

School Place single-family residential subdivision north of Willis Road. East is Vine Street, with single-family homes zoned agricultural east of Vine Street. South is Maplewood Drive, with the recently approved Maplewood Court single-family residential subdivision south of Maplewood Drive. West is the Cornerstone Christian Church campus. The General Plan designates the site as Low-Density Residential.

SUBDIVISION LAYOUT

The subject site is roughly 7.5 acres and is designed for 14 residential lots, for a density of 1.85 dwelling units per acre. Typical lot size is 85'x130' with a minimum lot size of 11,047 square feet and a maximum lot size of 12,787 square feet. While the overall size of the subdivision is relatively small, the intent is for Maplewood Court II to act as an extension of the Maplewood Court subdivision to the south. Lot size, landscaping, and perimeter wall designs are similar between the two subdivisions to maintain consistency.

Due to all lots being greater than 10,000 square feet, the Residential Development Standards do not apply. Based on the public participation process of the Maplewood Court development, the design team took into consideration the layout of homes and the placement of two-story homes adjacent to Vine Street, and is preemptively restricting lots 1, 9, and 11 to single-story; lot 12 will also be single-story.

HOUSING PRODUCT

Similar to Maplewood Court, since all lots are 10,000 sq. ft. or greater, the Residential Development Standards (RDS) for housing product do not apply; however, a number of the elements are incorporated into the design. Due to the second phase only having 14 lots, not all of the same floor plans will be offered. Four of the most popular floor plans are proposed with a second story option on plan 6011, essentially creating five floor plans. Square footage ranges from 3,200 to 5,100 sq. ft. Three single-story homes and one two-story home are provided, with an option for a second story on plan 6011.

Three architectural styles will be provided for each home and includes Spanish, Ranch, Tuscan/Mediterranean, Craftsman styles; not all elevation types are provided for each home. Various architectural elements highlighting the prescribed style include window pop-outs, garage and front door detailing, window muntins, shutters, stone detailing, wing walls, and siding elements. The RDS require that at least one elevation provide stone elements; the home builder is providing stone on three of the four elevations: Ranch, Tuscan/Mediterranean, and Craftsman. Additionally, to address architectural style various elements complementing the architecture are included in the design, such as: window muntins, front door treatments, garage doors consistent with the architecture of the home, arched windows, window pop-outs, etc. While it does not accurately convey in the exhibits, window muntins will be provided in all second story windows.

Setbacks for the housing product are consistent with the first phase and are typical of other subdivisions. A minor difference between the phases is the proposed lot coverage. With the first phase the minimum lot size was 12,430 square feet, whereas the proposed minimum is 11,047. Lot coverage for the first phase is 40% whereas for the second, lot coverage for two-story homes is proposed at 45% and single-story homes at 50%. Incorporating all options (four or five car

garages) puts the lot coverage at 49% for the single-story homes. Additionally, with the increased lot coverage and the large lot sizes it is anticipated that homeowners may want the option for casitas. Casitas will meet all required building setbacks and lot coverage ratios, as well as be architecturally consistent with the design of the home.

DISCUSSION

Planning Commission and Planning Staff support the request citing that the development represents another quality addition to Chandler's housing stock. Furthermore, Planning Commission and Planning Staff are pleased with the strong design characteristics of the housing product, the variety of elevations, the larger lot sizes provided, and that the proposal successfully develops a parcel that under different circumstances would have difficulty being developed.

PUBLIC NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Two neighborhood meetings have been held. The first meeting was on Wednesday, March 27, 2013, at which four neighbors attended. The second meeting was held on Tuesday, July 23, 2013, at which five residents attended.

Concerns expressed included the housing product, construction timing, and improvements to Vine Street; housing product and construction concerns have been resolved. The main concern expressed relates to the improvements required for Vine Street, specifically being half-street improvements and the undergrounding of the irrigation ditch and utility lines. Residents along Vine Street desire that all of Vine Street be improved. Code requires that as development occurs, streets adjacent to a development get improved to provide their half-street requirements. In instances where half-street improvements do not provide a width suitable for two-way traffic, the improvements need to provide a minimum 24-foot drivable surface. Vine Street is currently a private drive with a shared access easement for the three property owners along Vine Street. Due to the developer being unable to secure an agreement for the easement, the developer will be shifting the Vine Street alignment to have their half-street improvements on their property rather than over the easement. As part of the improvements, the irrigation ditch along with any utilities within the proposed half-street will be relocated underground.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

