ORDINANCE NO. O25-09

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF DEEDS AND EASEMENTS 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.

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

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

SECTION 2. That the City Council hereby authorizes and instructs the City Manager to execute the deeds and easements, 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 11th day of February, 2025.

_____
Mayor Jerry P. Weiers

ATTEST:

_____
Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

_____
Michael D. Bailey, City Attorney

REVIEWED BY:

_____
Kevin R. Phelps, City Manager

EXHIBIT 1

DEEDS AND EASEMENTS TABLE

FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantor Name	SANDS PROPERTIES LLC
	Development/Project	SANDS MOTOR CO
	Location	5421 W. Maryland Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
2	Grantor Name	AMBRA COMMUNITY ASSOCIATION
	Development/Project	AMBRA
	Location	80th Avenue and Sands Road
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
3	Grantor Name	AMBRA COMMUNITY ASSOCIATION
	Development/Project	AMBRA
	Location	79th Avenue and Frier Drive
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
4	Grantor Name	AMBRA-GLENDALE, L.P. AND K HOVNANIAN AT AMBRA
	Development/Project	AMBRA
	Location	Northeast Corner of West Belmont Avenue and 80th Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
5	Grantor Name	TWG GLENDALE, LP
	Development/Project	UNITY
	Location	4705 West Glendale Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement

ATTACHMENT NO.		
6	Grantor Name	DICK'S SPORTING GOODS, INC
	Development/Project	DICK'S HOUSE OF SPORTS
	Location	Southeast Corner of 99th Avenue and Maryland Avenue
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
7	Grantor Name	DICK'S SPORTING GOODS, INC
	Development/Project	DICK'S HOUSE OF SPORTS
	Location	Southeast Corner of 99th Avenue and Maryland Avenue
	Purpose	Right-of-Way dedication on 99th Avenue
	Conveyance Document	Warranty Deed
8	Grantor Name	MIDWESTERN UNIVERSITY
	Development/Project	MIDWESTERN UNIVERSITY WATERLINE
	Location	Northeast Corner of 59th Avenue and Utopia Road
	Purpose	Waterline Easement
	Conveyance Document	Conveyance of Easement
9	Grantor Name	B & G, LLC
	Development/Project	67TH AVE SRP WELL #15
	Location	6604 West Olive Avenue
	Purpose	Public Utility and Access Easement
	Conveyance Document	Conveyance of Utility and Access Easement
10	Grantor Name	GALEN D. THOMAS AND LUCIA M THOMAS
	Development/Project	BETHANY HOME ROAD RIGHT TURN LANE
	Location	5835 North 83rd Avenue
	Purpose	Right-of-Way dedication on 83rd Avenue
	Conveyance Document	Warranty Deed
11	Grantor Name	MATTHEW MARK LLC
	Development/Project	FRYS FUEL – 67TH AVE AND MONTEBELLO
	Location	5616 North 67th Avenue
	Purpose	Right-of-Way dedication on 67th Avenue
	Conveyance Document	Warranty Deed

12	Grantor Name	GLEN HARBOR BUSINESS PARK PROPERTY OWNERS ASSOCIATION
	Development/Project	FLEXSHOP
	Location	7915 North Glen Harbor Blvd
	Purpose	Sewer Line Easement
	Conveyance Document	Conveyance of Easement

ATTACHMENT 1

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240464898 08/30/2024 01:42
ELECTRONIC RECORDING

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

Sand-5-1-1--
Yorkm

CONVEYANCE OF EASEMENT

For Ten Dollars and other valuable consideration, We, **SANDS 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 28TH day of AUGUST, 2024.

SANDS PROPERTIES LLC, an Arizona limited liability company

By: LOUIS SANDS IV
Its: MANAGING MEMBER

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 28TH day of AUGUST, 2024 by LOUIS SANDS IV, MANAGING MEMBER, who acknowledged that she executed this instrument for the purposes therein contained.

Mia June Scharton
Notary Public

My commission expires: 02-27-2028

MIA JUNE SCHARTON
Notary Public
Commission Number 661262
Expires: February 27, 2028
Maricopa County

5421 W. Maryland Ave
Ord_____

WATER LINE EASEMENT
EXHIBIT A
LEGAL DESCRIPTION

A 0.3746 ACRE TRACT SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OUT OF A TRACT OF LAND DESCRIBED AS BLOCKS A, B, D, AND E, AMENDED PLAT OF LOT 2, WOODFORD ADDITION, RECORDED IN DOCUMENT NO. 96-0467632, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS DISK WITH PUNCH FOUND IN HAND HOLE AT IN THE INTERSECTION OF W. GLENDALE AVE AND N. 55TH AVENUE FOR THE NORTH QUARTER CORNER OF SAID SECTION 8;

THENCE, ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 8, SOUTH 00°22'21" WEST, A DISTANCE OF 2633.49 FEET TO A CALCULATED POINT AT THE INTERSECTION OF MARYLAND AVE. AND GRAND AVE. FOR THE CENTER OF SAID SECTION 8, FROM WHENCE A 3" BRASS CAPS WITH PUNCH FOUND IN A HAND HOLE FOR THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS SOUTH 00°21'51" WEST A DISTANCE OF 2640.40' FEET;

THENCE, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 8, ALONG MARYLAND AVENUE, SOUTH 89°16'24" EAST, A DISTANCE OF 767.99 FEET TO A CALCULATED POINT

THENCE, SOUTH 00°43'38" WEST A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH LINE OF SAID MARYLAND AVENUE FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, OVER AND ACROSS SAID TRACT DESCRIBED IN DOCUMENT NO. 96-0467632, MCR, THE FOLLOWING COURSES:

SOUTH 00°20'25" WEST, A DISTANCE OF 11.68 FEET,

SOUTH 00°20'25" WEST, A DISTANCE OF 100.77 FEET,

NORTH 89°16'22" WEST, A DISTANCE OF 98.26 FEET,

SOUTH 00°00'06" EAST, A DISTANCE OF 146.27 FEET,

SOUTH 89°02'26" EAST, A DISTANCE OF 279.38 FEET,

SOUTH 00°00'09" EAST, A DISTANCE OF 20.00 FEET,

NORTH 89°02'26" WEST, A DISTANCE OF 55.85 FEET,

SOUTH 00°57'34" WEST, A DISTANCE OF 20.07 FEET,

NORTH 89°02'26" WEST, A DISTANCE OF 20.00 FEET,

SOUTH 00°57'34" WEST, A DISTANCE OF 72.62 FEET TO A POINT ON THE NORTH LINE OF A 20 FOOT WIDE WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 20120487437, SAID OFFICIAL PUBLIC RECORDS FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76707
ETHAN C.
OELKE
Date Signed...6-2-2023
ARIZONA, U.S.A.

THENCE, ALONG THE NORTH LINE OF SAID 20 FOOT WIDE WATER LINE EASEMENT, SOUTH 89°59'51" WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

CONTINUED ON PAGE 2

WATER LINE EASEMENT
EXHIBIT A
LEGAL DESCRIPTION

CONTINUED FROM PAGE 1

THENCE, DEPARTING SAID 20 FOOT WIDE EASEMENT, THE FOLLOWING COURSES:

NORTH 00°57'34" EAST, A DISTANCE OF 93.02 FEET,

NORTH 89°02'26" WEST, A DISTANCE OF 88.59 FEET,

SOUTH 00°00'09" EAST, A DISTANCE OF 20.06 FEET,

NORTH 89°02'26" WEST, A DISTANCE OF 10.00 FEET,

NORTH 00°00'09" WEST, A DISTANCE OF 20.06 FEET,

NORTH 89°02'26" WEST, A DISTANCE OF 104.94 FEET,

NORTH 00°01'01" WEST, A DISTANCE OF 72.49 FEET,

NORTH 89°12'56" WEST, A DISTANCE OF 13.24 FEET,

NORTH 00°01'01" WEST, A DISTANCE OF 10.00 FEET,

SOUTH 89°12'56" EAST, A DISTANCE OF 13.24 FEET,

NORTH 00°00'18" EAST, A DISTANCE OF 103.71 FEET,

SOUTH 89°16'22" EAST, A DISTANCE OF 98.38 FEET,

NORTH 00°12'23" EAST, A DISTANCE OF 70.72 FEET,

NORTH 89°15'35" WEST, A DISTANCE OF 58.94 FEET,

NORTH 01°06'38" EAST, A DISTANCE OF 10.00 FEET,

SOUTH 89°15'35" EAST, A DISTANCE OF 59.00 FEET, AND

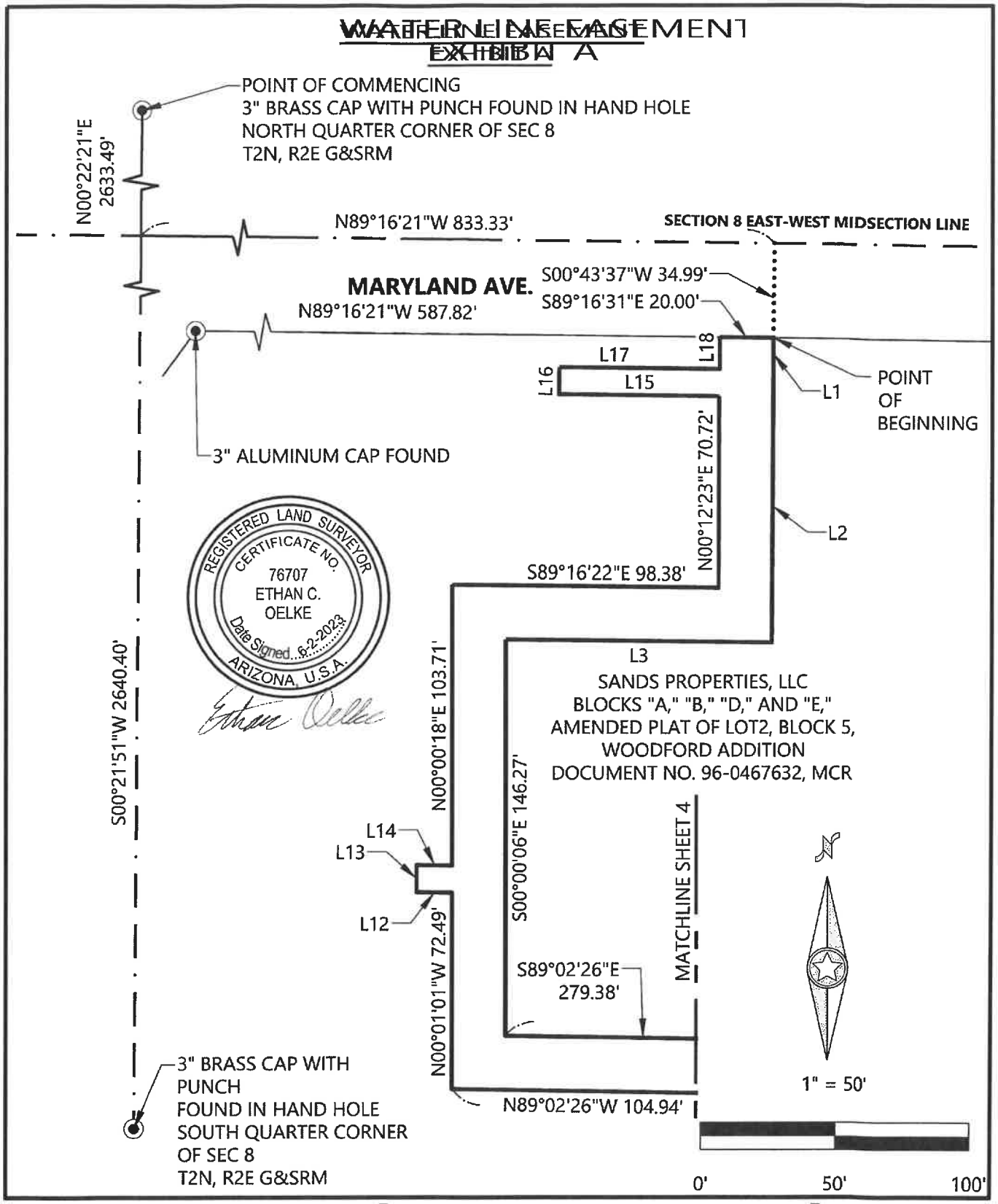
NORTH 00°11'42" EAST, A DISTANCE OF 11.73 FEET TO A POINT ON THE SOUTH LINE OF SAID MARYLAND AVENUE, FROM WHICH A 3" ALUMINUM DISK FOUND FOR A CUTBACK CORNER OF THE INTERSECTION OF SAID MARYLAND AVENUE AND GRAND AVENUE BEARS NORTH 89°16'21" WEST, A DISTANCE OF 587.82 FEET;

THENCE, ALONG SAID SOUTH ROW LINE, SOUTH 89°16'31" EAST, A DISTANCE OF 24.99 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 0.3746 ACRES OR 16,317 SQUARE FEET OF LAND.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76707
ETHAN C.
OELKE
Date Signed 6-2-2023
ARIZONA, U.S.A.

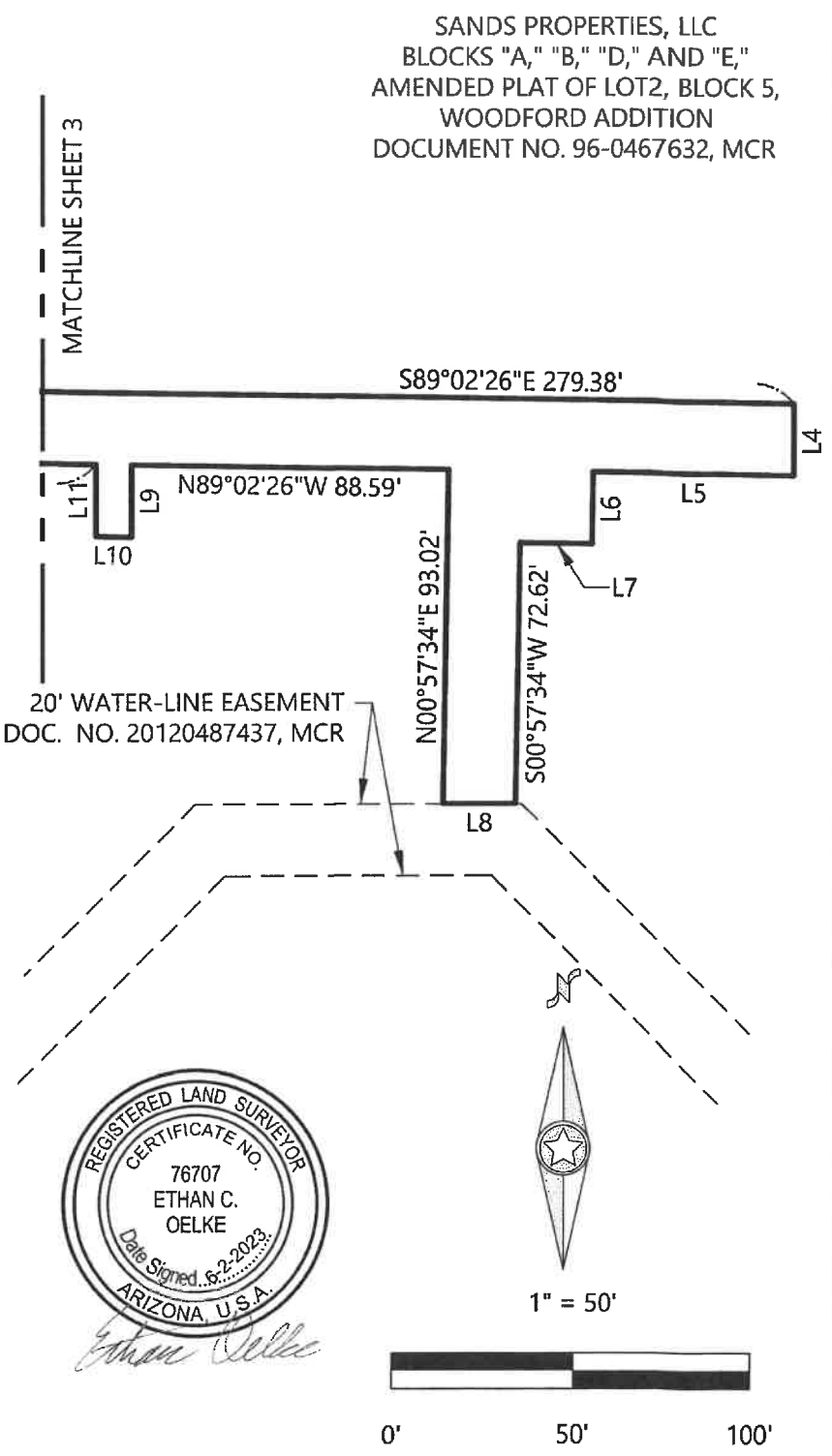
WATER LINE EASEMENT
EXHIBIT A



Westwood	WATER LINE EASEMENT GLENDALE, ARIZONA	SHEET NUMBER: 3 OF 4 DATE: 06-02-2023 PROJ: 0033071.00

WATER LINE EASEMENT
EXHIBIT A

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S0°20'25"W	11.68'
L2	S0°20'25"W	100.77'
L3	N89°16'24"W	98.32'
L4	S0°00'09"E	20.00'
L5	N89°02'26"W	55.85'
L6	S0°57'34"W	20.07'
L7	N89°02'26"W	20.00'
L8	S89°59'51"W	20.00'
L9	S0°00'09"E	20.06'
L10	N89°02'26"W	10.00'
L11	N0°00'09"W	20.06'
L12	N89°12'56"W	13.24'
L13	N0°01'01"W	10.00'
L14	S89°12'56"E	13.24'
L15	S89°15'35"E	58.94'
L16	N1°06'38"E	10.00'
L17	S89°15'35"E	59.00'
L18	N0°11'42"E	11.73'



