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APR 14 2011



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM Real Estate – Council Memo No. RE11-169**

**DATE:** APRIL 14, 2011

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, ACTING CITY MANAGER <sup>RD</sup>  
PAT MCDERMOTT, ASSISTANT CITY MANAGER <sup>PM</sup>  
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR <sup>RJZ</sup>  
DANIEL W. COOK, TRANSPORTATION MANAGER <sup>DWC</sup>  
SHEINA HUGHES, CITY ENGINEER <sup>SH</sup>

**FROM:** ERICH KUNTZE, REAL ESTATE COORDINATOR <sup>EK</sup>

**SUBJECT:** ORDINANCE NO. 4292 GRANTING A NO COST POWER DISTRIBUTION EASEMENT AND AERIAL EASEMENT TO SALT RIVER PROJECT (SRP) AT THE GILBERT ROAD AND QUEEN CREEK ROAD INTERSECTION TO ACCOMMODATE CONSTRUCTION OF THE GILBERT ROAD IMPROVEMENT PROJECT FROM GERMANN ROAD TO QUEEN CREEK ROAD ST-0625.

**RECOMMENDATION:** Staff recommends introduction and tentative approval of Ordinance No. 4292 granting a no cost power distribution easement and aerial easement to Salt River Project (SRP) at the Gilbert Road and Queen Creek Road intersection to accommodate construction of the Gilbert Road Improvement Project from Germann Road to Queen Creek Road ST-0625.

**BACKGROUND/DISCUSSION:** As part of the improvement of Gilbert Road from Germann Road to Queen Creek Road and the development of the southwest corner of the intersection, it was necessary for SRP to relocate a 69 kV power line. As a result, SRP requires a new ground and aerial easement for the relocated power line. The easements will be at no cost as they are required by a City project and benefit the Public. Construction on this project has been completed.

Council Meeting of 4/14/11  
RE11-169  
Page 2

Staff has reviewed and confirms that SRP has prior rights at this location. Staff has also reviewed and approved the legal descriptions for the requested easements.

FINANCIAL IMPLICATIONS:

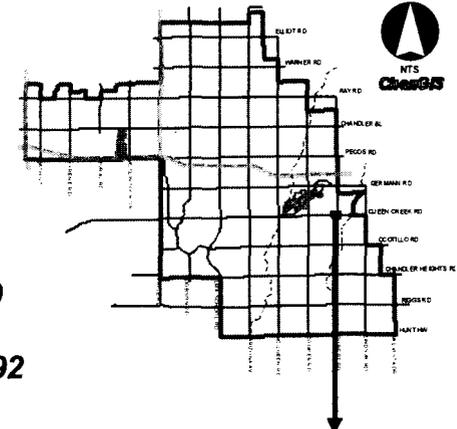
Cost: N/A  
Savings: N/A  
Long Term Costs: N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 4292 granting a no cost power distribution easement and aerial easement to Salt River Project (SRP) at the Gilbert Road and Queen Creek Road intersection to accommodate construction of the Gilbert Road Improvement Project from Germann Road to Queen Creek Road ST-0625.

