

#3

APR 12 2012

ORDINANCE NO. 4357

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE THE DEDICATION IN FEE OF PORTIONS OF A FUTURE PARK SITE LOCATED AT THE SOUTHEAST CORNER OF MCQUEEN ROAD AND QUEEN CREEK ROAD, CHANDLER, ARIZONA, FOR PUBLIC ROADWAY PURPOSES.

WHEREAS, the City of Chandler owns vacant property located at the Southeast Corner of McQueen Road and Queen Creek Road; and

WHEREAS, McQueen Road and Queen Creek Road have been widened and improved as part of the McQueen Road Improvement Project from Queen Creek Road to Riggs Road - ST-0810 and

WHEREAS, portions of the property are needed to be dedicated in trust to the public for public roadway; and

WHEREAS, it is necessary for Council to authorize the dedication in fee of the public roadway adjacent to the City-owned properties.

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

Section 1. That the City Council of the City of Chandler, Arizona authorizes and approves the dedication in fee of portions of City-owned property for public roadway as described and depicted in Exhibit "A" attached hereto and made a part hereof by this reference.

Section 2. That the approval of the dedication shall not become final until a deed granting the right-of-way to the Public in trust has been recorded by the City Clerk.

Section 3. That the deed shall be in a form approved by the City Attorney.

Section 4. All dedications shall be subject to existing liens, easements or other encumbrances of record existing at the time the dedication is completed.

Section 5. That the Mayor of the City of Chandler, Arizona, is hereby authorized to sign of behalf of the City, all documents required and necessary to complete the dedications including signing this Ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____
day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____,
2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4357 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY
GAG

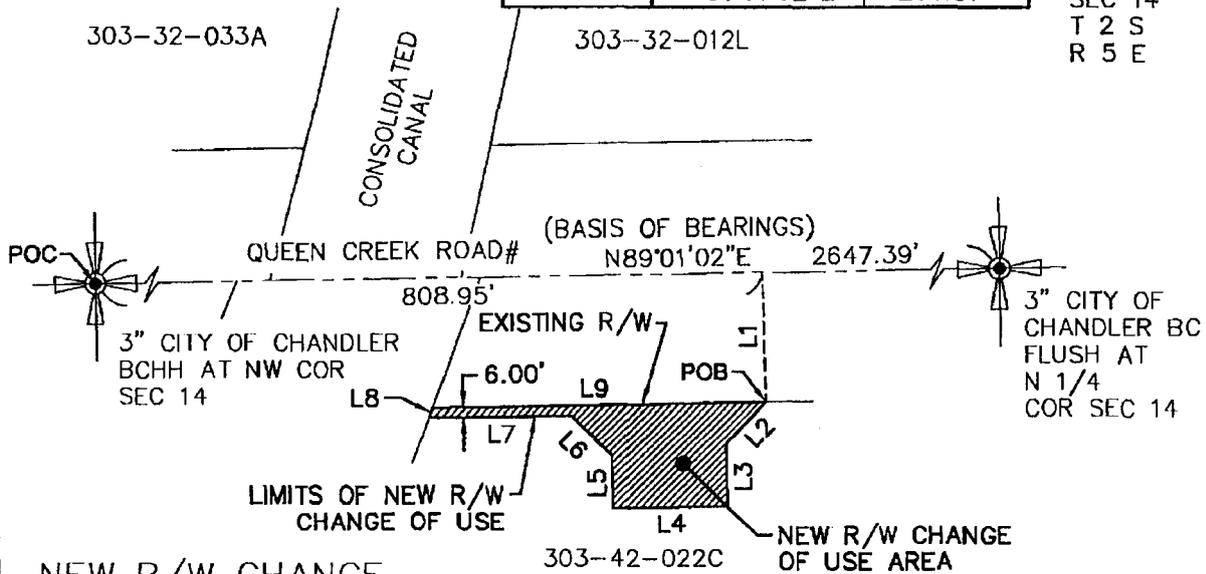
McQUEEN ROAD RIGHT-OF-WAY CHANGE-OF-USE ACROSS PARCEL 303-42-022C EXHIBIT A SKETCH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°58'58"E	80.00'
L2	S44°01'02"W	35.36'
L3	S00°58'58"E	38.44'
L4	S89°01'02"W	70.00'
L5	N00°58'58"W	32.44'
L6	N45°58'58"W	35.36'
L7	S89°01'02"W	86.14'
L8	N19°42'00"E	6.41'
L9	N89°01'02"E	203.87'

