

#6

DEC 13 2012



MEMORANDUM Real Estate – Council Memo No. RE13-056

DATE: DECEMBER 13, 2012

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PAT MCDERMOTT, ASSISTANT CITY MANAGER *m*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
DANIEL W. COOK, P.E., TRANSPORTATION MANAGER *DW*
SHEINA HUGHES, CITY ENGINEER *SH*

FROM: ERICH KUNTZE, REAL ESTATE COORDINATOR *EK*

SUBJECT: ORDINANCE NO. 4410 AUTHORIZING THE DEDICATION OF A PUBLIC UTILITY EASEMENT TO THE CITY OF CHANDLER, IN TRUST FOR THE PUBLIC, ON A PORTION OF CITY OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF ALMA SCHOOL ROAD AND RAY ROAD AND AT THE INTERSECTION OF ALMA SCHOOL ROAD

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 4410 authorizing the dedication of a Public Utility Easement to the City of Chandler, in Trust for the public, on a portion of City owned property located at the northeast corner of Alma School Road and Ray Road and at the intersection of Alma School Road, in Chandler, Arizona.

BACKGROUND/DISCUSSION: In accordance with Resolution No. 4135 adopted by the Chandler City Council at its May 22, 2008 meeting, and Resolution No. 4248 adopted by the Chandler City Council at its March 12, 2009 meeting, the City acquired various properties for the Alma School and Ray Road Improvement Project ST-0704 (the "Project"). It was necessary to acquire three (3) parcels in full at the northeast corner of the intersection. A portion of these parcels must be dedicated to the public in trust to be used for a Public Utility Easement. This will be accomplished by way of a separate Public Utility Easement in a form approved by the City Attorney.

Council Meeting of December 13, 2012
RE13-056
Page Two

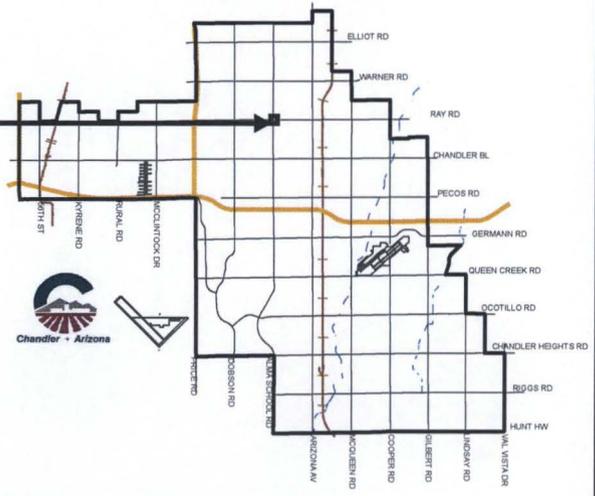
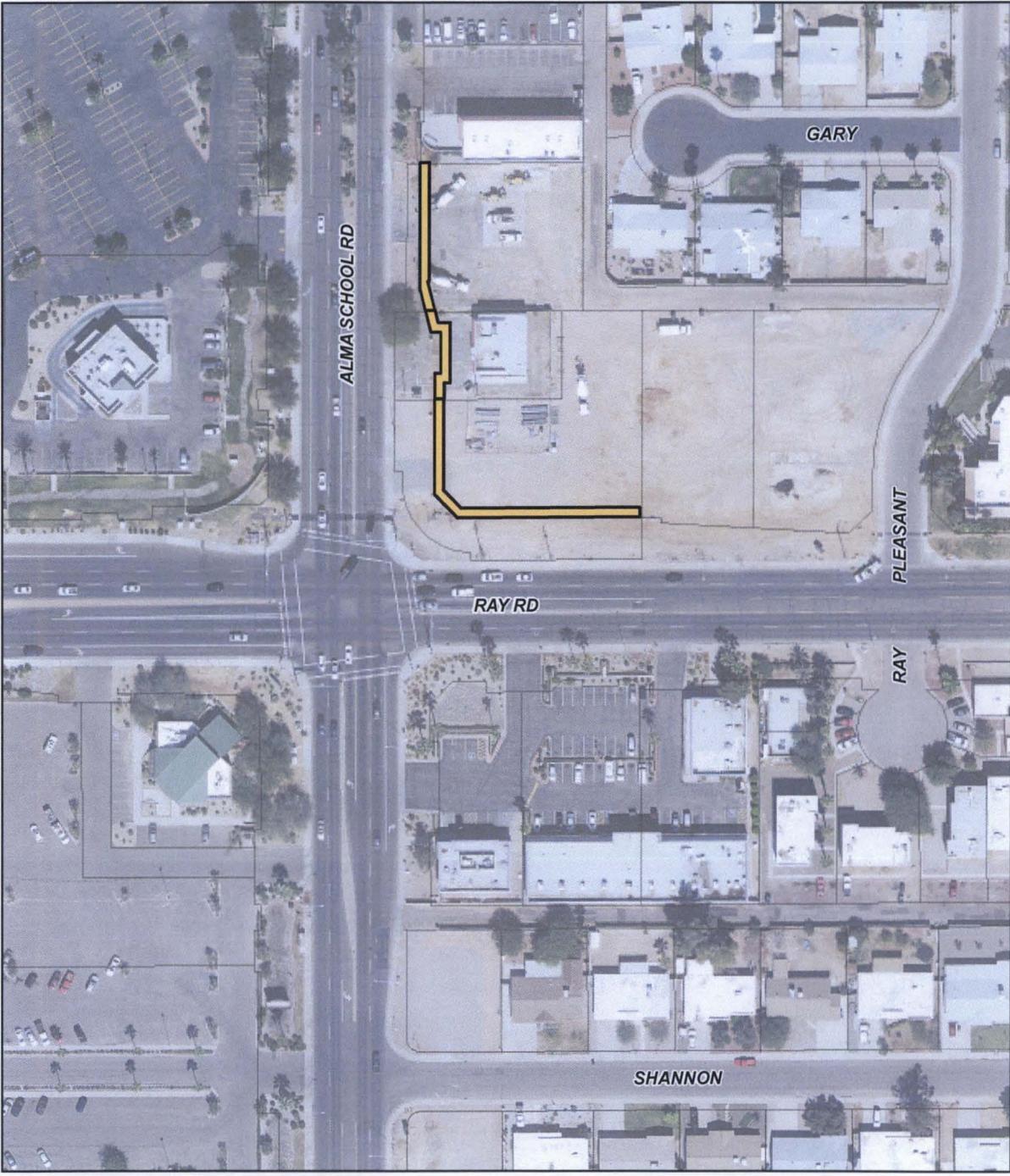
FINANCIAL IMPLICATIONS:

