

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

CC: 5C
Amend No. _____

Date prepared: November 26, 2008 Council Meeting Date: January 6, 2009

TO: Carl Swenson, City Manager

THROUGH: Susan Daluddung, Deputy City Manager *[Signature]*

FROM: Andrew Granger, P. E., Engineering Director *[Signature]*

PREPARED BY: Kristine Luna, SRWA, Real Property Administrator *[Signature]*

SUBJECT: Adopt a Resolution authorizing the acquisition of property located on Union Hills Drive in Glendale, Arizona for the Union Hills Drive and Loop 101 Traffic Interchange Improvements (Engineering Project No. EN 00274)

RECOMMENDATION:

Discussion and possible action to adopt a Resolution authorizing the acquisition of property on Union Hills Drive to accommodate the traffic interchange improvements at the Loop 101 and Union Hills Drive by donation, outright purchase, or the exercise of the power of eminent domain.

In addition, that Mayor and Council authorize a within project budget transfer in the amount of \$300,000 from the HELP Loan project construction account 4300-4300-543001-CIPST-EN00274 to a project land account 4300-4300-540000-CIPST-EN00274.

SUMMARY:

The proposed improvements at Union Hills and the Loop 101 will require property to be acquired from six parcels within the corporate boundaries of the City of Glendale. The individual property rights required for this project are identified in the attached Resolution. The property owners of record have been notified of this item being on the Council agenda of this meeting. The City will offer the property owners the opportunity to donate the property, offer appraised value in a negotiated settlement or, as a last resort, request the City Attorney to file for condemnation.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business
- Public Hearing: No Action Taken

ORD. # _____ RES. # 09-13
LCON# _____ LIC. # _____
Action Date: _____

Council Communication
Union Hills and Loop 101 TI – Land Acquisition
January 6, 2009
Page 2

Staff requests that the Mayor and Council adopt the attached Resolution authorizing the acquisition of the property described in the Resolution by donation, outright purchase or the exercise of the power of eminent domain.

FISCAL NOTE:

This project is part of the City's 2009 Capital Improvement Program. Funds for this acquisition are included in the Union Hills Drive and Loop 101 Traffic Interchange Improvements project.

ATTACHMENTS:

1. Resolution to acquire property for roadway purposes 09-13

RESOLUTION NO. 09-13

A RESOLUTION OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DECLARING A PUBLIC NEED AND NECESSITY AND A PUBLIC USE; AUTHORIZING AND DIRECTING THE CITY ATTORNEY TO ACQUIRE ON BEHALF OF THE CITY OF PEORIA THROUGH DONATION, OUTRIGHT PURCHASE OR UNDER THE POWER OF EMINENT DOMAIN FOR PUBLIC PURPOSES OF ALL INTEREST IN CERTAIN DESCRIBED REAL PROPERTY IN THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, IN ORDER FOR THE CITY TO PROPERLY AND ADEQUATELY IMPROVE AND DEVELOP UNION HILLS DRIVE AT THE TRAFFIC INTERCHANGE WITH THE LOOP 101 FREEWAY AS A MATTER OF PUBLIC NEED AND NECESSITY; REFERENCING TITLE 12 OF STATE LAW CONCERNING THE EXERCISE OF EMINENT DOMAIN FOR PUBLIC ROADS, STREETS, AND PUBLIC SAFETY PURPOSES; STATING THE CONCLUSION OF THE COMMUNITY DEVELOPMENT DEPARTMENT THAT THE ACQUISITION IS IN CONFORMITY WITH THE ADOPTED GENERAL PLAN; AS A MATTER OF PUBLIC NEED AND NECESSITY AND DECLARING AN EMERGENCY.

THEREFORE IT IS RESOLVED by the Mayor and Council of the City of Peoria, Arizona as follows:

SECTION 1. AUTHORIZATION TO ACQUIRE

That the City Attorney on behalf of the City of Peoria, Arizona is authorized and directed to acquire and/or condemn all the real property described in the attached Exhibit "A" pursuant to Title 12, Chapter 8, Article 2, Arizona Revised Statutes and to file on behalf of the City such litigation as necessary to consummate the acquisition of such property under the power of eminent domain and to do all things necessary to accomplish this purpose, including but not limited to obtaining title reports and appraisals and other expert assistance for such purposes. Assessor parcel numbers associated with the legal descriptions in the attached Exhibit "A" are as follows:

200-43-003P	Partial Take and Temporary Construction Easement (TCE)
200-43-003S	Partial Take and TCE
200-43-003V	Partial Take and TCE
200-30-970	TCE
200-30-973A	TCE
200-30-959A	TCE

SECTION 2. EMINENT DOMAIN AUTHORITY PURSUANT TO TITLE 12 OF STATE LAW: AUTHORIZATION TO OBTAIN IMMEDIATE POSSESSION

That the City Attorney on behalf of the City of Peoria, Arizona is authorized to petition the Superior Court to enter an order that the City of Peoria be allowed immediate possession and full use of all of the real property described in Exhibit "A" pursuant to Title 12, Chapter 8, Article 2, Section 12-1116 and to immediately determine the probable damages resulting from City of Peoria being allowed to have immediate possession of the real property described in Exhibit "A" and to set the amount of a bond in a form to be approved by the Court or to deposit the equivalent amount of City funds budgeted and appropriated and to do all things necessary to accomplish this purpose.

SECTION 3. DETERMINATION OF CONFORMITY WITH GENERAL PLAN

That the Community Development Department, which is the designated "planning agency" for the City of Peoria for purposes of Arizona Revised Statutes Title 9, Chapter 4, Article 6 ("Municipal Planning"), has reviewed the acquisition of the Property for conformity with the adopted Peoria General Plan pursuant to A.R.S. § 9-461.07(C) and reported that the location, purpose, and extent of the acquisition of the Property conforms with the Peoria General Plan.

WHEREAS, the immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety, an Emergency is declared to exist and this Resolution shall be in full force and effect from and after its passage by the Council as required by the City Charter and is exempted from the referendum clause of the Charter.

Resolution No. 09-13
Page 3 of 3
January 6, 2009

PASSED AND ADOPTED by a two thirds vote of all the members of the Mayor and Council of the City of Peoria, Maricopa County, Arizona, as set forth below this 6th day of January, 2009.