#NST No. #05-0435177, MCR
 #NST No. #05-0856834, MCR
 #NST No. #06-0106328, MCR
 #NST No. #01-0347875, MCR
 #=RIGHT-OF-WAY REFERENCE

↑
N

SCALE:
 1"=100'
 NW 1/4
 SEC 14
 T 2 S
 R 5 E



NEW R/W CHANGE
 OF USE AREA
 = 5,726.03 S.F.

NW 1/4 SEC 14

Page 1 of 3

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA

Date: 2/7/12

Preparing Firm: **RITCOH-POWELL & ASSOCIATES, INC.**
 3838 N. Central Ave., Suite 1250
 Phoenix, AZ 85012
 Ph: 602-263-1177
 Fax: 602-277-6286



EXPIRES 6/30/2014

**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022C
EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land being a portion of that tract associated with Maricopa County Assessor Number 303-42-022C and located in the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 14 (3" City of Chandler brass cap in hand hole) from which point the north quarter corner thereof (3" City of Chandler brass cap flush) bears N 89°01'02" E a distance of 2647.39 feet;

Thence N 89°01'02" E, along the north line of said Northwest Quarter, a distance of 808.95 feet;

Thence S 00°58'58" E, across the right-of-way of Queen Creek Road, a distance of 80.00 feet to a point on the south line thereof said point being on the north line of aforementioned tract and the POINT OF BEGINNING;

Thence across said tract the following six (6) courses and distances:

Thence S 44°01'02" W a distance of 35.36 feet;

Thence S 00°58'58" E a distance of 38.44 feet;

Thence S 89°01'02" W, along a line 63.44 feet south of and parallel to said south right-of-way line, a distance of 70.00 feet;

Thence N 00°58'58" W a distance of 32.44 feet;

Thence N 45°58'58" W a distance of 35.36 feet;

Thence S 89°01'02" W, along a line 6.00 feet south of and parallel to said south right-of-way line, a distance of 86.14 feet to the the east right-of-way line of the Consolidated Canal;

Page 2 of 3

McQUEEN ROAD IMPROVEMENTS PROJECT No.: 28012 NEW RIGHT-OF-WAY CHANGE OF USE AREA
Date: 2/7/12
Preparing Firm: RITCOCH-POWELL & ASSOCIATES, INC. 3838 N. Central Ave., Suite 1250 Phoenix, AZ 85012 Ph: 602-263-1177 Fax: 602-277-6286



**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022C
EXHIBIT A
LEGAL DESCRIPTION**

Thence N 19°42'00" E, along said east right-of-way line, a distance of 6.41 feet to the right-of-way intersection with said south right-of-way line of Queen Creek Road;

Thence N 89°01'02" E, along said south right-of-way line, a distance of 203.87 feet to the POINT OF BEGINNING.

The above described parcel contains: 0.1315 acre of land, (5,726.03 s.f.), more or less, including any easements of record.

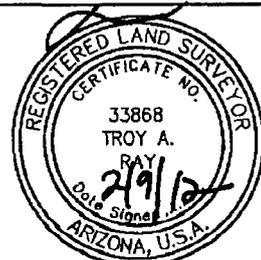
The basis of bearing for the above description is N 89°01'02" E for the north line of the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the PLSS Subdivision Record of Survey-Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 589, Page 48, Maricopa County Records.