Cost: N/A
Savings: N/A
Long Term Costs: N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 4410 authorizing the dedication of a Public Utility Easement to the City of Chandler, in trust for the public, on a portion of City owned property located at the northeast corner of Alma School Road and Ray Road and at the intersection of Alma School Road, in Chandler, Arizona.

Attachments: Map
Ordinance No. 4410
Quit Claim Deed of Dedication

DEDICATION OF A PUBLIC UTILITY EASEMENT TO THE PUBLIC



MEMO NO. RE13-056

ORDINANCE NO. 4410

 PUBLIC UTILITY EASEMENT



ORDINANCE NO. 4410

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE DEDICATION OF A PUBLIC UTILITY EASEMENT TO THE CITY OF CHANDLER, IN TRUST FOR THE PUBLIC, ON A PORTION OF CITY OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF ALMA SCHOOL ROAD AND RAY ROAD IN CHANDLER, ARIZONA.

WHEREAS, the City of Chandler owns property located at the northeast corner of Alma School Road and Ray Road, as described in Exhibit "A" Public Utility Easement, attached hereto and made a part hereof by this reference; and

WHEREAS, a portion of these property is need to be dedicated to the public in trust for use as a Public Utility Easement; and

WHEREAS, it is necessary for Council to authorize the dedication of the Public Utility Easement to the public.

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 of a Public Utility Easement to the City of Chandler, in trust for the public, on a portions of City-owned property as described and depicted in the attached Exhibit "A" Public Utility Easement.

Section 2. That the approval of the dedication shall not become final until said Public Utility Easement has been recorded by the City Clerk.

Section 3. That the easement 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 dedication 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 _____,
20____.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4410 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 20____, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

When recorded, mail to:
City Clerk's Office
City of Chandler
Mail Stop 606
P.O. Box 4008
Chandler, AZ 85244-4008

APN: 302-43-001D, 001E, and 164A,
Section 21, Township 1 South, Range 5 East

This document is exempt from Affidavit and Fee requirements pursuant to A.R.S.
§11-1134.A.2.

PUBLIC UTILITIES EASEMENT

For and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

CITY OF CHANDLER, an Arizona municipal corporation

("Grantor") do/does hereby grant and convey unto the **CITY OF CHANDLER, an Arizona Municipal Corporation, in trust for the public** ("Grantee"), an Easement for Public Utilities with the right of ingress and egress for the purpose of installation, operation, maintenance and replacement over, under and across the real property situated in Maricopa County, Arizona and described in **Exhibits "A", "A-1" and "A-2"** (Legal Descriptions) attached hereto and made a part hereof (the "Property").

Dated this _____ day of _____, 2012

GRANTOR:
CITY OF CHANDLER, an Arizona
municipal corporation

APPROVED AS TO FORM

CITY ATTORNEY *GAB*

By: _____
Jay Tibshraeny, Mayor

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing PUBLIC UTILITY EASEMENT was personally acknowledged before me this ____ day of _____, 201 ____, by Jay Tibshraeny the Mayor of the City of Chandler, an Arizona municipal corporation, for the corporation, being authorized to do so.