Attachments: Map  
Ordinance No. 4292  
SRP Easements



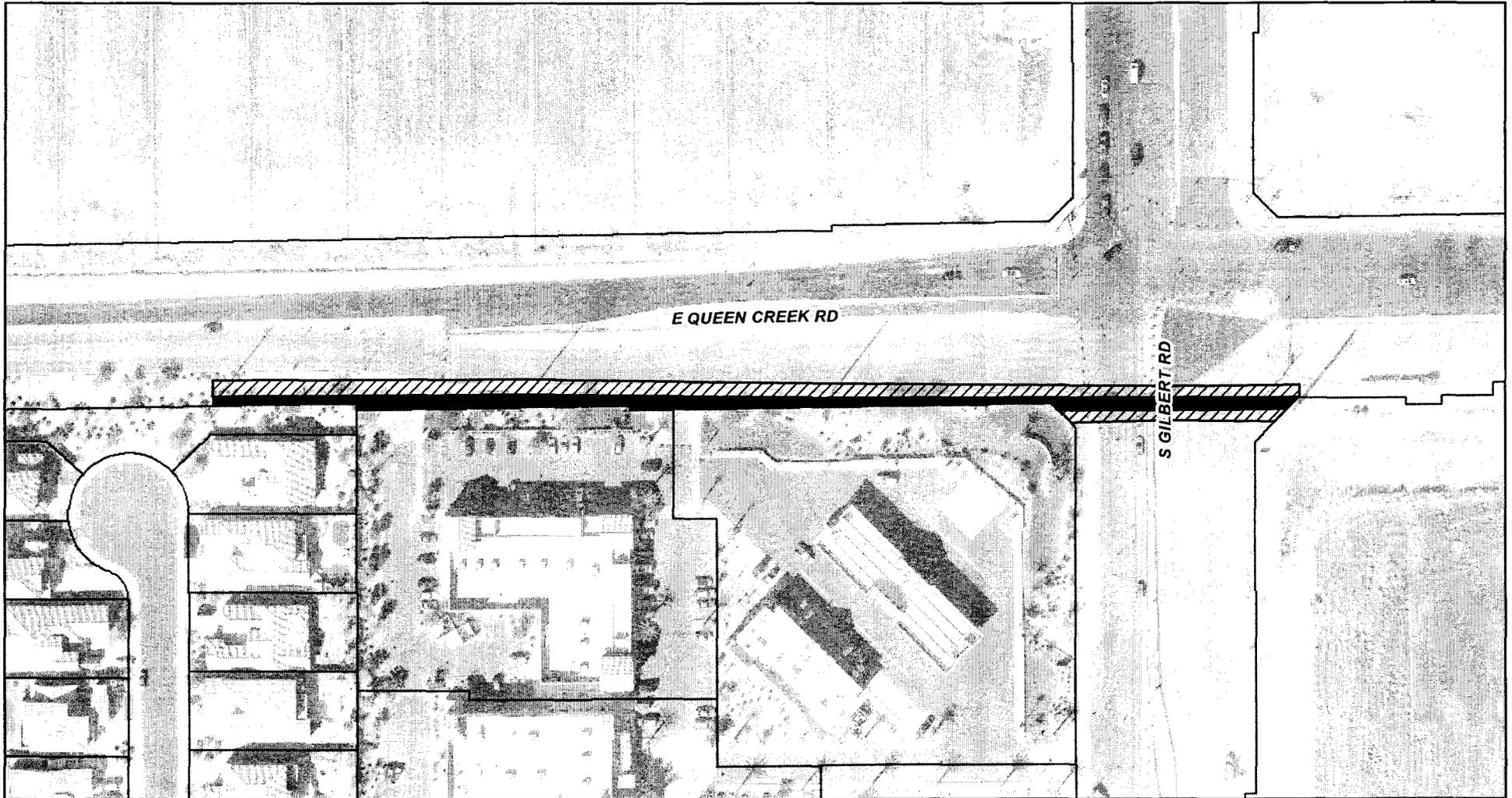
# GRANTING 69 kV GROUND AND AERIAL EASEMENTS TO SALT RIVER PROJECT



-  69kV AERIAL EASEMENT
-  69kV GROUND EASEMENT

MEMO NO. RE11-169

ORDINANCE NO. 4292



ORDINANCE NO. 4292

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A POWER DISTRIBUTION AND AN AERIAL EASEMENT AT NO COST TO SALT RIVER PROJECT (SRP) AT THE GILBERT ROAD AND QUEEN CREEK ROAD INTERSECTION TO ACCOMMODATE CONSTRUCTION OF THE GILBERT ROAD IMPROVEMENT PROJECT FROM GERMANN ROAD TO QUEEN CREEK ROAD ST-0625.

WHEREAS, the City of Chandler has completed construction of the improvements to Gilbert Road between Germann Road and Queen Creek Road; and

WHEREAS, the improvements required that Salt River Project (SRP) relocate some of its existing power facilities in this area; and

WHEREAS, Salt River Project requires new power distribution and aerial easements for its relocated facilities; and

WHEREAS, the City of Chandler is willing to grant the easements at no cost to Salt River Project.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City Council of the City of Chandler, Arizona authorizes and approves the granting of a power and an aerial easement at no cost to Salt River Project, through, over, under and across that certain property described and depicted in Exhibits "A" attached hereto and made a part hereof by this reference.

Section 2. That the granting of said power distribution easements shall be in a form approved by the City Attorney.

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easement documents and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4292 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

*GAB*

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

Land Department/PAB400

P. O. Box 52025

Phoenix, Arizona 85072-2025

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**EASEMENT**

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Maricopa County  
Queen Creek / Gilbert  
NE4 Sec. 13 T2S R5E  
NW4 Sec. 18 T2S R6E

Agt. MNT  
Job # XA3-3705  
W \_\_\_\_\_ C \_\_\_\_\_

**CITY OF CHANDLER,  
an Arizona municipal corporation,**

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors, and permittees and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel"), to construct, install, reconstruct, replace, remove, repair, operate and maintain a line or lines of poles, towers, or other supporting structures and conductors or cables suspended thereon and supported thereby, and underground conduits, conductors, pipes, cables, vaults, manholes, guys, anchorage, crossarms, braces, transformers and all other appliances, appurtenances and fixtures for the transmission and distribution of electricity, and for all other purposes connected therewith and for the transmission and distribution of telephone, audio and/or visual signal and other communication or data transmission purposes (collectively "Facilities") at such locations and elevations, in, upon, over, under, across and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property and with the right to use lands adjacent to said easement during temporary periods of construction.

