

#8

MAY 12 2011

Chandler



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Transportation & Development – CC Memo No. 11-046

DATE: APRIL 25, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, ACTING CITY MANAGER ^{RWD}
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER ^[Signature]
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR ^{RJZ}
JEFF KURTZ, PLANNING ADMINISTRATOR ^[Signature]
KEVIN MAYO, PLANNING MANAGER ^[Signature]

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER ^[Signature]

SUBJECT: DVR11-0005 FAITH COMMUNITY CHURCH EDUCATION BUILDING
Introduction and Tentative Adoption of Ordinance No. 4301

Request: Rezoning from Planned Area Development (PAD) to PAD to allow a private school use in addition to the existing church use

Location: 1125 N. Dobson Road, north of Ray Road

Applicant: Gary King

Project Info: A new education building, totaling approximately 15,878 square feet in size including covered walkways; building itself is 9,977 sq. ft. with a 3,150 sq. ft. playground. A private school proposes to use eight (8) out of the 12 classrooms for K-8th grades three days a week

RECOMMENDATION

The request is for rezoning from Planned Area Development (PAD) for a church use to PAD church use and a private school use. Planning Commission and Planning Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the southeast corner of Dobson Road and Ironwood Drive, just north of Ray Road. The property abuts by single-family residential to the east and south. North of Ironwood Drive is Andersen Junior High School, and east of Dobson Road is Seton Catholic

High School. The property was initially zoned PAD for a church use in 1986. In 1988, the church developed the first building, a multi-purpose building. Recently, the church developed a new education building on the site's north side parallel with Ironwood Drive. The education building provides for 12 classrooms, 2 adult classrooms, and restrooms. The education building was intended to accommodate additional Sunday school classrooms for the church; however, it was also designed to accommodate a school. The building is mostly completed at this time.

The application requests rezoning to allow a private school use in addition to a church use currently allowed by the site's PAD zoning. The private school use was not a use represented in the original PAD zoning case, thus this application requests to add a private school use. Typically, a church that owns and operates a school is permitted as part of the church's zoning. However, a private school that is not related to the church requires separate zoning approval.

The proposed school is Crossroads Community School, a non-profit K-8th grades private Christian school. A pre-school use may be added in the future pending demand. The school has been operating the past 11 years at Crossroads Nazarene Church near Ray and Price Roads. The past three years the school has averaged 80 students per school year; the highest being 130 students. Currently, the school has 63 students enrolled at this time. The school does not have a proposed maximum number of students and is basing the maximum enrollment on occupant load of each room which is estimated at approximately 14 to 23 persons per room. School days and hours are Tuesdays, Thursdays, and Fridays from 8:15 a.m. to 3:15 p.m. There is a one week break in October, a 2 ½ week break in December, and a 1 week break in March.

On a typical school day, the school expects to have on average 12 to 16 vehicles parked on-site for staff and volunteers, and approximately 45 vehicles on the site before and after school for student drop-off and pick-up. The intersection of Dobson Road and Ironwood is an existing signalized intersection. Currently, the church site's entrance and exit is off of Dobson Road, south of the signalized intersection. The entrance leads into a parking area that is designed as a loop to allow traffic to exit back out onto Dobson road. With the development of the new education building, another driveway has been constructed providing access off of Ironwood Drive. Inbound traffic for the school is going to come into the site off of Ironwood Drive and traffic will exit to Dobson Road or Ironwood Drive.

The on-site parking lot has 141 parking spaces. The school use itself would be required to have 8 parking spaces based on 1 space per classroom. There is ample parking available for staff, volunteers, and parents during school hours.

There is no building or freestanding monument signage proposed. Any signage would be required to comply with Sign Code requirements.

DISCUSSION

Planning Commission and Planning Staff find the proposed addition of a K-8th grades private school to be a compatible use with the existing church and surrounding area. The site is self-sufficient for access and parking for both the church and private school use. The school is open only three days during the week which does not coincide with church services on the weekends.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 2, 2011. Residents within a 600-foot radius were notified; however, the City Registered Neighborhood Organizations (RNO's) were not included. No one attended this meeting.
- A second neighborhood meeting was held on March 23, 2011 which notified the City RNO's. One person attended and asked questions about the school and if there were any plans in the future to expand on this site. The applicant conveyed that if the school were to expand another building would be located on the site; the current building would not be expanded. Another question was related to the ownership of the school site. The church has no intentions to sell this building and land to the school.
- Planning Staff received a call asking questions about traffic and access. The applicant and Staff explained a second driveway is built and traffic will come in off of Ironwood Drive. The site is long enough and has a loop drive to provide for on-site parent drop-off and pick-up which mitigates any concern for vehicles backing up on Dobson Road.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Veitch)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) amending the permitted land uses to allow a K-8th grades private school along with the existing church use subject to the following conditions:

