

#6
JUN 12 2014



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MEMORANDUM Transportation & Development – Council Memo No. RE14-126

DATE: JUNE 12, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MRK*
R. J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*

FROM: ERICH KUNTZE, REAL ESTATE COORDINATOR *ek*

SUBJECT: INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4543 AUTHORIZING THE DEDICATION IN FEE OF A PORTION OF CITY OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND VIA DE PALMAS ROAD, CHANDLER, ARIZONA, FOR PUBLIC ROADWAY PURPOSES

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4543 authorizing the dedication in fee of a portion of City owned property located at the northeast corner of McQueen Road and Via De Palmas Road, Chandler, Arizona, for Public roadway purposes.

BACKGROUND/DISCUSSION: The City of Chandler owns property located at the northeast corner of McQueen Road and Via De Palmas Road that is currently used for a Fire Station. In order to accommodate the construction of McQueen Road from Ocotillo Road to Riggs Road a portion of the property is required for the widening of McQueen Road at this location. It is necessary for the City to dedicate a twenty-two (22) foot wide portion of its property along with a sight visibility triangle at the corner of McQueen Road and Via De Palmas Road to the Public for roadway purposes.

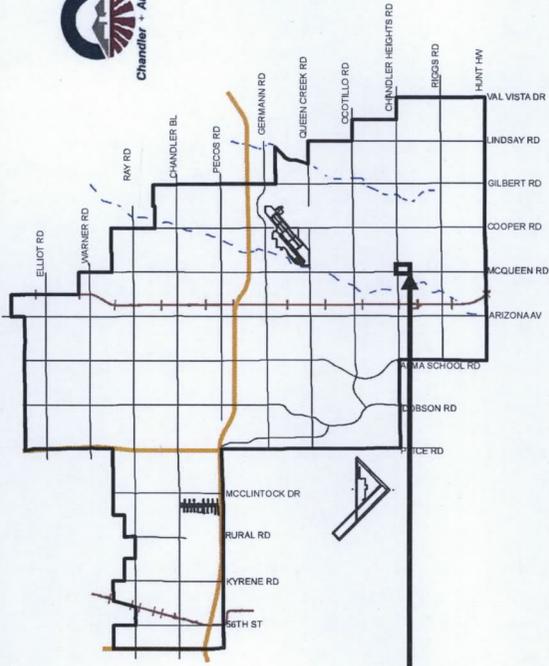
By way of a separate instrument in the form of a deed, the City will grant to the public, in trust, the required roadway. The document will be in a form approved by the City Attorney.

Council Meeting of June 12, 2014
RE14-126
Page 2

PROPOSED MOTION: Move City Council introduce and tentatively adopt Ordinance No. 4543 authorizing the dedication in fee of a portion of City owned property located at the northeast corner of McQueen Road and Via De Palmas Road, Chandler, Arizona, for Public roadway purposes.

Attachments: Map
Ordinance No. 4543
Quit Claim Deed of Dedication

**DEDICATION IN FEE OF A PORTION OF
CITY OWNED PROPERTY LOCATED AT THE
NEC OF McQUEEN RD AND VIA DE PALMAS RD
FOR PUBLIC RIGHT-OF-WAY PURPOSES**



MEMO NO. RE14-126

ORDINANCE NO. 4543

PUBLIC RIGHT-OF-WAY



ORDINANCE NO. 4543

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE THE DEDICATION IN FEE OF A PORTION OF CITY OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND VIA DE PALMAS ROAD, CHANDLER, ARIZONA, FOR PUBLIC ROADWAY PURPOSES.

WHEREAS, the City of Chandler owns property located at the northeast corner of McQueen Road and Via De Palmas Road; and

WHEREAS, a portion of the property is needed to be dedicated in trust to the Public for Public roadway purposes; and

WHEREAS, it is necessary for Council to authorize the dedication in fee to the Public for roadway purposes on the City-owned properties.