The lands in, upon, over, under, across, through and along which this easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

**Grantor's Property:**

A portion of the Northeast quarter of Section 13, Township 2 South, Range 5 East AND the Northwest quarter of Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**Easement Parcel:**

Said easement described on Exhibit A, attached hereto and by this reference made a part hereof.

**CAUTION:** Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to any excavation. Notice is also hereby given that any activity performed within the Easement Parcel shall comply with the Arizona Overhead Powerline Safety Law, Arizona Revised Statutes 40-360.41-45.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right to construct, modify and maintain access openings at such locations and of such dimensions as solely determined by Grantee in walls or fences within the Easement Parcel. Grantor shall, at its expense, provide Grantee openings, at such locations and of such dimensions as solely determined by Grantee in future walls or fences within the Easement Parcel. Grantor shall have the right to install gates across said openings and Grantor and Grantee shall have the right to use said gates, provided that any locked gates be subject to joint access by Grantor and Grantee by provision of a multiple locking device.

Subject to the provisions set forth herein, Grantor reserves the right to use and occupy the Easement Parcel for any purpose consistent with the rights and privileges above granted, provided, however, that such use shall not unreasonably interfere with Grantee's right and ability to construct, access, maintain and use the Facilities, or endanger any of the Facilities or the use thereof.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.



LEGAL DESCRIPTION

S.R.P. Land Easement

A portion of the Northeast Quarter of Section 13 , Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, located in Queen Creek Road right of way, more particularly described as follow;

Beginning at the Northeast corner of said section 13;

Thence, South along the east line of said section 13, 73.05' to the TRUE POINT OF BEGINNING;

Thence, N 89° 35' 49" W, 282.78' to a point,

Thence, N 89° 10' 16" W, 250.02' to a point,

Thence, S 89° 52' 51" W, 259.57' to a point,

Thence, S 00° 47' 36" E, 6.98' to a point, on the southerly right of way line of Queen Creek Road.

Thence, along said right of way line, N 89° 16' 46" E, 119.12' to a point,

Thence, S 00° 00' 56" W, 6.00' to a point on said right of way line,

Thence, continuing along said right of way line, N 89° 16' 47" E, 229.74' to a point,

Thence, S 00° 43' 14" E, 4.00' to a point on said right of way line,

Thence, continuing along said right of way line, N 89° 16' 46" E, 348.39' to a point,

Thence, S 45° 21' 37" E, 8.86' to a point,

Thence, S 89° 35' 45" E, 88.69' to a point, on the east line of said section 13,

Thence, North, along east line of said section 13, 10.00', to the TRUE POINT OF BEGINNING

Containing 6,655.6 square feet more or less.

See exhibit 'A1' attached hereto and made a part hereof.



**R.B. WILLIAMS & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

2150 S. COUNTRY CLUB DR., STE. 34    PHONE: (480) 503-3100  
MESA, ARIZONA 85210                      FAX: (480) 503-3336

EXHIBIT A1  
OFFSITE SRP EASEMENT  
CARMEL VILLAGE PLAZA  
LEGAL DESCRIPTION

LEGAL DESCRIPTION

S.R.P. Land Easement

A portion of the Northwest Quarter of Section 18 , Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, located in the Queen Creek Road right of way, more particularly described as follow;

Beginning at the Northeast corner of section 13, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

Thence, continuing South along said east line, 73.05' to a point, to the TRUE POINT OF BEGINNING;

Thence, continuing along said east line, 10.00' to a point,

Thence, S 89° 35' 45" E, 100.12' to a point,

Thence, N 44° 42' 15" E, 14.05' to a point,

Thence, N 89° 24' 30" E, 0.92' to a point, on the southerly right of way line of Queen Creek Road,

Thence, N 89° 38' 00" W, 110.92' to to the TRUE POINT OF BEGINNING;

Containing 1,054.08 square feet more or less.

See EXHIBIT 'A2' attached hereto and made a part hereof.

