



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Planning Division – CC Memo No. 16-035**

**DATE:** MARCH 31, 2016

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, ACTING CITY MANAGER ~~MR~~  
JEFF KURTZ, PLANNING ADMINISTRATOR KH FJJE  
KEVIN MAYO, PLANNING MANAGER KH

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER ~~ES~~

**SUBJECT:** DVR15-0041 SANTAN OFFICE CAMPUS  
Introduction and Tentative Adoption of Ordinance No. 4699

**Request:** Rezoning from Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building height up to 75 feet, along with Preliminary Development Plan approval for site layout and building architecture

**Location:** Southwest corner of Alma School and Pecos roads

**Applicant:** Michael Withey; Withey Morris, PLC

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning, including Mid-Rise Overlay, and Preliminary Development Plan, subject to conditions.

**BACKGROUND**

The subject site is located at the southwest corner of Alma School and Pecos roads. Arterial streets are adjacent to the north and east side of the property, with the Santan Loop 202 along the southern boundary. The Camden Pecos apartment complex is adjacent to the site's west boundary.

The subject site was zoned in late 2005, for a commercial retail center and hotel development. The site has been included in a number of master plans including the Santan Freeway Area Plan and the Pecos Ranch master plan, always with a designation of Commercial. The request is consistent with the historic plans.

March 31, 2016

The request is to rezone the property from commercial retail and hotel uses to PAD for an office park with ancillary retail and restaurant uses, including Mid-Rise Overlay for up to 75 feet, and PDP approval for site layout and building architecture.

### **SITE LAYOUT**

Three office buildings (A, B, and C, respectively) are proposed along with two pads for potential restaurant uses, with a potential build-out of 400,000 square feet of space. A parking garage is proposed internal to the site and centered along the western boundary. The garage will be constructed in phases with northern half constructed during phase two and the remaining as part of phase three.

Predominance of the arterial intersection is highlighted with the location of one of the office buildings (A) at the intersection in an L-shape design as phase one. Full movement access is provided along Alma School Road, with the entrance drive terminating at the future parking garage. Secondary access is provided along Pecos Road west of office A. A restaurant pad is located north of the primary entrance.

Phasing is proposed to start with office A, onsite parking sufficient for the building, and all adjacent off-site improvements. Phase two will incorporate a portion of the parking garage and surface parking sufficient for the two office buildings along with office B, and the remaining off-site improvements. Phase three will include full build-out of the parking garage and office C. Administrative approval is requested in the event a user warrants modification to the proposed phasing plan.

Various outdoor areas are created and incorporated by nature of the building layout and design. Amenity locations are shown on the *Access, Circulation and Amenity Plan*.

### **ARCHITECTURE**

While the buildings are rectangular in form, the design team has addressed massing of the buildings by incorporating a number of architectural elements. Cantilevered elements project from the main entry of each building, as well as at main focal points such as at the intersection corner. The cantilevered elements lend to outdoor pedestrian gathering areas, and extend along the wall plane terminating at enlarged and highlighted architectural masses on each building. While maintaining similarity in color, the design and massing elements vary from one office building to the next. Materials will include extensive use of glass with appropriate glazing, along with various metal paneling, E.I.F.S., stone, and composite wood elements.

Complete design details have not been provided for the parking garage; however, conceptual designs have included horizontal banding and pop-out elements that relate to the office buildings. Elevations for the restaurant pads are not provided. Administrative review and approval of the design for the restaurant pad is requested with the understanding that the architecture will draw from the design theme of the office buildings.

Mid-Rise for the office buildings is requested for a maximum height of 75 feet exclusive of screening for mechanical units. Support for mid-rise development is appropriate at this location

due to the close proximity to the Santan Loop 202 freeway, adjacency to two arterial streets, and limited single-family residential development in the surrounding area.

### **SIGNAGE**

A comprehensive sign plan is included with the request. Entry monument signs are provided at both entrances. A single site identity sign is provided at the intersection corner. The entry monument signs and the center identification sign are identical in design with the entry signs slightly taller and include an interpretive art feature as an element. Various directional and directory signs are provided throughout the site.

Two monument signs are provided along each street frontage. The monument signs allow for up to five tenants and are eight feet tall to the top of the tenant copy. The project name on the monument signs are reverse pan channel with the tenant lettering being routed push-thru lettering. The vertical yellow accent element will be halo-illuminated.

A freeway monument sign is provided with an overall height of 40 feet and allows up to five tenants. Similar in design to the monument signs, the project name will be reverse pan channel, with the tenant copy being routed push-thru lettering. The vertical yellow accent element will be halo-illuminated.

### **DISCUSSION**

Planning Staff supports the request citing the high quality design of the development in conjunction with the location presents an ideal location for office development along the freeway corridor. As is typical with office developments, ancillary retail and other commercial uses are requested. The development requests uses allowed in the Community Commercial (C-2) zoning district consistent with support services to the office development. Prohibited uses to the development, but allowed by right in the C-2 district, are provided under the *Exhibits* paragraph.

Administrative approval is requested for minor modifications relating to architecture, site layout, and phasing as development occurs.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the request for Mid-Rise Overlay, two neighborhood meetings were held. The meetings were held Wednesday and Thursday, February 3<sup>rd</sup> and 4<sup>th</sup> respectively. No neighbors attended the first meeting; three neighbors attended the second neighborhood meeting and had general questions.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve

In Favor: 6    Opposed:    Absent: 1 (Ryan)

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Commission and Planning Staff recommend City Council approve the Rezoning, including Mid-Rise Overlay, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. The developer shall be required to install landscaping in the arterial street median(s) 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.
7. 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.
8. Maximum building height, exclusive of mechanical screening, shall be limited to 75 feet.

#### **Preliminary Development Plan**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, except as modified by condition herein.

