

22

OCT 22 2015



MEMORANDUM **Planning Division – CC Memo No. 15-136**

DATE: OCTOBER 7, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MOR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: PDP15-0007 LAYTON LAKES PARCEL 28

Request: Preliminary Development Plan (PDP) approval for housing product for a 17-lot single-family residential subdivision

Location: East of the northeast corner of Gilbert and Ocotillo roads

Applicants: Brennan Ray; Burch & Cracchiolo, P.A.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Commission and Planning Staff recommend City Council approve the PDP, subject to conditions.

BACKGROUND

The subject parcel is located east of the northeast corner of Gilbert and Ocotillo roads, and is the most southern parcel in the Layton Lakes community. The Layton Lakes community encompasses 832-acres within the City of Chandler and the Town of Gilbert. Within Chandler, Layton Lakes is bound by Queen Creek, Gilbert, Ocotillo, and Lindsay roads. Thirteen parcels are within Chandler's jurisdiction, eight parcels are residential. The subject parcel, Parcel 28, provides the largest lots within the Layton Lakes community.

Parcel 28 is bordered by the RWCD canal to the west, Ocotillo Road to the south, 138th Street with a County island to the east that is currently in the annexation process, and the Appleby Road alignment to the north which will function as an equestrian and pedestrian access point to the canal.

Parcel 28 is gated with a single access point off of Ocotillo Road and a secondary access point through Parcel 22 connecting to Layton Lakes Boulevard. Lot sizes within the 17-lot parcel range from a minimum of 32,000 sq. ft. up to 33,958 sq. ft. Two single-story plans are provided with four elevations for each plan.

Plan 8511 is approximately 7,640 sq. ft. and provides two, two-car garages, four bedrooms with varying options, and the NextGen suite. The NextGen suite provides standard living amenities (bedroom, kitchen, living room, bathroom, and outdoor patio) along with a separate garage. The NextGen suite has an internal connection to the main portion of the home, and maintains architectural integration so that the home is viewed as a single structure. The NextGen suite provides multigenerational families with an option of living together while maintaining private living quarters. An option is provided for a large game room in lieu of the NextGen kitchen and living room. Plan 8590 is approximately 6,440 sq. ft. and provides a three-bay garage and a two-bay tandem garage for RV or boat storage, and five bedrooms and four and one-half bathrooms.

Due to all lots exceeding 10,000 square feet, the Residential Development Standards for housing product do not apply; however, a number of architectural elements required for the standards are provided. Four elevations are provided for each floor plan. Each elevation style provides a design that distinctly separates it from the other architectural styles. Elements include window muntins per architectural style, window framing and wrought iron detailing, and garage and front door designs.

DISCUSSION

Planning Staff recommends approval of the request citing that the housing product continues to complement the Layton Lakes community and provide additional housing opportunities for Chandler residents. Based on the small number of lots for this particular parcel and the limited housing product, concerns with maintaining diversity within the subdivision are warranted. In working with the development team two additional conditions are provided that are comparable to standard conditions of approval for residential development, however, are a little more detailed to ensure diversity. Planning Staff finds that with the four elevations per plan, along with the additional conditions, diversity is ensured.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Tuesday, August 11, 2015; six neighbors attended and had general questions.
- Planning Staff is not aware of any opposition or concerns to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Foley)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

