

#3

OCT 25 2012



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Real Estate – Council Memo No. RE13-033

DATE: OCTOBER 25, 2012

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
DAVE SIEGEL, MUNICIPAL UTILITIES DIRECTOR ^{DS}
JOHN KNUDSON, SENIOR ENGINEER ^{DS for}

FROM: ERICH KUNTZE, REAL ESTATE COORDINATOR 

SUBJECT: ORDINANCE NO. 4399 – Power Distribution Easement

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 4399 granting a no cost power distribution easement to Salt River Project (SRP) for the expansion of the OWRF/AWRF (Ocotillo Water Reclamation Facility/Airport Water Reclamation Facility) Lift Station located east of Old Price Road and south of Queen Creek Road in Chandler, Arizona.

BACKGROUND/DISCUSSION: Pursuant to Ordinance 2972. The City Council granted an easement at no cost to Salt River Project (SRP) to provide power to the OWRF/AWRF facilities. The facility expansion necessitates the addition of a transformer pad to the easement. The current easement is 8' wide. In order to install the pad, it is necessary to grant SRP an additional easement area that is 2.8 feet wide by 10.0 feet long. This pad site will be located approximately 117.55 feet south of the north property line of the Lift Station.

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

Council Meeting of 10/25/12
RE13-033
Page 2

FINANCIAL IMPLICATIONS:

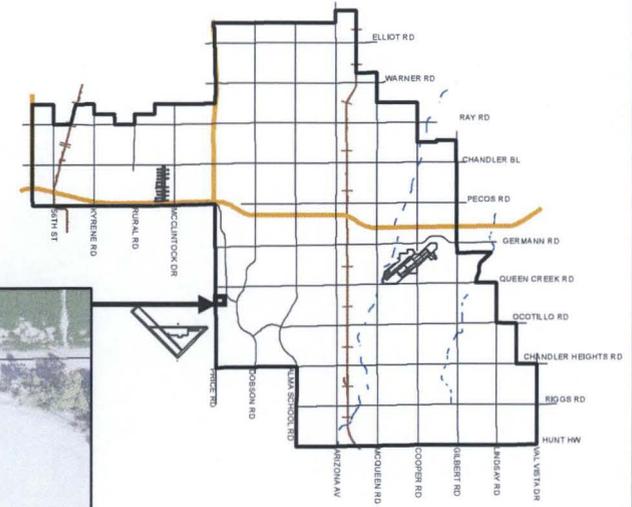
Cost: N/A
Savings: N/A
Long Term Costs: N/A

PROPOSED MOTION: Move Council introduce and tentatively approve Ordinance No. 4399 granting a no cost power distribution easement to Salt River Project (SRP) for the expansion of the OWRF/AWRF Lift Station located east of Old Price Road and south of Queen Creek Road in Chandler, Arizona.

Attachments: Map
Ordinance No. 4399
SRP Easement



GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT FOR THE OWRF / AWRF LIFT STATION



MEMO NO. RE13-033

ORDINANCE NO. 4399

 EASEMENT



ORDINANCE NO. 4399

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A POWER DISTRIBUTION EASEMENT AT NO COST TO SALT RIVER PROJECT (SRP) FOR THE EXPANSION OF THE OWRF/AWRF LIFT STATION LOCATED EAST OF OLD PRICE ROAD SOUTH OF QUEEN CREEK ROAD IN CHANDLER, ARIZONA.

WHEREAS, the City of Chandler previously granted an easement for power distribution facilities by Ordinance No. 2972 to service the City's OWRF/AWRF site; and

WHEREAS, the project requires Salt River Project (SRP) install an additional power transformer to service a lift station at this site; and

WHEREAS, as a result Salt River Project requires a larger power distribution easement to accommodate the power transformer; and

WHEREAS, the City of Chandler is willing to grant the easement 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 easement at no cost to Salt River Project, through, over, under and across that certain property described and depicted in Exhibit "A" attached hereto and made a part hereof by this reference.

Section 2. That the granting of said power distribution easement 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 and this Ordinance on behalf of the City.