2. 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.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Raceway signage shall be prohibited within the development.
5. The tenant lettering of the monument signs shall be ¾-inch routed push-thru lettering.
6. 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.
7. Landscaping shall be in compliance with current Commercial Design Standards.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The applicant shall work with Staff to incorporate art features within the development.
10. 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.
11. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
12. Queuing drives and menu board locations for the drive-thru pads shall be consistent with the Commercial Design Standards.
13. The applicant shall work with Planning Staff to incorporate specimen trees such as Empire Oak, Cathedral Oak, Evergreen Elm, and Red Push Pistache trees along the entry drive.

## **PROPOSED MOTIONS**

### **Rezoning**

Move City Council approve Rezoning DVR15-0041 SANTAN OFFICE CAMPUS, Rezoning from PAD for commercial and hotel to PAD for an office development and ancillary retail and restaurant uses, along with Mid-Rise Overlay for building heights up to 75 feet, subject to the conditions recommended by Planning Commission and Planning Staff.

CC Memo No. 16-035

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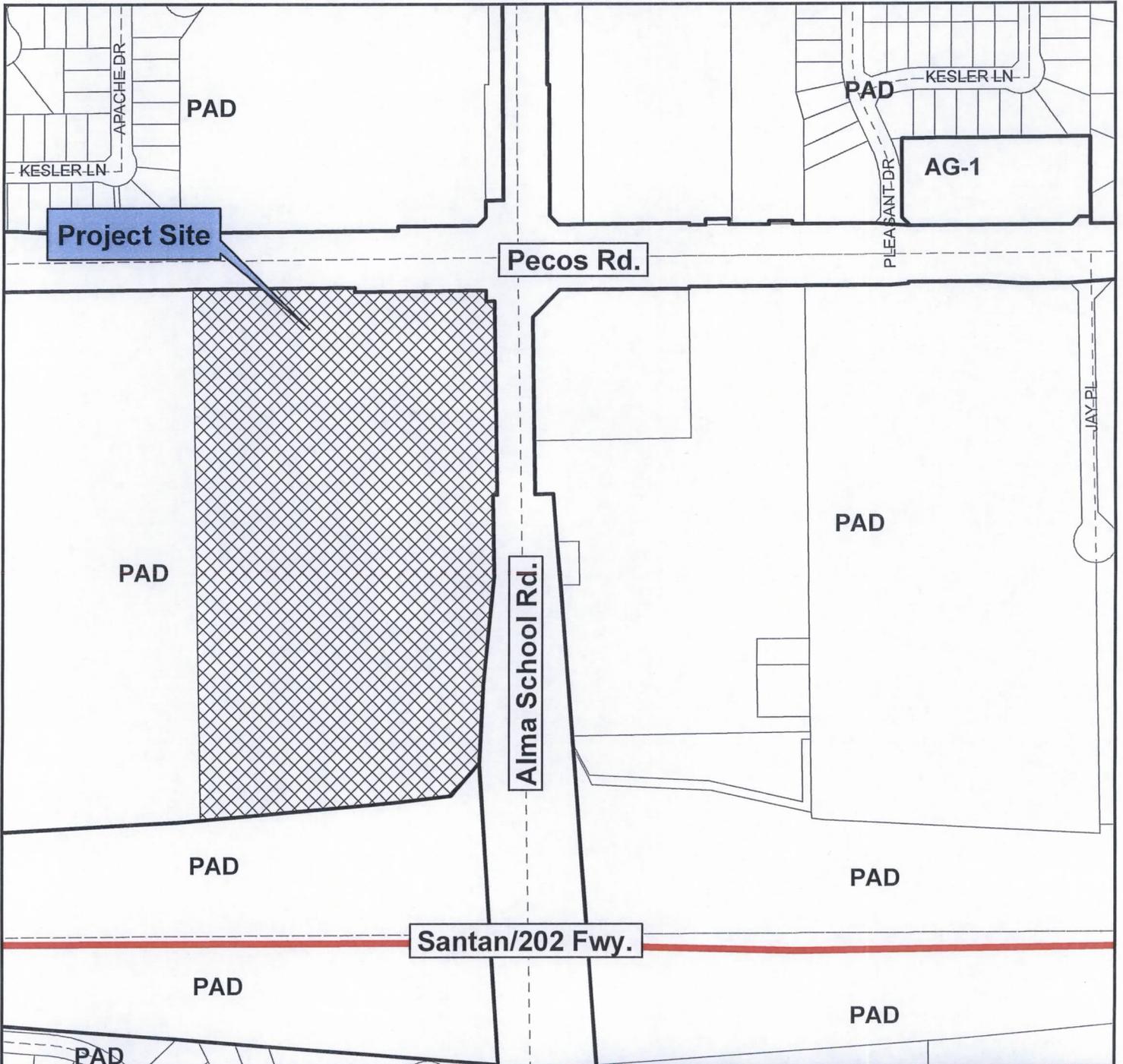
March 31, 2016

**Preliminary Development Plan**

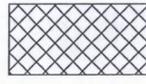
Move City Council approve Preliminary Development Plan DVR15-0041 SANTAN OFFICE CAMPUS, for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Building Perspectives
4. Office A Representative Elevations
5. Freeway/Monument Signage
6. Ordinance No. 4699
7. Development Booklet



