT WESTGATE, LLC A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN BOOK 1127 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 12A-2, ALSO BEING THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 301.42 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE OF SAID LOT 12A-2, SOUTH 00 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 253.74 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS WEST, A DISTANCE OF 3.82 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 154.17 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 5.80 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 5.76 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 69.80 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 11.05 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 11.05 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, A DISTANCE OF 9.76 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 4.11 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 1,175 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.

GLENDALE AVENUE

N87°56'15"E 2641.94'

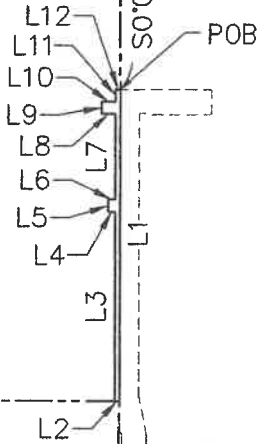
1320.97'
N.W. COR., SEC. 9,
T2N, R1E

1320.97'
S0°09'34"E 85.05'

N.1/4 COR., SEC. 9,
T2N, R1E

**LOT 1A MLD TANGER
OUTLETS AT WESTGATE
BK. 1725, PG. 11
APN 102-01-290A**

POC
N.W. COR. OUTLETS AT
WESTGATE LOT 12A-2
BK. 1127, PG. 11



SR 101 FREEWAY

**LOT 1B MLD TANGER
OUTLETS AT WESTGATE
BK. 1725, PG. 11
APN 102-01-290B**

**OUTLETS AT
WESTGATE
LOT 12A-2
BK. 1127, PG. 11
APN 102-01-263**

WEST LINE OF THE
E.1/2 OF THE
N.W. 1/4 OF SEC. 9

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°09'35"E	253.74'
L2	S89°52'33"W	3.82'
L3	N0°13'30"W	154.17'
L4	S89°58'59"W	5.80'
L5	N0°01'01"W	10.00'
L6	N89°58'59"E	5.76'
L7	N0°13'30"W	69.80'
L8	S89°46'30"W	11.05'
L9	N0°13'30"W	10.00'
L10	N89°46'30"E	11.05'
L11	N0°13'30"W	9.76'
L12	N89°50'25"E	4.11'



2401 W PEORIA AVENUE SUITE #130
PHOENIX, AZ 85029
602.957.3350

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**EXHIBIT
WATERLINE EASEMENT
APN 102-01-290A
GLENDALE, ARIZONA**

DRAWING: WATER ESMT WEST.DWG			
JOB#	P5717	SCALE:	NTS
DRAFTER:	DSR	CHK:	JH
SHT:	1	DATE:	7/12/24

ATTACHMENT 7

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, WOOLF FAMILY ENTERPRISES LIMITED PARTNERSHIP, an Arizona limited partnership and HURON, L.L.C., an Arizona limited liability company as their interest appears (“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.

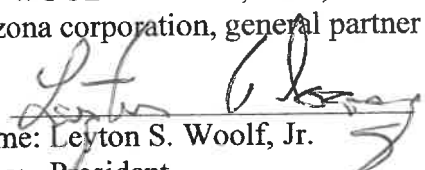
Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against actions of Grantor only, subject to the matters above set forth.

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

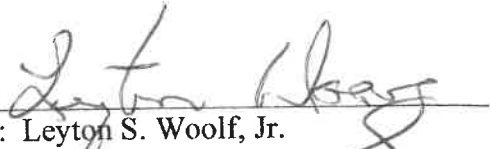
Dated this 26th day of July, 2024.

WOOLF FAMILY ENTERPRISES LIMITED
PARTNERSHIP, an Arizona limited partnership

By: L.S. WOOLF GROUP, INC., an
Arizona corporation, general partner

By: 
Name: Leyton S. Woolf, Jr.
Title: President

HURON, L.L.C.,
an Arizona limited liability company

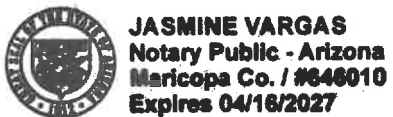
By: 
Name: Leyton S. Woolf, Jr.
Title: Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 26 day of July, 2024, by Leyton S. Woolf, Jr., the President of L.S. Woolf Group, Inc., an Arizona corporation, general partner of WOOLF FAMILY ENTERPRISES LIMITED PARTNERSHIP, an Arizona partnership, on behalf of the partnership.

Jasmine Vargas
Notary Public

My Commission Expires:
04/16/2027

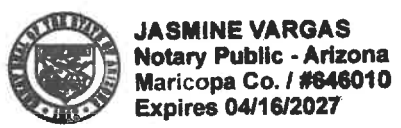


STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 26 day of July, 2024, by Leyton S. Woolf, Jr., as the Manager of HURON, L.L.C., an Arizona limited liability company, on behalf of the company.

Jasmine Vargas
Notary Public

My Commission Expires:
04/16/2027



Sarival Ave N of Northern Ave
Ord _____

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY

A RIGHT-OF-WAY WITHIN A PARCEL OF LAND AS DESCRIBED IN DOCUMENT 1994-0073748 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, 419.59 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 90 DEGREES 00 MINUTES 00 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 SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 247.67 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WITH RADIUS 935.00 FEET, AND CHORD BEARING NORTH 18 DEGREES 38 MINUTES 05 SECONDS EAST, 101.49 FEET;

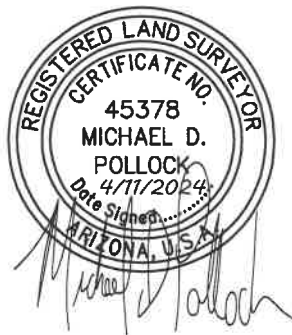
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH DELTA ANGLE 06 DEGREES 13 MINUTES 21 SECONDS, AN ARC DISTANCE OF 101.54 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST, 10.00 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 344.32 FEET;

THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST, 42.00 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY CONTAINS 13,006 SQUARE FEET OR 0.2986 ACRES, MORE OR LESS.