Notary Public

My Commission Expires:

A.R.S. § 41-313(C) DISCLOSURES

Description of document this notarial certificate is being attached to:	
Type/Title	Public Utilities Easement
Date of Document	
Number of Pages	(which includes Exhibits "A", "A-1" and "A-2")
Add'l Signers (other than those named in the notarial certificate.)	None



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-001D EXHIBIT A SKETCH



SCALE:
1"=50'
SW 1/4
SEC 21
T 1 S
R 5 E

* ALMA SCHOOL ROAD

POC

BC IN HAND HOLE
AT SW COR.
SEC. 21, T1S, R5E

BC IN HAND
HOLE AT W. 1/4
COR. SEC. 21,
T1S, R5E

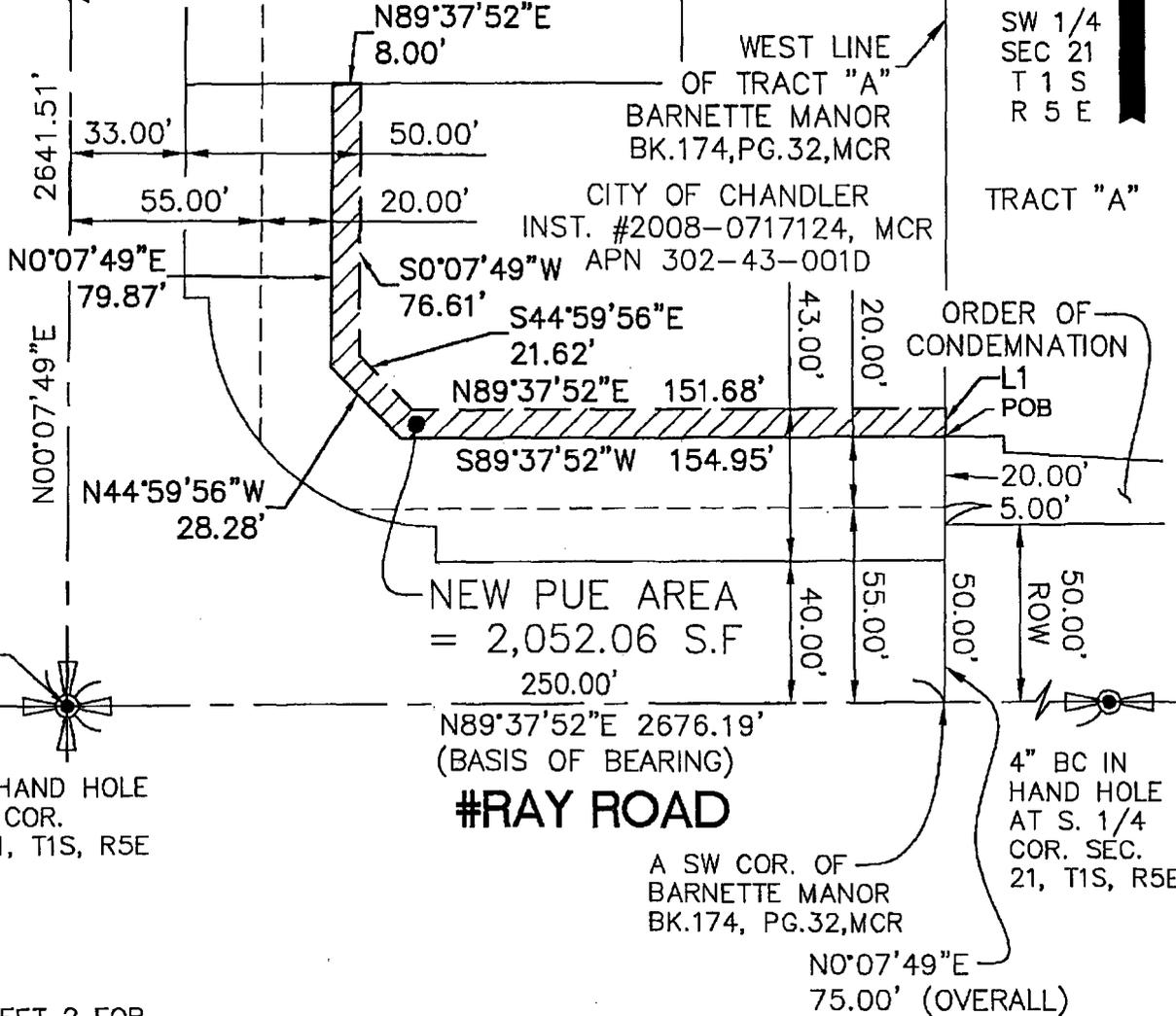
CITY OF CHANDLER
INST. #2009-
0644499, MCR
APN 302-43-001E

WEST LINE
OF TRACT "A"
BARNETTE MANOR
BK.174, PG.32, MCR

CITY OF CHANDLER
INST. #2008-0717124, MCR
APN 302-43-001D

TRACT "A"

ORDER OF
CONDEMNATION
L1
POB



NEW PUE AREA
= 2,052.06 S.F
250.00'

