

A3

JAN 10 2013

ORDINANCE NO. 4398

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING THE DEDICATION IN FEE 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 AND SHANNON STREET, TO THE CITY OF CHANDLER IN TRUST FOR THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.

WHEREAS, the City of Chandler owns property located at the northeast corner of Alma School Road and Ray Road, and at the intersection of Alma School Road and Shannon Street as described in Exhibit "A", Quit Claim Deed of Dedication, attached hereto and made a part hereof by this reference; and

WHEREAS, a portion of these properties need to be dedicated in trust to the public in trust for road right-of-way; and

WHEREAS, it is necessary for Council to authorize the dedication in fee of the road right-of-way 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 in fee a portions of City-owned property for road right-of-way as described and depicted in the attached Exhibit "A", Quit Claim Deed of Dedication.

Section 2. That the approval of the dedication shall not become final until a deed granting the road 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 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. 4398 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, 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 EXHIBITS "A", "A-1", "A-2", "A-3" AND "A-4" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

DATED this ____ day of _____, 201__.

APPROVED AS TO FORM

CITY OF CHANDLER, an Arizona municipal corporation

CITY ATTORNEY GAB

By: _____
Jay Tibshraeny, Mayor

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing Quitclaim Deed of Dedication was 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 so to do.

Notary Public

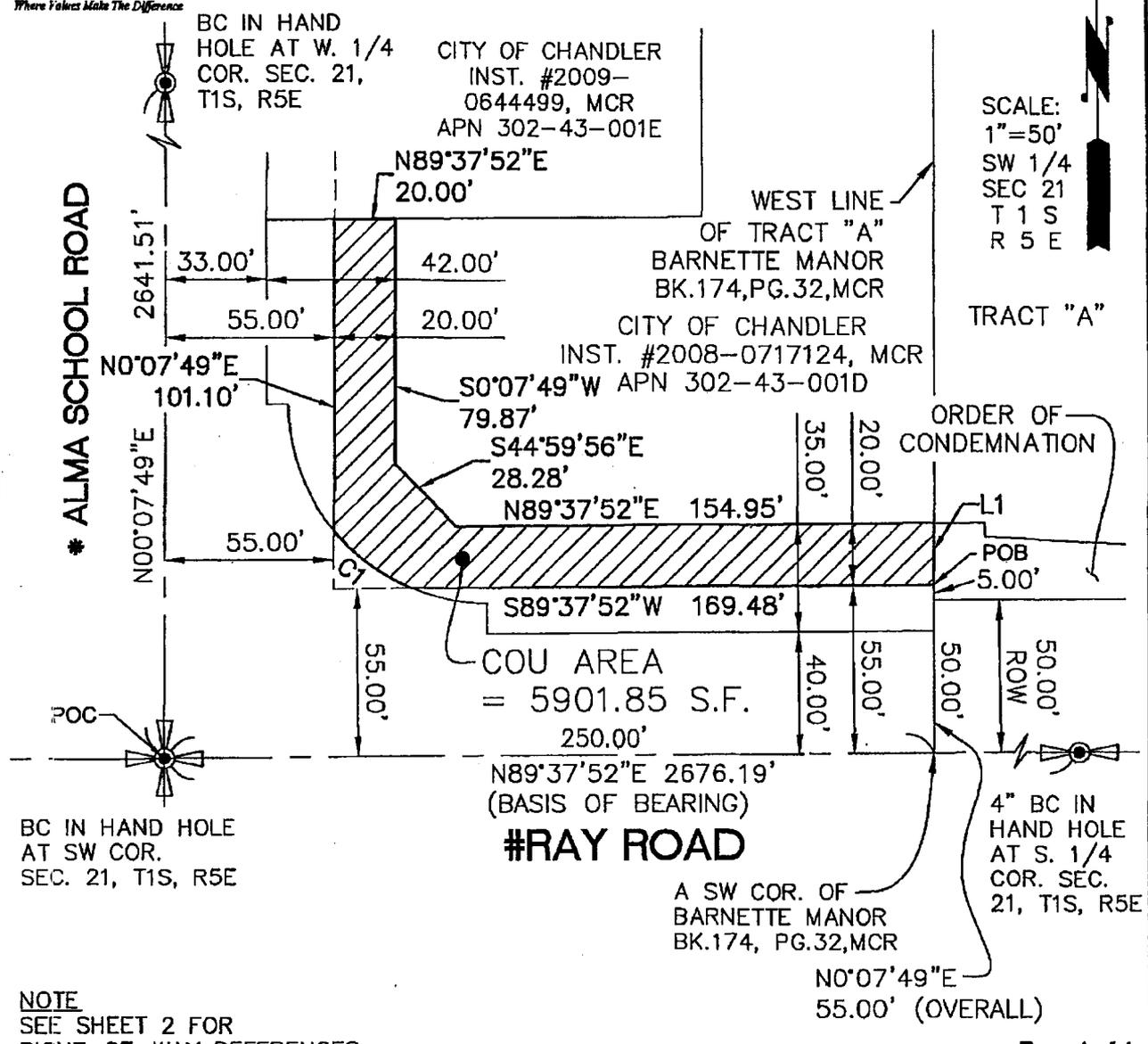
My Commission Expires:



Chandler, Arizona
Where Values Make The Difference

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

ALMA SCHOOL ROAD



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



NOTE
SEE SHEET 2 FOR
RIGHT-OF-WAY REFERENCES

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

Date: 4/2/12

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



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-001D

EXHIBIT A

SKETCH

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHRD BRG
C1	28°09'19"	65.00' DKT.3947,PG.5,MCR	31.94'	N53°39'56"W
		64.47' INST. #2008-0717124,MCR		
		64.44' BK.924,PG.50,MCR		

LINE TABLE

LINE	BEARING	LENGTH
L1	S0°07'49"W	20.00'

= 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

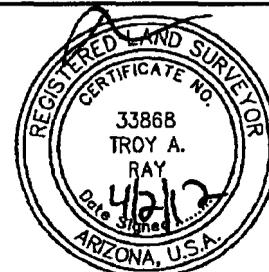
#INSTRUMENT #2009-1121610,MCR
#BOOK 174, PAGE 32, MCR
#BOOK 2, PAGES 14 & 15, MCR
#BOOK 14, PAGE 55, MCR
#DOCKET 6223, PAGE 19, MCR
#DOCKET 3947, PAGE 5, MCR
#DOCKET 3947, PAGE 6, MCR
#DOCKET 3965, PAGE 183, MCR

Page 2 of 4

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

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. 302-43-001D

EXHIBIT A LEGAL DESCRIPTION

A parcel of land 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, the POINT OF BEGINNING;

