

# 2

JUL 28 2008

**ORDINANCE NO. 4014**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE CONVEYANCE OF A CITY-OWNED PARCEL OF REAL PROPERTY TO AN ADJACENT PROPERTY OWNER IN EXCHANGE FOR THE DEDICATION OF NEW PUBLIC ROADWAY AND RELATED EASEMENTS AND OTHER VALUABLE CONSIDERATION; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE CONVEYANCE.

WHEREAS, pursuant to a Special Warranty Deed dated September 19, 1997 and recorded with the Maricopa County Recorder on September 24, 1997 as Instrument No. 97-0663666, the City of Chandler received title to a parcel of real property, which is described in Exhibit "A", attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Subject Property consists of an 1,800 square foot lot, having dimensions of 36'-wide by 50'-long; is identified as tax parcel APN 301-68-006W; and is used for drainage purposes and not as public roadway; and

WHEREAS, the developer of the real property abutting and surrounding the Subject Property has requested that the same be conveyed to the developer in consideration for the dedication of certain public roadway and related easements as depicted on the preliminary plat for the "Cottman Transmission" subdivision shown on Exhibit "B", attached hereto and made a part hereof; and

WHEREAS, retention area will be constructed as part of the development of the Cottman Transmission subdivision, which makes the drainage facility on the Subject Property unnecessary;

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

**Section 1.** The City is authorized to convey its interest in the Subject Property by quitclaim deed to the owner of the real property that abuts and surrounds the Subject Property in consideration for the receipt of public roadway in fee and related easements to be dedicated to the City pursuant to the recording of a final plat for the Cottman Transmission subdivision, which final plat shall be substantially in conformance with the preliminary plat shown in attached Exhibit "B".

**Section 2.** The aforementioned dedication of public roadway in fee and related easements is deemed to be adequate consideration for the City's interest in the Subject Property.

**Section 3.** The conveyance shall be consummated by the recording of the quitclaim deed concurrent with the recording of the final plat for the subdivision.

**Section 4.** 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 conveyance of the City's interest in the Subject Property.

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. 4014 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

*cedh*

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

That portion of the southwest quarter of Section twenty-eight (28), Township one (1) south, Range four (4) east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the southwest corner of said Section 28; thence north 89 degrees 57 minutes 20 seconds east, 406.00 feet along the south line of said Section 28;

Thence departing said south line north 00 degrees 02 minutes 40 seconds west, 55.00 feet to the point of beginning;

Thence continuing north 00 degrees 02 minutes 40 seconds west, 50.00 feet;

Thence north 89 degrees 57 minutes 20 seconds east, 36.00 feet;

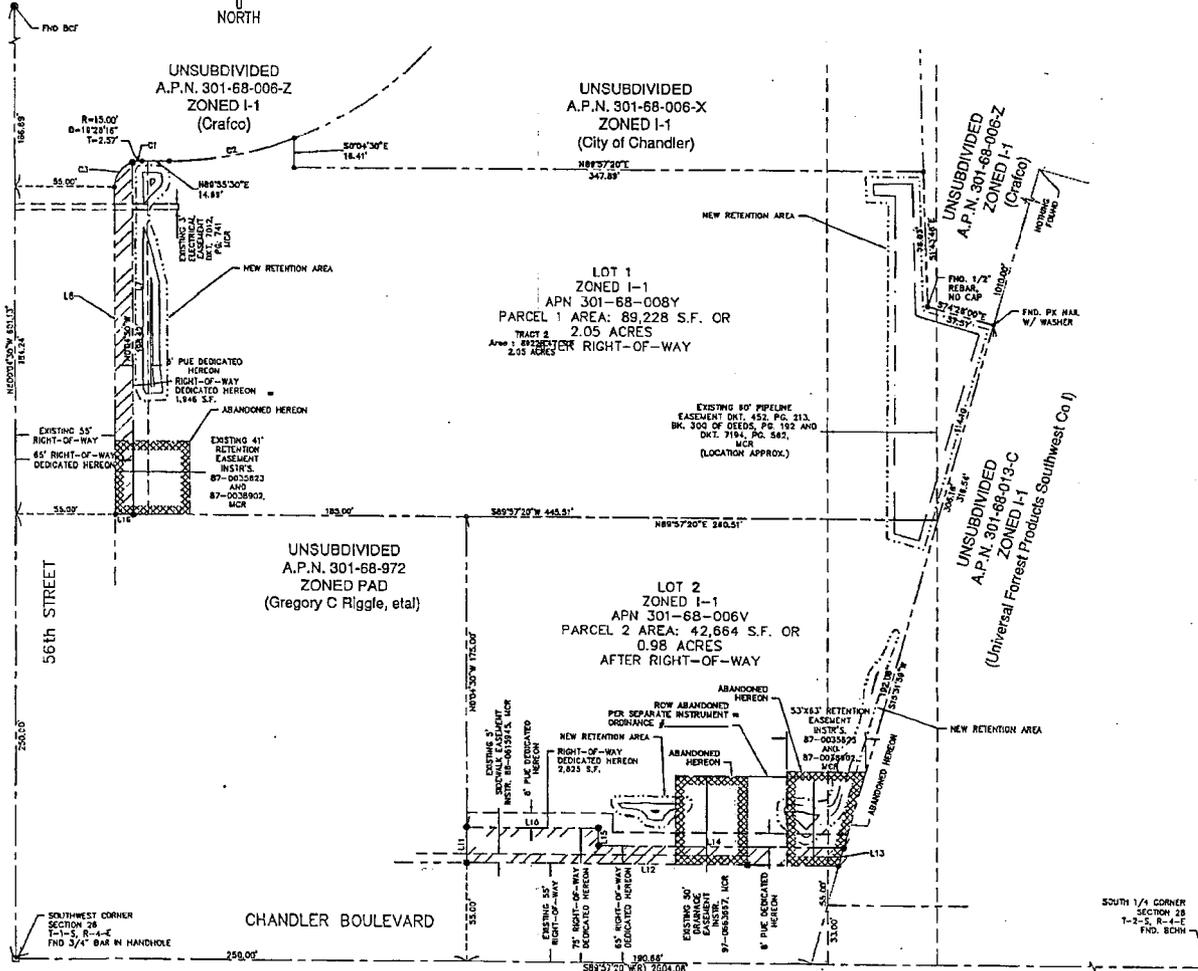
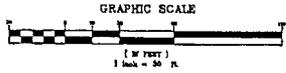
Thence south 00 degrees 02 minutes 40 seconds east, 50.00 feet;