AYES:

NAYS:

Bob Barrett, Mayor

ATTEST:

Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

ATTACHMENTS:
Exhibit A - Legal Descriptions

**LEGAL DESCRIPTION
UNION HILLS DRIVE
RIGHT-OF-WAY ACQUISITION
A.P.N. 200-43-003P**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2005-0172464, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE NORTH 89°58'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 994.49 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1631.16 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE, THE NORTHWESTERLY CORNER OF THE SUBJECT PARCEL, AND THE POINT OF BEGINNING;

THENCE NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.23 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 78°35'03" EAST, A DISTANCE OF 189.39 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°58'15" WEST, A DISTANCE OF 217.54 FEET TO THE WESTERLY LINE OF THE SUBJECT PARCEL;

THENCE NORTH 00°01'45" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 20.36 FEET TO THE BEGINNING OF A 34.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHEASTERLY;

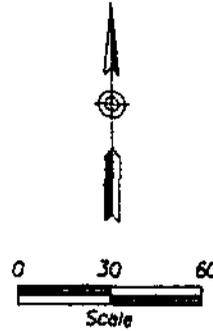
THENCE NORTHEASTERLY ALONG SAID CURVE AND WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 30°26'09", AN ARC LENGTH OF 18.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,661 SQUARE FEET OR 0.11 ACRE, MORE OR LESS.

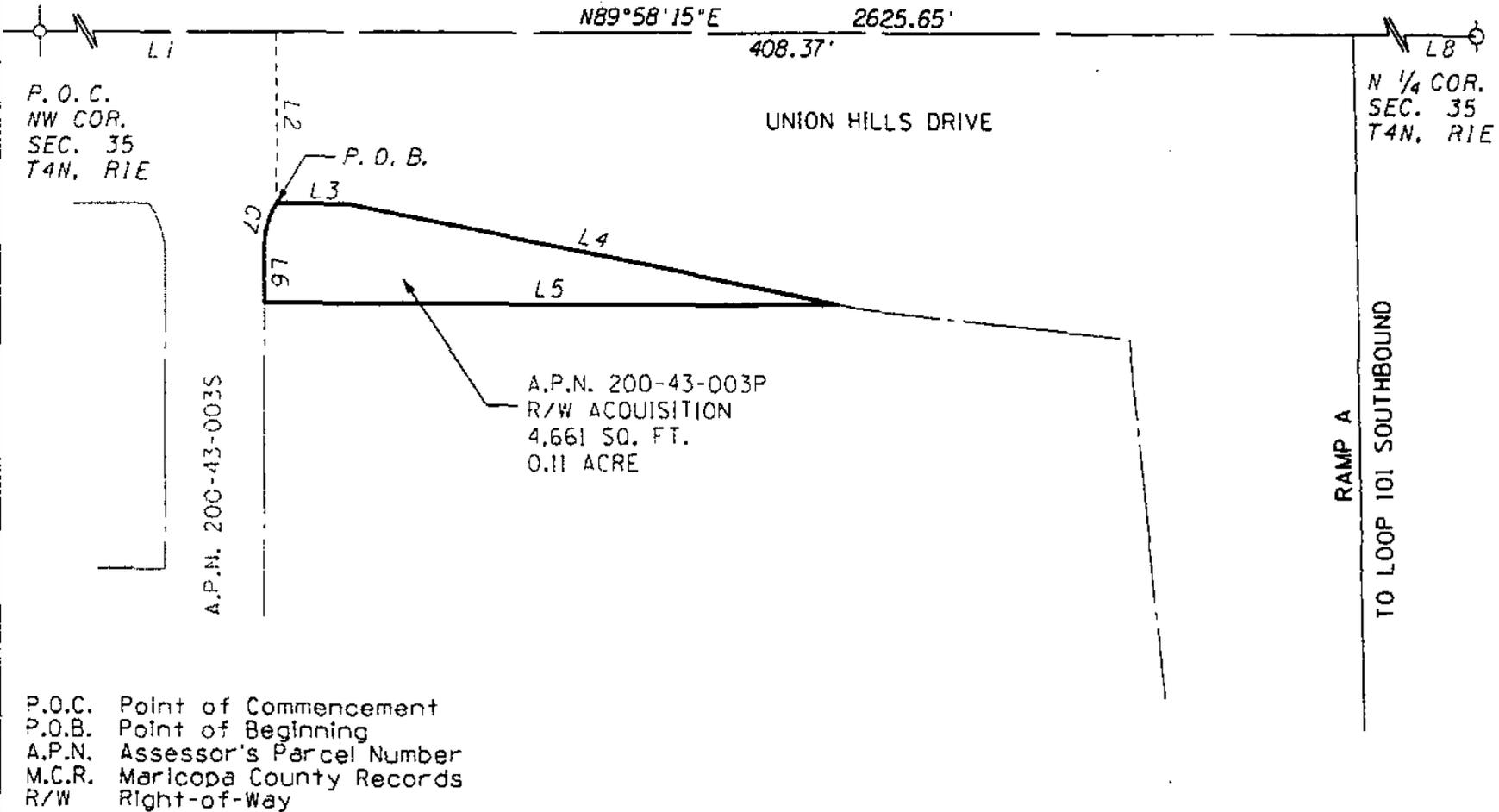


EXPIRES 9-30-2010

Horizontal Elements Table				
Line/ Curve	Bearing / Chord Bearing	Distance / Length	Delta	Radius
L1	N 89°58'15" E	994.49'		
L2	S 00°01'45" E	65.00'		
L3	N 89°58'15" E	27.23'		
L4	S 78°35'03" E	189.39'		
L5	S 89°58'15" W	217.54'		
L6	N 00°01'45" W	20.36'		
C7	N 15°11'20" E	18.06'	30°26'09"	34.00'
L8	N 89°58'15" E	1222.79'		



Expire 9-30-2010



CITY OF PEORIA

RIGHT-OF-WAY ACQUISITION
UNION HILLS DRIVE

PROJECT: TS-0101A PARCEL: 200-43-003P DRAWN BY: BDB CHECKED BY: TBP DATE: 5/22/2008 SHEET 1 of 1

**LEGAL DESCRIPTION
UNION HILLS DRIVE
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 200-43-003P**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2005-0172464, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE NORTH 89°58'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 994.49 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1631.16 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE NORTHWESTERLY CORNER OF THE SUBJECT PARCEL;

