

#10

JUN 12 2008



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Public Works Department - Memo No. RE08-262

DATE: JUNE 12, 2008

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
R.J. ZEDER, PUBLIC WORKS DIRECTOR
DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR
SHEINA HUGHES, ASSISTANT PUBLIC WORKS DIRECTOR/
CITY ENGINEER
MIKE NORMAND, TRANSPORTATION SERVICES AND PLANNING
MANAGER

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR

SUBJECT: ORDINANCE NO. 4034 DECLARING CERTAIN REAL PROPERTY AS NO LONGER NECESSARY FOR USE AS PUBLIC ROADWAY; AUTHORIZING AND APPROVING THE EXCHANGE OF SAID REAL PROPERTY TO AN ABUTTING PROPERTY OWNER FOR NEW PUBLIC ROADWAY; AUTHORIZING A RELATED EASEMENT TO BE EXTINGUISHED; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE ROADWAY EXCHANGE AND THE EXTINGUISHMENT OF THE EASEMENT.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 4034 declaring certain real property as no longer necessary for use as public roadway; authorizing and approving the exchange of said real property to an abutting property owner for new public roadway; authorizing a related easement to be extinguished; and authorizing the execution of all documents necessary to complete the roadway exchange and the extinguishment of the easement.

BACKGROUND/DISCUSSION: In January of 2008, the Chandler City Council approved the rezoning and preliminary plat for a residential subdivision known as "Stellar Airpark Estates II," that will result in the reconfiguration of public roadway within the subdivision. As a result, a portion of the existing public roadway known as "North Stellar Parkway" will no longer be necessary for public use as a roadway. Additionally, the existing water and drainage easement held by the City of Chandler will no longer be needed for public use by the City.

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In exchange, the developer will dedicate right-of-way on Chandler Boulevard adjacent to the development and a new right-of-way (Buffalo Street) to the City of Chandler (approximately 21,000 square feet).

76th Place/Stellar Parkway has become a preferred cut-through route to and from Chandler Boulevard for many 12 Oaks and Glenview Estates residents even though the intersection at Galaxy Drive and Chandler Boulevard has a traffic signal and was constructed to handle greater traffic flow. Approval of this ordinance would allow the re-alignment of Stellar Parkway and Galaxy Drive and the existing traffic circulation problems will be resolved in a safe and efficient manner without negatively impacting the neighborhoods affected.

Staff and outside utilities have been notified and have reviewed this request; there are no objections.

FINANCIAL IMPLICATIONS:

Cost: N/A

Savings: N/A

Long Term Costs: N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 4034 declaring certain real property as no longer necessary for use as public roadway; authorizing and approving the exchange of said real property to an abutting property owner for new public roadway; authorizing a related easement to be extinguished; and authorizing the execution of all documents necessary to complete the roadway exchange and the extinguishment of the easement.

Attachments: Ordinance No. 4034
Map
Release of Easement
Quit Claim Deed
Preliminary Plat for Stellar Airpark Estates II

ORDINANCE NO. 4034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING CERTAIN REAL PROPERTY AS NO LONGER NECESSARY FOR USE AS PUBLIC ROADWAY; AUTHORIZING AND APPROVING THE EXCHANGE OF SAID REAL PROPERTY TO AN ABUTTING PROPERTY OWNER FOR NEW PUBLIC ROADWAY; AUTHORIZING A RELATED EASEMENT TO BE EXTINGUISHED; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE ROADWAY EXCHANGE AND THE EXTINGUISHMENT OF THE EASEMENT.

WHEREAS, A.R.S. §28-7201 *et seq.* provides for the disposition of unnecessary public roadway, and A.R.S. §28-7203 specifically provides for the exchange of unnecessary public roadway with an abutting property owner for new public roadway; and

WHEREAS, in January, 2008, the Chandler City Council approved the rezoning and preliminary plat for a residential subdivision known as “Stellar Airpark Estates II,” which subdivision, when platted, will result in the reconfiguration of public roadway within the subdivision, at which time that certain real property described in Exhibit “A”, attached hereto and made a part hereof, being a portion of an existing public roadway known as “North Stellar Parkway” (the “Excess Roadway”), will no longer be necessary for public use as a roadway; and

WHEREAS, Prammar Properties, L.L.C., an Arizona limited liability company (the “Developer”), is the owner of all of the private property that abuts the Excess Roadway and is also the owner of that certain real property to be vested in the City of Chandler as new roadway pursuant to the recording of the final plat for Stellar Airpark Estates II, which shall be in substantial conformance with the previously approved preliminary development plan shown in Exhibit “B”, attached hereto and made a part hereof (the “New Roadway”); and

WHEREAS, when Stellar Airpark Estates II is platted, an existing water and drainage easement held by the City of Chandler, which encumbers the land described in Exhibit “C”, attached hereto and made a part hereof (the “Easement Property”), will no longer be needed for public use by the City;

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

Section 1. The Excess Roadway, as described in attached Exhibit “A”, is determined and declared to be no longer necessary for public use as a roadway.

Section 2. The City is authorized to convey the City’s interest in and to the Excess Roadway to the Developer, as the abutting property owner, in exchange for title to the New Roadway, such roadway exchange being approved subject to the requirements of this Ordinance.

Section 3. The Easement Property is determined to be no longer necessary for public use and extinguishment of the City’s interest in the Easement Property is hereby authorized and approved.

Section 4. The exchange of roadway authorized in Section 2 above is not intended to vacate or extinguish any rights-of-way or easements lying in, on, over, under, across or through the Excess Roadway for existing sewer, gas, water or similar pipelines and appurtenances, and for canals, laterals, ditches and appurtenances, and for electric, telephone and similar lines and appurtenances, and the same, if there are any, shall continue as they existed prior to the roadway exchange, and the City's conveyance of the Excess Roadway shall be expressly made subject to any such rights-of-way or easements that may exist.