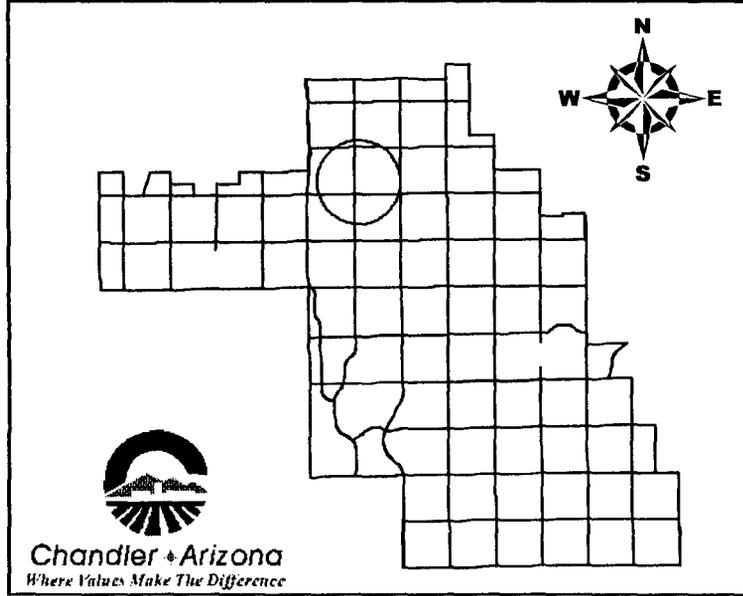
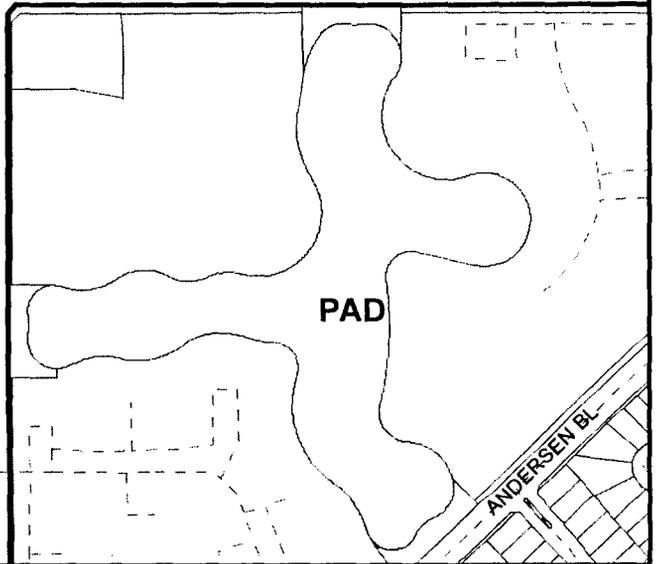
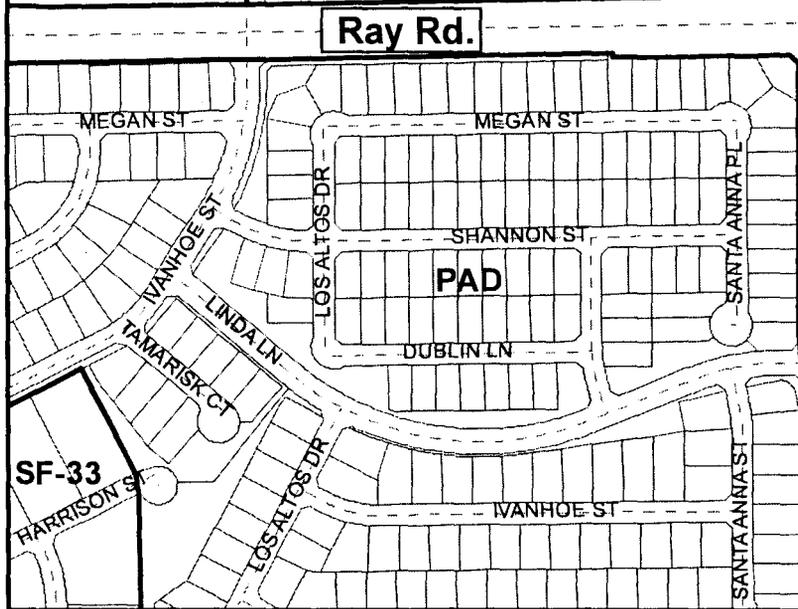
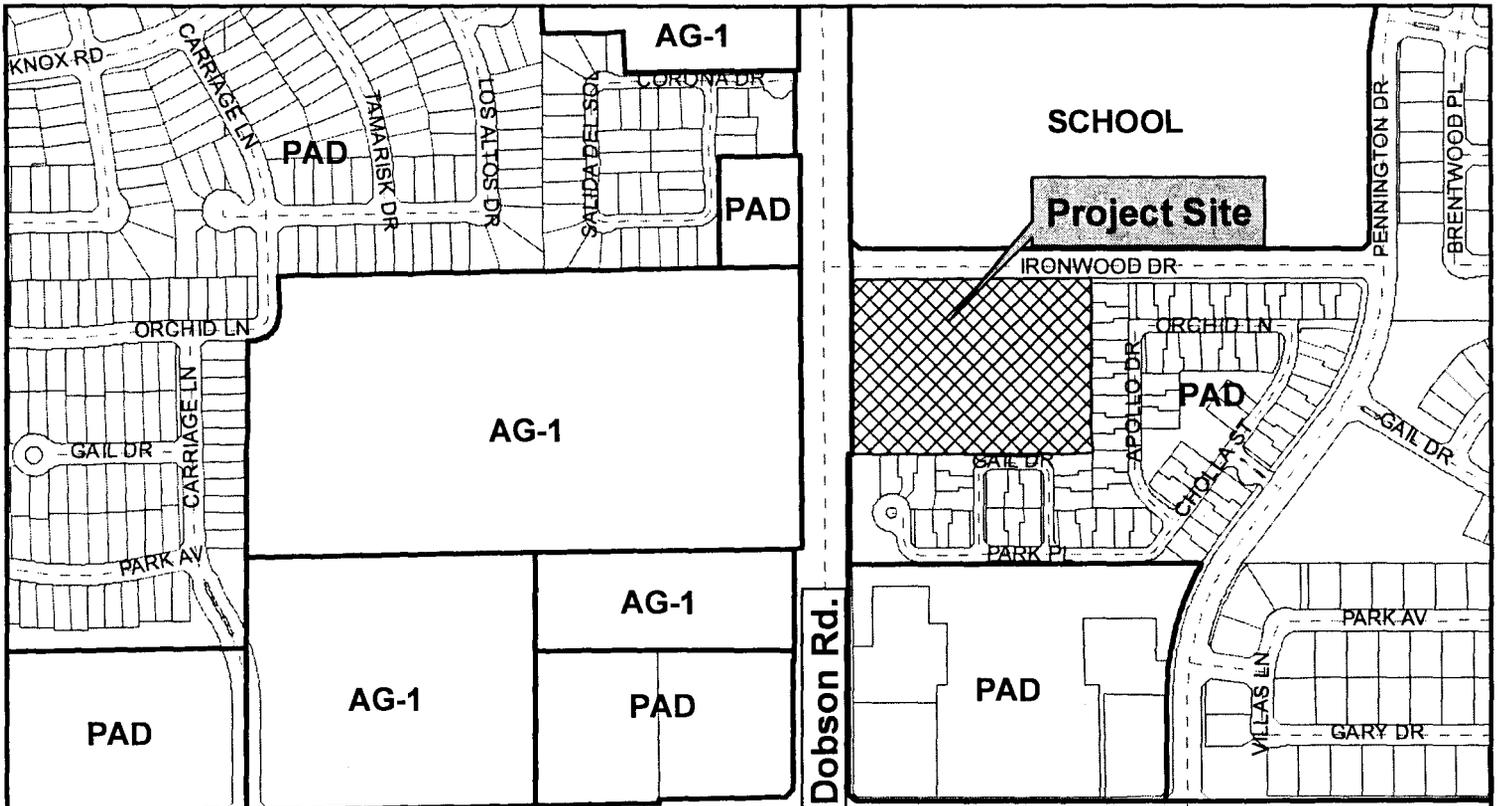
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Faith Community Church", kept on file in the City of Chandler Planning Division, in File No. DVR11-0005, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1600 in case Z86-13, except as modified by condition herein.
3. The property shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