S&F Land Services

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

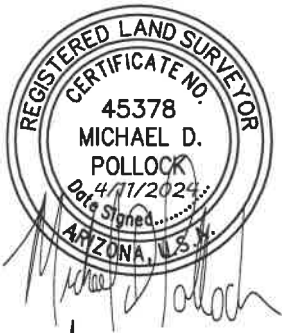
2345 EAST THOMAS ROAD
STE 150, PHOENIX, AZ 85016
(602) 805-8921

www.sflands.com
info@sflands.com
PAGE 1 OF 4

EXHIBIT "A"

STATE ROUTE 303

STATE ROUTE 303



NOT TO SCALE



SARIVAL AVENUE

RIGHT-OF-WAY
DETAIL PAGE 3

APN 501-48-009
1994-0073748 MCR

NORTHERN AVENUE

LEGEND:

-  CENTERLINE
-  BOUNDARY LINE
-  RIGHT-OF-WAY





Date: 4/11/2024 2345 EAST THOMAS ROAD
STE 150, PHOENIX, AZ 85016
Proj No: 24-667-01 (602) 805-8921

www.sflands.com
info@sflands.com
PAGE 2 OF 4

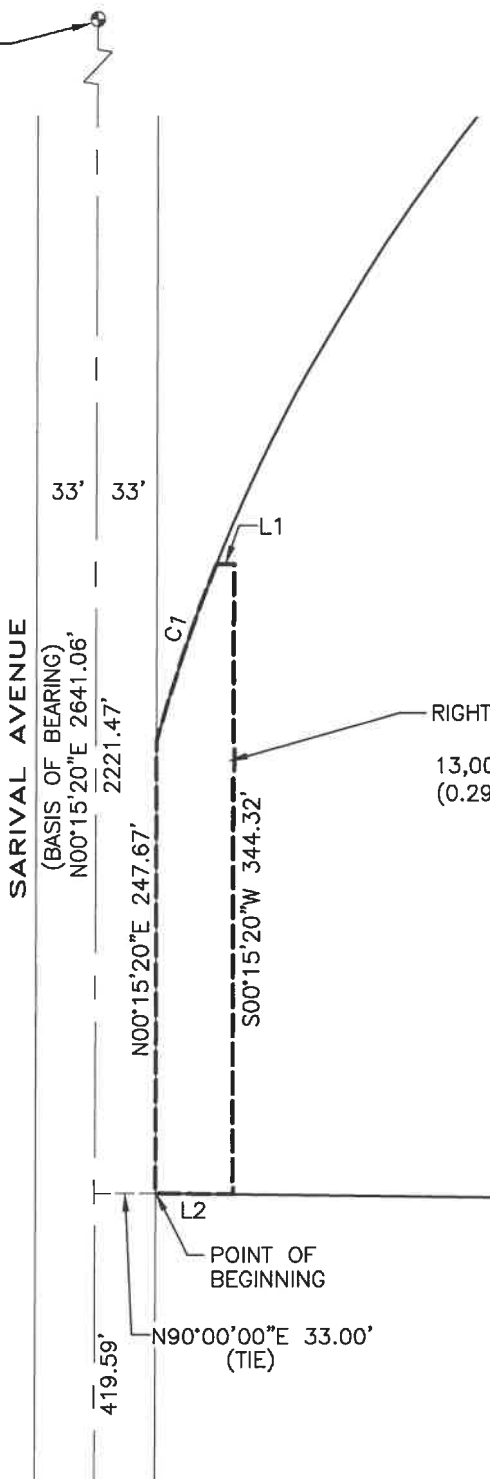
EXHIBIT "A"

COG BCHH
W 1/4 SECTION 31
T3N, R1W

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



RIGHT-OF-WAY
AREA
13,006 SQ/FT
(0.2986 ACRES)



APN 501-48-009
1994-0073748 MCR

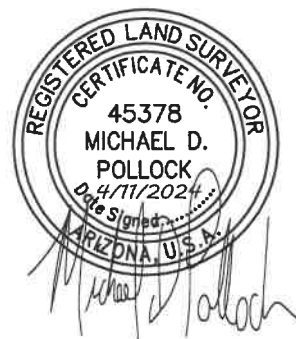
SCALE: 1"=100'



EXHIBIT "A"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°44'40"E	10.00'
L2	N89°17'00"W	42.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	6°13'21"	935.00'	101.54'	N18°38'05"E	101.49'



S&F Land Services

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 4 OF 4

ATTACHMENT 8

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, **FS GLENDALE LLC**, an Arizona limited liability company ("Grantor"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove a sewer 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 10th day of July, 2024.

FS GLENDALE LLC, an Arizona
limited liability company


By: Steve Guymon
Its: Manager

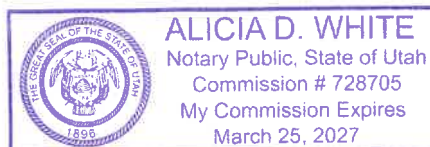
**Exempt Pursuant to A.R.S. §11-1134(A)(2),
11-1134(A)(3)**

STATE OF UTAH)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 10th day of July, 2024
by Steve Guymon, Manager of FS Glendale, who acknowledged that he executed this instrument for the
purposes therein contained.