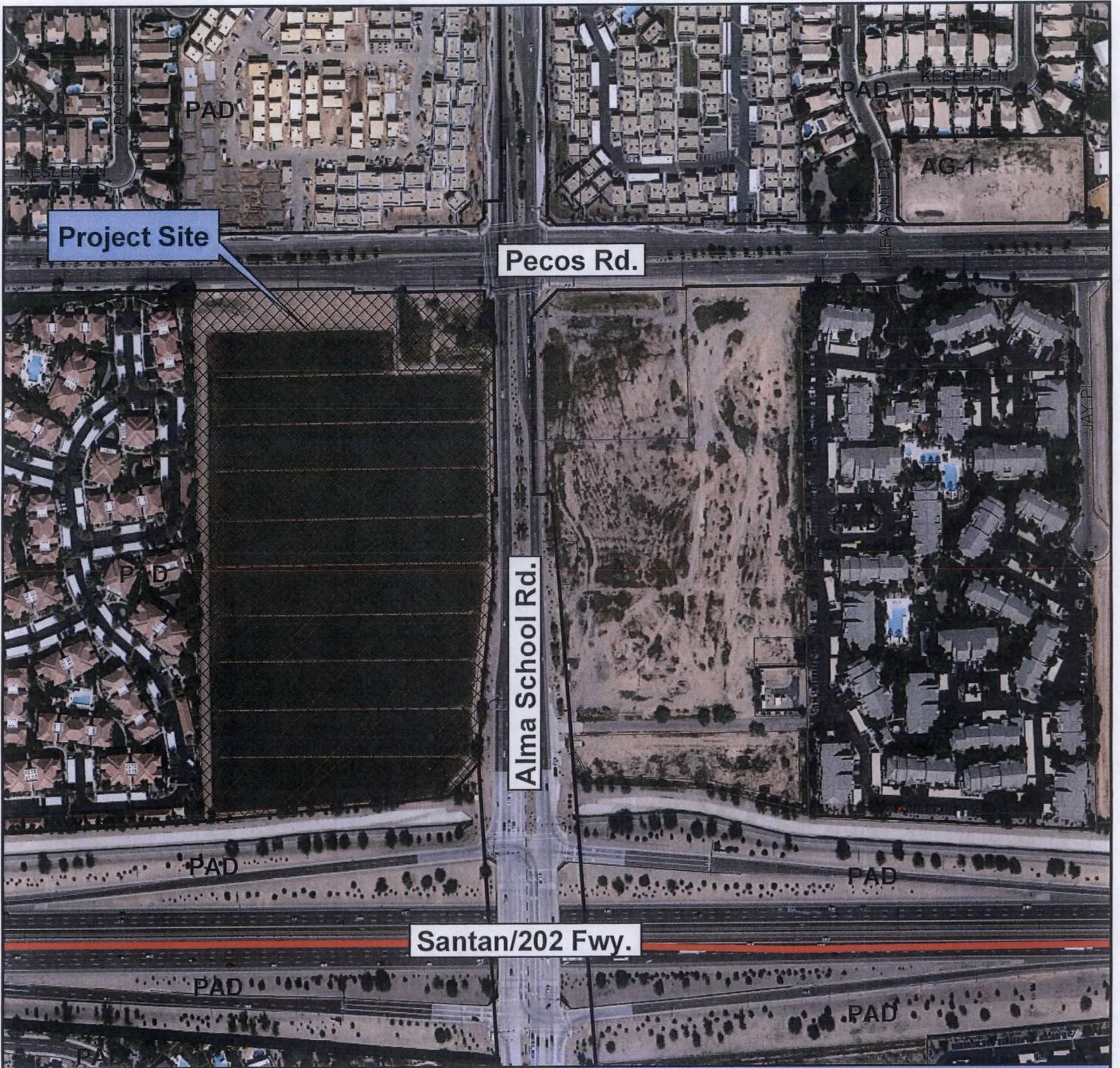
**Vicinity Map**



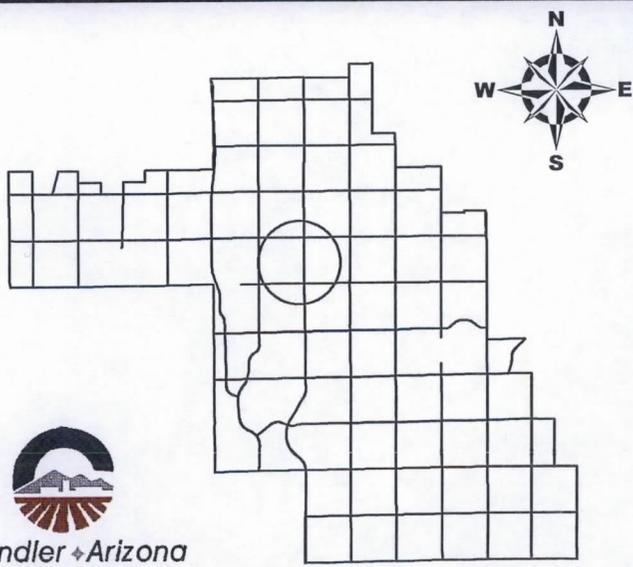
DVR15-0041

**Santan Office Campus**





**Vicinity Map**

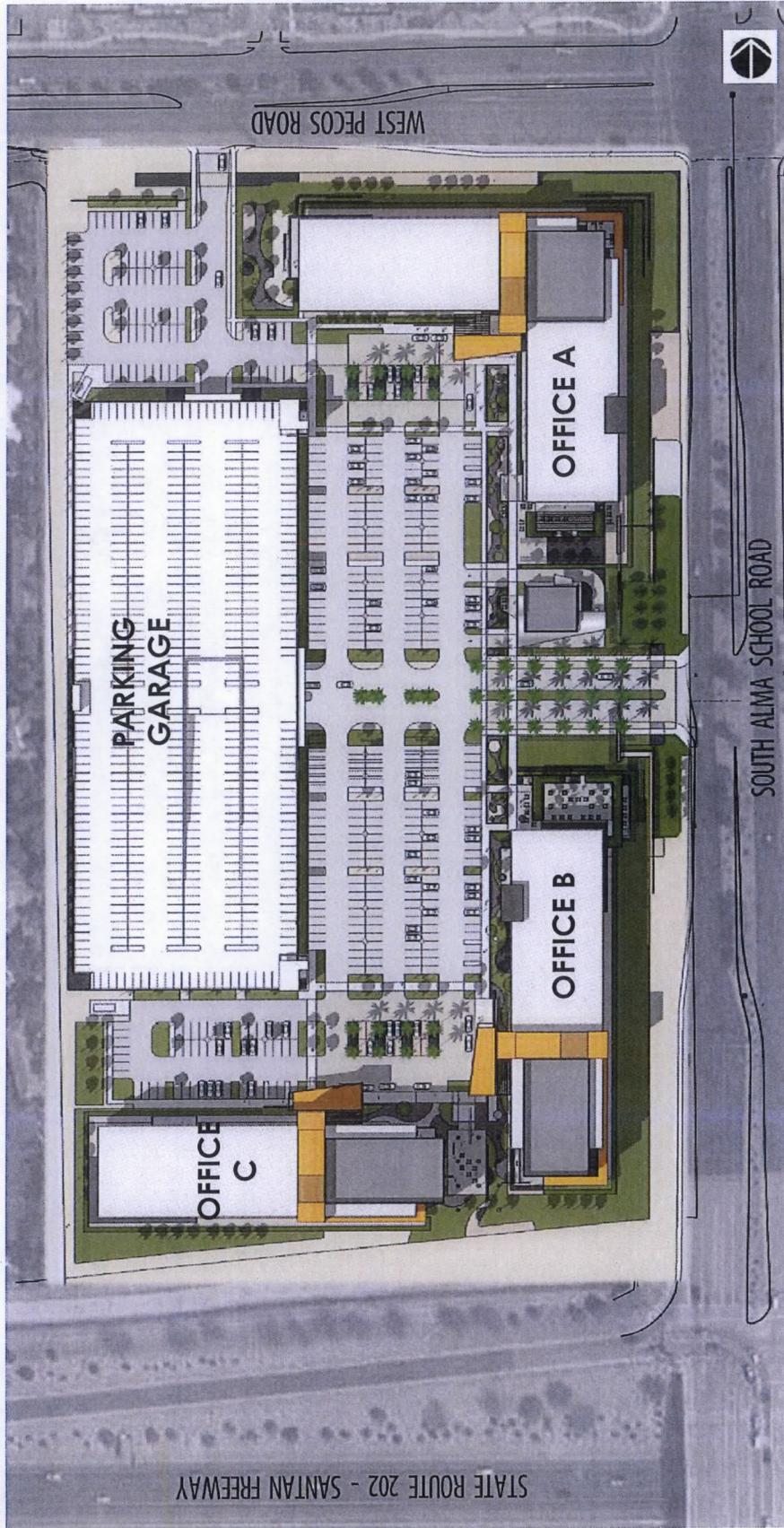


DVR15-0041