PROPOSED MOTION

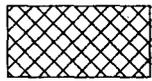
Motion to introduce and tentatively adopt Ordinance No. 4301 approving DVR11-0005 FAITH COMMUNITY CHURCH EDUCATION BUILDING rezoning from PAD to PAD to allow a K-8th grades private school along with the existing church use, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Overall Church Campus Site Plan
4. New Education Building Site Plan
5. Floor Plan
6. Ordinance No. 1600 (Z86-13)
7. Ordinance No. 4301
8. Development Booklet, Exhibit A



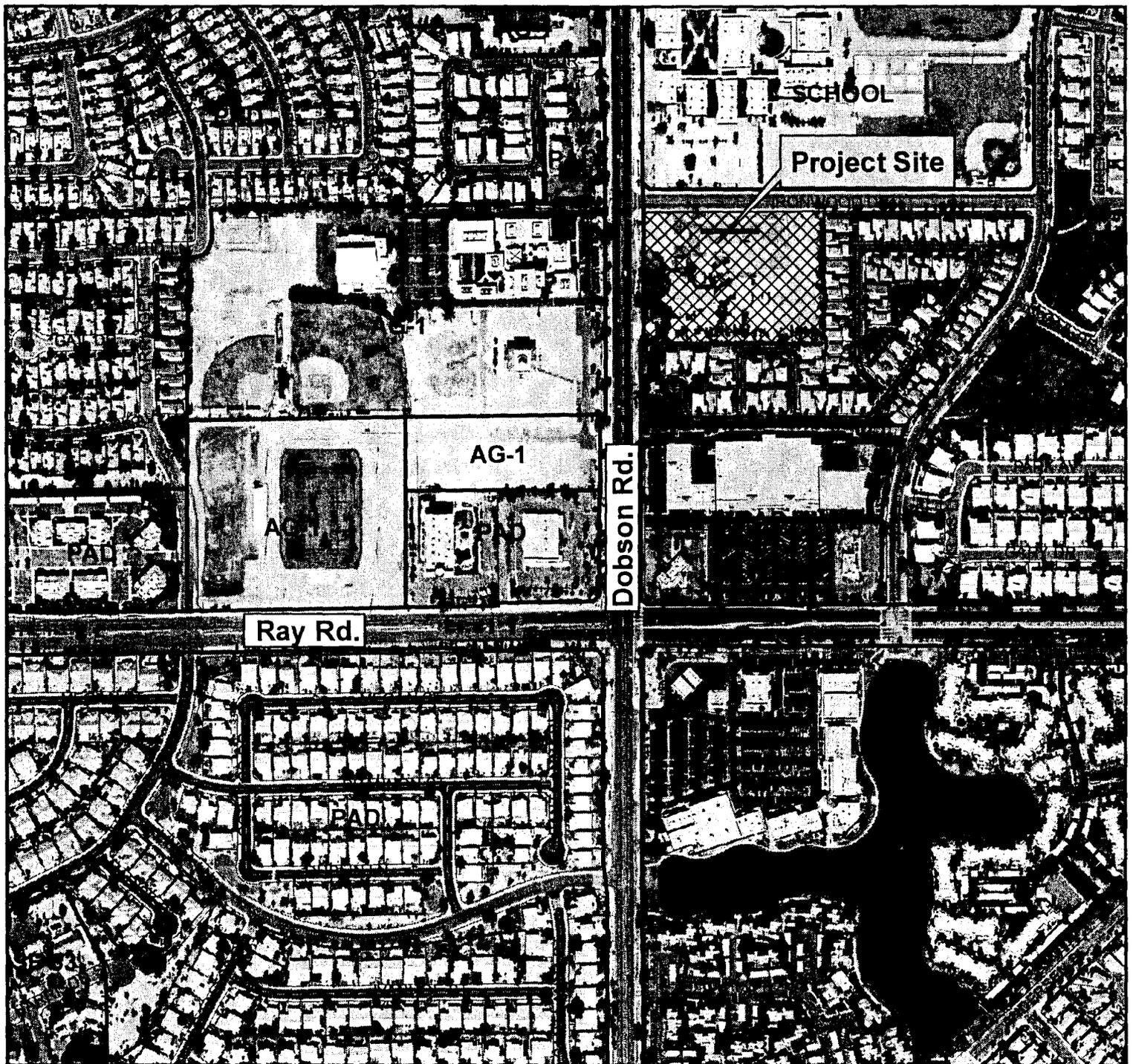
Vicinity Map



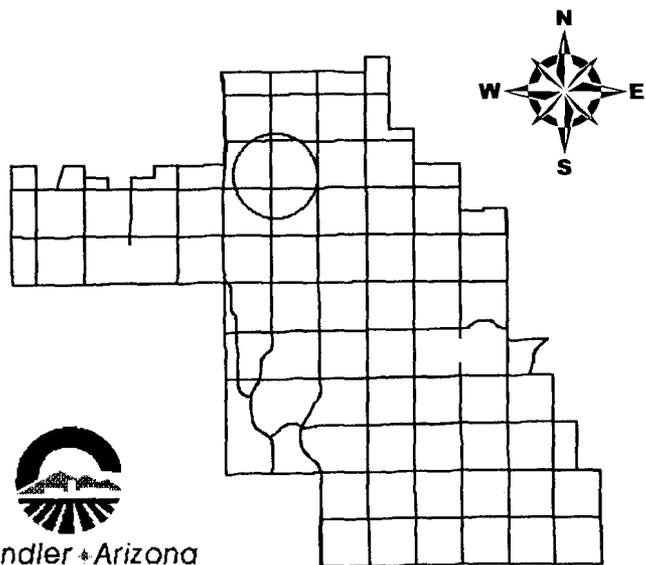
DVR11-0005

**Faith Community Church
Education Building**





Vicinity Map



DVR11-0005

**Faith Community Church
Education Building**



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Proposed Amendment
to
Faith Community Church

