

ORDINANCE NO. O25-15

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

WHEREAS, the Glendale City Council previously accepted rights-of-way for waterlines at four locations within the City on the dates specified in Exhibit 1; and

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

WHEREAS, the private property owners are requesting the City abandon the portions of the rights-of-way that are no longer required by the City and that they be abandoned to the dominant parcel owners; and

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

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

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

SECTION 2. Upon execution of the Quit Claim Deeds attached to this Ordinance as Attachments 1 - 4, the City hereby abandons any interest it may have in each parcel of real property. Title to said property shall vest in the underlying landowners, as provided by law.

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

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

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

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

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 8th day of April, 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

ABANDONMENTS TABLE FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantee Name	BGE 6550 LLC
	Development/Project	49 TH AVENUE & MARYLAND APARTMENTS
	Location	4858 West Maryland Avenue
	Purpose	Waterline Easement Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Plat Maryland Lakes Condominiums amended, M.C.R. #1989-0245274, Book 332, Page 02, dated 5/30/1989
2	Grantee Name	TWG GLENDALE LP
	Development/Project	UNITY AT GLENDALE
	Location	4751 West Glendale Avenue
	Purpose	Waterline Easement Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Final PLAT for Glendale City Courthouse, M.C. R. #2010-0870796, Book 1066, Page 37, 10/06/2010
3	Grantee Name	DREAMFOAM BEDDING, LLC
	Development/Project	BROOKLYN BEDDING
	Location	5301 West Bethany Home Road
	Purpose	Waterline Easement Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Final PLAT for Brooklyn Bedding, M.C.R. #2021095, Book 1615, Page 27, dated 9/3/2021
4	Grantee Name	SILVER EAGLE PROPERTIES LLC
	Development/Project	ANDREWS REFRIGERATION
	Location	5800 West Missouri Avenue
	Purpose	Waterline Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	M.C.R. #2023-0104231, dated 6/12/2024
		M.C.R. #2024-0314104, dated 6/12/2024

ATTACHMENT 1

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim **BGE 6550 LLC**, an Arizona limited liability company (Grantee) any and all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached Description, "Exhibit A"

Dated this ____ day of _____, 2025.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower (Seal)

APPROVED AS TO FORM:

City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2025 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:

4858 W. Maryland Ave
Ord _____

Exhibit "A"

LEGAL DESCRIPTION
The Maryland at 49th
Easement Abandonment

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:

Those easements shown on said plat for Maryland Lakes Condominiums Amended, lying Westerly of the following described line;

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 to the POINT OF BEGINNING;

Thence, S39°00'00"W, 30.01 feet;

Thence, S51°00'00"E, 1.00 feet;

Thence, S39°00'00"W, 94.21 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;

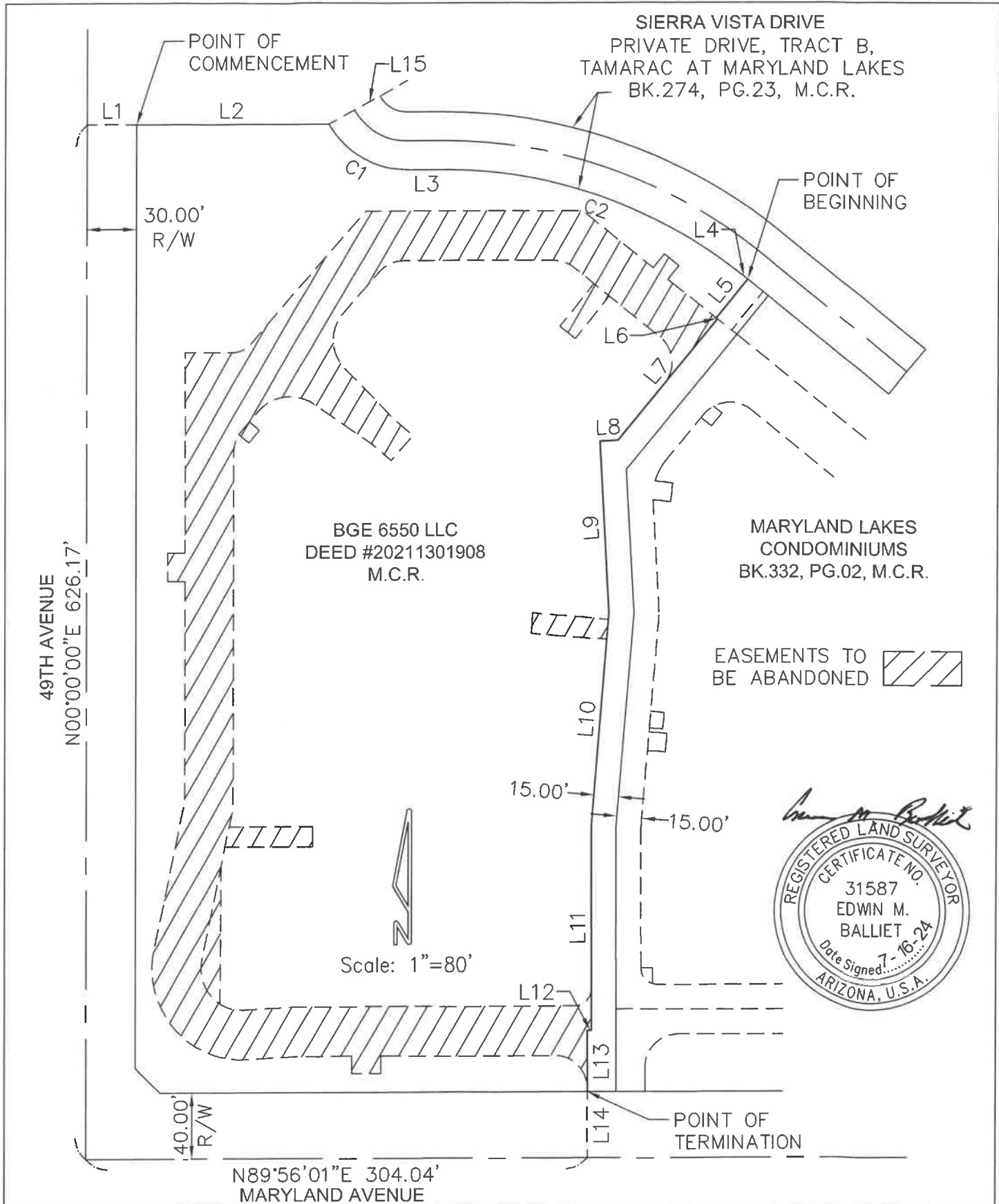
Thence, S00°05'15"E, 123.63 feet;