PASSED AND ADOPTED by the City Council this _____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4399 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, 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/PAB350
P. O. Box 52025
Phoenix, Arizona 85072-2025

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel #303-37-001H
NW ¼ Sec 18, T2S, R5E

Agt. KB
Job # KEP-3017
AMP #81402930
W KB C WLG

**CITY OF CHANDLER,
a Municipal Corporation**

hereinafter called Grantor, for and in consideration of the sum of One Dollar, 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 underground electrical conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through 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.

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:

Lot 2 of Section 18, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, more particularly described in Instrument No. 1984-0151826, Official Records of Maricopa County, Arizona.

Easement Parcel:

Said easement being the equipment pad delineated on Exhibit "A" (CITY OF CHANDLER AIRPORT LIFT STATION, SRP Job No. KEP-3017), prepared by Salt River Project A.I. & Power District, dated Sept. 6, 2012, said Exhibit "A" attached hereto and 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.

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.

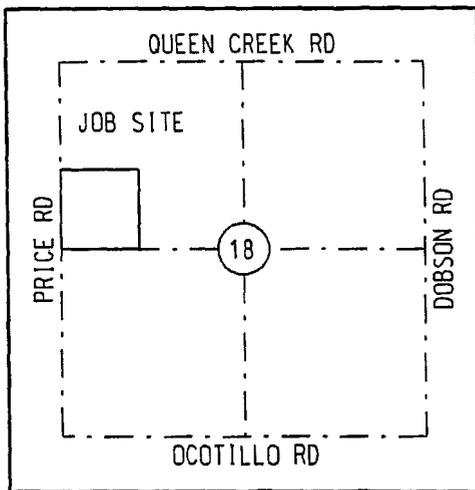
Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (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.

EXHIBIT "A"



VICINITY MAP (N.T.S.)
T2S R5E
G&SRM



ABBREVIATION TABLE

BCHH	BRASS CAP IN HAND HOLE
C	CALCULATED
EPAD	EQUIPMENT PAD
FND	FOUND
BLM	BUREAU OF LAND MANAGEMENT
M.C.R.	MARICOPA COUNTY RECORDER
M	MEASURED
R	RECORDED

LEGEND

-----	SECTION AND CENTERLINE
—————	PROPERTY LINE
-----	EXISTING EASEMENT
◆	SECTION CORNER AS NOTED
○	EQUIPMENT PAD - UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT

UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY MARICOPA COUNTY, ARIZONA

CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED 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 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT



SURVEY DIVISION
LAND DEPARTMENT

SRP JOB NUMBER: KEP-3017	SCALE: N.T.S.
AMP W/O NUMBER: 81402930	SHEET: 1 OF 2
AGENT: K. BOCKMANN	SHEET SIZE: 8.5"x11"
DRAWN: J. GREIFE	REVISION: 0 09/6/12
CHECKED BY: GM	CREW CHIEF: N. BAFALOUKOS
DATE: SEPT. 6, 2012	FIELD DATE: AUG. 13, 2012

