#7

MAY 22 2014

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Transportation & Development – Council Memo No. RE14-109

DATE: MAY 22, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RJZ

FROM: ERICH KUNTZE, REAL ESTATE COORDINATOR EK

SUBJECT: INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4530 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP) ALONG PORTIONS OF THE WEST SIDE OF MCQUEEN ROAD BETWEEN OCOTILLO ROAD TO CHANDLER HEIGHTS ROAD

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4530 granting a no cost power distribution easement to Salt River Project (SRP) along portions of the west side of McQueen Road between Ocotillo Road to Chandler Heights Road.

BACKGROUND/DISCUSSION: As part of the development of Phase II of McQueen Road, from Ocotillo Road to Chandler Heights Road, it is necessary for SRP to relocate some of their facilities along the west side of McQueen Road. The easement will be at no cost to SRP as the work is part of a City project and benefits the Public.

Staff has reviewed and approved the legal descriptions for the requested easement.

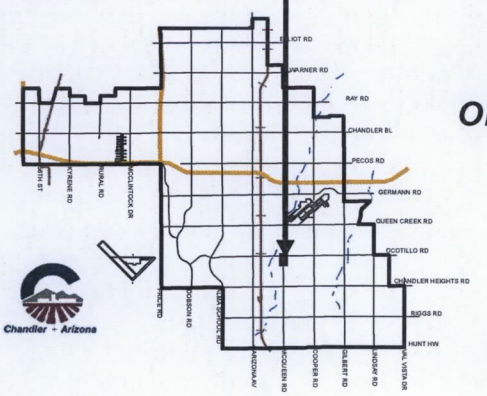
FINANCIAL IMPLICATIONS:

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

ORD 4530
ek

PROPOSED MOTION: Move City Council introduce and tentatively adopt Ordinance No. 4530 granting a no cost power distribution easement to Salt River Project (SRP) along portions of the west side of McQueen Road between Ocotillo Road to Chandler Heights Road.

Attachments: Map
Ordinance No. 4530
SRP Easement



GRANT A NO COST POWER EASEMENT TO SALT RIVER PROJECT ON WEST SIDE OF McQUEEN RD AND CHANDLER HEIGHTS RD

MEMO NO. RE14-109

ORDINANCE NO. 4530

POWER_EASEMENT

NTS

ChanGIS

F:\ENGINEER\GENSERV_ArcMap_Shared\Map Requests\Real Estate\RE14-109 NO COST PWR ESMT\RE14-109.mxd 4/30/2014 SALLYB

ORDINANCE NO. 4530

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT ALONG PORTIONS OF THE WEST SIDE OF MCQUEEN ROAD BETWEEN OCOTILLO ROAD TO CHANDLER HEIGHTS ROAD.

WHEREAS, the City of Chandler will be improving McQueen Road between Ocotillo Road and Chandler Heights Road as part of the McQueen Road Improvement Project ST-0810; and

WHEREAS, these improvements required Salt River Project (SRP) to relocate some of their electrical facilities along this route; and

WHEREAS, in order to complete the work SRP has requested that the City grant a power distribution easement to SRP for the relocated electrical facilities; and

WHEREAS, the City of Chandler is willing to grant a power distribution easement at no cost to SRP for that purpose.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this_____ day of _____, 2014.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2014.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4530 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, 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

NE ¼Sec 22 & NW ¼Sec 23, T2S, R5E

Agt. JBC JRS 4·30·14
Job # T1985625
W G

CITY OF CHANDLER,
an Arizona 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:

A portion of land found within road right of way located in the Northeast Quarter of Section 22 and Northwest Quarter of Section 23, Township 2 South, Range 5 East of the Gila & Salt River Meridian, Maricopa County, Arizona.

Easement Parcel:

Said easement being described and delineated on Exhibit "A" (McQueen Road Improvements, Project No. 28012, prepared by Ritoch-Powell & Associates, Inc., dated 04/29/2014), 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.

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.

IN WITNESS WHEREOF, **CITY OF CHANDLER,** an Arizona municipal corporation, has caused its name to be executed by its duly authorized representative(s) this _____ day of _____, 20___.

