

**CITY CLERK
ORIGINAL**

C-8839-1
03/25/2014

CITY OF GLENDALE, ARIZONA

SPECIAL WARRANTY DEED

(TT347 Northern Parkway II, Dysart Road to 111th Avenue)

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

DHI Title

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20140843919 12/23/2014 10:47
ELECTRONIC RECORDING

14100252-9-2-1--
Palumboa

WHEN RECORDED RETURN TO:
Maricopa County Public Works
Real Estate Division

EXEMPT ARS 11-1134, A3

200-14100252-03 1/2

SPECIAL WARRANTY DEED

Parcel Nos.: 501-99-004D & 142-75-002C
Project No.: TT347 Northern Avenue Parkway II
(Dysart Rd. to 111th Ave.)
Item Nos.: D22511 & D22516 (pm)

For the consideration of One Hundred Fifteen Thousand Four Hundred Dollars (\$115,400.00),
The City of Glendale, a municipal corporation, Grantor, does hereby convey to Maricopa
County, a political subdivision of the State of Arizona, the following real property situated in
Maricopa County, Arizona:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, restrictions, obligations and liabilities as may appear of record,
and all other matters that a survey or visual inspection will disclose, the GRANTOR warrants the
title against all acts of the Grantor herein and no other.

Parcel Nos.: 501-99-004D & 142-75-002C
Project No.: TT347 Northern Avenue Parkway II
(Dysart Rd. to 111th Ave.)
Item Nos.: D22511 & D22516 (pm)

Dated this 25 day of March, 2014.

GRANTOR: The City of Glendale, a municipal corporation

By: B Fischer
(Signature)

Its: City Manager
(Title)

ATTEST:
[Signature]
City Clerk

Approved as to form

STATE OF ARIZONA)
) §
COUNTY OF MARICOPA)

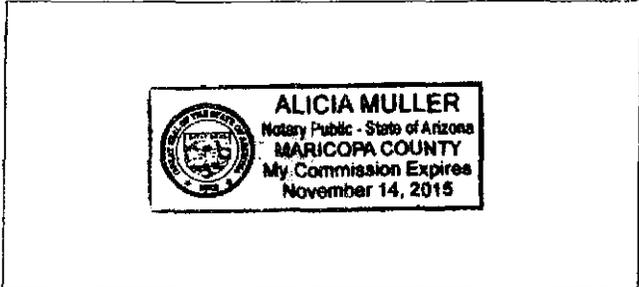
[Signature]
City Attorney

The foregoing instrument was acknowledged before me this 31 day of March,
20 14, by Brenda S. Fischer its City Manager of
(Name of officer or agent) (Title)

The City of Glendale a municipal corporation, on behalf of the corporation.

My Commission Expires 11/14/15

[Signature]
Notary Public (signature)



Notary Stamp Seal

Parcel Nos.: 501-99-004D & 142-75-002C
Project No.: TT347 Northern Avenue Parkway II
(Dysart Rd. to 111th Ave.)
Item Nos.: D22511 & D22516 (pm)

RECOMMENDED FOR APPROVAL:

Patricia Meach
Right-of-Way Agent

Gary A. Swett
Right-of-Way Acquisition Manager

ACCEPTED:

MARICOPA COUNTY BOARD OF SUPERVISORS:

By Ray Boy
Chairman of the Board

ATTEST:

Janet McCord
Clerk of the Board of Supervisors

Date APR 23 2014

Approved as to form and within the powers
and authority of the Board of Supervisors

James Hansen 4/15/14
Deputy County Attorney Date

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**Parcel No. 501-99-004D
 Project No. TT347
 NORTHERN PARKWAY
 DYSART ROAD TO 111th AVENUE
 Item No. D22511**

DESCRIPTION FOR PROPOSED RIGHT OF WAY

A PARCEL OF LAND SITUATED IN A PORTION OF LOT 1 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 1991-0475093 IN THE MARICOPA COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 BEARING SOUTH 89 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 2655.35 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 33.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 09 MINUTES 55 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 33 FEET WEST OF THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHERN AVENUE, BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1294.34 FEET;

Page 1 of 3

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION		
Prelim:	Chk:	Appr:
Rev:		
Maricopa County Public Works Real Estate Division		



GRANTOR _____ DATE _____

EXHIBIT "A":

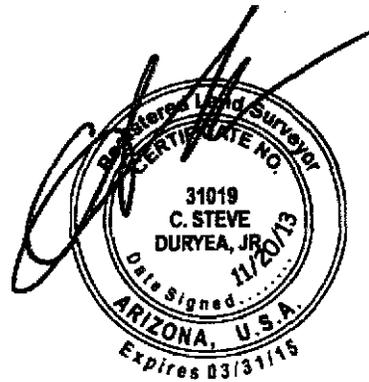
THENCE NORTH 00 DEGREES 13 MINUTES 07 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHERN AVENUE;

THENCE SOUTH 89 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1294.40 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 12,944 SQUARE FEET OR 0.2972 ACRES MORE OR LESS.