Westwood

WATER LINE EASEMENT
GLENDALE, ARIZONA

SHEET NUMBER:
4 OF 4

DATE: 06-02-2023
PROJ: 0033071.00

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, the AMBRA COMMUNITY ASSOCIATION ("Grantor"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain, remove and replace if necessary 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 12 day of AUGUST, 2024.

By: Vaughn Wright
Its: President & Director

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 12th day of AUGUST, 2024 by Vaughn Wrigh, Ambra Community Association President who acknowledged that he executed this instrument for the purposes therein contained.

YESSIKA VARGAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 645361
Expires March 31, 2027

Notary Public

My commission expires:
3/31/27

Tract "B" Book 1677, Page 36 M.C.R.
80th Ave & Sands Rd

3 engineering
planning civil engineering surveying

July 21, 2022
3 Engineering Job No. 5216

Water Easement 1
Legal Description

That portion of Tract B of The Final Plat for AMBRA, A Planned Residential Development, recorded in Book 1677 of Maps, Page 36, records of Maricopa County, Arizona, more particularly described as follows;

COMMENCING at the Northwest corner of said Tract B;

Thence North 88 degrees 32 minutes 46 second East along the North line of said Tract B, 104.47 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 88 Degrees 32 Minutes 46 Seconds East along said North line, 20.00 feet;

Thence South 01 Degrees 27 Minutes 14 Seconds East, 146.58 feet;

Thence South 45 Degrees 06 Minutes 37 Seconds East, 12.37 feet to the Northwesterly Right-of-Way of North 80th Avenue;

Thence along an arc and said Right-of-Way 20.67 feet to the left, having a radius of 50.00 feet, the chord of which is South 31 Degrees 53 Minutes 20 Seconds West for a distance of 20.53 feet;

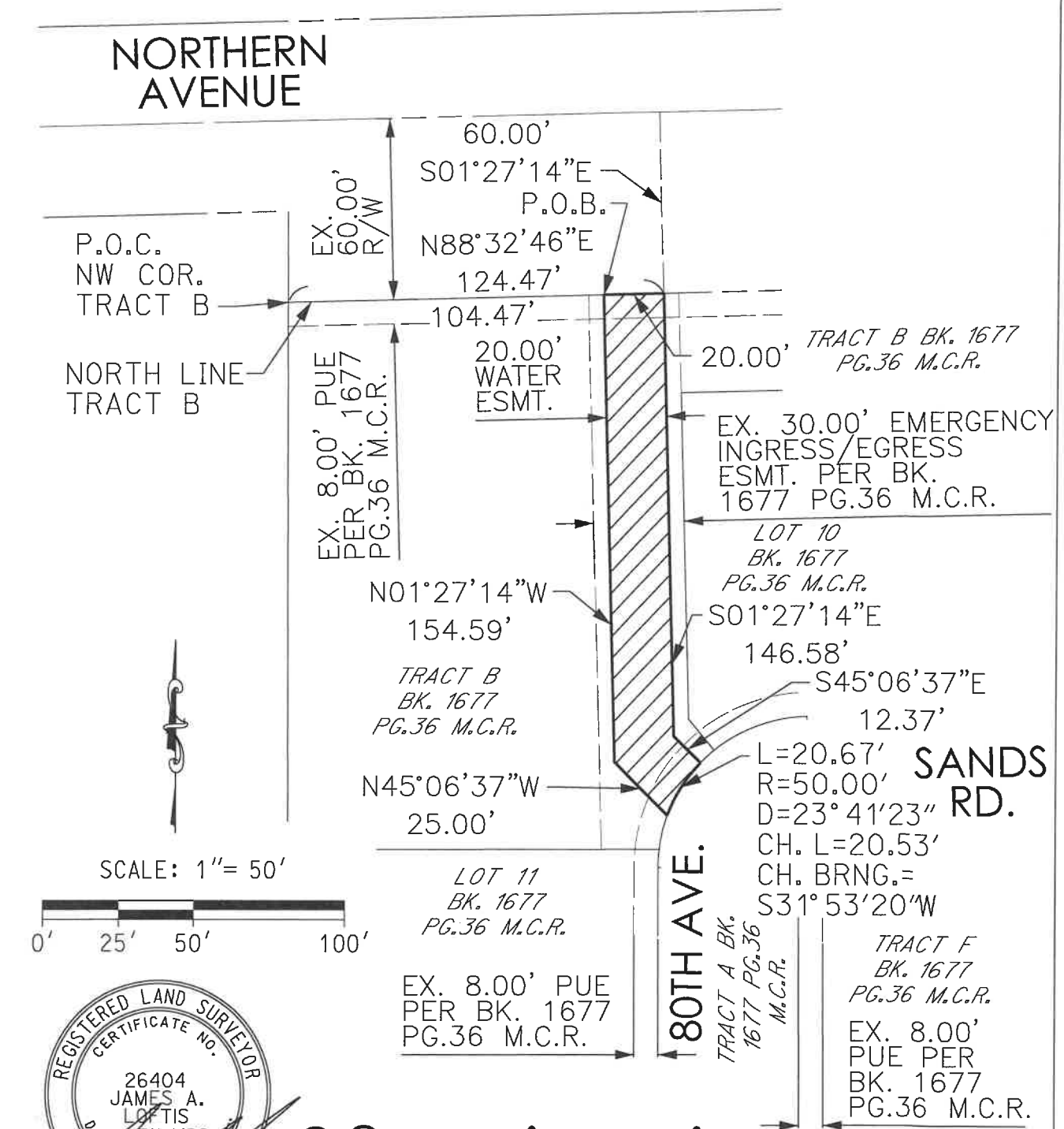
Thence North 45 Degrees 06 Minutes 37 Seconds West, 25.00 feet;

Thence North 01 Degrees 27 Minutes 14 Seconds West, 154.59 feet to the **POINT OF BEGINNING.**

6370 E. Thomas Road, Suite #200, Scottsdale, Arizona 85251 · Phone (602) 334-4387 · Fax (602) 490-3230 · www.3engineering.com

EXHIBIT "A"

WATER EASEMENT 1



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
26404
JAMES A. LOFTIS
7/21/22
DATE SIGNED
ARIZONA, U.S.A.

3 engineering
planning civil engineering surveying

PROJECT NO.: 5216
DATE: 7/21/22

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230

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, the AMBRA COMMUNITY ASSOCIATION ("Grantor"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain, remove and replace if necessary 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 12 day of AUGUST, 2024.

By: Vaughn Wright
Its: President & Director

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 12th day of AUGUST, 2024 by Vaughn Wrigh, Ambra Community Association President who acknowledged that he executed this instrument for the purposes therein contained.

YESSIKA VARGAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 645361
Expires March 31, 2027

Notary Public

My commission expires: 3/31/29

Tract "B" Book 1677, Page 36 M.C.R.
79th Ave & Frier Dr.

July 21, 2022
3 Engineering Job No. 5216

Water Easement 2
Legal Description

That portion of Tract B of The Final Plat for AMBRA, A Planned Residential Development, recorded in Book 1677 of Maps, Page 36, records of Maricopa County, Arizona, more particularly described as follows;

COMMENCING at the Southeast corner of said Tract B;

Thence North 01 degrees 01 minutes 25 second East along the East line of said Tract B, 181.53 feet to the **TRUE POINT OF BEGINNING**;

Thence South 89 Degrees 53 Minutes 23 Seconds West, 21.90 feet to the East Right-of-Way line of North 79th Avenue;

Thence along an arc and said Right-of-Way 6.34 feet to the left, having a radius of 50.00 feet, the chord of which is North 03 Degrees 31 Minutes 27 Seconds East for a distance of 6.34 feet;

Thence North 00 Degrees 06 Minutes 37 Seconds West along said Right-of-Way, 13.67 feet;

Thence North 89 Degrees 53 Minutes 23 Seconds East, 21.54 feet to said East line;

Thence South 00 Degrees 01 Minutes 25 Seconds West along said East line, 20.00 feet to the **POINT OF BEGINNING**.

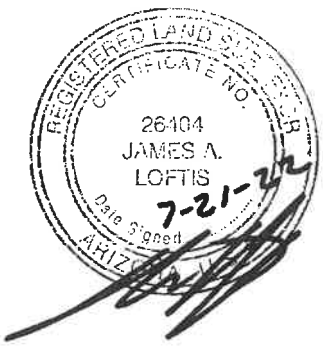
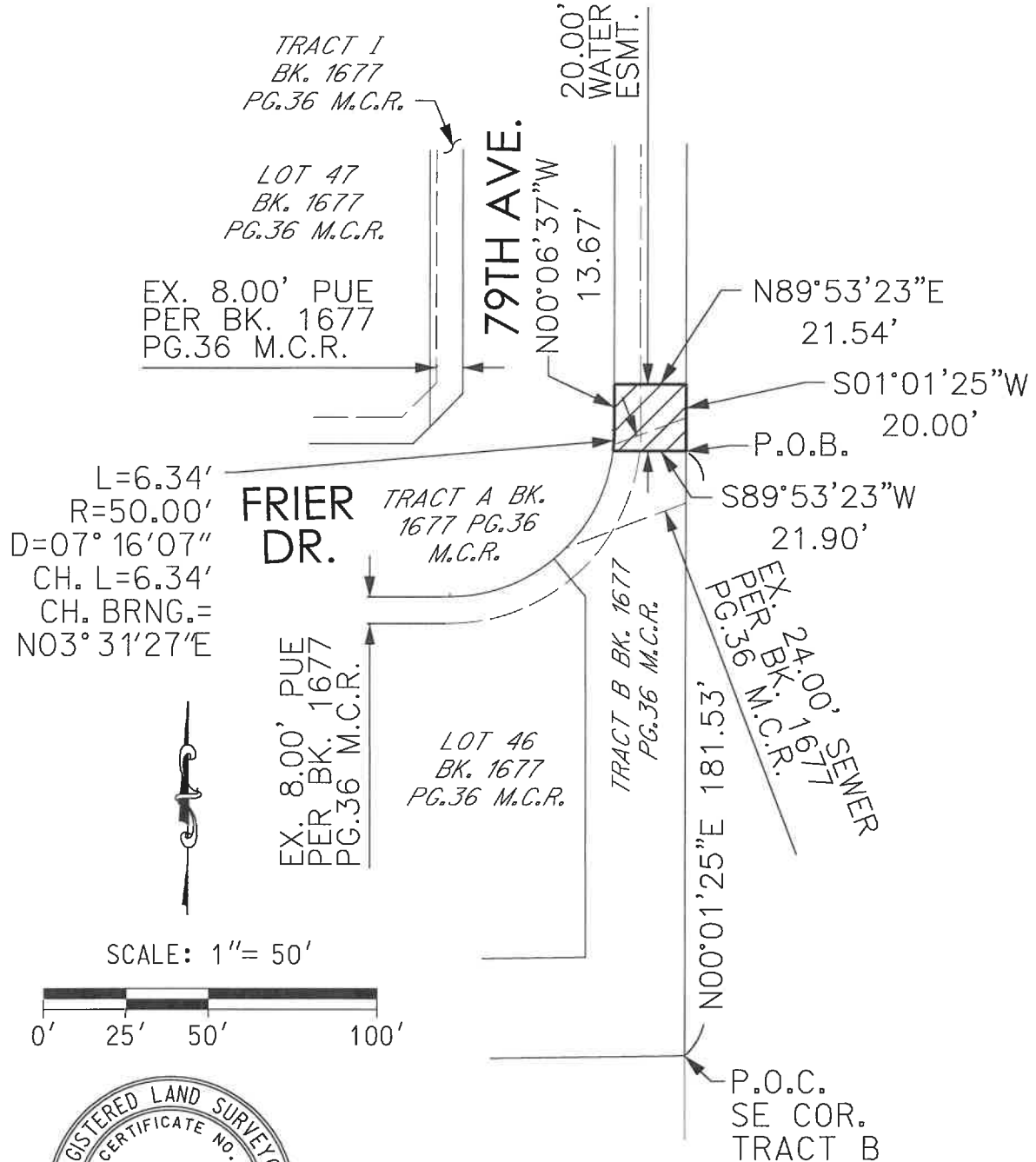


EXHIBIT "A"

WATER EASEMENT 2



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
26404
JAMES A.
LOFTIS
7/21/22
DATE SIGNED
ARIZONA, U.S.A.

3 engineering
planning civil engineering surveying

PROJECT NO.: 5216
DATE: 7/21/22

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230

ATTACHMENT 4

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, AMBRA-GLENDALE, L.P. and K Hovnanian at Ambra ("Grantors"), do hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain, remove and replace if necessary 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 AUGUST, 2024.

Ambra – Glendale, L.P., a Delaware limited partnership
By: Cal Hearthstone PBLO GP, LLC, a Delaware limited liability company
Its: General Partner

_____
By: Steven C. Porath
Its: Authorized Person

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 _____, 20XX by (Name, Title) who acknowledged that he executed this instrument for the purposes therein contained.

_____
Notary Public

My commission expires:

APN 142-25-005N

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 August 29, 2024 (*Date*) before me, Karen S. Hornback, Notary Public (*Here Insert Name and Title of the Officer*),

personally appeared Steven C. Porath (*Name(s) of Signer(s)*),

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.

KAREN S. HORNBACK
Notary Public - California
Ventura County
Commission # 2413766
My Comm. Expires Aug 24, 2026

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 Karen S Hornback
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2017 National Notary Association

Dated this 5 day of SEPTEMBER, 2024.