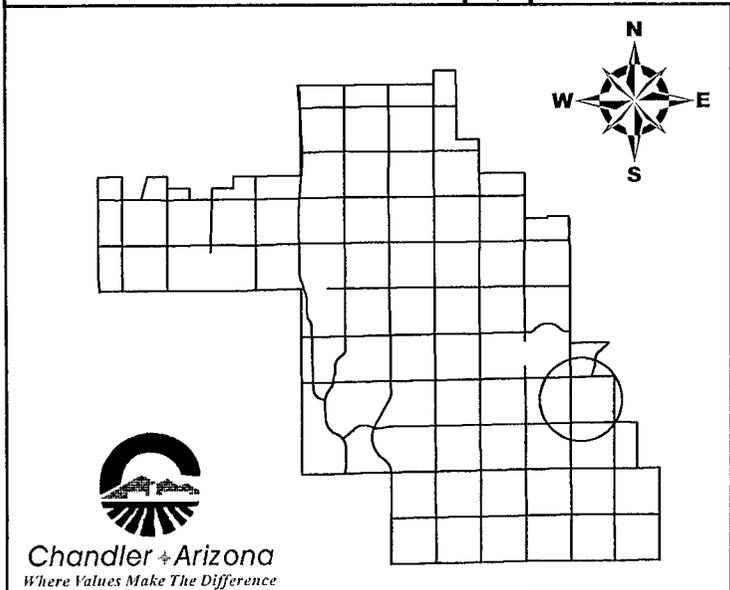
1. Compliance with original conditions adopted by the City Council in Ordinance Nos.3250 and 3987 in cases DVR00-0025 LAYTON LAKES and DVR07-0012 LAYTON LAKES.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 28" and kept on file in the City of Chandler Planning Division, in File No. PDP15-0007, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
3. 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.
4. For lots 1-12, the same floor plan and elevation shall not be built side-by-side or across the street from each other.
5. For lots 1-12, the same color scheme shall not be used side-by-side or across the street from each other.
6. For lots 13-17, no more than two of the same floor plan shall be built side-by-side.
7. For lots 13-17, the same elevation and color scheme shall not be built side-by-side.

PROPOSED MOTION

Move City Council approve Preliminary Development Plan PDP15-0007 LAYTON LAKES PARCEL 28, for housing product for a 17-lot single-family residential subdivision, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Layton Lakes Master Plan
4. Plan 8511 Elevations and Floor Plan
5. Plan 8590 Elevations and Floor Plan
6. Ordinance No. 3250
7. Ordinance No. 3987
8. Development Booklet



