

FINANCIAL IMPLICATIONS:

| | |
|------------------|---|
| Costs: | \$697,384.59 plus one half of closing costs |
| Long Term Costs: | N/A |
| Fund Source: | Park Impact Fees 422.4580.0000.6610.5PR039 |

PROPOSED MOTION: Move that the City Council pass and adopt Resolution No. 4138 authorizing and approving the purchase of a 7.1 acre, vacant property in the Layton Lakes area, for a future planned park site, located south of Queen Creek Road west of Lindsay Road, at a cost of \$697,384.59, plus one half of the closing costs.

Attachments: Location Map
 Resolution No. 4138

RESOLUTION NO. 4138

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE OF A 7.1 ACRE, VACANT PROPERTY IN THE LAYTON LAKES AREA, FOR A FUTURE PLANNED PARK SITE, LOCATED SOUTH OF QUEEN CREEK ROAD WEST OF LINDSAY ROAD, AT A COST OF \$697,384.59, PLUS ONE HALF OF THE CLOSING COSTS.

WHEREAS, The owner-developer of Layton Lakes, Lennar Communities Development Inc. and Touse Homes Inc., has agreed to sell this property to the City of Chandler for compensation that includes the developer's acquisition basis with a reduction for a 0.40 acre slope easement area, for an adjusted total cost of \$697,384.59 plus one half of the closing costs; and

WHEREAS, the City of Chandler desires to purchase the 7.1 acre Property located south of Queen Creek Road west of Lindsay Road, Chandler, Arizona; and

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

Section 1. That the City of Chandler is authorized to enter into a purchase agreement with Lennar Communities Development Inc. and Touse Homes Inc., for the purchase of real property described in Exhibit "A" attached hereto at a price of \$697,384.59 plus one half of the closing costs.

Section 2. That the Real Estate Manager or authorized designee, is authorized to execute, deliver, and deposit into escrow the approved purchase agreement, along with all other documents and instructions necessary to consummate the purchase of said real estate.

Section 3. That all other legal documents required for this transaction shall be in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4138 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

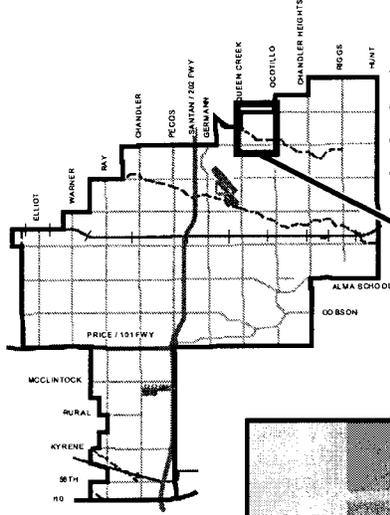
CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*



RESOLUTION NO. 4138



MEMO NO. RE08-147

 PROPOSED PARK SITE
(7.1 ACRES)