Thence S 89°37'52" W, across said City of Chandler tract along said north line being 55.00 feet north of and parallel with the south line of said Southwest Quarter, a distance of 169.48 feet to a point on the northeasterly line of that deed of easement for highway purposes recorded in Docket 3947, Page 5, MCR and the beginning of a non-tangent curve to the right from which point the radius point bears N 22°15'24" E;

Thence 31.94 feet along the arc of said curve to the right and along said northeasterly line, having a radius of 65.00 feet, through a central angle of 28°09'19" and a chord bearing N 53°39'56" W to a point on the east line of said deed of easement recorded in Docket 6223, Page 19, MCR;

Thence N 00°07'49" E, across said City of Chandler tract and along said east line being 55.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 101.10 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 20.00 feet;

Thence across said City of Chandler tract the following (3) three courses and distances: Page 3 of 4

Date: 4/2/12

**ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)**

Preparing Firm: **RITCOCH-POWELL & ASSOCIATES, INC.**
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Ph: 602-263-1177
Fax: 602-277-6286



EXPIRES 6/30/2014



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Where Values Make The Difference

PARCEL No. 302-43-001D

EXHIBIT A

LEGAL DESCRIPTION

Course 1) Thence S 00°07'49" W, 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;

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

Course 3) Thence N 89°37'52" E, 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 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 20.00 feet to the POINT OF BEGINNING.

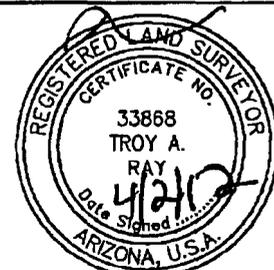
The basis of bearing for the above description is N 89°37'52" E for the south line of the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the Alma School Road and Ray Road Intersection Improvements 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.

Page 4 of 4

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

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

Parcel Map Check Report

Prepared by:

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

Parcel Name: 302-43-001D COU

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 844,481.5959' East: 717,739.5482'

Segment# 1: Line

Course: N89°37'52"E Length: 20.00'
North: 844,481.7246' East: 717,759.5478'

Segment# 2: Line

Course: S0°07'49"W Length: 79.87'
North: 844,401.8549' East: 717,759.3662'

Segment# 3: Line

Course: S44°59'56"E Length: 28.28'
North: 844,381.8575' East: 717,779.3628'

Segment# 4: Line

Course: N89°37'52"E Length: 154.95'
North: 844,382.8551' East: 717,934.3096'

Segment# 5: Line

Course: S0°07'49"W Length: 20.00'
North: 844,362.8551' East: 717,934.2641'

Segment# 6: Line

Course: S89°37'52"W Length: 169.48'
North: 844,361.7640' East: 717,764.7876'

Segment# 7: Curve



Expires 6/30/2014

Length: 31.94'
Delta: 28°09'18.0"
Chord: 31.62'
Course In: N22°15'24"E
RP North: 844,421.9213'
End North: 844,380.4991'

Radius: 65.00'
Tangent: 16.30'
Course: N53°39'56"W
Course Out: S50°24'43"W
East: 717,789.4068'
East: 717,739.3148'

Segment# 8: Line
Course: N0°07'49"E
North: 844,481.5989'

Length: 101.10'
East: 717,739.5447'

Perimeter: 605.63'
Error Closure: 0.0047
Error North : 0.00300

Area: 5,901.85Sq.Ft.
Course: N49°54'57"W
East: -0.00356

Precision 1: 128,855.32

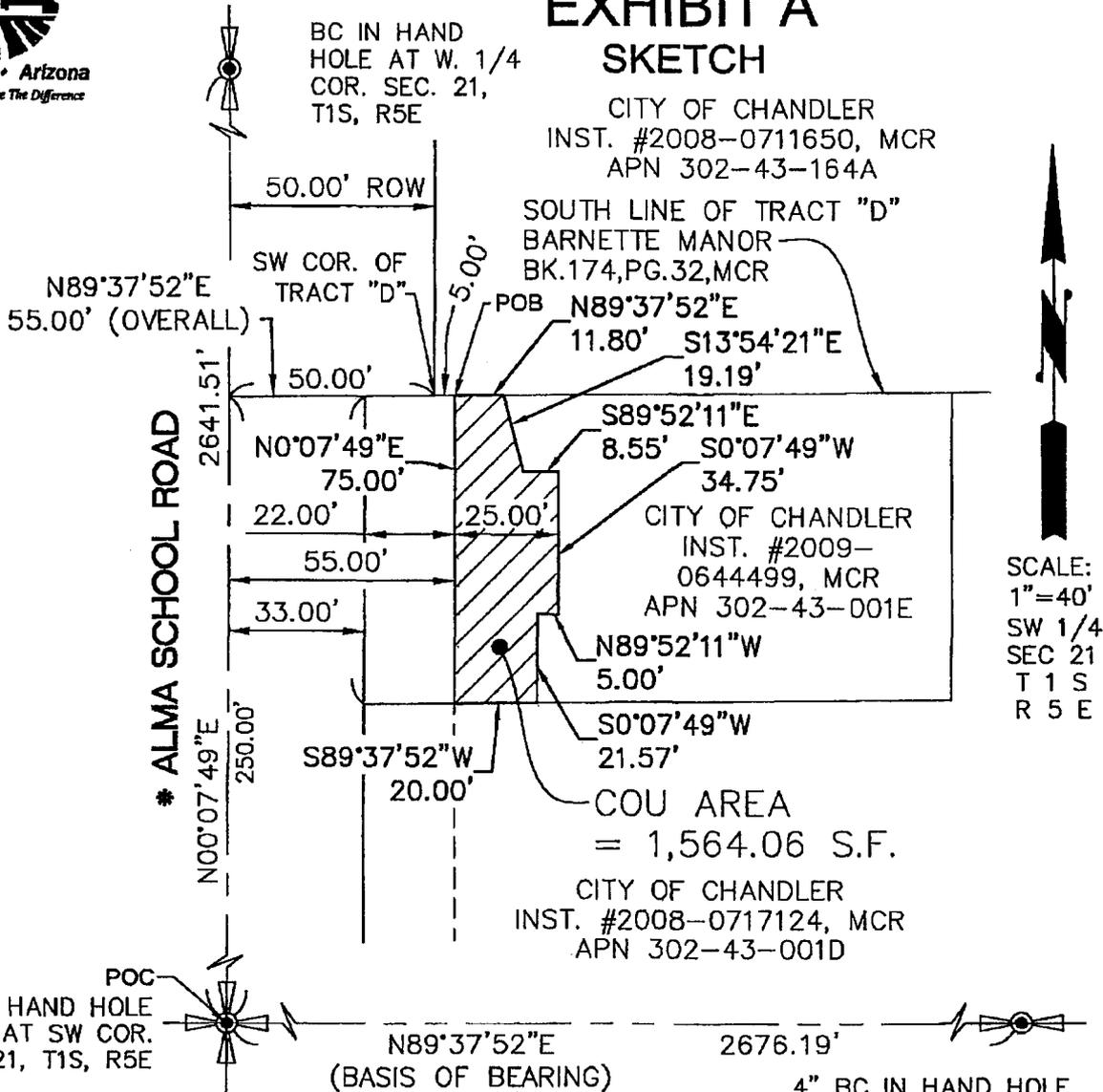


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PARCEL No. 302-43-001E EXHIBIT A SKETCH