By: Michael Fulmer
Its: Division President

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 5th day of September, 2024 by Michael Fulmer, Division President who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires: 3-14-27

HEIDI SMITH
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643599
Expires March 14, 2027

APN 142-25-005N

January 21, 2021

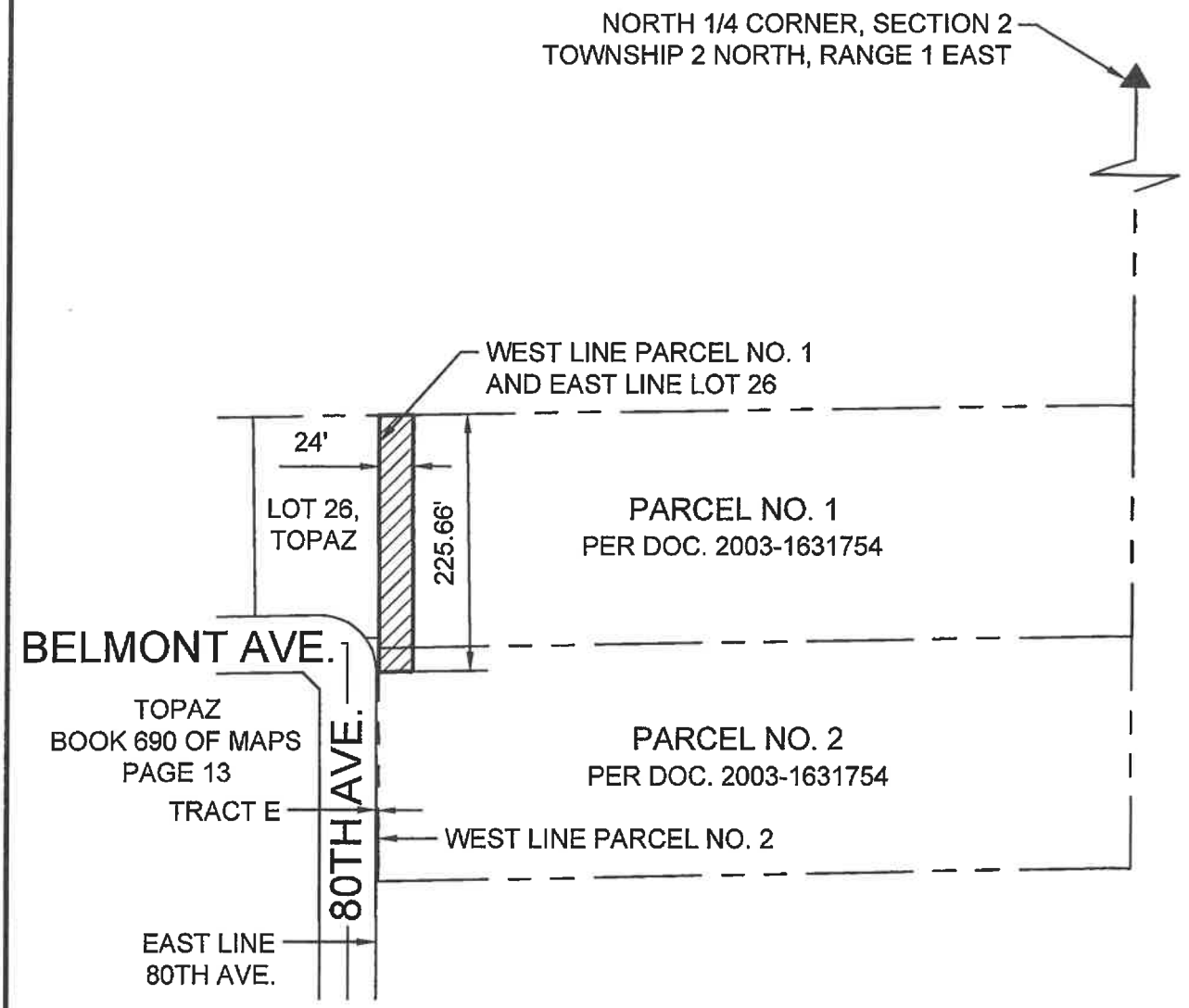
LEGAL DESCRIPTION FOR
80TH AVENUE & NORTHERN AVENUE
OFFSITE WATER & SEWER EASEMENT

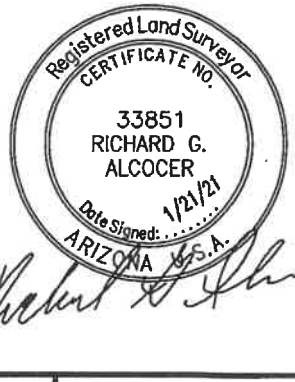
The West 24.00 feet of the North 225.66 feet of Parcel Nos. 1 and 2 as described in Document No. 2003-1631754, Records of Maricopa County, Arizona, being situated in the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 5,416 Square Feet or 0.124 Acres, more or less.

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

CVL CONSULTANTS





SCALE 1" = 150'	80TH AVENUE & NORTHERN	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT	OFFSITE WATER & SEWER EASEMENT	1 OF 1
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

N:\01\0363801\CADD\Exhibits\VX.WATSEW.ESMT.dwg **MikeR January 21, 2021**

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, **TWG GLENDALE, LP**, an Indiana limited partnership ("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 28th day of October, 2024.

TWG GLENDALE, LP, an Indiana limited partnership

By: Louis A. Knoble
Its: Authorized Representative

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

STATE OF ~~ARIZONA~~ INDIANA)
) ss.
County of ~~Maricopa~~ MARION)

The foregoing instrument was acknowledged before me this 28th day of October, 2024 by Louis A. Knoble, Authorized Rep, who acknowledged that he/she executed this instrument for the purposes therein contained.

Notary Public

My commission expires: 11/14/2029

KYLE J GANT
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0737440
My Commission Expires Nov 14, 2029

4705 W Glendale Ave
Ord. _____

EXHIBIT "A"
UNITY AT GLENDALE
WATER LINE EASEMENT
CITY OF GLENDALE, ARIZONA

Job No. 22-0882

October 9, 2024

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN (G&SRM), MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 9, BEING MARKED BY A BRASS CAP IN HAND HOLE,
BEARS NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 2614.50 FEET (**BASIS OF BEARINGS**), AS DEPICTED IN THAT UNRECORDED "MINOR LAND DIVISION - LOT SPLIT FOR TWG DEVELOPMENT, 4705 WEST GLENDALE AVE, GLENDALE, AZ" PREPARED BY AZTEC ENGINEERING GROUP, INC. DATED 02-23-21, JOB NUMBER "AZSVY2103";

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER,
NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 820.66 FEET;

THENCE, SOUTH 0 DEGREES 08 MINUTES 17 SECONDS WEST, 55.00 FEET TO THE **POINT OF BEGINNING**;

THENCE, SOUTH 0 DEGREES 08 MINUTES 17 SECONDS WEST, 94.12 FEET;

THENCE, SOUTH 44 DEGREES 51 MINUTES 43 SECONDS EAST, 30.07 FEET;

THENCE, SOUTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 81.55 FEET;

THENCE, SOUTH 0 DEGREES 08 MINUTES 26 SECONDS WEST, 33.36 FEET;

THENCE, SOUTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 18.84 FEET;

THENCE, SOUTH 0 DEGREES 08 MINUTES 17 SECONDS WEST, 13.00 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 18.84 FEET;

THENCE, SOUTH 0 DEGREES 08 MINUTES 26 SECONDS WEST, 132.78 FEET;

THENCE, SOUTH 89 DEGREES 34 MINUTES 54 SECONDS EAST, 10.10 FEET;

THENCE, NORTH 0 DEGREES 17 MINUTES 41 SECONDS EAST, 17.71 FEET;

THENCE, SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST, 10.00 FEET;

THENCE, SOUTH 0 DEGREES 17 MINUTES 41 SECONDS WEST, 17.73 FEET;

THENCE, SOUTH 89 DEGREES 34 MINUTES 54 SECONDS EAST, 297.04 FEET;

THENCE, SOUTH 0 DEGREES 18 MINUTES 20 SECONDS WEST, 16.00 FEET;

THENCE, NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST, 95.48 FEET;

THENCE, SOUTH 0 DEGREES 25 MINUTES 06 SECONDS WEST, 11.77 FEET;

THENCE, NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST, 10.00 FEET;

THENCE, NORTH 0 DEGREES 25 MINUTES 06 SECONDS EAST, 11.77 FEET;

THENCE, NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST, 227.61 FEET;

THENCE, NORTH 0 DEGREES 08 MINUTES 26 SECONDS EAST, 179.06 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 15.68 FEET;

THENCE, SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 23.29 FEET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 10.00 FEET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 23.32 FEET;

THENCE, NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 46.50 FEET;

THENCE, NORTH 44 DEGREES 51 MINUTES 43 SECONDS WEST, 43.32 FEET;

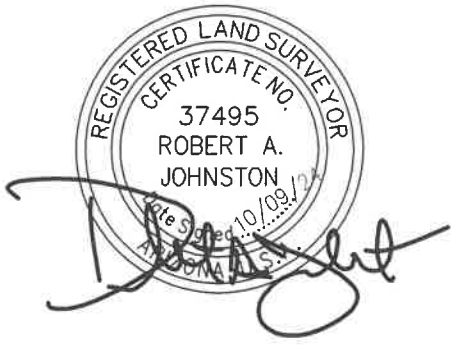
THENCE, NORTH 0 DEGREES 08 MINUTES 17 SECONDS EAST, 100.75 FEET;

THENCE, SOUTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 16.00 FEET TO THE **POINT OF BEGINNING**.

SAID OVERALL PORTION OF LAND CONTAINS 12,216 SQUARE FEET, OR 0.2804 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

EXHIBIT "A"



NW COR
SEC 9, T2N, R2E,
G&SRM
BRASS CAP IN
HAND HOLE

POINT OF
COMMENCEMENT
N1/4 COR
SEC 9, T2N, R2E,
G&SRM
BRASS CAP FLUSH

(BASIS OF BEARINGS)
N89°51'43"W 2,614.50'

1,793.84'

S0°08'17"W
55.00'

820.66'

W GLENDALE AVE

N 47TH AVE

POINT OF
BEGINNING

APN: 146-18-062
TWG GLENDALE LP

EASEMENT AREA:
12,216 SQ
0.2804 ACRES,
MORE OR LESS

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28

16'

16'

NORTH

Oct 09, 2024 3:23pm S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD04b - WtrEase - ex.dwg
cjimenez

22-0882	Drawn by: CAJ	Reviewed by: RAJ	Sheet Scale: 1" = 80'	Sheet No: 1 of 2

UNITY AT GLENDALE
WATER LINE EASEMENT

EXHIBIT "A"

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

EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°08'17"W	94.12'
L2	S44°51'43"E	30.07'
L3	S89°51'43"E	81.55'
L4	S00°08'26"W	33.36'
L5	S89°51'43"E	18.84'
L6	S00°08'17"W	13.00'
L7	N89°51'43"W	18.84'
L8	S00°08'26"W	132.78'
L9	S89°34'54"E	10.10'
L10	N00°17'41"E	17.71'
L11	S89°42'19"E	10.00'
L12	S00°17'41"W	17.73'
L13	S89°34'54"E	297.04'
L14	S00°18'20"W	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N89°34'54"W	95.48'
L16	S00°25'06"W	11.77'
L17	N89°34'54"W	10.00'
L18	N00°25'06"E	11.77'
L19	N89°34'54"W	227.61'
L20	N00°08'26"E	179.06'
L21	N89°51'43"W	15.68'
L22	S00°00'00"E	23.29'
L23	N90°00'00"W	10.00'
L24	N00°00'00"E	23.32'
L25	N89°51'43"W	46.50'
L26	N44°51'43"W	43.32'
L27	N00°08'17"E	100.75'
L28	S89°51'43"E	16.00'

Oct 09, 2024 3:23pm S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD04b - WtrEase - ex.dwg
cjimenez

22-0882

Drawn by: CAJ | Reviewed by: RAJ | Sheet Scale: NTS | Sheet No: 2 of 2

UNITY AT GLENDALE
WATER LINE EASEMENT

EXHIBIT "A"

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

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, **DICK'S SPORTING GOODS, INC., a Delaware corporation** ("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 15 day of August, 2024.

DICK'S SPORTING GOODS, INC., a Delaware corporation

By: Vincent A. Corno
Its: SVP. Real Estate

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

COMMONWEALTH OF PENNSYLVANIA)
) ss.
County of ~~Maricopa~~ Allegheny)

The foregoing instrument was acknowledged before me this 15 day of August, 2024 by Vincent A. Corno, SVP. Real Estate, who acknowledged that he/she executed this instrument for the purposes therein contained.

Notary Public

My commission expires: 7/7/25

Commonwealth of Pennsylvania - Notary Seal
Sheree A. Parente, Notary Public
Beaver County
My commission expires July 7, 2025
Commission number 1125429
Member, Pennsylvania Association of Notaries

SEC 99th Ave & Maryland Ave
Ord _____

99TH & MARYLAND
20' WATER EASEMENT
LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 9, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a brass cap flush marking the West quarter corner of said Section 9 from which a brass cap flush marking the Southwest corner of said Section 9 bears South 00°04'52" West (Basis of Bearings), a distance of 2596.59 feet;

Thence along the West line of the Southwest quarter, South 00°04'52" West, a distance of 70.04 feet;

Thence South 89°55'08" East, a distance of 65.97 feet to the TRUE POINT OF BEGINNING:

Thence continuing South 89°55'08" East, a distance of 56.39 feet;

Thence South 44°57'05" East, a distance of 31.43 feet;

Thence South 89°53'53" East, a distance of 333.19 feet;

Thence South 00°35'11" West, a distance of 97.13 feet;

Thence South 89°24'49" East, a distance of 17.73 feet;

Thence South 00°00'04" West, a distance of 16.08 feet;

Thence South 89°59'56" East, a distance of 240.94 feet;

Thence North 41°21'42" East, a distance of 26.23 feet;

Thence South 48°38'18" East, a distance of 20.00 feet;

Thence South 41°21'42" West, a distance of 21.21 feet;

Thence South 48°38'18" East, a distance of 98.12 feet;

Thence South 00°10'41" East, a distance of 169.90 feet;

Thence North 89°49'19" East, a distance of 44.62 feet;

Thence South 00°10'41" East, a distance of 20.00 feet;

Thence South 89°49'19" West, a distance of 44.62 feet;

Thence South 00°10'41" East, a distance of 38.43 feet;

Thence South 45°09'29" West, a distance of 153.02 feet;

Thence North 89°50'31" West, a distance of 274.78 feet;

Thence North 00°06'51" East, a distance of 151.63 feet;

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
ph 602-788-2616, www.hxeng.com

DRAWN BY: JSB
DATE: JULY 30, 2024
JOB. NO.: 654.1
CHECKED BY: TDS

SHEET NAME
EXHIBIT "B"
20' WATER EASEMENT
LEGAL DESCRIPTION

SHEET NO.
1 OF 4

Thence North 89°53'09" West, a distance of 14.75 feet;

Thence North 00°06'51" East, a distance of 20.00 feet;

Thence South 89°53'09" East, a distance of 14.75 feet;

Thence North 00°06'51" East, a distance of 26.79 feet;

Thence South 89°58'09" West, a distance of 360.43 feet;

Thence South 00°01'51" East, a distance of 35.35 feet;

Thence North 89°55'08" West, a distance of 19.40 feet;

Thence North 00°04'52" East, a distance of 55.31 feet;

Thence North 89°58'09" East, a distance of 399.77 feet;

Thence South 00°06'51" West, a distance of 198.49 feet;

Thence South 89°50'31" East, a distance of 246.52 feet;

Thence North 45°09'29" East, a distance of 136.39 feet;