Section 5. The exchange of the Excess Roadway for the New Roadway shall be contingent upon the Developer being both the owner of the property abutting the Excess Roadway and the owner of the property that comprises the New Roadway at the effective date of the roadway exchange.

Section 6. It is the intention of the City of Chandler, Arizona, that the roadway exchange be made effective through the execution and recording of a final plat for Stellar Airpark Estates II in substantially the form of the preliminary plat shown in attached Exhibit "B" and the execution and recording by the City of a quitclaim deed, so that title to the Excess Roadway vests in the Developer concurrent with title to the New Roadway vesting in the City of Chandler.

Section 7. It is the intention of the City of Chandler, Arizona, that the City's interest in the Easement Property shall be extinguished through a separate instrument recorded concurrent with the recording of the final plat for Stellar Airpark Estates II.

Section 8. The Mayor of the City of Chandler, Arizona, is hereby authorized to sign, on behalf of the City, all documents required and necessary to complete the roadway exchange and to extinguish the City's interest in the Easement Property, provided that such documents have been approved as to form by the Chandler City Attorney.

Section 9. The City Clerk shall cause the original or a certified copy of this Ordinance to be recorded concurrent with the recording of the aforementioned final plat and quitclaim deed. If the roadway exchange is completed through an escrowed transaction, the City Clerk shall cause the original or certified copy of the Ordinance to be deposited with the agent escrowing the transaction so that it will be recorded at the close of the escrow concurrent with the aforementioned final plat and quitclaim deed.

INTRODUCED AND TENTATIVELY APPROVED by the City of Chandler, Arizona, this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4034 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

PUBLISHED:

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

EXHIBIT "A"
ROADWAY
LEGAL DESCRIPTION

That portion of 76th Place (also known as Stellar Parkway) as shown on the subdivision plat of "Stellar City Air Park", recorded in Book 123 of Maps, Page 44, Records of Maricopa County, Arizona, lying within the Northeast quarter of Section 35, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole found and accepted as the monument North quarter corner of said Section 35 from which a brass cap in hand hole, found and accepted as the monument for the Northeast corner of said section, bears South 89 degrees 41 minutes 19 seconds East (measured) South 88 degrees 40 minutes 00 seconds East (recorded) a distance of 2,673.28 feet;

Thence along the north line of said Northeast quarter, South 89 degrees 41 minutes 19 seconds East (measured) South 88 degrees 40 minutes 00 seconds East (recorded) a distance of 320.41 feet;

Thence departing said north line, South 00 degrees 18 minutes 41 seconds West a distance of 55.00 feet to a point on the southerly right-of-way of Williams Field Road (also known as Chandler Boulevard), said point being the **POINT OF BEGINNING**;

Thence along said southerly right-of-way, South 89 degrees 41 minutes 19 seconds East (measured) South 88 degrees 40 minutes 00 seconds East (recorded) a distance of 120.00 feet to the easterly right-of-way of said 76th place, being the point of cusp of a non-tangent curve concave Southeasterly, the center of which bears South 00 degrees 18 minutes 41 seconds West a distance of 19.85 feet;

Thence along said easterly right-of-way, southwesterly along said curve through a central angle of 90 degrees 25 minutes 14 seconds an arc length of 31.33 feet to a point of tangency;

Thence continuing along said easterly right-of-way, South 00 degrees 06 minutes 33 seconds East (measured) South 00 degrees 54 minutes 46 seconds West (recorded) a distance of 215.21 feet to the beginning of a tangent curve concave northwesterly and having a radius of 275.42 feet;

Thence continuing along said easterly right-of-way, southwesterly along said curve through a central angle of 26 degrees 59 minutes 21 seconds an arc length of 129.74 feet to the beginning of a reverse curve concave southeasterly, having a radius of 275.42 feet, the center of which bears South 63 degrees 07 minutes 03 seconds East;

Thence continuing along said easterly right-of-way, southwesterly along said curve, through a central angle of 26 degrees 59 minutes 23 seconds an arc length of 129.74 feet;

EXHIBIT "B"

STELLAR AIRPARK ESTATES II PRELIMINARY PLAT

A PORTION OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CHANDLER BOULEVARD
GALAXY DRIVE
SANTAN FREEWAY (202)
VICINITY MAP
NOT TO SCALE

STELLAR AIRPARK ESTATES II
CHANDLER BLVD & GALAXY DR
CHANDLER, ARIZONA
PRELIMINARY PLAT

CMX
ARIZONA - FLORIDA - MICHIGAN - NEW JERSEY
NEW YORK - PENNSYLVANIA - TEXAS

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL 1:
THAT PORTION OF TRACT "D", STELLAR CITY AIR PARK, RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "B";

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 21.54 FEET ALONG THE WESTERN LINE OF SAID TRACT "B" TO A POINT OF CURVE;

THENCE NORTHEASTERLY 129.75 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 28 DEGREES 59 MINUTES 30 SECONDS TO A POINT OF REVERSE CURVE;

THENCE NORTHERLY 82.98 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH HAS A CENTRAL ANGLE OF 17 DEGREES 15 MINUTES 48 SECONDS TO THE POINT OF BEGINNING;

THENCE NORTHERLY 48.78 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH HAS A CENTRAL ANGLE OF 17 DEGREES 15 MINUTES 48 SECONDS TO A POINT ON A TANGENT LINE;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 215.31 FEET TO A POINT OF A CURVE;