Page 3 of 3

**McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA**

Date: 2/7/12

**Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286**



EXPIRES 6/30/2014

Parcel name: 303-42-022C COU

North:	823067.8	East :	729210.0
Line Course:	S 44-01-02 W	Length:	35.36
	North: 823042.4	East :	729185.5
Line Course:	S 00-58-58 E	Length:	38.44
	North: 823003.9	East :	729186.1
Line Course:	S 89-01-02 W	Length:	70.00
	North: 823002.7	East :	729116.1
Line Course:	N 00-58-58 W	Length:	32.44
	North: 823035.2	East :	729115.6
Line Course:	N 45-58-58 W	Length:	35.36
	North: 823059.7	East :	729090.2
Line Course:	S 89-01-02 W	Length:	86.14
	North: 823058.3	East :	729004.0
Line Course:	N 19-42-00 E	Length:	6.41
	North: 823064.3	East :	729006.2
Line Course:	N 89-01-02 E	Length:	203.87
	North: 823067.8	East :	729210.0

Perimeter: 508.02 Area: 5,726.0290 sq.ft. 0.1314 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure:	0.0	Course:	S 75-07-06 W
Error North:	-0.00	East :	-0.01
Precision 1:	508,020,000.00		



Expires 6/30/2014

McQUEEN ROAD RIGHT-OF-WAY CHANGE-OF-USE ACROSS PARCEL 303-42-022D EXHIBIT A SKETCH

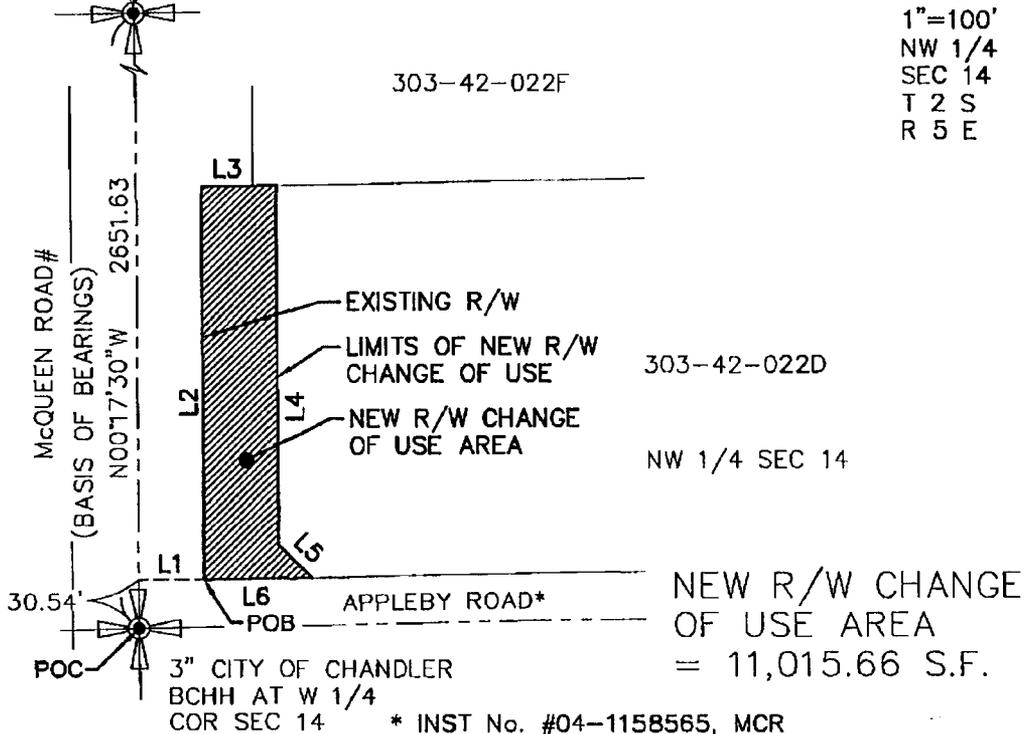
#BK.18, PG.96, MCR
 #BK.2, PG.15, MCR
 #BK.1, PG.41, MCR
 #DKT.8259, PG.77, MCR
 #=RIGHT-OF-WAY REFERENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°42'30"E	40.00'
L2	N00°17'30"W	240.45'
L3	N88°55'32"E	44.88'
L4	S00°19'24"E	220.04'
L5	S45°40'59"E	28.68'
L6	S88°55'58"W	65.42'