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

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

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

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

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

RAY ROAD

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

Date: 4/2/12

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



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-001E
EXHIBIT A
LEGAL DESCRIPTION

A parcel of land 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 5.00 feet (for a total distance of 55.00 feet), the POINT OF BEGINNING;

Thence N 89°37'52" E, continuing along said south line, a distance of 11.80 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 19.19 feet;

Course 2) Thence S 89°52'11" E a distance of 8.55 feet;

Course 3) Thence S 00°07'49" W, 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;

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 75.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 21.57 feet to the south line of said City of Chandler tract;

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

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. 302-43-001E

EXHIBIT A

LEGAL DESCRIPTION

Thence S 89°37'52" W, along said south line, a distance of 20.00 feet to a point on the east line of that deed of easement for highway purposes recorded in Docket 6223, Page 19, MCR;

Thence N 00°07'49" E, across said City of Chandler tract and along said east line being 55.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 75.00 feet to the POINT OF BEGINNING.

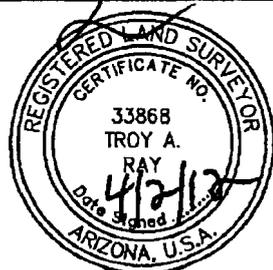
The basis of bearing for the above description is N 89°37'52" E for the south line of the Southwest Quarter of Section 21, Township 1 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the Alma School Road and Ray Road Intersection Improvements 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.

Page 3 of 3

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

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

Parcel Map Check Report

Prepared by:

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

Parcel Name: 302-43-001E COU

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 844,481.7246'

East: 717,759.5486'

Segment# 1: Line

Course: S89°37,52"W

Length: 20.00'

North: 844,481.5959'

East: 717,739.5490'

Segment# 2: Line

Course: N0°07,49"E

Length: 75.00'

North: 844,556.5957'

East: 717,739.7195'

Segment# 3: Line

Course: N89°37,52"E

Length: 11.80'

North: 844,556.6717'

East: 717,751.5193'

Segment# 4: Line

Course: S13°54,21"E

Length: 19.19'

North: 844,538.0441'

East: 717,756.1312'

Segment# 5: Line

Course: S89°52,11"E

Length: 8.55'

North: 844,538.0246'

East: 717,764.6811'

Segment# 6: Line

Course: S0°07,49"W

Length: 34.75'

North: 844,503.2747'

East: 717,764.6021'

Segment# 7: Line



Expires 6/30/2014

Course: N89°52,11"W
North: 844,503.2861'

Length: 5.00'
East: 717,759.6021'

Segment# 8: Line

Course: S0°07,49"W
North: 844,481.7161'

Length: 21.57'
East: 717,759.5531'

Perimeter: 195.85'
Error Closure: 0.0096
Error North : -0.00849

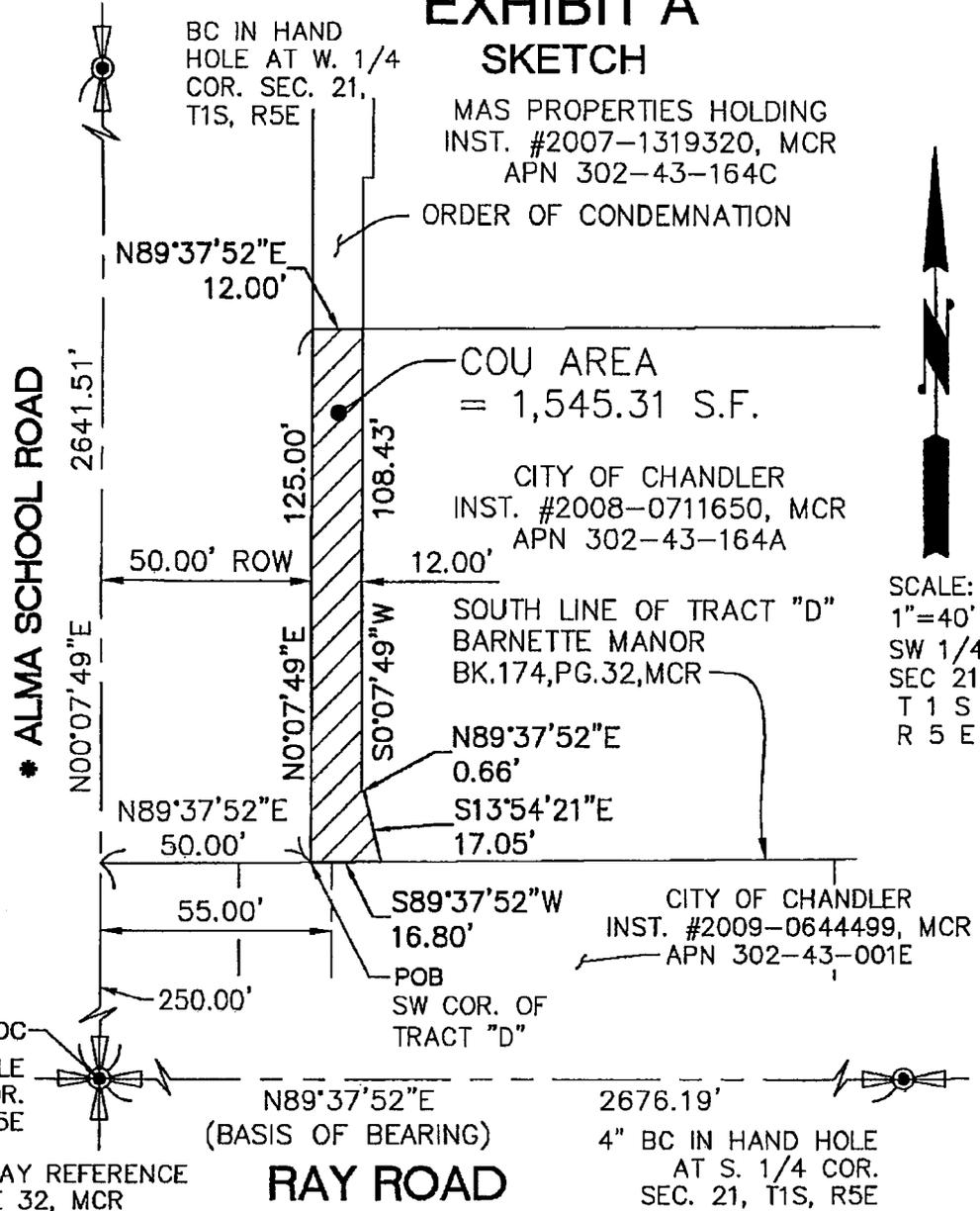
Area: 1,564.06Sq.Ft.
Course: S27°57,14"E
East: 0.00451