CITY OF CHANDLER
AIRPORT LIFT STATION
NW 1/4, SECTION 18
T. 2 S., R. 5 E
24.1 EAST - 8.3 SOUTH

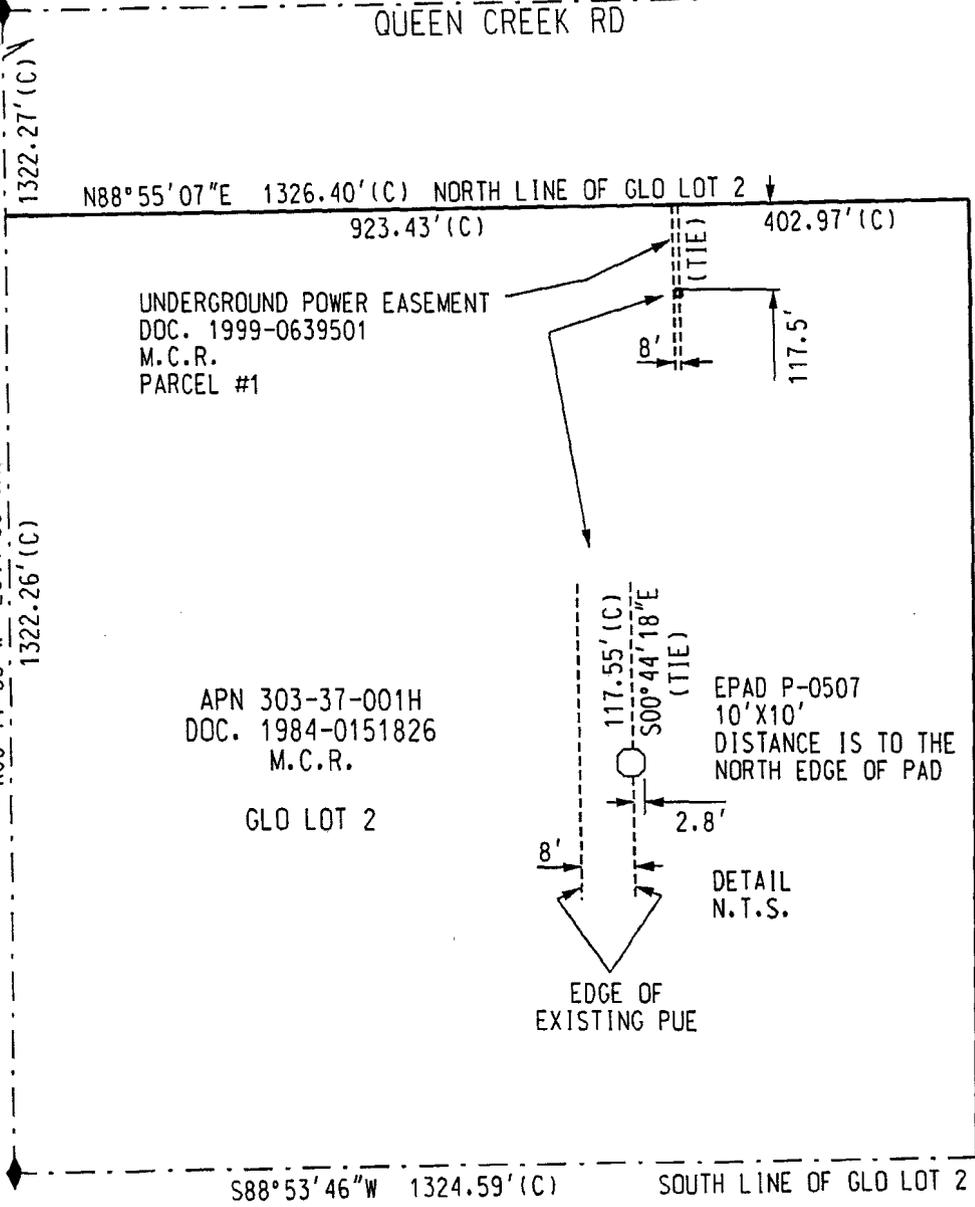
EXHIBIT "A"

NORTHWEST CORNER
S18, T2S, R5E
FND BCHH
(LVI 1/31/2012)

QUEEN CREEK RD



(BASIS OF BEARINGS)
PRICE RD (ALIGNMENT)
N00°17'33"W 2644.53'(M)
1322.26'(C)



WEST 1/4 CORNER
S18, T2S, R5E
FND 3" BLM
BRASS CAP
(LVI 04/23/2012)

(BASIS OF BEARINGS NAD 83
ARIZONA STATE PLANE
COORDINATE SYSTEM ZONE 202

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP JOB NUMBER: KEP-3017	SCALE: N.T.S.	
AMP W/O NUMBER: 81402930	SHEET: 2 OF 2	CITY OF CHANDLER AIRPORT LIFT STATION NW 1/4, SECTION 18 T.2 S., R.5 E 24.1 EAST - 8.3 SOUTH
AGENT: K. BOCKMANN	SHEET SIZE: 8.5"x11"	
DRAWN: J. GREIFE	REVISION: 08/29/12	
CHECKED BY: GM	CREW CHIEF: N. BAFALOUKOS	
DATE: SEPT. 6, 2012	FIELD DATE: AUG. 13, 2012	