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NOV 20 2014



MEMORANDUM Transportation & Development Dept. - Memo No. RE15-041

DATE: NOVEMBER 20, 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. 4581 GRANTING TWO POWER DISTRIBUTION EASEMENTS, AT NO COST, TO SALT RIVER PROJECT TO PROVIDE ELECTRICITY TO FIRE STATION 281 (CITY OF CHANDLER FIRE STATION 1) AND AN EMERGENCY TRAFFIC SIGNAL ON THE SOUTH SIDE OF PECOS ROAD

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4581 granting two power distribution easements, at no cost, to Salt River Project to provide electricity to Fire Station 281 (City of Chandler Fire Station 1) and an emergency traffic signal on the south side of Pecos Road.

BACKGROUND/DISCUSSION: In order to provide electricity to new Fire Station 281 (City of Chandler Fire Station 1) and a traffic signal on Pecos Road, it is necessary to grant two power distribution easements to Salt River Project. One easement is for an emergency traffic signal and one easement is for the fire station. The easements will be at no cost to Salt River Project 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

ORD 4581
ek

Memo No. RE15-041
November 20, 2014
Page 2

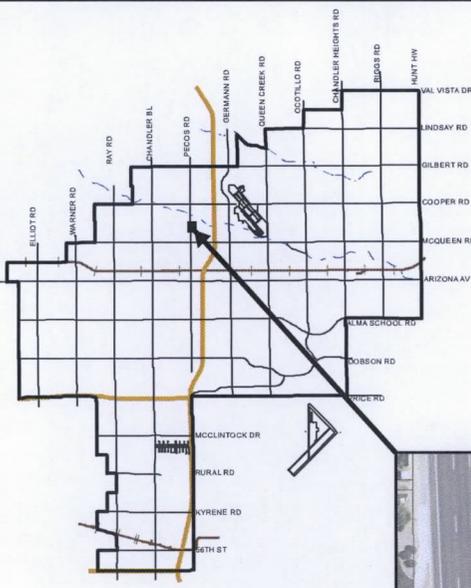
PROPOSED MOTION: Move City Council introduce and tentatively adopt Ordinance No. 4581 granting two power distribution easements, at no cost, to Salt River Project to provide electricity to Fire Station 281 (City of Chandler Fire Station 1) and an emergency traffic signal on the south side of Pecos Road.

Attachments: Map
Ordinance No. 4581
SRP Easements (2)