Notary Public

My commission expires: 3/25/2027



7915 N Glen Harbor Blvd
Ord _____

**Glen-Harbor Air Business Park
Proposed 20'-Public Sewer Easement**

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

That portion of Tract H, GLEN-HARBOR AIR BUSINESS PARK, according to Book 304 of Maps, page 7, records of Maricopa County, Arizona shown as Lot 1, MINOR LAND DIVISION-LOT SPLIT, according to Book 766 of Maps, page 2, records of Maricopa County, Arizona, and that portion of Tract G of said GLEN-HARBOR AIR BUSINESS PARK, being more particularly described as follows:

COMMENCING at the North quarter corner of Section 5, (found Maricopa County Highway Department brass cap in handhole) Township 2 North, Range 1 East of the Gila and Salt River Meridian, from which the Northeast corner of said Section 5 (found Maricopa County Highway Department brass cap in handhole) bears **North 88 degrees 54 minutes 49 seconds East,** 2625.88 feet;

THENCE **North 88 degrees 54 minutes 49 seconds East,** 504.16 feet along the North line of said Northeast quarter of Section 5;

THENCE departing said North line South 00 degrees 12 minutes 15 seconds West, 80.02 feet to the Northeast corner of said Tract "H";

THENCE South 00 degrees 12 minutes 15 seconds West, 716.59 feet along the East line of said Tract "H" to the **POINT OF BEGINNING**;

THENCE South 00 degrees 12 minutes 15 seconds West, 22.79 feet;

THENCE departing said East line, North 61 degrees 07 minutes 47 seconds West, 58.23 feet;

THENCE North 89 degrees 48 minutes 07 seconds West, 368.99 feet;

THENCE North 66 degrees 30 minutes 40 seconds West, 61.82 feet to the east line of an 8' Public Utility Easement, per said GLEN-HARBOR AIR BUSINESS PARK and the beginning of a non-tangent curve to the left, concave northwesterly;

THENCE northeasterly, along said curve to the left, having a radius of 638.00 feet, with a chord of North 17 degrees 14 minutes 28 seconds East 20.12 feet, through a central angle of 01 degrees 48 minutes 25 seconds, an arc distance of 20.12 feet to a non-tangent line;

THENCE South 66 degrees 30 minutes 40 seconds East, 59.88 feet;

THENCE South 89 degrees 48 minutes 07 seconds East, 369.98 feet;

THENCE South 61 degrees 07 minutes 47 seconds East, 52.41 feet to the **POINT OF BEGINNING**.

Containing 9,712 square feet or 0.223 acres, more or less.

Subject to existing right-of-way and easements.

Robert S. Unger, R.L.S.
Registered Land Surveyor
Arizona Registration No. 35306



EXHIBIT "A"

FND. BRASS CAP
IN HANDHOLE
N 1/4 COR SEC.5,
T.2N., R.1E.

NORTHERN AVENUE

N88°54'44"E 2625.79'

50' 55'
R/W R/W

504.16'

S0°12'15"W
80.02'

TRACT G
142-59-008
BK 304, PG 07 MCR

8' PUBLIC UTILITY ESMT
BK 304, PG 7 MCR

GLEN HARBOR BOULEVARD

50' 50'
R/W R/W

TRACT "H"
LOT 1

TRACT G
142-59-008
BK 304, PG 07 MCR

S0°12'51"W 716.59'

142-60-009A
MANGAT INVESTMENT LLC
DOC 21-0413765 MCR

L=20.12' R=638.00'
Δ=1°48'25"

S66°30'40"E
59.88'

S61°07'47"E
52.41'

S89°48'07"E 369.98'

POB

N89°48'07"W 368.99'

N66°30'40"W
61.82'

N61°07'47"W
58.23'

S0°12'51"W
22.79'

8' PUBLIC UTILITY ESMT
BK 304, PG 7 MCR

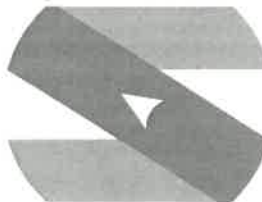
Extend sewer easement to right-of-way line.
The sewer easement in Tract "G" needs to be
conveyed by the Glen Harbor Association as
they own Tract "G". This area needs to be a
separate legal.



TITLE: GLEN-HARBOR AIR
BUSINESS PARK

DATE: 05/21/24

DESC: 20' PUBLIC SEWER
EASEMENT



SYNERGY GEOMATICS
2125 E. 5th STREET, #101
TEMPE, AZ 85281

PH: (480) 406-3648
EMAIL: rob@syn-geo.com

ATTACHMENT 9

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

PUBLIC UTILITY EASEMENT

GLEN HARBOR BUSINESS PARK PROPERTY OWNERS ASSOCIATION, hereinafter referred to as GRANTOR, owner of the parcel described in Recorded Document 1991-0359205, 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 ____ day of _____, 2024.

**GLEN HARBOR BUSINESS PARK
PROPERTY OWNERS ASSOCIATION**

By:
Its:

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024
by _____, _____ who acknowledged that he/she executed this instrument for
the purposes therein contained.