CITY OF CHANDLER,
an Arizona municipal corporation

By: _____
Mayor

Attest:

_____
Clerk

APPROVED AS TO FORM:

_____
City Attorney for the
City of Chandler GDS

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned, personally appeared _____ and _____, the Mayor and Clerk of the **CITY OF CHANDLER**, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the corporation for the purposes therein contained.

My Commission Expires:

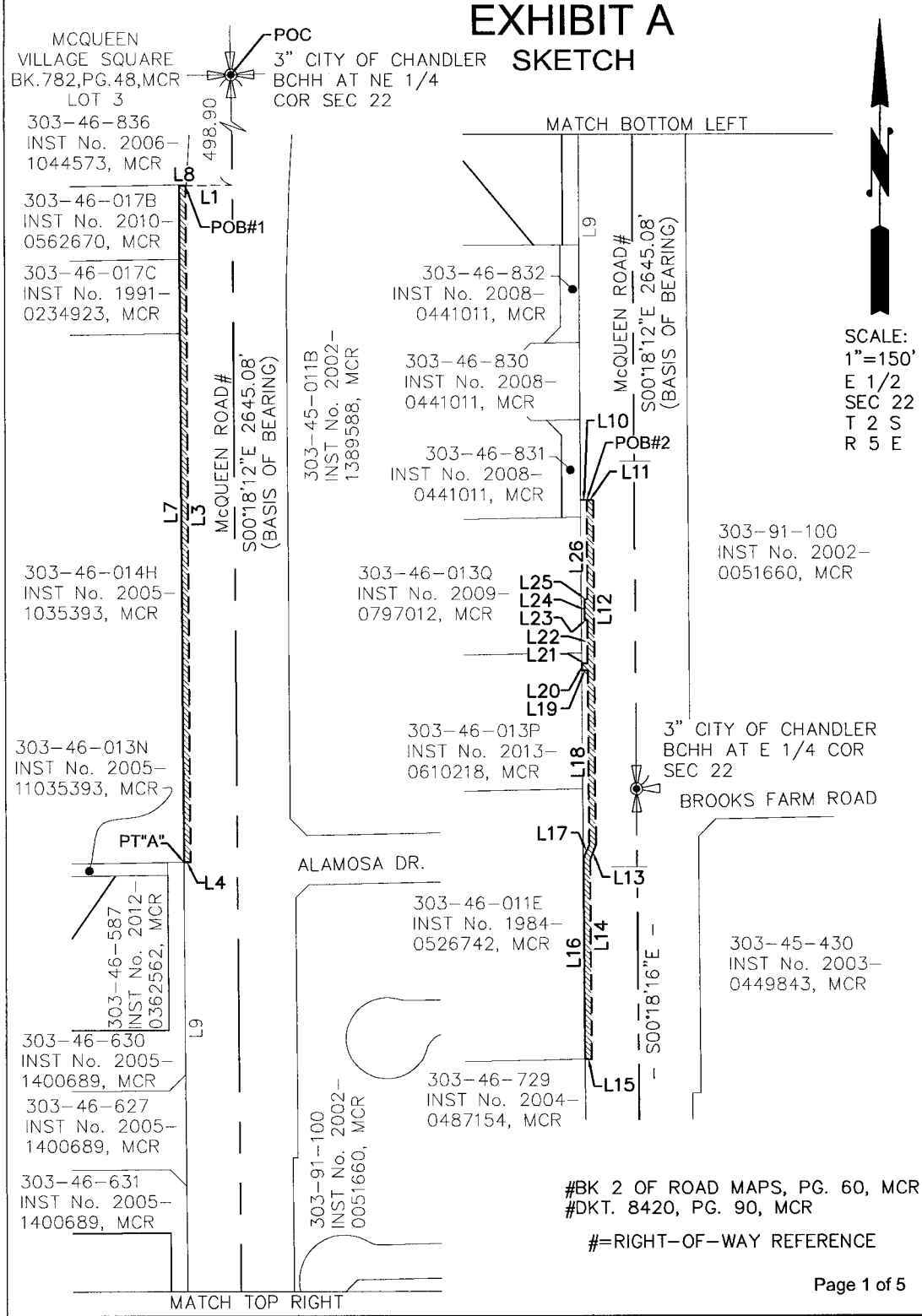
_____
Notary Public

_____

_____
Notary Stamp/Seal

Note: This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1132 and 11-1133 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).