Two neighbors attended the Planning Commission hearing; both live on the east side of Vine Street adjacent to the subject site. One neighbor spoke in opposition, citing that he preferred the agricultural zoning that the site currently has. The second neighbor meant to speak, but there was some confusion regarding submitting the speaker card. Following the Planning Commission hearing, Planning Staff, Development Services Staff, the development team, and three neighbors on the east side of Vine Street met to discuss outstanding concerns that the neighbors had regarding improvements to Vine Street. The neighbors desired that the developer fully improve Vine Street due to dust issues and remove power lines on the neighbor's private property. While City codes do not require full street improvements, the developer agreed to extend asphalt from

improvements to the driveway of the neighbor with the dust concerns, in an effort to alleviate some of the dust.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0004 MAPLEWOOD COURT II, Rezoning from AG-1 to PAD for a 14-lot single-family subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MAPLEWOOD COURT II", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0004, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
8. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

9. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0004 MAPLEWOOD COURT II, Preliminary Development Plan approval for housing product and subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MAPLEWOOD COURT II", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. DVR13-0004, except as modified by condition herein.
2. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
3. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
4. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of Preliminary Plat PPT13-0002 MAPLEWOOD COURT II, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4516 approving DVR13-0004 MAPLEWOOD COURT II, Rezoning from AG-1 to PAD for a 14-lot single-family residential subdivision, subject to the conditions as recommended by Planning Commission and Planning Staff.

CC Memo 13-154b

Page 6 of 6

January 23, 2014

Preliminary Development Plan

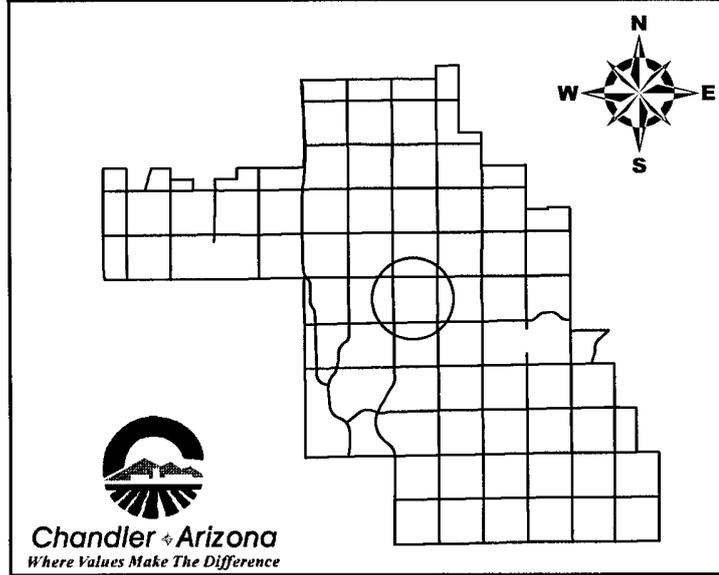
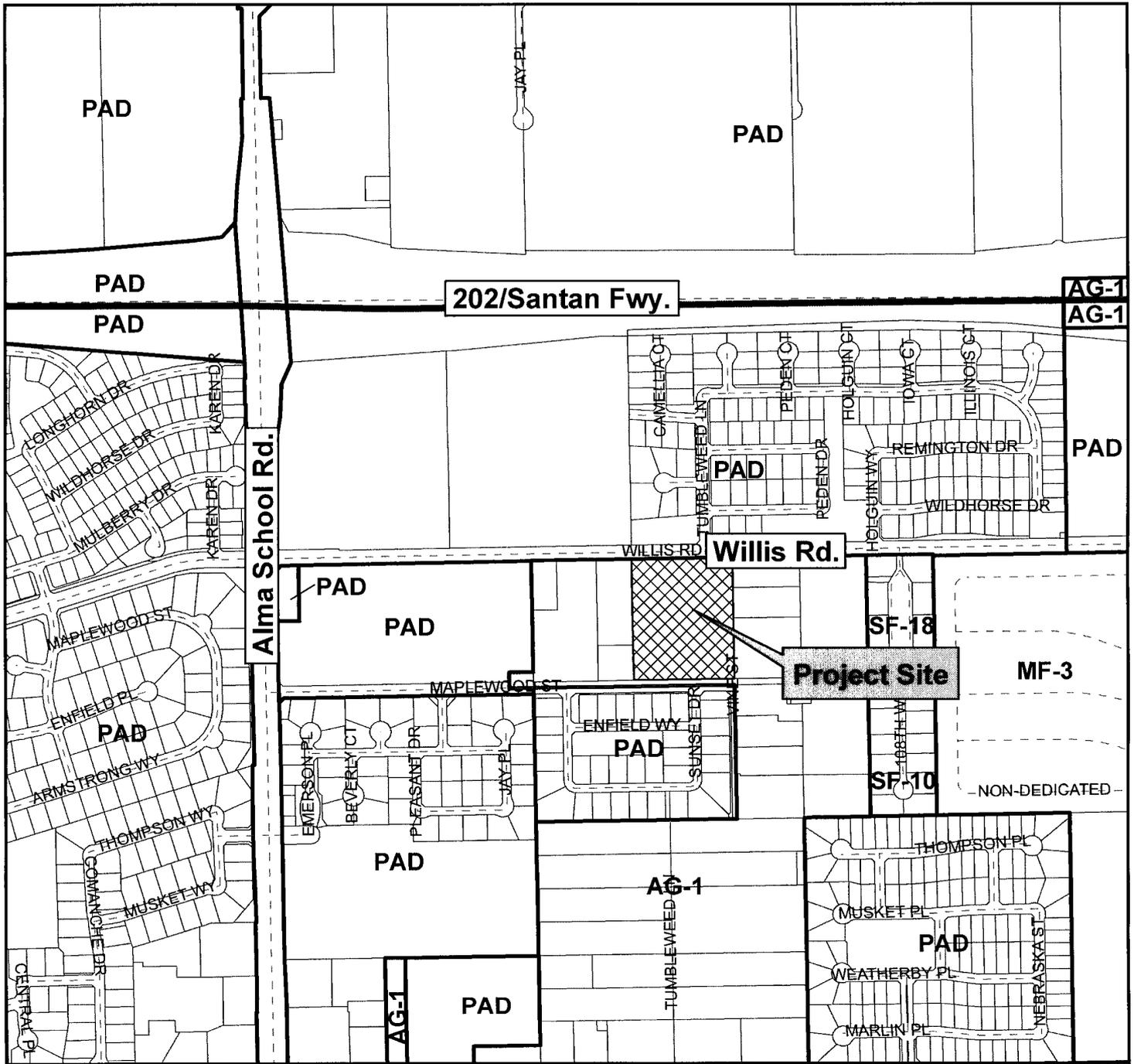
Move to approve DVR13-0004 MAPLEWOOD COURT II, Preliminary Development Plan for housing product and subdivision layout, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Plat