SCALE:
 1"=100'
 NW 1/4
 SEC 14
 T 2 S
 R 5 E

3" CITY OF CHANDLER
 BCHH AT NW 1/4
 COR SEC 14



McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA

Date: 2/7/12

Preparing Firm: **RITCOH-POWELL & ASSOCIATES, INC.**
 3838 N. Central Ave., Suite 1250
 Phoenix, AZ 85012
 Ph: 602-263-1177
 Fax: 602-277-6286



EXPIRES 6/30/2014

**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022D
EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land being a portion of that tract associated with Maricopa County Assessor Number 303-42-022D and located in the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 14 (3" City of Chandler brass cap in hand hole) from which point the northwest corner thereof (3" City of Chandler brass cap in hand hole) bears N 00°17'30" W a distance of 2651.63 feet;

Thence N 00°17'30" W, along the west line of said Northwest Quarter, a distance of 30.54 feet;

Thence S 89°42'30" E, across the right-of-way of McQueen Road, a distance of 40.00 feet to the right-of-way intersection of the east line thereof with the north line of Appleby Road, said point being the POINT OF BEGINNING;

Thence N 00°17'30" W, along said east right-of-way line and along a line 40.00 feet east of and parallel to said west line of the Northwest Quarter, a distance of 240.45 feet to the northwest corner of said tract;

Thence N 88°55'32" E, along the north line of said tract, a distance of 44.88 feet;

Thence S 00°19'24" E, across said tract, a distance of 220.04 feet;

Thence S 45°40'59" E, continuing across said tract, a distance of 28.68 feet to the north right-of-way line of said Appleby Road;

Thence S 88°55'58" W, along said north right-of-way line, a distance of 65.42 feet to the POINT OF BEGINNING.

**McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA**

Date: 2/7/12

**Preparing Firm: RITCOCH-POWELL & ASSOCIATES, INC.
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286**



EXPIRES 6/30/2014

**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022D
EXHIBIT A
LEGAL DESCRIPTION**

The above described parcel contains: 0.2529 acre of land, (11,015.66 s.f.), more or less, including any easements of record.

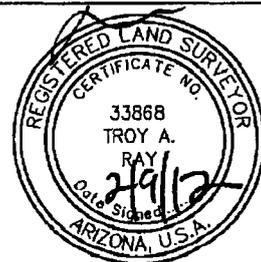
The basis of bearing for the above description is N 00°17'30" W for the west line of the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the PLSS Subdivision Record of Survey-Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 589, Page 48, Maricopa County Records.

Page 3 of 3

**McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA**

Date: 2/7/12

Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014

Parcel name: 303-42-022D COU

North: 820513.0635	East : 728453.1880
Line Course: N 00-17-30 W	Length: 240.45
North: 820753.5104	East : 728451.9640
Line Course: N 88-55-32 E	Length: 44.88
North: 820754.3519	East : 728496.8361
Line Course: S 00-19-24 E	Length: 220.04
North: 820534.3154	East : 728498.0778
Line Course: S 45-40-59 E	Length: 28.68
North: 820514.2788	East : 728518.5980
Line Course: S 88-55-58 W	Length: 65.42
North: 820513.0603	East : 728453.1893

Perimeter: 599.48 Area: 11,015.6648 sq.ft. 0.2528 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0034 Course: S 22-41-52 E
Error North: -0.00314 East : 0.00131
Precision 1: 176,314.71