THE ATTACHED EXHIBIT "B" IS TO BE INCLUDED AND MADE PART OF THIS DESCRIPTION.

THERE SHALL BE NO RIGHT OR EASEMENT OF ACCESS EXCEPT EMERGENCY ACCESS TO THE LIMITED ACCESS HIGHWAY "NORTHERN PARKWAY" TO BE CONSTRUCTED OVER AND UPON THE RIGHT OF WAY DESCRIBED ABOVE.



Page 2 of 3

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION		
Prelim:	Chk:	Appr:
Rev:		
Maricopa County Public Works Real Estate Division		

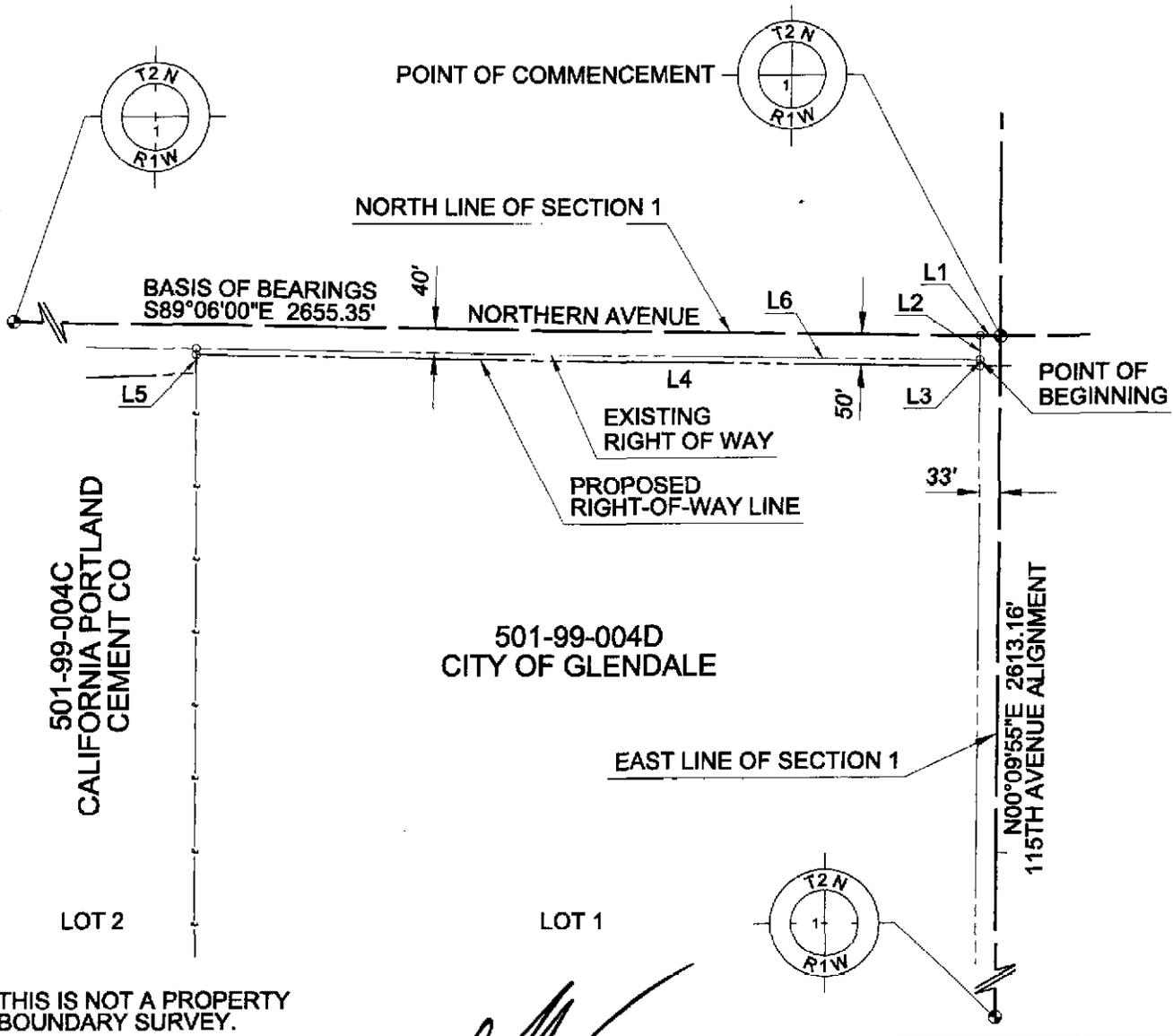
GRANTOR _____ DATE _____

EXHIBIT "A:

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	N89°06'00"W	33.00'
L2	S00°09'55"W	40.00'
L3	S00°09'55"W	10.00'
L4	N89°06'00"W	1294.34'
L5	N00°13'07"W	10.00'
L6	S89°06'00"E	1294.40'



NOT TO SCALE



c:\pw_working\p\pwiseab\p004386a\pms5490\APN501-99-004D_ROW.dgn Plotted 11/21/2013 at 7:53:57 AM by dean.burmelester

501-99-004C
CALIFORNIA PORTLAND
CEMENT CO

501-99-004D
CITY OF GLENDALE

115TH AVENUE ALIGNMENT
N00°09'55"E 2613.16'

THIS IS NOT A PROPERTY
BOUNDARY SURVEY.

Dibble Engineering
7500 N. Dreamy Draw Drive, Suite 200
Phoenix, AZ 85020
Tel. (602) 957-1155

Dibble Engineering
Project No. 100918

31019
C. STEVE
DURYEA, JR.
Date Signed 11/21/2013
ARIZONA, U.S.A.
Expires 3/31/2015

EXHIBIT "B"
PARCEL NO. 501-99-004D
PROPOSED RIGHT-OF-WAY
NORTHERN PARKWAY
DYSART ROAD TO 111TH AVENUE
ITEM NO. D22511

DATE: NOV 2013	Project Number TT347
DRN: DBB	PAGE 3 OF 3
CHK: CSD	

**Parcel No. 142-75-002C
 Project No. TT347
 NORTHERN PARKWAY
 DYSART ROAD TO 111th AVENUE
 Item No. D22516**

DESCRIPTION FOR PROPOSED RIGHT OF WAY

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE PROPERTY DESCRIBED IN LEASE AGREEMENT RECORDED IN DOCKET 10111, PAGE 112 IN THE MARICOPA COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARING NORTH 89 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 2597.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 19 MINUTES 56 SECONDS WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 6, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHERN AVENUE, BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 56 SECONDS WEST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 10.00 FEET;

THENCE DEPARTING SAID MID-SECTION LINE, SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 2564.49 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 55 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 10.00 FEET;

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MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION		
Prelim:	Chk:	Appr:
Rev:		
Maricopa County Public Works Real Estate Division		



GRANTOR _____ DATE _____

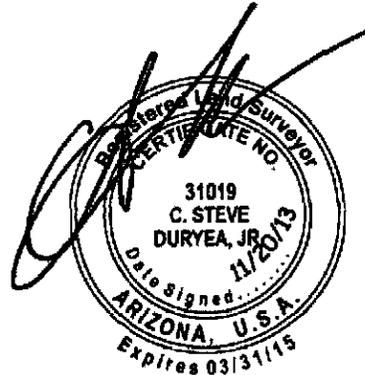
EXHIBIT "A":

THENCE NORTH 89 DEGREES 26 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2564.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 25,645 SQUARE FEET OR 0.5887 ACRES MORE OR LESS.

THE ATTACHED EXHIBIT "B" IS TO BE INCLUDED AND MADE PART OF THIS DESCRIPTION.

THERE SHALL BE NO RIGHT OR EASEMENT OF ACCESS EXCEPT EMERGENCY ACCESS TO THE LIMITED ACCESS HIGHWAY "NORTHERN PARKWAY" TO BE CONSTRUCTED OVER AND UPON THE RIGHT OF WAY DESCRIBED ABOVE.