Move to approve PPT13-0002 MAPLEWOOD COURT II, Preliminary Plat for a single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

Attachment

1. Vicinity Maps
2. Site Plan
3. Representative Elevations & Floor Plans
4. Preliminary Plat
5. Ordinance No. 4516
6. Development Booklet

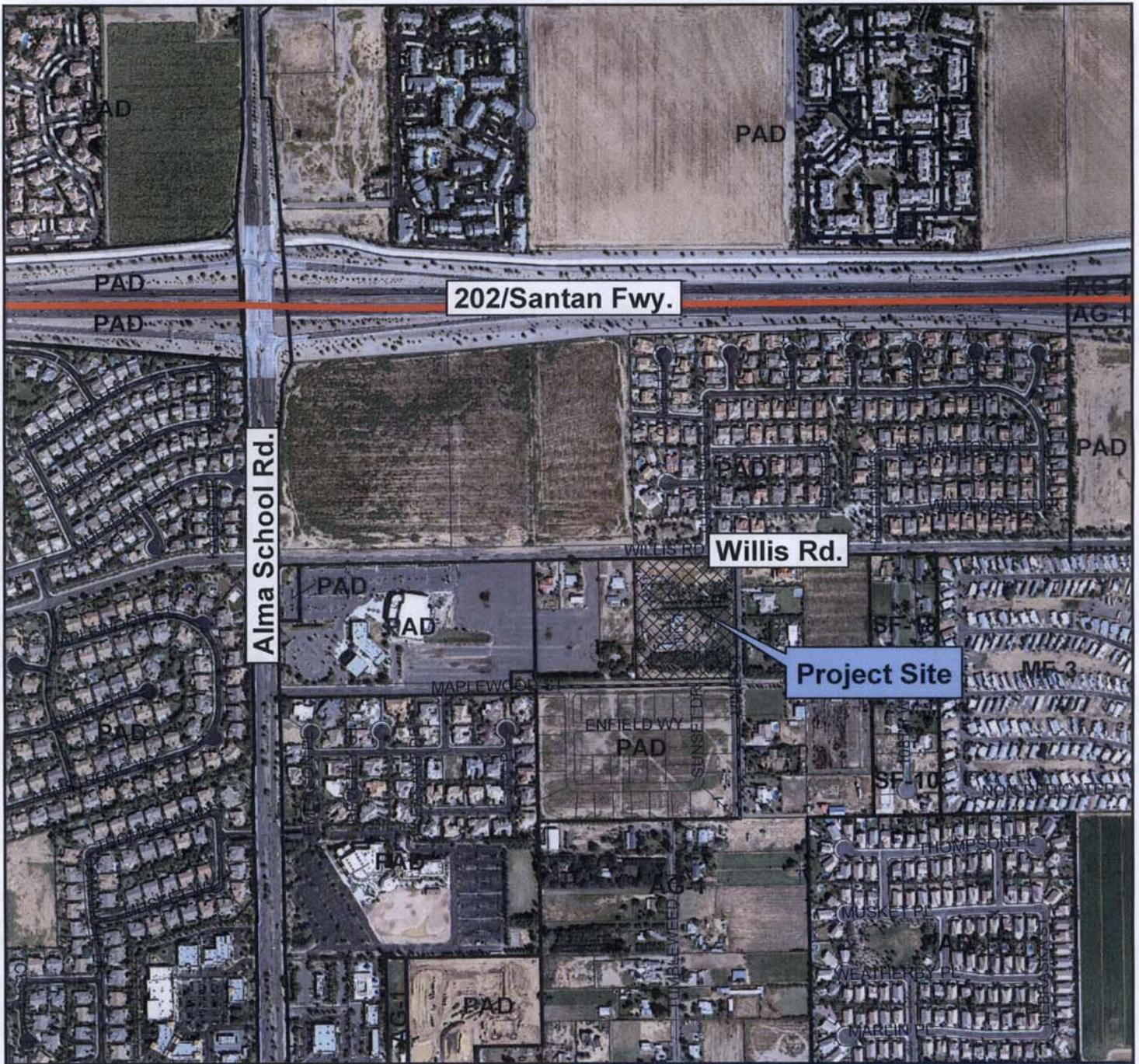


Vicinity Map

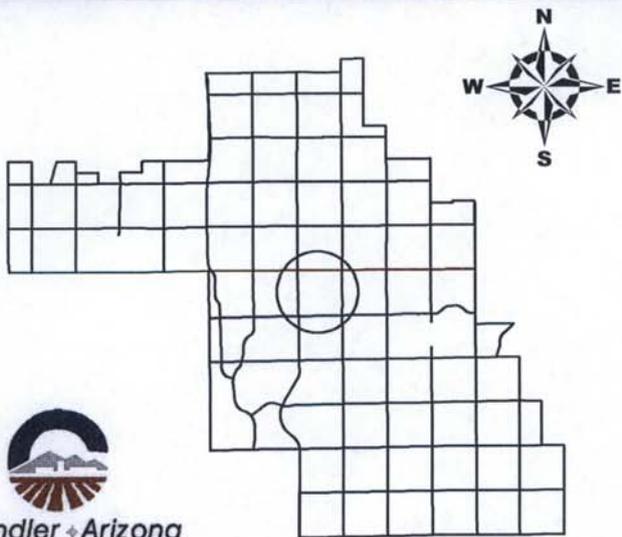
DVR13-0004

Maplewood Court II

CITY OF CHANDLER 1/20/2013



Vicinity Map



DVR13-0004

Maplewood Court II

SITE AERIAL PHOTO



Map Source: Google Earth, 2012

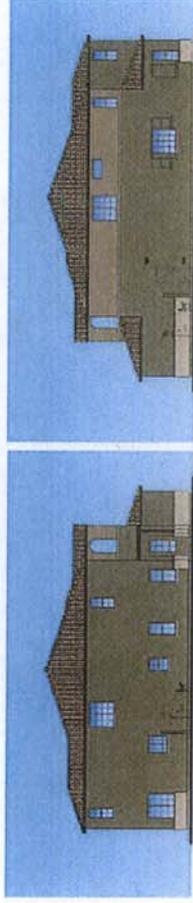