**Santan Office Campus**



B. CONCEPTUAL SITE PLAN



JF MCKINNEY & ASSOCIATES  
OF ARIZONA, LLC



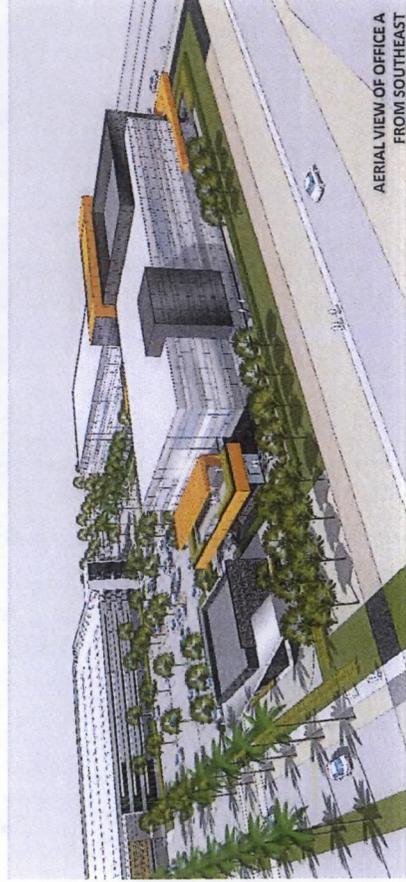
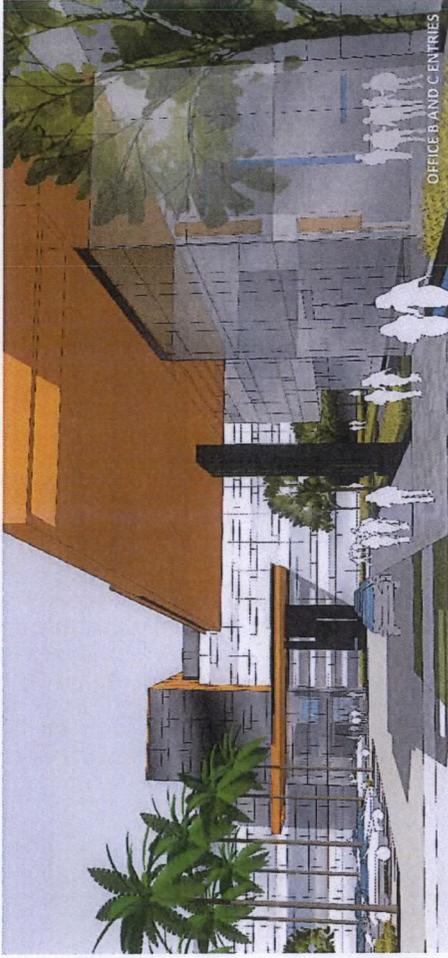
H. BUILDING ARCHITECTURE / MATERIALS



