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JUL 10 2014



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

**MEMORANDUM Transportation & Development – Council Memo No. RE15-003**

**DATE:** JULY 10, 2014

**TO:** MAYOR AND COUNCIL

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

**FROM:** ERICH KUNTZE, REAL ESTATE COORDINATOR *RK*

**SUBJECT:** INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4488 GRANTING A NO COST POWER TRANSMISSION EASEMENT TO SALT RIVER PROJECT (SRP) ALONG THE NORTH SIDE OF RIGGS ROAD, FRONTING THE IRONWOOD COUNTRY CLUB

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4488 granting a no cost power transmission easement to Salt River Project (SRP) along the north side of Riggs Road, fronting the Ironwood Country Club.

BACKGROUND/DISCUSSION: When Riggs Road was widened between Alma School Road and Arizona Avenue, SRP was required to relocate their 69 kV lines to the north side of Riggs Road. To accommodate their relocated facilities, SRP is now requesting a power transmission easement along the north side of Riggs Road fronting the Ironwood Country Club. This easement will be approximately 1,200 feet long and will contain approximately 35,834 square feet of land. SRP will extinguish their existing 47,520 square foot easement along the south side of Riggs Road. Extinguishing the existing SRP easement will leave the traffic lanes on Riggs Road unencumbered. The majority of the remaining land rights along Riggs Road required by SRP are being processed by the Maricopa Department of Transportation.

SRP has advised Staff that a second 69kV circuit may be installed on this line of poles to increase their capacity and ability to service the area.

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

Council Meeting of 7/10/14  
RE15-003  
Page 2

FINANCIAL IMPLICATIONS:

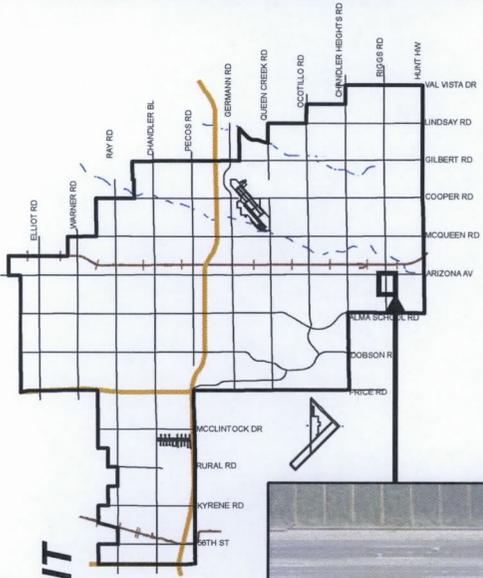
Cost: N/A  
Savings: N/A  
Long Term Costs: N/A

PROPOSED MOTION: Move City Council introduce and tentatively adopt Ordinance No. 4488 granting a no cost power transmission easement to Salt River Project (SRP) along the north side of Riggs Road, fronting the Ironwood Country Club.