Notary Public

My commission expires:

Glen Harbor Blvd south of Northern Ave
Ord. No. _____

Exhibit "A"

**Glen-Harbor Air Business Park
Proposed 30'-Public Utility Easement**

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

That portion of Tract G, GLEN-HARBOR AIR BUSINESS PARK, according to Book 304 of Maps, page 7, records of Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the North quarter corner of Section 5, (found Maricopa County Highway Department brass cap in handhole) Township 2 North, Range 1 East of the Gila and Salt River Meridian, from which the Northeast corner of said Section 5 (found Maricopa County Highway Department brass cap in handhole) bears North 88 degrees 54 minutes 49 seconds East, 2625.88 feet;

THENCE North 88 degrees 54 minutes 49 seconds East, 504.16 feet along the North line of said Northeast quarter of Section 5;

THENCE departing said North line South 00 degrees 12 minutes 15 seconds West, 80.02 feet to the Northeast corner of Tract "H" of said GLEN-HARBOR AIR BUSINESS PARK;

THENCE South 00 degrees 12 minutes 15 seconds West, 796.49 feet along the East line of said Tract "H" to the Southeast corner of said Tract "H";

THENCE departing said East line, South 88 degrees 54 minutes 41 seconds West, along the South line of said Tract "H", 479.35 feet to the East line of said Tract "G";

THENCE North 17 degrees 47 minutes 46 seconds East, along said East line of Tract "G", 111.95 feet to the **POINT OF BEGINNING**;

THENCE departing said East line of Tract "G", North 66 degrees 30 minutes 40 seconds West, 34.25 feet to the east line of an 8' Public Utility Easement, per said GLEN-HARBOR AIR BUSINESS PARK and the beginning of a non-tangent curve to the left, concave northwesterly;

THENCE northeasterly, along said curve to the left, having a radius of 638.00 feet, with a chord of North 16 degrees 47 minutes 17 seconds East 30.21 feet, through a central angle of 02 degrees 42 minutes 47 seconds, an arc distance of 30.21 feet to a non-tangent line;

THENCE South 66 degrees 30 minutes 40 seconds East, 34.78 feet to said East line of Tract "G";

THENCE South 17 degrees 47 minutes 46 seconds West, along said East line, 30.15 feet to the **POINT OF BEGINNING**.

Containing 1,032 square feet or 0.024 acres, more or less.

Subject to existing right-of-way and easements.

Robert S. Unger, R.L.S.
Registered Land Surveyor
Arizona Registration No. 35306



EXHIBIT "A"

FND. BRASS CAP
IN HANDHOLE
N 1/4 COR SEC.5,
T.2N., R.1E.

NORTHERN AVENUE
N88°54'44"E 2625.79'

50' 55'
R/W R/W

504.16'

S0°12'15"W
80.02'

TRACT G
142-59-008
BK 304, PG 07 MCR

8' PUBLIC UTILITY ESMT
BK 304, PG 7 MCR

GLEN HARBOR BOULEVARD

50' 50'
R/W R/W

TRACT "H"
LOT 1

TRACT G
142-59-008
BK 304, PG 07 MCR

S0°12'51"W 796.49'

142-60-009A
MANGAT INVESTMENT LLC
DOC 21-0413765 MCR

S66°30'40"E
34.78'

L=30.21' R=638.00'
I=2°42'47"

S17°47'46"W
30.15'

N66°30'40"W
34.25'

POB

N17°47'46"E
111.95'

TRACT "G"

S88°54'41"W 479.35'

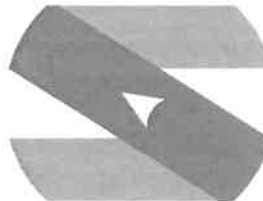
8' PUBLIC UTILITY ESMT
BK 304, PG 7 MCR



TITLE: GLEN-HARBOR AIR
BUSINESS PARK

DATE: 07/18/24

DESC: PROPOSED 30'
PUBLIC UTILITY
EASEMENT



SYNERGY GEOMATICS
2125 E. 5th STREET, #101
TEMPE, AZ 85281

PH: (480) 406-3648
EMAIL: rob@syn-geo.com

ATTACHMENT 10

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, **BGE 6550 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 29 day of July, 2024.

BGE 6550 LLC, an Arizona limited liability company

By:
Its:

Thomas A. Coury
MANAGING MEMBER

**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 29th day of July, 2024 by Thomas Coury, who acknowledged that she executed this instrument for the purposes therein contained.

Tangella Diaz
Notary Public

My commission expires: Dec 1, 2024



NEC Maryland Ave & 49th Ave
Ord _____

LEGAL DESCRIPTION
The Maryland at 49th
Water Meter Easements

A portion of Maryland Lakes Condominiums Amended, a condominium plat recorded in Book 332 or Maps, Page 2, records of Maricopa County, Arizona, being located in the Northwest Quarter of Section 9, Township 2 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

PARCEL 1

COMMENCING at the Northwest corner of Phase VI of said Maryland Lakes Condominiums Amended, also being the Southwest corner of Tamarac at Maryland Lakes, a subdivision recorded in Book 274 of Maps, Page 23 Records of Maricopa County;

Thence, N90°00'00"E, 116.95 feet along the North line of said Phase VI to a point on the South Line of Tract B of said Tamarac at Maryland Lakes and beginning of a non-tangent curve concave Northerly having a radius of 54.00 feet, to which beginning of curve a radial line bears N60°36'54"E;

Thence, along said non-tangent curve through a central angle of 60°36'54" an arc length of 57.13 feet;

Thence, N90°00'00"E a distance of 23.50 feet along the South line of said Tract B to the beginning of a tangent curve concave South having a radius of 282.50 feet;

Thence, along said curve an arc length of 192.29 feet through a central angle of 39°00'00";

Thence, S51°00'00"E, 5.96 feet along the South line of said Tract B;

Thence, S39°00'00"W, 30.01 feet;

Thence, S51°00'00"E, 1.00 feet;

Thence, S39°00'00"W, 35.50 feet to Point A, also being the POINT OF BEGINNING of PARCEL 1;

Thence, S39°00'00"W, 18.00 feet;

Thence, N51°00'00"W, 8.00 feet;

Thence, N39°00'00"E, 18.00 feet;

Thence, S51°00'00"E, 8.00 feet to the POINT OF BEGINNING of PARCEL 1.