Precision 1: 20,402.08



Chandler • Arizona
Where Values Make The Difference

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



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

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

Date: 4/2/12

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



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-164A

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land 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, the POINT OF BEGINNING;

Thence N 00°07'49" E, along said east right-of-way line being 50.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 125.00 feet to the southwest corner of that final order of condemnation shown as new City of Chandler right-of-way recorded in Instrument #2010-0284138, MCR;

Thence across said Tract D the following four (4) courses and distances:

Course 1) Thence N 89°37'52" E, along the north line of said City of Chandler tract and along the south line of said order of condemnation, a distance of 12.00 feet;

Course 2) Thence S 00°07'49" W, along a line being 62.00 feet east of and parallel with said west line of said Southwest Quarter, a distance of 108.43 feet;

Course 3) Thence N 89°37'52" E a distance of 0.66 feet;

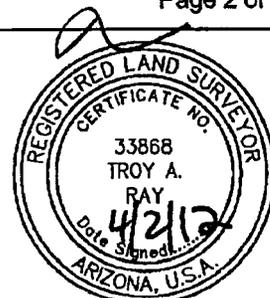
Course 4) Thence S 13°54'21" E a distance of 17.05 feet to a point on the south line of said Tract D;

Page 2 of 3

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

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EXPIRES 6/30/2014



Chandler • Arizona
Where Values Make The Difference

PARCEL No. 302-43-164A

EXHIBIT A

LEGAL DESCRIPTION

Thence S 89°37'52" W, along said south line, a distance of 16.80 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.

Page 3 of 3

ALMA SCHOOL & RAY ROAD IMPROVEMENTS
PROJECT No.: 211009.01
CHANGE OF USE (COU)

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

Parcel Map Check Report

Prepared by:

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

Parcel Name: 302-43-164A COU

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 844,681.5680' East: 717,735.0034'

Segment# 1: Line

Course: N89°37'52"E Length: 12.00'
North: 844,681.6453' East: 717,747.0031'

Segment# 2: Line

Course: S0°07'49"W Length: 108.43'
North: 844,573.2156' East: 717,746.7566'

Segment# 3: Line

Course: N89°37'52"E Length: 0.66'
North: 844,573.2198' East: 717,747.4166'

Segment# 4: Line

Course: S13°54'21"E Length: 17.05'
North: 844,556.6695' East: 717,751.5141'

Segment# 5: Line

Course: S89°37'52"W Length: 16.80'
North: 844,556.5613' East: 717,734.7145'

Segment# 6: Line

Course: N0°07'49"E Length: 125.00'
North: 844,681.5610' East: 717,734.9987'

Perimeter: 279.94' Area: 1,545.31Sq.Ft.



Expires 6/30/2014

Error Closure: 0.0084
Error North : -0.00700

Course: S33°41'33"W
East: -0.00466

Precision 1: 33,326.19

EXHIBIT "A"
Legal Description
(A PORTION OF ASSESSOR PARCEL 302-49-119)

That parcel of land described in Maricopa County Recorders Office Instrument No. 2008-0799206 and transcribed as follows:

Transcribed description

LOT 1, OF ALMA RAY SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 130 OF MAPS, PAGE 28.

EXCEPT that portion of the above said transcribed description Lot 1 described as follows:

A portion of the parcel described in Maricopa County Recorders Office Deed 2008-0799206, said portion and parcel being located in the northwest quarter (NW1/4) of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Meridian, City of Chandler, County of Maricopa, Arizona, said portion being more particularly described as follows:

Commencing at a City of Chandler 3 inch brass cap in hand hole, described per Maricopa County Recorders Office (MCR) recorded Record of Survey in book 669, page 47 of maps, said brass cap marking the common corner for Sections 20,21,29, and said Section 28, being the northwest corner of said Section 28, from which, for a bearing reference, marking the north quarter corner of said Section 28, a Maricopa County Engineering 4 inch brass cap in hand hole per said Book 669, page 47 Record of Survey bears North 89° 37' 59" East 2676.19 feet, a distance per (MCR) Results of Survey in book 1007, page 48 of maps (distance using a grid to ground combined scale factor of 1.000152483), and from which, for a second bearing reference, marking the west quarter corner of said Section 28, a City of Chandler 3 inch brass cap in hand hole per said Book 669, page 47 Record of Survey bears South 00° 13' 19" East 2644.07 feet, a distance per said (MCR) Results of Survey in book 1007, page 48 of maps (distance using a grid to ground combined scale factor of 1.000152483);

Thence along the west line of said Section 28, South 00° 13' 19" East approximately 270.51 feet;

Thence leaving said west line, North 89° 46' 41" East 50.00 feet to the east line of the west 50.00 feet of said Section 28, being the northwest corner of said parcel described in Deed 1997-0399885, also being the northwest corner of Lot 1 of the Alma Ray Unit One subdivision recorded in (MCR) book 130, page 28 of maps, AND the POINT OF BEGINNING;

Thence leaving last said east line, along the north line of said parcel, also being the north line of said Lot 1, North 89° 36' 52" East 20.50 feet to the east line of the west 70.50 feet of said Section 28;

Thence along last said east line, South 00° 13' 19" East 26.87 feet;

Thence leaving last said east line, South 09° 58' 32" West 31.07 feet to the east line of the west 65.00 feet of said Section 28;

Thence along last said east line, South 00° 13' 19" East 26.07 feet;

Thence leaving last said east line, South 45° 18' 13" East approximately 28.24 feet to the south line of said Lot 1;

Thence along last said south line, South 89° 36' 52" West 22.97 feet to a tangent curve, concave northeasterly, having a radius of 12.00 feet;

Thence continuing along said Lot 1 south line and said south parcel line, northwesterly along said tangent curve an arc length of 18.88 feet, subtended by an angle of 90° 09' 49" to a tangent line, being the said east line of the west 50.00 feet of Section 28, also being the west line of said parcel and west line of said Lot 1;

Thence along last said east line of the west 50.00 feet of Section 28, North 00° 13' 19" West 91.47 feet to the POINT OF BEGINNING;

Said exception portion contains 1,960 square feet or 0.045 acres more or less.