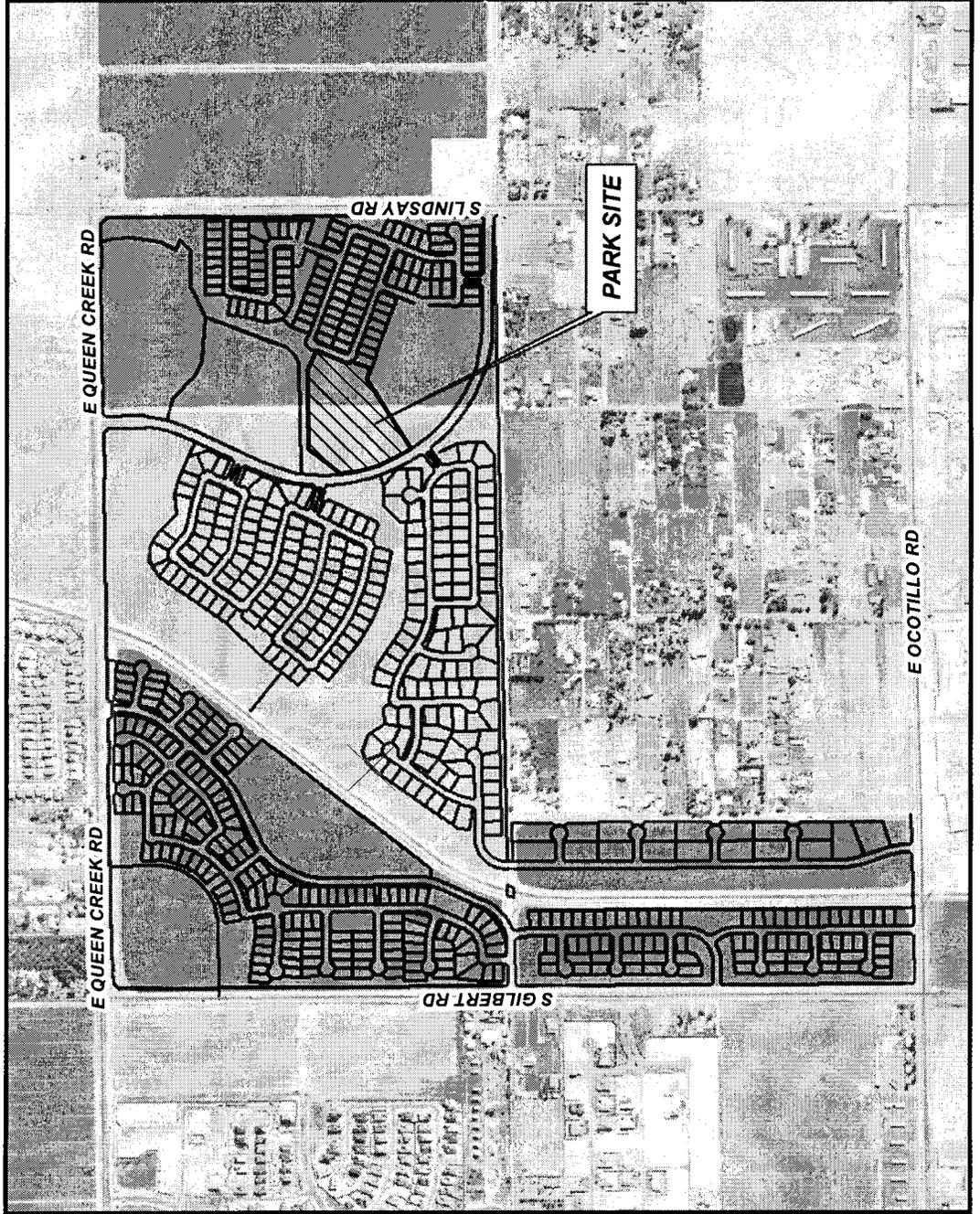


EXHIBIT "A"
LEGAL DESCRIPTION
PARK SITE BOUNDARY
LAYTON LAKES

That portion of the Northeast quarter of Section 18, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a found brass cap in hand hole, accepted as the Northeast corner of said section, from which a found brass cap (flush), accepted as the monument for the East quarter corner of said section, bears South 00 degrees 02 minutes 02 seconds East a distance of 2633.27 feet;

Thence along the east line of said Northeast quarter, South 00 degrees 02 minutes 02 seconds East a distance of 1453.75 feet;

Thence departing said east line, South 89 degrees 57 minutes 58 seconds West a distance of 948.25 feet to the **POINT OF BEGINNING**;

Thence South 20 degrees 46 minutes 27 seconds West a distance of 362.91 feet;

Thence North 69 degrees 13 minutes 33 seconds West a distance of 107.97 feet;

Thence South 57 degrees 50 minutes 13 seconds West a distance of 491.15 feet to the proposed easterly right-of-way of Layton Lakes Boulevard;

Thence along said right-of-way, North 27 degrees 57 minutes 38 seconds West a distance of 56.63 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 959.00 feet;