Thence North 00°10'41" West, a distance of 59.64 feet;

Thence South 89°49'19" West, a distance of 11.94 feet;

Thence North 00°10'41" West, a distance of 10.14 feet;

Thence North 89°49'19" East, a distance of 11.94 feet;

Thence North 00°10'41" West, a distance of 141.19 feet;

Thence North 48°38'18" West, a distance of 95.87 feet;

Thence North 89°59'56" West, a distance of 279.10 feet;

Thence North 00°35'11" East, a distance of 113.43 feet;

Thence North 89°53'53" West, a distance of 321.30 feet;

Thence North 44°57'05" West, a distance of 31.43 feet;

Thence North 89°55'08" West, a distance of 48.11 feet;

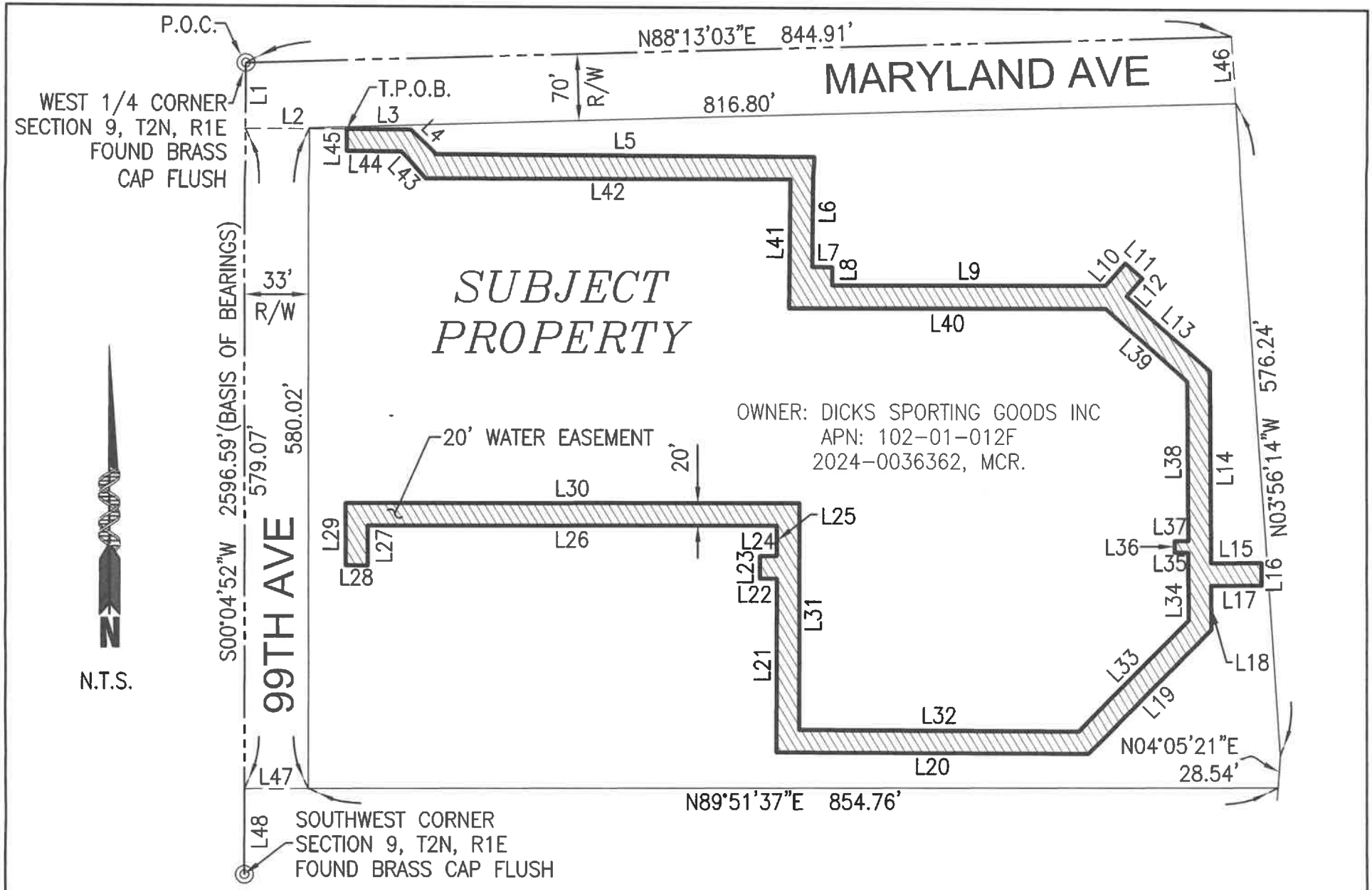
Thence North 00°04'52" East, a distance of 20.00 feet
to the TRUE POINT OF BEGINNING.

Containing 45,009 square feet, or 1.033 acres of land, more or less.

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
ph 602-788-2616, www.hxeng.com

DRAWN BY: JSB
DATE: JULY 30, 2024
JOB. NO.: 654.1
CHECKED BY: TDS

SHEET NAME
EXHIBIT "B"
20' WATER EASEMENT
LEGAL DESCRIPTION CONTINUED



Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (ph) 602-788-2616, www.hxeng.com	DRAWN BY: JSB DATE: JULY 30, 2024 JOB. NO.: 654.1 CHECKED BY: TDS	SHEET NAME EXHIBIT "B" 20' WATER EASEMENT GRAPHIC DEPICTION	SHEET NO. 3 OF 4

LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°04'52"W	70.04'	L25	N00°06'51"E	26.79'
L2	S89°55'08"E	65.97'	L26	S89°58'09"W	360.43'
L3	S89°55'08"E	56.39'	L27	S00°01'51"E	35.35'
L4	S44°57'05"E	31.43'	L28	N89°55'08"W	19.40'
L5	S89°53'53"E	333.19'	L29	N00°04'52"E	55.31'
L6	S00°35'11"W	97.13'	L30	N89°58'09"E	399.77'
L7	S89°24'49"E	17.73'	L31	S00°06'51"W	198.49'
L8	S00°00'04"W	16.08'	L32	S89°50'31"E	246.52'
L9	S89°59'56"E	240.94'	L33	N45°09'29"E	136.39'
L10	N41°21'42"E	26.23'	L34	N00°10'41"W	59.64'
L11	S48°38'18"E	20.00'	L35	S89°49'19"W	11.94'
L12	S41°21'42"W	21.21'	L36	N00°10'41"W	10.14'
L13	S48°38'18"E	98.12'	L37	N89°49'19"E	11.94'
L14	S00°10'41"E	169.90'	L38	N00°10'41"W	141.19'
L15	N89°49'19"E	44.62'	L39	N48°38'18"W	95.87'
L16	S00°10'41"E	20.00'	L40	N89°59'56"W	279.10'
L17	S89°49'19"W	44.62'	L41	N00°35'11"E	113.43'
L18	S00°10'41"E	38.43'	L42	N89°53'53"W	321.30'
L19	S45°09'29"W	153.02'	L43	N44°57'05"W	31.43'
L20	N89°50'31"W	274.78'	L44	N89°55'08"W	48.11'
L21	N00°06'51"E	151.63'	L45	N00°04'52"E	20.00'
L22	N89°53'09"W	14.75'	L46	N03°56'14"W	70.05'
L23	N00°06'51"E	20.00'	L47	N89°51'37"E	33.00'
L24	S89°53'09"E	14.75'	L48	N00°04'52"E	1948.14'

LEGEND

◎	BRASS CAP FLUSH
APN	ASSESSOR PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B	TRUE POINT OF BEGINNING
———	BOUNDARY
——— - - - ———	SECTION LINE
— — — — — —	TIES
▨	20' WATER EASEMENT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25090
MICHAEL J.
THOMPSON
Date Signed 7/30/24
ARIZONA U.S.A.
Expires 09/30/2025

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (ph) 602-788-2616, www.hxeng.com	DRAWN BY: JSB DATE: JULY 30, 2024 JOB. NO.: 654.1 CHECKED BY: TDS	SHEET NAME EXHIBIT "B" 20' WATER EASEMENT LEGEND AND LINE TABLE	SHEET NO. 4 OF 4

ATTACHMENT 7

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

WARRANTY DEED

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

For Ten Dollars and other valuable consideration, we, **DICK'S SPORTING GOODS, INC., a Delaware corporation** ("**Grantors**"), 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 "Exhibit A" for Description and Depiction

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.

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 15 day of August, 2024.

Grantors: DICK'S SPORTING GOODS, INC.,
a Delaware corporation

By: Vincent A Como
Its: SVP. Real Estate

COMMONWEALTH OF PENNSYLVANIA)
) ss.
County of Allegheny)

The foregoing instrument was acknowledged before me this 15 day of August, 20____, by Vincent A. Como (Name of officer or agent) its SVP. Real Estate (Title) of Dick's Sporting Goods, Inc. (Name of corporation) a/an Delaware (State) corporation, on behalf of the corporation.

My Commission Expires 7/7/25

Notary Public (signature)

Commonwealth of Pennsylvania - Notary Seal
Sheree A. Parente, Notary Public
Beaver County
My commission expires July 7, 2025
Commission number 1125429
Member, Pennsylvania Association of Notaries

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Warranty 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.

_____
Notary Public

My commission expires:

SEC 99th Ave & Marylanda
Ord _____

99TH & MARYLAND
32.5' RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 9, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a brass cap flush marking the West quarter corner of said Section 9 from which a brass cap flush marking the Southwest corner of said Section 9 bears South 00°04'52" West (Basis of Bearings), a distance of 2596.59 feet;

Thence along the West line of the Southwest quarter, South 00°04'52" West, a distance of 70.04 feet;

Thence North 88°13'03" East, to the Northwest corner of the property described in Deed 2024-0036362, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 88°13'03" East, along the North line of said described property, a distance of 32.48 feet;

Thence South 00°04'52" West, to a point on the South line of said described property, a distance of 580.95 feet;

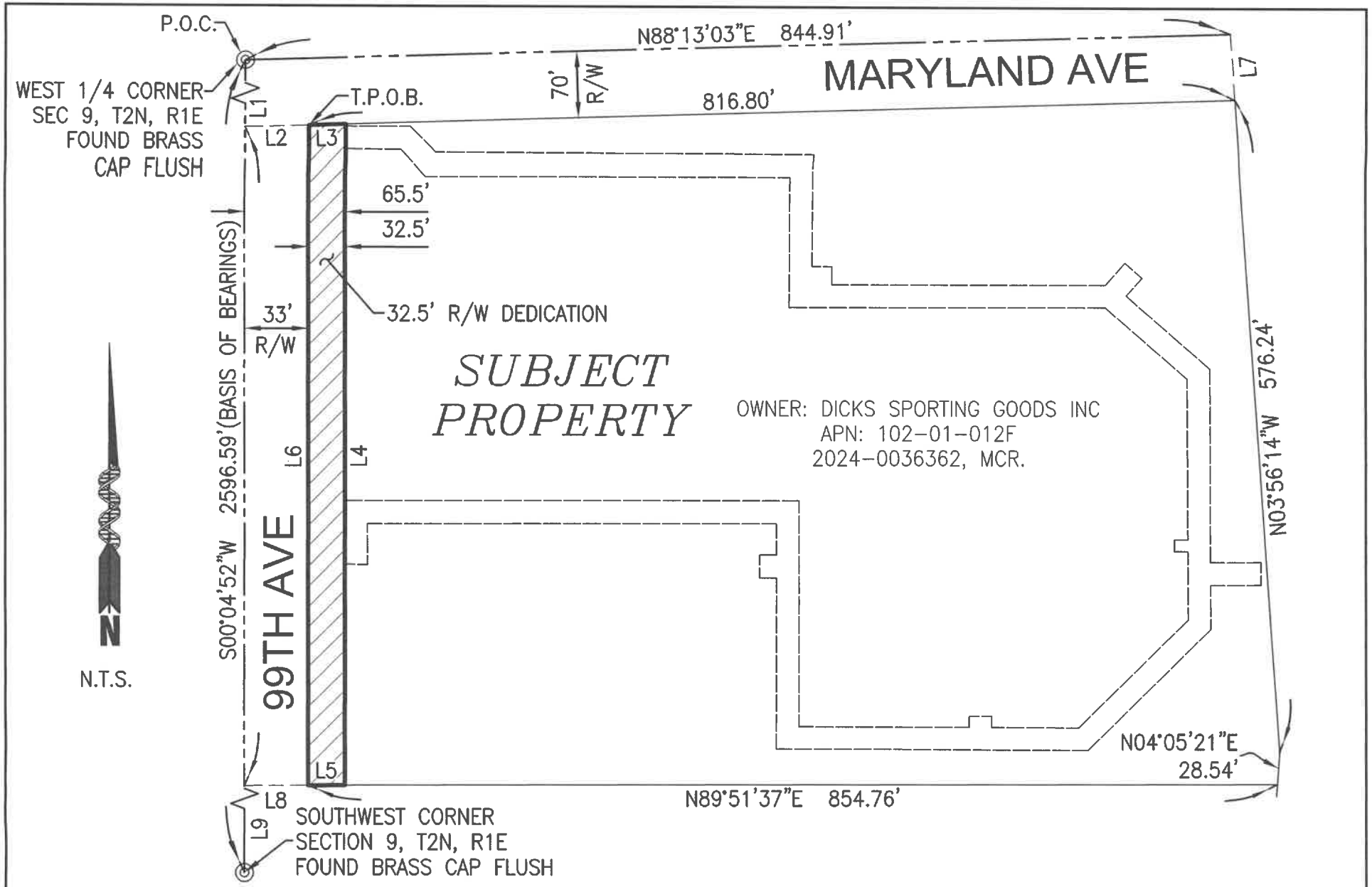
Thence South 89°51'37" West, to the Southwest corner of said described property, a distance of 32.46 feet;

Thence North 00°04'52" East, along the West line of said described property, a distance of 580.02 feet to the TRUE POINT OF BEGINNING.

Containing 18,844 square feet, or 0.433 acres of land, more or less.

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
ph 602-788-2616, www.hxeng.com

DRAWN BY: JSB	SHEET NAME	SHEET NO.
DATE: JULY 29, 2024	EXHIBIT "B" 32.5' R/W DEDICATION LEGAL DESCRIPTION	
JOB. NO.: 654.1		1 OF 3
CHECKED BY: TDS		



Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
ph 602-788-2616, www.hxeng.com

DRAWN BY: JSB
DATE: JULY 29, 2024
JOB. NO.: 654.1
CHECKED BY: TDS

SHEET NAME
EXHIBIT "B"
32.5' R/W DEDICATION
GRAPHIC DEPICTION

SHEET NO.
2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°04'52" W	70.04'
L2	N 88°13'03" E	33.00'
L3	N 88°13'03" E	32.48'
L4	S 00°04'52" W	580.95'
L5	S 89°51'37" W	32.46'
L6	N 00°04'52" E	580.02'
L7	N 03°56'14" W	70.05'
L8	S 89°51'37" W	33.00'
L9	S 00°04'52" W	1948.14'

LEGEND

◎	BRASS CAP FLUSH
APN	ASSESSOR PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B	TRUE POINT OF BEGINNING
———	BOUNDARY
—— - - - ——	SECTION LINE
— — — — — —	TIES
———————	20' WATER EASEMENT (NOT A PART)
▨	32.5' R/W DEDICATION

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25090
MICHAEL J.
THOMPSON
Date Signed 7/29/24
ARIZONA U.S.A.
Expires 09/30/2025

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills, Suite 113, Phoenix, AZ 85050
ph 602-788-2616, www.hxeng.com

DRAWN BY: JSB
DATE: JULY 29, 2024
JOB. NO.: 654.1
CHECKED BY: TDS

SHEET NAME
EXHIBIT "B"
32.5' R/W DEDICATION
LEGEND AND LINE TABLE

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, **MIDWESTERN UNIVERSITY**, an Illinois not for profit corporation ("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" and Exhibit "B"

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

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

Dated this 17th day of September, 2024.