Thence south 89 degrees 57 minutes 20 seconds west, 36.00 feet to the point of beginning.



**PRELIMINARY PLAT**  
FOR  
"COTTMAN TRANSMISSION"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



LINE TABLE			CURVE TABLE				
LINE #	LENGTH	DIRECTION	CURVE INCL.	LENGTH	RADIUS	DELTA	TANGENT
L7	184.42	S02°4'30"E	C1	6.10	15.00	187°16"	2.87
L8	184.27	N02°4'30"W	C2	71.81	185.73	210°05"	30.37
L10	75.04	N88°3'20"E	C3	18.48	15.00	70°30'18"	10.81
L11	20.00	N02°4'30"W					
L12	206.04	S89°3'20"W					
L13	10.38	S15°32'00"W					
L14	132.80	N88°3'20"E					
L15	10.00	S02°4'30"E					
L16	10.00	S89°3'20"W					

**COTTMAN TRANSMISSION**  
PRELIMINARY PLAT

**COTTMAN TRANSMISSION**  
PRELIMINARY PLAT

CHANDLER, ARIZONA

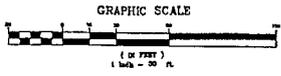
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DRAWN BY: BTH  
PROJECT #: COT028

DATE: 11/27/07  
SCALE: 1"=50'