JF MCKINNEY & ASSOCIATES  
OF ARIZONA, LLC

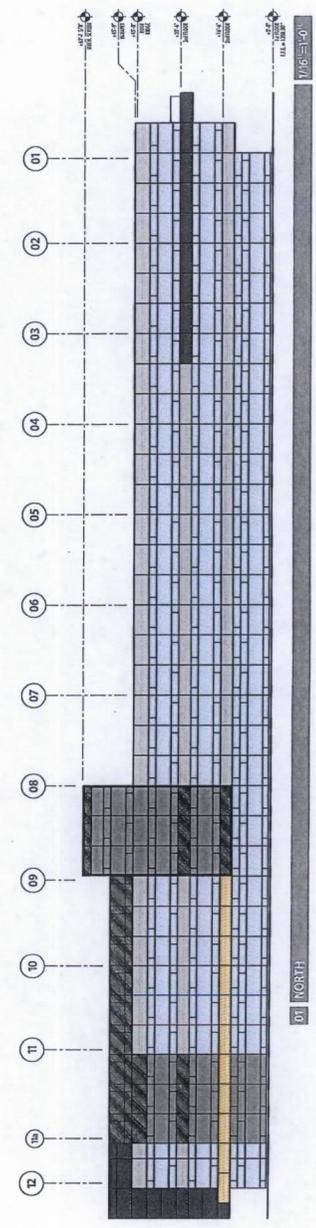
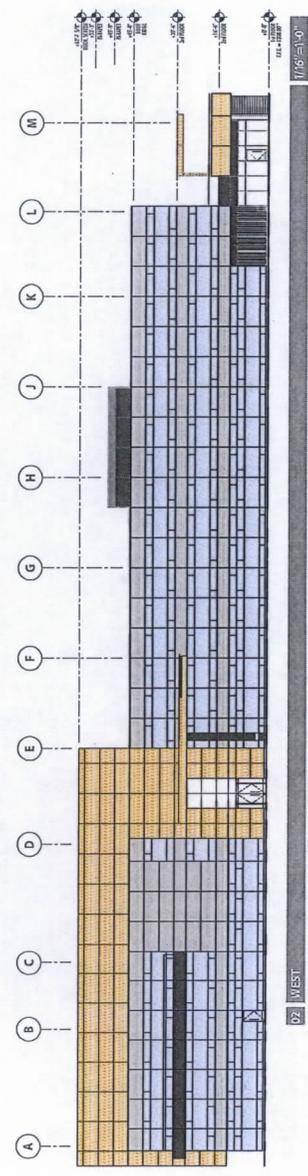
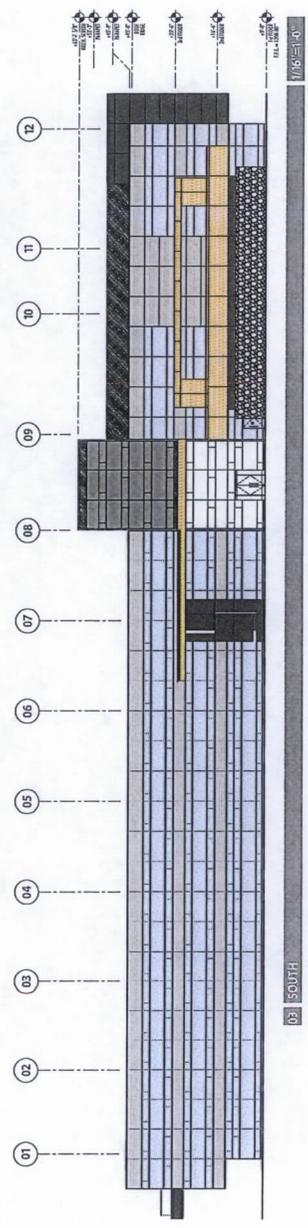
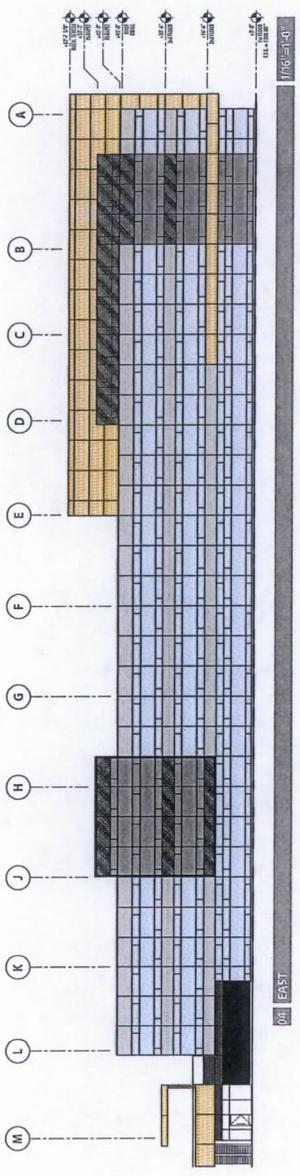