Attachments: Map  
Ordinance No. 4488  
SRP Easement



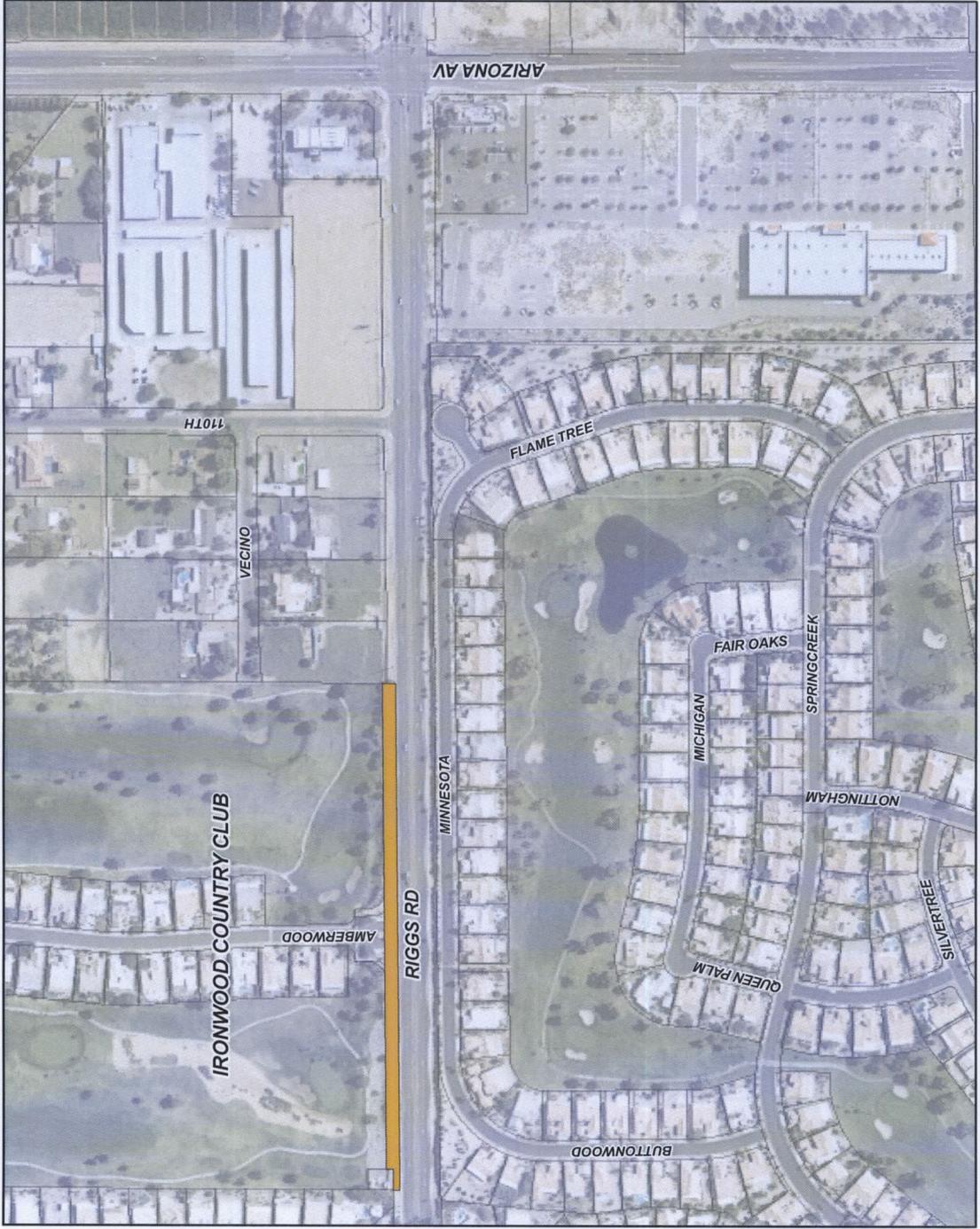
**GRANT A NO COST POWER TRANSMISSION EASEMENT  
TO SALT RIVER PROJECT FRONTING THE  
IRONWOOD COUNTRY CLUB ON RIGGS RD.**



**MEMO NO. RE15-003**

**ORDINANCE NO. 4488**

**EASEMENT**



**ORDINANCE NO. 4488**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A NO COST POWER TRANSMISSION EASEMENT TO SALT RIVER PROJECT ALONG THE NORTH SIDE OF RIGGS ROAD, FRONTING THE IRONWOOD COUNTRY CLUB.

WHEREAS, Salt River Project was required to relocate their 69kV facilities to the north side of Riggs Road between Price Road and Arizona Avenue; and

WHEREAS, Salt River Project has now requested a Power Transmission Easement along the north side of Riggs Road for a distance of approximately 1,200 feet, fronting the Ironwood Country Club for their relocated facilities; and

WHEREAS, Salt River Project will extinguish their existing easement along the south side of Riggs Road; and

WHEREAS, the City of Chandler is willing to grant a power transmission easement at no cost to Salt River Project for this 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 transmission 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. 4488 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*

## EXHIBIT "A"

### LEGAL DESCRIPTION SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

Overhead Power Line Easement	Date: 3/19/13
SRP Job No.: NL2-00729-000	Riggs Road Right of Way
SRP Job Name: Hoopes to Willis	Section 28, T 2 S, R 5 E

An easement for overhead power line purposes, being part of the Southeast Quarter of Section 28, Township 2 South, Range 5 East, Gila and Salt River Meridian, more particularly described as follows;