THENCE NORTHEASTERLY 31.33 FEET ALONG THE ARC OF A 18.85 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 90 DEGREES 25 MINUTES 14 SECONDS TO A POINT ON A TANGENT LINE;

THENCE SOUTH 88 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 804.02 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 487.17 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS WEST, A DISTANCE OF 303.33 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 180.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 124.60 FEET RETURNING TO THE POINT OF BEGINNING;

PARCEL NO. 2:
THE NORTH 255 FEET OF THAT PROPERTY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STELLAR INDUSTRIAL AIRPARK UNIT TWO, AS RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS EAST A DISTANCE OF 43.00 FEET ALONG THE WEST LINE OF SAID STELLAR INDUSTRIAL AIRPARK UNIT TWO, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, A DISTANCE OF 302.58 FEET ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF STELLAR CITY AIRPARK, AS SHOWN ON THE PLAT RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 2100.61 FEET (NORTH 00 DEGREES 04 MINUTES 48 SECONDS EAST, A DISTANCE OF 2100 FEET, RECORD), ALONG THE EAST LINE OF SAID STELLAR CITY AIRPARK TO THE NORTHEAST CORNER OF TRACT "H" OF SAID STELLAR CITY AIRPARK;

THENCE NORTH 00 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 522.08 FEET ALONG THE NORTHERLY PROJECTION OF SAID EAST LINE OF STELLAR CITY AIRPARK TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST A DISTANCE OF 184 FEET ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST CORNER OF STELLAR INDUSTRIAL AIRPARK UNIT ONE, AMENDED, ACCORDING TO BOOK 234 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 2570.54 FEET ALONG THE WEST LINE OF SAID STELLAR INDUSTRIAL AIRPARK UNIT ONE, AMENDED, TO THE SOUTHWEST CORNER THEREOF, WHICH IS IDENTICAL WITH THE POINT OF BEGINNING;

EXCEPT THE NORTH 55 FEET THEREOF.

PARCEL NO. 3:
THAT PORTION OF TRACT "D", OF STELLAR CITY AIR PARK, RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "B";

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 21.54 FEET ALONG THE WESTERN LINE OF SAID TRACT "B" TO A POINT OF CURVE;

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTHEASTERLY 103.46 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 21 DEGREES 31 MINUTES 22 SECONDS TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY 28.29 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 08 SECONDS TO A POINT OF REVERSE CURVE;

THENCE NORTHERLY 82.98 FEET ALONG THE ARC OF A 275.42 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH HAS A CENTRAL ANGLE OF 17 DEGREES 15 MINUTES 48 SECONDS TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS EAST A DISTANCE OF 124.60 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 190.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 55.65 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 15.00 FEET TO A NON-TANGENT LINE;

THENCE NORTH 54 DEGREES 30 MINUTES 07 SECONDS WEST A DISTANCE OF 128.30 FEET RETURNING TO THE POINT OF BEGINNING.

PARCEL NO. 4:
TRACT "A", STELLAR CITY AIR PARK, AS SHOWN ON THE PLAT RECORDED IN BOOK 123 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", STELLAR CITY AIR PARK;

THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 488.00 FEET ALONG THE WEST LINE OF SAID TRACT "A" TO A POINT OF CURVE;

THENCE NORTHEASTERLY 31.33 FEET ALONG THE ARC OF A 18.85 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 89 DEGREES 25 MINUTES 14 SECONDS TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID TRACT "A";

THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST 280.00 FEET ALONG SAID NORTH LINE OF TRACT "A" TO A POINT OF CURVE;

THENCE SOUTHEASTERLY 31.49 FEET ALONG THE ARC OF A 20.15 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, WHICH HAS A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 46 SECONDS TO A POINT OF TANGENCY ON THE EAST LINE OF SAID TRACT "A";

THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST 215.80 FEET ALONG SAID LINE OF TRACT "A" TO A POINT OF CURVE;

THENCE SOUTHERLY 117.81 FEET ALONG SAID EAST LINE OF TRACT "A" ALONG THE ARC OF A 370.83 FOOT RADIUS CURVE, CONCAVE TO THE WEST, WHICH HAS A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 50 SECONDS TO A POINT OF REVERSE CURVE;

THENCE SOUTHERLY 136.63 FEET ALONG SAID EAST LINE OF TRACT "A" ALONG THE ARC OF 430.83 FEET RADIUS CURVE, CONCAVE TO THE EAST, WHICH HAS A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 50 SECONDS TO A NON-TANGENT LINE;

THENCE NORTH 88 DEGREES 40 MINUTES 00 SECONDS WEST 260.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:
THAT PORTION OF TRACT B, [STELLAR CITY AIR PARK], ACCORDING TO BOOK 123 OF MAPS, PAGE 44;

BEGINNING AT THE NORTHWEST CORNER OF LOT 41, [STELLAR CITY AIR PARK], ACCORDING TO BOOK 123 OF MAPS, PAGE 44;