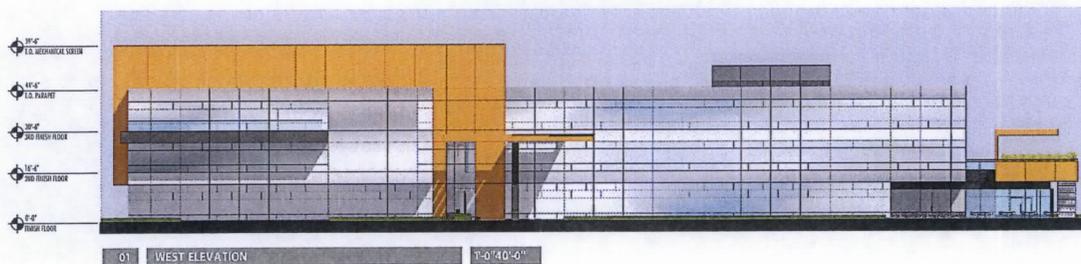
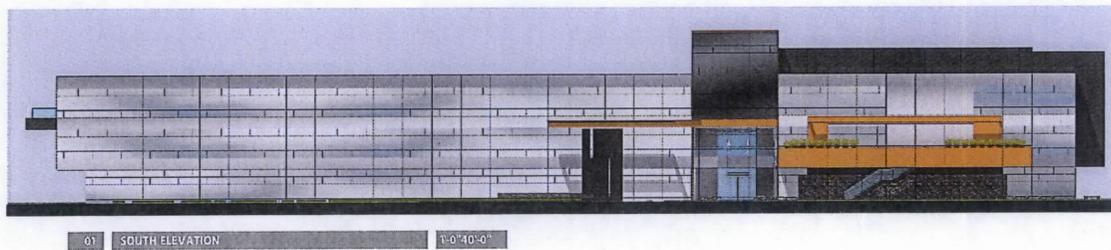
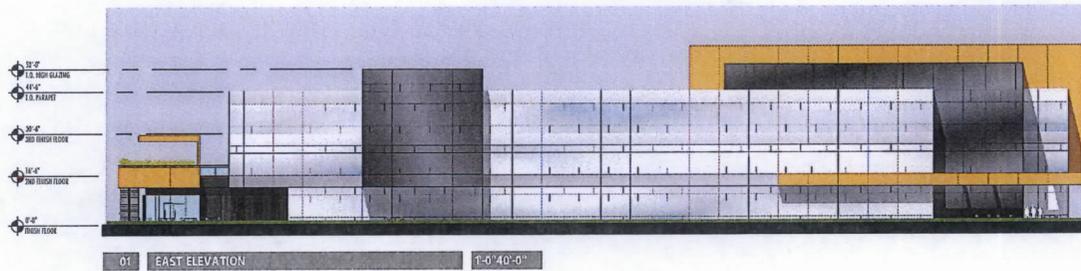
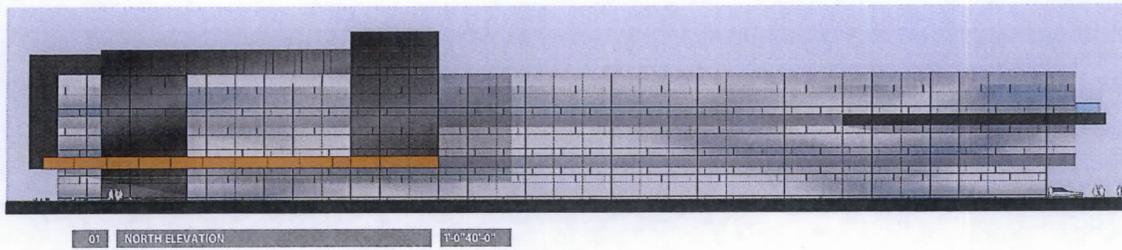
H. BUILDING ARCHITECTURE / MATERIALS



JF MCKINNEY & ASSOCIATES  
OF ARIZONA, LLC







## OFFICE A ELEVATIONS

architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design

**THE SANTAN**  
Chandler, Arizona

14142A.000  
18.JAN.16

JF MCKINNEY & ASSOCIATES  
OF ARIZONA, LLC

Notice of P. Rights: 2015 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE  
PROPERTY OF DAVIS AND ARE OF INDEFINITE TERM. NO REPRODUCTION IS PERMITTED  
WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

All calculations are approximate and subject to change.

P. COMPREHENSIVE SIGN PACKAGE

SITE / TENANT IDENTITY B

2A Freeway Monument

There will be one (1) freeway monument located out along the Loop 202 Freeway, to the South of the project. The sign will be double-sided, positioned perpendicular to the freeway and will promote up to five (5) building tenants. The Leasing Program Committee will determine which tenants are permitted on the freeway monument sign.

CONSTRUCTION

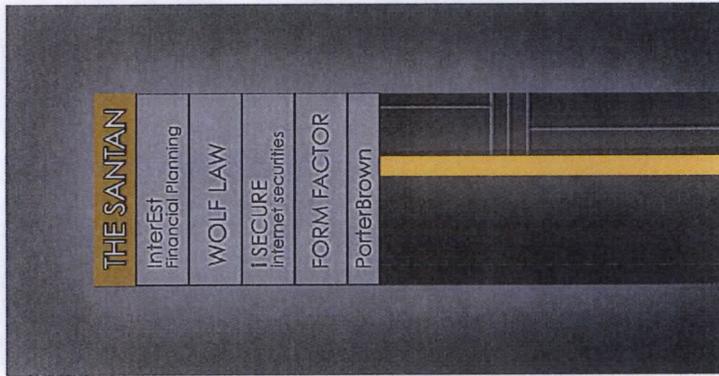
Double-sided and internally illuminated metal cabinet frame, joined with either painted aluminum or Alucobond panels. Project Identity letters are reverse pan channel with a relief to the face, to create a partially lit front face letter. Painted metal tenant identity panels will have 3/4" rounded push thru acrylic identity letters and logos. A blank, painted metal tenant identity panel shall be in each tenant location unit, and/or after a tenant name is added or subtracted to the sign. A vertical yellow accent will be a painted metal cabinet, with raw stock aluminum accent strips mounted to the sign face.