Request to Add
Private School as a Permitted Use

Application # DVR11-0005



Prepared by:

Faith Community Church
(SEC Dobson Road & Ironwood)
1125 N. Dobson Road
Chandler, AZ 85225

Feb 4, 2011
Revised March 7, 2011

Faith Community Church

Request to Add Private School as a Permitted Use

Application # DVR11-0005

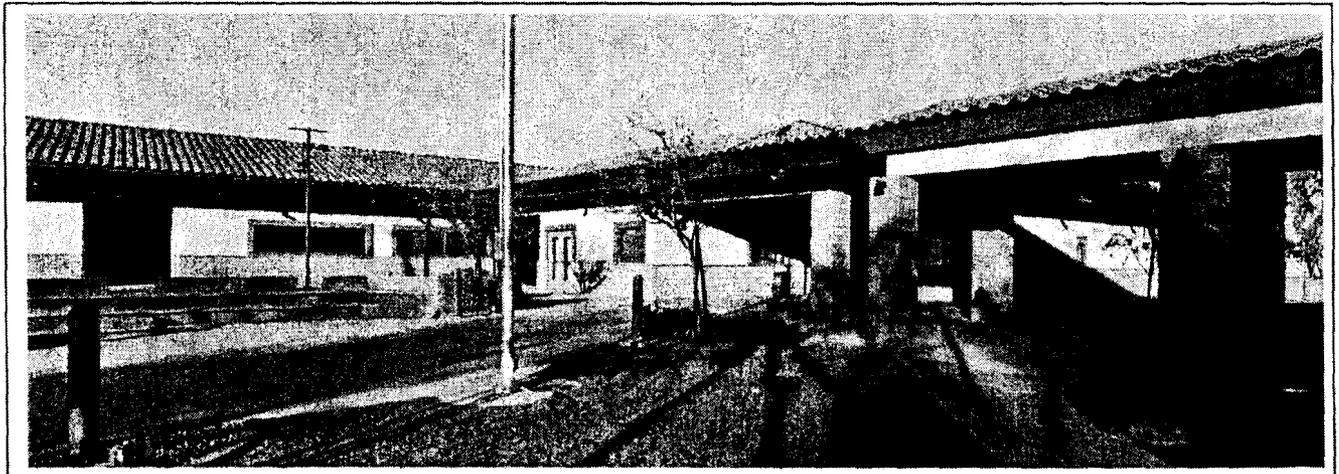
March 7, 2011

Project Narrative

Introduction

The purpose of this application is to add a private school as a permitted use in the Faith Community Church ("FCC") PAD. The original PAD with master plan was approved in 1986 through case # Z86-13 subject to three (3) stipulations for church uses. The first building on the property, the Multi-Purpose building was completed in 1988 in time for Easter Sunday services.

In 2004, FCC's Sunday School rooms were at or overflowing capacity, space for supplies was minimal and additional ministries that were underway needed space. So, FCC began planning an educational building to the east of the Multi-Purpose building in accordance with the master plan. While this building was to be used for church related activities, the building was designed to accommodate a school in the event FCC decided to add such a ministry in the future. Permits were issued in early 2006 and construction has been continuous ever since meeting all City requirements for timing and inspections. The second of two fund raising drives is about to conclude and the Church plans to have completed the building by Spring of this year.



Early this year, FCC was approached by representatives of CrossRoads Community School ("CRCS") to use the FCC's about to be completed Education Building for their school since they needed to relocate from their current facility. CRCS is a 501(c)(3) non-profit K-8 private Christian School of approximately 80 students operating for the past 11 years out of the Crossroads Nazarene Church at Ray Road and the Price Freeway since 2000 when the school was established. CRCS is associated with ACSI – Association of Christian Schools International.

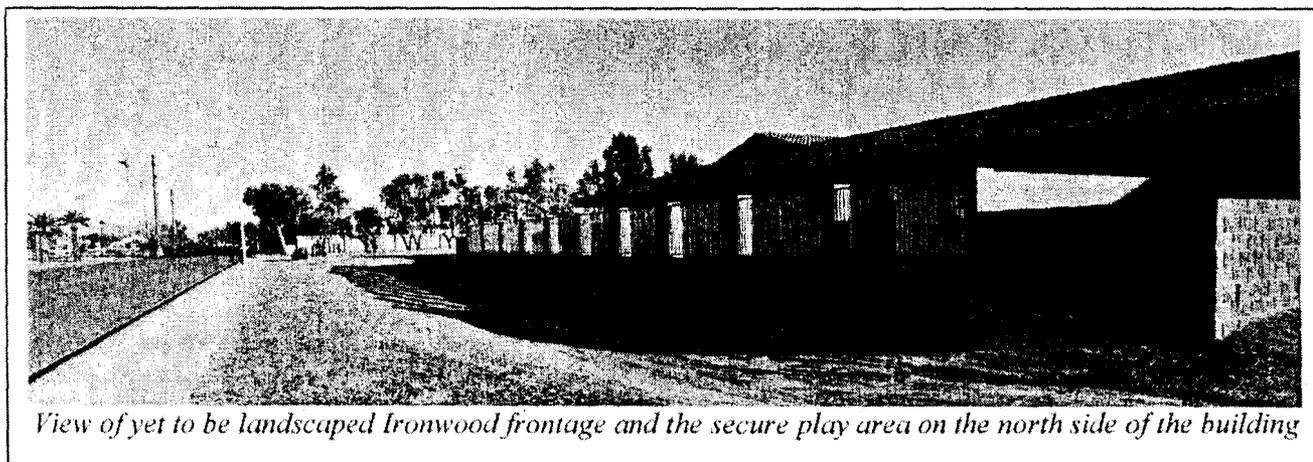
Except for the addition of this use, no other changes to any of the existing conditions, development standards, project description, architecture, site improvements or zoning stipulations are proposed or necessary.

Nature of Amendment Being Requested:

The Mission Statement of CRCS; *“It is our commitment to partner with families to equip their children – spiritually, academically, physically, and emotionally – so that they may impact their community and world for Christ”* is consistent with objectives of FCC and so adding the school as one of the uses at FCC is appropriate. In the past three years, CRCS has averaged 80 students per school year; the high being 130 students. Currently 63 students are enrolled. The size of the rooms will dictate the maximum enrollment. A pre-school may be added in the future.