Page 2 of 3

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION		
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Maricopa County Public Works Real Estate Division		

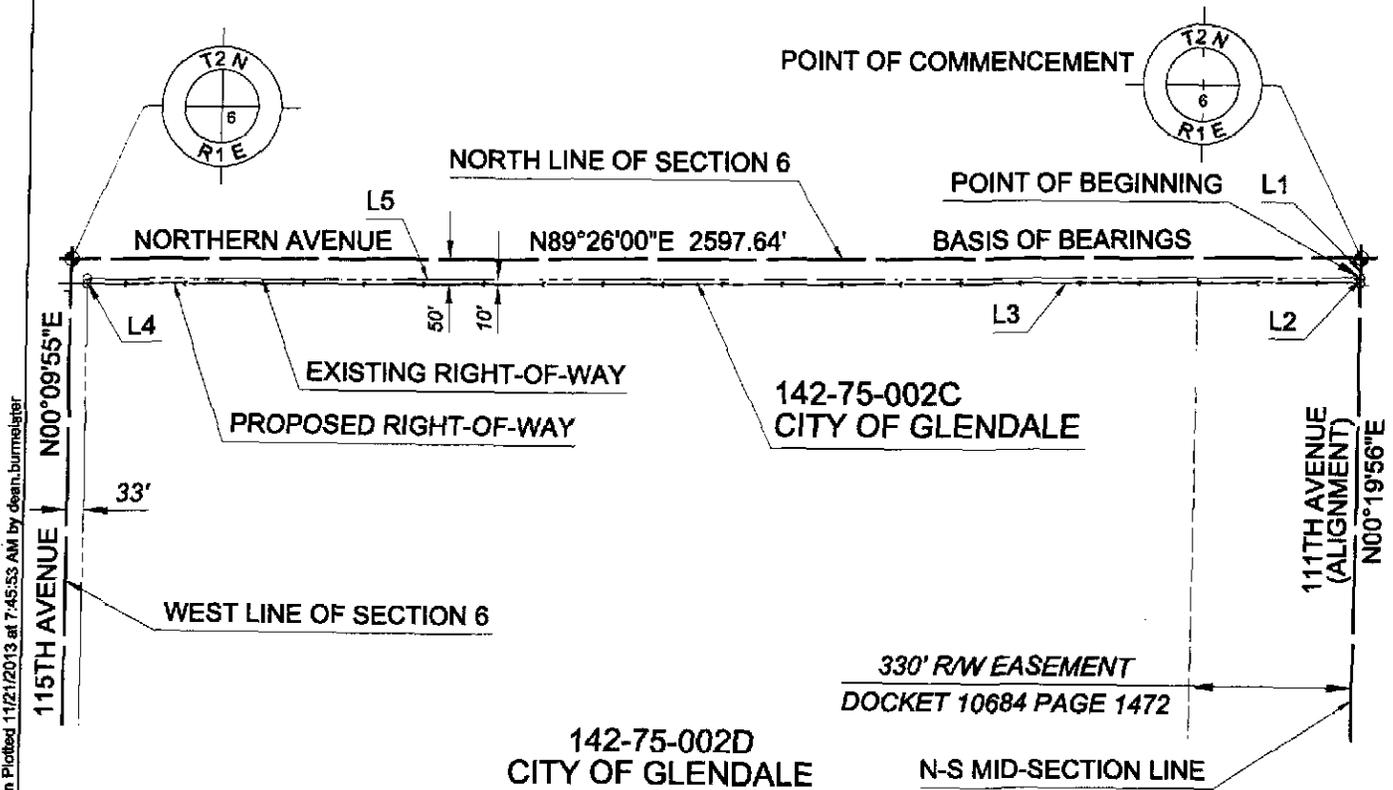
GRANTOR _____ DATE _____

EXHIBIT "A:"

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S00°19'56"W	40.00
L2	S00°19'56"W	10.00
L3	S89°26'00"W	2564.49
L4	N00°09'55"E	10.00
L5	N89°26'00"E	2564.52



NOT TO SCALE



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THIS IS NOT A PROPERTY BOUNDARY SURVEY.



Dibble Engineering
7500 N. Dreamy Draw Drive, Suite 200
Phoenix, AZ 85020
Tel. (602) 957-1155

Dibble Engineering
Project No. 100918

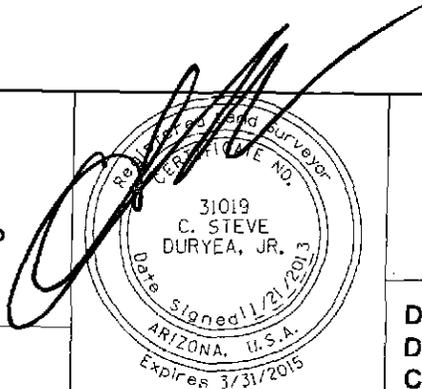


EXHIBIT "B"
PARCEL NO. 142-75-002C
PROPOSED RIGHT-OF-WAY
NORTHERN PARKWAY
DYSART ROAD TO 111TH AVENUE
ITEM NO. D22516

DATE: NOV 2013
DRN: DBB
CHK: CSD

Project Number
TT347

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