Parcel 1 contains a computed area of 144.00 square feet, more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

PARCEL 2

COMMENCING at said Point A;

Thence, S39°00'00"W, 53.71 feet to Point B, also being the POINT OF BEGINNING of PARCEL 2;

Thence, S39°00'00"W, 5.00 feet;

Thence, N51°00'00"W, 8.00 feet;

Thence, N39°00'00"E, 5.00 feet;

Thence, S39°00'00"E, 8.00 feet to the POINT of BEGINNING of PARCEL 2;

Parcel 2 contains a computed area of 40.00 square feet, more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

PARCEL 3

COMMENCING at said Point B;

Thence, S39°00'00"W, 5.00 feet;

Thence, S86°57'35"W, 11.09 feet;

Thence, S03°02'25"E, 104.10 feet;

Thence, S04°44'45"W, 129.61 feet;

Thence, S00°05'15"E, 123.63 feet;

Thence, S89°54'45"W, 2.50 feet;

Thence, S00°05'15"E, 19.62 feet to the POINT of BEGINNING of PARCEL 3;

Thence, S00°05'15"E, 5.00 feet;

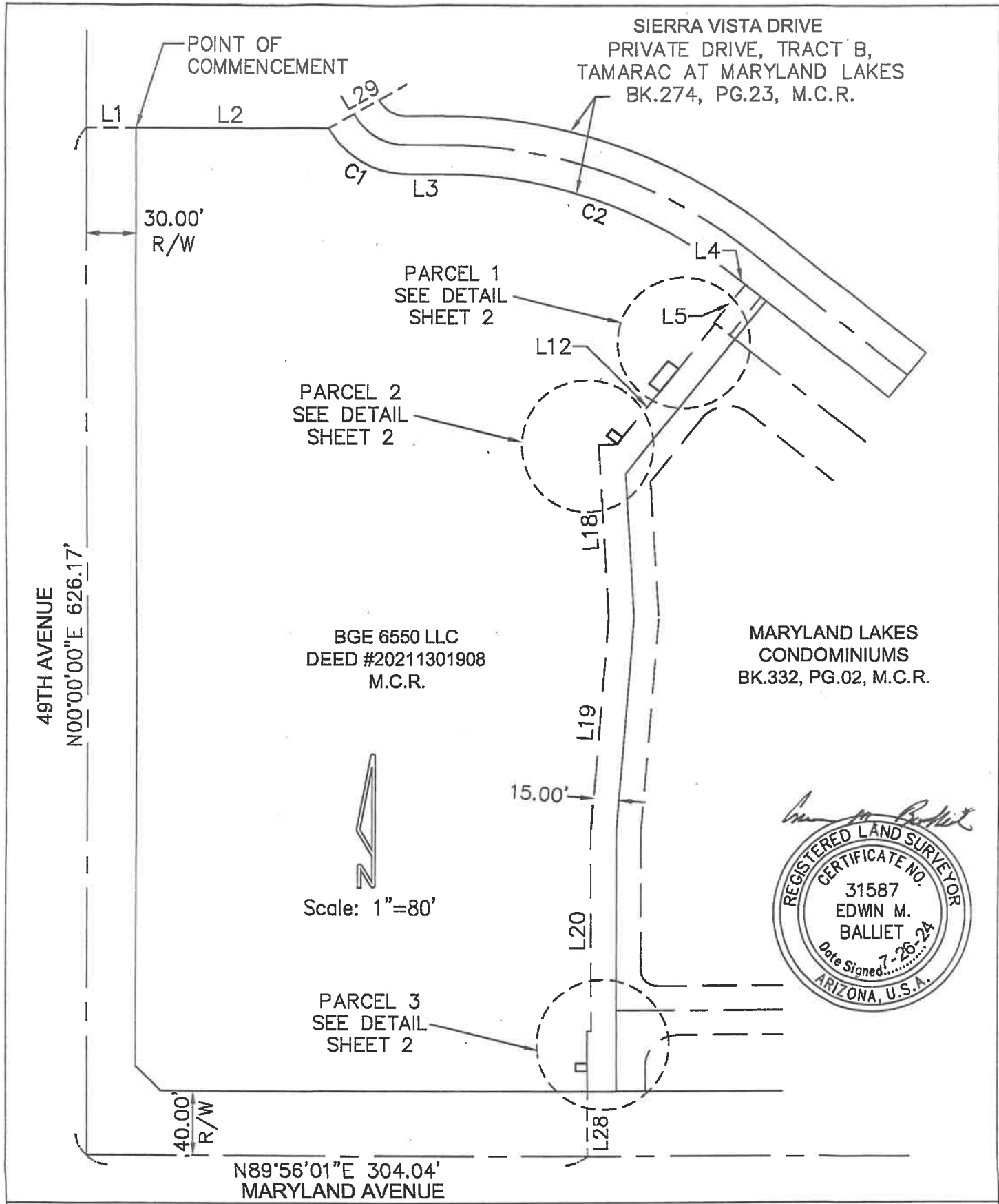
Thence, S89°54'45"W, 7.00 feet;

Thence, N00°05'15"W, 5.00 feet;

Thence, N89°54'45"E, 7.00 feet to the POINT of BEGINNING of PARCEL 3 and from which the South line of said Maryland Lakes Condominiums Amended lies S00°05'15"E, 17.47 feet.

