

ORDINANCE NO. 4436

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CHANDLER, MARICOPA COUNTY, STATE OF ARIZONA, (WEST OF THE SOUTHWEST CORNER OF CHANDLER HEIGHTS AND GILBERT ROADS) PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CHANDLER.

WHEREAS, a petition has been presented in writing to the City Council of the City of Chandler, Arizona, signed by the property owners of at least one-half of the value of the real and personal property as would be subject to taxation by the City of Chandler in the event of annexation and by more than one-half of the property owners within the territory and land hereinafter described as shown by the last assessment of said property, said territory being contiguous to the City of Chandler and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Chandler so as to embrace the same; and

WHEREAS, a blank petition was filed on July 23, 2012 with the County Recorder, that a Public Hearing was held on August 16, 2012 after proper notice was given, that the thirty day waiting period ended on August 22, 2012 and that the petition was circulated thereafter and signed; and,

WHEREAS, the City Council of the City of Chandler, Arizona, is desirous of complying with said petition and extending and increasing the corporate limits of the City of Chandler to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed by the City of Chandler and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and/or personal property in such territory; and,

WHEREAS, no alterations decreasing the territory sought to be annexed have been made and therefore the territory to be annexed is the territory hereinafter described; and

WHEREAS, proper and sufficient certification and proof and the foregoing facts are now on file in the Office of the City Clerk of the City of Chandler, Arizona, together with the original petition referred to herein;

WHEREAS, the City may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48-813(A); and

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

SECTION 1. That the following described territory be and the same hereby is annexed to the City of Chandler and that the present corporate limits be and the same hereby are extended and increased to include the following described territory contiguous to the present City limits:

See Attached Exhibit 'A'

SECTION 2. Pursuant to A.R.S. § 48-813(A), the property depicted in Exhibit A is hereby placed under the City's fire, emergency medical and police protection generally provided to other residents within the city. The services shall take effect on the first (1st) day of July following the date on which this annexation becomes final as set forth in Section 6 below, without further action by the City Council.

SECTION 3. Upon adoption of this annexation ordinance, and in no event for longer than six (6) months after the effective date of this annexation ordinance, the county zoning for said property shall continue in effect, unless and until the City of Chandler has established City zoning for said property.

SECTION 4. The Clerk of this City is hereby instructed to file and record a copy of this Ordinance, together with an accurate map of said annexed territory, certified by the Mayor of said City, in the Office of the County Recorder of Maricopa County, Arizona.

SECTION 5. The Planning and 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.

SECTION 6. This ordinance shall take effect, and the annexation of the subject property shall become final, thirty days after this Ordinance is adopted.

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

_____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4436 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

APPROVED AS TO FORM:

CITY ATTORNEY *EAB*

CITY CLERK

PUBLISHED:

June 15, 2012

EXHIBIT 'A'

LEGAL DESCRIPTION FOR CHANDLER HEIGHTS

That part of the Northwest Quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Chandler Brass Cap in handhole marking the North Quarter Corner of said Section 25, from which the City of Chandler Brass Cap flush marking the Center of said Section 25 bears South 00°07'45" East, a distance of 2,644.34 feet;

Thence South 00°07'45" East, along the East line of the Northwest Quarter of said Section 25, a distance of 770.15 feet to the Easternmost Northeast Corner of Parcel No. 3 as described in Document No. 2011-0561367, Records of Maricopa County, Arizona, said point being the True Point of Beginning;

Thence continuing South 00°07'45" East, along said East line, a distance of 359.68 feet to the Northeast Corner of that certain parcel of land described in Document No. 2010-0340621, Records of Maricopa County, Arizona;

Thence North 89°57'06" West, along the Northerly line of said parcel of land, a distance of 210.25 feet to the Northwest Corner thereof;

Thence South 00°07'45" East, along the Westerly line of said parcel of land, a distance of 272.33 feet to a point on the Northerly line of Circle G at Riggs Homestead Ranch, Unit IV, as recorded in Book 462 of Maps, Page 8, Records of Maricopa County, Arizona;

Thence North 89°57'06" West, along said Northerly line, a distance of 449.63 feet to the Southeast Corner of that certain parcel of land described in Document No. 2012-0123799, Records of Maricopa County, Arizona;

Thence along the Easterly line of said parcel of land the following courses:

Thence North 00°04'01" East, a distance of 366.64 feet;

Thence North 89°48'45" West, a distance of 37.31 feet;

Thence North 00°02'09" West, a distance of 140.63 feet to a point on the Southerly line of that certain parcel of land described in Document No. 2004-0846607, Records of Maricopa County, Arizona;

Thence South 89°56'57" East, departing said Easterly line along said Southerly line, a distance of 321.89 feet to the Southeast Corner of last said parcel of land;

Legal Description for
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Thence North 00°04'01" West, along the East line of last said parcel of land, a distance of 195.81 feet to the Northeast Corner thereof;

Thence North 89°57'06" West, along the North line of last said parcel of land, a distance of 444.82 feet to the Northwest Corner thereof;

Thence South 00°04'01" East, along the West line of last said parcel of land, a distance of 195.79 feet to the Southwest Corner thereof, said point also being on the Southerly line of Parcel No. 4, as described in said Document No. 2011-0561367;

Thence North 89°56'57" West, along said Southerly line, a distance of 496.62 feet to a point on the West line of the East Half of the Northwest Quarter of said Section 25;

Thence North 00°03'59" West, along said West line, a distance of 661.56 feet to a point on a line which is parallel with and 220.00 feet Southerly, as measured at right angles, from the North line of the Northwest Quarter of said Section 25;

Thence North 89°28'22" East, along said parallel line, a distance of 440.01 feet to a point on a line which is parallel with and 440.00 feet Easterly, as measured at right angles, from the West line of the East Half of the Northwest Quarter of said Section 25;

Thence North 00°03'59" West, along said parallel line, a distance of 220.01 feet to a point on the North line of the Northwest Quarter of said Section 25;

Thence North 89°28'22" East, along said North line, a distance of 656.31 feet to the Northeast Corner of Parcel No. 4 as described in said Document No. 2011-0561367;

Thence South 01°10'45" West, along the Easterly lines of Parcel No. 4 and Parcel No. 3 as described in described in said Document No. 2011-0561367, a distance of 769.72 feet to a corner of said Parcel No. 3;

Thence North 89°39'19" East, along a Northerly line of said Parcel No. 3, a distance of 235.57 feet to the True Point of Beginning.

Containing 25.061 Acres, more or less.