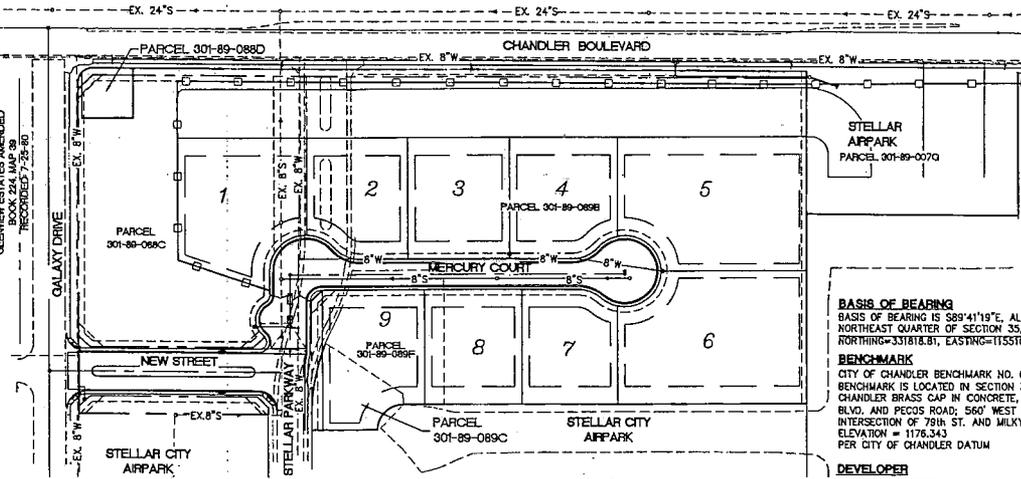
THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID TRACT B, A DISTANCE OF 125 FEET;

THENCE SOUTHEASTERLY TO A POINT 50 FEET NORTH OF THE CENTER OF THE 35 FOOT RADIUS AT THE WEST END OF TRACT H, [STELLAR CITY AIR PARK], ACCORDING TO BOOK 123 OF MAPS, PAGE 44;

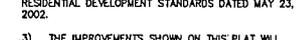
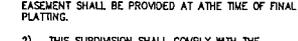
THENCE SOUTH (ASSUMED) TO THE NORTH BOUNDARY OF SAID TRACT H, A DISTANCE OF 15 FEET;

THENCE SOUTHWESTERLY FOLLOWING THE NORTHWEST BOUNDARY OF SAID TRACT H TO A POINT ON THE EAST TO WEST CENTER LINE OF SAID TRACT H;

THENCE WEST 90 FEET TO THE POINT OF BEGINNING.



NOTES:
1) THIS SUBDIVISION IS WITHIN STELLAR AIRPARK AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATING.
2) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
3) THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENTS HAS BEEN SATISFIED.
4) THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.



2' HIGH VISIBILITY RESTRICTION (TYP)
GROUND COVER AND FLOWERS LESS THAN 24 INCHES (MATURE) IN HEIGHT, GRANITE, AND TREES TRIMMED TO MINIMUM OF 7 FEET ABOVE GROUND ALLOWED IN THIS AREA.
NOTE: DETAIL PERTAINS TO ALL UNCONTROLLED INTERSECTIONS.
CONTROLLED INTERSECTIONS SHALL MEET THE REQUIREMENTS IN T.O.G. STD. DETAIL 93.

TRACT AREAS

A	78.82% RETENTION/LANDSCAPE
B	2.52% RETENTION/LANDSCAPE
C	8.18% LANDSCAPE
D	2.50% LANDSCAPE
TOTAL	90.02%

LEGEND

PROPOSED WATER LINE & VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER LINE & MANHOLE	
PROPOSED RETENTION CONTOUR	
EXISTING CONTOUR LINE	
PROPOSED FLOW ARROW	
PROPOSED STREET LIGHT	
PROPOSED STREET SIGN	
PROPOSED MAILBOX	
8' PUBLIC UTILITY EASEMENT	
30'X30' SIGHT VISIBILITY TRIANGLE AT ARTERIAL INTERSECTIONS	
21'X21' SIGHT VISIBILITY TRIANGLE AT LOCAL INTERSECTIONS	

SHEET INDEX

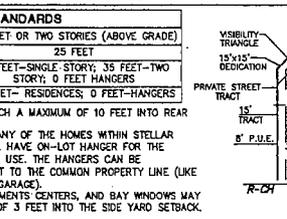
PP01	COVER SHEET
PP02	PRELIMINARY PLAT

UTILITIES & SERVICES

WATER	ARIZONA WATER COMPANY
SEWER	CITY OF CHANDLER
ELECTRIC	SRP
TELEPHONE	QWEST
CABLE TV	GILA RIVER TELECOMMUNICATION
GAS	SOUTHWEST GAS

SITE DATA

ZONING - EXISTING:	AG-1 & 1-1
ZONING - PROPOSED:	PAD
TOTAL SINGLE-FAMILY LOTS:	9
TOTAL GROSS AREA:	632,435.74 SQ. FT. OR 14.52 ACRES
TOTAL NET AREA:	539,383.41 SQ. FT. OR 12.38 ACRES
TOTAL OPEN SPACE AREA:	6,479.50 SQ. FT. OR 0.1487 ACRES
DENSITY (RESIDENTIAL):	1.38 DU/AC
MAX LOT AREA:	47,360 SQ. FT.
MIN LOT AREA:	20,970 SQ. FT.
F.E.M.A. ZONE	ZONE "X"



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PRELIMINARY NOT FOR CONSTRUCTION
2007

PP01
SHT. 1 OF 2

EXHIBIT "C"

WATER & DRAINAGE EASEMENT
LEGAL DESCRIPTION

That certain "Water and Drainage Easement" being a portion of Tract "B" as shown on the subdivision plat of "Stellar City Air Park", recorded in Book 123 of Maps, Page 44, Records of Maricopa County, Arizona, lying within the northeast quarter of Section 35, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a brass cap in hand hole found and accepted as the monument north quarter corner of said section 35 from which a brass cap in hand hole, found and accepted as the monument for the northeast corner of said section, bears south 89 degrees 41 minutes 19 seconds east (measured), south 88 degrees 40 minutes 00 seconds east (recorded), a distance of 2,673.28 feet;

Thence along the north line of said northeast quarter, south 89 degrees 41 minutes 19 seconds east (measured), south 88 degrees 40 minutes 00 seconds east (recorded), a distance of 840.00 feet;

