

ORDINANCE NO. 026-20

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

WHEREAS, the Glendale City Council previously accepted rights-of-way for roadway, waterline and public utility purposes on private property located at three 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 the operation or expansion of roadways and/or utility purposes; and

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

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

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

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

SECTION 2. Upon execution of the Quit Claim Deeds attached to this Ordinance as Attachments 1 - 3, the City hereby abandons any interest it may have in this real property. Title to said property shall vest in the underlying landowners, as provided by law.

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

SECTION 4. That the Council hereby authorizes and instructs the City Manager to execute the Quit Claim Deeds provided in Attachments 1 - 3, 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 14th day of April, 2026.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Patrick S. Banger, City Manager

EXHIBIT 1

ABANDONMENTS TABLE FOR ORDINANCE NO. _____

ATTACHMENT NO.		
1	Grantee Name	HARBOR PARK QM CRE OWNER, LLC
	Development/Project	HARBOR PARK 107
	Location	7550 North Glen Harbor Boulevard
	Purpose	Waterline Easement Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Conveyance of Easement, M.C.R. #2022-0370212, 4/27/2022
2	Grantee Name	LDR-NWC 91 ST & CAMELBACK, LLC
	Development/Project	TAKE 5 OIL CHANGE
	Location	9142 West Camelback Road
	Purpose	Waterline Easement Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Final Plat for NWC Camelback and 91 st Ave, M.C.R. #2023-0387249, Book 1749 Page 21, 7/25/2023
3	Grantee Name	VAI RESORTS, LLC
	Development/Project	VAI RESORT, ISLE 10 – CORPORATE OFFICE
	Location	9481 West Montebello Avenue
	Purpose	Right-of-Way and PUE Abandonment
	Conveyance Document	Quit Claim Deed
	Originating Document	Map of Dedication for 95 th Avenue Extension, M.C.R. #2018-0551771, Book 1399 Page 47, 7/20/2018
	Grantee Name	
	Development/Project	
	Location	
	Purpose	
	Conveyance Document	
	Originating Document	

ATTACHMENT 1

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

QUIT CLAIM DEED

Exempt Pursuant to A.R.S.§11-1134 (A)(4)

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **Harbor Park QM CRE Owner, 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 _____, 2026.

Patrick S. Banger
City Manager

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 _____, 2026 by Patrick S. Banger, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

7550 N. Glen Harbor Boulevard
Ord _____

EXHIBIT "A"

WATER LINE EASEMENT ABANDONMENT LEGAL DESCRIPTION

ABANDONMENT OF A PORTION OF AN EXISTING WATERLINE EASEMENT RECORDED IN DOCUMENT NO. 2022-0370212, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF TRACT "E" OF "GLEN-HARBOR AIR BUSINESS PARK", AS RECORDED IN BOOK 304 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, 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 A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 5 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 01°14'34" EAST, A DISTANCE OF 2662.35 FEET;

THENCE NORTH 88°25'21" EAST, A DISTANCE OF 65.17 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN DESCRIBED PROPERTY RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 2025-0481617, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MARKED BY A FOUND ALUMINUM CAP #42137;

THENCE NORTH 1°13'37" EAST ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 462.11 FEET;

THENCE DEPARTING SAID WEST LINE SOUTH 88°46'23" EAST, A DISTANCE OF 315.10 FEET TO POINT ON SAID WATERLINE EASEMENT RECORDED IN DOCUMENT NO. 2022-0370212, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

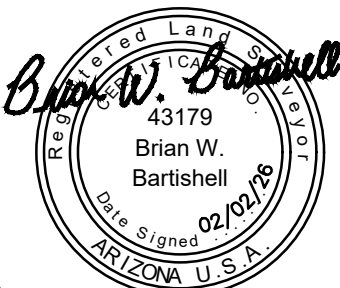
THENCE SOUTH 88°48'31" EAST ALONG SAID WATERLINE EASEMENT, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 1°11'50" WEST ALONG SAID WATERLINE EASEMENT, A DISTANCE OF 62.56 FEET;

THENCE NORTH 88°28'52" WEST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID WATERLINE EASEMENT;

THENCE NORTH 1°11'58" EAST ALONG SAID WATERLINE EASEMENT, A DISTANCE OF 62.50 FEET TO THE POINT OF BEGINNING.

SAID WATERLINE EASEMENT CONTAINS 0.014 ACRES OR 625 SQUARE FEET MORE OR LESS.



PAGE 1 OF 3

TITLE: XB04
DATE: 02/02/26
DESC: WATER LINE
EASEMENT
ABANDONMENT

HUNTER
ENGINEERING

10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

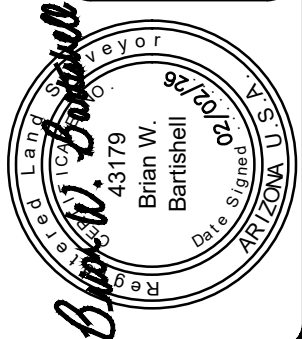
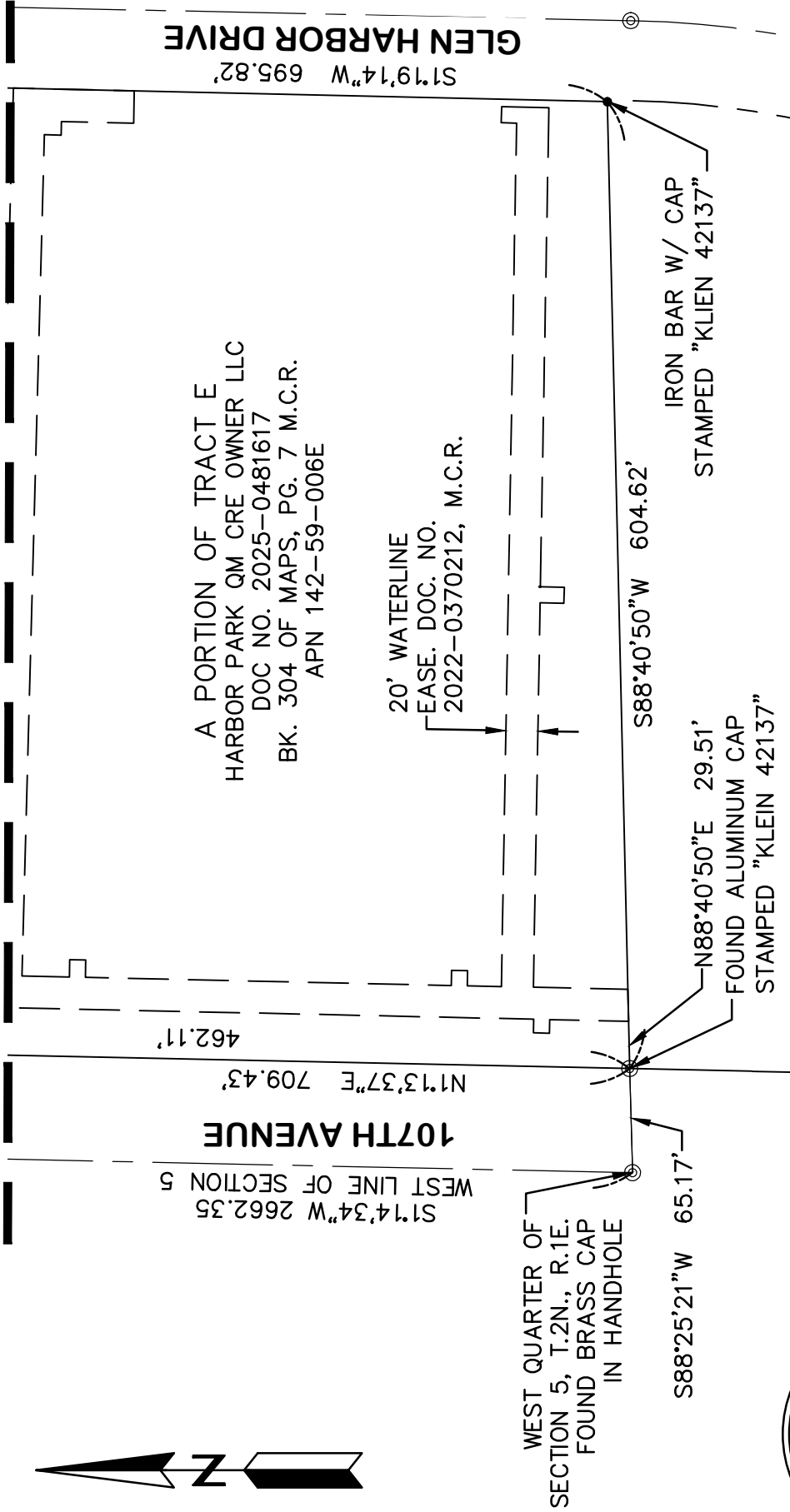
CIVIL AND SURVEY