N89°37'52"E 2676.19'
(BASIS OF BEARING)

#RAY ROAD

A SW COR. OF
BARNETTE MANOR
BK.174, PG.32, MCR

4" BC IN
HAND HOLE
AT S. 1/4
COR. SEC.
21, T1S, R5E

N0°07'49"E
75.00' (OVERALL)

NOTE
SEE SHEET 2 FOR
RIGHT-OF-WAY REFERENCES

Page 1 of 4

**ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
NEW PUBLIC UTILITY EASEMENT (PUE)**

Date: 4/2/12

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



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-001D

EXHIBIT A

SKETCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°07'49"W	8.00'

= ALMA SCHOOL ROAD
RIGHT-OF-WAY REFERENCE

- *BOOK 2, PAGES 14 & 15, MCR
- *DOCKET 6223, PAGE 19, MCR
- *DOCKET 3947, PAGE 5, MCR

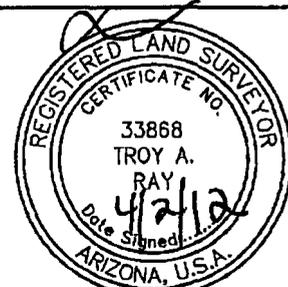
= RAY ROAD RIGHT-OF
-WAY REFERENCE

- #INSTRUMENT #2009-1121610, MCR
- #BOOK 174, PAGE 32, MCR
- #BOOK 2, PAGES 14 & 15, MCR
- #BOOK 14, PAGE 55, MCR
- #DOCKET 6223, PAGE 19, MCR
- #DOCKET 3947, PAGE 5, MCR
- #DOCKET 3947, PAGE 6, MCR
- #DOCKET 3965, PAGE 183, MCR

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PARCEL No. 302-43-001D

EXHIBIT A

LEGAL DESCRIPTION

A public utility easement being a portion of that tract as conveyed to the City of Chandler by deed of record in Instrument No. 2008-0717124, MCR and lying within the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 21 (brass cap in hand hole) from which point the south quarter corner thereof (4" brass cap in hand hole) bears N 89°37'52" E a distance of 2676.19 feet;

Thence N 89°37'52" E, along the south line of said Southwest Quarter, a distance of 250.00 feet to a southwesterly corner of the Barnette Manor plat recorded in Book 174, Page 32, MCR;

Thence N 00°07'49" E, across the right-of-way of Ray Road, a distance of 55.00 feet to the intersection of the east line of said City of Chandler tract with the north line of that deed of easement for highway purposes recorded in Docket 6223, Page 19, MCR, continuing along aforementioned course along said east line a distance of 20.00 feet (for a total distance of 75.00 feet), the POINT OF BEGINNING;

Thence across said City of Chandler tract the following (3) three courses and distances:

Course 1) Thence S 89°37'52" W, along a line being 75.00 feet north of and parallel with the south line of said Southwest Quarter, a distance of 154.95 feet;

Course 2) Thence N 44°59'56" W a distance of 28.28 feet;

Course 3) Thence N 00°07'49" E, along a line being 75.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 79.87 feet to a point on a north line of said City of Chandler tract;

Thence N 89°37'52" E, along said north line, a distance of 8.00 feet;

Thence across said City of Chandler tract the following (3) three courses and distances:

Course 1) Thence S 00°07'49" W, along a line being 83.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 76.61 feet

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
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Date: 4/2/12

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PARCEL No. 302-43-001D

EXHIBIT A

LEGAL DESCRIPTION

Course 2) Thence S 44°59'56" E a distance of 21.62 feet;

Course 3) Thence N 89°37'52" E, along a line being 83.00 feet north of and parallel with the south line of said Southwest Quarter, a distance of 151.68 feet to a point on the east line of said City of Chandler tract;

Thence S 00°07'49" W, along said east line, a distance of 8.00 feet to the POINT OF BEGINNING.

The basis of bearing for the above description is N 89°37'52" E for the south line of the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the Alma School Road and Ray Road Intersection Improvements Horizontal Control sheet having a City of Chandler Project Number ST0704-401 stamped and signed by David G. Goos, Registered Civil Engineer No. 23986 on February 3rd, 2011.

**ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
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Date: 4/2/12

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Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014

Parcel Map Check Report

Prepared by:

RITTOCH-POWELL & ASSOCIATES
3838 N. CENTRAL AVENUE, SUITE 1250
Date: 3/29/2012

Parcel Name: 302-43-001D PUE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 844,481.7246'

East: 717,759.5486'

Segment# 1: Line

Course: N89°37'52"E

Length: 8.00'

North: 844,481.7761'

East: 717,767.5484'

Segment# 2: Line

Course: S0°07'49"W

Length: 76.61'

North: 844,405.1663'

East: 717,767.3742'

Segment# 3: Line

Course: S44°59'56"E

Length: 21.62'

North: 844,389.8784'

East: 717,782.6616'

Segment# 4: Line

Course: N89°37'52"E

Length: 151.68'

North: 844,390.8550'

East: 717,934.3384'

Segment# 5: Line

Course: S0°07'49"W

Length: 8.00'

North: 844,382.8550'

East: 717,934.3202'

Segment# 6: Line

Course: S89°37'52"W

Length: 154.95'

North: 844,381.8574'

East: 717,779.3735'

Segment# 7: Line



Expires 6/30/2014

Course: N44°59'56"W
North: 844,401.8547'

Length: 28.28'
East: 717,759.3769'

Segment# 8: Line

Course: N0°07'49"E
North: 844,481.7245'

Length: 79.87'
East: 717,759.5585'

Perimeter: 529.01'
Error Closure: 0.0099
Error North : -0.00011

Area: 2,052.06Sq.Ft.
Course: S89°20'59"E
East: 0.00988

Precision 1: 53,435.35

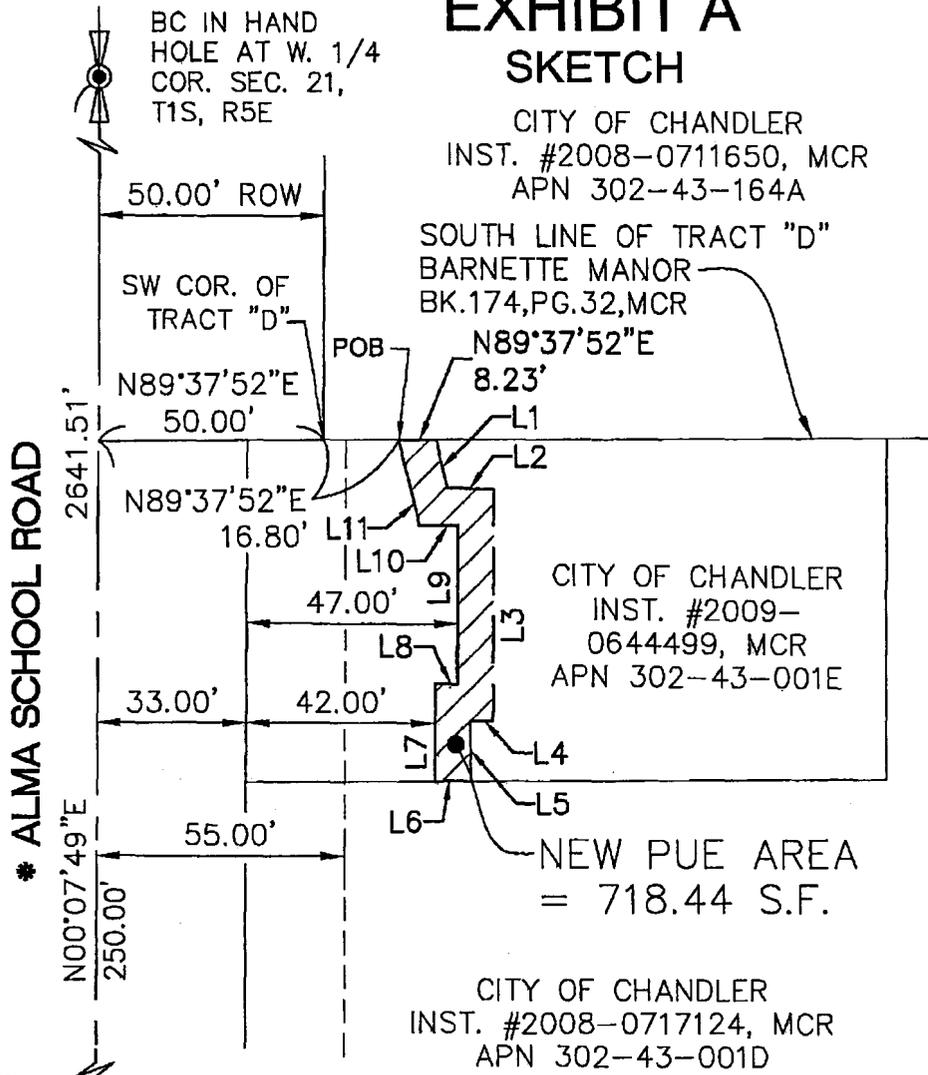


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Where Values Make The Difference

PARCEL No. 302-43-001E EXHIBIT A SKETCH

CITY OF CHANDLER
INST. #2008-0711650, MCR
APN 302-43-164A

SOUTH LINE OF TRACT "D"
BARNETTE MANOR
BK.174,PG.32,MCR



SCALE:
1"=40'
SW 1/4
SEC 21
T 1 S
R 5 E

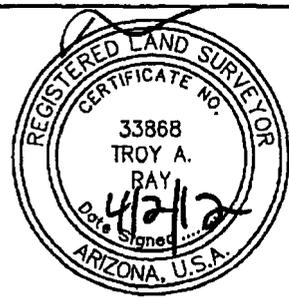
POC BC IN HAND HOLE AT SW COR. SEC. 21, T1S, R5E
N89°37'52"E 2676.19'
(BASIS OF BEARING)
4" BC IN HAND HOLE AT S. 1/4 COR. SEC. 21, T1S, R5E