THENCE NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.23 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 78°35'03" EAST, A DISTANCE OF 189.39 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 21.00 FEET;

THENCE SOUTH 89°58'15" WEST, A DISTANCE OF 217.55 FEET TO THE WESTERLY LINE OF THE SUBJECT PARCEL;

THENCE NORTH 00°01'45" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 21.00 FEET;

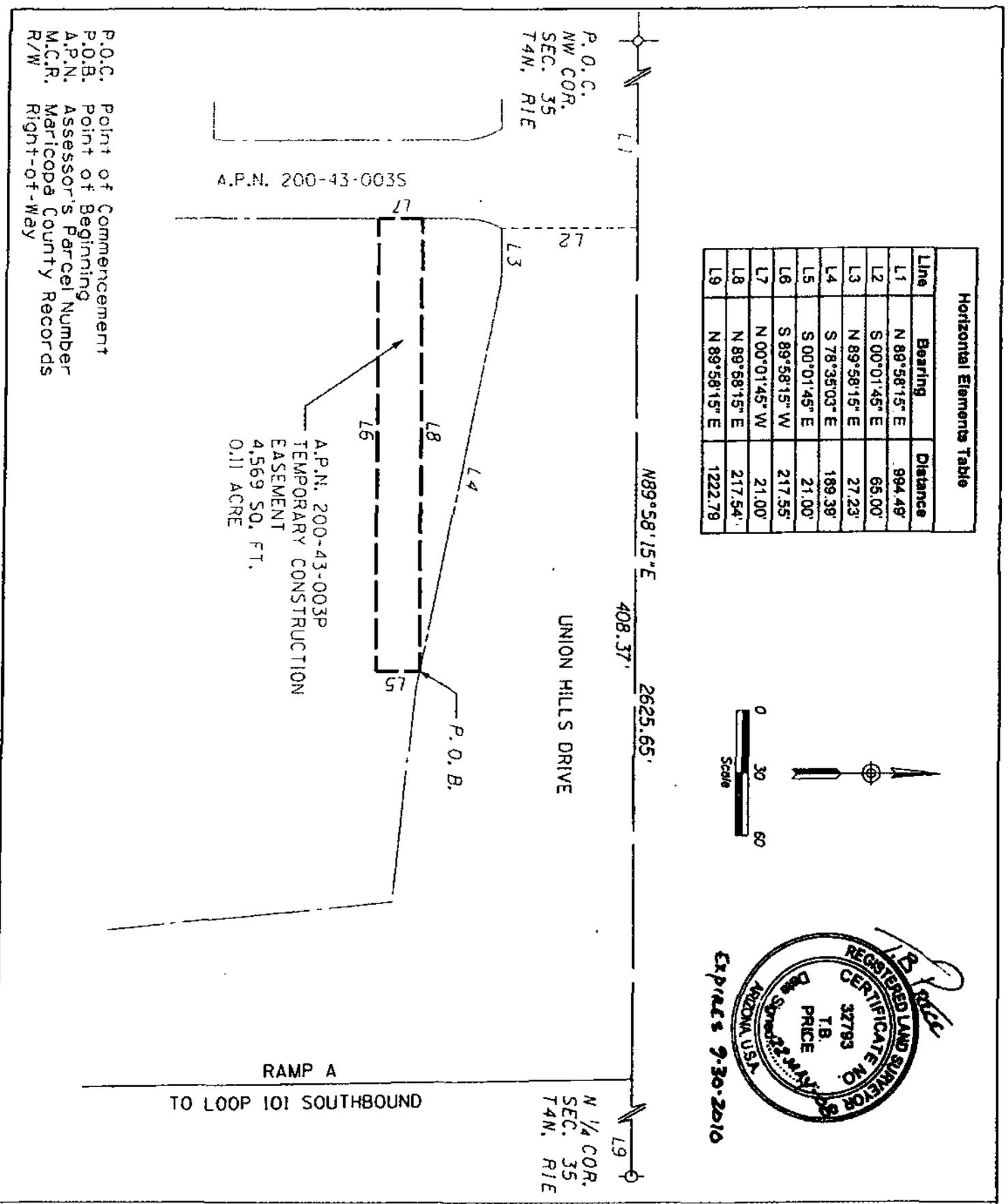
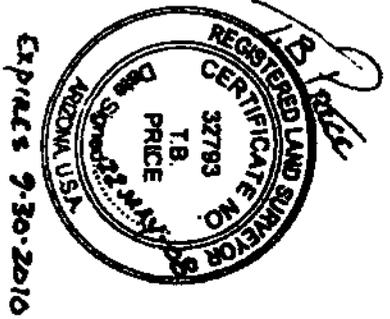
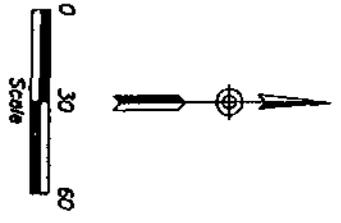
THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°58'15" EAST, A DISTANCE OF 217.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,569 SQUARE FEET OR 0.11 ACRE, MORE OR LESS.



EXPIRES 9-30-2010

Horizontal Elements Table		
Line	Bearing	Distance
L1	N 89°58'15" E	994.49'
L2	S 00°01'45" E	65.00'
L3	N 89°58'15" E	27.23'
L4	S 78°35'03" E	189.39'
L5	S 00°01'45" E	21.00'
L6	S 89°58'15" W	217.55'
L7	N 00°01'45" W	21.00'
L8	N 89°58'15" E	217.54'
L9	N 89°58'15" E	1222.79'



P.O.C. Point of Commencement
P.O.B. Point of Beginning
A.P.N. Assessor's Parcel Number
M.C.R. Maricopa County Records
R/W Right-of-Way

A.P.N. 200-43-003S

A.P.N. 200-43-003P
TEMPORARY CONSTRUCTION
EASEMENT
4,569 SQ. FT.
0.11 ACRE

N89°58'15" E
408.37'
2625.65'

UNION HILLS DRIVE

P.O.B.