Expires 6/30/2014

When recorded, return to:
CHANDLER CITY ATTORNEY
P.O. Box 4008, Mail Stop 602
Chandler, Arizona 85244-4008
Attn.: Glenn A. Brockman

QUIT CLAIM DEED OF DEDICATION

For the consideration of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, CITY OF CHANDLER, an Arizona municipal corporation, does hereby dedicate and quitclaim to the CITY OF CHANDLER, an Arizona municipal corporation, in trust for the public, for roadway purposes, all right, title, and interest in and to the following real property situated in Maricopa County, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.

Exempt from Affidavit and fee per A.R.S. § 11-1134.A.3.

DATED this ____ day of _____, 2012.

CITY OF CHANDLER, an Arizona municipal
corporation

By: _____
Jay Tibshraeny, Mayor

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing Quitclaim Deed of Dedication was acknowledged before me this ____ day of _____, 2012, by Jay Tibshraeny, the Mayor of the City of Chandler, an Arizona municipal corporation, for the corporation, being authorized so to do.

Notary Public

My Commission Expires:

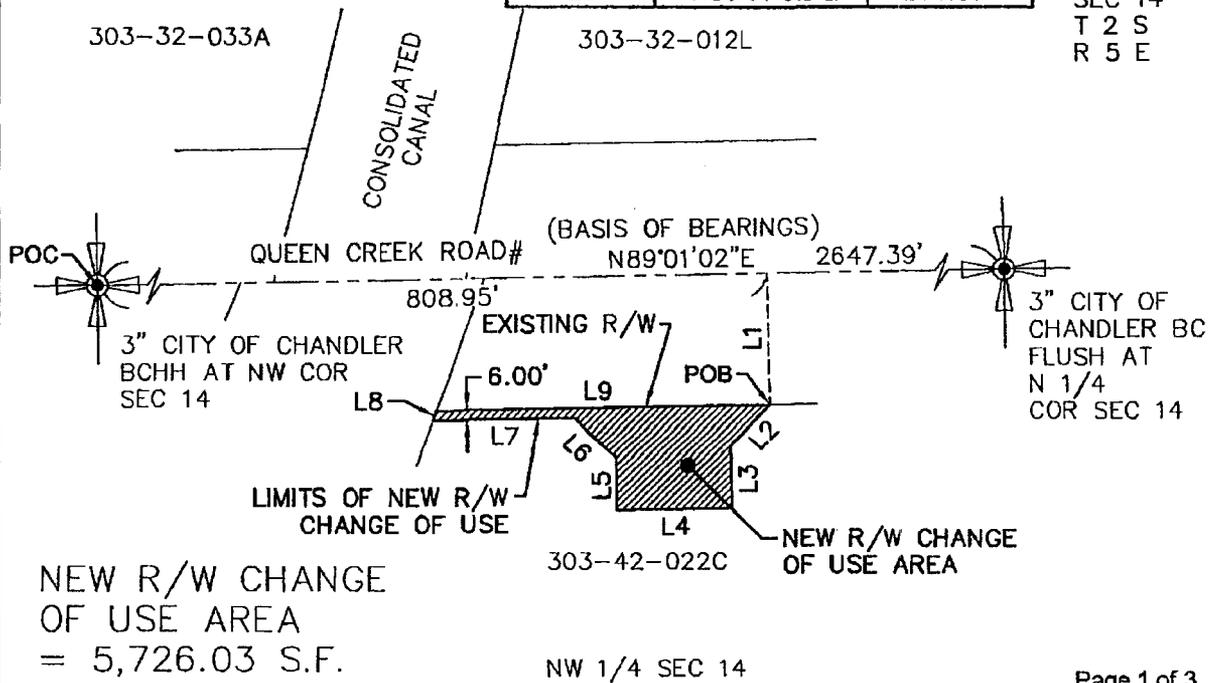
McQUEEN ROAD RIGHT-OF-WAY CHANGE-OF-USE ACROSS PARCEL 303-42-022C EXHIBIT A SKETCH