DWG.NO LGEC286-XB04
PROJ.NO LGEC286-S

EXHIBIT "A"

WATER LINE EASEMENT ABANDONMENT

SEE PAGE 3 OF 3



Brian W. Bartishell

TITLE: XB04
SCALE: 1"=100'
DATE: 02/02/26
DESC: WATER LINE EASEMENT ABAN.

HUNTER
ENGINEERING

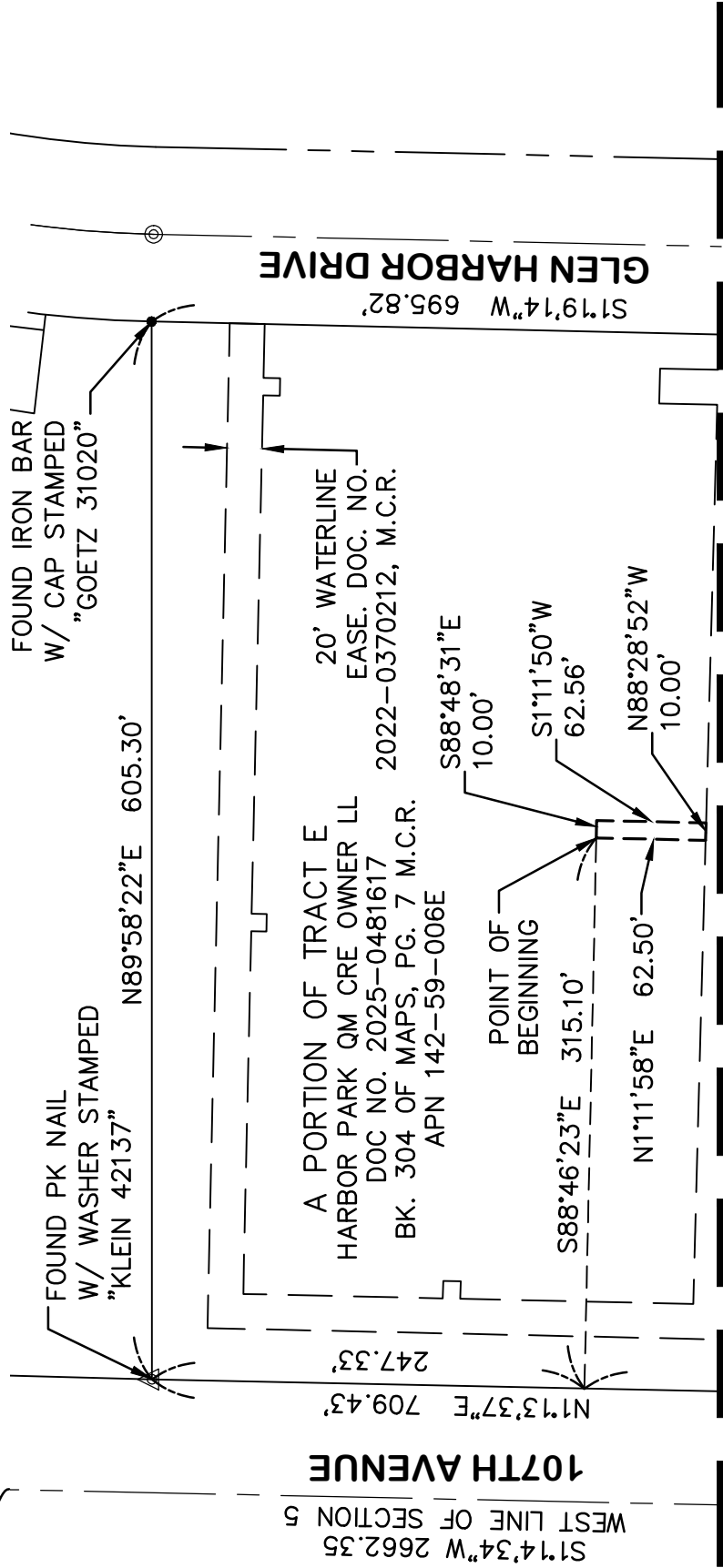
CIVIL AND SURVEY

10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

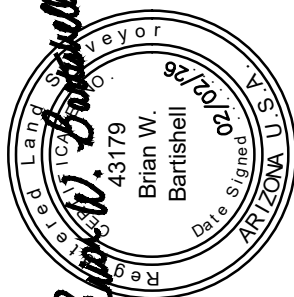
DWG. NO LGE286-XB04
PROJ. NO LGE286-S

NORTHWEST COR SEC 5, T.2N., R.1E.
 FOUND BRASS CAP IN HANDHOLE
 MARKED MCHD

EXHIBIT "A" WATER LINE EASEMENT ABANDONMENT



SEE PAGE 2 OF 3



Brian W. Bartishell
 43179
 Brian W.
 Bartishell
 Date Signed 02/02/26

HUNTER
 ENGINEERING
 10446 N. 74TH ST., SUITE 140
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

CIVIL AND SURVEY
 DWG. NO LGEC286-XB03
 PROJ. NO LGEC286-S

ATTACHMENT 2

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

QUIT CLAIM DEED

Exempt Pursuant to A.R.S.§11-1134 (A)(4)

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, (Grantor) does hereby quitclaim to **LDR-NWC 91st & Camelback, 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 _____, 2026.