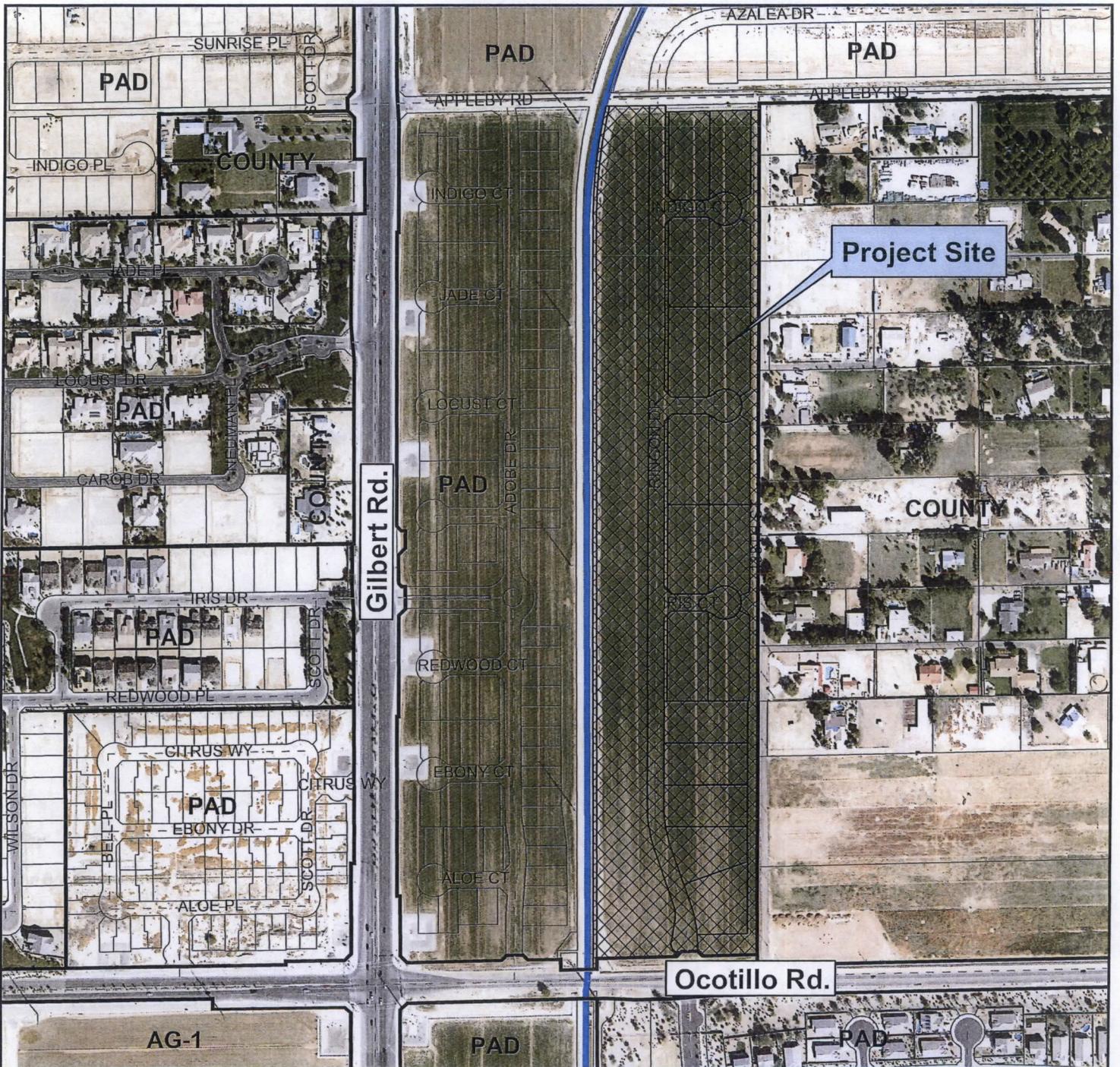
Vicinity Map


PDP15-0007

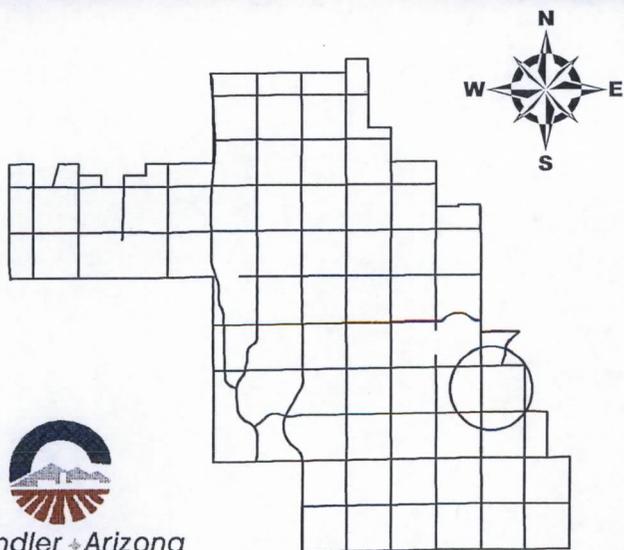
Layton Lakes Parcels 28

CITY OF CHANDLER 7/20/2015





Vicinity Map



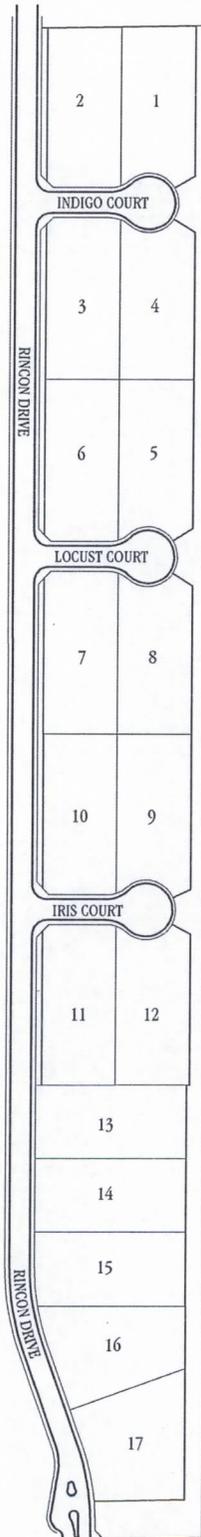
PDP15-0007

Layton Lakes Parcels 28



Chandler Arizona
Where Values Make The Difference

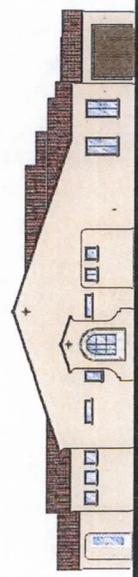