RAMP A

TO LOOP 101 SOUTHBOUND

TEMPORARY CONSTRUCTION EASEMENT UNION HILLS DRIVE		CITY OF PEORIA	
PROJECT: TS-0101A	PARCEL: 200-43-003P	DRAWN BY: BDB CHECKED BY: TBP	DATE: 5/22/2008
			Sheet 1 of 1

**LEGAL DESCRIPTION
UNION HILLS DRIVE
RIGHT-OF-WAY ACQUISITION
A.P.N. 200-43-003S**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2000-0997820, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE NORTH 89°58'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 994.49 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1631.16 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE POINT OF BEGINNING, AND THE BEGINNING OF A 34.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°35'36" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND SOUTHWESTERLY ALONG SAID CURVE AND AN EASTERLY LINE OF THE SUBJECT PARCEL, THROUGH A CENTRAL ANGLE OF 30°26'09", AN ARC LENGTH OF 18.06 FEET;

THENCE SOUTH 00°01'45" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 20.35 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°58'15" WEST, A DISTANCE OF 38.00 FEET TO A WESTERLY LINE OF THE SUBJECT PARCEL;

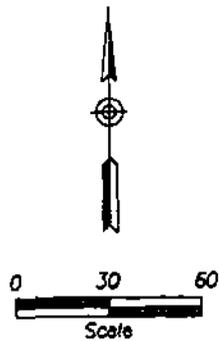
THENCE NORTH 00°01'45" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 18.40 FEET TO THE BEGINNING OF A 34.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE AND WESTERLY LINE OF THE SUBJECT PARCEL, THROUGH A CENTRAL ANGLE OF 34°19'43", AN ARC LENGTH OF 20.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE;

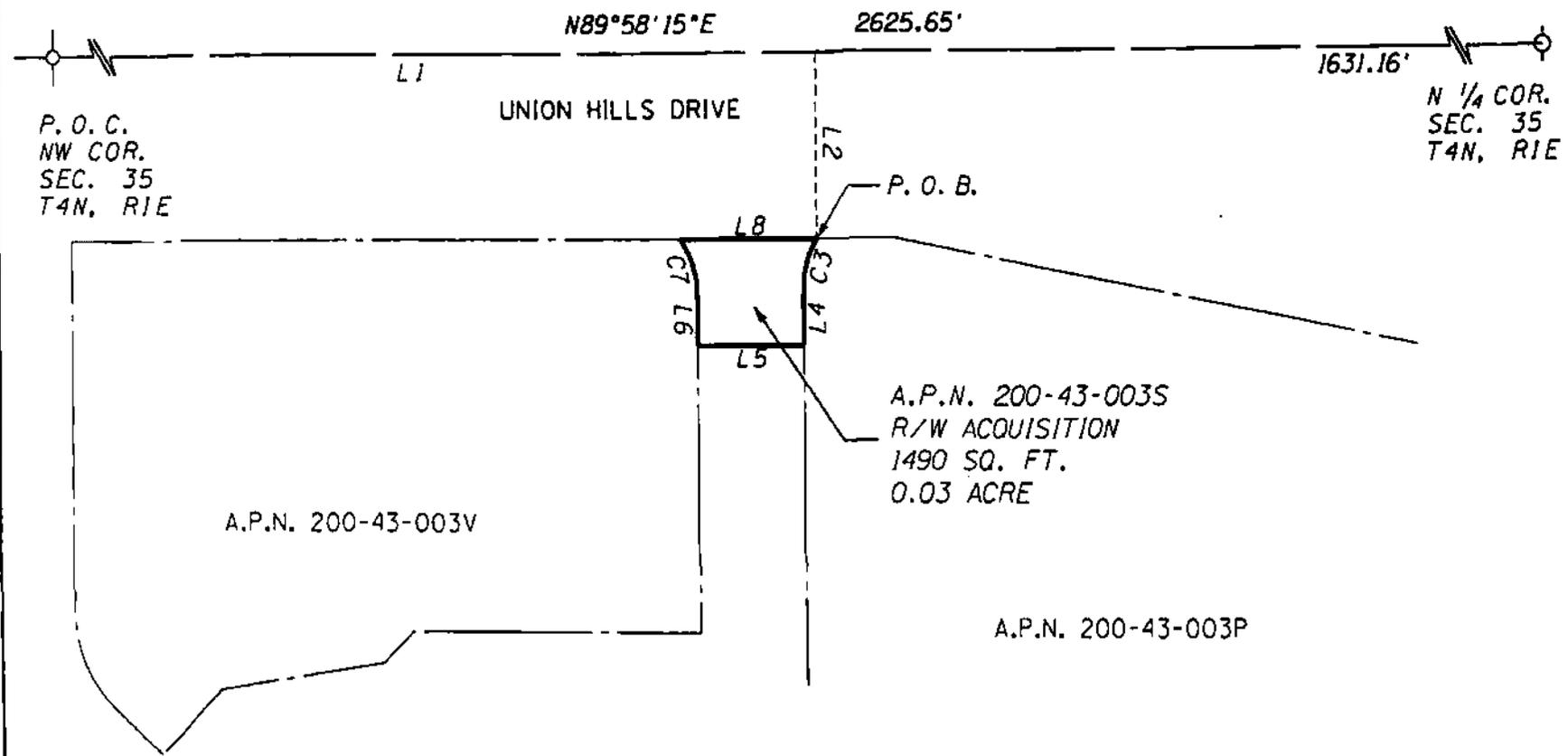
THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,490 SQUARE FEET OR 0.03 ACRE, MORE OR LESS.