Exhibit "B" attached and made a part thereof.

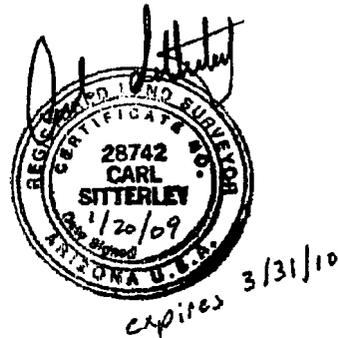
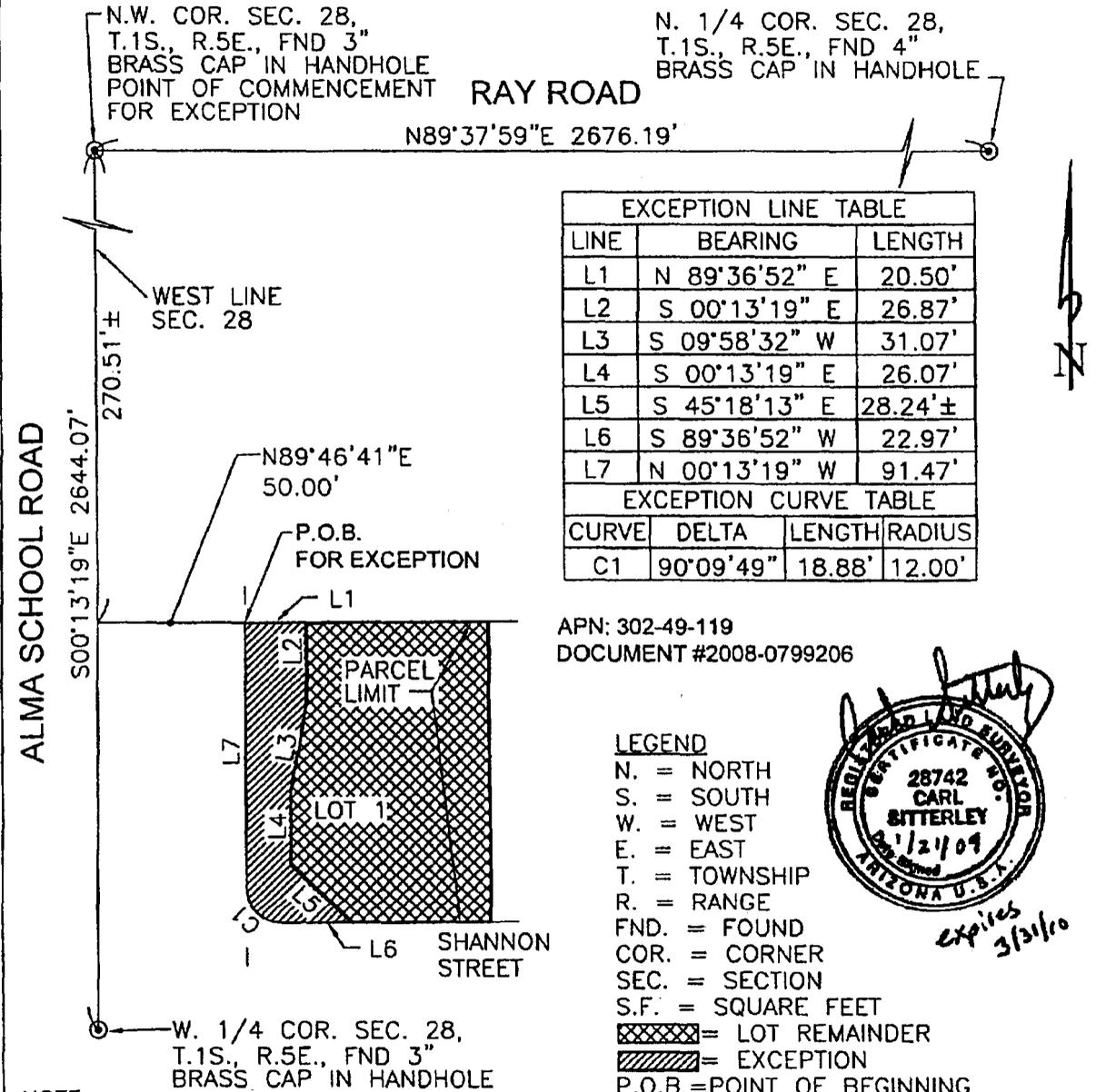


EXHIBIT "B" MAP

THAT PORTION NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN.



EXCEPTION LINE TABLE			
LINE	BEARING	LENGTH	
L1	N 89°36'52" E	20.50'	
L2	S 00°13'19" E	26.87'	
L3	S 09°58'32" W	31.07'	
L4	S 00°13'19" E	26.07'	
L5	S 45°18'13" E	28.24'±	
L6	S 89°36'52" W	22.97'	
L7	N 00°13'19" W	91.47'	
EXCEPTION CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	90°09'49"	18.88'	12.00'

APN: 302-49-119
DOCUMENT #2008-0799206

LEGEND

- N. = NORTH
- S. = SOUTH
- W. = WEST
- E. = EAST
- T. = TOWNSHIP
- R. = RANGE
- FND. = FOUND
- COR. = CORNER
- SEC. = SECTION
- S.F. = SQUARE FEET
- = LOT REMAINDER
- = EXCEPTION
- P.O.B. = POINT OF BEGINNING



Expires 3/31/10

NOTE:
A RESULTS OF SURVEY BY CONSULTANT ENGINEERING, INC. FOR SECTIONS 20, 21, 29 AND 28, IS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE BOOK 1007 PAGE 48.



CITY OF CHANDLER
25 South Arizona Place
Chandler, Arizona, 85225

DATE 1-21-09
SCALE: 1"=50'
CEI NUMBER: 465.01

Parcel name: SE4302-49-119

North: 844035.9710	East : 717735.2154
Line Course: N 89-36-52 E	Length: 20.50
North: 844036.1090	East : 717755.7150
Line Course: S 00-13-19 E	Length: 26.87
North: 844009.2392	East : 717755.8191
Line Course: S 09-58-32 W	Length: 31.07
North: 843978.6389	East : 717750.4369
Line Course: S 00-13-19 E	Length: 26.07
North: 843952.5691	East : 717750.5379
Line Course: S 45-18-13 E	Length: 28.24
North: 843932.7065	East : 717770.6121
Line Course: S 89-36-52 W	Length: 22.97
North: 843932.5519	East : 717747.6426
Curve Length: 18.88	Radius: 12.00
Delta: 90-09-49	Tangent: 12.03
Chord: 16.99	Course: N 45-18-13 W
Course In: N 00-23-08 W	Course Out: S 89-46-41 W
RP North: 843944.5516	East : 717747.5619
End North: 843944.5052	East : 717735.5619
Line Course: N 00-13-19 W	Length: 91.47
North: 844035.9745	East : 717735.2076

Perimeter: 266.07 Area: 1,953 Sq Ft 0.045 Ac.