MIDWESTERN UNIVERSITY, an Illinois not for profit corporation

Kathleen H. Goeppinger Ph.D.
By: Kathleen H. Goeppinger, Ph.D.
Its: President and CEO

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 17th day of September, 2024, by Kathleen H. Goeppinger, Ph.D., President and CEO of Midwestern University, who acknowledged that she executed this instrument for the purposes therein contained.

CHRISTA GRIFFITH
Notary Public - Arizona
MARICOPA COUNTY
Commission # 624389
Expires April 15, 2026

Christa Griffith
Notary Public

My commission expires:

NEC 59th Ave & Utopia Rd
ORD

EXHIBIT "A"

DESCRIPTION FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 1995-0609616, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, MARKED BY A THREE-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER OF SAID SECTION, MARKED BY A THREE-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE, BEARS NORTH 01°26'09" WEST (**BASIS OF BEARING**), A DISTANCE OF 2,660.13 FEET;

THENCE ALONG THE CENTERLINE ALIGNMENT OF UTOPIA ROAD, SOUTH 89°39'39" WEST, A DISTANCE OF 846.57 FEET, TO THE INTERSECTION OF SAID LINE AND THE CENTERLINE OF 57TH AVENUE, MARKED BY A THREE-INCH CITY OF GLENDALE BRASS CAP;
THENCE ALONG SAID CENTERLINE, NORTH 01°22'25" WEST, A DISTANCE OF 264.10 FEET, TO A THREE-INCH CITY OF GLENDALE BRASS CAP MARKING THE BEGINNING OF A TANGENT, CONCAVE EASTERLY CURVE HAVING A RADIUS OF 499.50 FEET;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°30'08", AN ARC LENGTH OF 170.02 FEET, TO A THREE-INCH CITY OF GLENDALE BRASS CAP IN HANDHOLE;
THENCE DEPARTING SAID LINE, SOUTH 71°52'18" EAST, A DISTANCE OF 40.00 FEET, TO THE EAST RIGHT-OF-WAY OF 57TH AVENUE;
THENCE ALONG SAID LINE, NORTH 18°08'03" EAST, A DISTANCE OF 3.09 FEET, TO THE **POINT OF BEGINNING** (**P.O.B.**);

THENCE CONTINUING ALONG SAID LINE, NORTH 18°08'03" EAST, A DISTANCE OF 20.03 FEET;
THENCE DEPARTING SAID LINE, SOUTH 68°56'31" EAST, A DISTANCE OF 27.22 FEET, (CONTIN. ON PAGE 2)

Title: DESCRIPTION

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 1 OF 11

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EXHIBIT "A"

DESCRIPTION FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

TO A POINT THAT WILL BE HEREINAFTER BE KNOWN AS **POINT A**;
THENCE NORTH 21°03'29" EAST, A DISTANCE OF 98.40 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 205.97 FEET, TO A POINT THAT WILL BE HEREINAFTER BE KNOWN AS **POINT B**;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 294.01 FEET;
THENCE NORTH 43°33'29" EAST, A DISTANCE OF 45.76 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 234.70 FEET;
THENCE SOUTH 46°26'31" EAST, A DISTANCE OF 45.76 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 356.99 FEET;
THENCE SOUTH 23°56'31" EAST, A DISTANCE OF 24.54 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 338.59 FEET;
THENCE SOUTH 43°33'29" WEST, A DISTANCE OF 60.82 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 4.14 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 9.58 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF UTOPIA ROAD AS DESCRIBED IN DOCUMENT NO. 1996-0703206 (M.C.R.), BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 55.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 08°09'01" EAST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°00'24", AN ARC LENGTH OF 21.12 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 01°26'31" WEST, A DISTANCE OF 15.97 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 496.32 FEET;
THENCE NORTH 46°26'31" WEST, A DISTANCE OF 27.38 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 283.60 FEET;
THENCE NORTH 21°03'29" EAST, A DISTANCE OF 59.43 FEET;
THENCE NORTH 68°56'31" WEST, A DISTANCE OF 26.20 FEET, TO THE **P.O.B.;**

EXCEPTING A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 1995-0609616, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN THE NORTHWEST QUARTER OF

Title: DESCRIPTION

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 2 OF 11

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EXHIBIT "A"

DESCRIPTION FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED **POINT A**;
THENCE NORTH 86°22'43" EAST, A DISTANCE OF 22.01 FEET, TO THE **POINT OF BEGINNING** (**P.O.B.**);

THENCE SOUTH 68°56'31" EAST, A DISTANCE OF 6.59 FEET;
THENCE NORTH 21°03'29" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 68°56'31" WEST, A DISTANCE OF 6.59 FEET;
THENCE NORTH 21°03'29" EAST, A DISTANCE OF 63.85 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 25.68 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 99.98 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 130.02 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 102.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 20.01 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 20.01 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 74.35 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 33.97 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 5.11 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 12.00 FEET;

Title: DESCRIPTION

Project #: 2400548

Date: 08/01/2024

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Page: 3 OF 11

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EXHIBIT "A"

DESCRIPTION FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

THENCE NORTH 88°33'29" EAST, A DISTANCE OF 4.70 FEET;
THENCE SOUTH 23°56'31" EAST, A DISTANCE OF 25.61 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 188.31 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 14.50 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 14.50 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 75.16 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 40.86 FEET;
THENCE SOUTH 43°33'29" WEST, A DISTANCE OF 44.25 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 300.71 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 4.50 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 4.50 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 191.19 FEET;
THENCE NORTH 46°26'31" WEST, A DISTANCE OF 10.81 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 39.35 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 84.41 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 12.09 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 12.09 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 125.58 FEET;
THENCE NORTH 21°03'29" EAST, A DISTANCE OF 84.64 FEET; TO THE **P.O.B.;**

EXCEPTING A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 1995-0609616, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN THE NORTHWEST QUARTER OF

Title: DESCRIPTION

Project #: 2400548

Date: 08/01/2024

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Page: 4 OF 11

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EXHIBIT "A"

DESCRIPTION FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED **POINT B**;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 38.09 FEET, TO THE **POINT OF BEGINNING** (**P.O.B.**);

THENCE NORTH 01°26'31" WEST, A DISTANCE OF 10.09 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 18.09 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 275.64 FEET;
THENCE NORTH 43°33'29" EAST, A DISTANCE OF 29.20 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 218.13 FEET;
THENCE SOUTH 46°26'31" EAST, A DISTANCE OF 29.20 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 100.68 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 11.50 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 11.50 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 143.88 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 88°33'29" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 19.18 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 166.88 FEET;
THENCE NORTH 01°26'31" WEST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 01°26'31" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 88°33'29" WEST, A DISTANCE OF 64.44 FEET, TO THE **P.O.B.**

CONTAINING 58,965 SQUARE FEET OR 1.354 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

Title: DESCRIPTION

Project #: 2400548

Date: 08/01/2024

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Page: 5 OF 11

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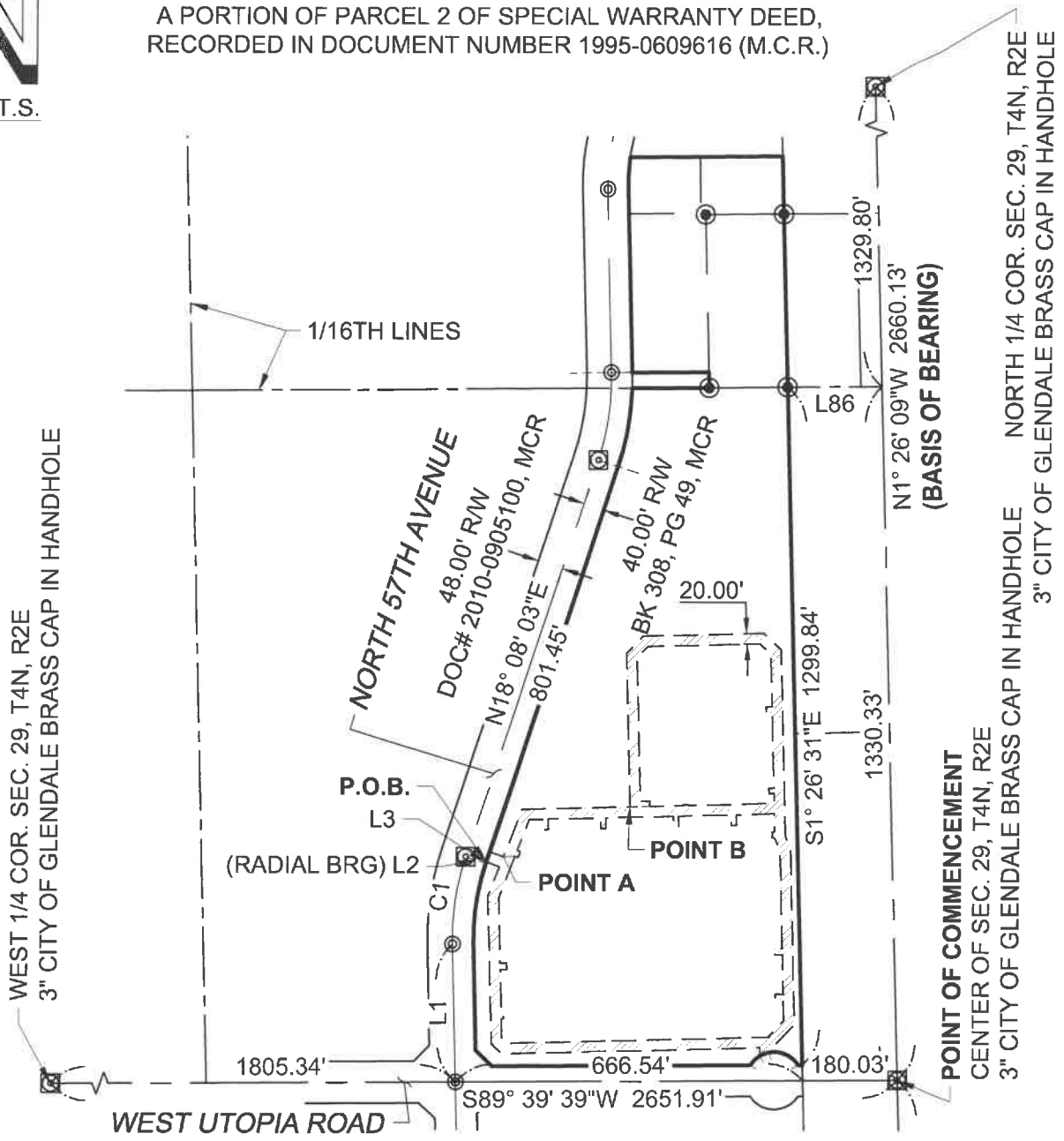
EXHIBIT "A"

EXHIBIT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

N.T.S.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35113
MICHAEL E.
FONDREN
Date Signed 08/01/24
ARIZONA, U.S.A.

Title: EXHIBIT

Project #: 2400548

Date: 08/01/2024

Scale: N.T.S.

Page: 6 OF 11

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EXHIBIT "A"

EXHIBIT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
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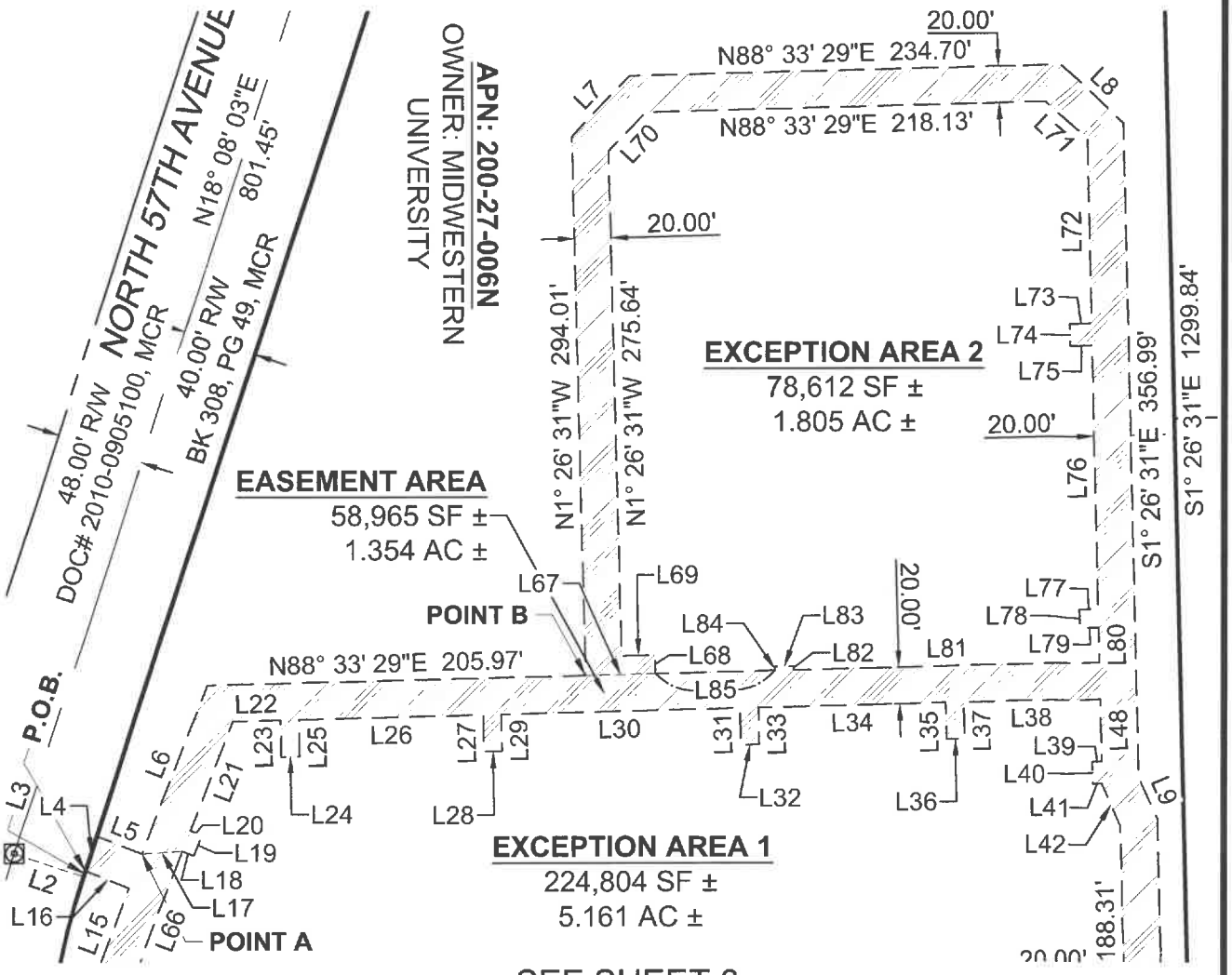
N.T.S.



SEE SHEET 8

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35113
MICHAEL E.
FONDREN
Date Signed 08/01/24
ARIZONA, U.S.A.

Title: EXHIBIT

Project #: 2400548

Date: 08/01/2024

Scale: N.T.S.