Thence departing said north line, south 00 degrees 06 minutes 33 seconds west a distance of 55.00 feet to a point on the southerly right-of-way of Williams Field Road (also known as Chandler Boulevard) also being the northeast corner of said Tract "B", said point being the **Point of Beginning**;

Thence along the easterly line of said Tract "B", continuing south 00 degrees 06 minutes 33 seconds east (measured) south 00 degrees 54 minutes 46 seconds east (recorded), a distance of 468.65 feet to the southerly line of said Tract "B";

Thence along said southerly line, south 89 degrees 53 minutes 27 seconds west (measured), north 89 degrees 05 minutes 14 seconds west (recorded), a distance of 5.00 feet;

Thence departing said southerly line, parallel with and 5.00 feet west of said easterly line of Tract "B", north 00 degrees 06 minutes 33 seconds west (measured), north 00 degrees 54 minutes, 46 seconds east (recorded), a distance of 468.69 feet to said southerly right-of-way of Williams Field Road;

Thence along said southerly right-of-way, south 89 degrees 41 minutes 19 seconds east (measured) south 88 degrees 40 minutes 00 seconds east (recorded) a distance of 5.00 feet to the **Point of Beginning**.

Thence departing said easterly right-of-way, North 00 degrees 06 minutes 33 seconds West a distance of 94.26 feet;

Thence North 89 degrees 41 minutes 19 seconds West a distance of 49.47 feet to a point on the westerly right-of-way of said 76th place, being a point of cusp of a non-tangent curve concave southeasterly, the center of which bears South 77 degrees 24 minutes 50 seconds East a distance of 430.62 feet;

Thence along said westerly right-of-way, northeasterly along said curve through a central angle of 03 degrees 29 minutes 07 seconds an arc length of 41.23 feet to the beginning of a reverse curve concave westerly having a radius of 370.63 feet;

Thence continuing along said westerly right-of-way, northerly along said curve through a central angle of 18 degrees 10 minutes 45 seconds an arc length of 117.60 feet to a point of tangency;

Thence continuing along said westerly right-of-way, North 00 degrees 06 minutes 33 seconds West (measured) North 00 degrees 54 minutes 46 seconds East (recorded) a distance of 215.80 feet to the beginning of a tangent curve concave southwesterly and having a radius of 20.15 feet;

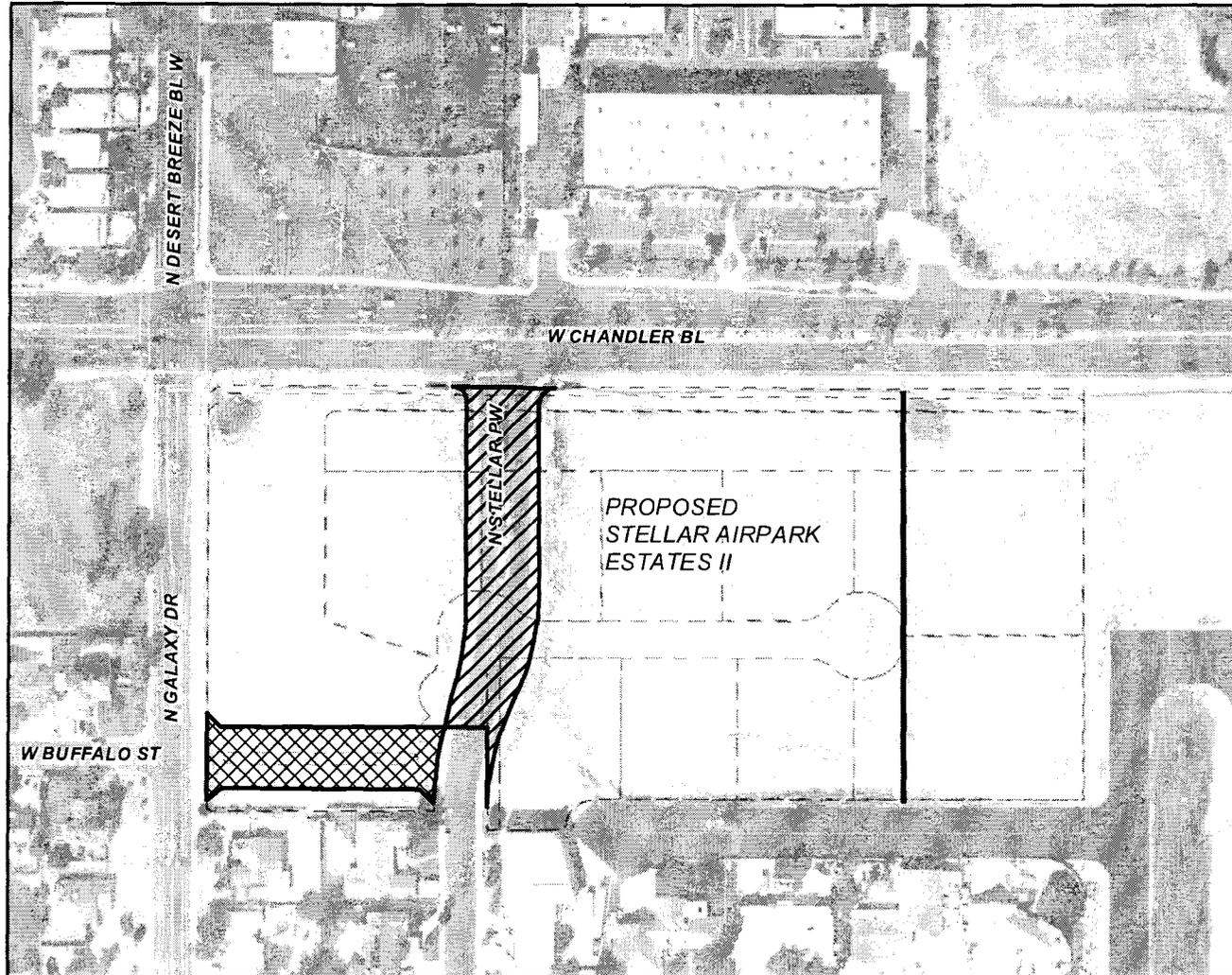
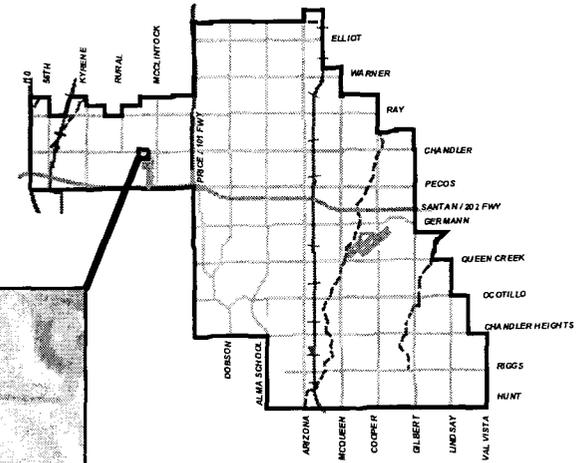
Thence continuing along said westerly right-of-way, northwesterly along said curve through a central angle of 89 degrees 34 minutes 46 seconds an arc length of 31.50 feet to the **POINT OF BEGINNING**.