Patrick S. Banger
City Manager

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 _____, 2026 by Patrick S. Banger, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

NWC 91st Avenue & Camelback Road
Ord _____

A PORTION OF THE PUBLIC WATER EASEMENT AS SHOWN ON THE FINAL PLAT FOR "NWC CAMELBACK AND 91ST AVE" ACCORDING TO BOOK 1749, PAGE 21, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF SAID FINAL PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 3A OF THE MINOR LAND DIVISION FOR "NWC CAMELBACK AND 91ST AVE" ACCORDING TO BOOK 1876, PAGE 44, MARICOPA COUNTY RECORDS;

THENCE NORTH 88°17'31" EAST, ALONG THE NORTH LINE OF SAID LOT 3A, A DISTANCE OF 18.37 FEET;

THENCE NORTH 88°16'19" EAST, A DISTANCE OF 32.96 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE SOUTH LINE OF SAID PUBLIC WATER EASEMENT;

THENCE NORTH 88°16'19" EAST, ALONG SAID NORTH LINE AND SAID SOUTH LINE, A DISTANCE OF 96.11 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE, CONTINUING NORTH 88°16'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET;

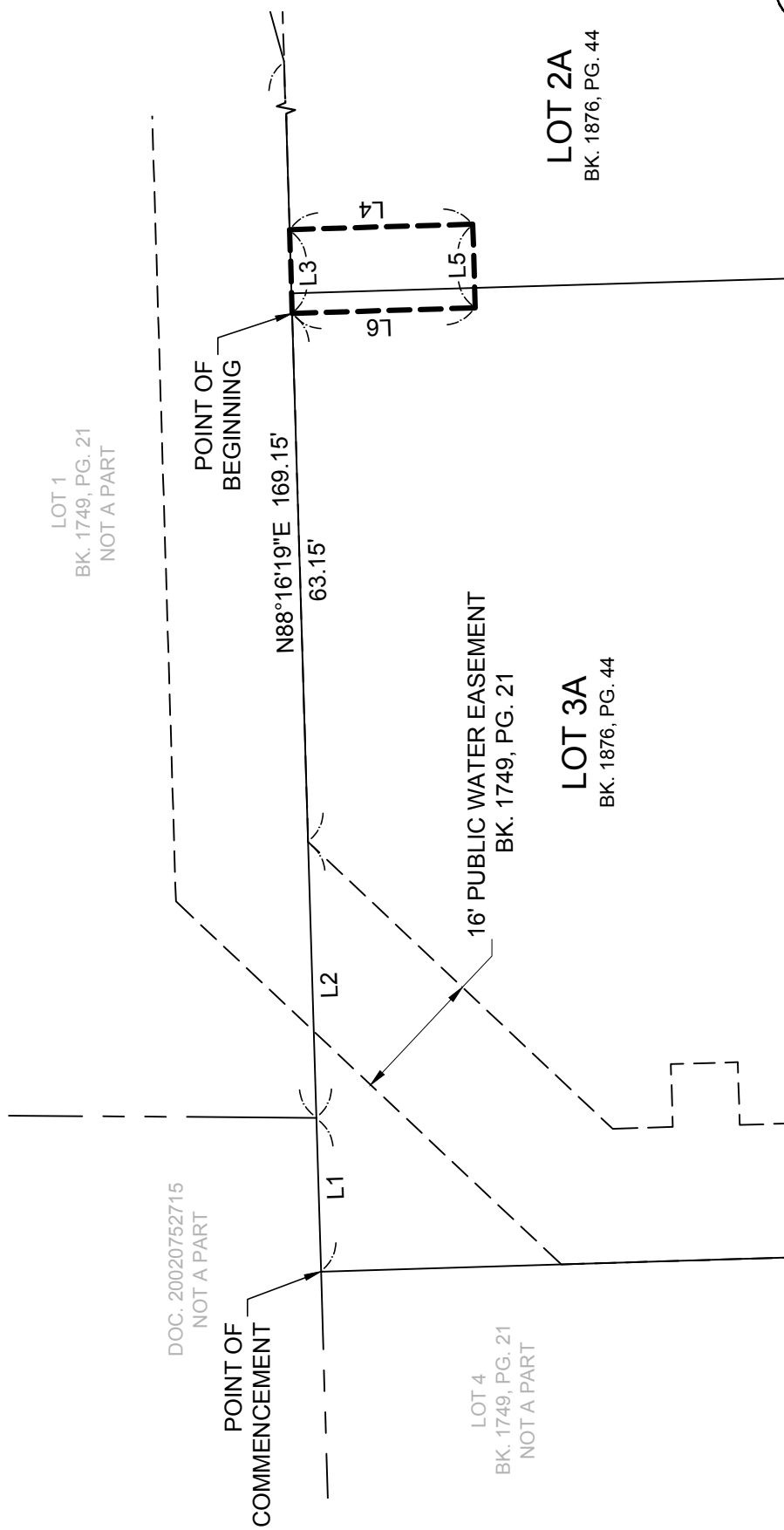
THENCE DEPARTING SAID NORTH LINE, SOUTH 01°42'37" EAST, ALONG SAID PUBLIC WATER EASEMENT, A DISTANCE OF 21.89 FEET;

THENCE SOUTH 88°17'23" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°42'37" WEST, A DISTANCE OF 21.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 219 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.





LOT 1
BK. 1749, PG. 21
NOT A PART

DOC. 20020752715
NOT A PART

POINT OF
BEGINNING

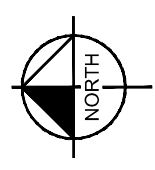
N88°16'19"E 169.15'
63.15'

16' PUBLIC WATER EASEMENT
BK. 1749, PG. 21

LOT 4
BK. 1749, PG. 21
NOT A PART

LOT 3A
BK. 1876, PG. 44

LOT 2A
BK. 1876, PG. 44



LINE TABLE		
LINE	BEARING	LENGTH
L4	S1°42'37"E	21.89'
L5	S88°17'23"W	10.00'
L6	N1°42'37"W	21.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°17'31"E	18.37'
L2	N88°16'19"E	32.96'
L3	N88°16'19"E	10.00'



PUBLIC WATER EASEMENT
ABANDONMENT
GLENDALE, ARIZONA

Kimley»Horn
14648 North Scottsdale Road # 200
Scottsdale, Arizona 85254
Tel. No. (602) 607-1244
www.kimley-horn.com

Scale N.T.S.	Drawn by DMB	Checked by ELS	Date 12/3/2025	Project No. 292136000	Sheet No. 1 of 1
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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 **VAI RESORTS, 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-1”, “Exhibit A-2”, “Exhibit A-3”, and “Exhibit A-4”
Grantor shall retain a public utility easement as described as follows:

See Attached Descriptions, “Exhibit B-1” and “Exhibit B-2”

Dated this ____ day of _____, 2026.