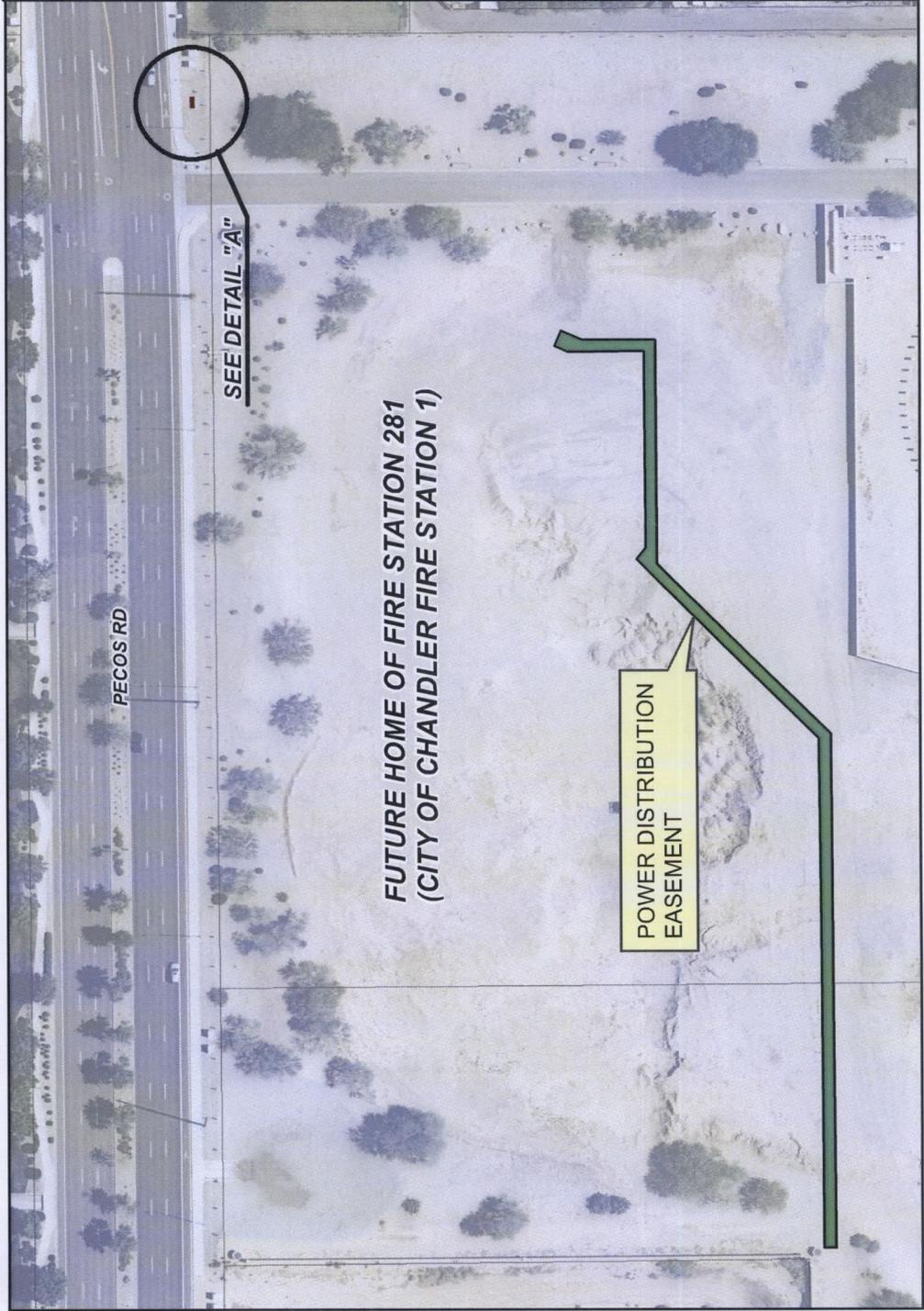


**GRANT TWO POWER DISTRIBUTION EASEMENTS
TO SALT RIVER PROJECT TO PROVIDE ELECTRICITY
TO FIRE STATION 281 (CITY OF CHANDLER FIRE STATION 1)
AND AN EMERGENCY TRAFFIC
SIGNAL ON THE SOUTH SIDE OF PECOS ROAD**

-  POWER DISTRIBUTION EASEMENT
-  EMERGENCY TRAFFIC SIGNAL EASEMENT



**MEMO NO. RE15-041
ORDINANCE NO. 4581**



DETAIL "A"



ORDINANCE NO. 4581

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING TWO POWER DISTRIBUTION EASEMENTS, AT NO COST, TO SALT RIVER PROJECT TO PROVIDE ELECTRICITY TO FIRE STATION 281 (CITY OF CHANDLER FIRE STATION 1) AND AN EMERGENCY TRAFFIC SIGNAL ON THE SOUTH SIDE OF PECOS ROAD.

WHEREAS, the City of Chandler is constructing Fire Station 281 (City of Chandler Fire Station 1) on Pecos Road that requires electrical service to be provided by Salt River Project; and

WHEREAS, an emergency traffic signal will be installed for the new fire station that also requires electrical service; and

WHEREAS, to provide the electrical service to Fire Station 281 (City of Chandler Fire Station 1) and the traffic signal, Salt River Project (SRP) requires two power distribution easements on City owned property; and

WHEREAS, the City of Chandler is willing to grant two power distribution easements, 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 two power distribution easements, at no cost, to Salt River Project, through, over, under, and across that certain property described and depicted in Exhibits "A" and "B" 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 easements 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. 4581 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
NW ¼ SEC 2, T2S, R5E

Agt. KB

Job # T2031022

W KB C RAP
JRS 7.30.14

CITY OF CHANDLER,

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 part of Pecos Road Right of Way situated in the Northwest quarter of Section 2, 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 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.

