

# 2

OCT 23 2014



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

**MEMORANDUM    Transportation & Development – Council Memo No. RE15-035**

**DATE:**            OCTOBER 23, 2014

**TO:**                MAYOR AND COUNCIL

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

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

**SUBJECT:**        INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4563 GRANTING A NO COST IRRIGATION EASEMENT TO SALT RIVER PROJECT (SRP) ON CITY PROPERTY LOCATED ALONG THE NORTH SIDE OF QUEEN CREEK ROAD, JUST WEST OF PRICE ROAD

RECOMMENDATION:    Staff recommends introduction and tentative approval of Ordinance No. 4563 granting a no cost irrigation easement to Salt River Project (SRP) on City property located along the north side of Queen Creek Road, just west of Price Road.

BACKGROUND/DISCUSSION:    As part of the Old Price Road and Queen Creek Road improvements, it is necessary to relocate a small portion of irrigation piping. As a result, SRP has requested an easement over a portion of the roadway on the north side of Queen Creek Road containing approximately 958.84 square feet. Concurrently, with the recording of the new easement, SRP will extinguish approximately 1,460.81 square feet of their existing irrigation easement to the City. The new irrigation easement will be at no cost to SRP as the work is for City facilities 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

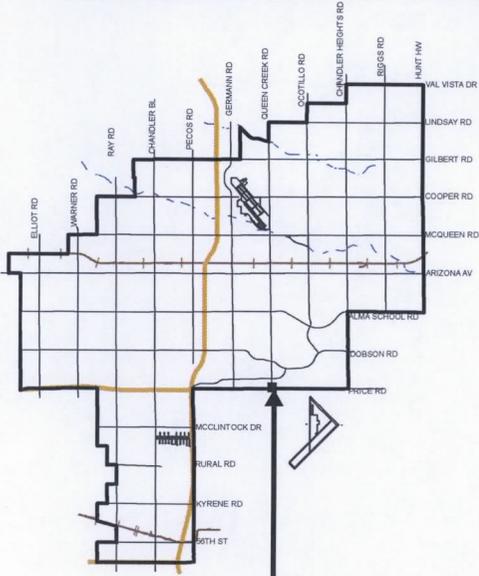
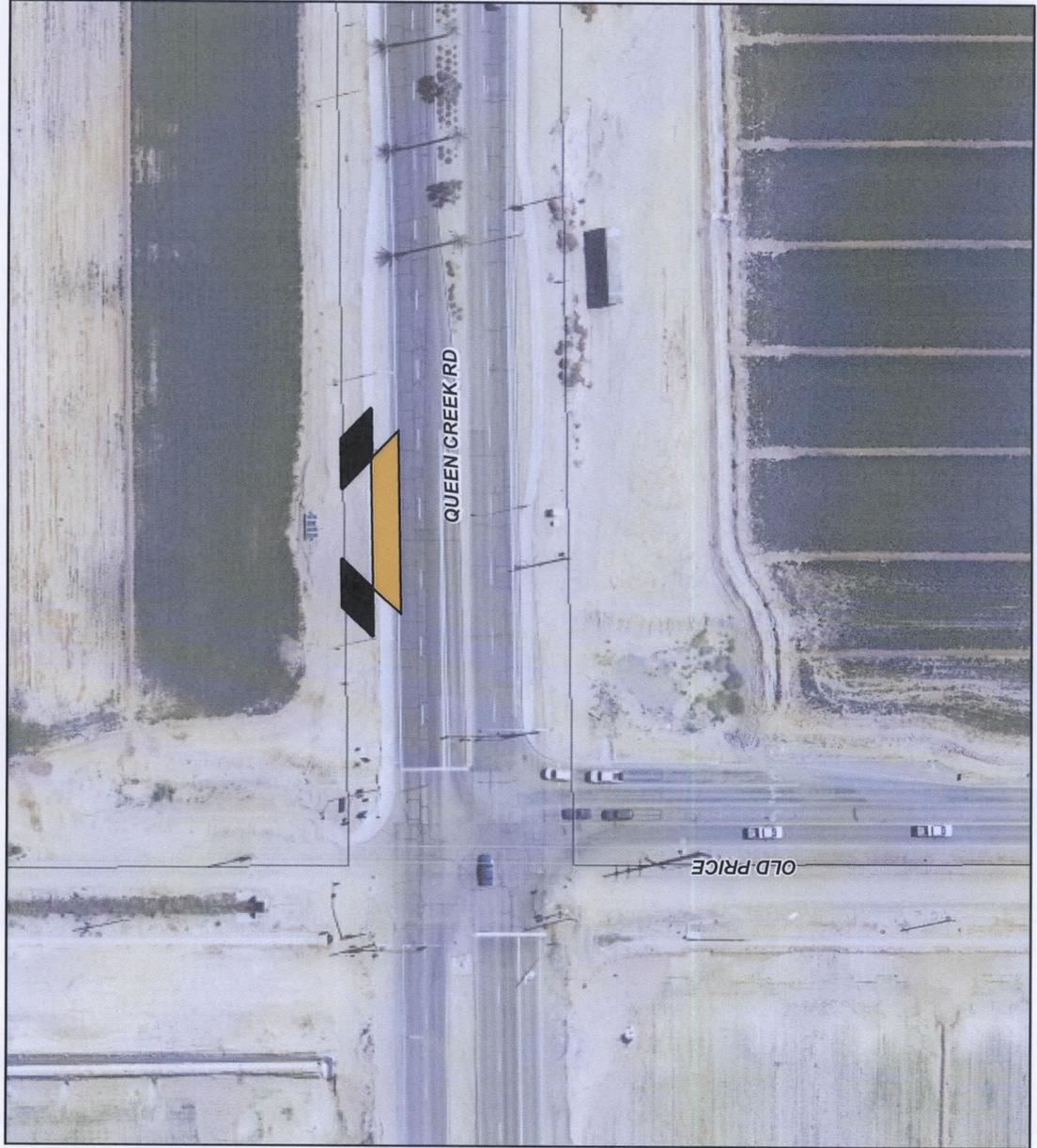
Council Meeting of October 23, 2014  
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Page 2