November 2013

Maplewood Court II | Rezoning - PDP - Preliminary Plat
Development Booklet | Page 7 of 78

MAPLEWOOD COURT II | PLAN 6022 | SPANISH BUILDING ELEVATIONS | 4,675 SQ. FT.



6022: Spanish - Rear Elevation

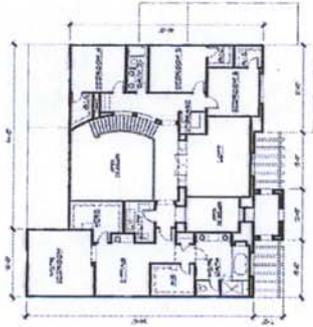


6022: Spanish - Left Elevation

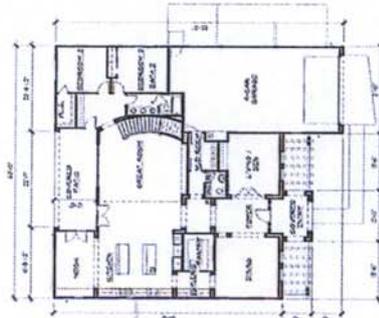
6022: Spanish - Right Elevation



6022: Spanish - Front Elevation

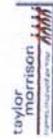


2nd Floor



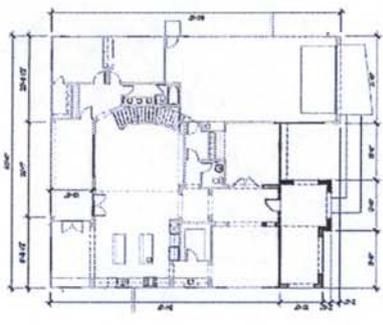
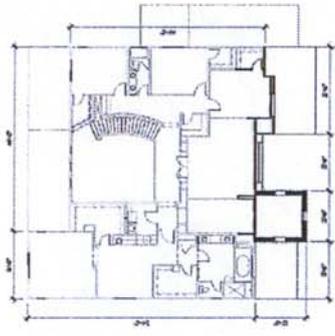
1st Floor