- * = RIGHT-OF-WAY REFERENCE
- *BOOK 174, PAGE 32, MCR
- *BOOK 2, PAGE 14 & 15, MCR
- *DOCKET 6223, PAGE 19, MCR

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
NEW PUBLIC UTILITY EASEMENT (PUE)

Date: 4/2/12

Preparing Firm: **RITCOCH-POWELL & ASSOCIATES, INC.**
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Phoenix, AZ 85012
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Fax: 602-277-6286



EXPIRES 6/30/2014



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-001E

EXHIBIT A

SKETCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°54'21"E	11.02'
L2	S89°52'11"E	10.30'
L3	S0°07'49"W	50.75'
L4	N89°52'11"W	5.00'
L5	S0°07'49"W	13.50'
L6	S89°37'52"W	8.00'
L7	N0°07'49"E	21.57'
L8	S89°52'11"E	5.00'
L9	N0°07'49"E	34.75'
L10	N89°52'11"W	8.55'
L11	N13°54'21"W	19.19'

Page 2 of 4

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
NEW PUBLIC UTILITY EASEMENT (PUE)

Date: 4/2/12

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.
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Phoenix, AZ 85012
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Fax: 602-277-6286



EXPIRES 6/30/2014



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-001E

EXHIBIT A

LEGAL DESCRIPTION

A public utility easement being a portion of that tract as conveyed to the City of Chandler by deed of record in Instrument No. 2009-0644499, MCR and lying within the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 21 (brass cap in hand hole) from which point the south quarter corner thereof (4" brass cap in hand hole) bears N 89°37'52" E a distance of 2676.19 feet;

Thence N 00°07'49" E, along the west line of said Southwest Quarter, a distance of 250.00 feet;

Thence N 89°37'52" E, across the right-of-way of Alma School Road, a distance of 50.00 feet to the southwest corner of Tract D as shown on the Barnette Manor plat recorded in Book 174, Page 32, MCR and further continuing along aforementioned course along the south line of said Tract D a distance of 16.80 feet (for a total distance of 66.80 feet), the POINT OF BEGINNING;

Thence N 89°37'52" E, continuing along said south line, a distance of 8.23 feet;

Thence across said City of Chandler tract the following five (5) courses and distances:

Course 1) Thence S 13°54'21" E a distance of 11.02 feet;

Course 2) Thence S 89°52'11" E a distance of 10.30 feet;

Course 3) Thence S 00°07'49" W, along a line being 88.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 50.75 feet;

Course 4) Thence N 89°52'11" W a distance of 5.00 feet;

Course 5) Thence S 00°07'49" W, along a line being 83.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 13.50 feet to the south line of said City of Chandler tract;

Page 3 of 4

Date: 4/2/12

**ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
NEW PUBLIC UTILITY EASEMENT (PUE)**

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EXPIRES 6/30/2014



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Where Values Make The Difference

PARCEL No. 302-43-001E

EXHIBIT A

LEGAL DESCRIPTION

Thence S 89°37'52" W, along said south line, a distance of 8.00 feet;

Thence across said City of Chandler tract the remaining courses and distances:

Thence N 00°07'49" E, along a line being 75.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 21.57 feet;

Thence S 89°52'11" E a distance of 5.00 feet;

Thence N 00°07'49" E, along a line being 80.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 34.75 feet;

Thence N 89°52'11" W a distance of 8.55 feet;

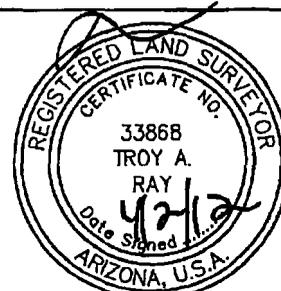
Thence N 13°54'21" W a distance of 19.19 feet to the POINT OF BEGINNING.

The basis of bearing for the above description is N 89°37'52" E for the south line of the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the Alma School Road and Ray Road Intersection Improvements Horizontal Control sheet having a City of Chandler Project Number ST0704-401 stamped and signed by David G. Goos, Registered Civil Engineer No. 23986 on February 3rd, 2011.

**ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
NEW PUBLIC UTILITY EASEMENT (PUE)**

Date: 4/2/12

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Phoenix, AZ 85012
Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014

Parcel Map Check Report

Prepared by:

RITTOCH-POWELL & ASSOCIATES
3838 N. CENTRAL AVENUE, SUITE 1250
Date: 3/28/2012

Parcel Name: 302-43-001E PUE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 844,538.0442'

East: 717,756.1287'

Segment# 1: Line

Course: N13°54,21"W

Length: 19.19'

North: 844,556.6718'

East: 717,751.5168'

Segment# 2: Line

Course: N89°37,52"E

Length: 8.23'

North: 844,556.7248'

East: 717,759.7467'

Segment# 3: Line

Course: S13°54,21"E

Length: 11.02'

North: 844,546.0278'

East: 717,762.3951'

Segment# 4: Line

Course: S89°52,11"E

Length: 10.30'

North: 844,546.0043'

East: 717,772.6950'

Segment# 5: Line

Course: S0°07,49"W

Length: 50.75'

North: 844,495.2545'

East: 717,772.5796'

Segment# 6: Line

Course: N89°52,11"W

Length: 5.00'

North: 844,495.2658'

East: 717,767.5797'

Segment# 7: Line



Expires 6/30/2014

Course: S0°07,49"W Length: 13.50'
North: 844,481.7659' East: 717,767.5490'

Segment# 8: Line
Course: S89°37,52"W Length: 8.00'
North: 844,481.7144' East: 717,759.5491'

Segment# 9: Line
Course: N0°07,49"E Length: 21.57'
North: 844,503.2843' East: 717,759.5982'

Segment# 10: Line
Course: S89°52,11"E Length: 5.00'
North: 844,503.2729' East: 717,764.5982'

Segment# 11: Line
Course: N0°07,49"E Length: 34.75'
North: 844,538.0228' East: 717,764.6772'

Segment# 12: Line
Course: N89°52,11"W Length: 8.55'
North: 844,538.0423' East: 717,756.1272'

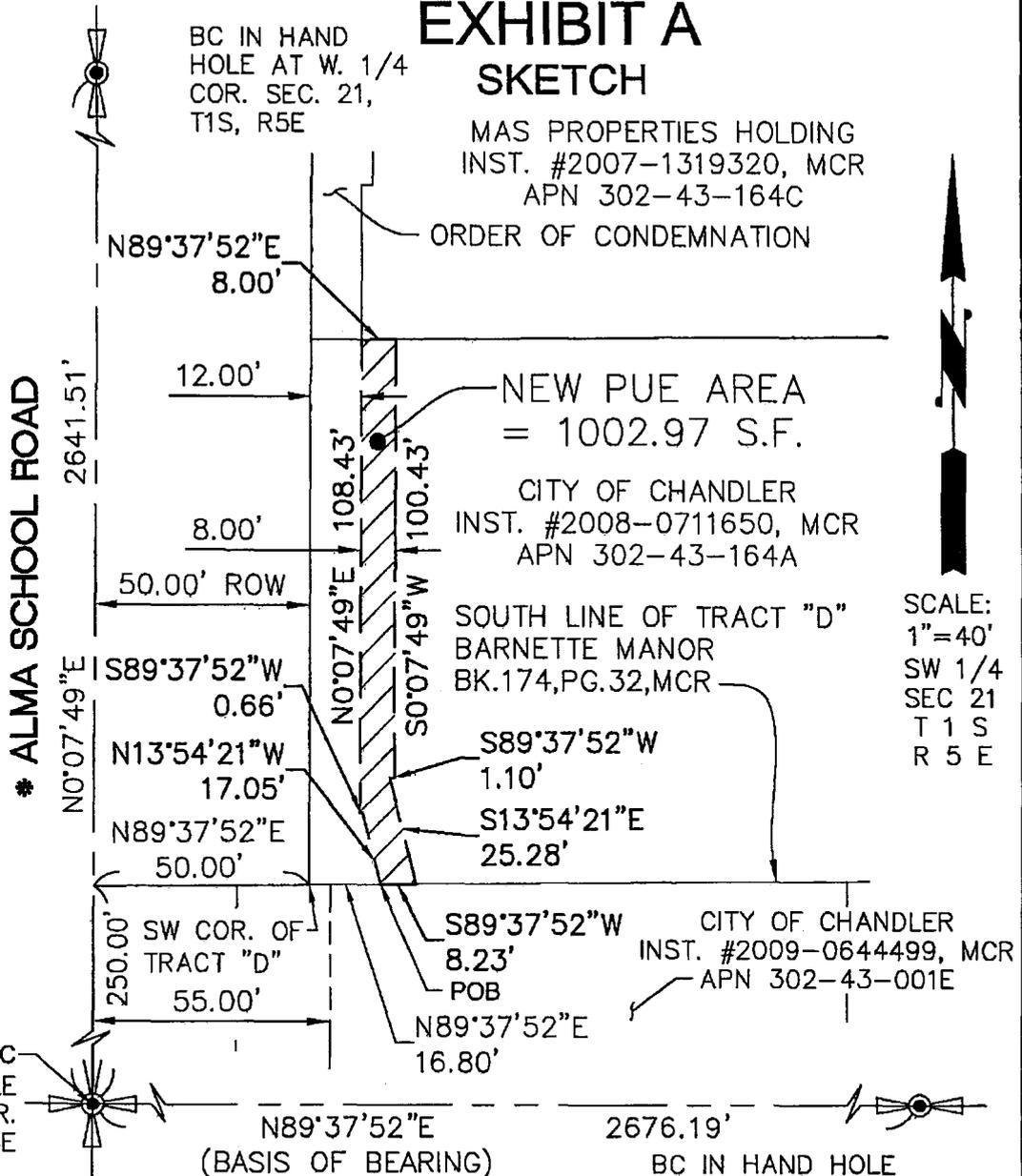
Perimeter: 195.84' Area: 718.44Sq.Ft.
Error Closure: 0.0024 Course: S38°08,29"W
Error North : -0.00192 East: -0.00151