Horizontal Elements Table				
Line/ Curve	Bearing/ Chord Bearing	Distance/ Length	Delta	Radius
L1	N 89°58'15" E	994.49'		
L2	S 00°01'45" E	65.00'		
C3	S 15°11'20" W	18.08'	30°28'09"	34.00'
L4	S 00°01'45" E	20.35'		
L5	S 89°58'15" W	38.00'		
L6	N 00°01'45" W	18.40'		
C7	N 17°11'37" W	20.37'	34°19'43"	34.00'
L8	N 89°58'15" E	48.81'		



P.O.C. Point of Commencement
 P.O.B. Point of Beginning
 A.P.N. Assessor's Parcel Number
 M.C.R. Maricopa County Records
 R/W Right-of-Way

CITY OF PEORIA

RIGHT-OF-WAY ACQUISITION
UNION HILLS DRIVE

PROJECT: TS-0101A
 PARCEL: 200-43-003S
 DRAWN BY: BDB
 CHECKED BY: TBP
 DATE: 10/16/2008
 SHEET 1 of 1

**LEGAL DESCRIPTION
UNION HILLS DRIVE
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 200-43-003S**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2000-0997820, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE NORTH 89°58'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 994.49 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1631.16 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE POINT OF BEGINNING; AND THE BEGINNING OF A 34.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°35'36" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND SOUTHWESTERLY ALONG SAID CURVE AND AN EASTERLY LINE OF THE SUBJECT PARCEL, THROUGH A CENTRAL ANGLE OF 30°26'09", AN ARC LENGTH OF 18.06 FEET;

THENCE SOUTH 00°01'45" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 41.36 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°58'15" WEST, A DISTANCE OF 38.00 FEET TO A WESTERLY LINE OF THE SUBJECT PARCEL;

THENCE NORTH 00°01'45" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 39.41 FEET TO THE BEGINNING OF A 34.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY;

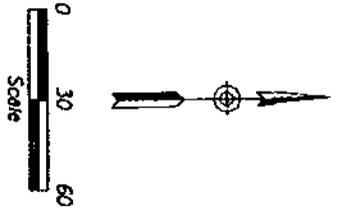
THENCE NORTHWESTERLY ALONG SAID CURVE AND WESTERLY LINE OF THE SUBJECT PARCEL, THROUGH A CENTRAL ANGLE OF 34°19'43", AN ARC LENGTH OF 20.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.61 FEET TO THE POINT OF BEGINNING.

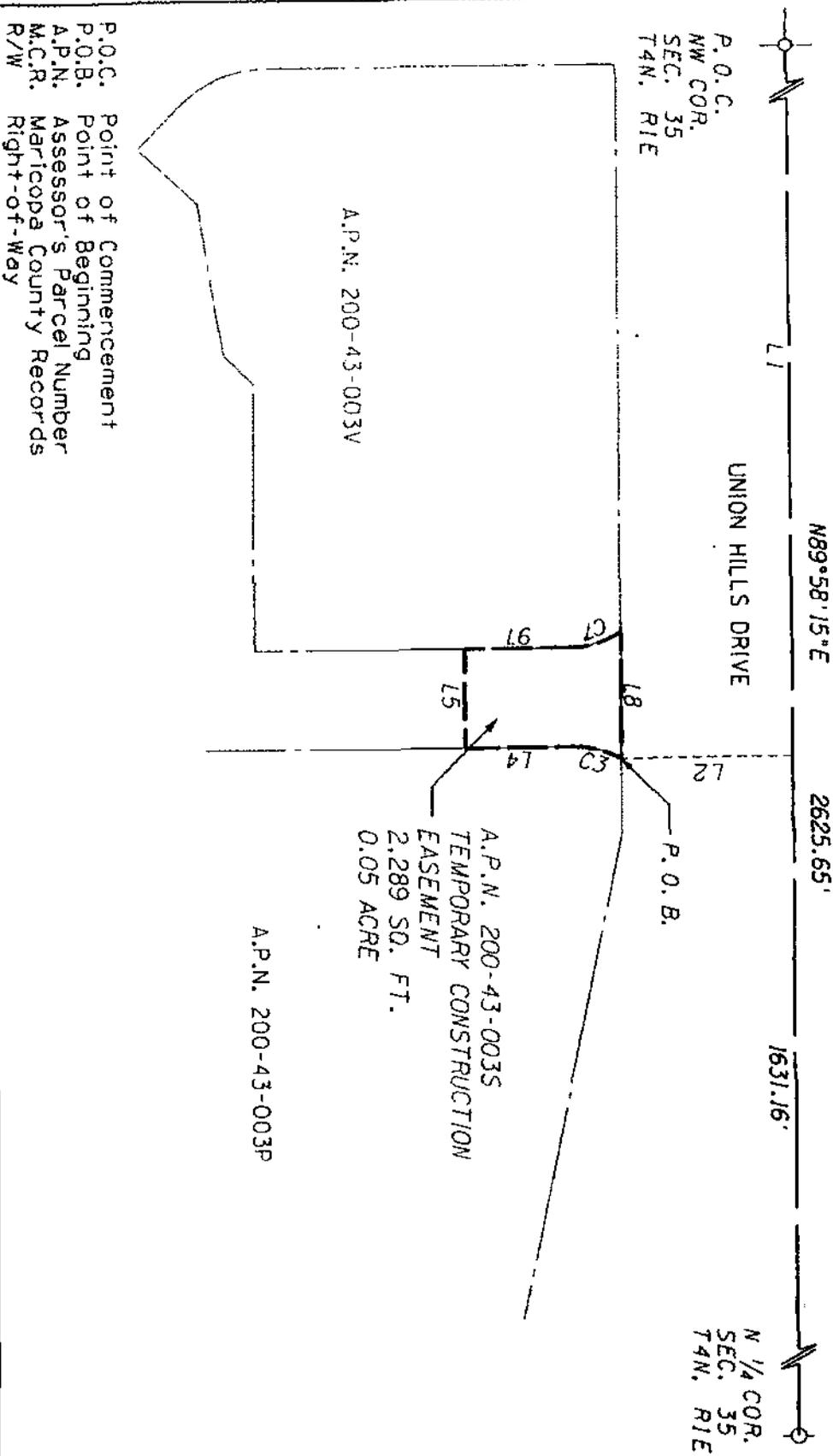
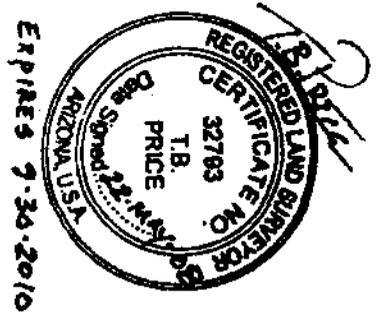
CONTAINING 2,289 SQUARE FEET OR 0.05 ACRE, MORE OR LESS.