6022: Floor Plan

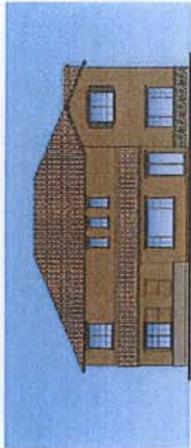


Maplewood by Taylor Morrison Homes

MAPLEWOOD COURT II | PLAN 6022 | TUSCAN BUILDING ELEVATIONS | 4,675 SQ. FT.



6022: Floor Plan



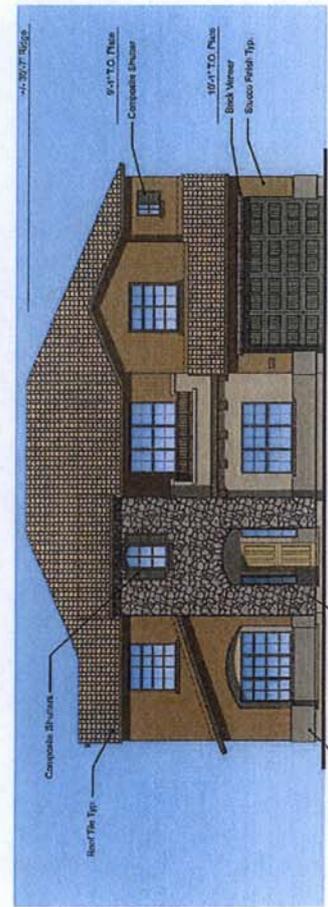
6022: Tuscan - Rear Elevation



6022: Tuscan - Left Elevation



6022: Tuscan - Right Elevation

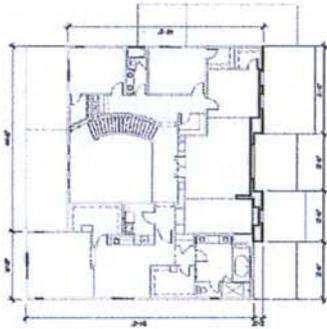


6022: Tuscan - Front Elevation

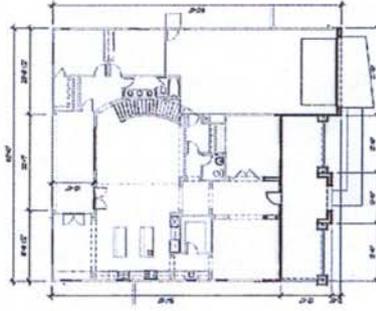


Maplewood by Taylor Morrison Homes

MAPLEWOOD COURT II | PLAN 6022 | CRAFTSMAN BUILDING ELEVATIONS | 4,675 SQ. FT.