Commencing at a brass cap in hand hole at the South Quarter corner of said Section 28, from which the Southeast corner of said Section 28, a brass cap in hand hole, bears North 89 degrees 16 minutes 43 seconds East (NAD83 Basis of Bearings), a distance of 2643.40 feet;

thence along the north-south mid-section line of said Section 28, North 01 degrees 15 minutes 08 seconds East, a distance of 34.35 feet to the **Point of Beginning** of this description;

thence continuing, North 01 degrees 15 minutes 08 seconds East, a distance of 15.51 feet;

thence departing said north-south mid-section line, along the south line of a parcel of land described in Document 1987-0636134 Maricopa County Records (MCR), North 89 degrees 16 minutes 43 seconds East, a distance of 50.04 feet to the southeast corner of said parcel;

thence along the east line of said parcel, North 01 degrees 15 minutes 08 seconds East, a distance of 15.01 feet to the north line of Riggs Road;

thence along said north line, North 89 degrees 16 minutes 43 seconds East, a distance of 1149.20 feet to the east line of the Ironwood Country Club, Tract "F", recorded in Book 362, Page 19, MCR;

thence southerly along said east line and it's southerly prolongation, South 00 degrees 15 minutes 22 seconds West, a distance of 30.50 feet;

thence South 89 degrees 16 minutes 43 seconds West, a distance of 1199.76 feet to the **Point of Beginning**.

This easement contains 35,834 square feet, more or less.

**END OF DESCRIPTION**



**REGISTRATION  
EXPIRES: 03-31-13**

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

Land Department/PAB360

P. O. Box 52025

Phoenix, Arizona 85072-2025

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***POWER TRANSMISSION EASEMENT***

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Maricopa County  
Riggs Road ROW  
SE4, Sec. 28, T2S, R5E

Agt. KAM

Job # NL2-729

W KAM C WMT

**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 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 and maintenance. Grantee is hereby authorized to allow other utility companies to use the Easement Parcel jointly with Grantee for Grantee's utility purposes without such companies being subject to applicable permit and planning requirements of the City of Chandler. Utility companies authorized by Grantee to use the Easement Parcel separately from Grantee for purposes other than the Grantee's utility purposes will be subject to applicable permit and planning requirements of the City of Chandler.

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 Southeast quarter of Section 28, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona..

**Easement Parcel:**

**“See Exhibit “A” attached hereto and incorporated herein”**

**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 Section 40-360.41, et seq.**

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 limits of the Easement Parcel and its associated airspace; provided, however, that Grantor may, with the prior written consent and in the sole discretion of Grantee, use (or permit third party use of) the Easement Parcel for specific purposes reviewed and approved in writing by Grantee. Any proposed or existing uses shall be submitted to Grantee for approval in each instance in Grantee's sole discretion. Any Grantee approval shall be documented in writing and shall be contingent upon such uses complying with Grantee's clearance, access, and construction standards, as well as National Electrical Safety Code (NESC), Arizona law, Federal law (including OSHA), and all other applicable rules, codes or regulations. Unless agreed to in writing in each instance, the entirety of the Easement Parcel shall be drivable by Grantee's line maintenance vehicles. Any below-ground facilities located within the Easement Parcel must be designed to withstand a minimum loading of 320 pounds per square inch (PSI) applied to the ground surface under a crane outrigger pad measuring 27 inches in diameter. Under no circumstances may any use of the Easement Parcel (by Grantor or any third party) 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 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.

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 year subsequent to such abandonment.

In the event Grantor requires relocation of electric facilities, Grantor shall provide a replacement easement and be responsible for all associated relocation costs and expenses.

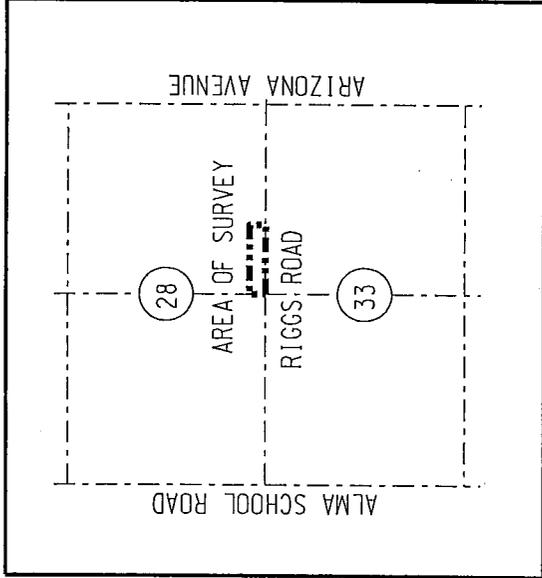
The covenants and agreements herein set forth shall run with and burden the land and shall extend and inure in favor and to the benefit of (and shall be binding on) the successors (including successors in ownership and estate), assigns, lessees, franchisees, permittees and licensees of Grantor and Grantee.