PROPOSED MOTION: Move City Council introduce and tentatively approve Ordinance No. 4563 granting a no cost irrigation easement to Salt River Project (SRP) on City property located along the north side of Queen Creek Road, just west of Price Road.

Attachments: Map  
Ordinance No. 4563  
SRP Irrigation Easement



# PRICE RD AND QUEEN CREEK RD INTERSECTION IMPROVEMENTS



**MEMO NO. RE15-035**

**ORDINANCE NO. 4563**

 IRRIGATION EASEMENT DEDICATED  
TO SALT RIVER PROJECT

 IRRIGATION EASEMENT RELEASE  
TO CITY OF CHANDLER



**ORDINANCE NO. 4563**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A NO COST IRRIGATION EASEMENT TO SALT RIVER PROJECT ON CITY PROPERTY LOCATED ALONG THE NORTH SIDE OF QUEEN CREEK ROAD, JUST WEST OF PRICE ROAD.

WHEREAS, as part of the improvements to the Price Road and Queen Creek Road intersection it is necessary to relocate an irrigation pipe owned by Salt River Project; and

WHEREAS, Salt River Project requires an irrigation easement for the new pipe location; and

WHEREAS, Salt River Project will extinguish a portion of its existing irrigation easement to the City of Chandler; and

WHEREAS, the City of Chandler, Arizona, is willing to grant an irrigation easement at no cost to SRP for that purpose; and

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 an irrigation 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 irrigation 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. 4563 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 *KSM*

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

Land Department/PAB350  
P. O. Box 52025  
Phoenix, Arizona 85072-2025

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**IRRIGATION EASEMENT**

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Maricopa County

R/W #2      Agt. DJK

Job # LJ57262

W DJK      C PSH

KNOW ALL MEN BY THESE PRESENTS:

That

**CITY OF CHANDLER**, ("Grantor"),  
an Arizona municipal corporation,

FOR AND IN CONSIDERATION OF THE SUM of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, ("Grantee"), an agricultural improvement district organized and existing under the laws of the State of Arizona, its successors and assigns, for itself and on behalf of the United States of America and as manager of the federal Salt River Reclamation Project, the non-exclusive right, easement and privilege to construct, reconstruct, operate and maintain an underground irrigation pipeline and irrigation turnout structure together with all the necessary and appurtenant facilities (collectively, the "Irrigation Facilities) through, over, under and across the following described property:

Said easement being more particularly described on EXHIBIT A  
attached hereto and by reference made a part hereof.