CITY OF CHANDLER 7/20/2015



PLAN 8511



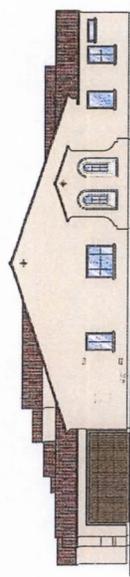
Front Elevation



Left Elevation



Rear Elevation



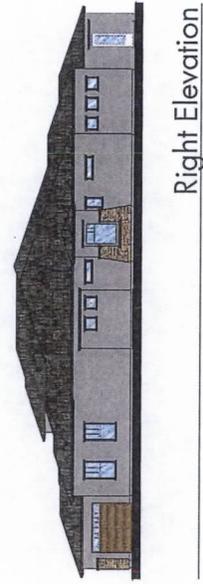
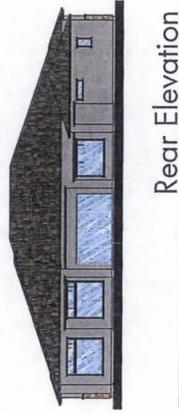
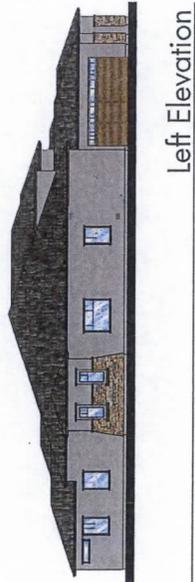
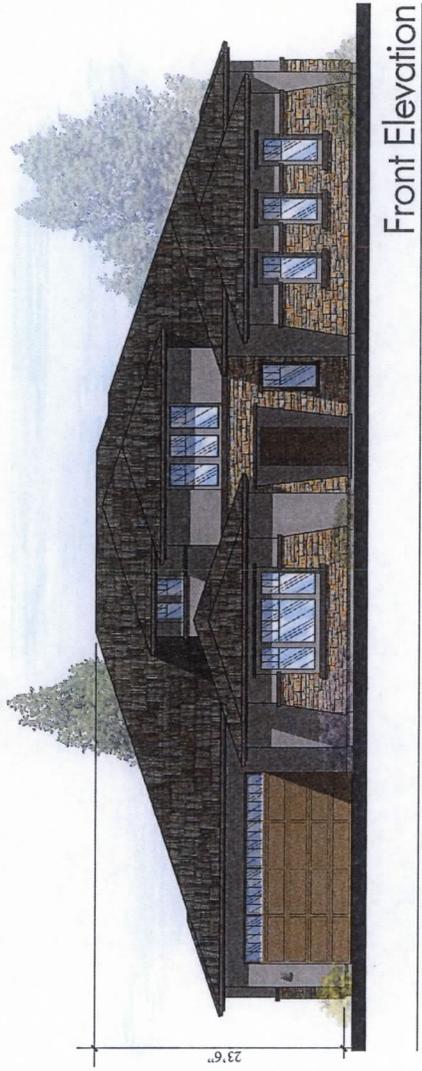
Right Elevation