Thence continuing along said right-of-way, northwesterly along said curve through a central angle of 24 degrees 20 minutes 48 seconds an arc length of 407.51 feet to a non-tangent curve, concave northwesterly, the center of which bears North 10 degrees 50 minutes 43 seconds West a distance of 73.38 feet;

Thence departing said right-of-way, northeasterly along said curve through a central angle of 23 degrees 38 minutes 56 seconds an arc length of 30.29 feet to a non-tangent curve, concave northwesterly, the center of which bears North 37 degrees 19 minutes 41 seconds West a distance of 187.36 feet;

Thence northeasterly along said curve through a central angle of 19 degrees 53 minutes 34 seconds an arc length of 65.05 feet;

Thence North 34 degrees 08 minutes 41 seconds East a distance of 79.20 feet to a non-tangent curve, concave southeasterly, the center of which bears South 56 degrees 46 minutes 42 seconds East a distance of 110.72 feet;

August 24, 2007

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Thence northeasterly along said curve through a central angle of 49 degrees 00 minutes 02 seconds an arc length of 94.69 feet to a non-tangent curve, concave southerly, the center of which bears South 07 degrees 42 minutes 03 seconds East a distance of 199.37 feet;

Thence easterly along said curve through a central angle of 10 degrees 35 minutes 31 seconds an arc length of 36.86 feet;

Thence South 87 degrees 36 minutes 41 seconds East a distance of 162.07 feet to a non-tangent curve, concave northerly, the center of which bears North 03 degrees 32 minutes 13 seconds East a distance of 738.22 feet;

Thence easterly along said curve through a central angle of 10 degrees 08 minutes 29 seconds an arc length of 130.66 feet to a non-tangent curve, concave southerly, the center of which bears South 07 degrees 09 minutes 18 seconds East a distance of 589.63 feet;

Thence easterly along said curve through a central angle of 13 degrees 45 minutes 12 seconds an arc length of 141.53 feet to a non-tangent curve, concave southerly, the center of which bears South 05 degrees 48 minutes 16 seconds West a distance of 215.83;

Thence easterly along said curve through a central angle of 17 degrees 10 minutes 48 seconds an arc length of 64.72 feet to a non-tangent curve, concave northerly, the center of which bears North 21 degrees 26 minutes 25 seconds East a distance of 107.85;

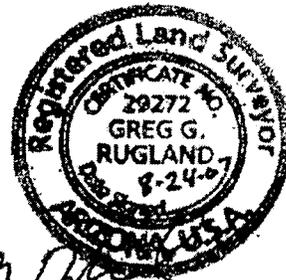
Thence easterly along said curve through a central angle of 28 degrees 26 minutes 34 seconds an arc length of 53.54 feet to a non-tangent curve, concave southwesterly, the center of which bears South 03 degrees 32 minutes 29 seconds East a distance of 3.63 feet;

Thence southeasterly along said curve through a central angle of 76 degrees 44 minutes 41 seconds an arc length of 4.87 feet to a non-tangent curve, concave westerly, the center of which bears South 76 degrees 49 minutes 18 seconds West a distance of 46.56 feet;

Thence southerly along said curve through a central angle of 30 degrees 06 minutes 20 seconds an arc length of 24.46 feet to the **POINT OF BEGINNING**.

The above-described parcel contains a computed area of 309,965 Sq. Ft. (7.1158 acres) more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

Prepared by: CMX, L.L.C.
3100 W. Ray Road
Suite 201
Chandler, Arizona 85226
Project No. 7396
August 24, 2007