PRELIMINARY PLAT

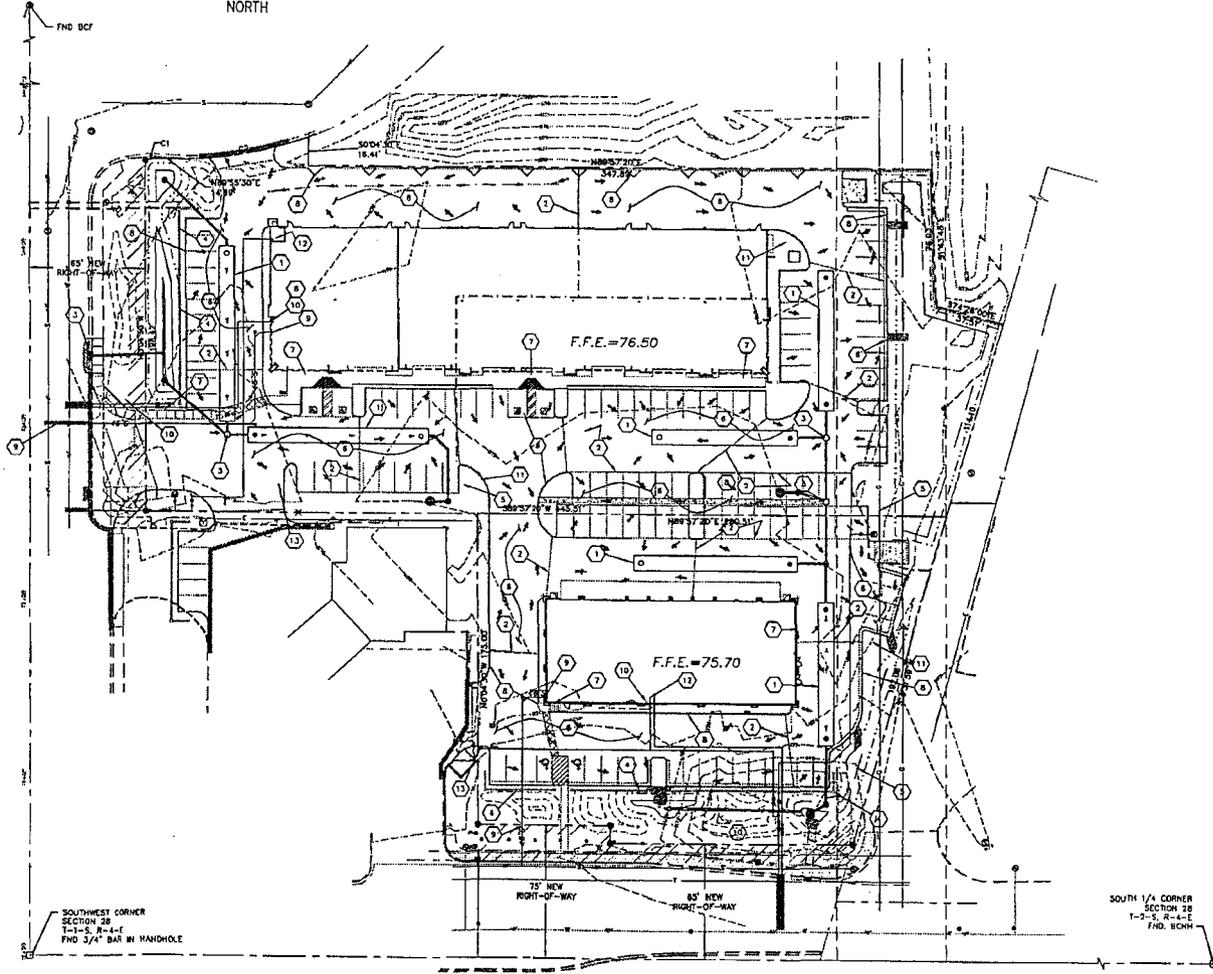
SHEET OF 3  
C2.02

C.O.C. LOG #PPT07-0048



PRELIMINARY PLAT  
FOR  
"COTTMAN TRANSMISSION"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



- SITE KEYNOTES**
- 1 RETENTION TANK
  - 2 ASPHALT RIDGE/GRADEBREAK
  - 3 CATCH BASIN
  - 4 3' D.M.U. SCREEN WALL
  - 5 DUAL CHAMBER DRYWELL
  - 6 ASPHALT PAVING
  - 7 CONCRETE SIDEWALK
  - 8 CONCRETE CURB
  - 9 NEW SEWER SERVICE
  - 10 NEW WATER SERVICE
  - 11 NEW WATER HYDRANT
  - 12 NEW BUILDING FIRE CONNECTION
  - 13 NEW FIRE DEPARTMENT CONNECTION

- LEGEND**
- EXIST. PROPERTY BOUNDARY
  - MONUMENT/CENTERLINE
  - FOUND "X" IN CONCRETE
  - FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - NEW LOT CORNER
  - SET 1/2" REBAR W/ CAP TANGLED REB.
  - EXIST. PROPERTY MONUMENT FOUND
  - 1/2" REBAR W/ CAP, RLS 3783F OR AS NOTED
  - EXIST. EASEMENT LINE
  - PROP. RIGHT-OF-WAY LINE
  - PROP. PUBLIC UTILITY EASEMENT LINE

COTTRELL ENGINEERING GROUP, INC.  
2001 N. 34th ST., #206 PHOENIX, AZ 85004  
PHOENIX, AZ 85004  
PHOENIX, AZ 85004  
PHOENIX, AZ 85004