SRP ELECTRIC EASEMENT
EXHIBIT A
SKETCH



#BK 2 OF ROAD MAPS, PG. 60, MCR
#DKT. 8420, PG. 90, MCR

#=RIGHT-OF-WAY REFERENCE

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW SRP ELECTRIC EASEMENT

Date: 5/1/14

Preparing Firm: RITOCH-POWELL & ASSOCIATES, INC.
5727 North 7th Street, Suite 120
Phoenix, AZ 85014
Ph: 602-263-1177
Fax: 602-277-6286

Professional Land Surveyor AZ No. 33868

Troy A. Ray RLS

Digitally signed by Troy A. Ray RLS
DN: cn=Troy A. Ray RLS, o=Ritoch-Powell & Associates, ou, email=tray@ritochpowell.com, c=US
Date: 2014.05.01 10:18:25 -07'00'

(Expires 6/30/14)
ELECTRONIC SEAL
http://www.btr.state.az.us/

SRP ELECTRIC EASEMENT
EXHIBIT A
SKETCH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°41'48"W	57.00'
L3	S00°18'12"E	823.05'
L4	S89°05'00"W	8.00'
L7	N00°18'12"W	823.18'
L8	EAST	8.00'
L9	S00°18'12"E	971.78'
L10	N89°41'48"E	7.00'
L11	N89°41'48"E	8.00'
L12	S00°18'12"E	419.13'
L13	S21°57'36"W	18.47'
L14	S00°18'16"E	245.18'
L15	S88°52'17"W	8.00'
L16	N00°18'16"W	246.87'
L17	N21°57'36"E	18.47'
L18	N00°18'12"W	210.59'
L19	WEST	7.00'
L20	N00°18'12"W	8.00'
L21	EAST	7.00'
L22	N00°18'12"W	53.00'
L23	S89°41'48"W	3.36'
L24	N00°18'12"W	25.49'
L25	N89°41'48"E	3.36'
L26	N00°18'12"W	120.48'

NEW SRP ELECTRIC EASEMENT AREAS:

#1=6,584.93 S.F.
#2=5,604.26 S.F.

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW SRP ELECTRIC EASEMENT

Date: 5/1/14

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Ph: 602-263-1177
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Professional Land Surveyor AZ No. 33868

Troy A. Ray RLS

Digitally signed by Troy A. Ray RLS
DN: cn=Troy A. Ray RLS, o=Ritoch-Powell & Associates, ou, email=tray@ritochpowell.com, c=US
Date: 2014.05.01 10:18:39 -07'00'

(Expires 6/30/14)
ELECTRONIC SEAL
http://www.btr.state.az.us/

SRP ELECTRIC EASEMENT
EXHIBIT A
LEGAL DESCRIPTION

An electric easement over the right-of-way of McQueen Road located in the Northeast Quarter of Section 22 , Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 22 (3" City of Chandler brass cap in hand hole) from which point the east quarter corner thereof (3" City of Chandler brass cap in hand hole) bears S 00°18'12" E a distance of 2645.08 feet;

Thence S 00°18'12" E, along the east line of said Northeast Quarter of said Section 22, a distance of 498.90 feet;

Thence across said right-of-way of McQueen Road the following three (3) courses and distances:

Thence S 89°41'48"W, a distance of 57.00 feet to POINT OF BEGINNING (#1);

Thence S 00°18'12" E, along a line 8.00 feet east of and parallel to the west right-of-way line of McQueen Road, a distance of 823.05 feet;

Thence S 89°05'00" W a distance of 8.00 feet to a point on said west right-of-way line, said point to be known as POINT "A";

Thence N 00°18'12" W, along said west right-of-way line, a distance of 823.18 feet;

Thence EAST, across said right-of-way of McQueen Road, a distance of 8.00 feet to POINT OF BEGINNING (#1).

