CITY CLERK
ORIGINAL

C-8982
06/13/2014

CITY OF GLENDALE, ARIZONA

SPECIAL WARRANTY DEED

(Agreement C-8982)

(PLEASE DO NOT REMOVE ~ THIS IS PART OF THE OFFICIAL DOCUMENT)

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
ELECTRONIC RECORDING
20140386080,06/13/2014 09:41,
SWDATCREALTY-5-1-1--,N

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

SPECIAL WARRANTY DEED

For Ten Dollars and other valuable consideration, **ATC REALTY SIXTEEN, INC.**, a California corporation, does hereby convey to the City of Glendale, an Arizona municipal corporation, all right, title and interest to and in that certain parcel of real property situated in Maricopa County and described as follows:

See Attached Description, "Exhibit A"

It is the intention of the parties to cause the real property described on said Exhibit "A" to be dedicated as public right-of-way for roadway purposes, and to vest title in fee simple in the City of Glendale in trust, for all the uses contemplated in public street dedication.

And Grantor does hereby warrant the title against Grantor's acts only, and none other, subject only to all encumbrances or liens of record or as above set forth, if any.

Dated this 10th day of June 2014.

ATC REALTY SIXTEEN, INC.,
a California corporation

By: _____
Its: Vice President

Exempt Pursuant to A.R.S. §11-1134(A)(3)

99th AVE./DESERT RIVER BLVD.

ACKNOWLEDGMENT

State of California
County of San Francisco)

On June 10th, 2014 before me, SaVita Davis, Notary Public
(insert ~~name~~ and title of the officer)

personally appeared Donna Cummings,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ **(Seal)**

SAVITA DAVIS
MY COMMISSION EXPIRES
NOTARY PUBLIC
COMM #1962420
DECEMBER 2, 2015
CONTRA COSTA COUNTY, CA
CSP1

EXHIBIT 'A'

LITTLEJOHN
ENGINEERING
ASSOCIATES
7227 North 16th Street
Suite 140
Phoenix, AZ 85020
602.241.0782 phone
602.248.9158 fax

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37258
THOMAS E.
LAVALETTE
Date Signed 11/21/13
ARIZONA, U.S.A.
Expires 03/31/2014

November 21, 2013
Dignity Health
West Valley Medical Facility
Proposed Desert River Blvd.
Right-of-Way North
LEA# 20120136

LEGAL DESCRIPTION
OF A
PARCEL OF LAND

That portion of the Southeast Quarter of Section 5, Township 2 North, Range 1 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona being more particularly described as follows:

COMMENCING at the Southeast corner of said Section, from which the East Quarter corner of said Section 5 bears North 00 degrees 03 minutes 40 seconds East 2609.44 feet;
THENCE North 00 degrees 03 minutes 40 seconds East, 2,297.58 feet along the East line of the said Section and the centerline of 99th Avenue;
THENCE departing said centerline North 89 degrees 56 minutes 20 seconds West, 55.00 feet to the Northeast corner of Lot 1 of the Minor Land Division – Lot Split as recorded in Book 1115 of Maps, Page 20, records of Maricopa County, Arizona, also being the POINT OF BEGINNING;

THENCE continuing North 89 degrees 56 minutes 20 seconds West, 1031.95 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 510.00 feet;
THENCE Southwesterly along the arc a distance of 46.02 feet, through a central angle of 05 degrees 10 minutes 14 seconds;
THENCE North 05 degrees 06 minutes 34 seconds West, 35.00 feet to the beginning of a non-tangent curve concave to the Southeast the center of which lies South 05 degrees 06 minutes 34 seconds East, a radial distance of 545.00 feet
THENCE Easterly along the arc a distance of 6.44 feet, through a central angle of 00 degrees 40 minutes 36 seconds;
THENCE North 04 degrees 25 minutes 58 seconds West, 10.00 feet to the beginning of a non-tangent curve concave to the Southeast the center of which lies South 04 degrees 25 minutes 58 seconds East, a radial distance of 555.00 feet
THENCE Easterly along the arc a distance of 43.53 feet, through a central angle of 04 degrees 29 minutes 38 seconds;
THENCE South 89 degrees 56 minutes 20 seconds East, 1006.95 feet;