Thence, S89°54'45"W, 2.50 feet;

Thence, S00°05'15"E, 37.10 feet to the South line of said Maryland Lakes Condominiums Amended and POINT OF TERMINUS.

The description shown hereon is not to be used to violate any subdivision regulation of the State, County and/or Municipality or any other land division restrictions.





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

PROJECT# 230228,

SHEET 1 of 2,

7/15/2024

EASEMENT ABANDONMENT 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	94.21'
L8	S86°57'35"W	11.09'
L9	S03°02'25"E	104.10'
L10	S04°44'45"W	129.61'
L11	S00°05'15"E	123.63'
L12	S89°54'45"W	2.50'
L13	S00°05'15"E	37.10'
L14	S00°03'59"E	40.00'
L15	N60°36'54"E	54.00'



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

PROJECT# 230228, SHEET 2 of 2, 7/15/2024

EASEMENT ABANDONMENT EXHIBIT
 THE MARYLAND AT 49TH

ATTACHMENT 2

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation** (Grantor), does hereby quitclaim to **TWG GLENDALE LP**, a limited partnership (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"

Grantor shall retain a public utility easement over the north 8 feet of the westerly leg of the area described in Exhibit "A"

Dated this __ day of _____, 2025.

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 _____, 2025 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:

4705 W Glendale Ave
Ord _____



EXHIBIT "A"
UNITY AT GLENDALE
WATER LINE EASEMENT ABANDONMENT
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, 675.90 FEET;

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

THENCE, SOUTH 0 DEGREES 09 MINUTES 45 SECONDS WEST, 154.43 FEET;

THENCE, SOUTH 89 DEGREES 51 MINUTES 20 SECONDS EAST, 191.48 FEET;

THENCE, SOUTH 0 DEGREES 18 MINUTES 11 SECONDS WEST, 59.30 FEET;

THENCE, SOUTH 89 DEGREES 42 MINUTES 35 SECONDS EAST, 67.48 FEET;

THENCE, NORTH 0 DEGREES 21 MINUTES 41 SECONDS EAST, 17.46 FEET;

THENCE, SOUTH 89 DEGREES 46 MINUTES 07 SECONDS EAST, 16.67 FEET;

THENCE, SOUTH 0 DEGREES 18 MINUTES 20 SECONDS EAST, 37.44 FEET;

THENCE, NORTH 89 DEGREES 43 MINUTES 35 SECONDS WEST, 104.16 FEET;