COLORS AND FINISHING

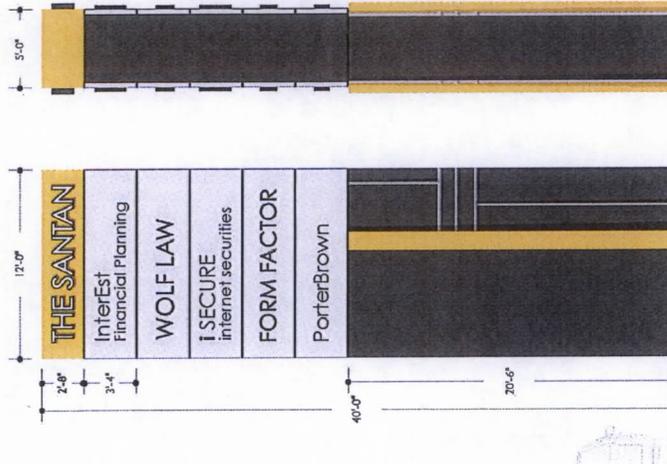
Dark charcoal greys with light grey and yellow accent elements echoing the colors used elsewhere on the site architecture. Finishing is to be mainly matte, with the accents having a slight sheen, further setting them apart from the main structure. The metal accent pieces will be raw material, with a gloss finish clearcoat.

ILLUMINATION

Project identity letters will be internally face lit, with the tenant identity panels being back thru acrylic halo lit, and the vertical accent piece being halo illuminated.



SIMULATED NIGHT VIEW - WITH ILLUMINATED GOLD BAND



SIDE VIEW

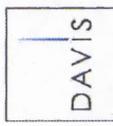
TENANT IDENTITY FREEWAY MONUMENT-ELEVATION VIEW

PROJECT NO: 1545 - 1545 SOUTH FREEWAY, SOUTH 101 - PHOENIX, ARIZONA 85004  
DATE: 01/22/2016  
DRAWN BY: CSP  
CHECKED BY: EGD-02

THINKING CAPS INTERACTIVE  
OWNER: DAVIS ARCHITECTS  
OWNER: JF MCKINNEY & ASSOCIATES



JF MCKINNEY & ASSOCIATES  
OF ARIZONA, LLC



P. COMPREHENSIVE SIGN PACKAGE

SITE / TENANT IDENTITY

B

2B Perimeter Monument

There will be a total of four (4) perimeter monument signs located along the two (2) frontage roads at the North and East of the property. The perimeter signs will be double-sided, perpendicular to the street, directed towards a high volume of vehicular traffic. Each sign will identify the project and up to five (5) tenant names. The project owner leasing program will determine tenant establishments for the perimeter signage.

CONSTRUCTION

Double-sided internally illuminated aluminum cabinet frame with painted metal tenant identity panels and 3/4" routed push thru acrylic identity letters and logos. A blank, painted metal tenant identity panel shall be in each tenant location until and/or after a tenant name is added or subtracted to the sign. A vertical yellow accent will be a painted metal cabinet with raw stock aluminum accent strips mounted to the sign base. Project identity letters are reverse pan channel with a relief to the face, to create a partially lit front face letter.

COLORS AND FINISHING

Dark charcoal greys with light grey and yellow accent elements echoing the colors used elsewhere on the site architecture. Finishing is to be mainly matte, with the accents having a slight sheen, further setting them apart from the main structure. The metal accent pieces will be raw material, with a gloss finish clearcoat.

ILLUMINATION

Project identity letters will be internally face lit, with the tenant identity panels being push thru acrylic back lit, and the vertical accent piece being halo illuminated.

2C Multiple Tenant / Building ID Monument

The building ID monument signs will be located near or adjacent to the main pedestrian entrances to the office buildings within the project. These signs are positioned to provide information to both vehicular and pedestrian level traffic. Each sign will identify the project or building identity, the corresponding building addressing and up to five (5) building tenant names.

CONSTRUCTION

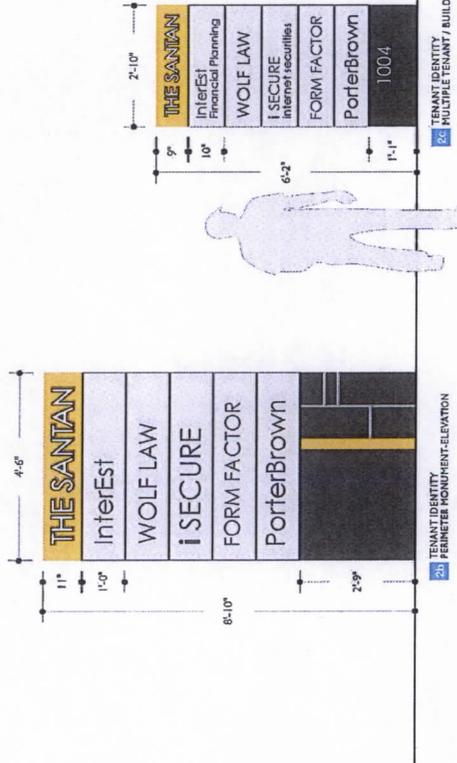
Double-sided aluminum cabinet frame, with painted aluminum paneling. Project identity letters will be multiple layers of metal FCO, and tenant identity panels will be first surface applied vinyl lettering, sealed with a clearcoat. Addressing to be painted FCO metal, securely fastened to the sign base.

COLORS AND FINISHING

Dark charcoal greys with light grey and yellow accent elements echoing the colors used elsewhere on the site architecture. Finishing is to be mainly matte, with the accents having a slight sheen, further setting them apart from the main structure.

ILLUMINATION

Up-lighting from external, flush to ground mounted illumination.