EXPIRES 9-30-2010



Horizontal Elements Table				
Line/Curve	Bearing / Chord Bearing	Distance / Length	Delta	Radius
L1	N 89°58'15" E	994.49'		
L2	S 00°01'45" E	85.00'		
C3	S 15°11'20" W	18.06'	30°28'09"	34.00'
L4	S 00°01'45" E	41.36'		
L5	S 89°58'15" W	38.00'		
L6	N 00°01'45" W	39.41'		
C7	N 17°11'37" W	20.37'	34°19'43"	34.00'
L8	N 89°58'15" E	48.61'		



TEMPORARY CONSTRUCTION EASEMENT UNION HILLS DRIVE		CITY OF PEORIA	
PROJECT: TS-0101A	PARCEL: 200-43-0035	DRAWN BY: BOB CHECKED BY: TBP	DATE: 5/22/2008
		Sheet 1 of 1	

**LEGAL DESCRIPTION
UNION HILLS DRIVE
RIGHT-OF-WAY ACQUISITION
A.P.N. 200-43-003V**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2006-0277319, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE NORTH 89°58'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 727.65 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1898.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE, AND THE NORTHWEST CORNER OF THE SUBJECT PARCEL;

THENCE NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.89 FEET TO THE BEGINNING OF A 34.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 55°38'32" WEST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND SOUTHEASTERLY ALONG SAID CURVE AND EASTERLY LINE OF THE SUBJECT PARCEL, THROUGH A CENTRAL ANGLE OF 34°19'43", AN ARC LENGTH OF 20.37 FEET;

THENCE SOUTH 00°01'45" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 18.41 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°58'15" WEST, A DISTANCE OF 9.50 FEET;

THENCE NORTH 39°12'49" WEST, A DISTANCE OF 29.13 FEET;

THENCE SOUTH 89°58'15" WEST, A DISTANCE OF 108.91 FEET;

THENCE NORTH 00°01'45" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,438 SQUARE FEET OR 0.06 ACRE, MORE OR LESS.



EXPIRES 9-30-2010

P.O.C. Point of Commencement
 P.O.B. Point of Beginning
 A.P.N. Assessor's Parcel Number
 M.C.R. Maricopa County Records
 R/W Right-of-Way

P.O.C.
 NW COR.
 SEC. 35
 T4N, R1E

A.P.N. 200-43-003S

A.P.N. 200-43-003V
 R/W ACQUISITION
 2.438 SQ. FT.
 0.06 ACRE

A.P.N. 200-43-003S

A.P.N. 200-43-003P

N 1/4 COR.
 SEC. 35
 T4N, R1E

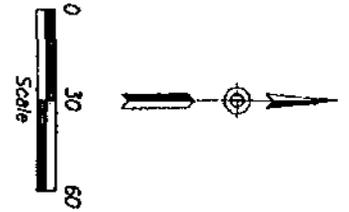
727.65'

N89°58'15"E

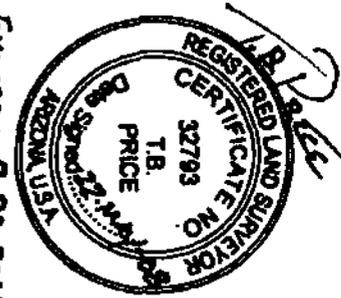
2625.65'

1898.00'

UNION HILLS DRIVE



Horizontal Elements Table				
Line/ Curve	Bearing / Chord Bearing	Distance / Length	Delta	Radius
L1	S 00° 01' 45" E	65.00'		
L2	N 89° 58' 15" E	87.35'		
L3	N 89° 58' 15" E	130.89'		
C4	S 17° 11' 37" E	20.37'	34° 19' 43"	34.00'
L5	S 00° 01' 45" E	18.41'		
L6	S 89° 58' 15" W	9.50'		
L7	N 38° 12' 48" W	28.13'		
L8	S 89° 58' 15" W	108.91'		
L9	N 00° 01' 45" W	15.00'		



RIGHT-OF-WAY ACQUISITION
 UNION HILLS DRIVE

CITY OF PEORIA

PROJECT: TS-0101A

PARCEL: 200-43-003V

DRAWN BY: BOB
 CHECKED BY: TBP

DATE:
 5/22/2008

Sheet 1 of 1

**LEGAL DESCRIPTION
UNION HILLS DRIVE
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 200-43-003V**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2006-0277319, MARICOPA COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35;

THENCE NORTH 89°58'15" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 727.65 FEET, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1898.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE, AND THE NORTHWEST CORNER OF THE SUBJECT PARCEL;

THENCE NORTH 89°58'15" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.35 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°01'45" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89°58'15" EAST, A DISTANCE OF 108.91 FEET;

THENCE SOUTH 39°12'49" EAST, A DISTANCE OF 29.13 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'15" EAST, A DISTANCE OF 9.50 FEET TO THE EASTERLY LINE OF THE SUBJECT PARCEL;

THENCE SOUTH 00°01'45" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 21.00 FEET;

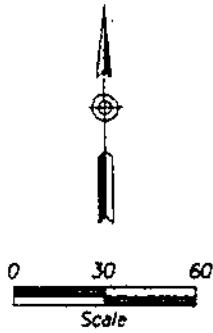
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°58'15" WEST, A DISTANCE OF 9.50 FEET;

THENCE NORTH 00°01'45" WEST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, MORE OR LESS.