#INST No. #05-0435177, MCR
 #INST No. #05-0856834, MCR
 #INST No. #06-0106328, MCR
 #INST No. #01-0347875, MCR
 #=RIGHT-OF-WAY REFERENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°58'58"E	80.00'
L2	S44°01'02"W	35.36'
L3	S00°58'58"E	38.44'
L4	S89°01'02"W	70.00'
L5	N00°58'58"W	32.44'
L6	N45°58'58"W	35.36'
L7	S89°01'02"W	86.14'
L8	N19°42'00"E	6.41'
L9	N89°01'02"E	203.87'

↑
N

SCALE:
 1"=100'
 NW 1/4
 SEC 14
 T 2 S
 R 5 E



McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA

Date: 2/7/12

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.
 3838 N. Central Ave., Suite 1250
 Phoenix, AZ 85012
 Ph: 602-263-1177
 Fax: 602-277-6286



**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022C
EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land being a portion of that tract associated with Maricopa County Assessor Number 303-42-022C and located in the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 14 (3" City of Chandler brass cap in hand hole) from which point the north quarter corner thereof (3" City of Chandler brass cap flush) bears N 89°01'02" E a distance of 2647.39 feet;

Thence N 89°01'02" E, along the north line of said Northwest Quarter, a distance of 808.95 feet;

Thence S 00°58'58" E, across the right-of-way of Queen Creek Road, a distance of 80.00 feet to a point on the south line thereof said point being on the north line of aforementioned tract and the POINT OF BEGINNING;

Thence across said tract the following six (6) courses and distances:

Thence S 44°01'02" W a distance of 35.36 feet;

Thence S 00°58'58" E a distance of 38.44 feet;

Thence S 89°01'02" W, along a line 63.44 feet south of and parallel to said south right-of-way line, a distance of 70.00 feet;

Thence N 00°58'58" W a distance of 32.44 feet;

Thence N 45°58'58" W a distance of 35.36 feet;

Thence S 89°01'02" W, along a line 6.00 feet south of and parallel to said south right-of-way line, a distance of 86.14 feet to the the east right-of-way line of the Consolidated Canal;

Page 2 of 3

**McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA**
Date: 2/7/12

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014

**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022C
EXHIBIT A
LEGAL DESCRIPTION**

Thence N 19°42'00" E, along said east right-of-way line, a distance of 6.41 feet to the right-of-way intersection with said south right-of-way line of Queen Creek Road;

Thence N 89°01'02" E, along said south right-of-way line, a distance of 203.87 feet to the POINT OF BEGINNING.

The above described parcel contains: 0.1315 acre of land, (5,726.03 s.f.), more or less, including any easements of record.

The basis of bearing for the above description is N 89°01'02" E for the north line of the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the PLSS Subdivision Record of Survey-Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 589, Page 48, Maricopa County Records.

Page 3 of 3

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA

Date: 2/7/12

Preparing Firm: **RITICH-POWELL & ASSOCIATES, INC.**
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014

Parcel name: 303-42-022C COU

North: 823067.8	East : 729210.0
Line Course: S 44-01-02 W	Length: 35.36
North: 823042.4	East : 729185.5
Line Course: S 00-58-58 E	Length: 38.44
North: 823003.9	East : 729186.1
Line Course: S 89-01-02 W	Length: 70.00
North: 823002.7	East : 729116.1
Line Course: N 00-58-58 W	Length: 32.44
North: 823035.2	East : 729115.6
Line Course: N 45-58-58 W	Length: 35.36
North: 823059.7	East : 729090.2
Line Course: S 89-01-02 W	Length: 86.14
North: 823058.3	East : 729004.0
Line Course: N 19-42-00 E	Length: 6.41
North: 823064.3	East : 729006.2
Line Course: N 89-01-02 E	Length: 203.87
North: 823067.8	East : 729210.0

