

Carder Abandonment
7-AB-2021

Project Narrative

Prepared by:

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Scottsdale, Arizona 85251
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Abandonment Request

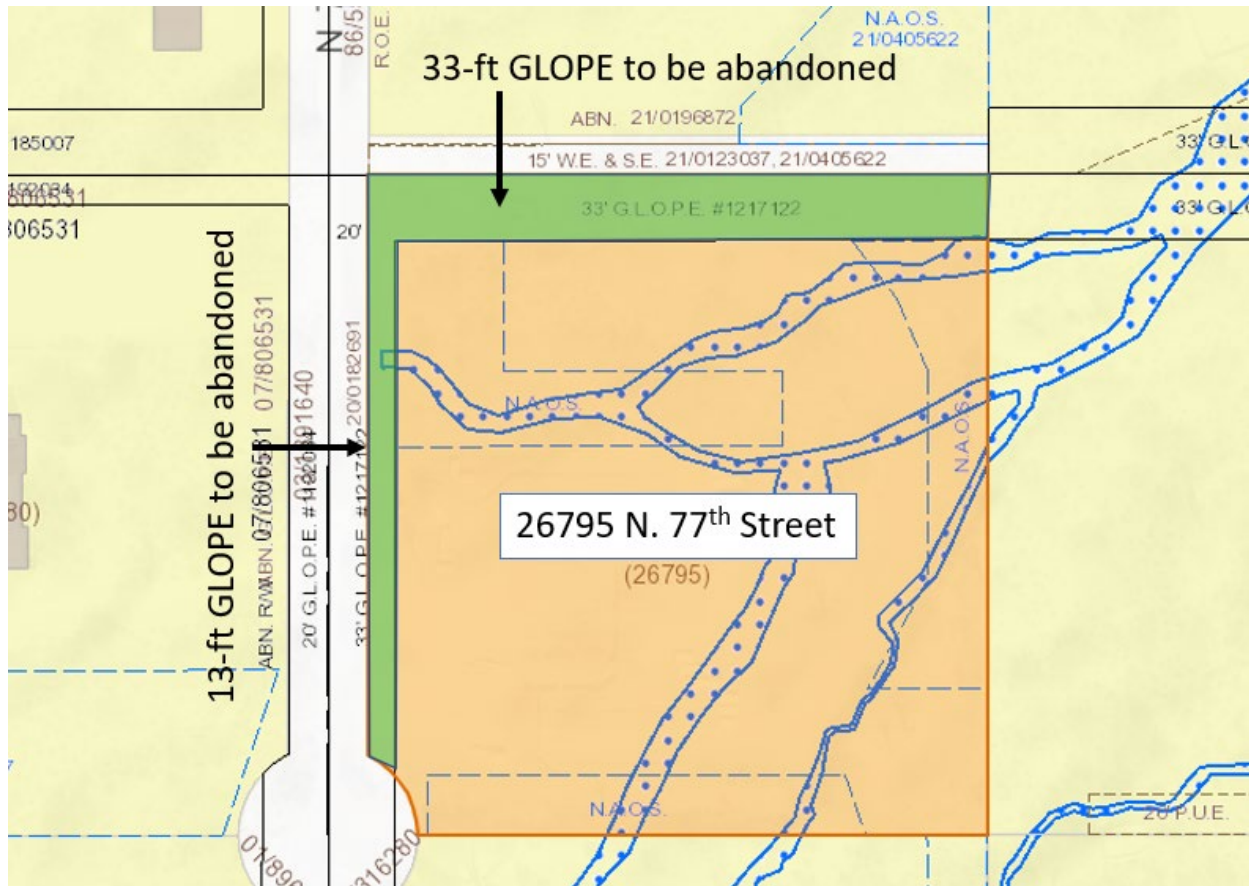
The request is for abandonment of a portion of the Government Land Office or "GLO" easements on a property located 26795 N. 77th Street (APN #212-22-053A).

The areas to be abandoned are depicted below.

- 13' wide portion of GLOPE along the west
- 33' GLOPE along the north

This abandonment request does not impact or change the current street system or traffic flow. If approved, the request will remove remnant, unused GLO easements on the developed single-family property. Utility companies have been contacted regarding the proposed abandonment (APS, Century Link, COS, Cox, SW Gas). Correspondence is included with the application documents. COS is requesting a 15-ft wide water/sewer easement to be dedicated along the northern boundary.