2nd Floor



1st Floor

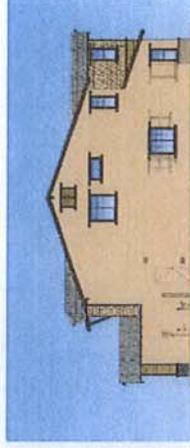
6022: Floor Plan



6022: Craftsman - Rear Elevation



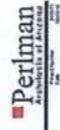
6022: Craftsman - Left Elevation



6022: Craftsman - Right Elevation

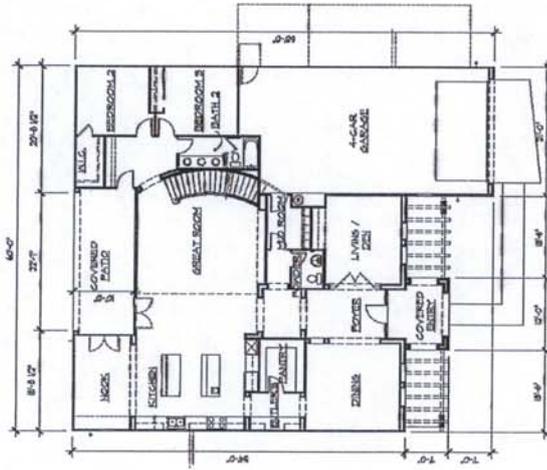


6022: Craftsman - Front Elevation

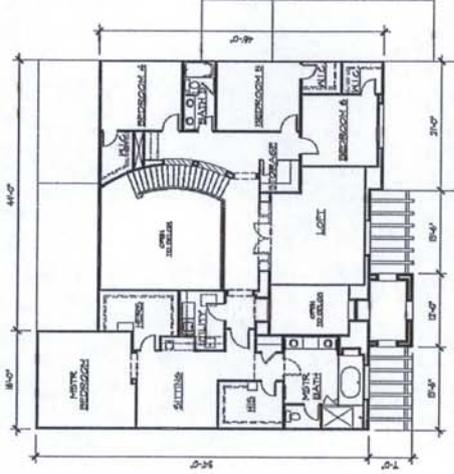


Maplewood by Taylor Morrison Homes

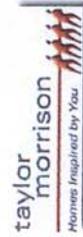
MAPLEWOOD COURT II | FLOOR PLAN | 6022 | 4,675 SQ. FT.



First Floor Plan



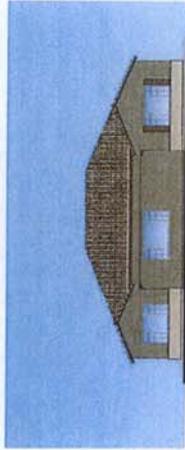
Second Floor Plan



6022: Floor Plan

Maplewood by Taylor Morrison Homes

MAPLEWOOD COURT II | PLAN 6031 | SPANISH BUILDING ELEVATIONS | 3,534 SQ. FT.

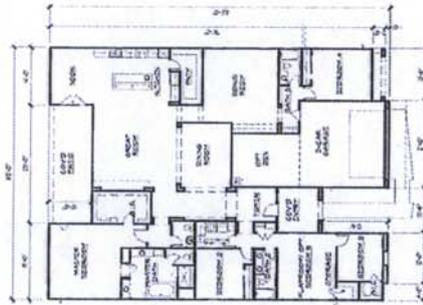


6031: Spanish - Rear Elevation

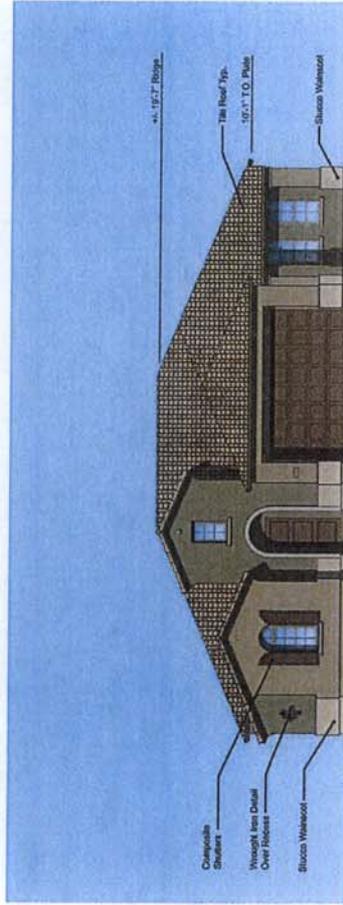


6031: Spanish - Left Elevation

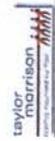
6031: Spanish - Right Elevation



6031: Floor Plan

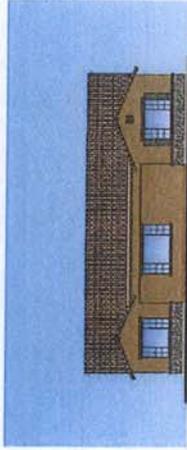


6031: Spanish - Front Elevation

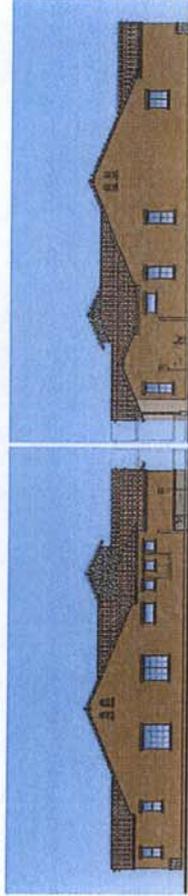


Maplewood by Taylor Morrison Homes

MAPLEWOOD COURT II | PLAN 6031 | TUSCAN BUILDING ELEVATIONS | 3,534 SQ. FT.