Prepared by: CMX
3100 W. Ray Road
Suite 201
Chandler, Arizona 85226
Project No. 7154
January 24, 2008





EXCHANGE OF ROADWAY AND EXTINGUISHMENT OF WATER AND DRAINAGE EASEMENT FOR STELLAR AIRPARK ESTATES



MEMO NO. RE08-262

ORDINANCE NO. 4034

-  CURRENT RIGHT-OF-WAY
-  EXTINGUISHMENT OF EASEMENT
-  PROPOSED RIGHT-OF-WAY



WHEN RECORDED, RETURN TO:

City Clerk's Office

City of Chandler

Mail Stop 606

P.O. Box 4008

Chandler, Arizona 85244-4008

Sec 35, T1S, R4E

5/12/08 / DH

RELEASE OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, CITY OF CHANDLER an Arizona municipal corporation ("City"), does hereby release and extinguish any and all interest that it may have in that certain real property described in Exhibit "A", to that certain Water and Drainage Easement being a portion of Tract "B" as shown on the subdivision plat of "Stellar City Air Park", recorded in Book 123 of Maps, Page 44 by Maricopa County on May 7, 1969, attached hereto and made a part hereof, arising by virtue of execution and recording of said document.

This Release of Easement is not intended to release any interest that City may have in any portion of the subject real property arising by virtue of any other instrument recorded with the Maricopa County Recorder, including without limitation, any deed, easement other than the aforementioned easement, or final order of condemnation.

Dated this _____ day of _____, 2008.

CITY OF CHANDLER, an Arizona municipal corporation

By: _____
Its: Mayor

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this, the ____ day of _____, 2008, before me, the undersigned, a Notary Public, personally appeared _____, who acknowledged himself/herself to be the _____ of the City of Chandler, an Arizona municipal corporation, and that he/she as such officer of the municipal corporation being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the municipal corporation as such officer.

Notary Public

My Commission Expires:

APPROVED AS TO FORM:

City Attorney GAB

EXHIBIT "A"

WATER & DRAINAGE EASEMENT
LEGAL DESCRIPTION

That certain "Water and Drainage Easement" being a portion of Tract "B" as shown on the subdivision plat of "Stellar City Air Park", recorded in Book 123 of Maps, Page 44, Records of Maricopa County, Arizona, lying within the northeast quarter of Section 35, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a brass cap in hand hole found and accepted as the monument north quarter corner of said section 35 from which a brass cap in hand hole, found and accepted as the monument for the northeast corner of said section, bears south 89 degrees 41 minutes 19 seconds east (measured), south 88 degrees 40 minutes 00 seconds east (recorded), a distance of 2,673.28 feet;

Thence along the north line of said northeast quarter, south 89 degrees 41 minutes 19 seconds east (measured), south 88 degrees 40 minutes 00 seconds east (recorded), a distance of 840.00 feet;

Thence departing said north line, south 00 degrees 06 minutes 33 seconds west a distance of 55.00 feet to a point on the southerly right-of-way of Williams Field Road (also known as Chandler Boulevard) also being the northeast corner of said Tract "B", said point being the **Point of Beginning**;

Thence along the easterly line of said Tract "B", continuing south 00 degrees 06 minutes 33 seconds east (measured) south 00 degrees 54 minutes 46 seconds east (recorded), a distance of 468.65 feet to the southerly line of said Tract "B";

Thence along said southerly line, south 89 degrees 53 minutes 27 seconds west (measured), north 89 degrees 05 minutes 14 seconds west (recorded), a distance of 5.00 feet;

Thence departing said southerly line, parallel with and 5.00 feet west of said easterly line of Tract "B", north 00 degrees 06 minutes 33 seconds west (measured), north 00 degrees 54 minutes, 46 seconds east (recorded), a distance of 468.69 feet to said southerly right-of-way of Williams Field Road;

Thence along said southerly right-of-way, south 89 degrees 41 minutes 19 seconds east (measured) south 88 degrees 40 minutes 00 seconds east (recorded) a distance of 5.00 feet to the **Point of Beginning**.