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SRP UNDERGROUND EASEMENT

A strip of land for "Underground Electric Facilities" located in the Northeast Quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being 8.00 feet in width, lying 4.00 feet on each side of the following described centerline;

COMMENCING at the North Quarter corner of said Section 2, a brass cap in handhole, from which the Northwest corner of Section 2, a brass cap in handhole, bears North 89 degrees 31 minutes 10 seconds East, a distance of 2643.59 feet, also being the basis of bearings;

Thence along the mid-section line of the of Section 2, South 00 degrees 22 minutes 53 seconds East, a distance of 33.00 feet;

Thence continuing South 00 degrees 22 minutes 53 seconds East, a distance of 32.00 feet;

Thence South 89 degrees 31 minutes 10 seconds West a distance of 46.01 feet;

Thence North 00 degrees 28 minutes 50 seconds West a distance of 9.77 feet to the window of a 3.50 foot by 3.50 foot transformer pad and the **POINT OF BEGINNING**;

Thence 02 degrees 11 minutes 16 seconds West a distance of 3.12 feet to the south line of an existing SRP electric easement as recorded in document number 2007-0892137, Maricopa county records and the terminus of this easement.

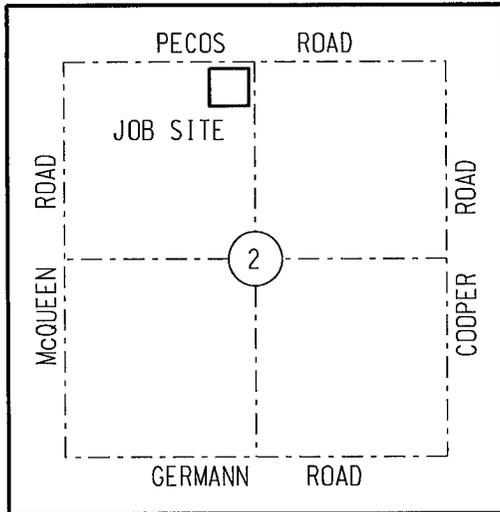
Sidelines being lengthened or shortened to form vertices at all angle points.



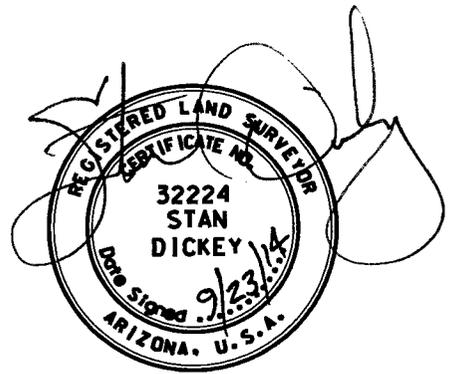
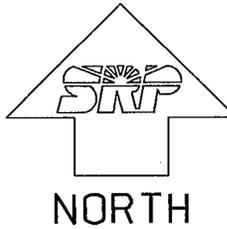
REGISTRATION
EXPIRES: 03-31-16

JRS 9.30.14

EXHIBIT "A"



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



REGISTRATION
EXPIRES: 03-31-16

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- CENTERLINE OF 8' EASEMENT
- EXISTING EASEMENT
- ◆ SECTION CORNER AS NOTED
- EQUIPMENT PAD(S) UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT

ABBREVIATION TABLE

BCHH	BRASS CAP IN HAND HOLE
EPAD	EQUIPMENT PAD
FND	FOUND
MCR	MARICOPA COUNTY RECORDER
NTS	NOT TO SCALE
LVI	LAST VISUAL INSPECTION

BASIS OF BEARINGS:
THE ARIZONA STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD 83 DATUM.

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

LDWR NO.:9270	SCALE:NTS
I.O. NO.:T2031022	SHEET:1 OF 2
AGENT:K. BOCKMANN <i>JRS 9.30.14</i>	SHEET SIZE: 8.5"x11"
DRAWN:B. HICK	REVISION:0
CHECKED BY: <i>DSD</i>	CREW CHIEF:S. MILLER
DATE:9/18/14	FIELD DATE:9/3/14