And;

An electric easement over the right-of-way of McQueen Road located in the East Half of Section 22, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona, more particularly described as follows:

Commencing at said POINT"A";

Date: 5/1/14

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW SRP ELECTRIC EASEMENT

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5727 North 7th Street, Suite 120
Phoenix, AZ 85014
Ph: 602-263-1177
Fax: 602-277-6286

Professional Land Surveyor AZ No. 33868

Troy A. Ray RLS

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Date: 2014.05.01 10:18:54 -07'00'

(Expires 6/30/14)
ELECTRONIC SEAL
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SRP ELECTRIC EASEMENT
EXHIBIT A
LEGAL DESCRIPTION

Thence S 00°18'12" E, along the west right-of-way line of McQueen Road, a distance of 971.78 feet;

Thence across said right-of-way of McQueen Road the following six (6) courses and distances:

Thence N 89°41'48" E a distance of 7.00 feet to POINT OF BEGINNING (#2);

Thence N 89°41'48" E a distance of 8.00 feet;

Thence S 00°18'12" E a distance of 419.13 feet;

Thence S 21°57'36" W a distance of 18.47 feet;

Thence S 00°18'16" E, along a line 8.00 feet east of and parallel to said west right-of-way line of McQueen Road, a distance of 245.18 feet;

Thence S 88°52'17" W a distance of 8.00 feet to a point on said west right-of-way line;

Thence N 00°18'16" W, along said west right-of-way line, a distance of 246.87 feet;

Thence across said right-of-way the following three (3) courses and distances:

Thence N 21°57'36" E a distance of 18.47 feet;

Thence N 00°18'12" W, along a line 58.00 feet west of and parallel to the east line of the Northeast Quarter of said Section 22 and partially parallel to said west right-of-way line of McQueen Road, a distance of 210.59 feet;

Thence WEST a distance of 7.00 feet to a point on said west right-of-way line,

Thence N 00°18'12" W, along said west right-of-way line, a distance of 8.00 feet;

Thence across said right-of-way the remaining courses and distances:

Thence EAST a distance of 7.00 feet;

Thence N 00°18'12" W, along a line 7.00 feet east of and parallel to said west right-of-way line of McQueen Road, a distance of 53.00 feet;

Thence S 89°41'48" W a distance of 3.36 feet;

Thence N 00°18'12" W, along a line 3.64 feet east of and parallel to said west right-of-way line of McQueen Road, a distance of 25.49 feet;

Thence N 89°41'48" E a distance of 3.36 feet;

Thence N 00°18'12" W, along a line 7.00 feet east of and parallel to said west right-of-way line of McQueen Road, a distance of 120.48 feet to POINT OF BEGINNING (#2).

Date: 5/1/14

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW SRP ELECTRIC EASEMENT

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Date: 2014.05.01 10:19:10 -07'00'

(Expires 6/30/14)
ELECTRONIC SEAL
http://www.btr.state.az.us/

SRP ELECTRIC EASEMENT
EXHIBIT A
LEGAL DESCRIPTION

The above described easement contains (#1) 0.1511 acre of land (6,584.93 s.f.) + (#2) 0.1287 acre of land (5,604.33 s.f.) = (Total) 0.2798 acre of land (12,189.26 s.f.), more or less, including any easement of record.

The basis of bearing for the above description is S 00°18'12" E for the east line of the Northeast Quarter of Section 22, Township 2 South, Range 5 East of the Gila & Salt River Meridian, City of Chandler, Maricopa County, Arizona as shown on the PLSS Subdivision Record of Survey-Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 589, Page 48, Maricopa County Records.

Date: 5/1/14

McQUEEN ROAD IMPROVEMENTS
PROJECT No.: 28012
NEW SRP ELECTRIC EASEMENT

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Date: 2014.05.01 10:19:23 -07'00'

(Expires 6/30/14)
ELECTRONIC SEAL
http://www.btr.state.az.us/

MCQUEEN SRP EASEMENT – ALAMOSA NORTH

NORTH: 817336.6855' EAST: 728372.1694'

SEGMENT #1 : LINE

COURSE: S0° 18' 12"E LENGTH: 823.05'
NORTH: 816513.6470' EAST: 728376.5267'

SEGMENT #2 : LINE

COURSE: S89° 05' 00"W LENGTH: 8.00'
NORTH: 816513.5190' EAST: 728368.5278'