Patrick S. Banger
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 _____, 2026 by Patrick S. Banger, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes therein contained.

Notary Public

My commission expires:

SEC 95th Ave & Montebello Avenue
Ordinance # _____

EXHIBIT A-1

SOUTH RIGHT-OF-WAY ABANDONMENT LEGAL DESCRIPTION

A PORTION OF 95TH AVENUE RIGHT-OF-WAY BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 2655.12 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 36.77 FEET **TO THE POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 47 MINUTES 12 SECONDS WEST 79.71 FEET;

THENCE NORTH 33 DEGREES 37 MINUTES 38 SECONDS WEST 42.14 FEET;

THENCE NORTH 55 DEGREES 11 MINUTES 31 SECONDS EAST 2.17 FEET;

THENCE NORTH 29 DEGREES 20 MINUTES 08 SECONDS WEST 57.01 FEET;

THENCE SOUTH 65 DEGREES 59 MINUTES 04 SECONDS WEST 3.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 445.00 FEET, FROM WHICH POINT THE RADIUS BEARS NORTH 63 DEGREES 14 MINUTES 20 SECONDS EAST

THENCE ALONG SAID CURVE 213.08 FEET THROUGH A CENTRAL ANGLE OF 27 DEGREES 26 MINUTES 05 SECONDS;

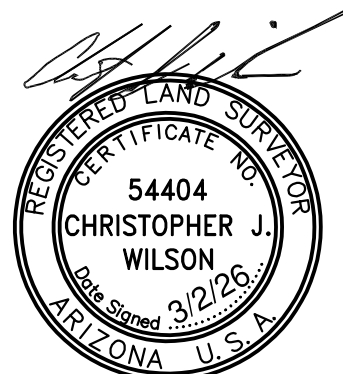
THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 20.08 FEET TO A POINT ON THE 95TH AVENUE RIGHT-OF-WAY;

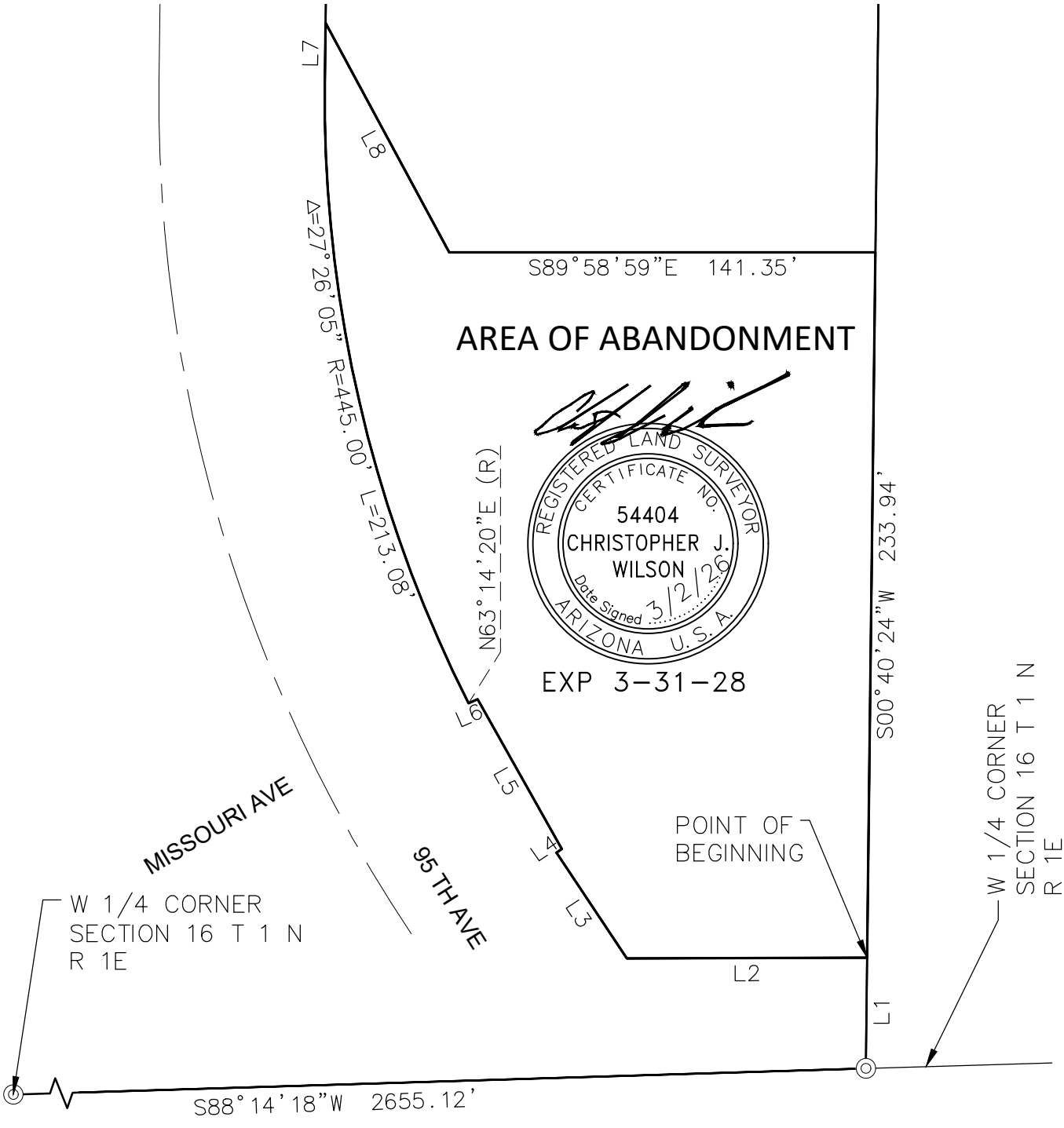
THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 28 DEGREES 18 MINUTES 29 SECONDS EAST 86.44 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS EAST 141.35 FEET TO THE WEST LINE OF 94TH AVENUE;

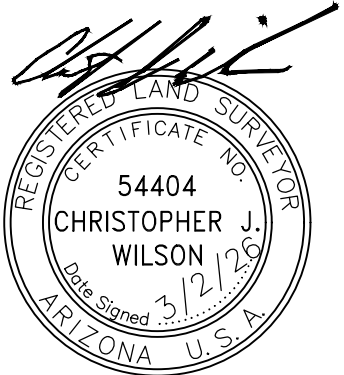
THENCE ALONG SAID 94TH AVENUE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST 233.94 FEET **TO THE POINT OF BEGINNING**.