THINKING CAPS

DAVIS ARCHITECTS  
PARTNER JEFF MCKINNEY & ASSOCIATES



JF MCKINNEY & ASSOCIATES  
OF ARIZONA, LLC



PROJECT NAME: 1400 South Grand, Suite 101, Phoenix, Arizona 85004  
DATE: 01.22.2016  
REV: 02.25.2016  
DRAWING: CSP  
PROJECT: EGD-03

**ORDINANCE NO. 4699**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL RETAIL AND HOTEL TO PAD FOR AN OFFICE PARK WITH ANCILLARY RETAIL AND RESTAURANT USES, INCLUDING MID-RISE OVERLAY FOR BUILDING HEIGHTS UP TO 75 FEET, IN CASE DVR15-0041 (SANTAN OFFICE CAMPUS), 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 Planned Area Development (PAD) for commercial retail and hotel to PAD for an office park with ancillary retail and restaurant uses, including Mid-Rise Overlay for building heights up to 75 feet, subject to the following condition:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Santan", kept on file in the City of Chandler Planning Division, in File No. DVR15-0041 THE SANTAN OFFICE CAMPUS, 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. The developer shall be required to install landscaping in the arterial street median(s) 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.
7. 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.
8. Maximum building height, exclusive of mechanical screening, shall be limited to 75 feet.

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 \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day  
of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4699 was duly passed and  
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the  
\_\_\_\_ day of \_\_\_\_\_, 2016, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



PUBLISHED:

EXHIBIT "A"  
(Legal Description of the Property)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of Section 5, 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 Northeast corner of said Section 5;

thence South 00 degrees 48 minutes 09 seconds East, 1223.70 feet along the East line of said Section 5;

thence departing said East line South 89 degrees 11 minutes 51 seconds West, 65.00 feet;

thence South 83 degrees 23 minutes 26 seconds West, 244.21 feet;

thence South 85 degrees 11 minutes 58 seconds West, 448.55 feet;

thence North 00 degrees 48 minutes 23 seconds West, 1285.57 feet to a point on the North line of said Section 5;

thence North 89 degrees 38 minutes 37 seconds East along said North line, 755.52 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed by Special Warranty Deed to the State of Arizona, recorded October 18, 2002 in Recording No. 20021085792 and described as follows:

That portion of Lot 1 of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at a brass cap in a hand hole marking the Northeast corner of said Section 5 from which a brass cap in a hand hole marking the <sup>the point of</sup> East quarter corner of said Section 5 bears South 01 degrees 01 minutes 33 seconds East, 2834.01 feet;

thence along the East line of said Section 5 South 01 degrees 01 minutes 33 seconds East, 545.79 feet;

thence South 88 degrees 58 minutes 27 seconds West, 55.00 feet to the POINT OF BEGINNING on the existing West right-of-way line of Alma School Road;

thence continuing South 88 degrees 58 minutes 27 seconds West, 10.00 feet;

thence South 01 degrees 01 minutes 33 seconds East, 181.80 feet;

thence South 05 degrees 47 minutes 24 seconds West, 255.07 feet to a point hereinafter called "Point A"

thence South 02 degrees 54 minutes 13 seconds West, 178.98 feet;

thence South 41 degrees 01 minutes 57 seconds West, 101.75 feet to the existing Northerly right-of-way line of S.R. 202L (Santan Freeway);

thence along said existing Northerly right-of-way line North 83 degrees 10 minutes 02 seconds East, 111.27 feet;

thence continuing along said existing Northerly right-of-way line North 88 degrees 58 minutes 27 seconds East, 10.00 feet to said existing West right-of-way line of Alma School Road;

thence along said existing West right-of-way line North 01 degrees 01 minutes 33 seconds West, 677.90 feet to the POINT OF BEGINNING; and also

EXCEPT that portion taken by Final Order of Condemnation, entered in Cause No. CV2003-024680 and recorded October 20, 2004 in Recording No. 2004-1228051, records of Maricopa County, Arizona, described as follows:

That portion of a parcel of land as described in Docket No. 98-0093117, records of Maricopa County, Arizona, located in the Northeast quarter of Section 5, 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 Northeast corner of said Section 5, monumented with a P.K. Nail from which the North quarter of said Section 5 bears South 89 degrees 25 minutes 56 seconds West, a distance of 2642.45 feet;

thence South 89 degrees 25 minutes 56 seconds West along the North line of the Northeast quarter of said Section 5, a distance of 55.00 feet;

thence South 01 degrees 00 minutes 49 seconds East, departing said North line and also being parallel with and 55.00

feet East of the East line of said Section 5, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

thence continuing South 01 degrees 00 minutes 49 seconds East, a distance of 67.00 feet to a point falling on the Easterly line of the parcel described herein;

thence South 89 degrees 25 minutes 56 seconds West, a distance of 20.00 feet;

thence North 01 degrees 00 minutes 49 seconds West, a distance of 25.00 feet to a point 75.00 feet South of the North line of the Northeast quarter of said Section;

thence South 89 degrees 25 minutes 56 seconds West, parallel with and 75.00 feet South of the North line of the Northeast quarter of said Section 5, a distance of 304.84 feet, more or less, to a point per said Docket;

thence North 00 degrees 34 minutes 04 seconds West, a distance of 10.00 feet to a point 65.00 feet South of the North line of the Northeast quarter of said Section;

thence South 89 degrees 25 minutes 56 seconds West, parallel with and 65.00 feet South of the North line of the Northeast quarter of said Section 5, a distance of 376.00 feet, more or less, to a point on the West parcel line per said Docket;

thence North 00 degrees 34 minutes 04 seconds West along the Westerly parcel line of said parcel described per said Docket, a distance of 32.00 feet, more or less, to a point on the Southerly right-of-way of Pecos Road as per Docket No. 98-0093117, records of Maricopa County, Arizona;

thence North 89 degrees 25 minutes 56 seconds East along the Southerly right-of-way of Pecos Road per said Docket, 700.51 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPTING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy, on, in or under the above described land, however not reserving the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet and not reserving the right to use the surface in connection with the rights reserved herein, as set forth in the Special Warranty Deed recorded May 25, 2006 in Recording No. 2006-0713521.

Useful Document