This Easement shall be construed in accordance with the laws of the State of Arizona. This Easement shall be given a reasonable construction so that the intention of the parties to confer usable rights of enjoyment upon Grantee to the Easement Parcel is implemented.

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# EXHIBIT "A"

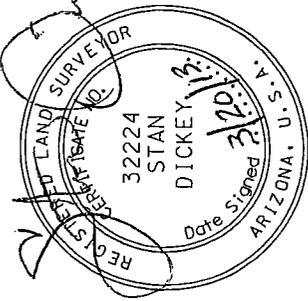


## ABBREVIATION TABLE

APN ASSESSOR'S PARCEL NUMBER  
 ALUM. ALUMINUM  
 BC BRASS CAP  
 C/L CENTERLINE  
 COR. CORNER  
 DKT. DOCKET  
 DOC. DOCUMENT  
 ESMT. EASEMENT  
 FND. FOUND  
 G&SRM GILA AND SALT RIVER MERIDIAN  
 HH HAND HOLE  
 M.C.R. MARICOPA COUNTY RECORDER  
 N.T.S. NOT TO SCALE  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 R/W RIGHT OF WAY  
 SRP SALT RIVER PROJECT  
 (R) RECORDED  
 (C) CALCULATED  
 (M) MEASURED

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

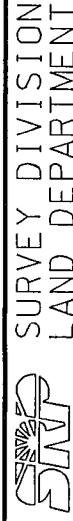
BASIS OF BEARING  
 THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28,  
 T2S, R5E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,  
 ARIZONA. THE BEARING N89°16'43"E IS BASED ON A MEASURED  
 DISTANCE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 28 AND  
 THE SOUTHEAST CORNER OF SECTION 28. THIS BEARING IS  
 BASED ON THE ARIZONA STATE PLANE COORDINATE SYSTEM,  
 CENTRAL ZONE, NAD 83 DATUM.



REGISTRATION  
 EXPIRES: 03-31-13

## LEGEND

- - - - - SECTION AND CENTERLINE  
 \_\_\_\_\_ PROPERTY LINE  
 - - - - - EXISTING EASEMENT  
 - - - - - OVERHEAD POWER LINE EASEMENT  
 ◆ SECTION CORNER AS NOTED  
 ⊗ FOUND MONUMENT AS NOTED  
 • ANGLE POINT



SURVEY DIVISION  
 LAND DEPARTMENT

HOOPES TO WILLIS  
 SECTION 28  
 T.2 S., R.5 E.  
 11.0 SOUTH - 26.5 EAST

SALT RIVER PROJECT  
 AGRICULTURAL IMPROVEMENT & POWER DISTRICT  
 N.T.S.

SRP JOB NUMBER: NL2-00729-000	SCALE: N.T.S.
AMP W/O NUMBER: N/A	SHEET: 1 OF 3
AGENT: MUNROE	REVISION: 0
DRAWN: MCDANIEL	OVERHEAD ELECTRIC POWER LINE EASEMENT MARICOPA COUNTY, ARIZONA
CHECKED BY: DSP	
DATE: 03/20/13	

# EXHIBIT "A"

NUMBER	DIRECTION	DISTANCE
L1	N 01°15'08" E	34.35'
L2	N 01°15'08" E	15.51'
L3	N 89°16'43" E	50.04'
L4	N 01°15'08" E	15.01'
L5	N 89°16'43" E	1149.20'
L6	S 00°15'22" W	30.50'
L7	S 89°16'43" W	1199.76'

CITY OF CHANDLER  
DOC. 1987-0636134

IRONWOOD COUNTRY CLUB  
PHASE I  
MCR 362-19  
TRACT "G"  
GOLFCOURSE

AMBERWOOD DRIVE  
TRACT "A"

MATCH LINE STA. 149+00

(BASIS OF BEARING)  
N89°16'43"E

2643.40'

## RIGGS ROAD

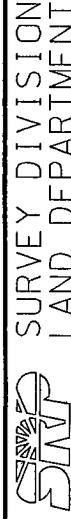
MINNESOTA AVENUE

TRACT "B"  
SUN LAKES  
UNIT TWENTY-SIX "D"  
MCR 342-46

FND. BC IN HH  
S 1/4 COR SEC 28  
T.2 S., R.5 E.  
STA. 143+01.37



GRAPHIC SCALE  
(SCALE IN FEET)



SALT RIVER PROJECT  
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP JOB NUMBER: NI2-00729-000 SCALE: N.T.S.