SAID AREA CONTAINS 34,560 SF OR 0.79 ACRE MORE OR LESS





AREA OF ABANDONMENT



EXP 3-31-28

W 1/4 CORNER
SECTION 16 T 1 N
R 1E

POINT OF
BEGINNING

W 1/4 CORNER
SECTION 16 T 1 N
R 1E

**95TH AVE
ABANDONMENT
EXHIBIT A-1**

JOB NO: 23-02

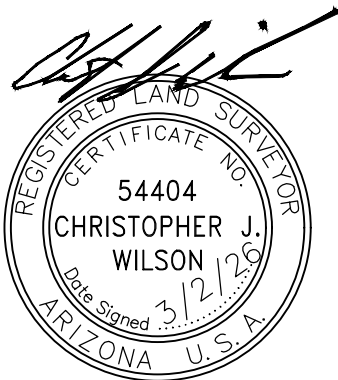
DATE: 3/2/2026

SCALE: HORZ. NTS

PAGE 2 OF 3

ABANDONMENT EXHIBIT A-1

LINE TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
L1	N 00° 40' 24" E	--	36.77'
L2	S 89° 47' 12" W	--	79.71'
L3	N 33° 37' 38" W	--	42.14'
L4	N 55° 11' 31" E	--	2.17'
L5	N 29° 20' 08" W	--	57.01'
L6	S 65° 59' 04" W	--	3.29'
L7	N 00° 40' 24" E	--	20.08'
L8	S 28° 18' 29" E	--	86.44'



EXP 3-31-28

**95TH AVE
 ABANDONMENT
 A-1**

JOB NO: 23-02

DATE: 3/2/2026

SCALE: HORZ. NTS

PAGE 3 OF 3

EXHIBIT A-2

8 FT PUBLIC UTILITY EASEMENT ABANDONMENT LEGAL DESCRIPTION

AN EASEMENT 8 FEET WIDE LYING 4 FEET EACH SIDE OF THE FOLLOW DESCRIBED CENTER LINE

A PORTION OF 95TH AVENUE RIGHT-OF-WAY BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 2655.12 FEET;

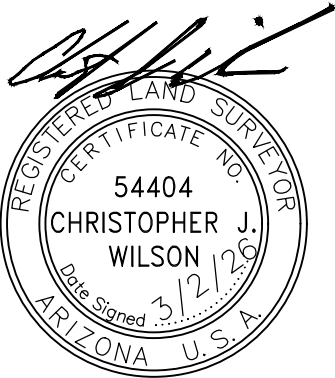
THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 36.77 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 12 SECONDS WEST 8.02 FEET **TO THE POINT OF BEGINNING**;

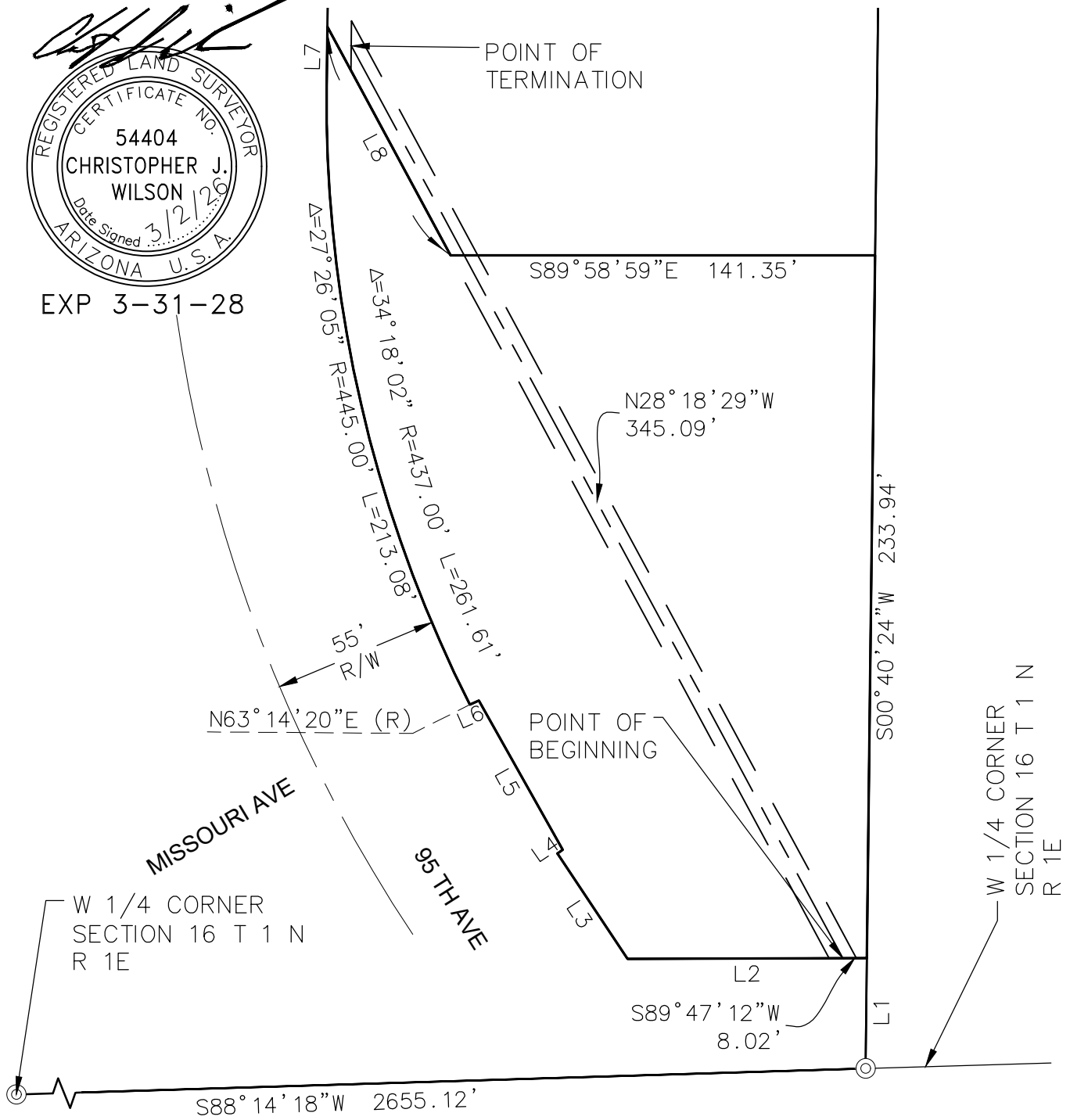
THENCE NORTH 28 DEGREES 18 MINUTES 29 SECONDS WEST 345.09 FEET TO THE **POINT OF TERMINUS** ON THE EAST LINE OF THE EXISTING PUE ALONG 95TH AVENUE;

THE SIDELINES OF SAID EASEMENT ABANDONMENT TO EXTEND OR SHORTEN TO MEET THE ANGLE POINTS AND TERMINATE AT SOUTH LINE OF THE 95TH AVENUE ABANDONMENT AND THE EAST LINE OF THE EXISTING PUE ALONG 95TH AVENUE.