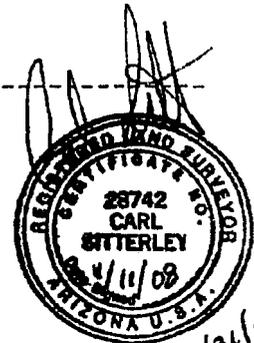
Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0086	Course: N 66-09-09 W
Error North: 0.00346	East : -0.00782

Precision 1: 30,938.37

Parcel name: SE4302-49-119 T

North: 844306.2857	East : 717684.1680
Line Course: S 00-13-19 E	Length: 270.51
North: 844035.7778	East : 717685.2158
Line Course: N 89-46-41 E	Length: 50.00
North: 844035.9714	East : 717735.2154
Line Course: N 89-36-52 E	Length: 20.50
North: 844036.1094	East : 717755.7150
Line Course: S 00-13-19 E	Length: 26.87
North: 844009.2396	East : 717755.8191
Line Course: S 09-58-32 W	Length: 31.07
North: 843978.6393	East : 717750.4369
Line Course: S 00-13-19 E	Length: 26.07



ex. 3/31/10
C.F.I.
office yellow
line closure

North: 843952.5695 East : 717750.5378
 Line Course: S 45-18-13 E Length: 28.24
 North: 843932.7069 East : 717770.6121
 Line Course: S 89-36-52 W Length: 22.97
 North: 843932.5523 East : 717747.6426
 Curve Length: 18.88 Radius: 12.00
 Delta: 90-09-49 Tangent: 12.03
 Chord: 16.99 Course: N 45-18-13 W
 Course In: N 00-23-08 W Course Out: S 89-46-41 W
 RP North: 843944.5521 East : 717747.5618
 End North: 843944.5056 East : 717735.5619
 Line Course: N 08-05-11 W Length: 365.41
 North: 844306.2823 East : 717684.1612

Perimeter: 860.52 Area: 2,523 Sq Ft 0.058 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0076 Course: S 63-32-30 W
 Error North: -0.00338 East : -0.00679
 Precision 1: 113,226.32

 Parcel name: SE4302-49-125

North: 843870.5058 East : 717735.8564
 Curve Length: 18.82 Radius: 12.00
 Delta: 89-50-11 Tangent: 11.97
 Chord: 16.95 Course: N 44-41-47 E
 Course In: N 89-46-41 E Course Out: N 00-23-08 W
 RP North: 843870.5523 East : 717747.8563
 End North: 843882.5521 East : 717747.7756
 Line Course: N 89-36-52 E Length: 23.03
 North: 843882.7070 East : 717770.8050
 Line Course: S 44-41-47 W Length: 28.32
 North: 843862.5759 East : 717750.8862
 Line Course: S 00-13-19 E Length: 52.59
 North: 843809.9863 East : 717751.0899
 Line Course: S 89-46-41 W Length: 4.50
 North: 843809.9689 East : 717746.5899
 Line Course: S 05-28-01 W Length: 31.09
 North: 843779.0203 East : 717743.6279
 Line Course: S 89-36-52 W Length: 7.42
 North: 843778.9704 East : 717736.2081
 Line Course: N 00-13-19 W Length: 91.53
 North: 843870.4997 East : 717735.8535

Perimeter: 257.30 Area: 1,535 Sq Ft 0.035 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0068 Course: S 24-56-21 W
 Error North: -0.00615 East : -0.00286

Precision 1: 37,838.24

Parcel name: SE4302-49-125 T

North: 844306.2857	East : 717684.1680
Line Course: S 00-13-19 E	Length: 435.98
North: 843870.3090	East : 717685.8568
Line Course: N 89-46-41 E	Length: 50.00
North: 843870.5027	East : 717735.8564
Curve Length: 18.82	Radius: 12.00
Delta: 89-50-11	Tangent: 11.97
Chord: 16.95	Course: N 44-41-47 E
Course In: N 89-46-41 E	Course Out: N 00-23-08 W
RP North: 843870.5492	East : 717747.8563
End North: 843882.5489	East : 717747.7756
Line Course: N 89-36-52 E	Length: 23.03
North: 843882.7039	East : 717770.8050
Line Course: S 44-41-47 W	Length: 28.32
North: 843862.5728	East : 717750.8862
Line Course: S 00-13-19 E	Length: 52.59
North: 843809.9832	East : 717751.0899
Line Course: S 89-46-41 W	Length: 4.50
North: 843809.9657	East : 717746.5899
Line Course: S 05-28-01 W	Length: 31.09
North: 843779.0172	East : 717743.6279
Line Course: S 89-36-52 W	Length: 7.42
North: 843778.9672	East : 717736.2081
Line Course: N 05-38-12 W	Length: 529.88
North: 844306.2851	East : 717684.1634

Perimeter: 1181.62 Area: 7,076 Sq Ft 0.162 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0046 Course: S 82-20-18 W
Error North: -0.00061 East : -0.00454
Precision 1: 256,876.09

Parcel name: SE4302-49-150A

North: 844055.9710	East : 717735.1380
Line Course: N 89-36-52 E	Length: 20.50
North: 844056.1089	East : 717755.6375
Line Course: N 00-13-19 W	Length: 61.52
North: 844117.6284	East : 717755.3992
Line Course: N 89-46-41 E	Length: 8.50
North: 844117.6614	East : 717763.8991

EXHIBIT "A"
Legal Description
(A PORTION OF ASSESSOR PARCEL 302-49-125)

That parcel of land described in Maricopa County Recorders Office Instrument No. 2008-0633420 and transcribed as follows:

Transcribed description

Lot 7, Alma Ray Subdivision, Unit One, according to the plat of record in the office of the County Recorder of Maricopa county, Arizona, recorded in Book 130 of Maps, Page 28.