Page: 7 OF 11

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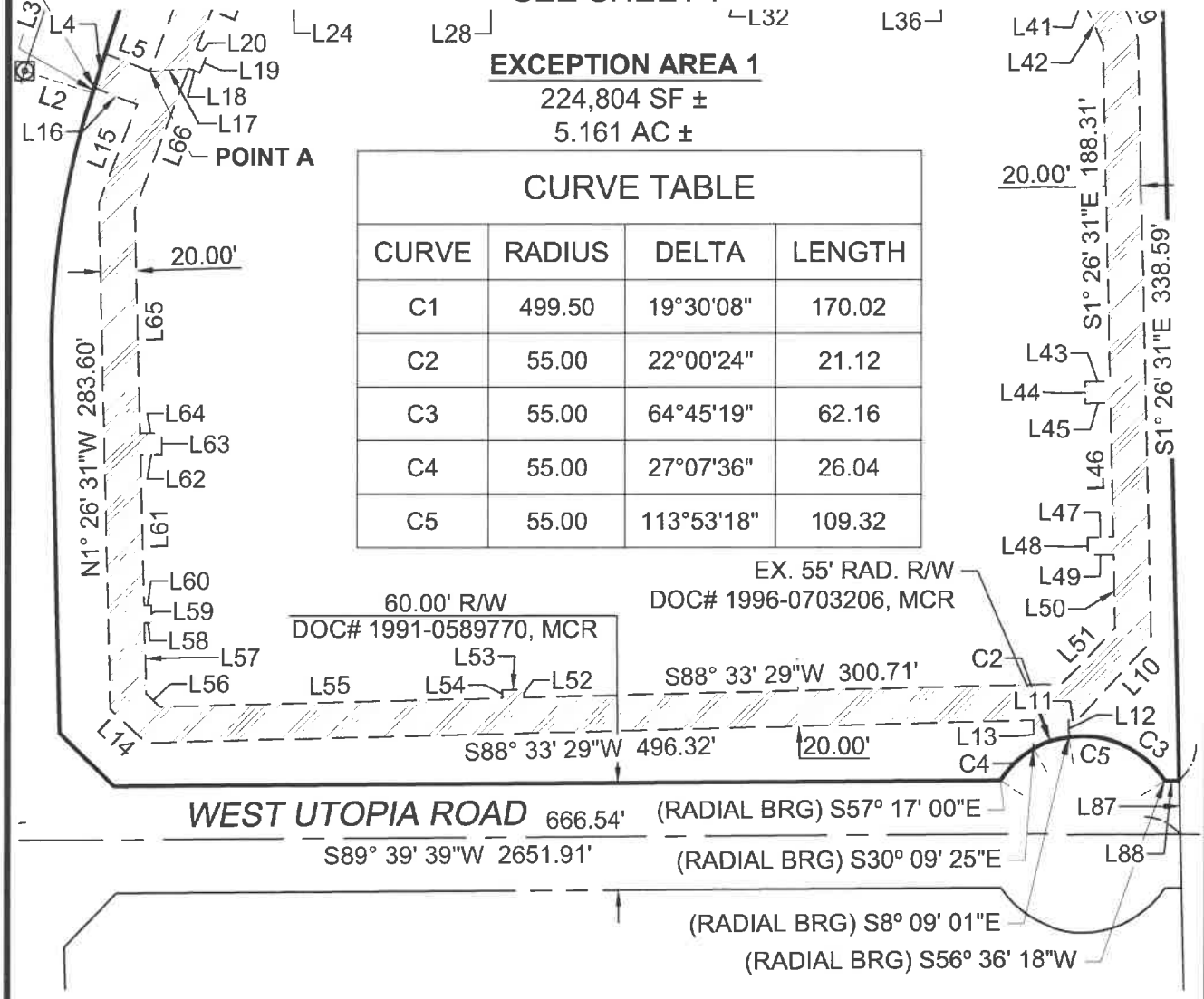
EXHIBIT "A"

EXHIBIT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

N.T.S.

SEE SHEET 7



EXCEPTION AREA 1
224,804 SF ±
5.161 AC ±

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	499.50	19°30'08"	170.02
C2	55.00	22°00'24"	21.12
C3	55.00	64°45'19"	62.16
C4	55.00	27°07'36"	26.04
C5	55.00	113°53'18"	109.32

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35113
MICHAEL E.
FONDREN
Date Signed 08/01/24
ARIZONA, U.S.A.

Title: EXHIBIT

Project #: 2400548

Date: 08/01/2024

Scale: N.T.S.

Page: 8 OF 11

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EXHIBIT "A"

EXHIBIT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N1° 22' 25"W	264.10
L2	S71° 52' 18"E	40.00
L3	N18° 08' 03"E	3.09
L4	N18° 08' 03"E	20.03
L5	S68° 56' 31"E	27.22
L6	N21° 03' 29"E	98.40
L7	N43° 33' 29"E	45.76
L8	S46° 26' 31"E	45.76
L9	S23° 56' 31"E	24.54
L10	S43° 33' 29"W	60.82
L11	S88° 33' 29"W	4.14
L12	S1° 26' 31"E	9.58
L13	N1° 26' 31"W	15.97
L14	N46° 26' 31"W	27.38
L15	N21° 03' 29"E	59.43
L16	N68° 56' 31"W	26.20
L17	N86° 22' 43"E	22.01
L18	S68° 56' 31"E	6.59

LINE TABLE		
LINE	BEARING	LENGTH
L19	N21° 03' 29"E	12.00
L20	N68° 56' 31"W	6.59
L21	N21° 03' 29"E	63.85
L22	N88° 33' 29"E	25.68
L23	S1° 26' 31"E	20.00
L24	N88° 33' 29"E	10.00
L25	N1° 26' 31"W	20.00
L26	N88° 33' 29"E	99.98
L27	S1° 26' 31"E	20.00
L28	N88° 33' 29"E	10.00
L29	N1° 26' 31"W	20.00
L30	N88° 33' 29"E	130.02
L31	S1° 26' 31"E	20.00
L32	N88° 33' 29"E	10.00
L33	N1° 26' 31"W	20.00
L34	N88° 33' 29"E	102.00
L35	S1° 26' 31"E	20.01
L36	N88° 33' 29"E	10.00

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35113
MICHAEL E.
FONDREN
Date Signed 08/01/24
ARIZONA, U.S.A.

Title: EXHIBIT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

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EXHIBIT "A"

EXHIBIT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L37	N1° 26' 31"W	20.01
L38	N88° 33' 29"E	74.35
L39	S88° 33' 29"W	5.11
L40	S1° 26' 31"E	12.00
L41	N88° 33' 29"E	4.70
L42	S23° 56' 31"E	25.61
L43	S88° 33' 29"W	14.50
L44	S1° 26' 31"E	12.00
L45	N88° 33' 29"E	14.50
L46	S1° 26' 31"E	75.16
L47	S88° 33' 29"W	15.00
L48	S1° 26' 31"E	33.97
L48	S1° 26' 31"E	10.00
L49	N88° 33' 29"E	15.00
L50	S1° 26' 31"E	40.86
L51	S43° 33' 29"W	44.25
L52	N1° 26' 31"W	4.50
L53	S88° 33' 29"W	12.00

LINE TABLE		
LINE	BEARING	LENGTH
L54	S1° 26' 31"E	4.50
L55	S88° 33' 29"W	191.19
L56	N46° 26' 31"W	10.81
L57	N1° 26' 31"W	39.35
L58	N88° 33' 29"E	4.00
L59	N1° 26' 31"W	10.00
L60	S88° 33' 29"W	4.00
L61	N1° 26' 31"W	84.41
L62	N88° 33' 29"E	12.09
L63	N1° 26' 31"W	12.00
L64	S88° 33' 29"W	12.09
L65	N1° 26' 31"W	125.58
L66	N21° 03' 29"E	84.64
L67	N88° 33' 29"E	38.09
L68	N1° 26' 31"W	10.09
L69	S88° 33' 29"W	18.09
L70	N43° 33' 29"E	29.20
L71	S46° 26' 31"E	29.20

Title: EXHIBIT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 10 OF 11

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EXHIBIT "A"

EXHIBIT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L72	S1° 26' 31"E	100.68
L73	S88° 33' 29"W	11.50
L74	S1° 26' 31"E	12.00
L75	N88° 33' 29"E	11.50
L77	S88° 33' 29"W	10.00
L78	S1° 26' 31"E	10.00
L79	N88° 33' 29"E	10.00
L80	S1° 26' 31"E	19.18
L81	S88° 33' 29"W	166.88
L82	N1° 26' 31"W	2.00
L83	S88° 33' 29"W	10.00
L84	S1° 26' 31"E	2.00
L85	S88° 33' 29"W	64.44
L86	S89° 30' 23"W	180.16
L87	N1° 26' 31"W	30.01
L88	S89° 39' 39"W	8.29

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35113
MICHAEL E.
FONDREN
Date Signed 08/01/24
ARIZONA, U.S.A.

Title: EXHIBIT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 11 OF 11

RLF CONSULTING
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EXHIBIT "B"

CLOSURE REPORT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

OVERALL PARCEL

N18°08'03" E 20.03

S68°56'31" E 27.22

N21°03'29" E 98.40

N88°33'29" E 205.97

N01°26'31" W 294.01

N43°33'29" E 45.76

N88°33'29" E 234.70

S46°26'31" E 45.76

S01°26'31" E 356.99

S23°56'31" E 24.54

S01°26'31" E 338.59

S43°33'29" W 60.82

S88°33'29" W 4.14

S01°26'31" E 9.58

RB = S08°09'01" E
R = 55.00

A = 21.12
C = 21.00
CB = S70°50'47" W
D = 22°00'24"
T = 10.69
RB = N30°09'25" W

N01°26'31" W 15.97

S88°33'29" W 496.32

N46°26'31" W 27.38

N01°26'31" W 283.60

N21°03'29" E 59.43

N68°56'31" W 26.20

AREA = 362,380 SF 8.319 AC

CLOSING COURSE: 161°44'00" 0.012

PRECISION: 1/227,243

NORTH ERROR: 0.011

EAST ERROR: 0.004

Title: CLOSURE REPORT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 1 OF 4

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EXHIBIT "B"

CLOSURE REPORT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

EXCEPTION AREA 1 PARCEL

S68°56'31" E 6.59

N21°03'29" E 12.00

N68°56'31" W 6.59

N21°03'29" E 63.85

N88°33'29" E 25.68

S01°26'31" E 20.00

N88°33'29" E 10.00

N01°26'31" W 20.00

N88°33'29" E 99.98

S01°26'31" E 20.00

N88°33'29" E 10.00

N01°26'31" W 20.00

N88°33'29" E 130.02

S01°26'31" E 20.00

N88°33'29" E 10.00

N01°26'31" W 20.00

N88°33'29" E 102.00

S01°26'31" E 20.01

N88°33'29" E 10.00

N01°26'31" W 20.01

N88°33'29" E 74.35

S01°26'31" E 33.97

S88°33'29" W 5.11

S01°26'31" E 12.00

N88°33'29" E 4.70

S23°56'31" E 25.61

S01°26'31" E 188.31

S88°33'29" W 14.50

S01°26'31" E 12.00

N88°33'29" E 14.50

S01°26'31" E 75.16

Title: CLOSURE REPORT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 2 OF 4

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EXHIBIT "B"

CLOSURE REPORT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

EXCEPTION AREA 1 PARCEL CONT.

S88°33'29" W 15.00

S01°26'31" E 10.00

N88°33'29" E 15.00

S01°26'31" E 40.86

S43°33'29" W 44.25

S88°33'29" W 300.71

N01°26'31" W 4.50

S88°33'29" W 12.00

S01°26'31" E 4.50

S88°33'29" W 191.19

N46°26'31" W 10.81

N01°26'31" W 39.35

N88°33'29" E 4.00

N01°26'31" W 10.00

S88°33'29" W 4.00

N01°26'31" W 84.41

N88°33'29" E 12.09

N01°26'31" W 12.00

S88°33'29" W 12.09

N01°26'31" W 125.58

N21°03'29" E 84.64

AREA = 224,804 SF 5.161 AC

CLOSING COURSE: 208°04'16" 0.008

PRECISION: 1/258,391

NORTH ERROR: 0.007

EAST ERROR: 0.004

Title: CLOSURE REPORT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 3 OF 4

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EXHIBIT "B"

CLOSURE REPORT FOR A 20' WIDE WATER EASEMENT
A PORTION OF PARCEL 2 OF SPECIAL WARRANTY DEED,
RECORDED IN DOCUMENT NUMBER 1995-0609616 (M.C.R.)

EXCEPTION AREA 2 PARCEL

N01°26'31" W 10.09

S88°33'29" W 18.09

N01°26'31" W 275.64

N43°33'29" E 29.20

N88°33'29" E 218.13

S46°26'31" E 29.20

S01°26'31" E 100.68

S88°33'29" W 11.50

S01°26'31" E 12.00

N88°33'29" E 11.50

S01°26'31" E 143.88

S88°33'29" W 10.00

S01°26'31" E 10.00

N88°33'29" E 10.00

S01°26'31" E 19.18

S88°33'29" W 166.88

N01°26'31" W 2.00

S88°33'29" W 10.00

S01°26'31" E 2.00

S88°33'29" W 64.44

AREA = 78,612 SF 1.805 AC

CLOSING COURSE: 302°11'05" 0.018

PRECISION: 1/63,929

NORTH ERROR: 0.010

EAST ERROR: 0.015

Title: CLOSURE REPORT

Project #: 2400548

Date: 08/01/2024

Scale: N / A

Page: 4 OF 4

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ATTACHMENT 9

SECURITY TITLE AGENCY

MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240472183 09/05/2024 09:36
ELECTRONIC RECORDING

ST15230087-6-1-1--
Roni.Teti

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

CONVEYANCE OF UTILITY AND ACCESS EASEMENT

ST15230087

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

For Ten Dollars and other valuable consideration, **B & GARY, LLC, an Arizona limited liability company** ("Grantor"), an Arizona limited liability company, does hereby convey to the City of Glendale, an Arizona municipal corporation ("Grantee"), an easement to install, repair, operate, maintain and remove underground utilities and appurtenances ("facilities") upon, over and under the surface of the following described property:

See Attached Description, "Exhibit A & B"

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

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

Dated this 9 day of July, 2024.

GRANTORS: B & Gary, LLC, an Arizona limited liability company

BY: GARY BARNO

ITS: Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of July, 2024, by Gary Barno its Manager of B & Gary, LLC, an Arizona limited liability company, on behalf of the company.