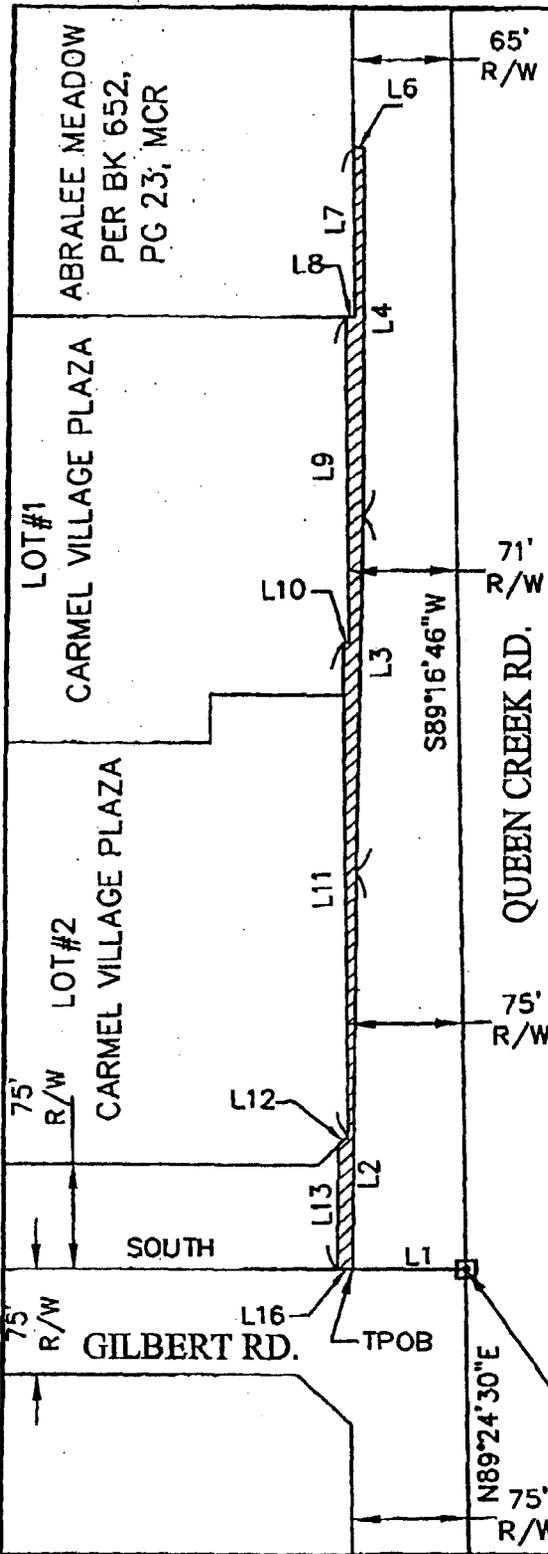


**R.B. WILLIAMS & ASSOCIATES, INC.**

CONSULTING ENGINEERS

2150 S. COUNTRY CLUB DR., STE. 34 PHONE: (480) 503-3100  
 MESA, ARIZONA 85210 FAX: (480) 503-3336

EXHIBIT A2  
 OFFSITE SRP EASEMENT  
 CARMEL VILLAGE PLAZA  
 LEGAL DESCRIPTION 1/2



LINE TABLE		
LINE	LENGTH	BEARING
L1	73.05	S00°00'00"E
L2	282.78	N89°35'49"W
L3	250.02	N89°10'16"W
L4	259.57	N89°52'51"W
L6	6.98	S00°47'36"E
L7	119.12	N89°16'46"E
L8	6.00	S00°00'56"W
L9	229.74	N89°16'47"E
L10	4.00	S00°43'14"E
L11	348.39	N89°16'46"E
L12	8.86	S45°21'37"E
L13	88.69	S89°35'45"E
L16	10.00	N00°00'00"W



BCHH NORTHEAST CORNER SECTION 13, T2S, R5E, MCR.

TPOB TRUE POINT OF BEGINNING

R.B. WILLIAMS & ASSOCIATES, INC.

CONSULTING ENGINEERS

2150 S. COUNTRY CLUB DR., STE. 34 MESA, ARIZONA 85210 PHONE: (480) 503-3100 FAX: (480) 503-3336

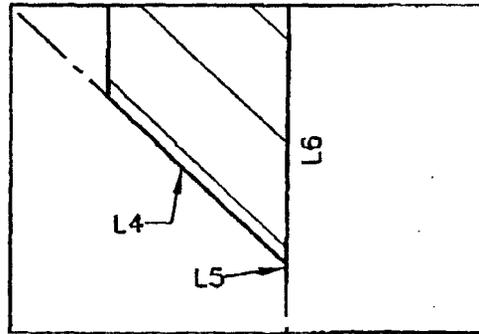


OFFSITE SRP BASEMENT  
CARMEL VILLAGE PLAZA  
EXHIBIT 'A1'