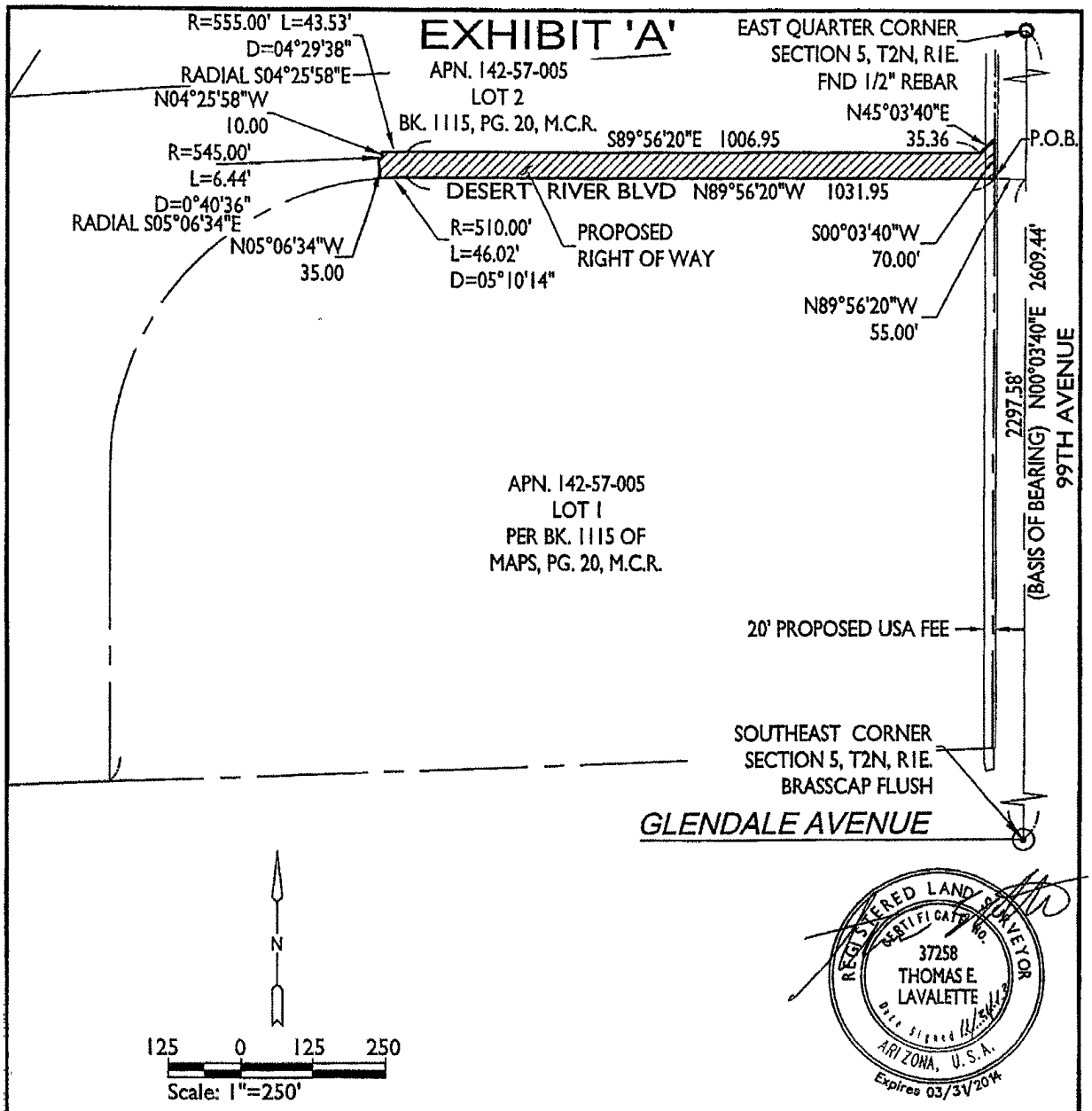
THENCE North 45 degrees 03 minutes 40 seconds East, 35.36 feet to a point on the East property line of Lot 2 of the said Minor Land Division – Lot Split;
THENCE South 00 degrees 03 minutes 40 seconds West, 70.00 feet to the POINT OF BEGINNING.

EXCEPT that portion of the above property lying within the following described Proposed USA Fee:
A parcel of land in the Southeast quarter of Section Five (5), Township Two (2) North, Range One (1) East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:
COMMENCING at a ½" rebar located at the East quarter corner of said Section 5 from which a Brass Cap located at the Southeast corner of said Section 5 bears South 00 degrees 03 minutes 40 seconds West, a distance of 2609.44 feet;
THENCE South 00 degrees 03 minutes 40 seconds West, along the East line of the Southeast quarter of said Section 5 and the monument line of 99th Avenue, a distance of 71.26 feet;
THENCE departing said East line of the Southeast quarter North 89 degrees 56 minutes 20 seconds West, a distance of 41.02 feet to the POINT OF BEGINNING;
THENCE South 26 degrees 03 minutes 40 seconds West a distance of 21.63 feet;
THENCE South 00 degrees 03 minutes 40 seconds West a distance of 1215.98 feet;
THENCE South 87 degrees 50 minutes 09 seconds West a distance of 2.50 feet;
THENCE South 00 degrees 03 minutes 40 seconds West a distance of 36.95 feet;
THENCE South 79 degrees 26 minutes 23 seconds West a distance of 13.85 feet;
THENCE North 10 degrees 33 minutes 37 seconds West a distance of 21.07 feet;
THENCE North 00 degrees 03 minutes 40 seconds East a distance of 1239.49 feet;
THENCE North 26 degrees 03 minutes 40 seconds East a distance of 26.25 feet;
THENCE South 63 degrees 56 minutes 20 seconds East a distance of 20.00 feet to the POINT OF BEGINNING;
Except any portion thereof lying within the area of that certain ditch known as a sub lateral from lateral 20 of the Arizona Canal as described in that certain indenture from W. H. May and Martha D. May, his wife, R. E. Eastham, a widower, M. V. B. Addington and D. E. Addington, his wife, Geo. N. Morgan and Louisa Morgan, his wife, to the United States of America dated October 26, 1914, recorded July 1, 1915, in Book 113 of Deeds at page 401 – 402, records of Maricopa County, Arizona.
Containing an area of 0.32 acres, more or less, after said exception has been made based on a width of 20 feet for said sub lateral, being 10.00 feet East and 10.00 feet West of the centerline described therein, as determined by SRP to operate and maintain said sub lateral.

Subject to existing easements and covenants.

Said parcel containing 48,847.64 sq. ft. or 1.12 acres, more or less.

EXHIBIT 'A'



Project: DIGNITY HEALTH - WEST VALLEY MEDICAL FACILITY
New Hospital Campus

LITTLEJOHN ENGINEERING ASSOCIATES
7227 N. 16th Street, Suite 140, PHOENIX, ARIZONA 85020
T 602.241.0782 F 602.248.9158 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Orlando | Phoenix | Tri-Cities

Title:
PROPOSED DESERT RIVER BLVD
RIGHT-OF-WAY NORTH

Proj. #	Dwg. No.
20120136	1 OF 1
Date: 11.21.2013	