SAID STRIP CONTAINS 2761 SF OR 0.06 ACRE MORE OR LESS



EXP 3-31-28



ABANDONMENT
8 FT PUE
EXHIBIT A-2

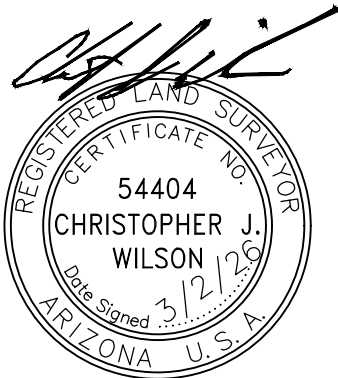
JOB NO: 23-02

DATE: 3/2/2026

SCALE: HORZ. NTS

PAGE 2 OF 3

LINE TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
L1	N 00° 40' 24" E	--	36.77'
L2	S 89° 47' 12" W	--	79.71'
L3	N 33° 37' 38" W	--	42.14'
L4	N 55° 11' 31" E	--	2.17'
L5	N 29° 20' 08" W	--	57.01'
L6	S 65° 59' 04" W	--	3.29'
L7	N 00° 40' 24" E	--	20.08'
L8	S 28° 18' 29" E	--	86.44'



EXP 3-31-28

ABANDONMENT
8 FT PUE
EXHIBIT A-2

JOB NO: 23-02

DATE: 3/2/2026

SCALE: HORZ. NTS

PAGE 3 OF 3

EXHIBIT A-3
95TH AVENUE RIGHT-OF-WAY ABANDONMENT
LEGAL DESCRIPTION

A PORTION OF 95TH AVENUE RIGHT-OF-WAY BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION ON 16, 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 WEST QUARTER CORNER OF SAID SECTION 16 FROM WHICH THE WEST QUARTER CORNER BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST FROM THE FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 2655.12 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 1380.46 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 36 SECONDS WEST 20.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 48 DEGREES 43 MINUTES 06 SECONDS WEST 223.52 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST 363.37 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 36 SECONDS WEST 17.00 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 325.64 FEET;

TO THE BEGINNING OF TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 445.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT 240.96 FEET, THROUGH A CENTRAL ANGLE OF 31 DEGREES 01 MINUTES 29 SECONDS TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 40.00 FEET;

THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT 66.57 FEET, THROUGH A CENTRAL ANGLE OF 95 DEGREES 21 MINUTES 00 SECONDS;

THENCE SOUTH 58 DEGREES 41 MINUTES 41 SECONDS EAST 7.24 FEET;

THENCE SOUTH 26 DEGREES 40 MINUTES 14 SECONDS EAST 27.04 FEET;

THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS EAST 6.00 FEET;

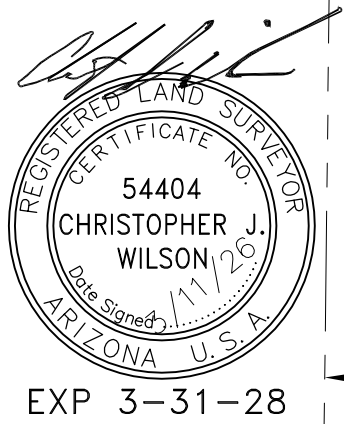
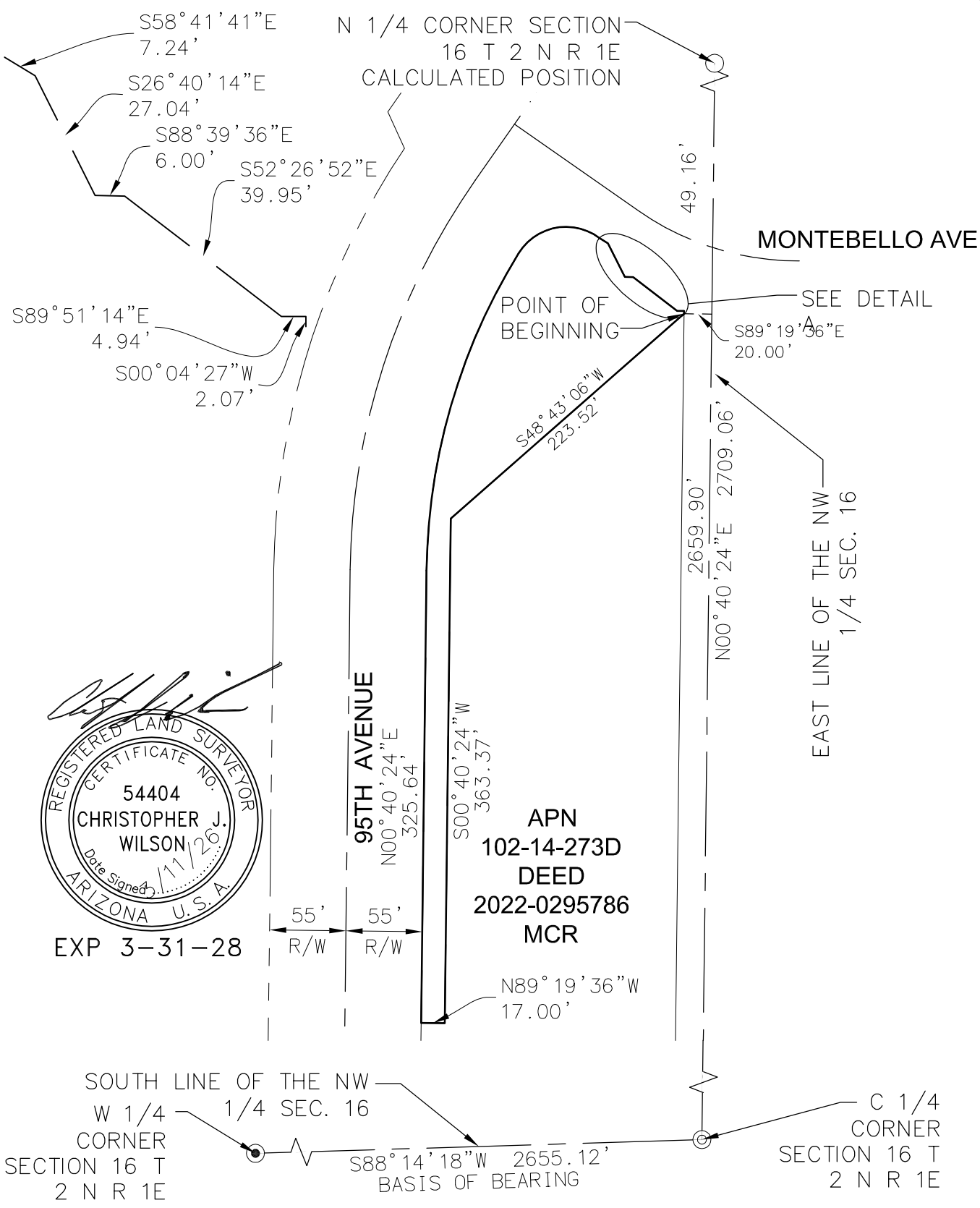
THENCE SOUTH 52 DEGREES 26 MINUTES 52 SECONDS EAST 39.95 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS EAST 4.94 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 27 SECONDS WEST 2.07 FEET TO **THE POINT OF BEGINNING**.