LOT#2  
CARMEL VILLAGE  
PLAZA

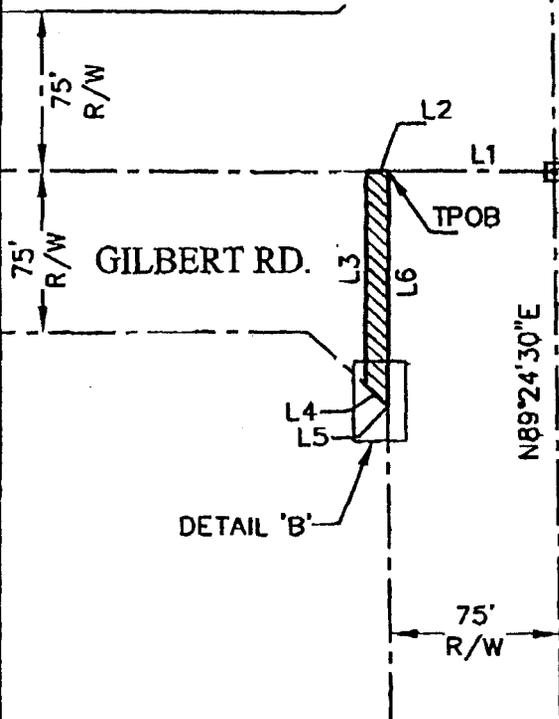
QUEEN CREEK RD.

S89°16'46"W



DETAIL 'B'

BCHH NORTHEAST  
CORNER SECTION 13,  
T2S, R5E, MCR.



LINE TABLE		
LINE	LENGTH	BEARING
L1	73.05	S00°00'00"E
L2	10.00	S00°00'00"E
L3	100.12	S89°35'45"E
L4	14.05	N44°42'15"E
L5	0.92	N89°24'30"E
L6	110.92	N89°38'00"W



TPOB TRUE POINT OF BEGINNING

**R.B. WILLIAMS & ASSOCIATES, INC.**

CONSULTING ENGINEERS

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NORTH  
1" = 80'

OFFSITE SRP EASEMENT  
CARMEL VILLAGE PLAZA

EXHIBIT 'A2'

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**  
Land Department/PAB400  
PO Box 52025  
Phoenix, Arizona 85072-2025

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***AERIAL EASEMENT***

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Maricopa County  
Queen Creek / Gilbert  
NE4 Sec. 13 T2S R5E  
NW4 Sec. 18 T2S R6E

Agt. MNT  
Job # XA3-3705  
W \_\_\_\_\_ C \_\_\_\_\_

**CITY OF CHANDLER,  
an Arizona municipal corporation,**

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees and contractors and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement over, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel"), to construct, install, reconstruct, replace, remove, repair, operate and maintain for itself and others a line of conductors, cables, supports, and all other appliances, appurtenances and fixtures for the transmission and distribution of electricity and for all other purposes connected therewith (collectively "Facilities") and for the transmission and distribution of telephone, audio and/or visual signal and other communication or data transmission purposes at such locations and elevations, over, across and along the Easement Parcel, as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Easement Parcel.

The lands through and across which this easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

**Grantor's Property:**

A portion of the Northeast quarter of Section 13, Township 2 South, Range 5 East AND the Northwest quarter of Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**Easement Parcel:**

Said easement described on Exhibit A, attached hereto and by this reference made a part hereof.

**CAUTION:** Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to excavation. Notice is also hereby given that any activity performed within the Easement Property shall comply with the Arizona Overhead Powerline Safety Law, Arizona Revised Statutes 40-360.41-45.

Grantor shall not construct or permit to be constructed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the limits of said easement.

Provided, however, that Grantor may, with the prior written consent and in the sole discretion of the Grantee, use the easement area for such purposes as landscaping, parks, golf courses, storm water retention basins, cross fences, trail and bike paths, alleys, driveways, road crossings, vehicle parking or storing, irrigation ditches, pipelines, and public utilities.

Grantor reserves the right to cultivate, graze, use and occupy said premises for any purpose consistent with the rights and privileges herein granted and which will not interfere with or endanger any of the equipment or other property of the Grantee or the use thereof.

Grantee shall have the right to trim, cut and clear away trees or brush whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

In the event Grantee permanently abandons said easement, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon easement within a reasonable time subsequent to such abandonment.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.