STELLAR CITY AIR PARK

A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 35, T.15, R.4E., MARICOPA COUNTY, ARIZONA

State of Arizona ss
 County of Maricopa ss
 KNOW ALL MEN BY THESE PRESENTS That the Transamerica Title Insurance Company of Arizona, an Arizona Corporation, as Trustee has subdivided under the name of STELLAR CITY AIR PARK, that part of the N 1/2 of Sec. 35, T.15, R.4E., G. & S. R. # 1 M. Maricopa County, Arizona, as shown and plotted hereon, and hereby publishes this plot as and for the plot of said STELLAR CITY AIR PARK, and hereby declares that this plot sets forth the location and lines, the measurements, and dimensions of the lots, tracts, and streets constituting same, and that each lot, tract, and street shall be known by the number letter, or name given to each respectively on said Plot and the Transamerica Title Insurance Company of Arizona, as Trustee, hereby dedicates to the public for use as such the streets as shown and as indicated on the above described plat, easements, easements for underground utilities, and drainage are dedicated over tracts D through H inclusive. All easements are dedicated for the purposes shown.

State of Arizona ss
 County of Maricopa ss
 I, Ernest Dunst, Trust Officer, who acknowledged himself to be a Trust Officer of Transamerica Title Insurance Company, an Arizona Corporation, and that he, as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes and in the capacity indicated, by signing the name of the Corporation, as Trustee, by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires May 14, 1972
 Ernest Dunst
 Trust Officer

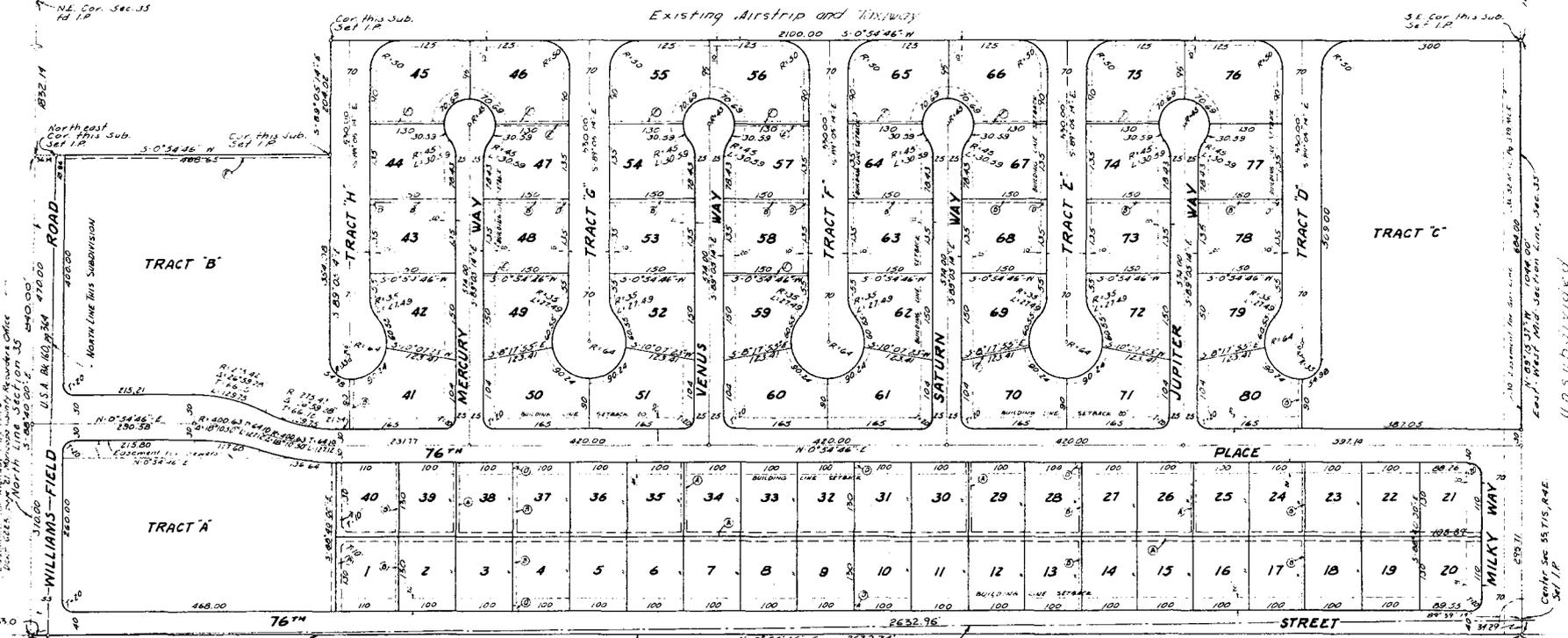
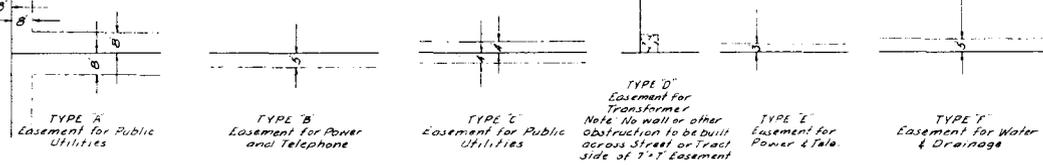
IN WITNESS WHEREOF the Transamerica Title Insurance Company of Arizona, as Trustee, has hereunto set its corporate seal to be attested by the undersigned officer, duly authorized, this 22nd day of April, 1969.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, TRUSTEE.
 By: Ernest Dunst Trust Officer Attest: Assistant Secretary

This is to certify that the survey and subdivision of the above described property was done under my direction during the month of July, 1968.
 Larry S. Morris, R.P.E.