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



THENCE, NORTH 0 DEGREES 18 MINUTES 11 SECONDS EAST, 36.11 FEET;
THENCE, NORTH 89 DEGREES 45 MINUTES 34 SECONDS WEST, 14.74 FEET;
THENCE, NORTH 0 DEGREES 11 MINUTES 51 SECONDS EAST, 23.12 FEET;
THENCE, NORTH 89 DEGREES 51 MINUTES 18 SECONDS WEST, 176.64 FEET;
THENCE, NORTH 0 DEGREES 07 MINUTES 41 SECONDS EAST, 24.40 FEET;
THENCE, NORTH 89 DEGREES 39 MINUTES 38 SECONDS WEST, 26.81 FEET;
THENCE, NORTH 0 DEGREES 14 MINUTES 26 SECONDS EAST, 19.98 FEET;
THENCE, SOUTH 89 DEGREES 42 MINUTES 35 SECONDS EAST, 26.79 FEET;
THENCE, NORTH 0 DEGREES 10 MINUTES 08 SECONDS EAST, 130.01 FEET TO A LINE
55.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;
THENCE ALONG SAID PARALLEL LINE,
SOUTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 19.98 FEET TO THE **POINT OF
BEGINNING.**

SAID OVERALL PORTION OF LAND CONTAINS 11,347 SQUARE FEET, OR
0.2605 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.

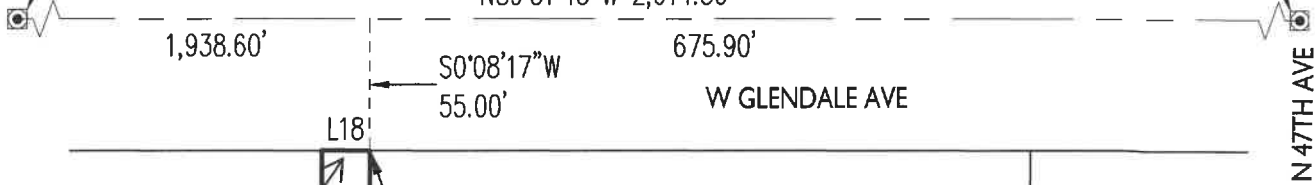
EXHIBIT "A"



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

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

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



PUBLIC UTILITY
EASEMENT TO BE
RETAINED OVER THE
NORTH 8 FEET.

POINT OF
BEGINNING

EASEMENT AREA:
11,347 SQ
0.2605 ACRES,
MORE OR LESS

APN: 146-18-062
TWG GLENDALE LP

APN: 146-18-063
CITY OF GLENDALE

(R1) WATER LINE EASEMENT,
BOOK 1066, PAGE 37, MCR



Nov 04, 2024 3:46pm S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD03b - WtrEase - ex.dwg
c:jimenez

22-0882	Drawn by: CAJ	Reviewed by: RAJ	Sheet Scale: 1" = 80'	Sheet No: 1 of 2
	UNITY AT GLENDALE WATER LINE EASEMENT ABANDONMENT			
	EXHIBIT "A"			

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°09'45"W	154.43'
L2	S89°51'20"E	191.48'
L3	S00°18'11"W	59.30'
L4	S89°42'35"E	67.48'
L5	N00°21'41"E	17.46'
L6	S89°46'07"E	16.67'
L7	S00°18'20"W	37.44'
L8	N89°43'35"W	104.16'
L9	N00°18'11"E	36.11'
L10	N89°45'34"W	14.74'
L11	N00°11'51"E	23.12'
L12	N89°51'18"W	176.64'
L13	N00°07'41"E	24.40'
L14	N89°39'38"W	26.81'
L15	N00°14'26"E	19.98'
L16	S89°42'35"E	26.79'
L17	N00°10'08"E	130.01'
L18	S89°51'43"E	19.98'

Oct 09, 2024 12:59pm S:\Projects\2022\22-0882\Land Survey\Legals\22-0882 LD03b - 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 ABANDONMENT

EXHIBIT "A"



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

ATTACHMENT 3

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **DREAMFOAM BEDDING LLC, an Arizona limited liability company** (Grantee) any and all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached Descriptions, "Exhibit A" & "Exhibit B"

Dated this ____ day of _____, 2025.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower (Seal)

APPROVED AS TO FORM:

City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2025 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:

5301 W Bethany Home Rd
Ord _____

EXHIBIT A
BROOKLYN BEDDING
PARTIAL EASEMENT ABANDONMENT WATER LINE EASEMENT

A PARTIAL RELEASE OF THE WATER EASEMENT AS RECORDED IN LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°27'28" EAST, 1446.65 FEET THEREOF;

THENCE SOUTH 19°35'03" EAST (TIE), 192.96 FEET;

THENCE SOUTH 00°33'24" WEST, 28.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 45°33'51" EAST, 28.28 FEET;

THENCE SOUTH 00°33'24" WEST, 123.23 FEET;

THENCE SOUTH 89°26'36" EAST, 16.53 FEET;

THENCE SOUTH 00°33'24" WEST, 20.00 FEET;

THENCE NORTH 89°26'36" WEST, 16.53 FEET;

THENCE SOUTH 00°33'24" WEST, 4.45 FEET;

THENCE SOUTH 29°44'29" WEST, 71.79 FEET;