Perimeter: 508.02 Area: 5,726.0290 sq.ft. 0.1314 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0 Course: S 75-07-06 W
Error North: -0.00 East : -0.01
Precision 1: 508,020,000.00



Expires 6/30/2014

McQUEEN ROAD RIGHT-OF-WAY CHANGE-OF-USE ACROSS PARCEL 303-42-022D EXHIBIT A SKETCH

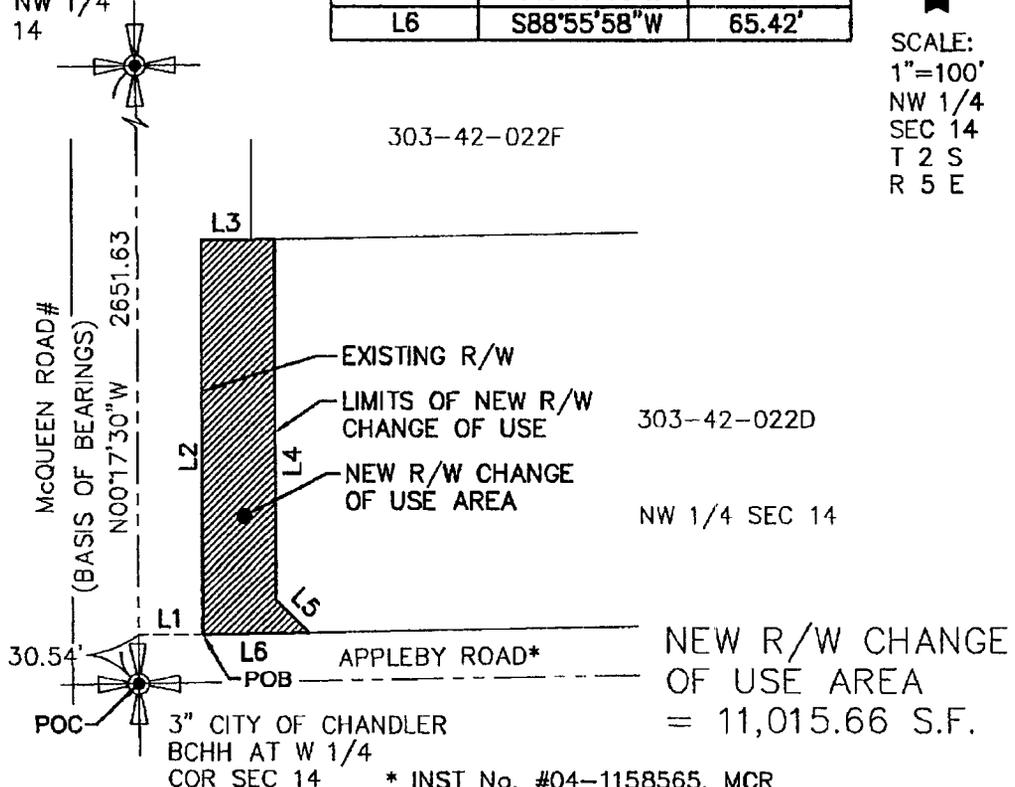
#BK.18, PG.96, MCR
#BK.2, PG.15, MCR
#BK.1, PG.41, MCR
#DKT.8259, PG.77, MCR
#=RIGHT-OF-WAY REFERENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°42'30"E	40.00'
L2	N00°17'30"W	240.45'
L3	N88°55'32"E	44.88'
L4	S00°19'24"E	220.04'
L5	S45°40'59"E	28.68'
L6	S88°55'58"W	65.42'