Grantee shall have the right, but not the obligation, to trim, cut and clear away trees or brush in the easement area whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights hereby granted. Grantor shall be responsible for the cost of removal of any trees or brush installed by Grantor that do not comply with the specifications in Exhibit B, attached hereto.

The Grantee shall at all times have the right of full and free ingress and egress to said easement for the purpose heretofore specified.

In the event the right, privilege and easement herein granted shall be abandoned and permanently cease to be used for the purpose herein granted, all rights herein granted shall automatically cease and revert to the Grantors, their heirs and assigns. This reversion is self-executing. However, in such event, and at Grantor's request, Grantee shall provide a quit claim deed or other recordable document sufficient to evidence the extinguishment of the easement and Grantee's interest in the real property described within this easement document.

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, successors in ownership and estate, assigns and lessees of the respective parties hereto.

Notwithstanding any of the aforesaid provisions, the easement rights granted herein shall be further subject to the following covenants, restrictions and conditions:

1. Grantor shall not erect, construct or permit to be erected or constructed any building, fence or other structure, drill any well or install swimming pools within the limits of said easement area, except Grantor reserves the right to construct, install, operate, maintain, repair, replace and reinstall surface parking areas, driveways, roadways, sidewalks, curbs and gutters, landscaping, irrigation lines, street lighting and public utilities in the easement area which comply with the specifications shown in Exhibit B attached hereto and by this reference made a part hereof, unless agreed to by Grantee in writing.
2. Other easements or permits for public utility purposes which Grantor grants in, upon, under, over and across the easement area described herein shall provide for compliance with the specifications shown in Exhibit B attached hereto and by this reference made a part hereof, unless agreed to by Grantee in writing.
3. In the event that any repair, maintenance, replacement or installation of the irrigation facilities and appurtenant conveniences will cause a disturbance or a disruption of any public street or paved roadway, Grantee shall notify Grantor, pursuant to existing practices, before Grantee undertakes any such action. In the event of an emergency, Grantee shall have use of any public street or paved roadway as it reasonably deems necessary and appropriate to correct, repair, replace or reconstruct irrigation facilities affected by the emergency and notify Grantor, pursuant to existing practices, as soon as practical after responding to the emergency. Grantee shall provide for advance warning signs, barricades, flagmen, flares, and other devices when necessary to protect the roadway user as set forth by the City Traffic Engineer in the latest edition of the "Manual on Uniform Traffic Control Devices" and any amendments and/or revisions thereto.
4. Grantor shall warrant and defend the rights, easements, and privileges hereby granted and the priority of this easement against all acts of the Grantor and no other, subject to any matter that may appear of record.

5. If, in its use of the easement area for any purpose, Grantee disturbs or damages any property or improvements of Grantor constructed in accordance with Exhibit B, all such property or improvements so disturbed or damaged shall be restored as close to its previous condition as is reasonably possible at the expense of Grantee.

6. In no event shall Grantee cause any irrigation facility to be located closer than two (2) feet from back of the curb (existing or as planned and made known to Grantee before the execution of this easement) for the adjacent public street or paved roadway, except at the point where the irrigation facility will intersect and cross under any such public street or paved roadway.

7. Nothing herein or within the attached Exhibit B shall be construed to prohibit Grantor from installing any intersecting public street or paved roadway, including any related surface parking areas, curbs and gutters, landscaping irrigation lines, street lighting and public utilities related thereto, which intersects with and crosses over that portion of Grantor's road right of way in which the easement area lies, as indicated in the attached Exhibit A; provided, Grantor shall coordinate with Grantee to assure that such facilities will not damage or unreasonably interfere with Grantee's irrigation facilities.

