

Recorded by:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

**CITY CLERK
ORIGINAL**

**C-10417
09/22/2015**

WARRANTY DEED

DO NOT REMOVE

(This is part of the official document)

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

WARRANTY DEED

For Ten Dollars and other valuable consideration, **MIDWESTERN UNIVERSITY**, an Illinois non-profit corporation, does hereby convey to the City of Glendale, an Arizona municipal corporation, 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"

It is the intention of the parties to cause the real property described on said Exhibit "A" to be dedicated as **public right of way for roadway purposes**, and to vest title in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 12th day of October 2015.

**Exempt Pursuant to A.R.S.
§11-1134(A)(2), 11-1134 (A)(3)**

By: Arthur Dobbelaere
Arthur Dobbelaere
Chief Operating Officer

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 12th day of October, 2015 by Arthur Dobbelaere, Chief Operating Officer of Midwestern University, an Illinois non-profit corporation, who acknowledged that he executed this instrument for the purposes therein contained.

Mindy Comitor
Notary Public

My commission expires: 9-26-19



SWC 57th Ave/Utopia Road

**DESCRIPTION
OF RIGHT-OF-WAY
TO BE DEDICATED**

THAT PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT BRASS CAP FLUSH AT THE INTERSECTION OF 57TH AVENUE & UTOPIA ROAD;

THENCE SOUTH 01°23'26" EAST, ALONG THE CENTERLINE OF 57TH AVENUE, A DISTANCE OF 69.29 FEET;

THENCE SOUTH 88°36'34" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 57TH AVENUE, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 01° 23'26" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 480.28 FEET TO A POINT ON THE NORTH LINE OF LOT 2, MINOR LAND DIVISION FOR LEXINGTON GLENDALE, LLC, AS RECORDED IN BOOK 997, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88°36'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 57TH AVENUE;

THENCE SOUTH 01°23'26" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 444.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;

THENCE SOUTH 88°37'33" WEST, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 57TH AVENUE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°23'26" WEST, BEING PARALLEL AND 40.00 FEET WEST OF THE CENTERLINE OF 57TH AVENUE, A DISTANCE OF 444.72 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH 88°36'34" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 8.00 FEET;

THENCE NORTH 01°23'26" WEST, BEING PARALLEL AND 48.00 FEET WEST OF THE CENTERLINE OF 57TH AVENUE, A DISTANCE OF 488.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UTOPIA ROAD, AS RECORDED IN DOCUMENT 2010-0905100, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 45°52'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.42 FEET TO THE **POINT OF BEGINNING**.

PREPARED BY:

DRW ENGINEERING
10320 W. McDOWELL RD., STE. K-1136
AVONDALE, AZ 85392

JOB NO. 12021
APRIL 22, 2015





N.T.S.

UTOPIA ROAD

FD. B.C.FL.

48' R/W

DKT. 2010-0959166

S 88°36'34" W

40.00'

69.29'

P.O.B.

R/W

DKT. 2010-0905100

S 45°52'47" E

11.42'

40' R/W

40' R/W

N 01°23'26" W 488.43'

S 01°23'26" E 480.28'

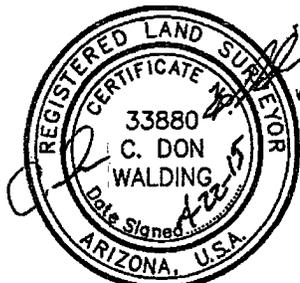
57TH AVENUE

S 01°23'26" E 994.30'

MATCH LINE SEE SHEET 2

EXHIBIT

OF RIGHT-OF-WAY
TO BE DEDICATED



EXPIRES 6/30/17

Date: 4/22/15

SHT. 1 OF 3
Job #: 12021

DRW ENGINEERING, INC.