Tangella Diaz
Notary Public

My commission expires: Dec 1, 2024

TANGELLA DIAZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 591918
Expires December 1, 2024

6604 W Olive Ave
Ord. _____

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Warranty Deed to be executed by its duly authorized representative, this 13th day of August, 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 13th day of August, 2024 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires:

CHRISTOPHER FELTZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 664574
Expires February 26, 2028

EXHIBIT "A"
B & GARY, LLC
PARCEL 143-12-160L
25' Easement
for Utilities and Ingress & Egress within Existing SRP Easement

Job No. 23-0198 May 24, 2023

An Easement within a parcel of land as described per Document 2007-0553289 Maricopa County Recorders (MCR), located in the Southwest Quarter of Section 30, Township 3 North, Range 2 East 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 30, being a brass cap in hand hole, from which the South quarter corner of said Section 30, being a brass cap in hand hole, bears North 88 degrees 12 minutes 10 seconds East, 2435.82 feet (**Basis of Bearing**);

thence along the South line of the Southwest Quarter of said Section 30, North 88 degrees 12 minutes 10 seconds East, 402.92 feet;

thence departing said South line, North 01 degrees 47 minutes 50 seconds West, 55.00 feet to the South line of said parcel described per document 2007-0553289 MCR and the **POINT OF BEGINNING**;

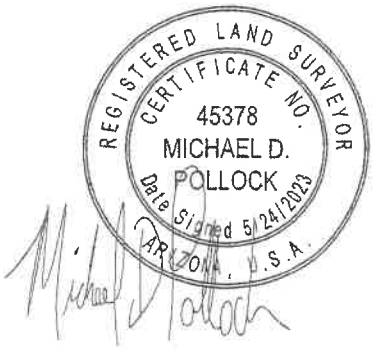
thence North 00 degrees 00 minutes 00 seconds East, 220.13 feet to the North line of said parcel;

thence along the North line of said parcel, North 88 degrees 12 minutes 10 seconds East, 25.01 feet;

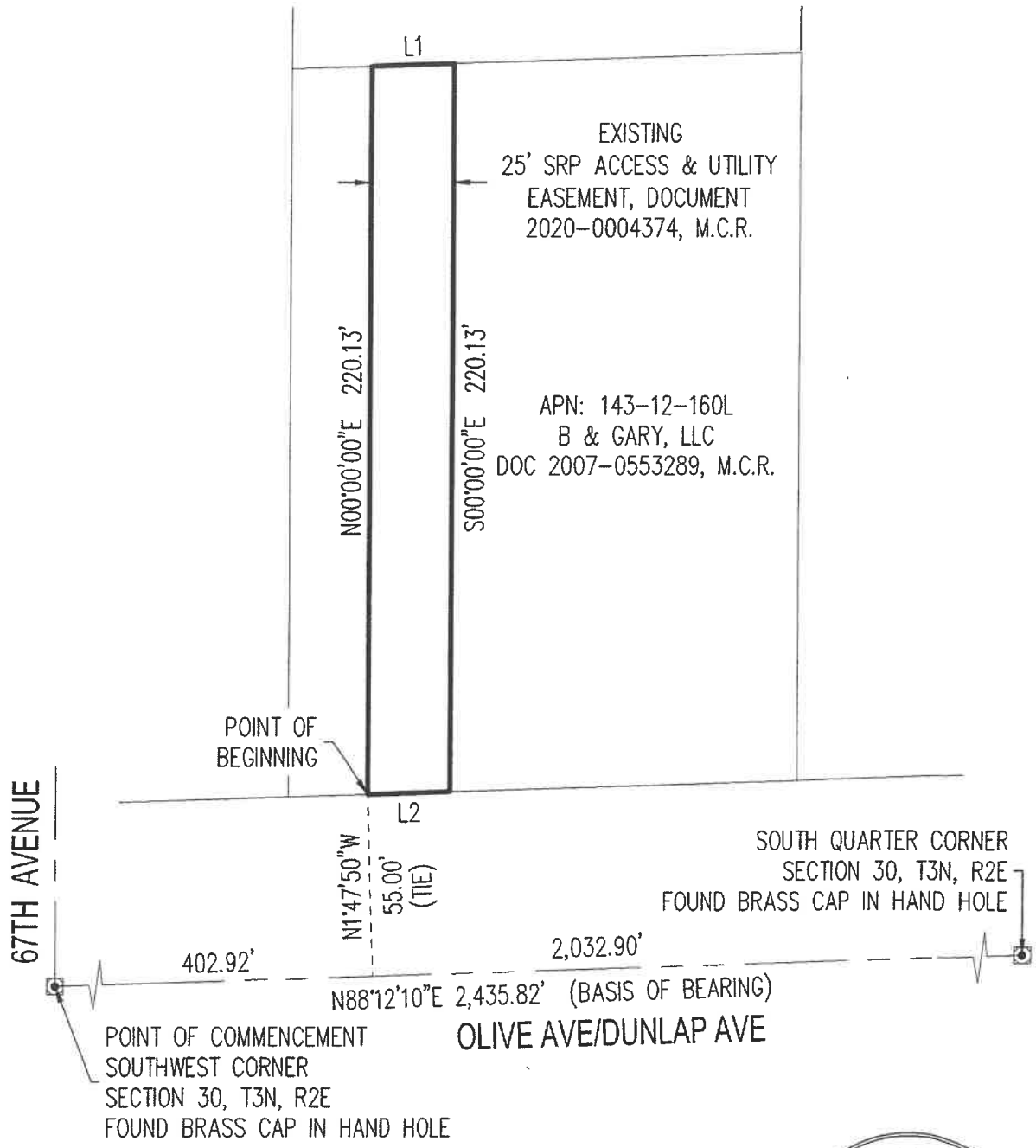
thence South 00 degrees 00 minutes 00 seconds East, 220.13 feet to the South line of said parcel;

thence along said South line, South 88 degrees 12 minutes 10 seconds West, 25.01 feet to the **POINT OF BEGINNING**.

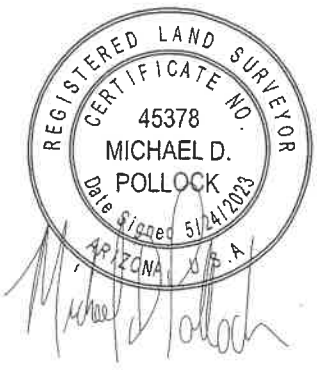
An area containing 5,503 square feet or 0.1263 acres, more or less.



EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°12'10"E	25.01'
L2	S88°12'10"W	25.01'



N.T.S.

23-0198

25' Easement for Utilities and Ingress & Egress within Existing SRP Easement

Exhibit "A"

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

May 24, 2023 11:57am S:\Projects\2023\23-0198\Land Survey\Legals\23-0198 B & Gary LLC 25ft Easement\23-0198 B&Gary - 25ft Easement - Layout.dwg

EXHIBIT "B"
B & GARY, LLC
PARCEL 143-12-160L
5' Easement for Utilities and Ingress & Egress

Job No. 23-0198 May 8, 2023

An Easement within a parcel of land as described per Document 2007-0553289 Maricopa County Recorders (MCR), located in the Southwest Quarter of Section 30, Township 3 North, Range 2 East 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 30, being a brass cap in hand hole, from which the South quarter corner of said Section 30, being a brass cap in hand hole, bears North 88 degrees 12 minutes 10 seconds East, 2435.82 feet (**Basis of Bearing**);

thence along the South line of the Southwest Quarter of said Section 30, North 88 degrees 12 minutes 10 seconds East, 427.94 feet;

thence departing said South line, North 01 degrees 47 minutes 50 seconds West, 55.00 feet to a point on the South line of said parcel described per document 2007-0553289 MCR and the **POINT OF BEGINNING**;

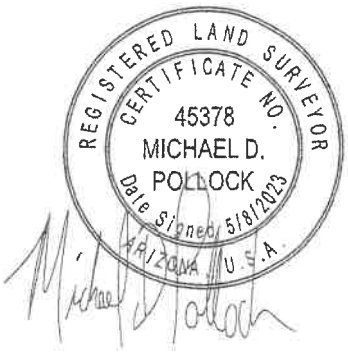
thence North 00 degrees 00 minutes 00 seconds East, 220.13 feet to the North line of said parcel;

thence along said North line, North 88 degrees 12 minutes 10 seconds East, 5.00 feet;

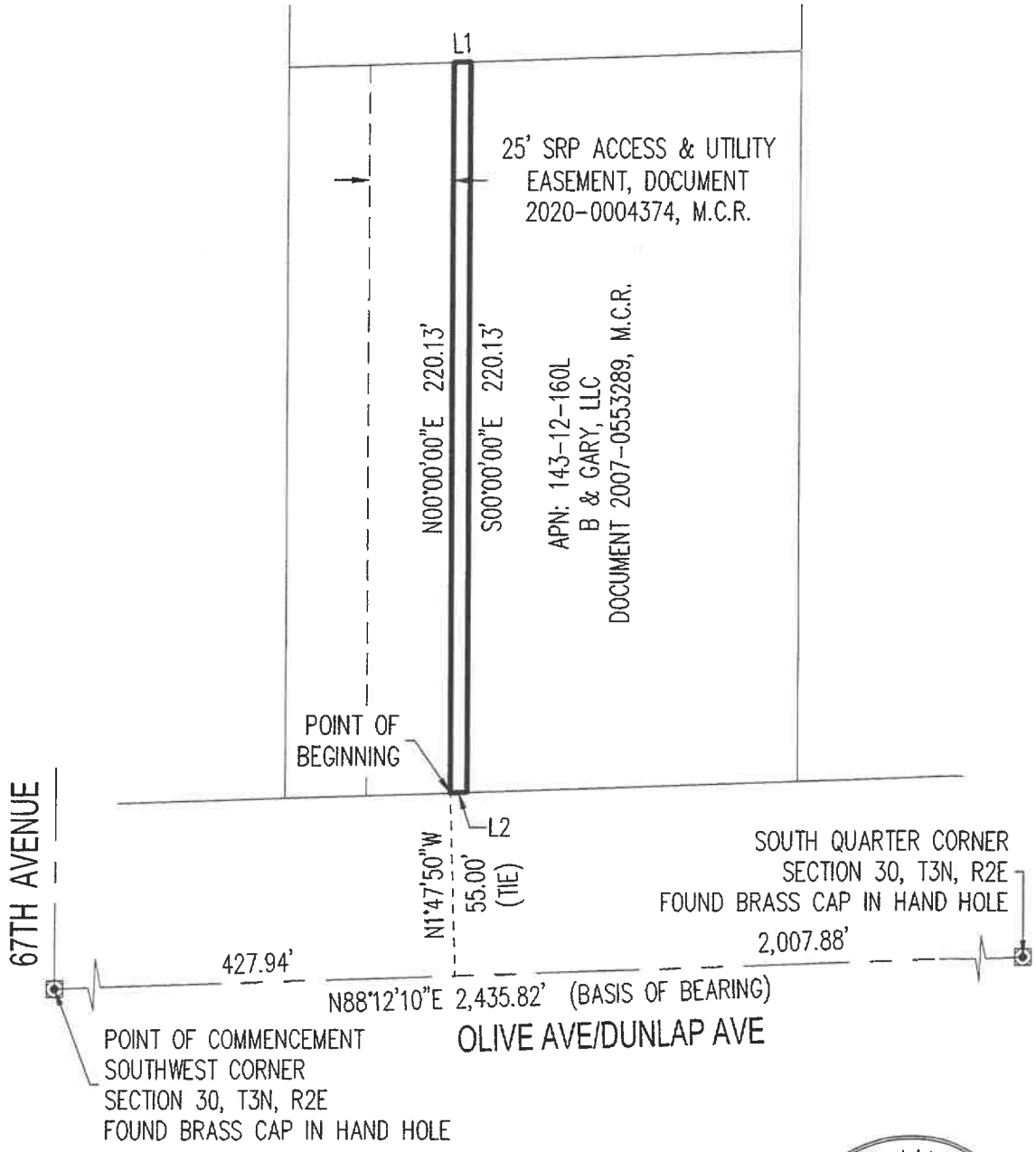
thence South 00 degrees 00 minutes 00 seconds East, 220.13 feet to the South line of said parcel;

thence along said South line, South 88 degrees 12 minutes 10 seconds West, 5.00 feet to the **POINT OF BEGINNING**.

An area containing 1,101 square feet or 0.0253 acres, more or less.



EPS Group, Inc. • 1130 N Alma School Road, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°12'10"E	5.00'
L2	S88°12'10"W	5.00'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45378
MICHAEL D.
POLLOCK
Date Signed 5/9/2023
ARIZONA U.S.A.

NORTH
N.T.S.

23-0198

5' Easement for Utilities and Ingress & Egress

Exhibit "A"

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

May 09, 2023 10:44am S:\Projects\2023\23-0198\Land Survey\Legals\23-0198 B & Gary LLC 5ft Easement\23-0198 B & Gary - 5ft Easement - Layout.dwg

ATTACHMENT 10

COMMONWEALTH TITLE

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301
942400208 1/1

MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240461403 08/29/2024 01:31
ELECTRONIC RECORDING

942400208-4-1-1--
garciac

WARRANTY DEED

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

For Ten Dollars and other valuable consideration, we, **Galen D. Thomas and Lucia M. Thomas, husband and wife** ("**Grantors**"), 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 "Exhibit A" for Description and Depiction

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 21 day of June, 2024.

Grantors: Galen D. Thomas and Lucia M. Thomas, husband and wife

Galen D. Thomas

Lucia M. Thomas

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 21st day of June, 2024 by Galen D. Thomas and Lucia M. Thomas, husband and wife, who acknowledged that they executed this instrument for the purposes contained therein.

Notary Public

My commission expires:
Dec 1, 2024

TANGELLA DIAZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 591518
Expires December 1, 2024

5835 N 83rd Ave
Ord

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Warranty Deed to be executed by its duly authorized representative, this 13th day of August, 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 13th day of August, 2024 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires:

CHRISTOPHER FELTZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 664674
Expires Febraury 26, 2028

EXHIBIT "A"

DESCRIPTION FOR 83RD AVENUE RIGHT-OF-WAY
CITY OF GLENDALE PROJECT NUMBER 222333

COOPER AERIAL

DATE: 02-14-2024

PROJECT NO.: 2305007

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED, RECORDED AS DOCUMENT NUMBER 2012-0830509, MARICOPA COUNTY RECORDS (MCR), SITUATED WITHIN SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP, FLUSH, FOUND AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP, FLUSH, FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 14, BEARS SOUTH 00°23'32" WEST, (BASIS OF BEARING) A DISTANCE OF 2640.68 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION, SOUTH 00°23'32" WEST, A DISTANCE OF 440.51 FEET;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°36'28" EAST, A DISTANCE OF 50.00 FEET, TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, NORTH 88°27'39" EAST, A DISTANCE OF 10.01 FEET, TO A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID CERTAIN PARCEL;

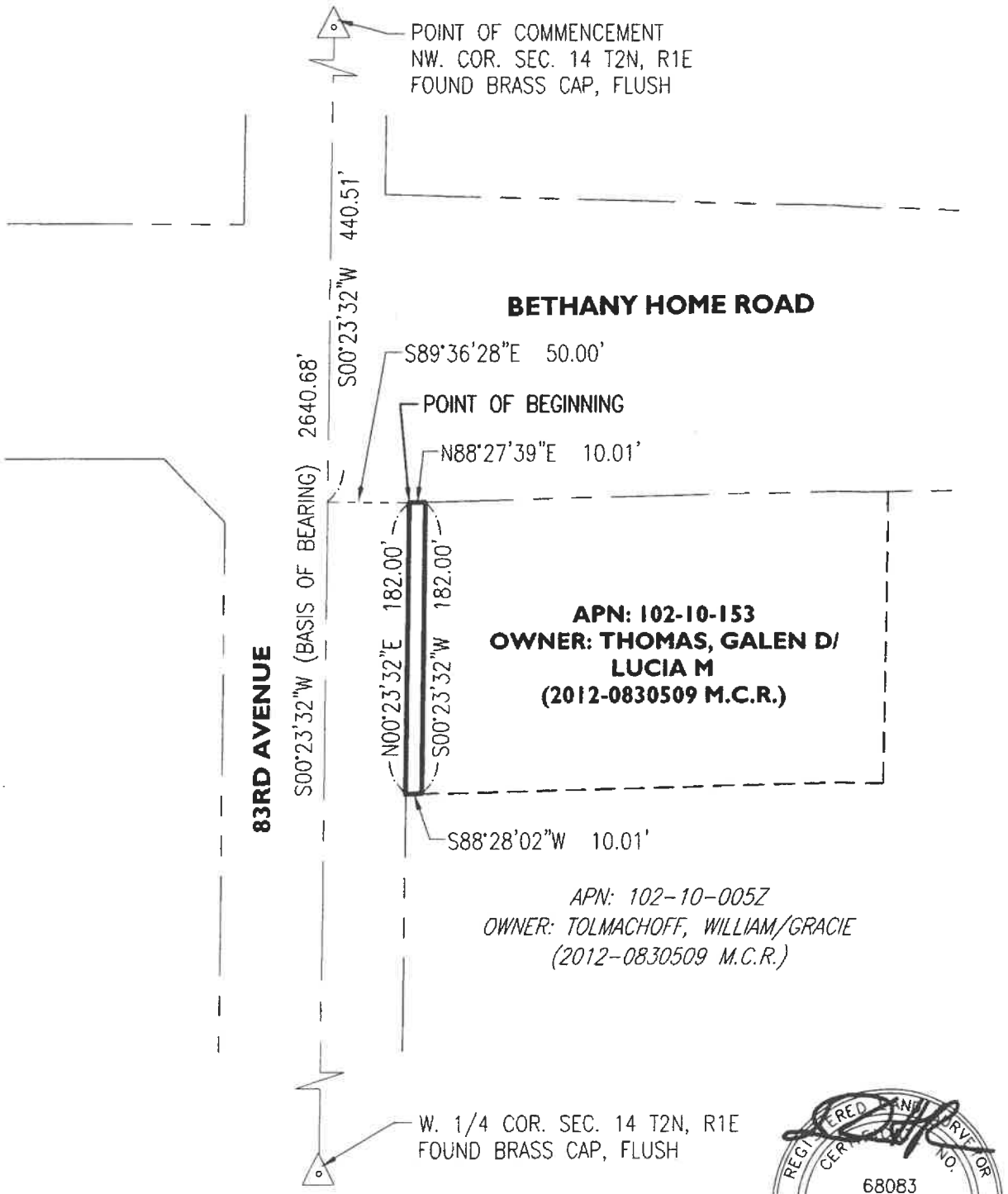
THENCE LEAVING SAID NORTH LINE, ALONG SAID PARALLEL LINE, SOUTH 00° 23' 32" WEST, A DISTANCE OF 182.00 FEET, TO THE SOUTH LINE OF SAID CERTAIN PARCEL;