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

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney for the **KSM**  
City of Chandler

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, as \_\_\_\_\_, 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.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
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 11-1131 and 11-1132 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).**

S/LANDFORM/MASTER/CoJc IRRIGATION/NEW 2000

# EXHIBIT A

## LEGAL DESCRIPTION

AN IRRIGATION EASEMENT LYING WITHIN THE RIGHT-OF-WAY OF QUEEN CREEK ROAD AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7 (3 INCH BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3 INCH BLM BRASS CAP) BEARS N0°42'07"W A DISTANCE OF 2634.26 FEET;

THENCE N88°56'24"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 135.69 FEET;

THENCE N1°03'36"W, ACROSS THE RIGHT-OF-WAY OF QUEEN CREEK ROAD, A DISTANCE OF 48.00 FEET TO A POINT ON THE NORTH LINE OF THAT 16 FOOT WIDE IRRIGATION EASEMENT AS CONVEYED TO SRP BY DEED OF RECORD IN INSTRUMENT NUMBER 1997-0318886, MARICOPA COUNTY RECORDS, (MCR), SAID POINT BEING POINT OF BEGINNING #1;

THENCE N43°36'18"E, CONTINUING ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 23.90 FEET TO A POINT ON THE NORTH LINE THEREOF BEING A SOUTHWEST CORNER OF THAT 20 FOOT WIDE IRRIGATION EASEMENT AS CONVEYED TO SRP BY DEED OF RECORD IN INSTRUMENT NUMBER 2007-0981048, MCR;

THENCE N88°56'24"E, ALONG SAID NORTH RIGHT-OF-WAY LINE BEING A SOUTH LINE OF SAID 20 FOOT WIDE IRRIGATION EASEMENT, A DISTANCE OF 28.12 FEET;

THENCE S43°36'18"W, ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 23.90 FEET TO A POINT ON SAID 16 FOOT WIDE IRRIGATION EASEMENT NORTH LINE TO BE KNOWN AS POINT "A";

THENCE S88°56'24"W, CONTINUING ACROSS SAID RIGHT-OF-WAY ALONG SAID 16 FOOT WIDE IRRIGATION EASEMENT NORTH LINE, A DISTANCE OF 28.12 FEET TO POINT OF BEGINNING #1.

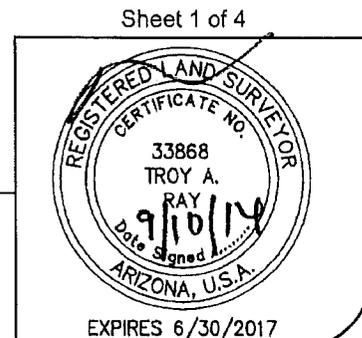
AND;

COMMENCING AT SAID POINT "A";

THENCE N88°56'24"E, ACROSS THE RIGHT-OF-WAY OF QUEEN CREEK ROAD ALONG THE NORTH LINE OF SAID 16 FOOT WIDE IRRIGATION EASEMENT, A DISTANCE OF 75.39 FEET TO POINT OF BEGINNING #2;

**TITLE: IRRIGATION EASEMENT**

Preparing Firm: RITCOH-POWELL & ASSOCIATES, INC.  
Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014  
Phone: 602-263-1177 Fax: 602-277-6286



# EXHIBIT A

## LEGAL DESCRIPTION

THENCE N46°03'36"W, CONTINUING ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 24.04 FEET TO A POINT ON THE NORTH LINE THEREOF BEING A SOUTHEAST CORNER OF THAT 20 FOOT WIDE IRRIGATION EASEMENT AS CONVEYED TO SRP BY DEED OF RECORD IN INSTRUMENT NUMBER 2007-0981048, MCR;

THENCE N88°56'24"E, ALONG SAID NORTH RIGHT-OF-WAY LINE BEING THE SOUTH LINE OF SAID 20 FOOT WIDE IRRIGATION EASEMENT, A DISTANCE OF 28.28 FEET;

THENCE S46°03'36"E, ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 24.04 FEET TO A POINT ON SAID 16 FOOT WIDE IRRIGATION EASEMENT NORTH LINE;

THENCE S88°56'24"W, CONTINUING ACROSS SAID RIGHT-OF-WAY ALONG SAID 16 FOOT WIDE IRRIGATION EASEMENT NORTH LINE, A DISTANCE OF 28.28 FEET TO POINT OF BEGINNING #2.

