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NOV 17 2014

ORDINANCE NO. 4576

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REVERTING ZONING ON A PARCEL FROM PAD (COMMERCIAL) IN ORDINANCE NO. 3260 (DVR00-0005) TO PAD (COMMERCIAL) IN ORDINANCE NO. 2822 (PL97-199) 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 PAD (Commercial) to PAD (Commercial).

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 Planning Division 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. 4576 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 *KSM*

PUBLISHED:

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**EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM
EXXONMOBIL OIL CORPORATION TO
PACIFIC OIL PARTNERS, LLC**

A portion of the Northwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Section 4;

Thence South 89 degrees 23 minutes 33 seconds East, along the North line of said Section, 661.85 feet;

Thence South 00 degrees 03 minutes 26 seconds West, 751.98 feet;

Thence North 89 degrees 38 minutes 19 seconds West, 1.95 feet;

Thence South 00 degrees 07 minutes 11 seconds West, 189.53 feet;

Thence North 89 degrees 37 minutes 25 seconds West, 120.00 feet;

Thence South 00 degrees 07 minutes 11 seconds West, 120.00 feet;

Thence South 89 degrees 37 minutes 25 seconds East, 120.00 feet;

Thence South 00 degrees 07 minutes 11 seconds West, 35.00 feet;

Thence North 89 degrees 37 minutes 25 seconds West, 659.04 feet to the West line of said Section 4;

Thence North 00 degrees 02 minutes 00 seconds East along said West line, 1099.18 feet to the Point of Beginning;

Except those portions of the above described property dedicated for street purposes on the plat recorded in Book 580 of Maps, page 41; and

Except that portion conveyed to the State of Arizona, by and through its Department of Transportation by Deed recorded in Document No. 2002-1193347 which lies West of the following described line:

Commencing at a brass cap in a hand hole marking the Northwest corner of said Section 4 from which a brass cap in a hand hole marking the West quarter corner of said Section 4 bears South 01 degrees 01 minutes 33 seconds East, 2834.01 feet;

Thence along the West line of said Section 4, South 01 degrees 01 minutes 33 seconds East, 545.79 feet to the Point of Beginning;

Thence North 88 degrees 58 minutes 27 seconds East, 65.00 feet;

Thence South 03 degrees 37 minutes 05 seconds East, 578.94 feet;

Thence South 27 degrees 14 minutes 52 seconds East, 98.24 feet;

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Thence South 87 degrees 12 minutes 07 seconds East, 286.90 feet;

Thence South 77 degrees 21 minutes 14 seconds East, 244.73 feet;

Thence South 01 degrees 00 minutes 32 seconds East, 13.39 feet;

Thence South 84 degrees 32 minutes 55 seconds East, 31.06 feet;

Thence South 87 degrees 03 minutes 18 seconds East, 634.41 feet;

Thence North 00 degrees 58 minutes 25 seconds West, 20.00 feet;

Thence North 89 degrees 55 minutes 07 seconds East, 1322.56 feet to the Point of Ending on the North South midsection line of said Section 4 being South 00 degrees 55 minutes 16 seconds East, 1325.07 feet from a brass cap in a hand hole marking the North quarter corner of said Section 4; and

Except that portion conveyed in Document No. 20041492223, more particularly described as follows:

A portion of the Northwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the brass cap in hand hole marking the Northwest corner of said Section 4 from which a brass cap flush marking the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 4 bears South 89 degrees 23 minutes 33 seconds East 1323.66 feet, said line being the North line of the Northwest quarter and the basis of the bearings in this description;

Thence South 89 degrees 23 minutes 33 seconds East 661.85 feet along the said North line to its intersection with the Northerly prolongation of the ~~county~~ line of Lot 1 of Pecos Springs, as recorded in Book 580 of Maps, page 41, records of Maricopa County, Arizona;

Thence South 00 degrees 03 minutes 26 seconds West 71.00 feet along said Westerly line 71.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 03 minutes 26 seconds West 680.98 feet along said Westerly line;

Thence North 89 degrees 38 minutes 19 seconds West 1.95 feet;

Thence South 00 degrees 07 minutes 11 seconds West 189.53 feet,

Thence North 89 degrees 37 minutes 25 seconds West 120.00 feet;

Thence South 00 degrees 07 minutes 11 seconds West 120.00 feet;

Thence South 89 degrees 37 minutes 25 seconds East 120.00 feet;

Thence South 00 degrees 07 minutes 11 seconds West 35.00 feet;

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Thence North 89 degrees 37 minutes 25 seconds West 568.95 feet to the Easterly right of way line of Alma School Road as described in Document No. 2002-1193347, records of Maricopa County, Arizona;

Thence North 02 degrees 33 minutes 36 seconds West 554.50 feet along said Easterly right of way line;

Thence North 89 degrees 58 minutes 04 seconds West 32.00 feet to the Easterly right of way line of Alma School Road as shown on said Pecos Springs;

Thence North 00 degrees 01 minutes 56 seconds East 122.52 feet along said Easterly right of way line;

Thence South 89 degrees 58 minutes 04 seconds East 363.59 feet;

Thence North 00 degrees 01 minutes 56 seconds East 344.28 feet to the South line of the North 75.00 feet of said Northwest quarter;

Thence North 00 degrees 36 minutes 27 seconds East 4.00 feet to the South line of the North 71.00 feet of said Northwest quarter;

Thence South 89 degrees 23 minutes 33 seconds East 265.17 feet along said South line to the Point of Beginning.

Subject to existing easements, rights of way, restrictions, covenants and conditions whether of record Or not.