Crossroads is a K-8 non-denominational Christian school that utilizes a unique combination of classroom and supported home instruction. Professional teachers partner with families to provide academic training and spiritual guidance to students. Teachers introduce new concepts in a standard classroom setting every Tuesday, Thursday, and Friday and prepare assignments to be supervised by parents each Monday and Wednesday at home. This hybrid educational model promotes academic success, spiritual growth, a close community, and a family-friendly environment.

During the week, CRCS would utilize 8 of the classrooms for instruction and another large room for a lunch and teacher break room. Two classrooms shown on the floor plan next to the kitchen will be used as one lunchroom. The notation of two classrooms next to the kitchen is only possible with a partition which has not been installed. The other rooms will not be available for use by the school. The playground on the north side of the building would be used for recess time for the younger grades and the large concrete pad between the Education Building and the Multi-Purpose Building could be used for basketball or other court type use.



The school year is from August through May with scheduled holiday breaks. School hours are from 8:15 a.m. to 3:15 p.m. on Tuesday, Thursdays and Fridays. There is a week break in October; 2.5 weeks break in December; and 1 week in March.

On a school day, there should be on average 12-16 cars for staff and volunteers and approximately 45 cars on campus before and after school due to parent pick-up and drop.

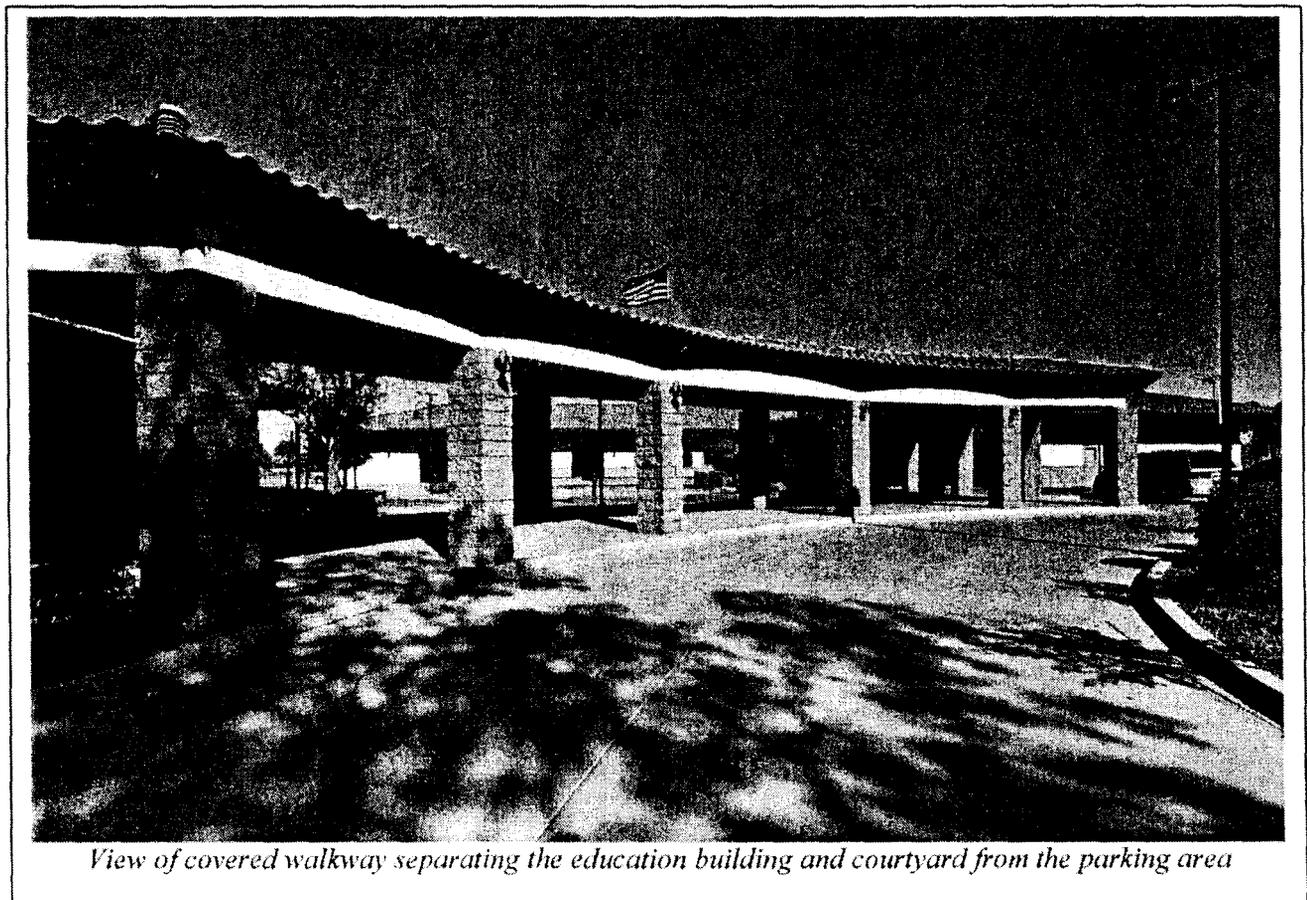
Basis for Approval of Amendment

In 1986, when the FCC master plan was produced, the idea of a school being part of the church was not seriously embraced yet the master plan was laid out in a way to allow a school and other quasi-public uses including an education building, an outdoor volleyball court and a gymnasium. FCC is located in an area dominated by public and quasi-public uses. Besides FCC, Anderson Junior High

(and Anderson Elementary School) is directly across Ironwood, the ball fields for Anderson Junior High are to the northeast Seton Catholic High School is to the west across Dobson Road.