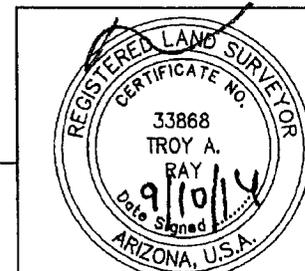
THE ABOVE DESCRIBED EASEMENT CONTAINS: AREA #1 - 478.06 SQUARE FEET (0.0110 ACRE) + AREA#2 - 480.78 SQUARE FEET (0.0110 ACRE) = 958.84 SQUARE FEET (0.0220 ACRE) OF LAND, MORE OR LESS, AND INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N0°42'07"W FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) RECORDED IN BOOK 589, PAGE 48, MARICOPA COUNTY RECORDS.

Sheet 2 of 4

**TITLE: IRRIGATION EASEMENT**

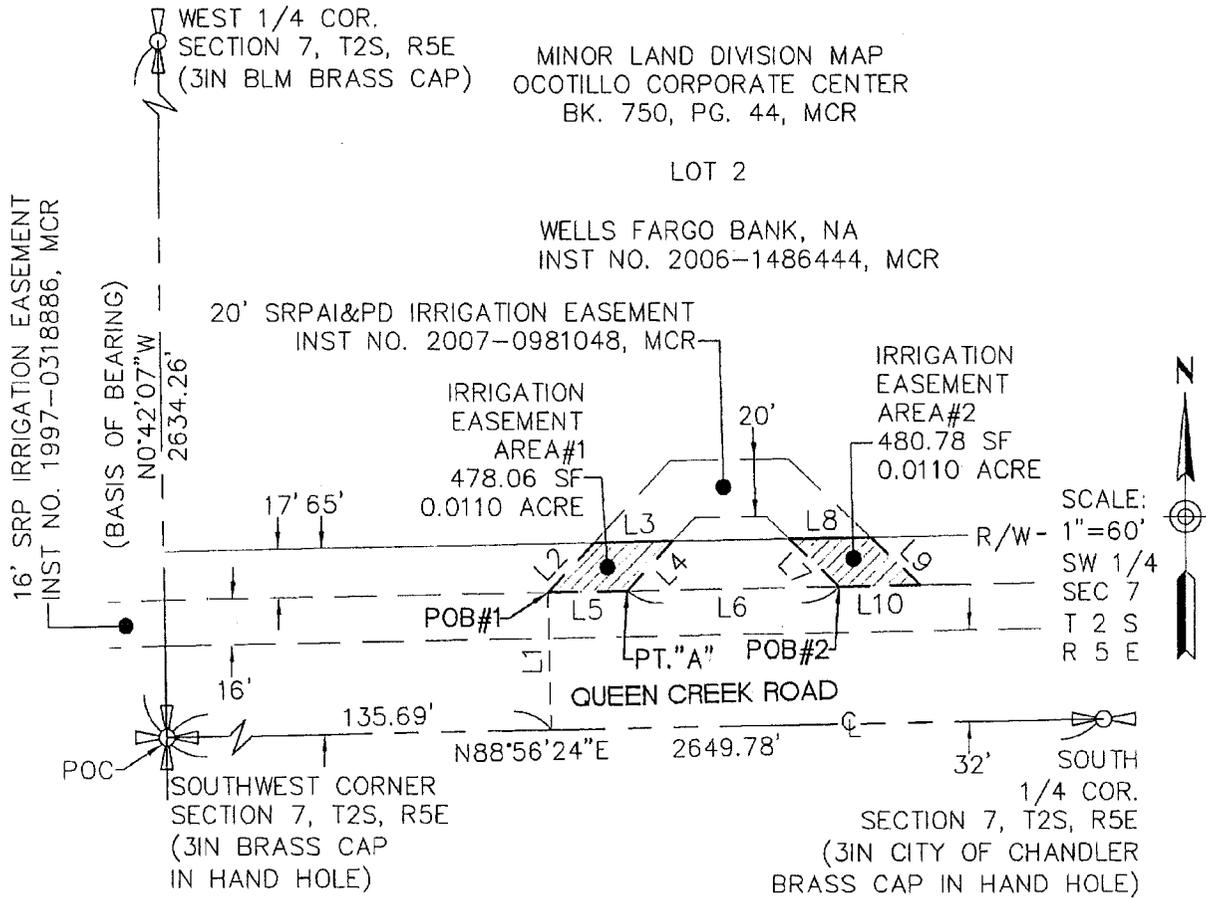
Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.  
Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014  
Phone: 602-263-1177 Fax: 602-277-6286