Layton Lakes Parcel 28

Chandler, Arizona
6.29.2015

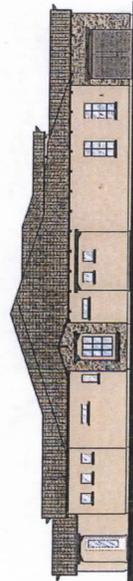
PLAN 8511



PLAN 8511



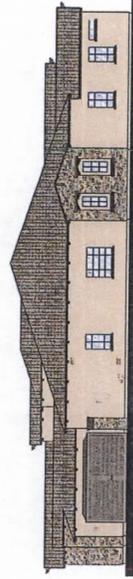
Front Elevation



Left Elevation



Rear Elevation



Right Elevation



Layton Lakes Parcel 28

Chandler, Arizona
6.29.2015

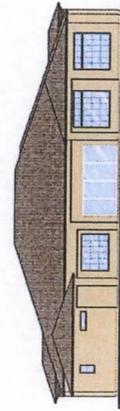
PLAN 8511



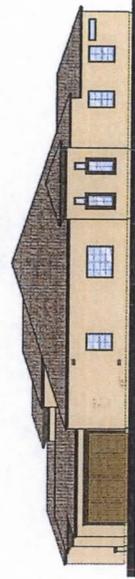
Front Elevation



Left Elevation



Rear Elevation



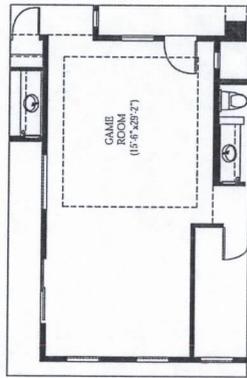
Right Elevation



Layton Lakes Parcel 28

Chandler, Arizona
6.29.2015

PLAN 8511



Floor Plan

Layton Lakes Parcel 28

Chandler, Arizona
6.29.2015

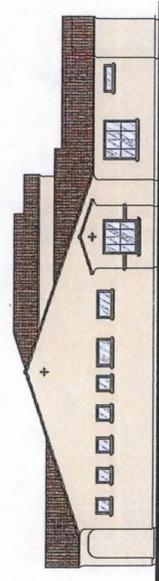


ELEVATION [B]

PLAN 8590



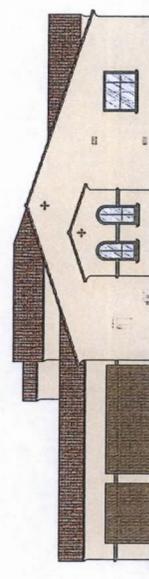
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Layton Lakes Parcel 28

LENNAR

Chandler, Arizona
6.29.2015

ELEVATION [C]

PLAN 8590



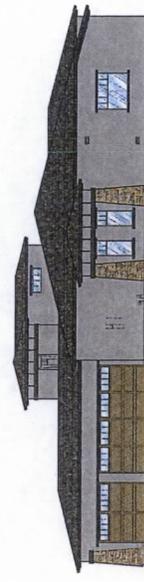
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