THENCE NORTH 00°33'24" EAST, 23.47 FEET;

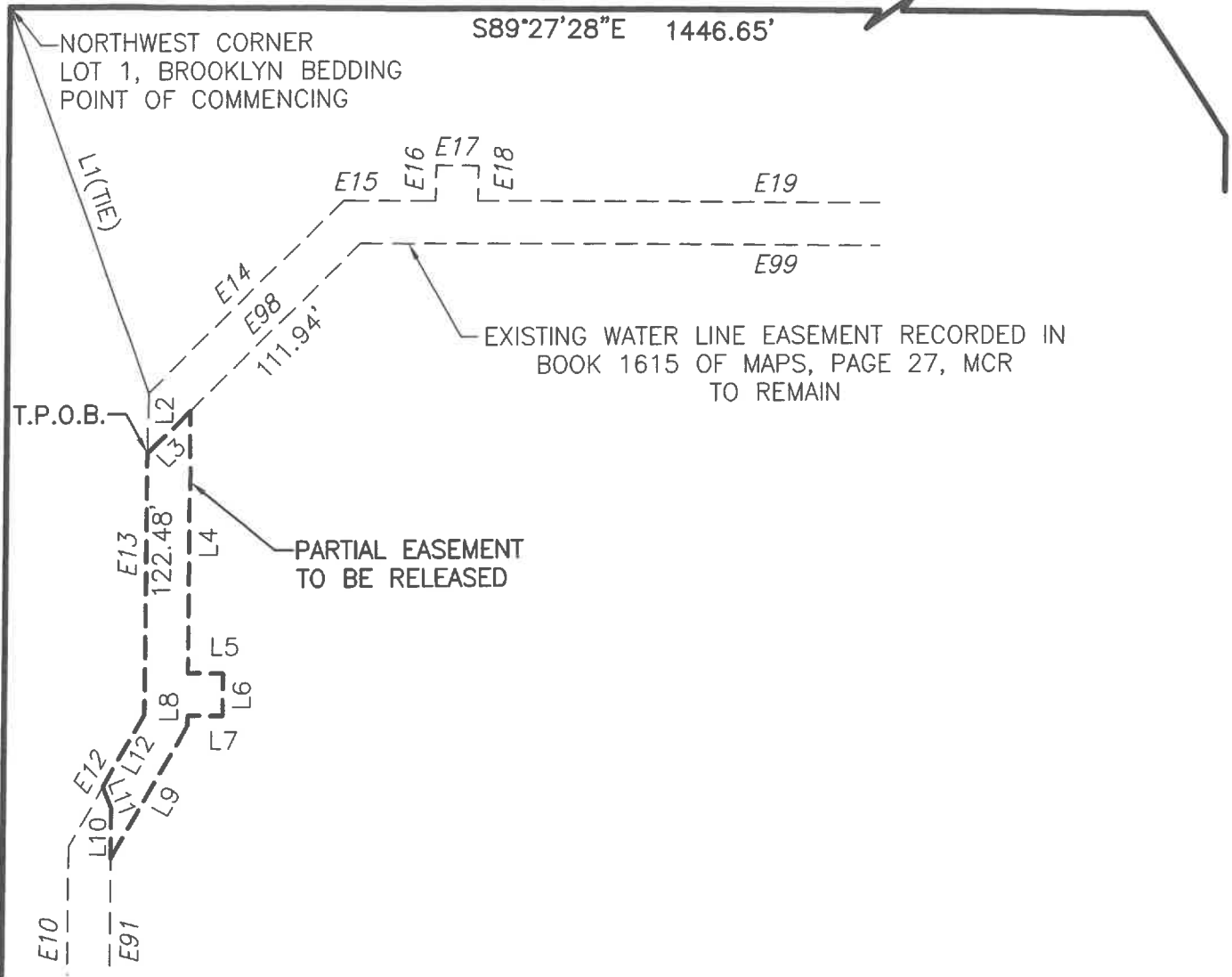
THENCE NORTH 21°56'36" WEST, 10.91 FEET;

THENCE NORTH 29°44'29" EAST, 39.33 FEET;

THENCE NORTH 00°33'24" EAST, 122.48 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT A
BROOKLYN BEDDING
PARTIAL EASEMENT ABANDONMENT WATER LINE EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°35'03"E	192.96'
L2	S00°33'24"W	28.28'
L3	N45°33'51"E	28.28'
L4	S00°33'24"W	123.23'
L5	S89°26'36"E	16.53'
L6	S00°33'24"W	20.00'
L7	N89°26'36"W	16.53'
L8	S00°33'24"W	4.45'
L9	S29°44'29"W	71.79'
L10	N00°33'24"E	23.47'
L11	N21°56'36"W	10.91'
L12	N29°44'29"E	39.33'
E12	N29°44'29"E	71.79'
E13	N00°33'24"E	150.76'