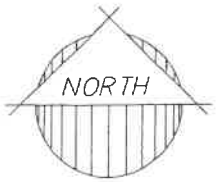
THENCE LEAVING SAID PARALLEL LINE, ALONG SAID SOUTH LINE, SOUTH 88°28'02" WEST, A DISTANCE OF 10.01 FEET, TO SAID WEST LINE OF THAT CERTAIN PARCEL;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID WEST LINE, NORTH 00°23'32" EAST, A DISTANCE OF 182.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 1,820 SQUARE FEET (0.0418 ACRES), MORE OR LESS.

Subject to existing rights-of-way and easements.





N.T.S.

CITY OF GLENDALE PROJECT NO: 222333

Revised 02-14-24

83RD AVENUE RIGHT-OF-WAY EXHIBIT

SHEET 2 OF 2 COOPER AERIAL PROJECT NO: 2305007

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

ATTACHMENT 11

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

WARRANTY DEED

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

For Ten Dollars and other valuable consideration, we, **MATTHEW MARK LLC, AN ARIZONA LIMITED LIABILITY COMPANY** ("**Grantors**"), 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 "Exhibit A" for Description and Depiction

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.

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 ___day of _____, 2024.

Grantors: MATTHEW MARK LLC, AN ARIZONA LIMITED LIABILITY COMPANY

_____
By:
Its: Manager

STATE OF COLORADO)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me this 29th day of October,

2024, by Mark Sandoval, partner/agent on behalf of
(Name of partner or agent)

Matthew Mark LLC, a partnership.
(Name of partnership)

_____
Notary Public

My commission expires:

STEPHANIE SARAH WOOLFOLK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964012660
MY COMMISSION EXPIRES FEBRUARY 14, 2027

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 _____, 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 therein contained.

_____
Notary Public

My commission expires:

5616 N. 67th Ave
Ord _____

Exhibit A

67TH Avenue
Right-of-Way

A portion of that certain parcel of land described in Document No. 2022-0418792, Maricopa County Records, lying within the northeast quarter of Section 13, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the east quarter corner of Section 13, a Brass Cap in handhole, from which the northeast corner of said Section 13, a Brass Cap in handhole, bears North 00°27'51" East, a distance of 2635.95 feet;
Thence along the east line of the northeast quarter of said Section 13, North 00°27'51" East, a distance of 867.81 feet;
Thence leaving said east line, South 88°49'35" West, a distance of 50.02 feet, to the southeast corner of said parcel of land described in Document No. 2022-0418792, MCR and the **Point of Beginning;**

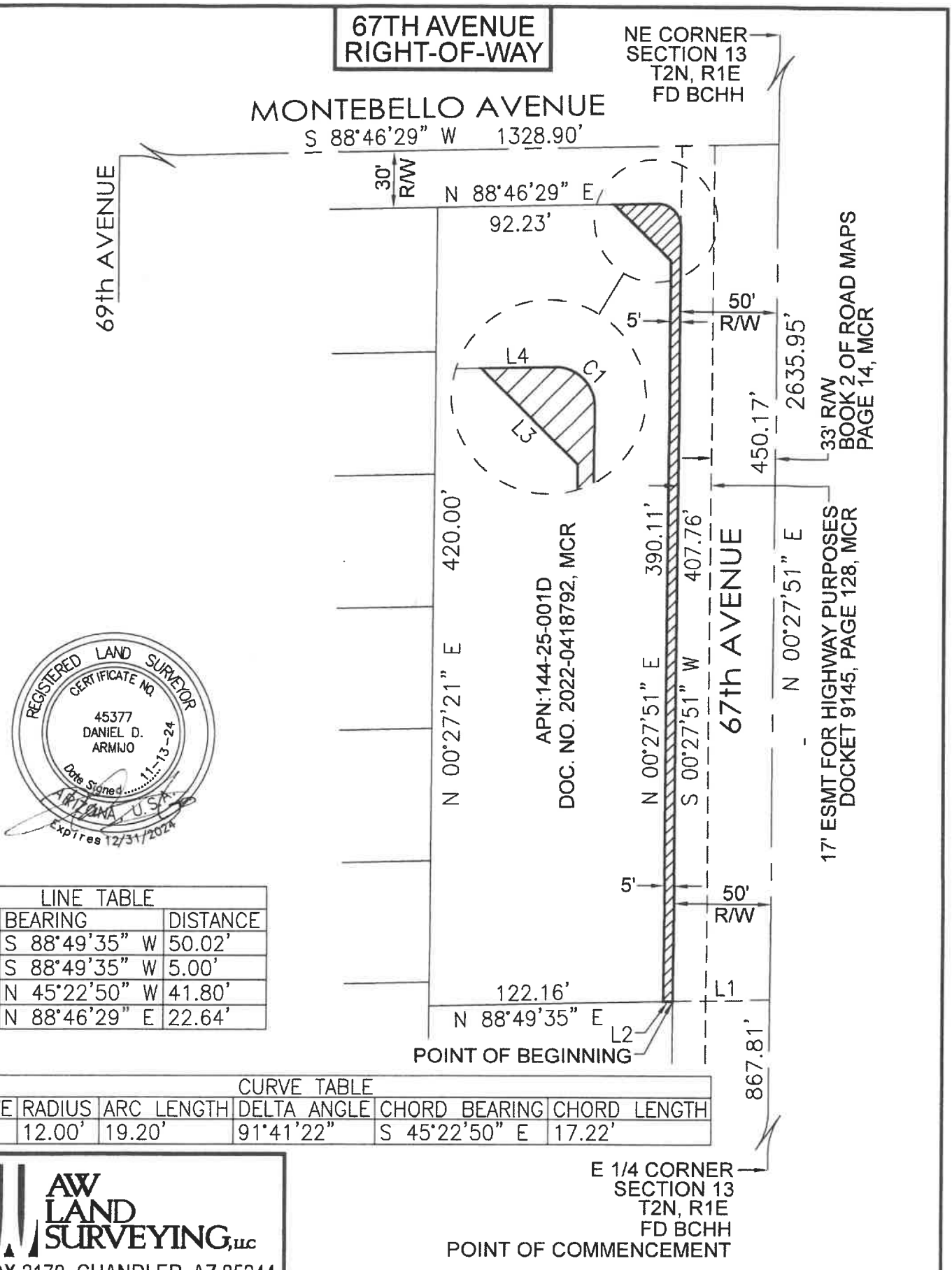
Thence along the southerly line of said parcel, South 88°49'35" West, a distance of 5.00 feet, to a line 55 feet west of and parallel to the east line of the northeast quarter of said Section 7;
Thence leaving southerly line, along said parallel line, North 00°27'51" East, a distance of 390.11 feet;
Thence leaving said parallel line, North 45°22'50" West, a distance of 41.80 feet, to the southerly right-of-way line of Montebello Avenue;
Thence along said southerly right-of-way line, North 88°46'29" East, a distance of 22.64 feet, to the beginning of a curve, concave southwesterly, having a radius of 12.00 feet;
Thence leaving said southerly right-of-way line, southeasterly along said curve, an arc length of 19.20 feet, through a central angle of 91°41'22", to the westerly right-of-way line of 67th Avenue;
Thence along said westerly right-of-way line, South 00°27'51" West, a distance of 407.76 feet to the **Point of Beginning.**

Containing 2,517 Square Feet or 0.058 Acres more or less.

AW LAND SURVEYING, LLC
P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
David Hargrove, CSTIII, (480)-298-4900

November 13, 2024
AWLS #24-113

67TH AVENUE RIGHT-OF-WAY



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45377
DANIEL D.
ARMIJO
Date Signed 11-13-24
ARIZONA, U.S.A.
Expires 12/31/2024

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°49'35" W	50.02'
L2	S 88°49'35" W	5.00'
L3	N 45°22'50" W	41.80'
L4	N 88°46'29" E	22.64'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.00'	19.20'	91°41'22"	S 45°22'50" E	17.22'

AW LAND SURVEYING, LLC
PO BOX 2170, CHANDLER, AZ 85244
PH: (480) 244-7630
darmijo@awlandsurvey.com

Job No: 23-113 | Date: 11-13-2024 | SHEET 2 OF 2

RW Closure Report Wed Nov 13 11:51:23 2024

Northing	Easting	Bearing	Distance
916475.69	612648.93		
		S 88°49'35" W	5.00
916475.59	612643.93		
		N 00°27'51" E	390.11
916865.69	612647.09		
		N 45°22'50" W	41.80
916895.05	612617.34		
		N 88°46'29" E	22.64
916895.53	612639.98		

Radius: 12.00 Chord: 17.22 Degree: 0°27'53" Dir: Right
Length: 19.20 Delta: 91°41'22" Tangent: 12.36
Chord BRG: S 45°22'50" E Rad-In: S 01°13'31" E Rad-Out: N 89°32'09" W
Radius Point: 916883.54,612640.24

916883.44	612652.24		
		S 00°27'51" W	407.76
916475.69	612648.93		

Closure Error Distance> 0.0001 Error Bearing> S 00°27'51" W
Closure Precision> 1 in 8865137.7 Total Distance> 886.51
Area: 2517 sq ft, 0.0578 acres

ATTACHMENT 12

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, **GLEN HARBOR BUSINESS PARK PROPERTY OWNERS ASSOCIATION** ("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 23rd day of October, 2024.

By: Charles Ferguson
Its: VP

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 23 day of October, 2024 by Charles Ferguson, VP, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

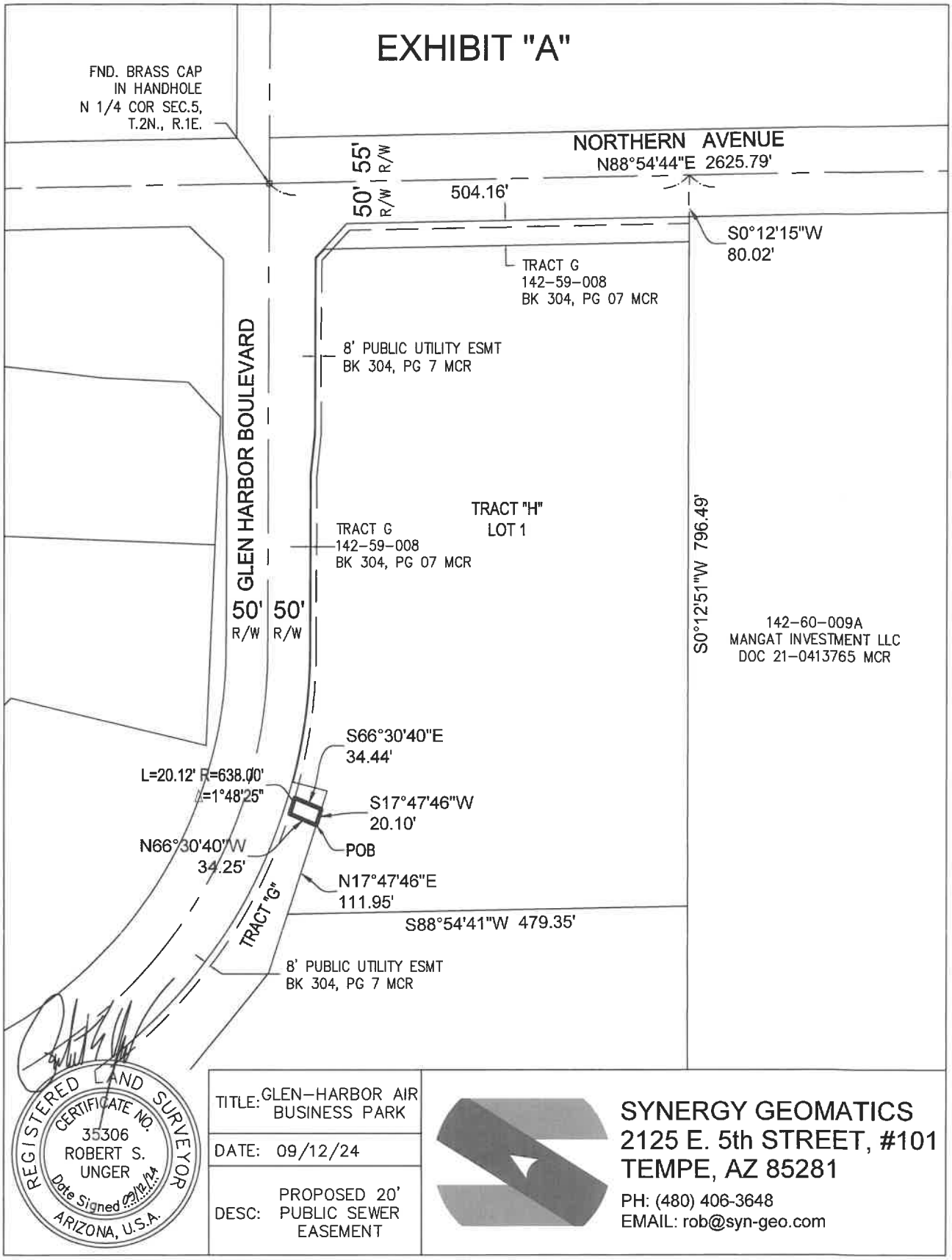
My commission expires: 8-5-2026

MARK L. OSBORN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 629787
Expires August 5, 2026

Glen Harbor Blvd south of Northern Ave

EXHIBIT A
DEPICTION AND LEGAL DESCRIPTION OF EASEMENT AREA
[See Attached]

EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35306
ROBERT S.
UNGER
Date Signed 09/12/24
ARIZONA, U.S.A.

TITLE:	GLEN-HARBOR AIR BUSINESS PARK
DATE:	09/12/24
DESC:	PROPOSED 20' PUBLIC SEWER EASEMENT

SYNERGY GEOMATICS
2125 E. 5th STREET, #101
TEMPE, AZ 85281
PH: (480) 406-3648
EMAIL: rob@syn-geo.com