LENNAR

Layton Lakes Parcel 28

Chandler, Arizona
6.29.2015

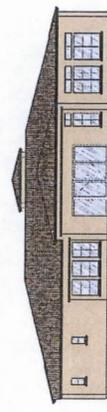
PLAN 8590



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Layton Lakes Parcel 28

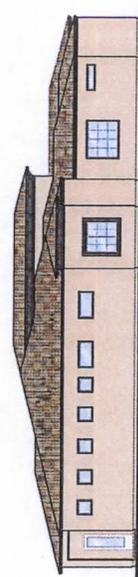


Chandler, Arizona
6.29.2015

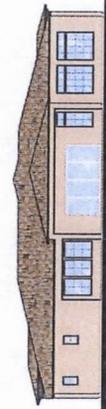
PLAN 8590



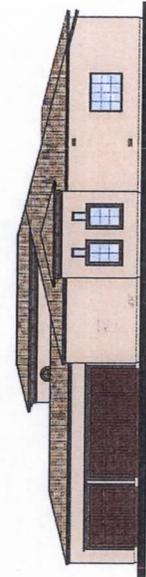
Front Elevation



Left Elevation



Rear Elevation



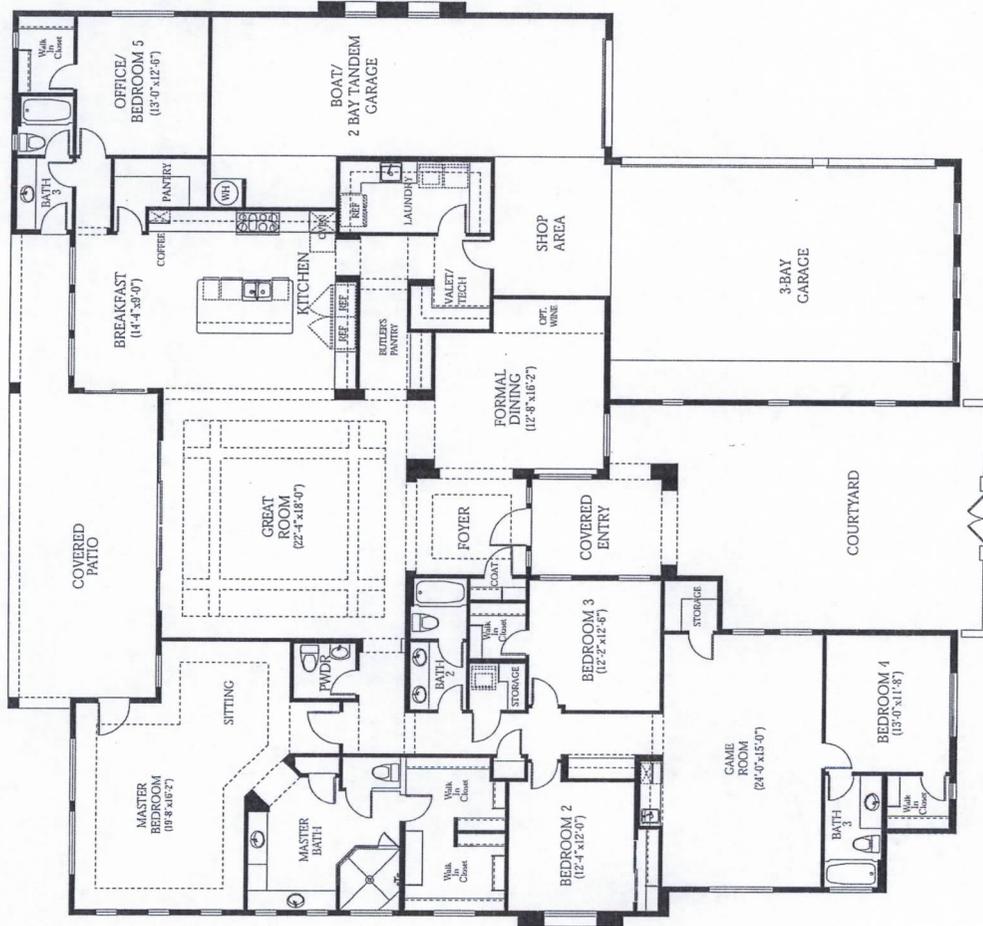
Right Elevation

Layton Lakes Parcel 28



Chandler, Arizona
6.29.2015

PLAN 8590



Floor Plan

Layton Lakes Parcel 28

Chandler, Arizona
6.29.2015

ORDINANCE NO. 3250

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (PLANNED AREA DEVELOPMENT) (DVR00-0025 LAYTON LAKES) 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 EXHIBIT "A"

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Gilbert, Queen Creek and Lindsay Roads, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. Completion of the construction of all required off-site street improvements including but not limited to water and wastewater lines, paving, landscaping, curb, gutter and sidewalks,

median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals, subject to compliance with the Pre-Annexation Development Agreement.

5. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Construction shall commence above foundation walls on single-family 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.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Layton Lakes", Planned Area Development (PAD) Application dated November 29, 2000, kept on file in the City of Chandler Planning Services Division, in File No. DVR00-0025, except as modified by condition herein and shall satisfy the obligations set forth in Section 4 of the Pre-Annexation Development Agreement entered into by the City and the developer.
8. 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.
9. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. The side yard setbacks shall be at least a minimum of 5 feet and 10 feet.
11. The exhibits and representations submitted herein are found to be in compliance with the requirements for PAD Conceptual Development Plan approval. The density for the Conceptual PAD designation is established at 0-3.5 du/ac overall with the final density to be determined at the time of Preliminary Development Plan based upon the development quality.
12. The commercial parcels shall be developed with buildings that carry an architectural level of detail on all sides of the buildings similar to the front facades. The site plans shall include plazas, courtyards and enhanced pedestrian walkways. The building intensity shall not exceed a 20% building coverage ratio.

13. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
14. No more than two side-by-side two-story homes along arterial roads.
15. No more than two identical side-by-side roof slopes should be provided along arterial or collector streets or public open space.
16. The homes shall have all copper plumbing for those lines under water pressure.
17. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
18. The development shall use reclaimed water as further identified within Section 4 of the Layton Lakes Pre-Annexation Development Agreement.
19. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign for property zoned for commercial and townhouse property, conspicuous to the (existing or prospective) single-family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single-family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, (480) 782-3000". Sign shall have white background and black lettering.
20. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the Eastern Canal right-of-way together with the adjoining property dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.
21. The developer shall reserve an 8-acre parcel for a neighborhood park. If, in the event, the city opts not to acquire the parcel then the underlying zoning designation shall be PAD Conceptual for single family homes.
22. The developer shall reserve an 11-acre parcel for a school. Should the school district opt not to acquire the parcel then the underlying zoning designation for the parcel shall be PAD Conceptual for single family homes.
23. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated

date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.