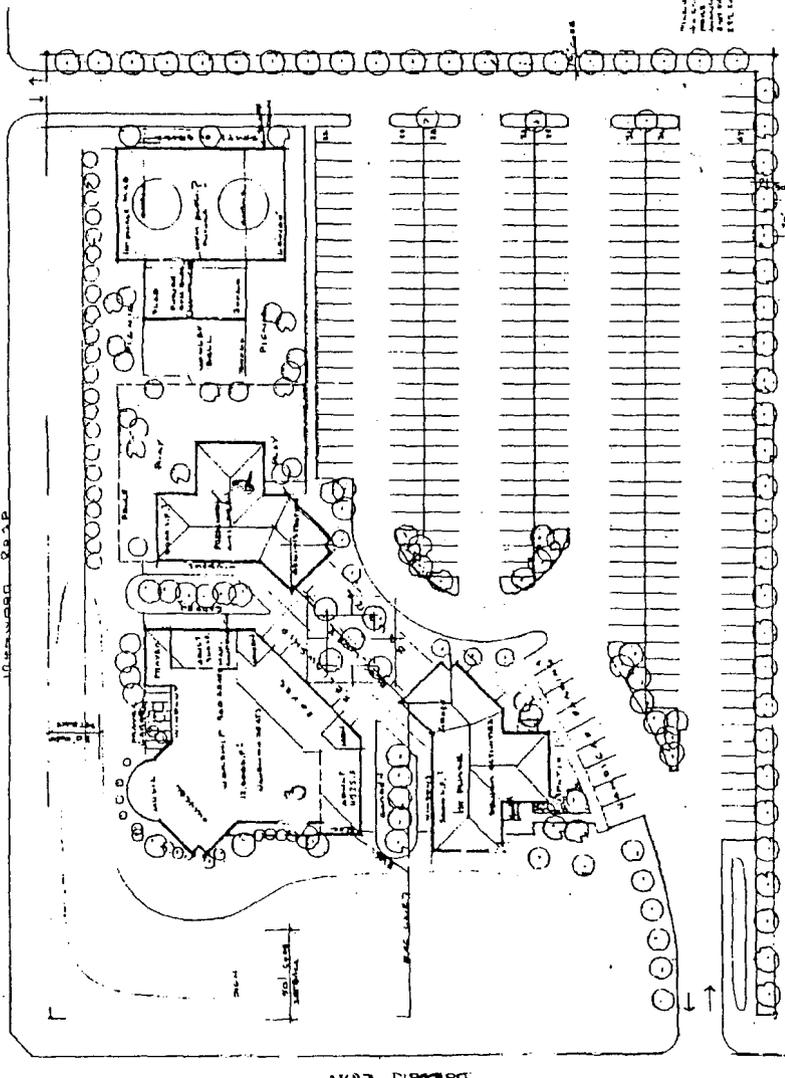
Currently, ingress and egress to FCC is from Dobson Road. The driveway is a very wide (45 feet) with the parking area designed with a loop for smooth on-site circulation. The parking lot has 141 parking spaces and only 8 spaces would be required by code for the school. A second point of access will be opened onto Ironwood when a concrete drive aisle is connected to the existing driveway. Although school hours are the same as the other schools in the immediate vicinity, the additional traffic is negligible with roughly 90 additional trips in the am peak.

Adding this use is consistent with the original PAD zoning approval in 1986 for a church and church uses and the established pattern of quasi-public land uses in the area.



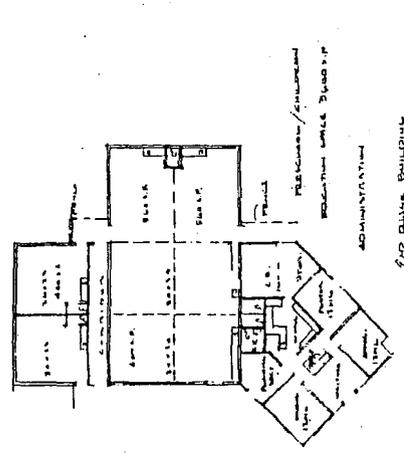
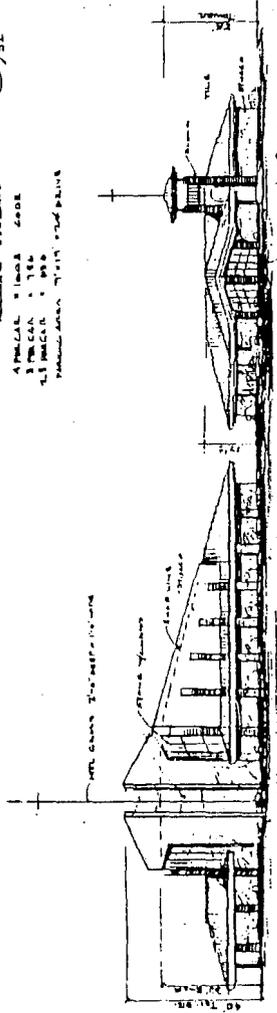
View of covered walkway separating the education building and courtyard from the parking area

Approved Overall Church PAD Master Plan



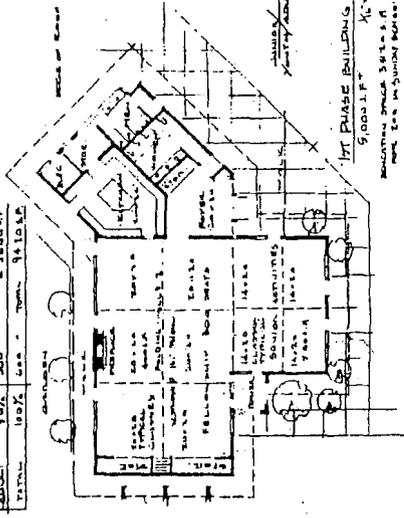
MASTER PLAN

MAXIMUM 55' CLEARANCE
 APPROX. 1" ROAD ZONE
 3" PARKING ZONE
 4" PARKING ZONE
 10' SIDEWALK ZONE



2ND PHASE BUILDING

Category	Percentage	Count	Area
SUNDAY SCHOOL SPACES FOR 1000	15%	150	1170 sq ft
PRECHURCH	15%	150	1170 sq ft
CHILDREN	15%	150	1170 sq ft
ADULTS	15%	150	1170 sq ft
TOTAL	60%	600	4680 sq ft