Areas to be Abandoned



Context Aerial



Consideration for the Abandonment

It has been determined as a result of the Arizona "gift clause" legislation that monetary consideration to the City is required for the abandonment of deciated right-of-way including GLO easements. Based on the City's established valuation factor for single family lots, the GLO areas are valued at \$0.50 per square foot. The total consideration amount minus the value of the water/sewer easement is \$5,852. A value of \$0.20/s.f. was factored for the offset of the water/sewer easement consist with case 4-AB-2020.

- GLO: $13,656 \text{ s.f.} \times 0.50 = \$6,828$, MINUS water/sewer easement: $4,880 \text{ s.f.} \times 0.20 = \976
 - *Water/sewer: $4,661 \text{ s.f.} + 219 \text{ s.f.} = 4,880 \text{ s.f.}$*
- **Total: $\$6,828 - \$976 = \$5,852$**

EXHIBIT 1A

GLOPE ABANDONMENT LEGAL DESCRIPTION

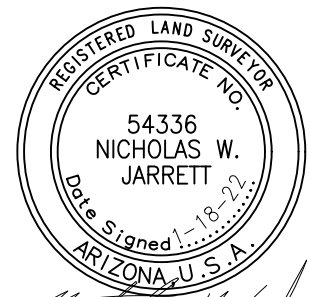
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 33 FEET AND THE WEST 33 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35.

EXCEPT THE RIGHT OF WAY DEDICATED IN MARICOPA COUNTY OFFICIAL RECORD, BOOK 1512, PAGE 33.

EXHIBIT 1B MADE APART BY REFERENCE HEREON.

AREA OF DESCRIPTION 13656+/- SQFT. OR 0.313+/- ACRES



Nicholas W. Jarrett



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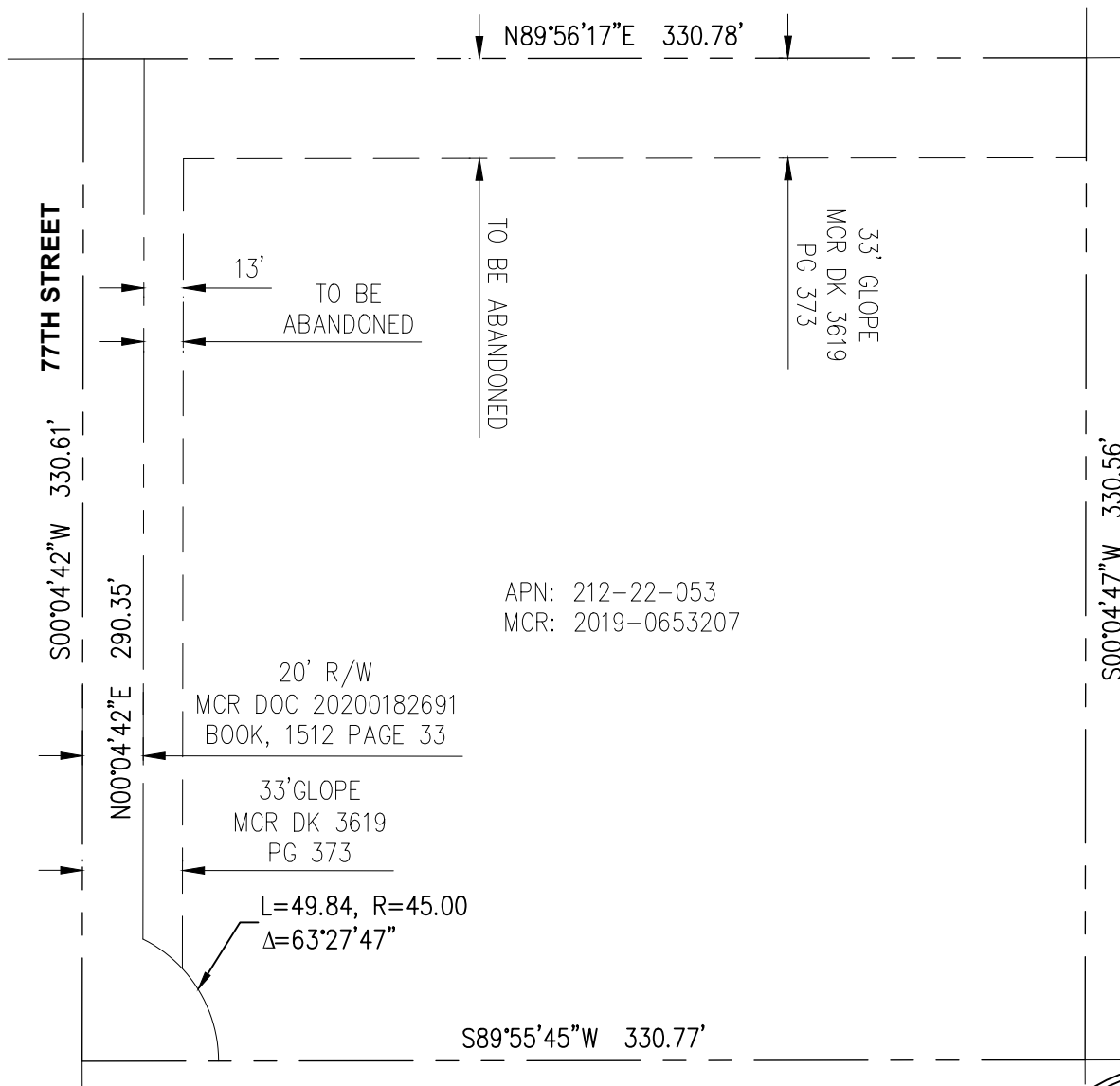
DATE: 1-18-22