SAID AREA CONTAINS 23,833 SF OR 0.55 ACRES





95TH AVENUE ABANDONMENT EXHIBIT A-3	JOB NO: 23-02	DATE: 1/12/2025
	SCALE: HORZ. NTS	PAGE 2 OF 2

EXHIBIT A-4

8 FT PUBLIC UTILITY EASEMENT ABANDONMENT LEGAL DESCRIPTION

AN EASEMENT 8 FEET WIDE LYING 4 FEET EACH SIDE OF THE FOLLOW DESCRIBED CENTER LINE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 2655.12 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 1375.08 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16;

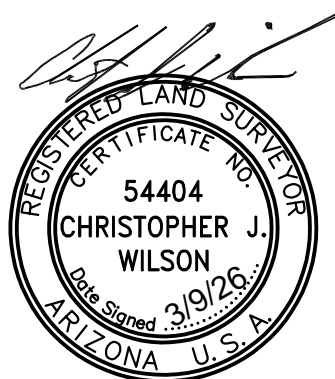
THENCE NORTH 89 DEGREES 19 MINUTES 36 SECONDS WEST 20.00 FEET **TO THE POINT OF BEGINNING**;

THENCE SOUTH 48 DEGREES 43 MINUTES 06 SECONDS WEST 218.14 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST **TO THE POINT OF TERMINUS**;

THE SIDELINES OF SAID EASEMENT ABANDONMENT TO EXTEND OR SHORTEN TO MEET THE ANGLE POINTS AND TERMINATE AT SOUTH LINE OF THE 95TH AVENUE ABANDONMENT AND THE EAST LINE OF SAID PROPERTY .AS DESCRIBED IN DOCUMENT 2022-0295786 MCR.

SAID STRIP CONTAINS 4,638 SF OR 0.11 ACRE MORE OR LESS



EXP 3-31-28

N 1/4 CORNER SECTION
16 T 2 N R 1E
CALCULATED POSITION

1333.98'

MONTEBELLO AVE

POINT OF BEGINNING

S48° 43' 06" W
223.52'

N89° 19' 36" W
20.00'

S48° 43' 06" W
218.14'

1375.08'

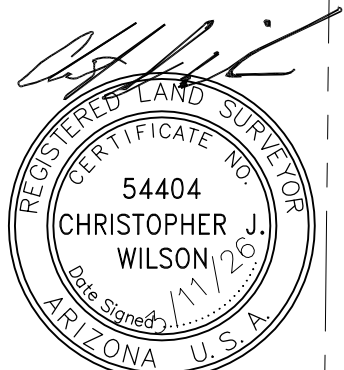
N00° 40' 24" E 2709.06'

EAST LINE OF THE NW
1/4 SEC. 16

4' 4'

S00° 40' 24" W
361.58'

95TH AVENUE



EXP 3-31-28

55' R/W 55' R/W

APN
102-14-273D
DEED
2022-0295786
MCR

POINT OF TERMINUS

SOUTH LINE OF THE NW
W 1/4 1/4 SEC. 16
CORNER
SECTION 16 T
2 N R 1E

S88° 14' 18" W 2655.12'
BASIS OF BEARING

C 1/4
CORNER
SECTION 16 T
2 N R 1E

PUE
ABANDONMENT
EXHIBIT A-4

JOB NO: 23-02

DATE: 3/11/2026

SCALE: HORZ. NTS

PAGE 2 OF 2

EXHIBIT B-1

8 FT PUBLIC UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF 95TH AVENUE RIGHT-OF-WAY BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 2655.12 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 36.77 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 12 SECONDS WEST 79.71 FEET **TO THE POINT OF BEGINNING**;

THENCE NORTH 33 DEGREES 37 MINUTES 38 SECONDS WEST 42.14 FEET;

THENCE NORTH 55 DEGREES 11 MINUTES 31 SECONDS EAST 2.17 FEET;

THENCE NORTH 29 DEGREES 20 MINUTES 08 SECONDS WEST 57.01 FEET;

THENCE SOUTH 65 DEGREES 59 MINUTES 04 SECONDS WEST 3.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 445.00 FEET, FROM WHICH POINT THE RADIUS BEARS NORTH 63 DEGREES 14 MINUTES 20 SECONDS EAST

THENCE ALONG SAID CURVE 213.08 FEET THROUGH A CENTRAL ANGLE OF 27 DEGREES 26 MINUTES 05 SECONDS;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 20.08 FEET TO A POINT ON THE 95TH AVENUE RIGHT-OF-WAY;

THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 28 DEGREES 18 MINUTES 29 SECONDS EAST 16.51 FEET;

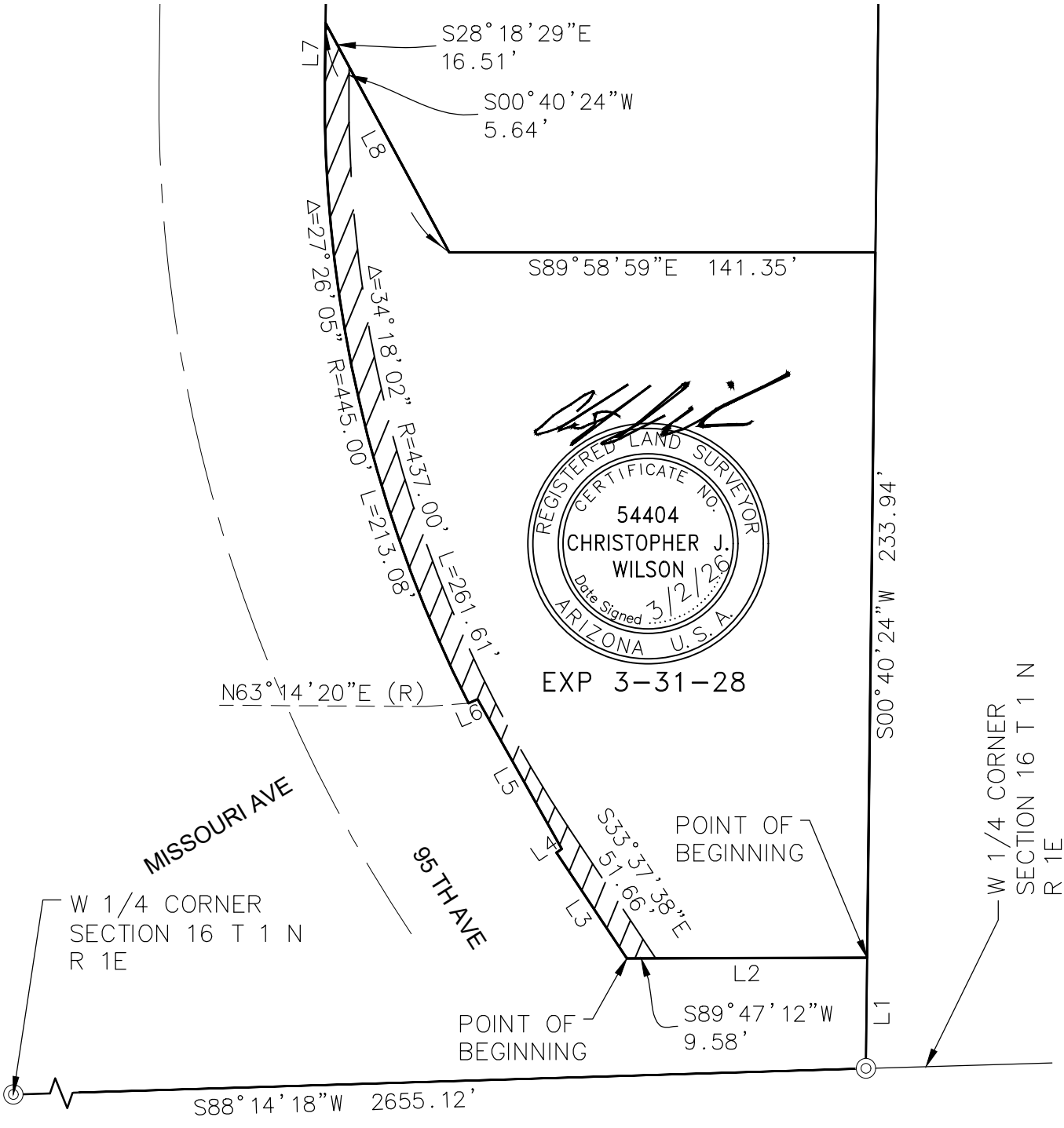
THENCE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST 5.64 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 437 FEET;