Parcel 3 contains a computed area of 35.00 square feet, more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.





PATHWAY LAND SURVEYS, LLC
2321 E. WINSTON DR., PHOENIX, AZ 85042
TEL: 480-294-7481

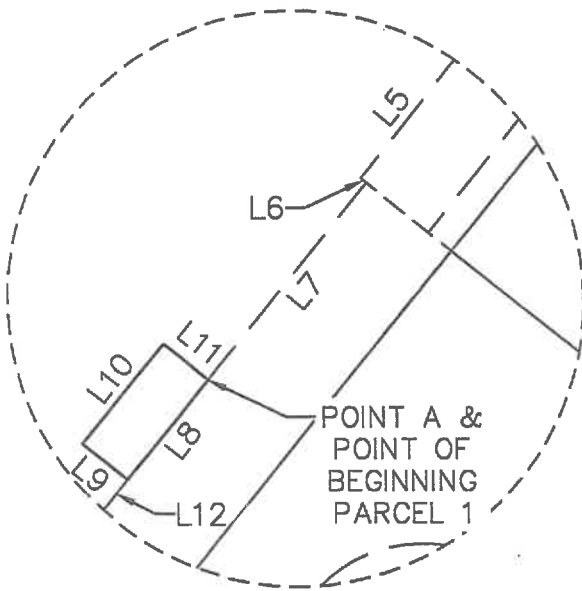
PROJECT# 230228,

SHEET 1 of 3,

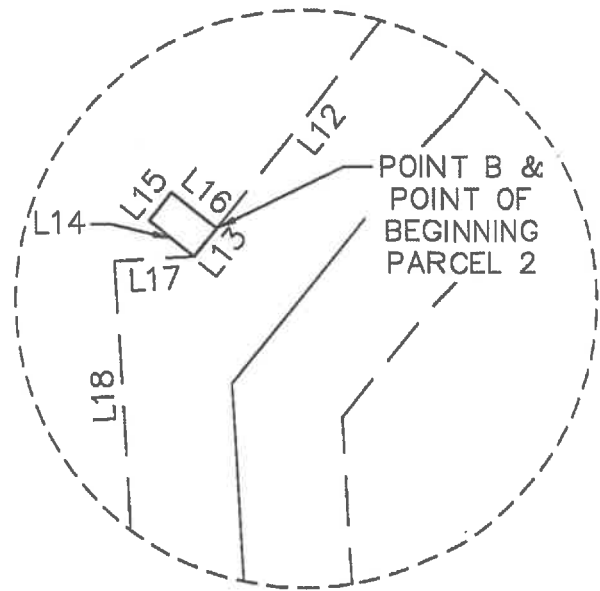
7/26/2024

WATER METER EASEMENT EXHIBIT
THE MARYLAND AT 49TH

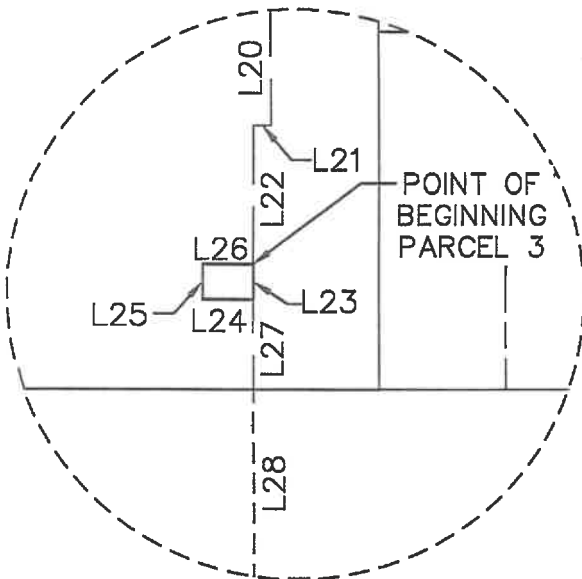
PARCEL 1



PARCEL 2



PARCEL 3



DETAILS NOT TO SCALE



PATHWAY LAND SURVEYS, LLC
 2321 E. WINSTON DR., PHOENIX, AZ 85042
 TEL: 480-294-7481

PROJECT# 230228,

SHEET 2 of 3,

7/26/2024

WATER METER EASEMENT EXHIBIT
 THE MARYLAND AT 49TH

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	57.13'	54.00'	60°36'54"
C2	192.29'	282.50'	39°00'00"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N90°00'00"E	30.00'
L2	N90°00'00"E	116.95'
L3	N90°00'00"E	23.50'
L4	S51°00'00"E	5.96'
L5	S39°00'00"W	30.01'
L6	S51°00'00"E	1.00'
L7	S39°00'00"W	35.50'
L8	S39°00'00"W	18.00'
L9	N51°00'00"W	8.00'
L10	N39°00'00"E	18.00'
L11	S51°00'00"E	8.00'
L12	S39°00'00"W	35.71'
L13	S39°00'00"W	5.00'
L14	N51°00'00"W	8.00'
L15	N39°00'00"E	5.00'
L16	S51°00'00"E	8.00'
L17	S86°57'35"W	11.09'
L18	S03°02'25"E	104.10'
L19	S04°44'45"W	129.61'
L20	S00°05'15"E	123.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S89°54'45"W	2.50'
L22	S00°05'15"E	19.62'
L23	S00°05'15"E	5.00'
L24	S89°54'45"W	7.00'
L25	N00°05'15"W	5.00'
L26	N89°54'45"E	7.00'
L27	S00°05'15"E	12.47'
L28	S00°03'59"E	40.00'
L29	N60°36'54"E	54.00'