SCALE: N.T.S.

EXHIBIT 1
LEGAL DESCRIPTION

JOB NO.
1649

EXHIBIT 1B GLOPE ABANDONMENT



APN: 212-22-053
MCR: 2019-0653207

20' R/W
MCR DOC 20200182691
BOOK, 1512 PAGE 33

33' GLOPE
MCR DK 3619
PG 373

L=49.84, R=45.00
 $\Delta=63^{\circ}27'47''$

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINES
- RIGHT OF WAY LINE

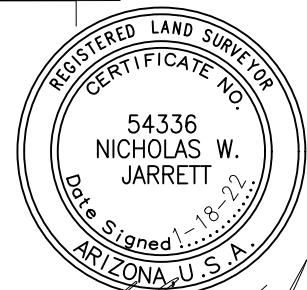


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EXHIBIT 1
GLOPE ABANDONMENT

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EXHIBIT 2A-1

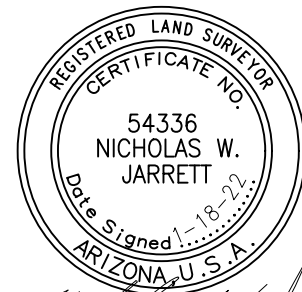
WATER & SEWER UTILITY LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35.

AREA OF DESCRIPTION; 4661+/- SQFT OF 0.107+/- ACRES.

EXHIBIT 2B MADE APART BY REFERENCE HEREON.



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EXHIBIT 2
LEGAL DESCRIPTION

JOB NO.
1649

EXHIBIT 2A-2

WATER UTILITY LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER FORM WHICH THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 00°04'42" WEST A DISTANCE OF 330.61 FEET:

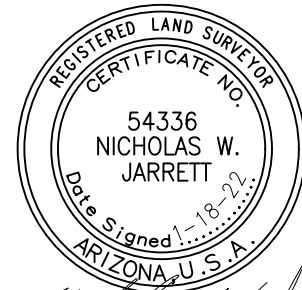
THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 00°04'42" WEST A DISTANCE OF 151.07 FEET;

THENCE SOUTH 89°55'18" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10.00 FEET WIDE STRIP OF LAND, THE SIDE LINES OF WHICH EXTEND TO THE RIGHT OF WAY DESCRIBED IN MCR DOCUMENT 2020-0182691;

THENCE ALONG SAID CENTERLINE SOUTH 89°55'18" EAST A DISTANCE OF 18.00 FEET TO TERMINATION SO SAID CENTER LINE AND CENTER POINT OF A 5.00 FEET RADIUS TO END DESCRIBED STRIP OF LAND.

AREA OF DESCRIPTION; 219+/- SQFT OF 0.005+/- ACRES.

EXHIBIT 2B MADE APART BY REFERENCE HEREON.