24. The lot sizes on Parcel 28 shall be a minimum of 32,000 square feet.
25. The developer satisfies its obligations under Section 4 of the Pre-Annexation Development Agreement.
26. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies adjacent to the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Records Office upon sale of the property.
 - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision's relationship to the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled *Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area)*, as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum scale of one-inch equals not greater than 500 feet.
 - c) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
 - d) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/

developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built with noise attenuation construction to achieve an interior noise level of 45 decibels for a single event from an aircraft. A registered engineer shall certify that the project is in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located adjacent to the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”

- 27. The developer shall dedicate a 0.5-acre parcel for the placement and operation of an Acquirer Storage and Recovery (ASR) Well. The developer shall also provide the property dedication necessary to accommodate the reclaimed water turnout structure and/or any other reclaimed water conveyance mechanisms within the development or as additionally required within Section 4 of the Layton Lakes Pre-Annexation Development Agreement.
- 28. The City and the Town of Gilbert execute an Intergovernmental Agreement regarding, among other things the development standards, infrastructure requirements, and relative responsibility for providing utility services applicable to this development in a form acceptable to the City.
- 29. The Town of Gilbert shall approve the master plan in substantial conformance with the Layton Lakes master plan.

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

SECTION III. The Planning & 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 this 5th day of March 2001.

ATTEST:

1-135st to 735st to
1-135st to CITY CLERK  1-135st to MAYOR

PASSED AND ADOPTED by the City Council this 22nd day of March 2001.

ATTEST:

1-135st to 735st to
1-135st to CITY CLERK  1-135st to MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3250 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 22nd day of March 2001, and that a quorum was present thereat.

735st to
735st to CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED:

3/27/01

4/5/01

LEGAL DESCRIPTION
LAYTON LAKES
EXISTING I.G.A. CHANDLER PARCEL

The following legal description and any references contained therein are based upon that certain ALTA/ACSM Land Title Survey titled Layton Lakes, performed by Agra Infrastructure, Inc., dated and signed on April 21, 2000 by Gerald Hughes, RLS #15573.

A parcel of land located within Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County Highway Department brass cap in handhole found at the southwest corner of said Section 18, from which a 3/8" rebar found at the south quarter corner of said Section 18 bears North 88°49'33" East (Basis of Bearing); a distance of 2489.44 feet;

Thence North 00°09'41" West, along the west line of said Section 18, a distance of 2650.80 feet to a 1/2" rebar found at the west quarter corner of said Section 18;

Thence North 00°12'40" West, continuing along said west line, a distance of 2648.68 feet to a 3/4" iron pipe found at the northwest corner of said Section 18;

Thence North 89°11'44" East, along the north line of said Section 18, a distance of 2503.25 feet to a 3/4" iron pipe found at the north quarter corner of said Section 18;

Thence North 89°11'28" East, continuing along said north line, a distance of 2659.12 feet to a Maricopa County Highway Department brass cap in handhole found at the northeast corner of said Section 18;

Thence South 00°02'02" East, along the east line of said Section 18, a distance of 2613.25 feet to a point on a line parallel with and 20.00 feet north of the east-west mid-section line of said Section 18;

Thence South 89°01'15" West, along said parallel line, a distance of 3987.12 feet;

Thence South 00°04'05" East, a distance of 20.00 feet;

Thence South 00°00'05" East, a distance of 2646.98 feet to a point on the south line of said Section 18;

Ordinance No. 3250
Attachment "A"

Thence South 88°49'33" West, along said south line, a distance of 1159.97 feet to the POINT OF BEGINNING.

Said parcel contains 16,623,722 square feet or 381.63 acres (more or less)



September 25, 2015

Dear Property Owner:

The City of Chandler Planning Staff has initiated a proposed Planned Area Development (PAD) Zoning Overlay for properties within the proposed Adaptive Re-Use Overlay District (see map on reverse side). You are receiving this notice because you own property within this proposed district boundary. The purpose of the Adaptive Reuse Overlay District is to encourage and facilitate the reuse of existing commercial buildings/properties that are underutilized or underperforming through a special zoning district that modifies the Site Development standards that would otherwise make the reuse of existing buildings, structures and sites economically unfeasible. Such Site Development standards include, but are not limited to, lot coverage, building setbacks, parking requirements and mechanical equipment screening. A draft of the proposed language can be found at _____.