THENCE ALONG SAID CURVE 261.61 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 18 MINUTES 02 SECONDS;

THENCE SOUTH 33 DEGREES 37 MINUTES 38 SECONDS EAST 51.66 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 12 SECONDS WEST 9.58 FEET **THE POINT OF BEGINNING**.

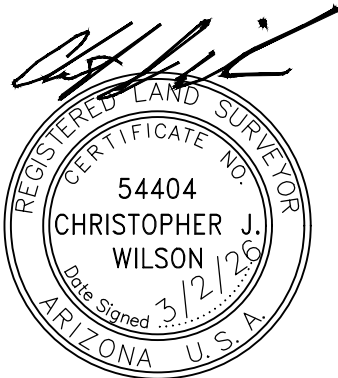
SAID AREA CONTAINS 2417 SF OR 0.05 ACRE MORE OR LESS



Christopher J. Wilson
 REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 54404
 CHRISTOPHER J. WILSON
 Date Signed 3/2/2026
 ARIZONA U.S.A.
 EXP 3-31-28

95TH AVE 8 FT PUE EXHIBIT B-1	JOB NO: 23-02	DATE: 3/2/2026
	SCALE: HORZ. NTS	PAGE 2 OF 3

LINE TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
L1	N 00° 40' 24" E	--	36.77'
L2	S 89° 47' 12" W	--	79.71'
L3	N 33° 37' 38" W	--	42.14'
L4	N 55° 11' 31" E	--	2.17'
L5	N 29° 20' 08" W	--	57.01'
L6	S 65° 59' 04" W	--	3.29'
L7	N 00° 40' 24" E	--	20.08'
L8	S 28° 18' 29" E	--	86.44'



EXP 3-31-28

95TH AVE
8 FT PUE
B-1

JOB NO: 23-02

DATE: 3/2/2026

SCALE: HORZ. NTS

PAGE 3 OF 3

**EXHIBIT B-2
95TH AVENUE PUE
LEGAL DESCRIPTION**

A PUBLIC UTILITY EASEMENT 8 FEET WIDE LYING 4 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE

A PORTION OF 95TH AVENUE RIGHT-OF-WAY BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION ON 16, 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 WEST QUARTER CORNER OF SAID SECTION 16 FROM WHICH THE WEST QUARTER CORNER BEARS SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST FROM THE FOUND BRASS CAP STAMPED RLS 22282 MARKING THE CENTER OF SAID SECTION 16 2655.12 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 1380.46 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 36 SECONDS WEST 20.00 FEET;

THENCE SOUTH 48 DEGREES 43 MINUTES 06 SECONDS WEST 223.52 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST 363.37 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 36 SECONDS WEST 13.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 40 MINUTES 24 SECONDS EAST 325.63 FEET;

TO THE BEGINNING OF TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 441.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT 238.79 FEET, THROUGH A CENTRAL ANGLE OF 31 DEGREES 01 MINUTES 29 SECONDS TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 36.00 FEET;

THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT 60.11 FEET, THROUGH A CENTRAL ANGLE OF 95 DEGREES 39 MINUTES 39 SECONDS;

THENCE SOUTH 58 DEGREES 41 MINUTES 41 SECONDS EAST 6.30 FEET;

THENCE SOUTH 26 DEGREES 40 MINUTES 14 SECONDS EAST 25.89 FEET TO **THE POINT OF TERMINUS**;

THE SIDELINES OF SAID EASEMENT ABANDONMENT TO EXTEND OR SHORTEN TO MEET THE ANGLE POINTS.

SAID AREA CONTAINS 4,242 SF OR 0.097 ACRE



EXP 3-31-28

N 1/4 CORNER SECTION
16 T 2 N R 1E
CALCULATED POSITION

S58° 41' 41" E
6.30'

$\Delta=95^{\circ} 39' 39''$
R=36.00'
L=60.11'

MONTEBELLO AVE

N26° 40' 14" W
25.89'

POINT OF
TERMINUS

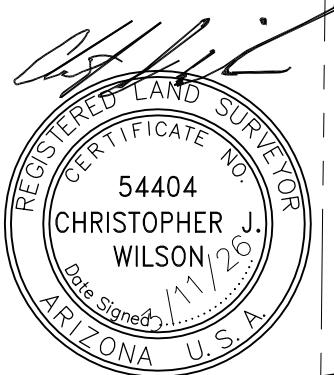
N89° 19' 36" W
20.00'

$\Delta=31^{\circ} 01' 29''$
R=441.00'
L=238.79'

S48° 43' 06" W
223.52'

2659.90'
N00° 40' 24" E 2709.06'

EAST LINE OF THE NW
1/4 SEC. 16



EXP 3-31-28

95TH AVENUE

4' 4'

N00° 40' 24" E
325.63'

APN
102-14-273D
DEED
2022-0295786
MCR

55' 55'
R/W R/W

POINT OF
BEGINNING

N89° 19' 36" W
13.00'

SOUTH LINE OF THE NW
W 1/4 1/4 SEC. 16
CORNER
SECTION 16 T
2 N R 1E

S88° 14' 18" W 2655.12'
BASIS OF BEARING

C 1/4
CORNER
SECTION 16 T
2 N R 1E

PUE
EXHIBIT B-2

JOB NO: 23-02

DATE: 3/11/2026

SCALE: HORZ. NTS

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