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

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

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

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

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____

day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

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

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4543 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:

CITY ATTORNEY





Chandler, Arizona
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PARCEL No. 303-54-002V EXHIBIT A SKETCH



SCALE:
1"=100'
NW 1/4
SEC 26
T 2 S
R 5 E

#BK. 2 OF ROAD MAPS, PG.60, MCR

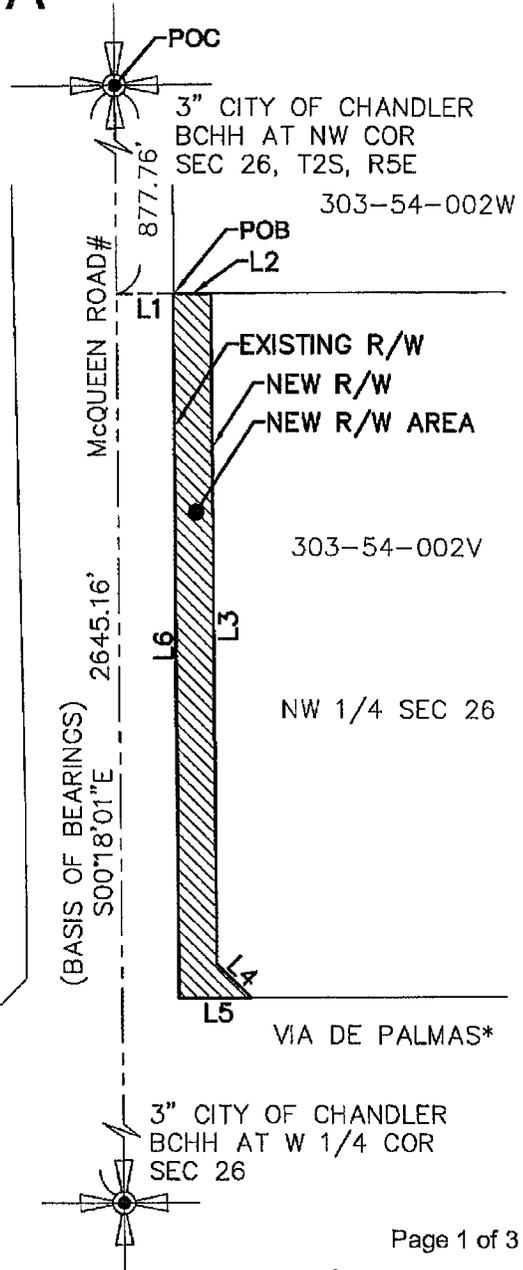
*DKT. No. 9310, PG.70, MCR

*DKT. No. 9310, PG.72, MCR

*,# = RIGHT-OF-WAY REFERENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°41'59"E	33.00'
L2	N89°41'59"E	22.00'
L3	S00°18'01"E	390.00'
L4	S45°18'01"E	28.28'
L5	S89°41'59"W	42.00'
L6	N00°18'01"W	410.00'

NEW R/W AREA
= 9,220.00 S.F.



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

Date: 8/31/11

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



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PARCEL No. 303-54-002V

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of that tract associated with Maricopa County Assessor Number 303-54-002V and located in the Northwest Quarter of Section 26, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 26 (3" City of Chandler brass cap in hand hole) from which point the west quarter corner thereof (3" City of Chandler brass cap in hand hole) bears S 00°18'01" E a distance of 2645.16 feet;

Thence S 00°18'01" E, along the west line of said Northwest Quarter, a distance of 877.76 feet;

Thence N 89°41'59" E, across the right-of-way of McQueen Road, a distance of 33.00 feet to a point on the east line thereof being the northwest corner of said tract, the POINT OF BEGINNING;

Thence N 89°41'59" E, along the north line of said tract, a distance of 22.00 feet;

Thence S 00°18'01" E, across said tract along a line 22.00 feet east of and parallel to said east right-of-way line, a distance of 390.00 feet;

Thence S 45°18'01" E, continuing across said tract, a distance of 28.28 feet to a point on the north right-of-way line of Via de Palmas;

Thence S 89°41'59" W, along said north right-of-way line, a distance of 42.00 feet to the intersection with said east right-of-way line;

Thence N 00°18'01" W, along said east right-of-way line, a distance of 410.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.2117 acre of land (9,220.00 s.f.), more or less, including any easements of record.