LEGEND

- PROPERTY LINE
- RELEASE EASEMENT
- EXISTING EASEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- E# RECORDED PLAT EASEMENT LABELS
SHOWN FOR CLARITY ONLY



NOT TO SCALE



Exhibit "B"
BROOKLYN BEDDING
EASEMENT #1 PARTIAL RELEASE

A PARITAL RELEASE OF THE WATER EASEMENT AS RECORDED IN LOT 1 OF "BROOKLYN BEDDING", A SUBDIVISION RECORDED IN BOOK 1615 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH 89°26'36" EAST, 1364.21 FEET THEREOF;

THENCE NORTH 85°07'18" EAST (TIE), 622.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°33'24" EAST, 313.16 FEET;

THENCE NORTH 45°33'24" EAST, 102.17 FEET;

THENCE SOUTH 89°26'08" EAST, 66.12 FEET;

THENCE SOUTH 00°29'55" WEST, 20.00 FEET;

THENCE NORTH 89°26'08" WEST, 57.86 FEET;

THENCE SOUTH 45°33'24" WEST, 85.60 FEET;

THENCE SOUTH 00°33'24" WEST, 94.79 FEET;

THENCE SOUTH 89°26'36" EAST, 2.23 FEET;

THENCE SOUTH 00°33'24" WEST, 20.00 FEET;

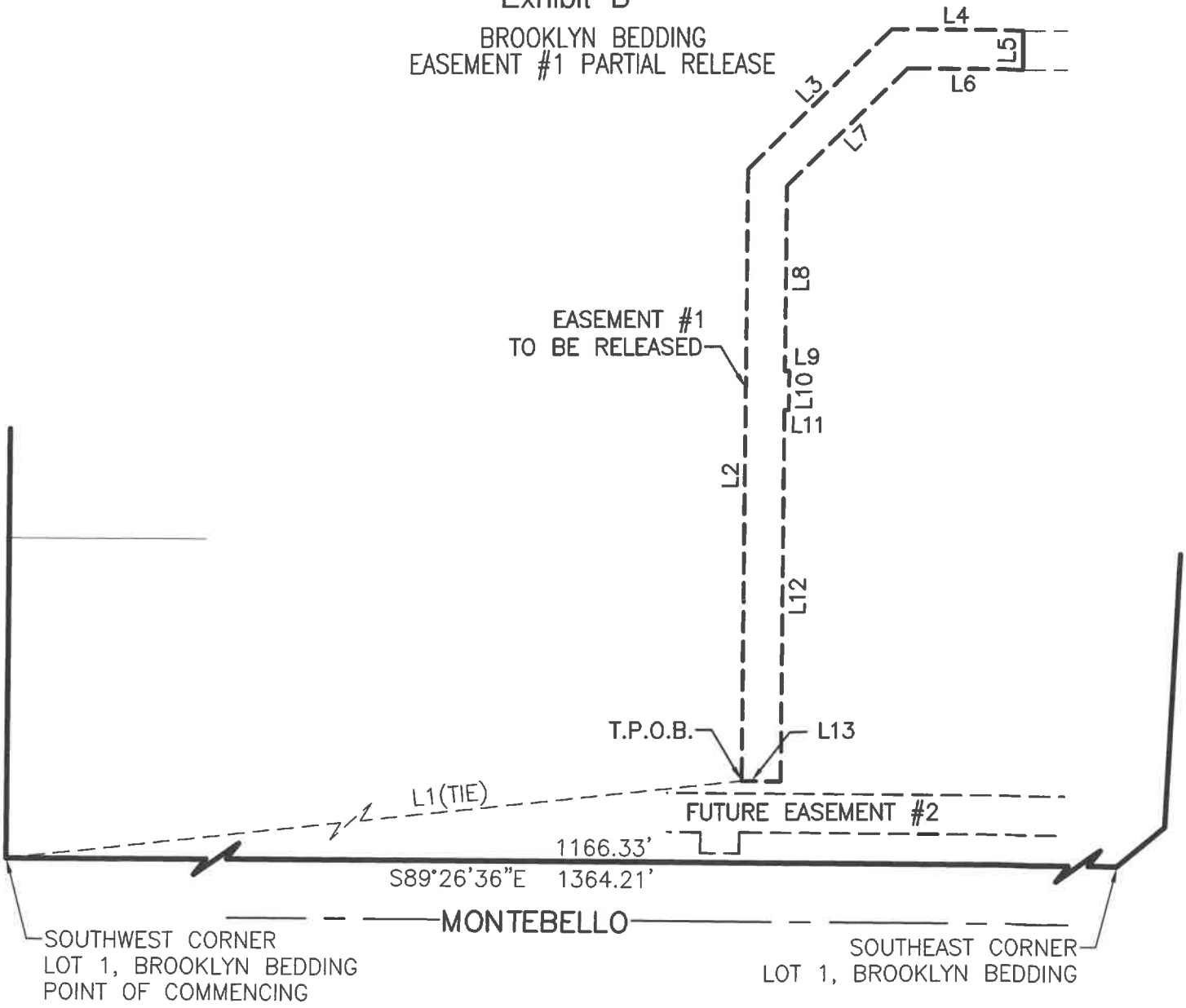
THENCE NORTH 89°26'36" WEST, 2.23 FEET;

THENCE SOUTH 00°33'24" WEST, 190.09 FEET;

THENCE NORTH 89°26'36" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.