Precision 1: 81,608.33



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-164A EXHIBIT A SKETCH



SCALE:
1"=40'
SW 1/4
SEC 21
T 1 S
R 5 E

- * = RIGHT-OF-WAY REFERENCE
- *BOOK 174, PAGE 32, MCR
- *INST. #2010-0284138, MCR
- *DOCKET 6223, PAGE 19, MCR

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PARCEL No. 302-43-164A

EXHIBIT A

LEGAL DESCRIPTION

A public utility easement being a portion of Tract D as shown on the Barnette Manor plat recorded in Book 174, Page 32, Maricopa County Records (MCR) and as conveyed to the City of Chandler by deed of record in Instrument No. 2008-0711650, MCR all lying within the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila and Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 21 (brass cap in hand hole) from which point the south quarter corner thereof (4" brass cap in hand hole) bears N 89°37'52" E a distance of 2676.19 feet;

Thence N 00°07'49" E, along the west line of said Southwest Quarter, a distance of 250.00 feet;

Thence N 89°37'52" E, across the right-of-way of Alma School Road, a distance of 50.00 feet to the southwest corner of said Tract D on the east right-of-way line thereof as shown on said plat and further continuing along aforementioned course along the south line of said Tract D a distance of 16.80 feet (for a total distance of 66.80 feet), the POINT OF BEGINNING;

Thence across said Tract D the following seven (7) courses and distances:

Course 1) Thence N 13°54'21" W a distance of 17.05 feet;

Course 2) Thence S 89°37'52" W a distance of 0.66 feet;

Course 3) Thence N 00°07'49" E, along a line being 62.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 108.43 feet to the southeast corner of that final order of condemnation shown as new City of Chandler right-of-way recorded in Instrument #2010-0284138, MCR said point being coincident with the north line of said City of Chandler tract;

Course 4) Thence N 89°37'52" E, along said north line, a distance of 8.00 feet;

Course 5) Thence S 00°07'49" W, along a line being 70.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 100.43 feet;

Page 2 of 3

**ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
NEW PUBLIC UTILITY EASEMENT (PUE)**

Date: 4/2/12

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



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-164A EXHIBIT A LEGAL DESCRIPTION

Course 6) Thence S 89°37'52" W a distance of 1.10 feet;

Course 7) Thence S 13°54'21" E a distance of 25.28 feet to a point on the south line of said Tract D;

Thence S 89°37'52" W, along said south line, a distance of 8.23 feet to the POINT OF BEGINNING.

The basis of bearing for the above description is N 89°37'52" E for the south line of the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the Alma School Road and Ray Road Intersection Improvements Horizontal Control sheet having a City of Chandler Project Number ST0704-401 stamped and signed by David G. Goos, Registered Civil Engineer No. 23986 on February 3rd, 2011.

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EXPIRES 6/30/2014

Parcel Map Check Report

Prepared by:

RITTOCH-POWELL & ASSOCIATES

3838 N. CENTRAL AVENUE, SUITE 1250

Date: 3/28/2012

Parcel Name: 302-43-164A PUE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 844,556.7247'

East: 717,759.7453'

Segment# 1: Line

Course: S89°37'52"W

Length: 8.23'

North: 844,556.6717'

East: 717,751.5154'

Segment# 2: Line

Course: N13°54'21"W

Length: 17.05'

North: 844,573.2220'

East: 717,747.4179'

Segment# 3: Line

Course: S89°37'52"W

Length: 0.66'

North: 844,573.2178'

East: 717,746.7579'

Segment# 4: Line

Course: N0°07'49"E

Length: 108.43'

North: 844,681.6475'

East: 717,747.0044'

Segment# 5: Line

Course: N89°37'52"E

Length: 8.00'

North: 844,681.6990'

East: 717,755.0043'

Segment# 6: Line

Course: S0°07'49"W

Length: 100.43'

North: 844,581.2693'

East: 717,754.7759'

Segment# 7: Line



Expires 6/30/2014

Course: S89°37'52"W
North: 844,581.2622'

Length: 1.10'
East: 717,753.6759'

Segment# 8: Line

Course: S13°54'21"E
North: 844,556.7231'

Length: 25.28'
East: 717,759.7514'

Perimeter: 269.18'
Error Closure: 0.0063
Error North : -0.00163

Area: 1,002.97Sq.Ft.
Course: S75°06'21"E
East: 0.00612

Precision 1: 42,726.98