August 24, 2007

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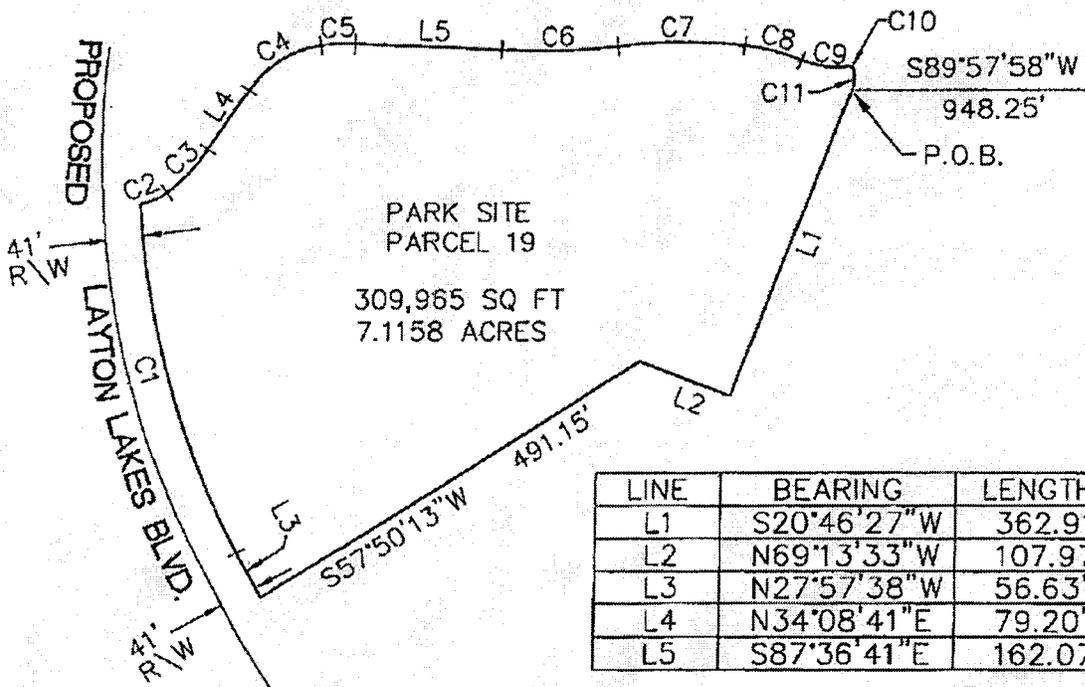
QUEEN CREEK ROAD

2659.15' S89°11'29"W

FOUND BRASS CAP IN
HAND HOLE
NORTH QUARTER CORNER
SECTION 18,
TOWNSHIP 2 SOUTH,
RANGE 6 EAST

P.O.C.
FOUND BRASS CAP IN
HAND HOLE
NORTHEAST CORNER
SECTION 18,
TOWNSHIP 2 SOUTH,
RANGE 6 EAST

1453.75'
2633.27'



PARK SITE
PARCEL 19
309,965 SQ FT
7.1158 ACRES

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S20°46'27"W | 362.91' |
| L2 | N69°13'33"W | 107.97' |
| L3 | N27°57'38"W | 56.63' |
| L4 | N34°08'41"E | 79.20' |
| L5 | S87°36'41"E | 162.07' |

| CURVE | LENGTH | RADIUS | DELTA |
|-------|---------|---------|-----------|
| C1 | 407.51' | 959.00' | 24°20'48" |
| C2 | 30.29' | 73.38' | 23°38'56" |
| C3 | 65.05' | 187.36' | 19°53'34" |
| C4 | 94.69' | 110.72' | 49°00'02" |
| C5 | 36.86' | 199.37' | 10°35'32" |
| C6 | 130.67' | 738.22' | 10°08'29" |
| C7 | 141.54' | 589.63' | 13°45'12" |
| C8 | 64.72' | 215.83' | 17°10'48" |
| C9 | 53.54' | 107.85' | 28°26'34" |
| C10 | 4.86' | 3.63' | 76°44'40" |
| C11 | 24.46' | 46.56' | 30°06'20" |



FOUND BRASS CAP FLUSH
EAST QUARTER CORNER
SECTION 18, TOWNSHIP 2
SOUTH, RANGE 6 EAST

CMX PROJ. 7396
DATE: AUG 22, 2007
SCALE: 1"=200'
DRAWN BY: LAG
CHECKED BY: GGR

PARK SITE BOUNDARY
LAYTON LAKES
CHANDLER, ARIZONA
EXHIBIT "A"

MESA OFFICE
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