You are invited to attend one or both of the 2 neighborhood meetings to discuss the proposed Adaptive Re-Use Overlay District. The neighborhood meeting is a chance to learn more about the proposal prior to the upcoming formal public hearings.

Location:

City Council Chambers, 88 E. Chicago Street, Chandler, AZ

Dates:

Thursday, October 15th - 6p.m. to 8p.m.

Tuesday, October 20th - 3p.m. to 5p.m.

We welcome your input and questions at the above mentioned meetings or otherwise directly to me at the contact information below. Thank you.

Sincerely,

Kevin Mayo
Planning Manager
(480) 782-3068
kevin.mayo@chandleraz.gov

(Si desea una copia de este informe en espanol o tiene pregunta sobre el, favor de llamenos David De La Torre (480) 782-3059.)

ORDINANCE NO. 3987

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PORTION OF A PARCEL ZONED PLANNED AREA DEVELOPMENT (PAD) TO ELIMINATE ZONING CONDITION NO. 16 OF ORDINANCE NO. 3250 REQUIRING COPPER PLUMBING FOR DVR00-0025 LAYTON LAKES, 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 property is hereby rezoned to delete Condition No. 16 of Ordinance No. 3250 requiring Copper Plumbing for DVR00-0025 LAYTON LAKES, subject to the following condition:

1. Potential homebuyers are to be notified that pex piping will be used for plumbing in the house.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler, or of any other term or provision of Ordinance No. 3250.

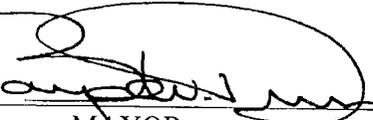
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 8th day of November 2007.

ATTEST:

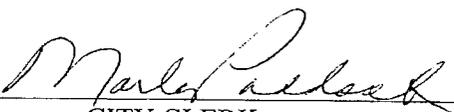

CITY CLERK



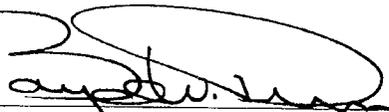

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 10th day of December 2007.

ATTEST:


CITY CLERK




MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3987 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10th day of December 2007, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on December 20 and 27, 2007.

Ordinance No. 3987

Attachment 'A'

LEGAL DESCRIPTION
LAYTON LAKES
EXISTING I.G.A. CHANDLER PARCEL

The following legal description and any references contained therein are based upon that certain ALTA/ACSM Land Title Survey titled Layton Lakes, performed by Agra Infrastructure, Inc., dated and signed on April 21, 2000 by Gerald Hughes, RLS #15573.

A parcel of land located within Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County Highway Department brass cap in handhole found at the southwest corner of said Section 18, from which a 3/8" rebar found at the south quarter corner of said Section 18 bears North 88°49'33" East (Basis of Bearing), a distance of 2489.44 feet;

Thence North 00°09'41" West, along the west line of said Section 18, a distance of 2650.80 feet to a 1/2" rebar found at the west quarter corner of said Section 18;

Thence North 00°12'40" West, continuing along said west line, a distance of 2648.68 feet to a 3/4" iron pipe found at the northwest corner of said Section 18;

Thence North 89°11'44" East, along the north line of said Section 18, a distance of 2503.25 feet to a 3/4" iron pipe found at the north quarter corner of said Section 18;

Thence North 89°11'28" East, continuing along said north line, a distance of 2659.12 feet to a Maricopa County Highway Department brass cap in handhole found at the northeast corner of said Section 18;

Thence South 00°02'02" East, along the east line of said Section 18, a distance of 2613.25 feet to a point on a line parallel with and 20.00 feet north of the east-west mid-section line of said Section 18;

Thence South 89°01'15" West, along said parallel line, a distance of 3987.12 feet;

Thence South 00°04'05" East, a distance of 20.00 feet;

Thence South 00°00'05" East, a distance of 2646.98 feet to a point on the south line of said Section 18;

Ordinance No. 3987

Attachment 'A'

Thence South 88°49'33" West, along said south line, a distance of 1159.97 feet to the POINT OF BEGINNING.