AMP W/O NUMBER: N/A SHEET: 2 OF 3

AGENT: MUNROE REVISION: 0

DRAWN: MCDANIEL  
CHECKED BY: *DSD*  
DATE: 03/20/13

OVERHEAD ELECTRIC  
POWER LINE EASEMENT  
MARICOPA COUNTY, ARIZONA

SURVEY DIVISION  
LAND DEPARTMENT

HOOPES TO WILLIS  
SECTION 28  
T.2 S., R.5 E.  
11.0 SOUTH - 26.5 EAST

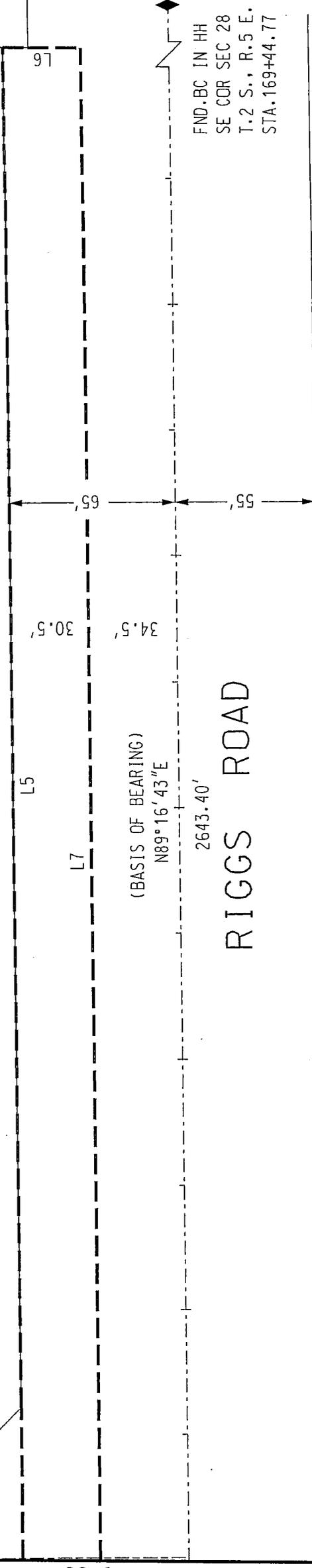
# EXHIBIT "A"

IRONWOOD COUNTRY CLUB  
 PHASE I  
 MCR 362-19  
 TRACT "F"  
 GOLFCOURSE

AMBERWOOD DRIVE  
 TRACT "A"

MATCH LINE STA. 149+00

NUMBER	DIRECTION	DISTANCE
L1	N 01° 15' 08" E	34.35'
L2	N 01° 15' 08" E	15.51'
L3	N 89° 16' 43" E	50.04'
L4	N 01° 15' 08" E	15.01'
L5	N 89° 16' 43" E	1149.20'
L6	S 00° 15' 22" W	30.50'
L7	S 89° 16' 43" W	1199.76'



## RIGGS ROAD

MINNESOTA AVENUE

SUN LAKES

UNIT TWENTY-SIX "D"

MCR 342-46



GRAPHIC SCALE  
 (SCALE IN FEET)

 SURVEY DIVISION LAND DEPARTMENT	
HOOPES TO WILLIS SECTION 28 T.2 S., R.5 E. 11.0 SOUTH - 26.5 EAST	
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP JOB NUMBER: NL2-00729-000	SCALE: N.T.S.
AMP W/O NUMBER: N/A	SHEET: 3 OF 3
AGENT: MUNROE	REVISION: 0
DRAWN: MGDANIEL	OVERHEAD ELECTRIC POWER LINE EASEMENT MARIICOPA COUNTY, ARIZONA
CHECKED BY: DSD	
DATE: 03/20/13	