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JUL 23 2007

ORDINANCE NO. 3941

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHING INITIAL CITY ZONING OF AGRICULTURAL DISTRICT (AG-1) IN CASE DVR07-0021 SOUTHWEST CORNER OF APPLEBY ROAD AND THE CONSOLIDATED CANAL LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for initial City zoning 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:

Legal Description

That part of the Southeast Quarter of Section 15, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the 518" bar marking the South Quarter Corner of said Section 15, from which the Brass Cap in handhole marking the Southeast Corner of said Section 15 bears North 89°37'17" East, a distance of 2,613.92 feet;

Thence North 00°00'00" East, along the West line of the Southeast Quarter of said Section 15, a distance of 2,645.73 feet to the 112" bar marking the Center of said Section 15;

Thence North 89°36'22" East, along the North line of the Southeast Quarter of said Section 15, a distance of 755.00 feet to a point on a line which is parallel with and 755.00 feet Easterly, as measured at right angles, from the West line of the Southeast Quarter of said Section 15, said point being the True Point of Beginning;

Thence continuing North 89°36'22" East, along said North line, a distance of 1,465.90 feet to the Westerly right-of-way line of the Consolidated Canal as recorded in Book 215 of Maps, Page 8, Maricopa County Records;

Thence along said Westerly right-of-way line of the Consolidated Canal the following courses:

Thence South 38°13'50" West, a distance of 390.69 feet;
Thence South 41°40'14" West, a distance of 21 1.87 feet;
Thence South 37°49'08" West, a distance of 96.67 feet;
Thence South 34°28'52" West, a distance of 223.85 feet;
Thence South 30°56'11" West, a distance of 155.16 feet;

Thence South 19°10'05" West, a distance of 54.96 feet to the centerline of the Heady Lateral;

Thence South 89°10'28" West, departing said Westerly right-of-way line along said centerline, a distance of 1,554.56 feet to a point on the West line of the Southeast Quarter of said Section 15;
Thence North 00°00'00" East, along said West line, a distance of 71 8.18 feet to a point on a line which is parallel with and 200.00 feet Southerly, as measured at right angles, from the North line of the Southeast Quarter of said Section 15;

Thence North 89°36'22" East, departing said West line along said parallel line, a distance of 755.00 feet to a point on a line which is parallel with and 755.00 feet Easterly, as measured at right angles, from the West line of the Southeast Quarter of said Section 15;

Thence North 00°00'00" East, along last said parallel line, a distance of 200.00 feet to the True Point of Beginning.

Containing 35.501 Acres, more or less.