EXPIRES 6/30/2017

# EXHIBIT A

## SKETCH



\*\* SEE SHEET 4 FOR LINE AND CURVE TABLES \*\*

IRRIGATION EASEMENT		
AREA#1	+ AREA#2	TOTAL
478.06 SF	480.78 SF	= 958.84 SF
0.0110 ACRE	0.0110 ACRE	0.0220 ACRE

**TITLE: IRRIGATION EASEMENT**

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.  
 Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014  
 Phone: 602-263-1177 Fax: 602-277-6286

Sheet 3 of 4

REGISTERED LAND SURVEYOR

CERTIFICATE NO.

33868

TROY A. RAY

Date Signed: 9/10/14

ARIZONA, U.S.A.

EXPIRES 6/30/2017

# EXHIBIT A

## SKETCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°03'36"W	48.00'
L2	N43°36'18"E	23.90'
L3	N88°56'24"E	28.12'
L4	S43°36'18"W	23.90'
L5	S88°56'24"W	28.12'
L6	N88°56'24"E	75.39'
L7	N46°03'36"W	24.04'
L8	N88°56'24"E	28.28'
L9	S46°03'36"E	24.04'
L10	S88°56'24"W	28.28'

Sheet 4 of 4

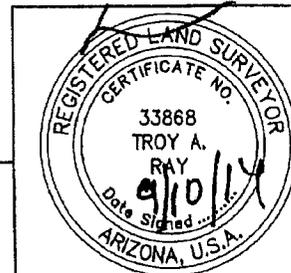
**TITLE: IRRIGATION EASEMENT**

**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**

**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**

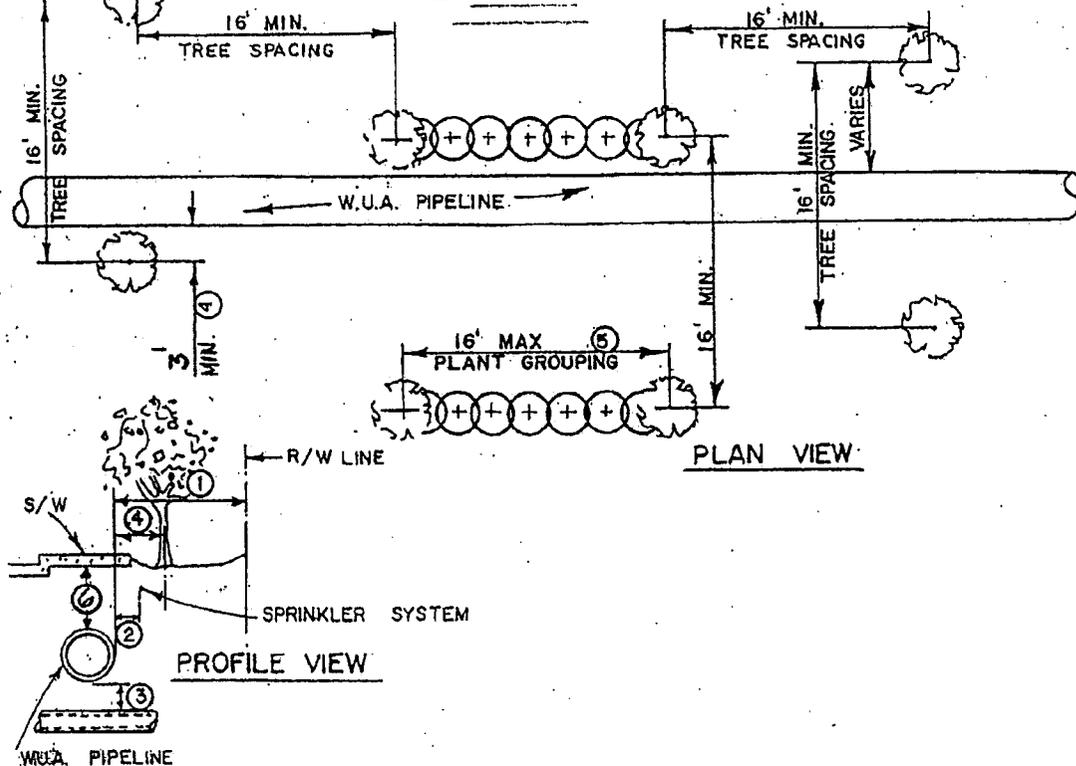
**Phone: 602-263-1177**

**Fax: 602-277-6286**



**EXPIRES 6/30/2017**

EXHIBIT B



UNDERGROUND IRRIGATION PIPELINE

- ① MINIMUM 2' CLEARANCE TO POLES, FENCE OR BUILDING IN PUBLIC R/W. AREA MAY BE USED FOR DRIVEWAY, PARKING, SIDEWALK, LAWN OR ALLEY.
- ② MINIMUM 2' CLEARANCE TO UNDERGROUND UTILITY LINES EXCEPT SPRINKLER SYSTEM. CITY RESPONSIBLE FOR REPAIRING SPRINKLER SYSTEM INSTALLED CLOSER THAN 2'. UTILITY EXCAVATION SHALL BE MINIMUM 2' FROM OUTSIDE EDGE OF C.I.P.P.
- ③ UNDER OR OVER CROSSING MINIMUM 1'.
- ④ MINIMUM 3' TO TREES IN PUBLIC R/W, SEE PLAN VIEW FOR OTHER REQUIREMENTS.