COTTMAN TRANSMISSION  
PRELIMINARY PLAT  
CHANDLER, ARIZONA

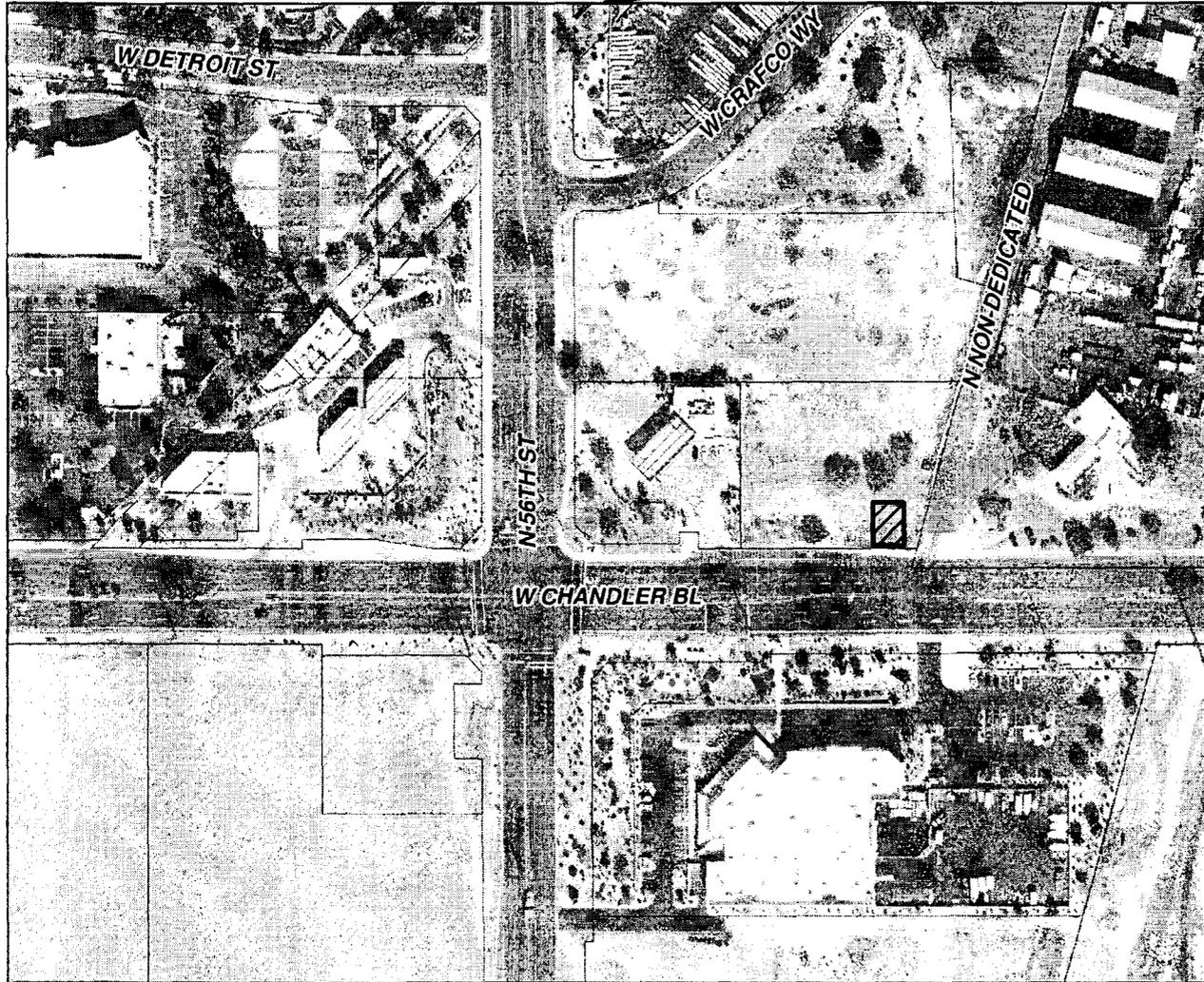
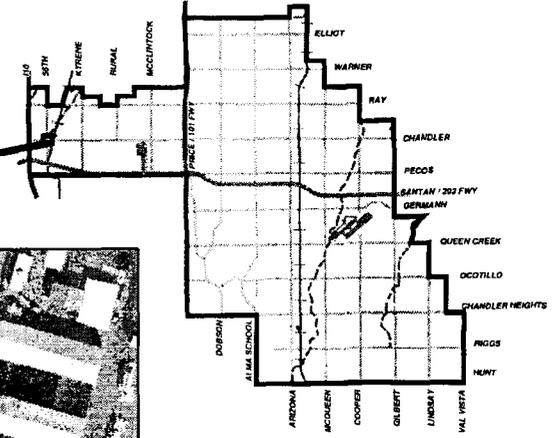
CHECKED BY: NJC  
DRAWN BY: BTH  
PROJECT #: C07026  
DATE: 11/27/07  
SCALE: 1"=30'  
IMPROVEMENT PLAN

SHEET OF  
3 3  
C2.03

C.O.C. LOG #PPT07-0048



# CONVEYANCE OF CITY-OWNED REAL PROPERTY TO ADJACENT PROPERTY OWNER



ORDINANCE NO. 4014

 PROPERTY



WHEN RECORDED, RETURN TO:

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

APN: 301-68-006W  
S28, T1S, R4E  
5/15/08 DH

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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 56 SAT, LLC, 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: \_\_\_\_\_



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