

**CITY CLERK
ORIGINAL**

C-9458
11/24/2014

CITY OF GLENDALE, ARIZONA

QUIT CLAIM DEED

(CDG Joy 1, LLC, Sewer Easement
20250 N. 75th Avenue)

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

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

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, the **City of Glendale, an Arizona municipal corporation**, does hereby quitclaim to CDG JOY I, LLC, an Arizona limited liability company, any and 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"

Dated this 25 day of November, 2014.

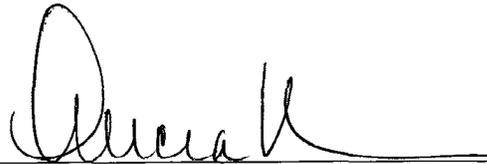
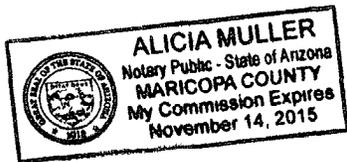


Brenda S. Fischer
City Manager

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

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 25 day of November, 2014 by Brenda S. Fischer, City Manager for the City of Glendale, who acknowledged that she executed this instrument for the purposes therein contained.



Notary Public

My commission expires: Nov. 14, 2015

EXHIBIT A

LEGAL DESCRIPTION
ASPERA
SEWER EASEMENT ABANDONMENT

An abandonment of a portion of that Sewer Easement described in Document Number 2007-0197815, Records of Maricopa County, being a portion of the Southeast quarter of Section 23, Township 4 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, also being a portion of that property shown as "Aspera Final Plat", Book 1199, Page 10, Records of Maricopa County, more particularly described as follows:

COMMENCING at the center of said Section 23, being a found iron rod, from which the East Quarter Corner of said Section 23, being a City of Glendale brass cap in a handhole, bears North $89^{\circ}49'57''$ East, a distance of 2652.94 feet;

thence, along the East-West mid-section line, North $89^{\circ}49'57''$ East, a distance of 1304.88 feet;

thence, South $00^{\circ}10'03''$ East, a distance of 1081.55 feet to a point on the northwesterly line of said sewer easement and the POINT OF BEGINNING;

thence South $64^{\circ}01'38''$ East, 20.11 feet to a point on the southeasterly line of said sewer easement;

thence, along said southeasterly line, South $31^{\circ}55'04''$ West, 273.37 feet to an angle point;

thence, continuing along said southeasterly line, South $31^{\circ}29'46''$ West, 398.48 feet to an angle point;

thence, continuing along said southeasterly line,, South $89^{\circ}09'37''$ West, 344.66 feet to a point on the easterly line of said sewer easement;

thence, along said easterly line, North $16^{\circ}42'01''$ East, 4.44 feet to a point on the easterly line of 78th Avenue as shown on said Aspera Final Plat, said point being a non tangent curve, the radius of which bears North $65^{\circ}39'06''$ West, 530.00 feet;

thence, along said easterly line of 78th Avenue, northeasterly, 17.29 feet along the arc of said curve concave northwest, through a central angle of $01^{\circ}52'10''$, to a point on the northwesterly line of said sewer easement;

thence, along said northwesterly line, North $89^{\circ}09'37''$ East, 325.21 feet to an angle point;

thence, along said northwesterly line, North $31^{\circ}29'46''$ East, 387.55 feet to an angle point;

thence, continuing along said northwesterly line, North 31°55'04" East, 271.36 feet to the POINT OF BEGINNING.

Said parcel containing 20,010 square feet or 0.459 acres, more or less.



Expires 06/30/2015

CENTER OF SEC. 23, T.4N., R.1E.
FD. IRON ROD

E. 1/4 COR. SEC. 23, T.4N., R.1E. FD.
BRASS CAP IN HANDHOLE
MKD. CITY OF GLENDALE

N89°49'57"E 2652.94'
1304.88'

1348.05'



TRACT B

APN 200-20-003

S00°10'03"E
1081.55'

PROPOSED
20' SEWER ESMT.

POB

L1

NOTE:
SEE SHEET 2 FOR TABLES

SEWER EASEMENT ABANDONED
20,010 SQ. FT.
0.459 AC±

LOT 7

LOT 5

L7

L3

ASPERA BOULEVARD

C1

L6

L4

L5

60' ROW

LOT 6

LOT 3

20' SEWER ESMT.
DOC. NO 2007-0197815, M.C.R.

DATE: 8/2014

SCALE:
1"=150'

SHEET

1 OF 2

SEWER EASEMENT ABANDONMENT
DOC. NO. 2007-0197815 M.C.R.
ASPERA BOOK 1199, PAGE 10, M.C.R.



**DAVID EVANS
AND ASSOCIATES INC.**
4600 East Washington Street, Suite 430
Phoenix Arizona 85034
Phone: 602.678.5151

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°01'38"E	20.11'
L2	S31°55'04"W	273.37'
L3	S31°29'46"W	398.48'
L4	S89°09'37"W	344.66'
L5	N16°42'01"E	4.44'
L6	N89°09'37"E	325.21'
L7	N31°29'46"E	387.55'
L8	N31°55'04"E	271.36'

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	530.00'	17.29'	1°52'10"	N23°24'49"E	17.29'

DATE: 8/2014

SCALE: N.T.S.	SEWER EASEMENT ABANDONMENT DOC. NO. 2007-0197815 M.C.R. ASPERA BOOK 1199, PAGE 10, M.C.R.	 DAVID EVANS AND ASSOCIATES INC. 4600 East Washington Street, Suite 430 Phoenix Arizona 85034 Phone: 602.678.5151
SHEET 2 OF 2		