SCALE:
1"=100'
NW 1/4
SEC 14
T 2 S
R 5 E

3" CITY OF CHANDLER
BCHH AT NW 1/4
COR SEC 14



3" CITY OF CHANDLER
BCHH AT W 1/4
COR SEC 14 * INST No. #04-1158565, MCR
* =RIGHT-OF-WAY REFERENCE

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA

Date: 2/7/12

Preparing Firm: **RITTOCH-POWELL & ASSOCIATES, INC.**
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014

**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022D
EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land being a portion of that tract associated with Maricopa County Assessor Number 303-42-022D and located in the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 14 (3" City of Chandler brass cap in hand hole) from which point the northwest corner thereof (3" City of Chandler brass cap in hand hole) bears N 00°17'30" W a distance of 2651.63 feet;

Thence N 00°17'30" W, along the west line of said Northwest Quarter, a distance of 30.54 feet;

Thence S 89°42'30" E, across the right-of-way of McQueen Road, a distance of 40.00 feet to the right-of-way intersection of the east line thereof with the north line of Appleby Road, said point being the POINT OF BEGINNING;

Thence N 00°17'30" W, along said east right-of-way line and along a line 40.00 feet east of and parallel to said west line of the Northwest Quarter, a distance of 240.45 feet to the northwest corner of said tract;

Thence N 88°55'32" E, along the north line of said tract, a distance of 44.88 feet;

Thence S 00°19'24" E, across said tract, a distance of 220.04 feet;

Thence S 45°40'59" E, continuing across said tract, a distance of 28.68 feet to the north right-of-way line of said Appleby Road;

Thence S 88°55'58" W, along said north right-of-way line, a distance of 65.42 feet to the POINT OF BEGINNING.

Page 2 of 3

Date: 2/7/12	McQUEEN ROAD IMPROVEMENTS PROJECT No.: 28012 NEW RIGHT-OF-WAY CHANGE OF USE AREA
Preparing Firm: RITCOH-POWELL & ASSOCIATES, INC. 3838 N. Central Ave., Suite 1250 Phoenix, AZ 85012 Ph: 602-263-1177 Fax: 602-277-6286	



EXPIRES 6/30/2014

**McQUEEN ROAD RIGHT-OF-WAY
CHANGE-OF-USE
ACROSS PARCEL 303-42-022D
EXHIBIT A
LEGAL DESCRIPTION**

The above described parcel contains: 0.2529 acre of land, (11,015.66 s.f.), more or less, including any easements of record.

The basis of bearing for the above description is N 00°17'30" W for the west line of the Northwest Quarter of Section 14, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the PLSS Subdivision Record of Survey-Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 589, Page 48, Maricopa County Records.

Page 3 of 3

**McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW RIGHT-OF-WAY CHANGE OF USE AREA**

Date: 2/7/12

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.
3838 N. Central Ave., Suite 1250
Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286**



EXPIRES 6/30/2014

Parcel name: 303-42-022D COU

North: 820513.0635	East : 728453.1880
Line Course: N 00-17-30 W	Length: 240.45
North: 820753.5104	East : 728451.9640
Line Course: N 88-55-32 E	Length: 44.88
North: 820754.3519	East : 728496.8361
Line Course: S 00-19-24 E	Length: 220.04
North: 820534.3154	East : 728498.0778
Line Course: S 45-40-59 E	Length: 28.68
North: 820514.2788	East : 728518.5980
Line Course: S 88-55-58 W	Length: 65.42
North: 820513.0603	East : 728453.1893

Perimeter: 599.48 Area: 11,015.6648 sq.ft. 0.2528 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0034 Course: S 22-41-52 E
Error North: -0.00314 East : 0.00131
Precision 1: 176,314.71



Expires 6/30/2014

Council Meeting of March 22, 2012
RE12-121
Page Two

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 4357 authorizing the dedication in fee of portions of a future park site located at the southeast corner of McQueen Road and Queen Creek Road, Chandler, Arizona, for Public roadway purposes.

Attachments: Map
Ordinance No. 4357
Quit Claim Deed of Dedication