Page 2 of 3

Date: 8/31/11	McQUEEN ROAD IMPROVEMENTS PROJECT No.: 28012 NEW RIGHT-OF-WAY
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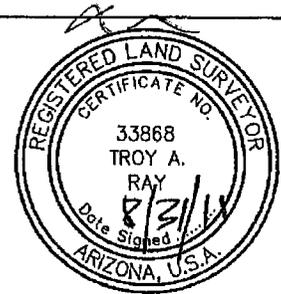
The basis of bearing for the above description is S 00°18'01" E for the west line of the Northwest Quarter of Section 26, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the PLSS Subdivision Record of Survey-Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 589, Page 48, Maricopa County Records.

Page 3 of 3

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EXPIRES 6/30/2014

☐
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☐

Parcel name: 303-54-002V RW☐

☐

North: 811258.9403	East : 728494.3331	☐
Line Course: N 00-18-01 W	Length: 410.00	☐
North: 811668.9346	East : 728492.1844	☐
Line Course: N 89-41-59 E	Length: 22.00	☐
North: 811669.0499	East : 728514.1841	☐
Line Course: S 00-18-01 E	Length: 390.00	☐
North: 811279.0553	East : 728516.2280	☐
Line Course: S 45-18-01 E	Length: 28.28	☐
North: 811259.1634	East : 728536.3295	☐
Line Course: S 89-41-59 W	Length: 42.00	☐
North: 811258.9433	East : 728494.3301	☐

☐

Perimeter: 892.28 Area: 9,220.00 sq.ft. 0.2117 acres☐

☐

Mapcheck Closure - (Uses listed courses and chords)☐

Error Closure: 0.0043 Course: N 45-18-01 W☐

Error North: 0.00300 East : -0.00304 ☐

Precision 1: 207,506.98 ☐



Expires 6/30/2014

2014

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

QUIT CLAIM DEED OF DEDICATION

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

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

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

DATED this ____ day of _____, 2014.

CITY OF CHANDLER, an Arizona municipal corporation

By: _____
Jay Tibshraeny, Mayor

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing Quitclaim Deed of Dedication was acknowledged before me this ____ day of _____, 2014, 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:



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PARCEL No. 303-54-002V EXHIBIT A SKETCH



SCALE:
1"=100'
NW 1/4
SEC 26
T 2 S
R 5 E

#BK. 2 OF ROAD MAPS, PG.60, MCR

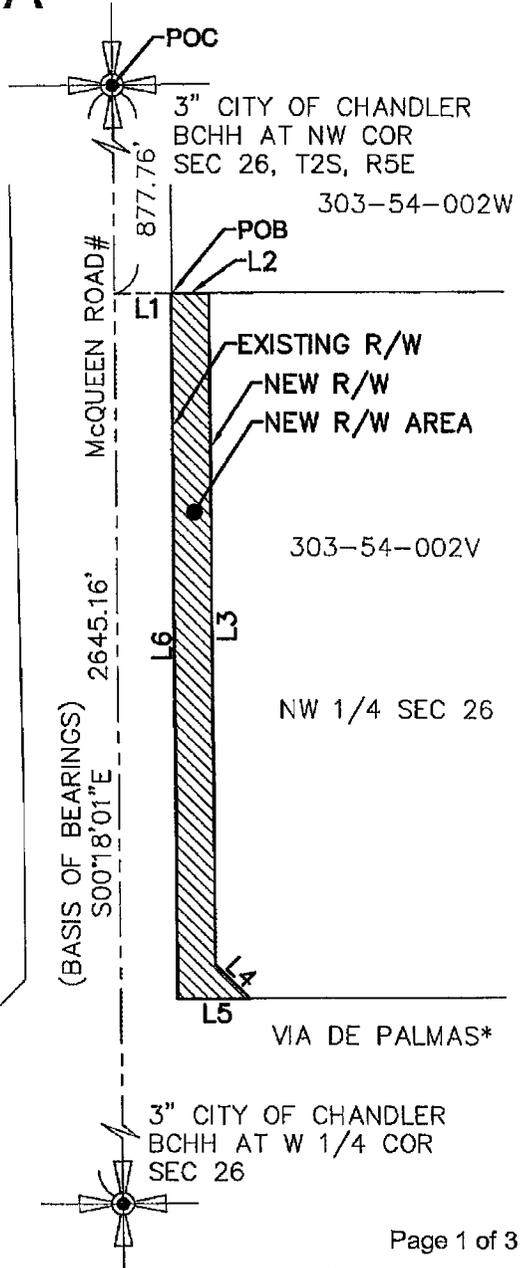
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