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, THIS 22nd DAY OF APRIL, 1969.
 Chairman
 Attest: Clerk

EASEMENT DETAILS
 All utility lines required within the STELLAR CITY AIR PARK SUBDIVISION shall be located underground in accordance with general accepted standards.



Property Line Established Dkt. 6070 P. 238 M.C.R.
 N. 0°34'46" E. 2632.74'
 North-South Mid-Section Line, Sec. 35
 UNSUBDIVIDED
 Scale 1" = 60'
 RECEIVED
 MAY 7 1968
 MARICOPA COUNTY PLANNING AND ZONING COMMISSION
 PHOENIX, ARIZONA
 Job No. 661
 APPROVED: MARICOPA COUNTY PLANNING AND ZONING COMMISSION
 ELMER J. GILBERT, Chairman

WHEN RECORDED, RETURN TO:
City Clerk's Office
P.O. Box 4008, Mail Stop 606
Chandler, Arizona 85244-4008
Attn: Marla Paddock

S35, T1S, R4E
5/12/08 DH

This document is exempt from Affidavit and Fee requirements pursuant to A.R.S.
11-1134.A.3.

QUIT CLAIM DEED

For the consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

CITY OF CHANDLER, an Arizona municipal corporation (Grantor),

do/does hereby quit claim, without Warranty, unto the **Pramar Properties, L.L.C., an Arizona limited liability company** ("Grantee"), all right, title and interest in that certain real property ("the Property") situated in Maricopa County, Arizona, more particularly described in **Exhibit A** attached hereto and made a part hereof.

DATED this _____ day of _____, 2008.

GRANTOR:

BY: _____

ITS: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this, the _____ day of _____, 2008, before
me, the undersigned Notary Public, personally appeared _____
_____, who acknowledged himself to be the _____
of _____.

Notary Public

My Commission Expires:

APPROVED AS TO FORM:

City Attorney *G/S/B*

EXHIBIT "A"
ROADWAY
LEGAL DESCRIPTION

That portion of 76th Place (also known as Stellar Parkway) as shown on the subdivision plat of "Stellar City Air Park", recorded in Book 123 of Maps, Page 44, Records of Maricopa County, Arizona, lying within the Northeast quarter of Section 35, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole found and accepted as the monument North quarter corner of said Section 35 from which a brass cap in hand hole, found and accepted as the monument for the Northeast corner of said section, bears South 89 degrees 41 minutes 19 seconds East (measured) South 88 degrees 40 minutes 00 seconds East (recorded) a distance of 2,673.28 feet;

Thence along the north line of said Northeast quarter, South 89 degrees 41 minutes 19 seconds East (measured) South 88 degrees 40 minutes 00 seconds East (recorded) a distance of 320.41 feet;

Thence departing said north line, South 00 degrees 18 minutes 41 seconds West a distance of 55.00 feet to a point on the southerly right-of-way of Williams Field Road (also known as Chandler Boulevard), said point being the **POINT OF BEGINNING**;

Thence along said southerly right-of-way, South 89 degrees 41 minutes 19 seconds East (measured) South 88 degrees 40 minutes 00 seconds East (recorded) a distance of 120.00 feet to the easterly right-of-way of said 76th place, being the point of cusp of a non-tangent curve concave Southeasterly, the center of which bears South 00 degrees 18 minutes 41 seconds West a distance of 19.85 feet;

Thence along said easterly right-of-way, southwesterly along said curve through a central angle of 90 degrees 25 minutes 14 seconds an arc length of 31.33 feet to a point of tangency;

Thence continuing along said easterly right-of-way, South 00 degrees 06 minutes 33 seconds East (measured) South 00 degrees 54 minutes 46 seconds West (recorded) a distance of 215.21 feet to the beginning of a tangent curve concave northwesterly and having a radius of 275.42 feet;

Thence continuing along said easterly right-of-way, southwesterly along said curve through a central angle of 26 degrees 59 minutes 21 seconds an arc length of 129.74 feet to the beginning of a reverse curve concave southeasterly, having a radius of 275.42 feet, the center of which bears South 63 degrees 07 minutes 03 seconds East;

Thence continuing along said easterly right-of-way, southwesterly along said curve, through a central angle of 26 degrees 59 minutes 23 seconds an arc length of 129.74 feet;

Thence departing said easterly right-of-way, North 00 degrees 06 minutes 33 seconds West a distance of 94.26 feet;

Thence North 89 degrees 41 minutes 19 seconds West a distance of 49.47 feet to a point on the westerly right-of-way of said 76th place, being a point of cusp of a non-tangent curve concave southeasterly, the center of which bears South 77 degrees 24 minutes 50 seconds East a distance of 430.62 feet;

Thence along said westerly right-of-way, northeasterly along said curve through a central angle of 03 degrees 29 minutes 07 seconds an arc length of 41.23 feet to the beginning of a reverse curve concave westerly having a radius of 370.63 feet;

Thence continuing along said westerly right-of-way, northerly along said curve through a central angle of 18 degrees 10 minutes 45 seconds an arc length of 117.60 feet to a point of tangency;

Thence continuing along said westerly right-of-way, North 00 degrees 06 minutes 33 seconds West (measured) North 00 degrees 54 minutes 46 seconds East (recorded) a distance of 215.80 feet to the beginning of a tangent curve concave southwesterly and having a radius of 20.15 feet;

Thence continuing along said westerly right-of-way, northwesterly along said curve through a central angle of 89 degrees 34 minutes 46 seconds an arc length of 31.50 feet to the **POINT OF BEGINNING**.

Prepared by: CMX
3100 W. Ray Road
Suite 201
Chandler, Arizona 85226
Project No. 7154
January 24, 2008