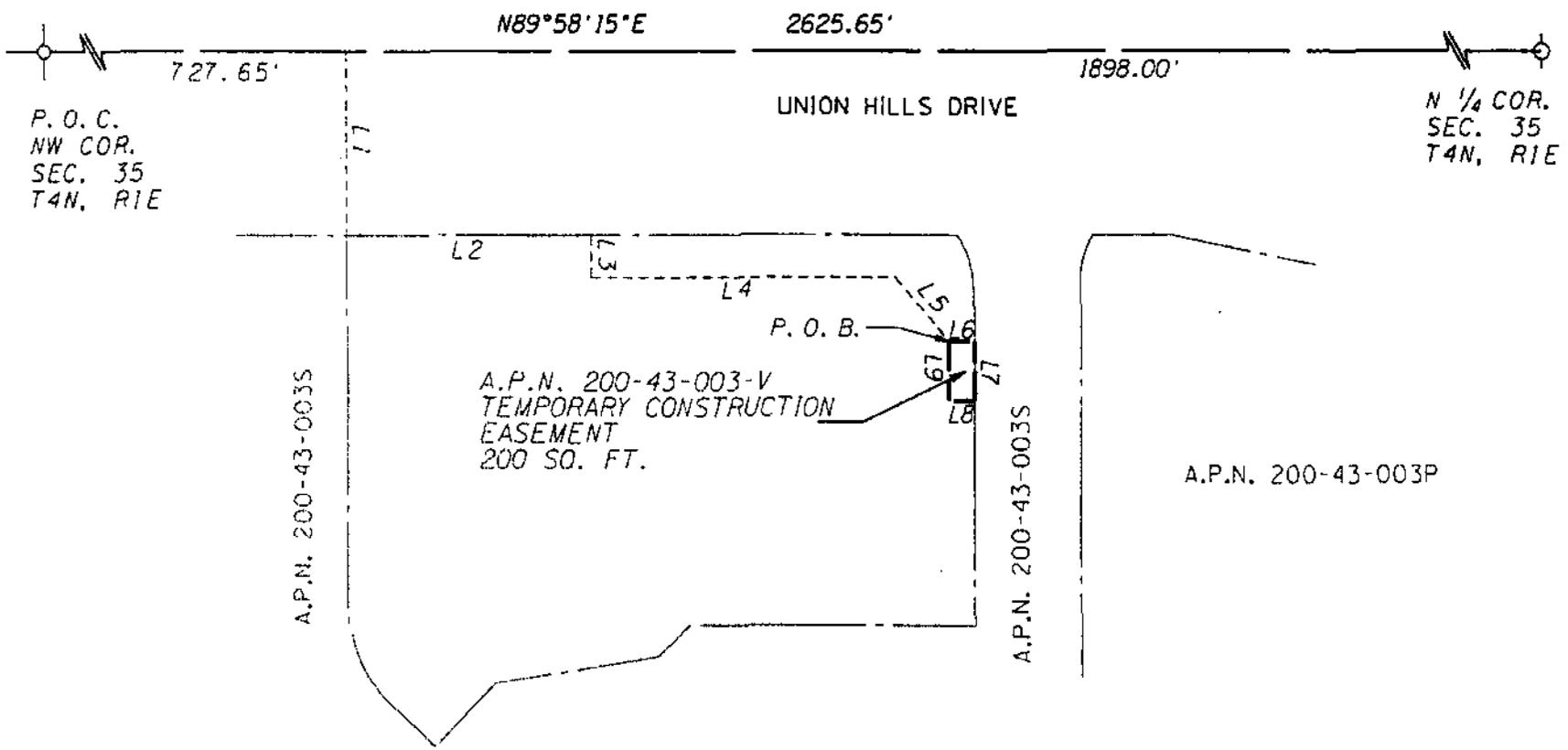
EXPIRES 9-30-2010



Horizontal Elements Table		
Line	Bearing	Distance
L1	S 00°01'45" E	65.00'
L2	N 89°58'15" E	87.35'
L3	S 00°01'45" E	15.00'
L4	N 89°58'15" E	108.91'
L5	S 39°12'49" E	29.13'
L6	N 89°58'15" E	9.50'
L7	S 00°01'45" E	21.00'
L8	S 89°58'15" W	9.50'
L9	N 00°01'45" W	21.00'



Expires 9-30-2010



P.O.C. Point of Commencement
 P.O.B. Point of Beginning
 A.P.N. Assessor's Parcel Number
 M.C.R. Maricopa County Records
 R/W Right-of-Way

CITY OF PEORIA

TEMPORARY CONSTRUCTION EASEMENT
 UNION HILLS DRIVE

PROJECT: TS-0101A PARCEL: 200-43-003V DATE: 5/22/2008 SHEET 1 of 1

DRAWN BY: BOB
 CHECKED BY: TBP

**LEGAL DESCRIPTION
UNION HILLS DRIVE
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 200-30-970**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2005-0361450, MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 00°12'53" WEST, A DISTANCE OF 2628.07 FEET;

THENCE NORTH 89°58'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 701.55 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 26 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1924.10 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°01'45" WEST, A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'15" EAST, ALONG THE WEST LINE OF THE SUBJECT PARCEL, A DISTANCE OF 5.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°58'15" EAST, A DISTANCE OF 53.01 FEET;

THENCE SOUTH 00°01'45" EAST, A DISTANCE OF 5.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE;

THENCE SOUTH 89°58'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 53.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 265 SQUARE FEET OR 0.006 ACRE, MORE OR LESS.



W 1/4 COR.
SEC. 26
T4N, R1E

N00°12'53"W 2628.07'
83rd Avenue

A.P.N. 200-30-973A

P.O.C.
SW COR.
SEC. 26
T4N, R1E

L1
N89°58'15"E

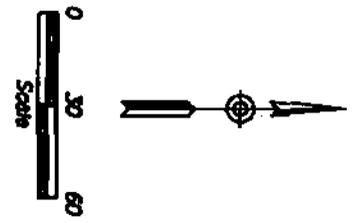
UNION HILLS DRIVE

L3
L4
L5
L6

A.P.N. 200-30-970
TEMPORARY CONSTRUCTION
EASEMENT
265 SQ. FT.
0.006 ACRE

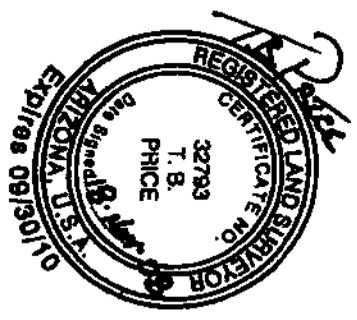
1924.10'
2625.65'

S 1/4 COR.
SEC. 26
T4N, R1E



Horizontal Elements Table		
Line	Bearing	Distance
L1	N 89°58'15" E	701.55'
L2	N 00°01'45" W	65.00'
L3	N 00°00'15" E	5.00'
L4	N 89°58'15" E	53.01'
L5	S 00°01'45" E	5.00'
L6	S 89°58'15" W	53.01'

P.O.C. Point of Commencement
P.O.B. Point of Beginning
A.P.N. Assessor's Parcel Number
M.C.R. Maricopa County Records
R/W Right-of-Way