PATHWAY LAND SURVEYS, LLC
 2321 E. WINSTON DR., PHOENIX, AZ 85042
 TEL: 480-294-7481

PROJECT# 230228,

SHEET 3 of 3,

7/26/2024

WATER METER EASEMENT EXHIBIT
 THE MARYLAND AT 49TH

ATTACHMENT 11

7833986-3-1-1--
Yorkm

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, 61ST AVE LLC, a Wyoming 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 1 day of July, 2024.

61ST AVE LLC, a Wyoming limited liability company

[Signature]
By: LLC
Its: President - 61st Ave LLC

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 1st day of July, 2024 by LLC, who acknowledged that he executed this instrument for the purposes therein contained.

[Signature]
Notary Public

My commission expires: 07/08/2024

SEC 62nd Ave & Frier Dr
Ord _____

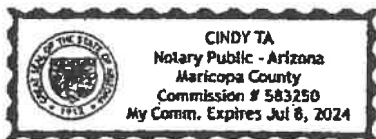


EXHIBIT "A"

DESCRIPTION OF 30-FOOT RIGHT-OF-WAY DEDICATION

A PORTION OF THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN 2021-1150507, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, 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 A 3-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.5' DOWN) MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, FROM WHICH A 1-INCH IRON PIPE IN POT HOLE WITH NO IDENTIFICATION (0.7' DOWN) MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6 BEARS SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 2638.28 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 1645.64 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 6, ALSO BEING THE MONUMENT LINE OF 61ST AVENUE, TO THE NORTHEAST CORNER OF SAID PARCEL BEING MARKED BY A 1-INCH IRON PIPE IN POT HOLE WITH NO IDENTIFICATION (0.7' DOWN);

THENCE SOUTH 88 DEGREES 56 MINUTES 43 SECONDS WEST 638.11 FEET ALONG THE NORTH LINE OF SAID PARCEL TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 16 MINUTES 47 SECONDS WEST 165.58 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL BEING MARKED BY A HALF-INCH REBAR WITH NO IDENTIFICATION;

THENCE SOUTH 88 DEGREES 55 MINUTES 10 SECONDS WEST 30.01 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO BEING THE MONUMENT LINE OF 62ND AVENUE, BEING MARKED BY A HALF-INCH REBAR WITH NO IDENTIFICATION;

THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS EAST 165.59 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL BEING MARKED BY A HALF-INCH REBAR WITH ILLEGIBLE CAP;

THENCE NORTH 88 DEGREES 56 MINUTES 43 SECONDS EAST 30.01 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

COMPRISING 4,968 SQUARE FEET MORE OR LESS.



David S. Klein



2122 W. Lone Cactus Dr.
Ste. 11, Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
Info@superiorsurveying.com






DATE: 7/8/2024

JOB NO.: 202406041-EX

EXHIBIT "B"

DEPICTION OF 30-FOOT
RIGHT-OF-WAY DEDICATION

LEGEND

-  FOUND 1/2" REBAR WITH NO IDENTIFICATION
 -  FOUND 1/2" REBAR WITH ILLEGIBLE CAP
 -  FOUND 1" IRON PIPE WITH NO IDENTIFICATION
 -  FOUND 3" CITY OF GLENDALE BRASS CAP IN HANDHOLE (0.5' DOWN)
 -  FOUND 1" IRON PIPE IN POTHOLE WITH NO IDENTIFICATION (0.7' DOWN)
- A.P.N. ASSESSORS PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE

NOT TO SCALE

LINE TABLE		
LINE	BEARING	DIST.
L1	S 88°56'43" W	638.11'
L2	S 00°16'47" W	165.58'
L3	S 88°55'10" W	30.01'
L4	N 00°16'47" E	165.59'
L5	N 88°56'43" E	30.01'