EXCEPT that portion of the above said transcribed description Lot 5 described as follows:

A portion of the parcel described in Maricopa County Recorders Office Deed 2008-0633420, said portion and parcel being located in the northwest quarter (NW1/4) of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Meridian, City of Chandler, County of Maricopa, Arizona, said portion being more particularly described as follows:

Commencing at a City of Chandler 3 inch brass cap in hand hole, described per Maricopa County Recorders Office (MCR) recorded Record of Survey in book 669, page 47 of maps, said brass cap marking the common corner for Sections 20,21,29, and said Section 28, being the northwest corner of said Section 28, from which, for a bearing reference, marking the north quarter corner of said Section 28, a Maricopa County Engineering 4 inch brass cap in hand hole per said Book 669, page 47 Record of Survey bears North 89° 37' 59" East 2676.19 feet, a distance per (MCR) Results of Survey in book 1007, page 48 of maps (distance using a grid to ground combined scale factor of 1.000152483), and from which, for a second bearing reference, marking the west quarter corner of said Section 28, a City of Chandler 3 inch brass cap in hand hole per said Book 669, page 47 Record of Survey bears South 00° 13' 19" East 2644.07 feet, a distance per said (MCR) Results of Survey in book 1007, page 48 of maps (distance using a grid to ground combined scale factor of 1.000152483);

Thence along the west line of said Section 28, South 00° 13' 19" East approximately 435.98 feet;

Thence leaving said west line, North 89° 46' 41" East 50.00 feet to the east line of the west 50.00 feet of said Section 28, being the northwest corner of said parcel described in Deed 2008-0633420, also being the northwest corner of Lot 7 of the Alma Ray Unit One subdivision recorded in (MCR) book 130, page 28 of maps, said corner being a point on a curve concave southeasterly and tangent to said east line of the west 50.00 feet of Section 28, said curve having a radial bearing of South 89° 46' 41" West and a radius of 12.00 feet, said point of tangent being the POINT OF BEGINNING;

Thence leaving last said east line, northeasterly along said tangent curve an arc length of 18.82 feet, subtended by an angle of 89° 50' 11", said curve being the north line of said parcel, and the north line of said Lot 7, to a tangent line on the north line of said parcel and Lot 7;

Thence continuing along said north parcel line and Lot 7 line, North 89° 36' 52" East 23.03 feet;

Thence leaving last said north line, South 44° 41' 47" West 28.32 feet to the east line of the west 65.00 feet of said Section 28;

Thence along last said east line, South 00° 13' 19" East 52.59 feet;

Thence leaving last said east line, South 89° 46' 41" West 04.50 feet to the east line of the west 60.50 feet of said Section 28;

Thence leaving last said east line, South 05° 28' 01" West approximately 31.09 feet to the south line of said Lot 7;

Thence along last said south line, South 89° 36' 52" West 07.42 feet back to said east line of the west 50.00 feet of Section 28, also being the southwest corner of said Lot 7;

Thence along last said east line of the west 50.00 feet of Section 28, North 00° 13' 19" West 91.53 feet to the POINT OF BEGINNING;

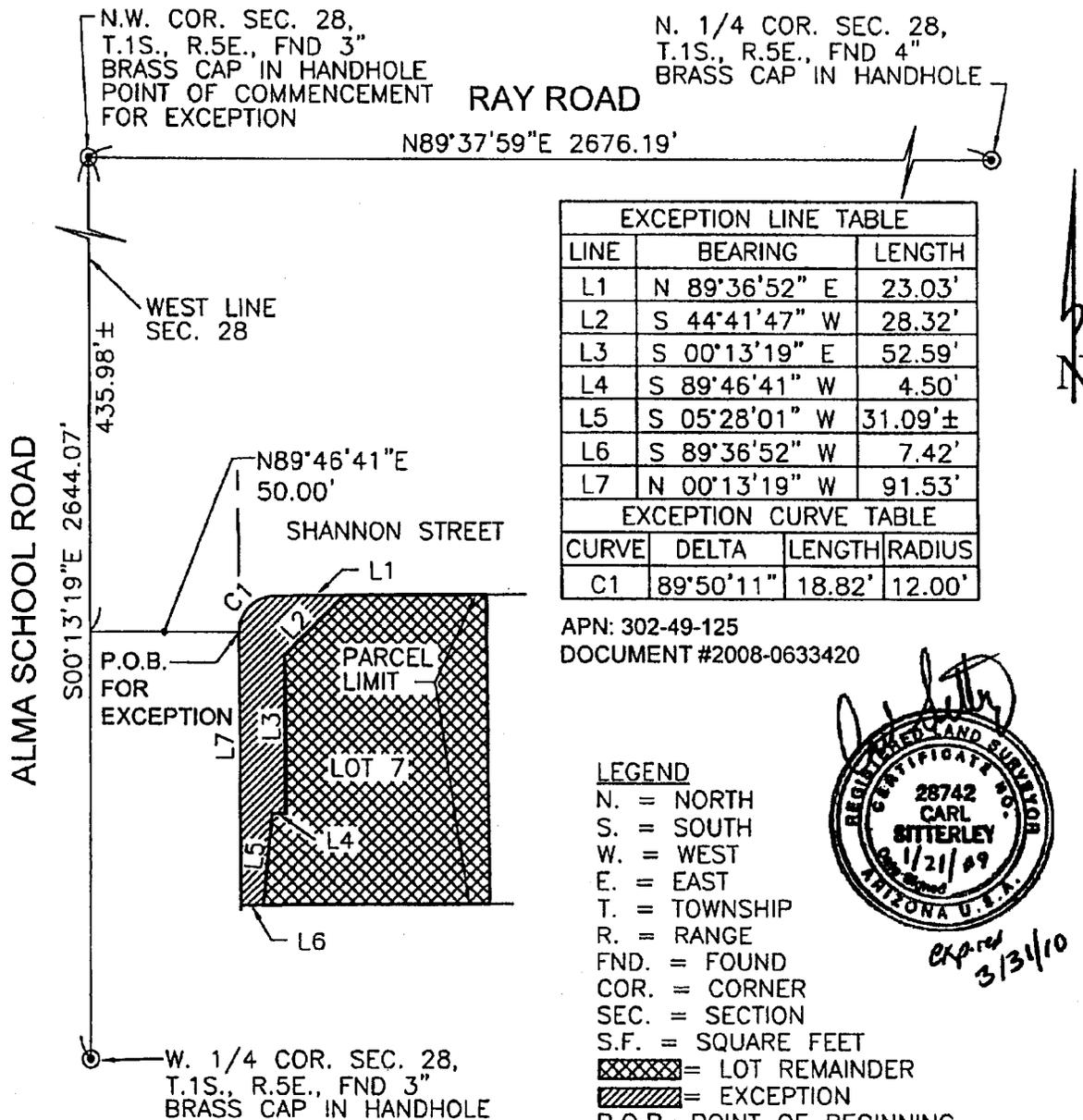
Said exception portion contains 1,430 square feet or 0.035 acres more or less.

Exhibit "B" attached and made a part thereof.



EXHIBIT "B" MAP

THAT PORTION NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN.



NOTE:
A RESULTS OF SURVEY BY CONSULTANT ENGINEERING, INC. FOR SECTIONS 20, 21, 29 AND 28, IS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE BOOK 1007 PAGE 48.