- ⑤ PLANT GROUPINGS SHALL NOT EXCEED 16'; GROUPINGS ON SAME SIDE OF PIPE SHALL BE MINIMUM 16' APART.
- ⑥ MAINTAIN 2' OF COVER

ORIGINAL

ADDED NOTE 6			
05-18-00	JWS	CHK'D	2
REVISED	BY	CHK'D	REV.
SALT RIVER VALLEY WATER USERS' ASS'N PHOENIX, ARIZONA			
S.R.P. R/W GUIDELINES FOR MUNICIPAL PRIOR RIGHTS AGREEMENT			
DESIGNED A.R.	CHECKED GAJ		
DRAWN A. K.	RECOMMENDED GP		
TRACED 6-28-79	APPROVED TNS		
SCALE NONE			
6-28-79		C-8-131	

*SRP Job No. LJ57262  
City of Chandler  
Exhibit B-2*

## **EXHIBIT B**

IF GRANTOR (CITY) INSTALLS TREES, SHRUBBERY OR OTHER PLANTS IN A MANNER INCONSISTENT WITH EXHIBIT B, GRANTEE MAY REQUIRE GRANTOR TO REMOVE THEM AT GRANTOR'S SOLE EXPENSE. FURTHER, GRANTOR SHALL REIMBURSE GRANTEE FOR ALL COSTS INCURRED TO REMEDY ANY DAMAGE TO OR INTERFERENCE WITH ANY IRRIGATION FACILITIES, CAUSED BY ROOTS FROM TREES, SHRUBBERY OR OTHER PLANTS INSTALLED BY OR CAUSED TO BE INSTALLED BY GRANTOR, UNLESS GRANTEE REASONABLY DETERMINES THAT TIME DOES NOT PERMIT, GRANTEE SHALL PROVIDE GRANTOR WITH REASONABLE NOTICE AND A DAMAGE ESTIMATE IN ADVANCE OF INCURRING COSTS TO REMEDY ROOT PROBLEMS. WHENEVER GRANTEE HAS INCURRED SUCH COSTS WITHOUT ADVANCE NOTICE TO GRANTOR, GRANTEE SHALL PROVIDE GRANTOR WITH VISUAL EVIDENCE OF THE DAMAGE ALONG WITH GRANTEE'S REQUEST FOR REIMBURSEMENT WITHIN TEN (10) DAYS OF THE COMPLETION OF THE DAMAGE OF REPAIRS. UNLESS CAUSED BY GRANTEE NEGLIGENCE, GRANTOR SHALL INDEMNIFY AND SAVE HARMLESS GRANTEE AGAINST AND FROM ANY LIABILITY FOR CLAIMS FOR DAMAGE OR INJURY ARISING OUT OF INTERFERENCE WITH OR DAMAGE TO ANY IRRIGATION FACILITIES CAUSED BY ROOTS FROM TREES, SHRUBBERY OR OTHER PLANTS INSTALLED BY OR CAUSED TO BE INSTALLED BY GRANTOR.