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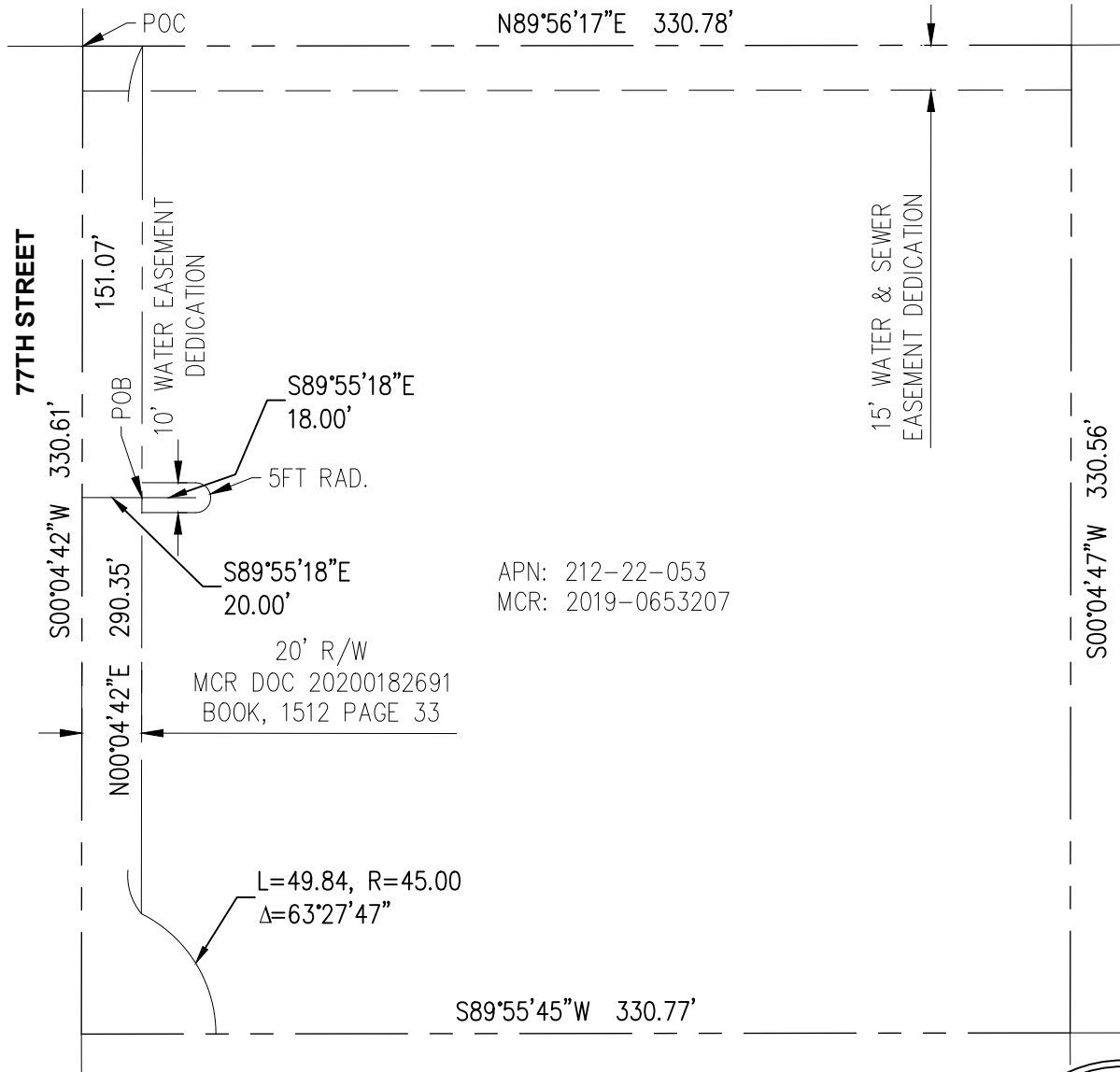
DATE: 1-18-22

SCALE: N.T.S.

EXHIBIT 2
LEGAL DESCRIPTION

JOB NO.
1649

EXHIBIT 2B WATER & SEWER UTILITY EASEMENT



APN: 212-22-053
MCR: 2019-0653207

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINES
- RIGHT OF WAY LINE

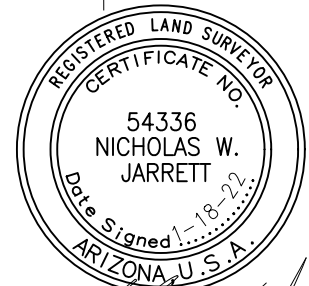


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EXHIBIT 2
WATER & SEWER EASEMENT

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