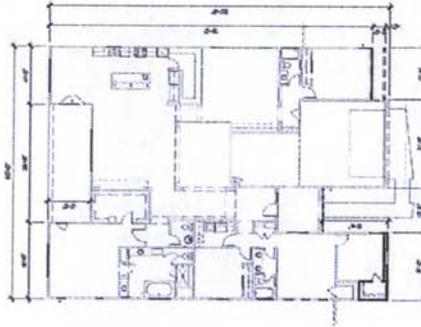


6031: Tuscan - Rear Elevation

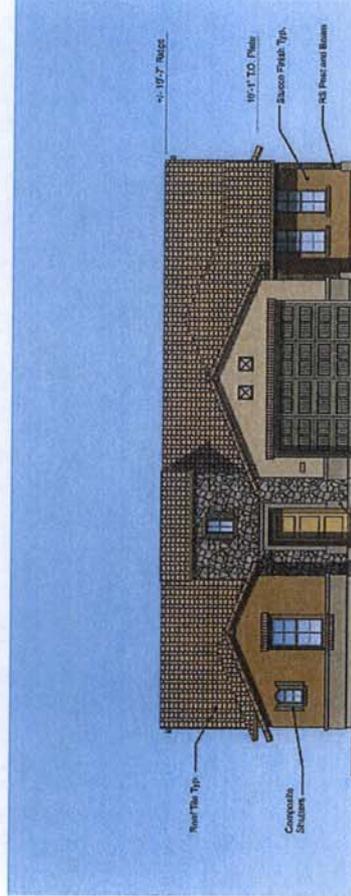


6031: Tuscan - Left Elevation

6031: Tuscan - Right Elevation



6031: Floor Plan

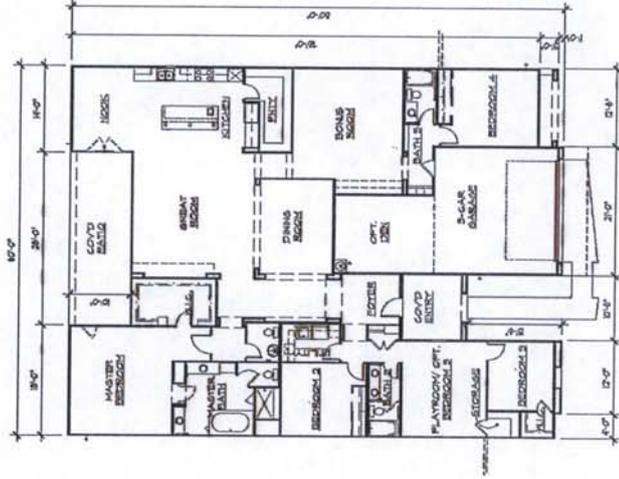


6031: Tuscan - Front Elevation

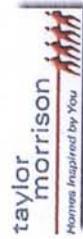


Maplewood by Taylor Morrison Homes

MAPLEWOOD COURT II | PLAN 6031 | FLOOR PLAN | 3,534 SQ. FT.



First Floor Plan



Project Number: 312010
Date: 08/07/12

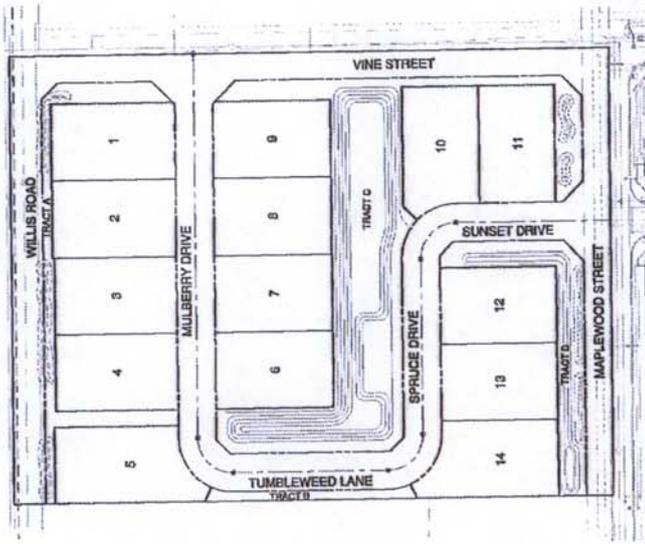
6031: Floor Plan

Maplewood by Taylor Morrison Homes

MAPLEWOOD COURT II | PRELIMINARY SUBDIVISION PLAT

PRELIMINARY PLAT
FOR
MAPLEWOOD COURT II

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, CHANDLER, MARICOPA COUNTY, ARIZONA



CITY NOTES:
 ALL IMPROVEMENTS SHOWN ON THIS PLAT SHALL BE FULLY APPROVED BY THE CITY OF CHANDLER, ARIZONA, AND THE MARICOPA COUNTY BOARD OF SUPERVISORS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA, AND THE MARICOPA COUNTY BOARD OF SUPERVISORS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA, AND THE MARICOPA COUNTY BOARD OF SUPERVISORS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA, AND THE MARICOPA COUNTY BOARD OF SUPERVISORS.

NOTE:
 THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE DEVELOPMENT SHOWN ON THIS PLAT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE DEVELOPMENT SHOWN ON THIS PLAT.