TEMPORARY CONSTRUCTION EASEMENT
UNION HILLS DRIVE

CITY OF PEORIA

PROJECT: TS-0101A

PARCEL: 200-30-970

DRAWN BY: BOB
CHECKED BY: TBP

DATE: 11/18/2008

Sheet 1 of 1

**LEGAL DESCRIPTION
UNION HILLS DRIVE
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 200-30-973A**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2006-0164855, MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 00°12'53" WEST, A DISTANCE OF 2628.07 FEET;

THENCE NORTH 89°58'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 701.55 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 26 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 1924.10 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°01'45" WEST, A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE SOUTHEAST CORNER OF THE SUBJECT PARCEL, AND THE POINT OF BEGINNING;

THENCE SOUTH 89°58'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.84 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°01'45" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°58'15" EAST, A DISTANCE OF 104.57 FEET;

THENCE NORTH 63°29'41" EAST, A DISTANCE OF 31.60 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 15.51 FEET;

THENCE SOUTH 00°01'45" EAST, A DISTANCE OF 14.08 FEET;

THENCE NORTH 89°58'15" EAST, A DISTANCE OF 13.48 FEET TO THE EAST LINE OF THE SUBJECT PARCEL;

THENCE SOUTH 00°00'15" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE POINT OF BEGINNING.

CONTAINING 1227 SQUARE FEET OR 0.028 ACRE, MORE OR LESS.



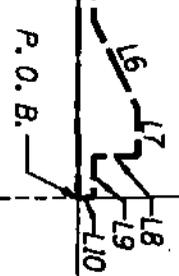
W 1/4 COR.
SEC. 26
T4N, R1E

N00°12'53"W 2628.07'

83rd Avenue

Line	Bearing	Distance
L1	N 89°58'15" E	701.55'
L2	N 00°01'45" W	88.00'
L3	S 89°58'15" W	161.94'
L4	N 00°01'45" W	5.00'
L5	N 89°58'15" E	104.57'
L6	N 83°29'41" E	31.60'
L7	S 90°00'00" E	15.51'
L8	S 00°01'45" E	14.08'
L9	N 89°58'15" E	13.48'
L10	S 00°00'15" W	5.00'

A.P.N. 200-30-973A
TEMPORARY CONSTRUCTION
EASEMENT
1227 SQ. FT.
0.028 ACRE



N89°58'15"E

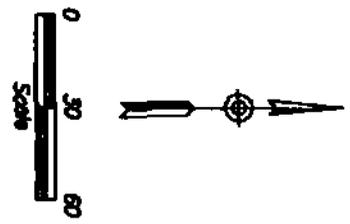
UNION HILLS DRIVE

P.O.C.
SW COR.
SEC. 26
T4N, R1E

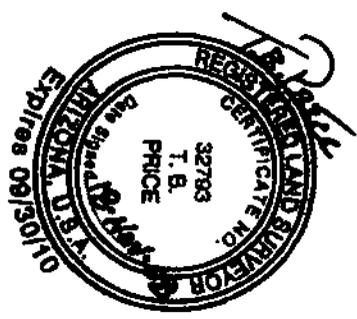
1924.10'
2625.65'

S 1/4 COR.
SEC. 26
T4N, R1E

P.O.C. Point of Commencement
P.O.B. Point of Beginning
A.P.N. Assessor's Parcel Number
M.C.R. Maricopa County Records
R/W Right-of-Way



A.P.N. 200-30-970



TEMPORARY CONSTRUCTION EASEMENT UNION HILLS DRIVE		CITY OF PEORIA	
PROJECT: TS-010A	PARCEL: 200-30-973A	DRAWN BY: BOB CHECKED BY: TBP	DATE: 11/18/2008
			Sheet 1 of 1

**LEGAL DESCRIPTION
UNION HILLS DRIVE
TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 200-30-959A**

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 1996-0195343, MARICOPA COUNTY RECORDS; RE-RECORDED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 1996-0488581, MARICOPA COUNTY RECORDS; AND RE-RECORDED IN QUITCLAIM DEED, DOCUMENT NUMBER 2000-0469536, MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 00°12'53" WEST, A DISTANCE OF 2628.07 FEET;

THENCE NORTH 89°58'15" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2314.97 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 26 BEARS NORTH 89°58'15" EAST, A DISTANCE OF 310.68 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°01'45" WEST, A DISTANCE OF 55.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE;

THENCE NORTH 82°24'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 82°24'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.43 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 07°36'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 82°24'00" EAST, A DISTANCE OF 50.43 FEET;

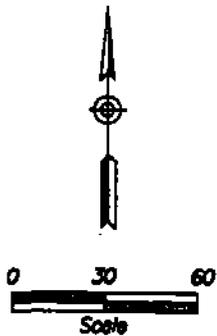
THENCE SOUTH 07°36'00" WEST, A DISTANCE OF 10.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF UNION HILLS DRIVE AND THE POINT OF BEGINNING.

CONTAINING 504 SQUARE FEET OR 0.012 ACRE, MORE OR LESS.



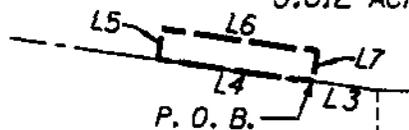
W 1/4 COR.
SEC. 26
T4N, R1E

2628.07'
83rd Avenue
N00°12'53"W



Line	Bearing	Distance
L1	N 89°58'15" E	2314.97'
L2	N 00°01'45" W	55.00'
L3	N 82°24'00" W	20.95'
L4	N 82°24'00" W	50.43'
L5	N 07°36'00" E	10.00'
L6	S 82°24'00" E	50.43'
L7	S 07°36'00" W	10.00'

A.P.N. 200-30-959A
TEMPORARY CONSTRUCTION
EASEMENT
504 SQ. FT.
0.012 ACRE



L1
N89°58'15"E
2625.65'
310.68'
UNION HILLS DRIVE

P. O. C.
SW COR.
SEC. 26
T4N, R1E

S 1/4 COR.
SEC. 26
T4N, R1E



P.O.C. Point of Commencement
P.O.B. Point of Beginning
A.P.N. Assessor's Parcel Number
M.C.R. Maricopa County Records
R/W Right-of-Way

TEMPORARY CONSTRUCTION EASEMENT
UNION HILLS DRIVE

CITY OF PEORIA

PROJECT: TS-010A

PARCEL: 200-30-959A

DRAWN BY: BOB
CHECKED BY: TBP

DATE:

11/18/2008

Sheet 1 of 1