CITY OF CHANDLER
 25 South Arizona Place
 Chandler, Arizona, 85225

DATE 1-21-09
 SCALE: 1"=50'
 CEI NUMBER: 465.01



exp. red 3/31/10

Parcel name: SE4302-49-119

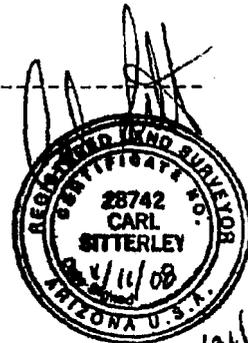
North: 844035.9710	East : 717735.2154
Line Course: N 89-36-52 E	Length: 20.50
North: 844036.1090	East : 717755.7150
Line Course: S 00-13-19 E	Length: 26.87
North: 844009.2392	East : 717755.8191
Line Course: S 09-58-32 W	Length: 31.07
North: 843978.6389	East : 717750.4369
Line Course: S 00-13-19 E	Length: 26.07
North: 843952.5691	East : 717750.5379
Line Course: S 45-18-13 E	Length: 28.24
North: 843932.7065	East : 717770.6121
Line Course: S 89-36-52 W	Length: 22.97
North: 843932.5519	East : 717747.6426
Curve Length: 18.88	Radius: 12.00
Delta: 90-09-49	Tangent: 12.03
Chord: 16.99	Course: N 45-18-13 W
Course In: N 00-23-08 W	Course Out: S 89-46-41 W
RP North: 843944.5516	East : 717747.5619
End North: 843944.5052	East : 717735.5619
Line Course: N 00-13-19 W	Length: 91.47
North: 844035.9745	East : 717735.2076

Perimeter: 266.07 Area: 1,953 Sq Ft 0.045 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0086 Course: N 66-09-09 W
Error North: 0.00346 East : -0.00782
Precision 1: 30,938.37

Parcel name: SE4302-49-119 T

North: 844306.2857	East : 717684.1680
Line Course: S 00-13-19 E	Length: 270.51
North: 844035.7778	East : 717685.2158
Line Course: N 89-46-41 E	Length: 50.00
North: 844035.9714	East : 717735.2154
Line Course: N 89-36-52 E	Length: 20.50
North: 844036.1094	East : 717755.7150
Line Course: S 00-13-19 E	Length: 26.87
North: 844009.2396	East : 717755.8191
Line Course: S 09-58-32 W	Length: 31.07
North: 843978.6393	East : 717750.4369
Line Course: S 00-13-19 E	Length: 26.07



exp. 3/31/10
C.F.I.
office yellow
line closures

North: 843952.5695 East : 717750.5378
 Line Course: S 45-18-13 E Length: 28.24
 North: 843932.7069 East : 717770.6121
 Line Course: S 89-36-52 W Length: 22.97
 North: 843932.5523 East : 717747.6426
 Curve Length: 18.88 Radius: 12.00
 Delta: 90-09-49 Tangent: 12.03
 Chord: 16.99 Course: N 45-18-13 W
 Course In: N 00-23-08 W Course Out: S 89-46-41 W
 RP North: 843944.5521 East : 717747.5618
 End North: 843944.5056 East : 717735.5619
 Line Course: N 08-05-11 W Length: 365.41
 North: 844306.2823 East : 717684.1612

Perimeter: 860.52 Area: 2,523 Sq Ft 0.058 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0076 Course: S 63-32-30 W
 Error North: -0.00338 East : -0.00679
 Precision 1: 113,226.32

 Parcel name: SE4302-49-125

North: 843870.5058 East : 717735.8564
 Curve Length: 18.82 Radius: 12.00
 Delta: 89-50-11 Tangent: 11.97
 Chord: 16.95 Course: N 44-41-47 E
 Course In: N 89-46-41 E Course Out: N 00-23-08 W
 RP North: 843870.5523 East : 717747.8563
 End North: 843882.5521 East : 717747.7756
 Line Course: N 89-36-52 E Length: 23.03
 North: 843882.7070 East : 717770.8050
 Line Course: S 44-41-47 W Length: 28.32
 North: 843862.5759 East : 717750.8862
 Line Course: S 00-13-19 E Length: 52.59
 North: 843809.9863 East : 717751.0899
 Line Course: S 89-46-41 W Length: 4.50
 North: 843809.9689 East : 717746.5899
 Line Course: S 05-28-01 W Length: 31.09
 North: 843779.0203 East : 717743.6279
 Line Course: S 89-36-52 W Length: 7.42
 North: 843778.9704 East : 717736.2081
 Line Course: N 00-13-19 W Length: 91.53
 North: 843870.4997 East : 717735.8535

Perimeter: 257.30 Area: 1,535 Sq Ft 0.035 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0068 Course: S 24-56-21 W
 Error North: -0.00615 East : -0.00286

Precision 1: 37,838.24

Parcel name: SE4302-49-125 T

North: 844306.2857	East : 717684.1680
Line Course: S 00-13-19 E	Length: 435.98
North: 843870.3090	East : 717685.8568
Line Course: N 89-46-41 E	Length: 50.00
North: 843870.5027	East : 717735.8564
Curve Length: 18.82	Radius: 12.00
Delta: 89-50-11	Tangent: 11.97
Chord: 16.95	Course: N 44-41-47 E
Course In: N 89-46-41 E	Course Out: N 00-23-08 W
RP North: 843870.5492	East : 717747.8563
End North: 843882.5489	East : 717747.7756
Line Course: N 89-36-52 E	Length: 23.03
North: 843882.7039	East : 717770.8050
Line Course: S 44-41-47 W	Length: 28.32
North: 843862.5728	East : 717750.8862
Line Course: S 00-13-19 E	Length: 52.59
North: 843809.9832	East : 717751.0899
Line Course: S 89-46-41 W	Length: 4.50
North: 843809.9657	East : 717746.5899
Line Course: S 05-28-01 W	Length: 31.09
North: 843779.0172	East : 717743.6279
Line Course: S 89-36-52 W	Length: 7.42
North: 843778.9672	East : 717736.2081
Line Course: N 05-38-12 W	Length: 529.88
North: 844306.2851	East : 717684.1634

Perimeter: 1181.62 Area: 7,076 Sq Ft 0.162 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0046 Course: S 82-20-18 W
Error North: -0.00061 East : -0.00454
Precision 1: 256,876.09

Parcel name: SE4302-49-150A

North: 844055.9710	East : 717735.1380
Line Course: N 89-36-52 E	Length: 20.50
North: 844056.1089	East : 717755.6375
Line Course: N 00-13-19 W	Length: 61.52
North: 844117.6284	East : 717755.3992
Line Course: N 89-46-41 E	Length: 8.50
North: 844117.6614	East : 717763.8991