Exhibit "B"
 BROOKLYN BEDDING
 EASEMENT #1 PARTIAL RELEASE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°07'18"E	622.90'
L2	N00°33'24"E	313.16'
L3	N45°33'24"E	102.17'
L4	S89°26'08"E	66.12'
L5	S00°29'55"W	20.00'
L6	N89°26'08"W	57.86'
L7	S45°33'24"W	85.60'
L8	S00°33'24"W	94.79'
L9	S89°26'36"E	2.23'
L10	S00°33'24"W	20.00'
L11	N89°26'36"W	2.23'
L12	S00°33'24"W	190.09'
L13	N89°26'36"W	20.00'

LEGEND

-  PROPERTY LINE
-  RELEASE EASEMENT
-  EXISTING EASEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- E# RECORDED PLAT EASEMENT LABELS SHOWN FOR CLARITY ONLY


 NOT TO SCALE



ATTACHMENT 4

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **SILVER EAGLE PROPERTIES LLC, an Arizona limited liability company** (Grantee) any and all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached Descriptions, "Exhibit A" & "Exhibit B"

Dated this ____ day of _____, 2025.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower (Seal)

APPROVED AS TO FORM:

City Attorney

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2025 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

5800 W Missouri Ave
Ord _____

Exhibit "A"

LEGAL DESCRIPTION FOR WATERLINE EASEMENT

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

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

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

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

THENCE SOUTH 89°47'00" EAST, 154.56 FEET TO THE POINT OF BEGINNING;

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

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

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

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

THENCE SOUTH 00°13'00" WEST, 12.68 FEET;

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

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

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

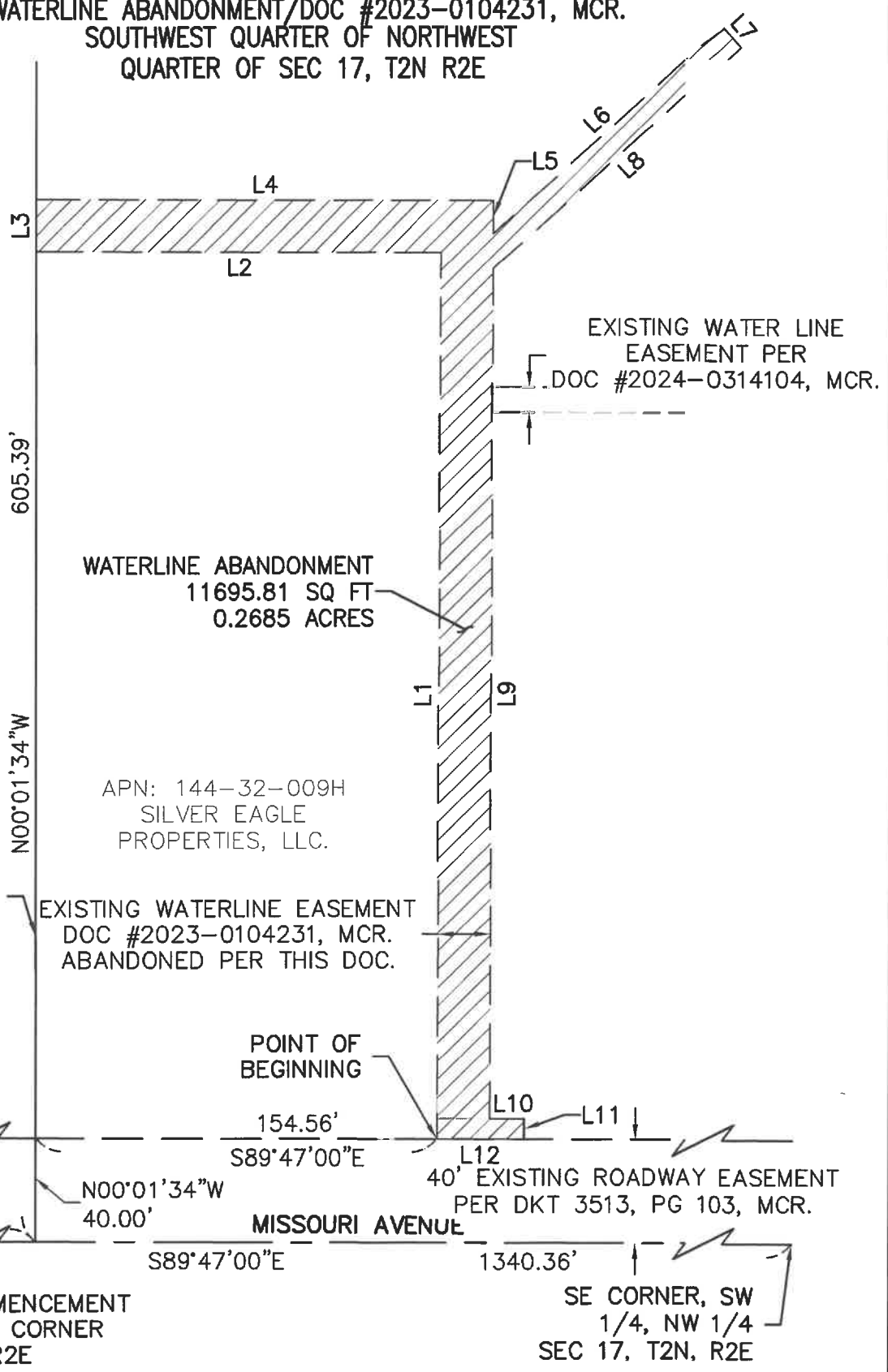
THENCE SOUTH 00°13'00" WEST, 328.27 FEET;