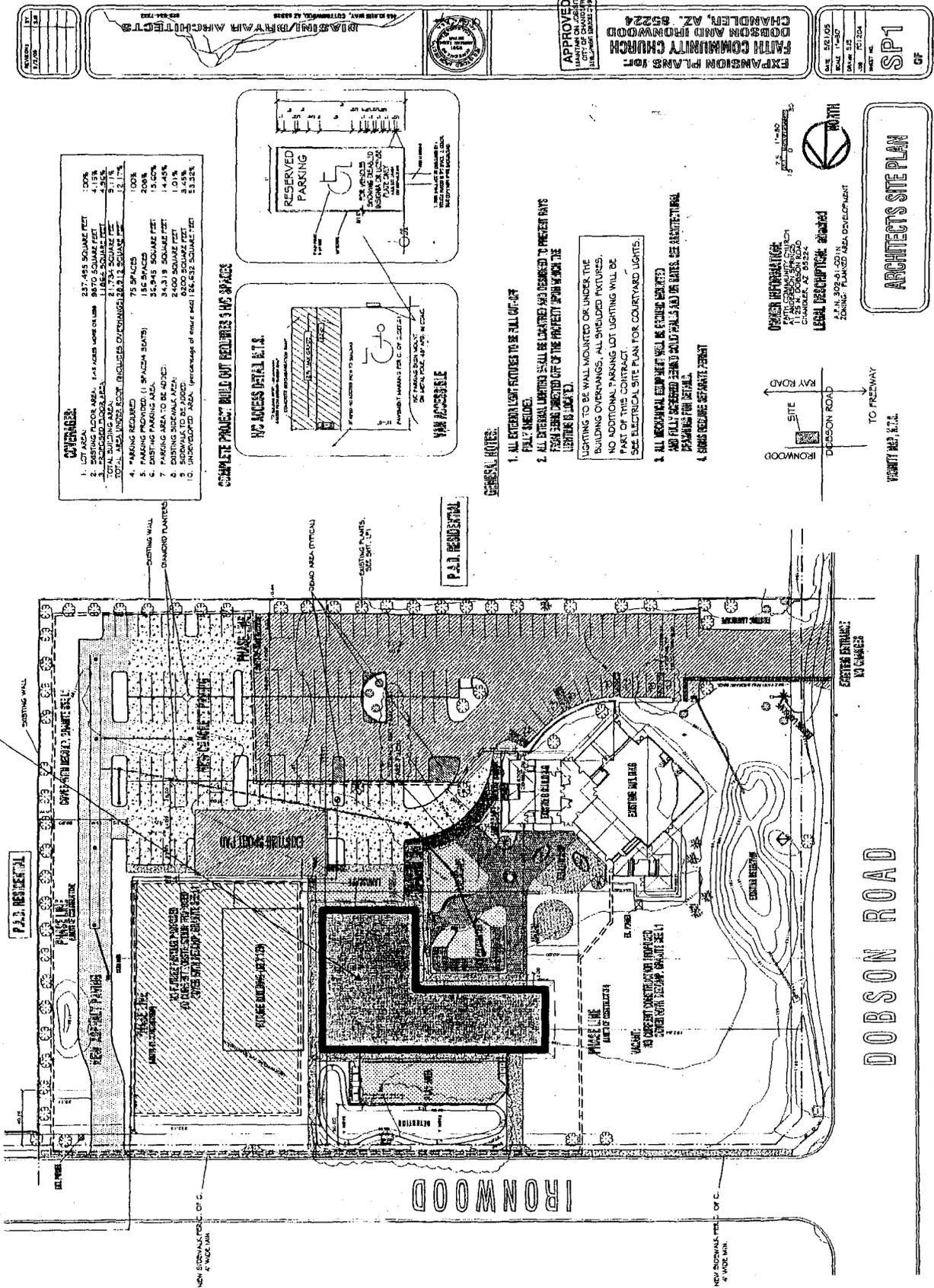


1ST PHASE BUILDING

FAITH COMMUNITY CHURCH

Church campus site plan

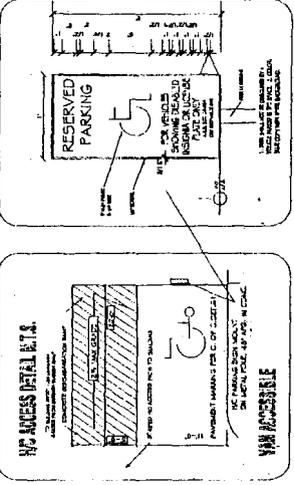
Approved 2005 Education Building and Related Improvements Only Site Plan



COVERAGES

1. LOT AREA	237,455 SQUARE FEET	100%
2. EXISTING FLOOR AREA	8970 SQUARE FEET	4.15%
3. EXISTING PARKING AREA	11,174 SQUARE FEET	4.70%
4. EXISTING UNDEVELOPED AREA	21,754 SQUARE FEET	9.16%
5. TOTAL BUILDING AREA	22,064 SQUARE FEET	9.29%
6. TOTAL PARKING AREA	12,174 SQUARE FEET	5.13%
7. TOTAL UNDEVELOPED AREA	16,582 SQUARE FEET	6.98%
8. TOTAL IMPROVED AREA	34,238 SQUARE FEET	14.50%
9. TOTAL IMPROVED AND UNDEVELOPED AREA	50,820 SQUARE FEET	21.48%
10. UNDEVELOPED AREA (Percentage of Phase Area)	16,582 SQUARE FEET	53.35%

COMPLETE PROJECT BUILDS OUT REQUIRES 3 HRS. SPACES



- GENERAL NOTES:**
1. ALL EXTERIOR LIGHT FIXTURES TO BE FULL-CUT-FIT FULLY SHIELDED.
 2. ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT GLARE FROM THE PROJECTION OF THE PROJECT FROM NEIGHBORING PROPERTIES.
 3. ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT GLARE FROM THE PROJECTION OF THE PROJECT FROM NEIGHBORING PROPERTIES.
 4. LIGHTING TO BE WALL MOUNTED OR UNDER THE BUILDING OVERHANGS. ALL SHIELDED FIXTURES. NO ADDITIONAL PARKING LOT LIGHTING WILL BE PART OF THIS CONTRACT. SEE ELECTRICAL SITE PLAN FOR COURTYARD LIGHTS.
 5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED AND FULLY SHIELDED FROM ADJACENT PROPERTIES. SEE ELECTRICAL SITE PLAN FOR DETAILS.
 6. SIGNAGE REQUIRE SEPARATE PERMIT.

ARCHITECTS SITE PLAN

POWER INFORMATION:
 PATH COMMUNITY CHURCH
 1125 N. DOBSON ROAD
 CHANDLER, AZ 85224

LEGAL DESCRIPTION: **RECORDED**
 A.P.N. 300-0-0114
 ZONING: PLANNED AREA DEVELOPMENT

SCALE: 1" = 40' HORIZ.
 1" = 20' VERT.