- LEGEND**
- PROPOSED WATER LINE & VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER LINE & MANHOLE
 - PROPOSED TELEPHONE MANHOLE
 - PROPOSED BENCH MARK
 - PROPOSED DRAINAGE FLOW ANCHOR
 - EXISTING CONCRETE LAKE
 - EXISTING GROUND ELEVATION
 - LOCAL HOLES LOCATION
 - EXISTING POWER POLE
 - EXISTING SERVICE MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - UTILITY EARTH TIE
 - WALLS STREET LIGHT EARTH TIE
 - PROPOSED UTILITY TIE-IN

Bowman CONSULTING

10000 North 10th Street, Suite 100
Chandler, Arizona 85226
Phone: (480) 831-8888
Fax: (480) 831-8889
www.bowmanconsulting.com

PRELIMINARY PLAT COVER SHEET

MAPLEWOOD COURT II

CHANDLER, ARIZONA

MARICOPA COUNTY

DATE: 11/15/2013

PROJECT NO.: 13-0002

SCALE: AS SHOWN

DATE: 11/15/2013

PROJECT NO.: 13-0002

SCALE: AS SHOWN

ENGINEER:
 JOHN A. BOWMAN, P.E.
 10000 North 10th Street, Suite 100
 Chandler, Arizona 85226
 Phone: (480) 831-8888
 Fax: (480) 831-8889
 www.bowmanconsulting.com

OWNER/DEVELOPER:
 CHANDLER, ARIZONA
 10000 North 10th Street, Suite 100
 Chandler, Arizona 85226
 Phone: (480) 831-8888
 Fax: (480) 831-8889
 www.bowmanconsulting.com

BENCHMARK:
 10000 North 10th Street, Suite 100
 Chandler, Arizona 85226
 Phone: (480) 831-8888
 Fax: (480) 831-8889
 www.bowmanconsulting.com

SHEET INDEX:
 10000 North 10th Street, Suite 100
 Chandler, Arizona 85226
 Phone: (480) 831-8888
 Fax: (480) 831-8889
 www.bowmanconsulting.com

LOT AREA TABLE

LOT	AREA
1	1,100 SF
2	1,100 SF
3	1,100 SF
4	1,100 SF
5	1,100 SF
6	1,100 SF
7	1,100 SF
8	1,100 SF
9	1,100 SF
10	1,100 SF
11	1,100 SF
12	1,100 SF
13	1,100 SF
14	1,100 SF

LOT AREA TABLE

LOT	AREA
1	1,100 SF
2	1,100 SF
3	1,100 SF
4	1,100 SF
5	1,100 SF
6	1,100 SF
7	1,100 SF
8	1,100 SF
9	1,100 SF
10	1,100 SF
11	1,100 SF
12	1,100 SF
13	1,100 SF
14	1,100 SF

JAN 23 2014

ORDINANCE NO. 4516

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0004 MAPLEWOOD COURT II), LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for single-family residential, subject to the following condition:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MAPLEWOOD COURT II", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0004, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
8. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", and

CC&R's shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4516 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

January 16, 2014
PROJECT # 9847-01-002

**LEGAL DESCRIPTION
MAPLEWOOD II BOUNDARY**

PARCEL NO. 1:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; AND

EXCEPT A STRIP OF LAND 30 FEET WIDE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 4, EXTENDING TO A POINT 2685 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 4, SAID PARCEL OF LAND BEING INTENDED TO INCLUDE THE LAND OCCUPIED BY AND ADJACENT TO AN EXISTING CEMENT DITCH.

PARCEL NO. 2:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT A STRIP OF LAND 30 FEET WIDE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 4, EXTENDING TO A POINT 2685 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 4, SAID PARCEL OF LAND BEING INTENDED TO INCLUDE THE LAND OCCUPIED BY AND ADJACENT TO AN EXISTING CEMENT DITCH.

THE ABOVE DESCRIBED PARCELS CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4, BEING A CITY OF CHANDLER BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 4, BEING A MARICOPA COUNTY BRASS CAP FLUSH, BEARS SOUTH 90°00'00" WEST, A DISTANCE OF 2649.90 FEET;

THENCE SOUTH 89°52'50" EAST ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 4, A DISTANCE OF 1816.28 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°52'50" EAST ALONG SAID EAST-WEST MID SECTION LINE, A DISTANCE OF 495.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°07'01" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 633.87 FEET TO POINT ON THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 89°50'45" WEST ALONG SAID NORTH LINE, A DISTANCE OF 495.07 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 00°05'31 EAST ALONG SAID WEST LINE, A DISTANCE OF 633.57 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 313,827 SQUARE FEET OR 7.2045 ACRES, MORE OR LESS.