THENCE SOUTH 89°47'00" EAST, 13.13 FEET;

THENCE SOUTH 00°13'00" WEST, 7.86 FEET;

THENCE NORTH 89°47'00" WEST, 33.13 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
WATERLINE ABANDONMENT/DOC #2023-0104231, MCR.
SOUTHWEST QUARTER OF NORTHWEST
QUARTER OF SEC 17, T2N R2E



SEE SHEET 2 FOR
LEGEND AND TABLES

SHEET 1 OF 2
DATE: FEBRUARY 12, 2025

HARVEY LAND SURVEYING, INC.
 PO BOX 10772
 CASA GRANDE, ARIZONA 85130
 (520) 876-4786

EXHIBIT B
WATERLINE ABANDONMENT/DOC #2023-0104231, MCR.
SOUTHWEST QUARTER OF NORTHWEST
QUARTER OF SEC 17, T2N R2E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	342.34'	N00°13'00"E
L2	156.01'	N89°47'00"W
L3	20.00'	N00°01'34"W
L4	176.09'	S89°47'00"E
L5	12.68'	S00°13'00"W
L6	117.93'	N47°54'11"E
L7	10.00'	S42°05'49"E
L8	127.03'	S47°54'11"W
L9	328.28'	S00°13'00"W
L10	13.13'	S89°47'00"E
L11	7.86'	S00°13'00"W
L12	33.13'	N89°47'00"W

LEGEND

- SECTION LINE
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT
- (R) BEARINGS/DISTANCES
PER RECORDED PLAT



NOT TO SCALE



SEE SHEET 1 FOR EXHIBIT

SHEET 2 OF 2
 DATE: FEBRUARY 12, 2025

HARVEY LAND SURVEYING, INC.
PO BOX 10772
CASA GRANDE, ARIZONA 85130
(520) 876-4786

EXHIBIT "B"

LEGAL DESCRIPTION FOR WATERLINE EASEMENT

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

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

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

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

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

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

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

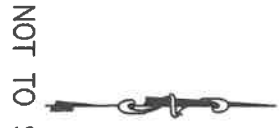
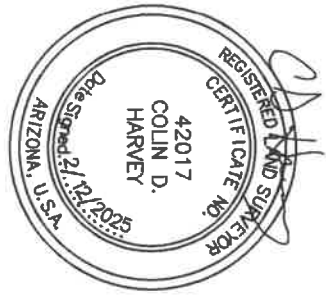
THENCE SOUTH 89°47'00" EAST, 314.12 FEET;