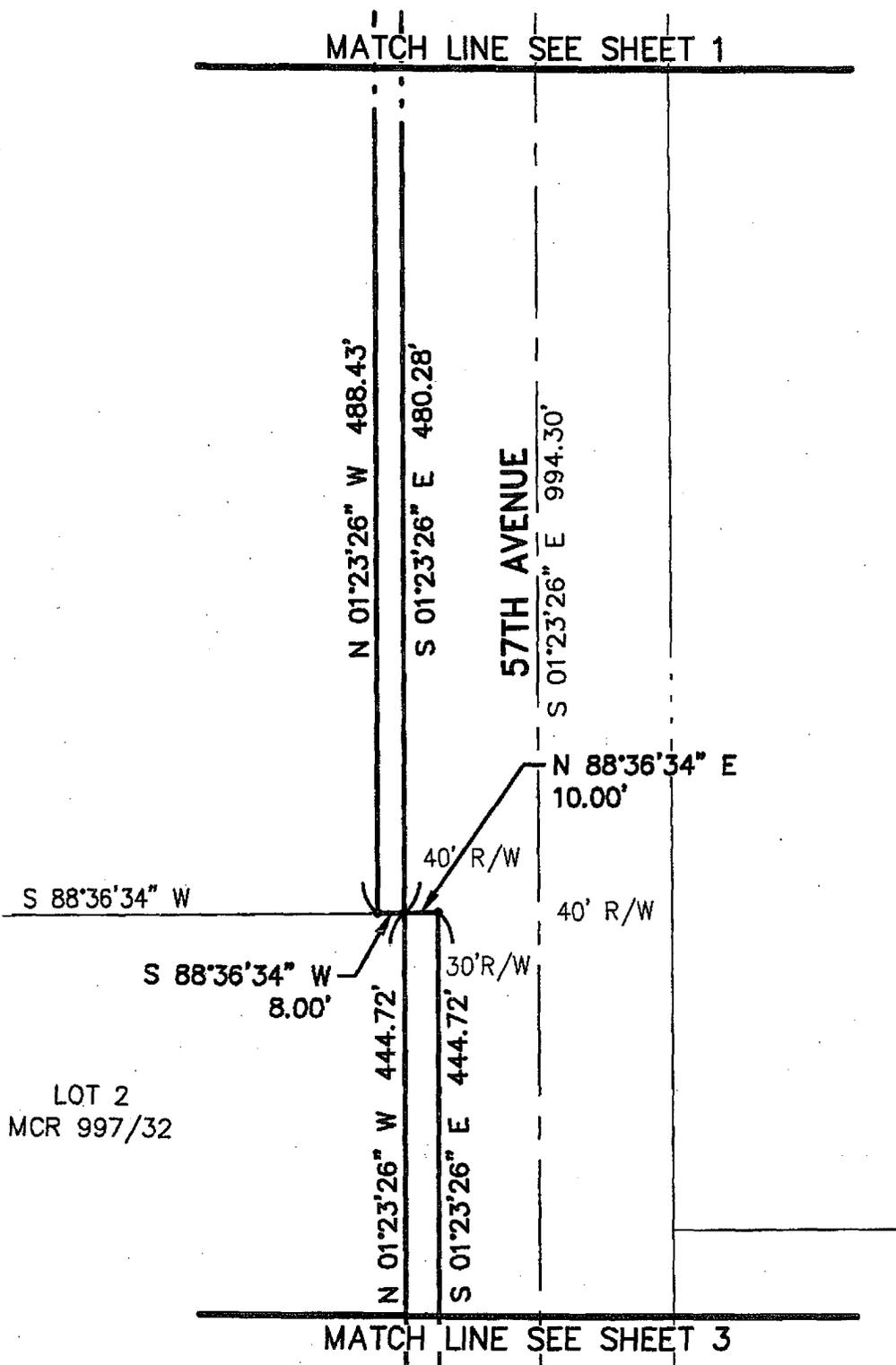
10320 West McDowell Road, Suite K-1136
Avondale, Arizona 85392
(623)478-8800 FAX(623)478-8841
Email: drw@drwengineering.com

File Name: Y:\2012 Projects\12021\12021exh ROW

MATCH LINE SEE SHEET 1



N.T.S.



LOT 2
MCR 997/32

57TH AVENUE

MATCH LINE SEE SHEET 3

EXHIBIT

OF RIGHT-OF-WAY TO BE DEDICATED



EXPIRES 6/30/17

Date: 4/22/15
SHT. 2 OF 3
Job #: 12021

DRW ENGINEERING, INC.

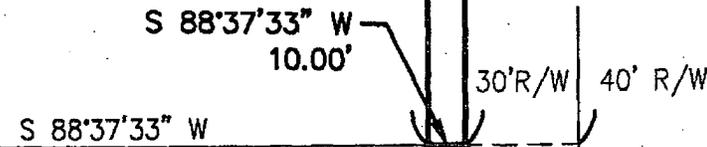
10320 West McDowell Road, Suite K-1136
Avondale, Arizona 85392
(623)478-8800 FAX(623)478-8841
Email: drw@drwengineering.com

MATCH LINE SEE SHEET 2



N.T.S.

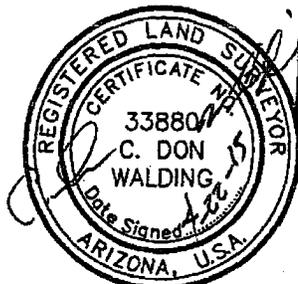
LOT 2
MCR 997/32



LOT 1
MCR 997/32

EXHIBIT

OF RIGHT-OF-WAY TO BE DEDICATED



EXPIRES 6/30/17

Date: 4/22/15

SHT. 3 OF 3
Job #: 12021

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