## LEGAL DESCRIPTION

### **EXHIBIT "A"**

#### EASEMENT 'A'

A portion of the Northeast Quarter of Section 13, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, located in Queen Creek Road right of way, more particularly described as follow;

Beginning at the Northeast corner of said section 13;  
Thence, South along the east line of said section 13, 63.10' to the TRUE POINT OF BEGINNING labeled as "TPOB-1";  
Thence, N 89° 35' 15" W, 282.58' to a point,  
Thence, N 89° 10' 16" W, 250.17' to a point,  
Thence, S 89° 51' 47" W, 259.76' to a point,  
Thence, S 00° 47' 36" E, 9.92' to a point,  
Thence, S 00° 47' 36" E, 6.98' to a point on the southerly right of way line of Queen Creek road.  
Thence, along said right of way line, N 89° 16' 46" E, 119.12' to a point,  
Thence, S 00° 00' 56" W, 6.00' to a point on said right of way line,  
Thence, continuing along said right of way line, N 89° 16' 47" E, 229.74' to a point,  
Thence, S 00° 43' 14" E, 4.00' to a point on said right of way line,  
Thence, continuing along said right of way line, N 89° 16' 46" E, 348.39' to a point,  
Thence, S 45° 21' 37" E, 8.86' to a point,  
Thence, S 45° 21' 37" E, 14.39' to a point on the westerly right of way line of Gilbert Road,  
Thence, S 89° 35' 10" E, 78.46' to a point on the east line of said section 13,  
Thence, North, along east line of said section 13, 10.05',  
Thence, North, along east line of said section 13, 10.00',  
Thence, North, along east line of said section 13, 9.95' to the TRUE POINT OF BEGINNING "TPOB-1".

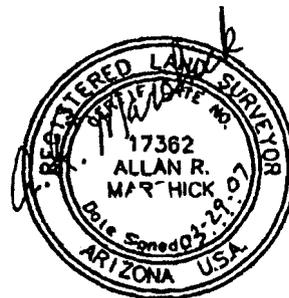
#### EXCEPT

A portion of the Northeast Quarter of Section 13, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, located in Queen Creek Road right of way, more particularly described as follow;

Beginning at the Northeast corner of said section 13;  
Thence, South along the east line of said section 13, 63.10' to a point,  
Thence, South along the east line of said section 13, 9.95' to the TRUE POINT OF BEGINNING labeled as "TPOB-2";  
Thence, N 89° 35' 49" W, 282.78' to a point,  
Thence, N 89° 10' 16" W, 250.02' to a point,  
Thence, S 89° 52' 51" W, 259.57' to a point,  
Thence, S 00° 47' 36" E, 6.98' to a point, on the southerly right of way line of Queen Creek Road.

XA3-3705

1 of 5



**R.B. WILLIAMS & ASSOCIATES, INC.**

CONSULTING ENGINEERS

2150 S. COUNTRY CLUB DR., STE. 34    PHONE: (480) 503-3100  
MESA, ARIZONA 85210    FAX: (480) 503-3336

OFFSITE SRP EASEMENT  
CARMEL VILLAGE PLAZA  
LEGAL DESCRIPTION

LEGAL DESCRIPTION

**EXHIBIT "A"**

Thence, along said right of way line, N 89° 16' 46" E, 119.12' to a point,  
Thence, S 00° 00' 56" W, 6.00' to a point on said right of way line,  
Thence, continuing along said right of way line, N 89° 16' 47" E, 229.74' to a point,  
Thence, S 00° 43' 14" E, 4.00' to a point on said right of way line,  
Thence, continuing along said right of way line, N 89° 16' 46" E, 348.39' to a point,  
Thence, S 45° 21' 37" E, 8.86' to a point,  
Thence, S89° 35' 45" E, 88.69' to a point, on the east line of said section 13,  
Thence, North, along east line of said section 13, 10.00', to the TRUE POINT OF BEGINNING  
"TPOB-2".

Containing 8,746.4 square feet more or less.  
See exhibit 'B1' attached hereto and made a part hereof.