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

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

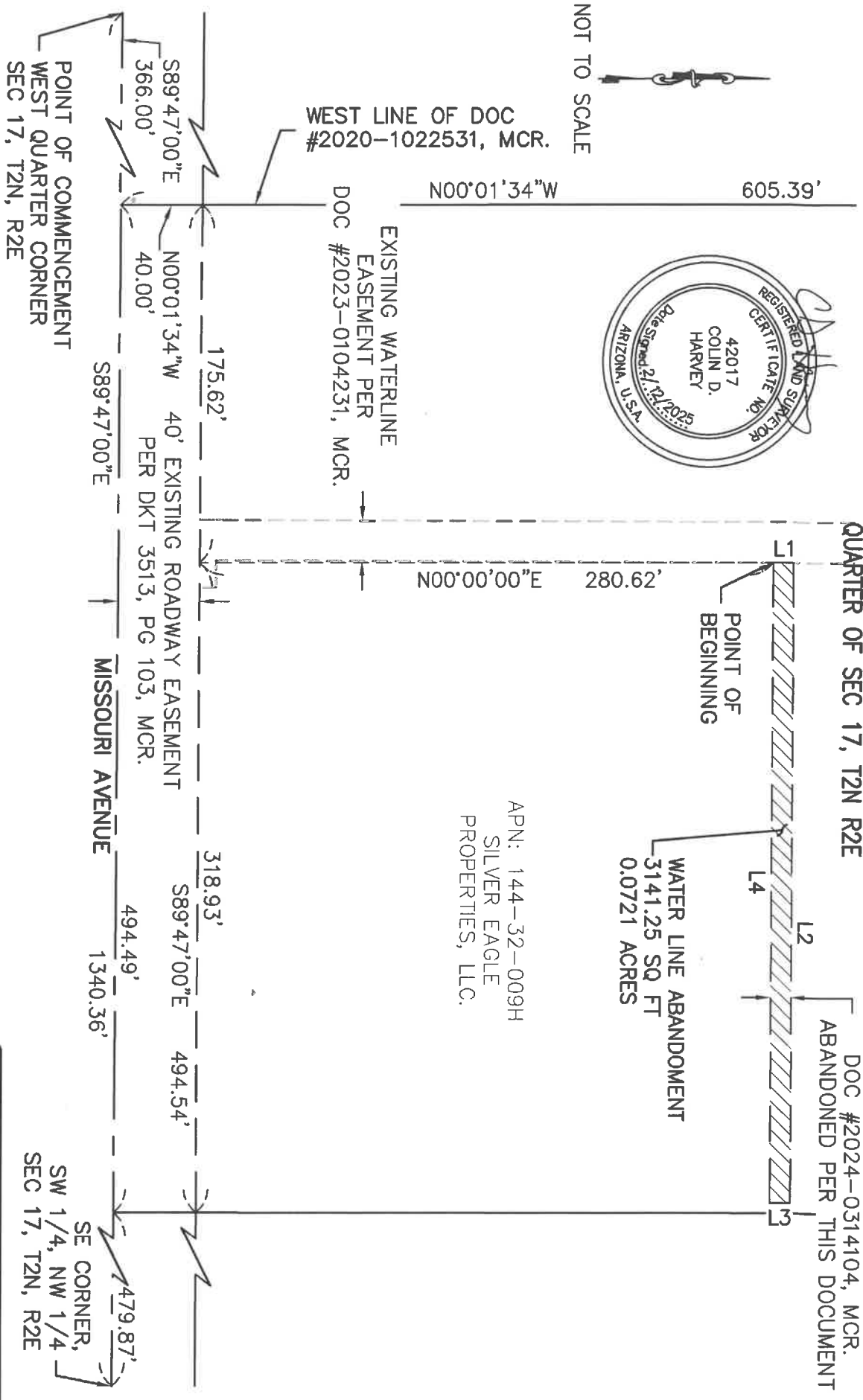
EXHIBIT B
WATERLINE ABANDONMENT/DOC #2024-0314104, MCR.
SOUTHWEST QUARTER OF NORTHWEST
QUARTER OF SEC 17, T2N, R2E

EXISTING WATERLINE EASEMENT
 DOC #2024-0314104, MCR.
 ABANDONED PER THIS DOCUMENT



NOT TO SCALE

APN: 144-32-009H
 SILVER EAGLE
 PROPERTIES, LLC.



SEE SHEET 2 FOR
 LEGEND AND TABLES

DATE: FEBRUARY 12, 2025
 SHEET 1 OF 2

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EXHIBIT B
WATERLINE ABANDONMENT/DOC #2024-0314104, MCR.
SOUTHWEST QUARTER OF NORTHWEST
QUARTER OF SEC 17, T2N R2E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N00°13'00"E
L2	314.12'	S89°47'00"E
L3	10.00'	S00°13'00"W
L4	314.12'	N89°47'00"W

LEGEND

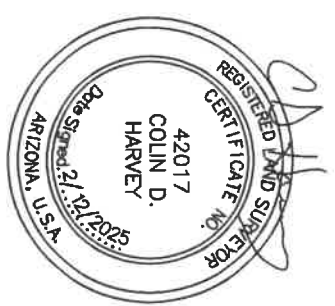
- SECTION LINE
- ==== MONUMENT LINE
- ==== PROPERTY LINE
- EASEMENT
- (R) ----- BEARINGS/DISTANCES PER RECORDED PLAT



NOT TO SCALE

SEE SHEET 2 FOR
LEGEND AND TABLES

SHEET 1 OF 2
DATE: FEBRUARY 12, 2025



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