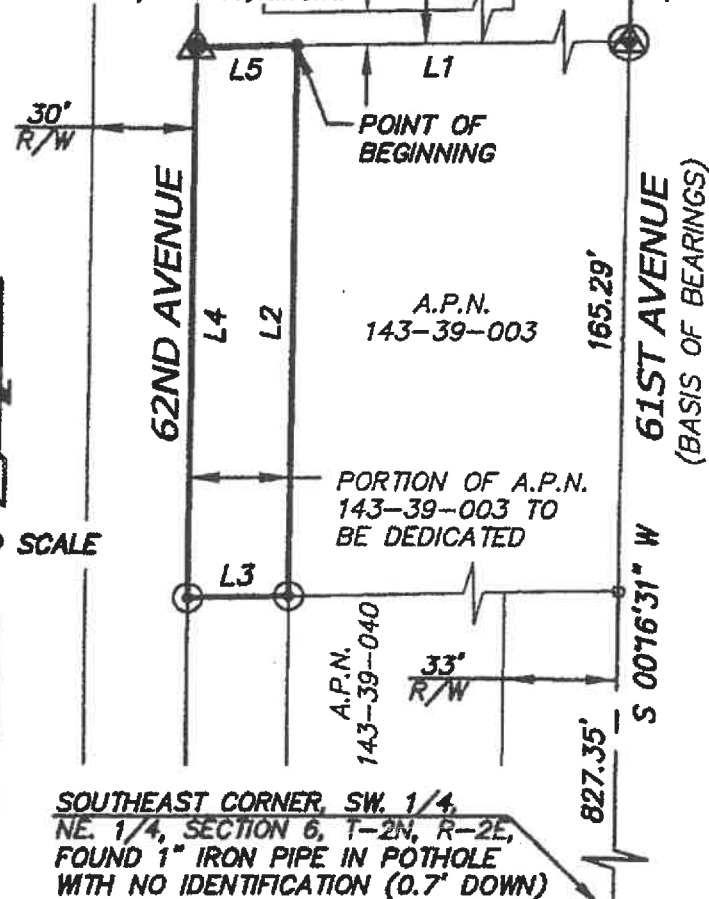


David S. Klein

NORTHERN AVENUE

NORTHEAST CORNER, NW 1/4, NE 1/4,
SECTION 6, T-2N, R-2E, FOUND 3"
CITY OF GLENDALE BRASS CAP IN
HANDHOLE (0.5' DOWN) POINT OF
COMMENCEMENT

NORTH LINE, SE 1/4 LOT 10
OF "HADSELLS ADDITION,"
BK. 2 OF MAPS, PG. 10, M.C.R.
10' PUBLIC ALLEY PER
SUBDIVISION OF "STALEY-
ACRIDGE TRACT," BK. 54
OF MAPS, PG. 16, M.C.R.



SOUTHEAST CORNER, SW 1/4,
NE 1/4, SECTION 6, T-2N, R-2E,
FOUND 1" IRON PIPE IN POTHOLE
WITH NO IDENTIFICATION (0.7' DOWN)

ORANGWOOD AVENUE

 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 7/8/2024

ATTACHMENT 12

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8;

THENCE NORTH 89°59'48" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1097.17 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'12" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50.00 FEET OF SAID NORTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 01°52'03" WEST, A DISTANCE OF 612.56 FEET TO A THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY AND HAVING A RADIUS OF 560.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°57'10", AN ARC DISTANCE OF 224.34 FEET TO A POINT;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 3.33 FEET;

THENCE SOUTH 30°37'11" WEST, A DISTANCE OF 721.18 FEET;

THENCE NORTH 59°22'49" WEST, A DISTANCE OF 62.00 FEET TO A THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE EASTERLY AND HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 145°03'34", AN ARC DISTANCE OF 139.25 FEET TO A THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°03'34", AN ARC DISTANCE OF 52.85 FEET TO A POINT OF TANGENCY;

THENCE NORTH 30°37'11" EAST, A DISTANCE OF 517.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS OF 490.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°44'53", AN ARC DISTANCE OF 245.86 FEET TO A POINT OF TANGENCY;

Exhibit "A"

PAGE 2 OF 2

THENCE NORTH 01°52'03" EAST, A DISTANCE OF 565.27 FEET;

THENCE NORTH 44°04'05" WEST, A DISTANCE OF 41.73 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 89°59'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 112,661 SQ.FT. OR 2.5863 ACRES, MORE OR LESS.



Exhibit "A"

POINT OF COMMENCEMENT
NORTHWEST CORNER
SECTION 8, T2N, R1E

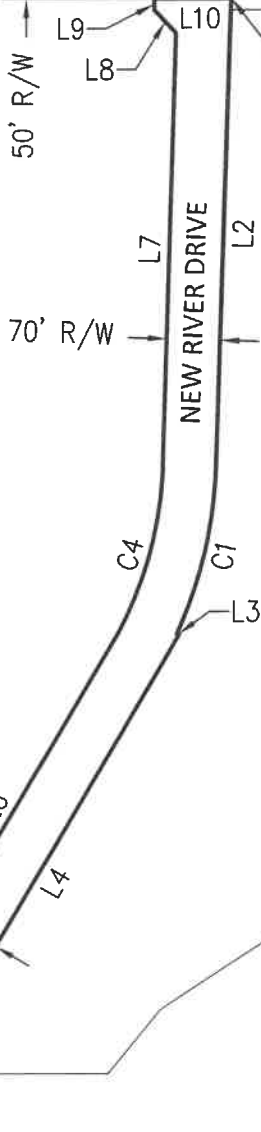
NORTH QUARTER CORNER
SECTION 8, T2N, R1E

(BASIS OF BEARINGS)
N89°59'48"E 2659.11'

LENDALE AVENUE

1097.17'

1561.94'



Douglas B. Toney



SHEET 1 OF 2	EXHIBIT RIGHT-OF-WAY DEDICATION				1600 N Desert Drive, #210 Tempe, AZ 85288 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowman.com	
	DATE: 8/7/24	BY: DT	CHK:			QC:
	BCG PROJECT NO: 051041-02 TASK: 001 CLIENT REF NO:					

Exhibit "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'12"E	50.00'
L2	S01°52'03"W	612.56'
L3	N89°59'48"E	3.33'
L4	S30°37'11"W	721.18'
L5	N59°22'49"W	62.00'
L6	N30°37'11"E	517.77'
L7	N01°52'03"E	565.27'
L8	N44°04'05"W	41.73'
L9	N00°00'12"W	15.00'
L10	N89°59'48"E	100.53'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	224.34'	560.00'	022°57'10"
C2	139.25'	55.00'	145°03'34"
C3	52.85'	55.00'	055°03'34"
C4	245.86'	490.00'	028°44'53"