XA3-3705

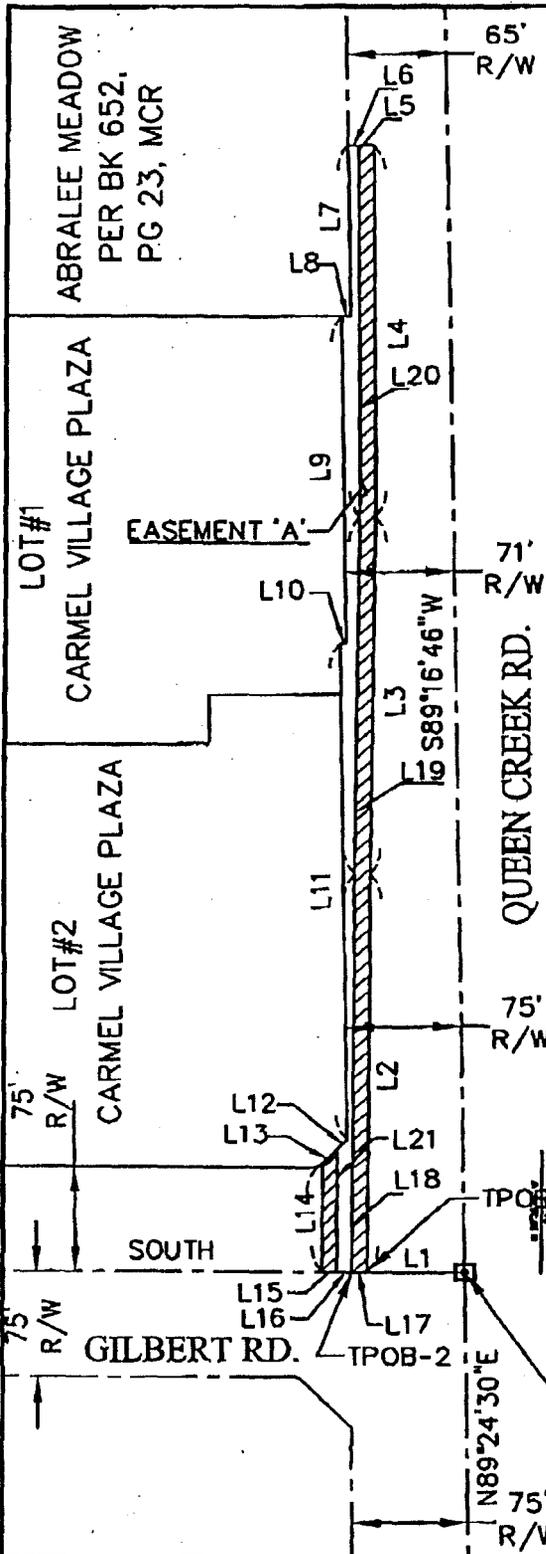
2 of 5

**R.B. WILLIAMS & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

2150 S. COUNTRY CLUB DR., STE. 34 PHONE: (480) 503-3100  
MESA, ARIZONA 85210 FAX: (480) 503-3336

OFFSITE SRP EASEMENT  
CARMEL VILLAGE PLAZA  
LEGAL DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L1	63.10	S00°00'00"E
L2	282.58	N89°35'15"W
L3	250.17	N89°10'16"W
L4	259.76	S89°51'47"W
L5	9.92	S00°47'36"E
L6	6.98	S00°47'36"E
L7	119.12	N89°16'46"E
L8	6.00	S00°00'56"W
L9	229.74	N89°16'47"E
L10	4.00	S00°43'14"E
L11	348.39	N89°16'46"E
L12	8.86	S45°21'37"E
L13	14.39	S45°21'37"E
L14	78.46	S89°35'10"E
L15	10.05	N00°00'00"W
L16	10.00	N00°00'00"W
L17	9.95	N00°00'00"E
L18	282.78	N89°35'49"W
L19	250.02	N89°10'16"W
L20	259.57	S89°52'51"W
L21	88.69	S89°35'45"E

**EXHIBIT "A"**

XA3-3705



BCHH NORTHEAST CORNER SECTION 13, T2S. R5E, MCR.

365

TPOB TRUE POINT OF BEGINNING

**R.B. WILLIAMS & ASSOCIATES, INC.**

CONSULTING ENGINEERS

2150 S. COUNTRY CLUB DR., STE. 34 MESA, ARIZONA 85210  
 PHONE: (480) 503-3100 FAX: (480) 503-3336



OFFSITE SRP EASEMENT  
 CARMEL VILLAGE PLAZA

LEGAL DESCRIPTION

**EXHIBIT "A"**

A portion of the Northwest Quarter of Section 16 , Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, located in the Queen Creek Road right of way, more particularly described as follow;

Beginning at the Northeast corner of section 13, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

- Thence, South along the east line of said section 13, 63.10' to the TRUE POINT OF BEGINNING '1';
- Thence, South continuing along said east line, 9.95' to a point,
- Thence, South continuing along said east line, 10.00' to a point,
- Thence, South continuing along said east line, 10.05' to a point,
- Thence, S 89° 35' 06" E, 90.22' to a point on the easterly right of way line of Gilbert Road,
- Thence, along said right of way line, N 44° 42' 15" E, 14.06' to a point,
- Thence, N 44° 42' 15" E, 14.05' to a point,
- Thence, N 89° 24' 30" E, 0.92' to a point on the southerly right of way line of Queen Creek Road,
- Thence, N 00° 24' 45" E, 9.86' to a point,
- Thence N 89° 35' 15" W a distance of 110.99 feet to the TRUE POINT OF BEGINNING;