SEGMENT #3 : LINE

COURSE: N0° 18' 12"W LENGTH: 823.18'
NORTH: 817336.6875' EAST: 728364.1697'

SEGMENT #4 : LINE

COURSE: N90° 00' 00"E LENGTH: 8.00'
NORTH: 817336.6875' EAST: 728372.1697'

PERIMETER: 1662.23' AREA: 6,584.93 SQ. FT. (0.1511 ACRE)
ERROR CLOSURE: 0.0020' COURSE: N9° 27' 57"E
ERROR NORTH: 0.00201' EAST: 0.00034'

PRECISION 1: 831,115.00

Professional Land Surveyor AZ No. 33868

Troy A. Ray RLS

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DN: cn=Troy A. Ray RLS, o=Ritoch-Powell & Associates, ou, email=tray@ritochpowell.com, c=US
Date: 2014.05.01 10:19:38 -07'00'

(Expires 6/30/14)
ELECTRONIC SEAL
http://www.btr.state.az.us/

MCQUEEN SRP EASEMENT – BROOKS FARM
NORTH: 815541.7855' EAST: 728380.6730'

SEGMENT #1 : LINE
COURSE: N89° 41' 48"E LENGTH: 8.00'
NORTH: 815541.8278' EAST: 728388.6729'

SEGMENT #2 : LINE
COURSE: S0° 18' 12"E LENGTH: 419.13'
NORTH: 815122.7037' EAST: 728390.8918'

SEGMENT #3 : LINE
COURSE: S21° 57' 36"W LENGTH: 18.47'
NORTH: 815105.5738' EAST: 728383.9848'

SEGMENT #4 : LINE
COURSE: S0° 18' 16"E LENGTH: 245.18'
NORTH: 814860.3972' EAST: 728385.2876'

SEGMENT #5 : LINE
COURSE: S88° 52' 17"W LENGTH: 8.00'
NORTH: 814860.2397' EAST: 728377.2891'

SEGMENT #6 : LINE
COURSE: N0° 18' 16"W LENGTH: 246.87'
NORTH: 815107.1062' EAST: 728375.9774'

SEGMENT #7 : LINE
COURSE: N21° 57' 36"E LENGTH: 18.47'
NORTH: 815124.2361' EAST: 728382.8844'

SEGMENT #8 : LINE
COURSE: N0° 18' 12"W LENGTH: 210.59'
NORTH: 815334.8231' EAST: 728381.7695'

SEGMENT #9 : LINE
COURSE: N90° 00' 00"W LENGTH: 7.00'
NORTH: 815334.8231' EAST: 728374.7695'

SEGMENT #10 : LINE
COURSE: N0° 18' 12"W LENGTH: 8.00'
NORTH: 815342.8230' EAST: 728374.7272'

SEGMENT #11 : LINE
COURSE: N90° 00' 00"E LENGTH: 7.00'
NORTH: 815342.8230' EAST: 728381.7272'

SEGMENT #12 : LINE
COURSE: N0° 18' 12"W LENGTH: 53.00'
NORTH: 815395.8223' EAST: 728381.4466'

SEGMENT #13 : LINE
COURSE: S89° 41' 48"W LENGTH: 3.36'
NORTH: 815395.8045' EAST: 728378.0866'

SEGMENT #14 : LINE
COURSE: N0° 18' 12"W LENGTH: 25.49'
NORTH: 815421.2941' EAST: 728377.9517'

SEGMENT #15 : LINE
COURSE: N89° 41' 48"E LENGTH: 3.36'
NORTH: 815421.3119' EAST: 728381.3116'

SEGMENT #16 : LINE
COURSE: N0° 18' 12"W LENGTH: 120.48'
NORTH: 815541.7902' EAST: 728380.6738'

PERIMETER: 1402.39' AREA: 5,604.26 SQ. FT. (0.1287 ACRE)
ERROR CLOSURE: 0.0048' COURSE: N9° 10' 36"E
ERROR NORTH: 0.00478' EAST: 0.00077'

PRECISION 1: 292,166.67

Professional Land Surveyor AZ No. 33868

Troy A. Ray RLS

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