

Date: June 15, 2021

Re: Abandonment of property to the south of 10634 East Cholla Lane

Dear Neighbors:

The purpose of this letter is to notify you that the owner of the property at 10634 East Cholla Lane, is looking to acquire the property directly to the south of his property by using the abandonment process. The attached site plan shows the homeowner's property and the property to be abandoned to the south. The following is information regarding the abandonment application:

Project No.: 873-PA-2020

Case No.: To Come

Project Location: 10634 East Cholla Lane, Scottsdale, Arizona 85259 (The piece of property to the south of this residence is the property that is requested to be abandoned and to be acquired by homeowner.)

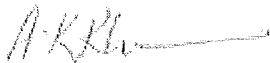
Lot Size of abandoned area: 3,588.78 Square Feet (0.082 Acres)

Zoning: R1-43

Applicant: Jeff Wagner (phone: 602-689-5187)

City Contact: Jesus Murillo (phone: 480-312-7849 (email: [jmurillo@scottsdale.gov](mailto:jmurillo@scottsdale.gov)))

Thank you.



A.K. Khan

Attachments:

Site Plan

Legal Descriptions

## PARCEL 1 LEGAL DESCRIPTION

PER THE TITLE REPORT DATED SEPTEMBER 26, 2012, 2ND AMENDED:

WARRANTY DEED 2012-950981 M.C.R.

THE EAST HALF OF LOT 15, MARY KATHERINE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 68 OF MAPS, PAGE 15.

## PARCEL 3 LEGAL DESCRIPTION

RIGHT-OF-WAY CHOLLA STREET 68-15 M.C.R.

COMMENCING AT THE SOUTHWEST CORNER OF MARY KATHERINE ESTATES SUBDIVISION AS RECORDED IN BOOK 68 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, MARICOPA COUNTY ARIZONA;

SAID COMMENCEMENT POINT BEING A BRASS CAP FLUSH AT THE INTERSECTION OF 106TH STREET AND CHOLLA STREET;

THENCE ALONG CHOLLA STREET S89°52'33"E, 497.73 FEET MEASURED (S89°54'E, 497.25 FEET RECORD) TO THE POINT OF BEGINNING;

THENCE N00°02'02"W, 40.00 FEET MEASURED (N00°00'W, 40.00 FEET RECORD);

THENCE S89°52'33"E, 124.13 FEET MEASURED TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST FROM WHENCE THE RADIUS BEARS S00°11'14"W, 45.00 FEET MEASURED;

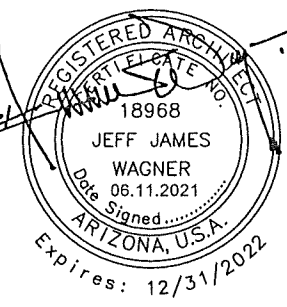
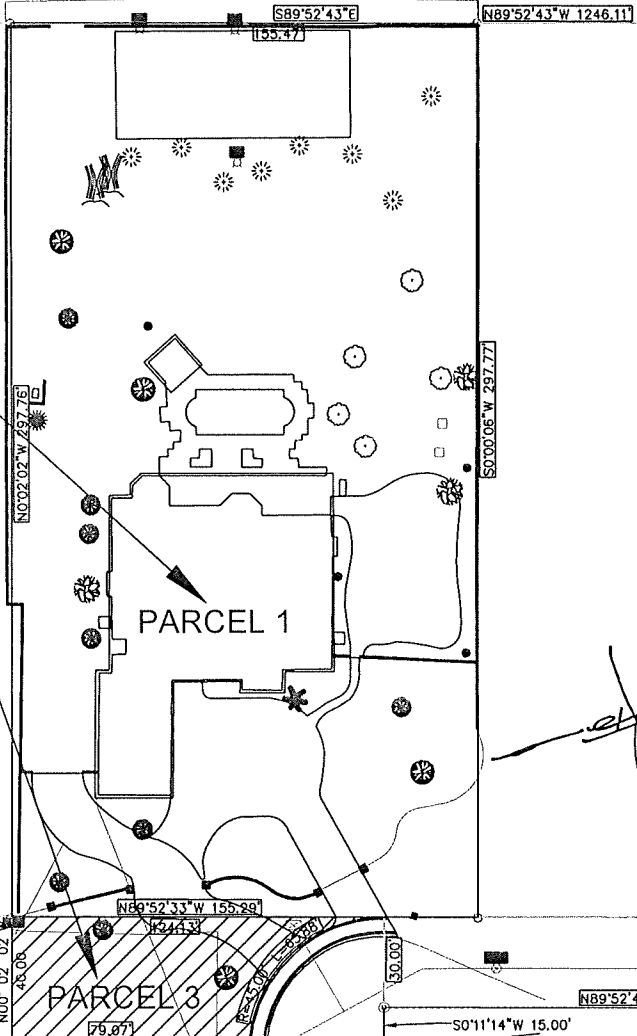
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°52'52", ARC LENGTH OF 65.88 FEET TO A POINT ON THE CENTERLINE OF CHOLLA STREET;

THENCE ALONG THE CENTERLINE OF CHOLLA STREET N89°52'33"W, 79.07 FEET MEASURED TO THE POINT OF BEGINNING;

SAID PARCEL BEING IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 3,588.89 SQUARE FEET OR 0.082 ACRES

PROPERTY OWNER:  
A.K. KHAN  
10634 E. CHOLLA LANE  
SCOTTSDALE, AZ 85259  
A.P.N. 217-27-015B

HATCHED AREA  
INDICATES PROPERTY  
TO BE PURCHASED BY  
OWNER AS PER  
ABANDONMENT  
PROCESS



**SITE**  
SCALE

NOT TO SCALE