**EXCEPT**

A portion of the Northwest Quarter of Section 16 , Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, located in the Queen Creek Road right of way, more particularly described as follow;

Beginning at the Northeast corner of section 13, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

- Thence, South along the east line of said section 13, 63.10' to the point,
- Thence, continuing South along said east line, 9.95' to a point, to the TRUE POINT OF BEGINNING '2';
- Thence, continuing along said east line, 10.00' to a point,
- Thence, S 89° 35' 45" E, 100.12' to a point,
- Thence, N 44° 42' 15" E, 14.05' to a point,
- Thence, N 89° 24' 30" E, 0.92' to a point, on the southerly right of way line of Queen Creek Road,
- Thence, N 89° 38' 00" W, 110.92' to to the TRUE POINT OF BEGINNING;

Containing 2,056.2 square feet more or less.  
See EXHIBIT 'B2' attached hereto and made a part hereof.



XA3-3705

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**R.B. WILLIAMS & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

2150 S. COUNTRY CLUB DR., STE. 34 PHONE: (480) 503-3100  
MESA, ARIZONA 85210 FAX: (480) 503-3336

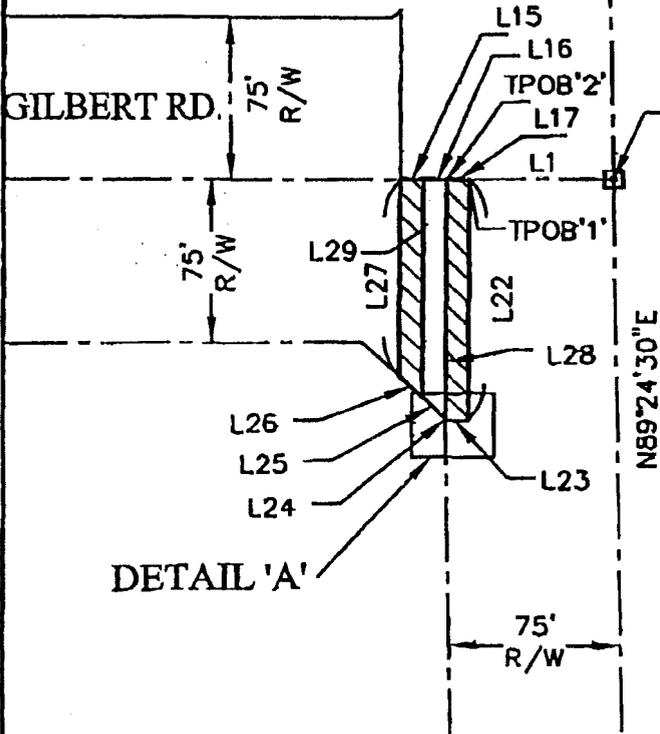
OFFSITE SRP EASEMENT  
CARMEL VILLAGE PLAZA  
LEGAL DESCRIPTION

LOT#2  
CARMEL VILLAGE  
PLAZA

QUEEN CREEK RD.

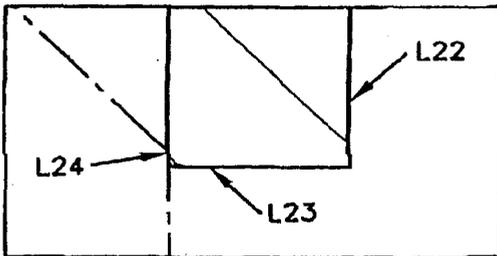
EXHIBIT "A"

XA3-3705



BCHH NORTHEAST  
CORNER SECTION 13,  
T2S, R5E, MCR.

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.10	S00°00'00"E
L15	10.05	N00°00'00"W
L16	10.00	N00°00'00"W
L17	9.95	N00°00'00"E
L22	110.99	N89°35'15"W
L23	9.86	N00°24'45"E
L24	0.92	N89°24'30"E
L25	14.05	N44°42'15"E
L26	14.06	N44°42'15"E
L27	90.22	S89°35'06"E
L28	110.92	N89°38'00"W
L29	100.12	S89°35'45"E



DETAIL 'A'



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TPOB TRUE POINT OF BEGINNING

R.B. WILLIAMS & ASSOCIATES, INC.

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OFFSITE SRP EASEMENT  
CARMEL VILLAGE PLAZA