DATE: 11/10/04

PROJECT NO.: SP1 OF

APPROVED
 PLANNING AND ZONING DEPARTMENT
 CITY OF CHANDLER
 EXPANSION PLANS FOR
 PATH COMMUNITY CHURCH
 CHANDLER, AZ 85224

Education Building Site Plan

ORDINANCE NO. 1600

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING ORDINANCE NO. 1484 RELATING TO REZONING FOR CERTAIN PROPERTIES (Z84-166 ANDERSEN SPRINGS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, the City Council under the provision of Article II, Section 2.13 (i) may repeal or amend any ordinance previously adopted; and

WHEREAS, the City Council of the City of Chandler at its regular meeting of May 9, 1985, did adopt Ordinance No. 1484, it now being their desire to amend Ordinance No. 1484, and

WHEREAS, the application has been published in the Chandler Arizonan, a daily newspaper of general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS a notice of such hearing was posted on the properties at least seven (7) days prior to said public hearing; and

WHEREAS, public hearings were held by the Planning and Zoning Commission as required by the Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler as follows:

SECTION 1 Ordinance No. 1484, Condition No. 1 with reference to the land use plan recorded as Exhibit "D" in Booklet "A" is hereby amended by amending that portion of Parcel 4 in said Booklet "A", Exhibit "D" from medium density to church uses, as described in the following:

Legal Description:

That part of the S.W. 1/4, Section 20, T1S, R5E, G&SRB&M, Maricopa County, Arizona, described as follows:

From the S.W. corner of the said S.W. 1/4, Section 20, measure thence N. 00° 44' 07" W. along the West line of the said S.W. 1/4, Section 20, a distance of 885.00 feet to the point of beginning; thence continuing N. 00° 44' 07" 441.97 feet to the N.W. corner of the S.W. 1/4 S.W. 1/4, said Section 20; thence N. 89° 23' 06" E. along the North line of the said S.W. 1/4 S.W. 1/4, Section 20, a distance of 631.50 feet; thence S. 00° 44' 07" E. parallel to the said West line a distance of 441.19 feet; thence S. 89° 18' 53" W. parallel to the South line of the said S.W. 1/4, Section 20, a distance of 631.50 feet to the points of beginning.

(Z86-13 Central Baptist Church)

Said described parcel is hereby rezoned to P.A.D. Amended as represented subject to the conditions set forth as follows:

1. Compliance with Conceptual P.A.D. conditions as per Ordinance No. 1484 as amended by Ordinance No. 1569;
2. Development to be insubstantial accordance with attachments;
3. Approval by the Zoning Administrator of all details required under code or condition including but not limited to landscape treatments and building architectural treatments of latter phases.

SECTION 2 Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3 The Department of Planning & Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 13th day of March, 1986.

ATTEST:

Carolyn Susan
DEPUTY CITY CLERK

[Signature]
MAYOR

PASSED AND ADOPTED by the City Council this 27th day of March, 1986.

ATTEST:

Carolyn Susan
DEPUTY CITY CLERK

[Signature]
MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1600 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27th day of March, 1986, and that a quorum was present thereat.

APPROVED AS TO FORM:

Clifford J. Frey
CITY ATTORNEY

Carolyn Reed
DEPUTY CITY CLERK

PUBLISHED: 4/4 & 4/11 /86

ORDINANCE NO. 4301

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR11-0005 FAITH COMMUNITY CHURCH EDUCATION BUILDING) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment "A".

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Faith Community Church", kept on file in the City of Chandler Planning Division, in File No. DVR11-0005, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1600 in case Z86-13, except as modified by condition herein.
3. The property shall be maintained in a clean and orderly manner.

- 4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
- 5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2011.

ATTEST:

_____	_____
CITY CLERK	MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2011.

ATTEST:

_____	_____
CITY CLERK	MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4301 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2011, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY
PUBLISHED:

GANB

LEGAL DESCRIPTION

That part of the S.W. $\frac{1}{4}$, Section 20, T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

From the S.W. corner of the said S.W. $\frac{1}{4}$ Section 20, measure thence N. $00^{\circ} 44' 07''$ W. along the West line of the said S.W. $\frac{1}{4}$ Section 20, a distance of 875.00 feet to the point of beginning; thence continuing N. $00^{\circ} 44' 07''$ W. 451.96 feet to the N.W. corner of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$ said Section 20; thence N. $89^{\circ} 23' 06''$ E. along the North line of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$ said Section 20, a distance of 578.73 feet; thence S. $03^{\circ} 44' 07''$ E. parallel to the West line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$ Section 20, a distance of 451.25 feet; thence S. $89^{\circ} 18' 53''$ W. 578.73 feet to the point of beginning.

AND

That part of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

From the N.W. corner of the S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, said Section 20, measure thence N. $89^{\circ} 23' 06''$ along the North line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, a distance of 578.73 feet; thence S. $00^{\circ} 44' 07''$ E. parallel to the West line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, a distance of 30.00 feet to the point of beginning; thence N. $89^{\circ} 23' 06''$ E. parallel to the said North line a distance of 52.77 feet; thence S. $00^{\circ} 44' 07''$ E. parallel to the West line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20, a distance of 411.19 feet to a point of 885.00 feet Northerly from the South line of the said S.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 20; thence S. $89^{\circ} 18' 53''$ W. parallel to the said South line a distance of 52.77 feet; thence No. $00^{\circ} 44' 07''$ W. parallel to the said West line a distance of 411.25 feet to the point of beginning.

EXCEPT FOR THE FOLLOWING LEGALLY DESCRIBED PROPERTY;

That part of the S.W. $\frac{1}{4}$, Section 20, T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

From the S.W. corner of the said S.W. $\frac{1}{4}$, Section 20, measure thence N. $00^{\circ} 44' 07''$ W. along the West line of the said S.W. $\frac{1}{4}$, Section 20, a distance of 875.00 feet to the point of beginning; thence continuing N. $00^{\circ} 44' 07''$ W. along the said West line a distance of 10.00 feet; thence N. $89^{\circ} 18' 53''$ E. parallel to the South line of the said S.W. $\frac{1}{4}$, Section 20, a distance of 578.73 feet; thence S. $00^{\circ} 44' 07''$ E. 10.00 feet; thence S. $89^{\circ} 18' 53''$ W. 578.73 feet to the point of beginning.