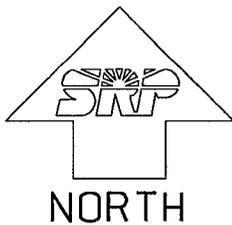
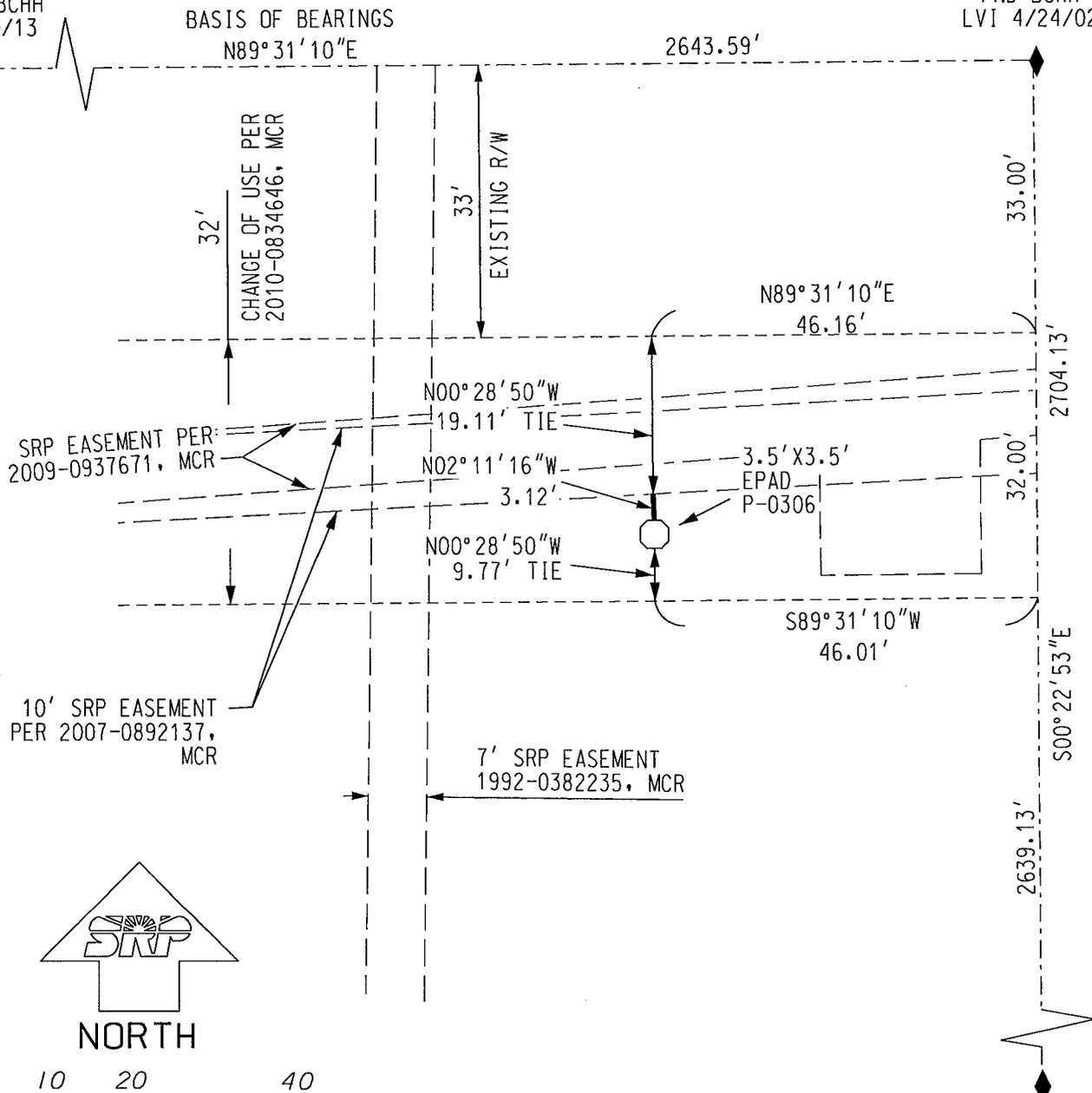
CHANDLER FIRE STATION
NW 1/4 SEC 2
T. 2 S., R. 5 E.
28.2E - 6.1S

EXHIBIT "A"

NW COR
SEC 2
FND BCHH
4/30/13

PECOS ROAD

N1/4 COR SEC 2
FND BCHH
LVI 4/24/02



0 10 20 40



CENTER SEC 2
FND REBAR
LVI 10/22/13

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
LDWR NO.: 9270	SCALE: 1"=20'	
I.O. NO.: T2031022	SHEET: 2 OF 2	CHANDLER FIRE STATION NW 1/4 SEC 2 T. 2 S., R. 5 E. 28.2E - 6.1S
AGENT: K. BOCKMANN <i>JRS 9.30.14</i>	SHEET SIZE: 8.5"x11"	
DRAWN: B. HICK	REVISION: 0	
CHECKED BY:	CREW CHIEF: S. MILLER	
DATE: 9/18/14	FIELD DATE: 9/3/14	

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

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

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 302-29-010A & 302-29-011B
NW ¼ SEC 2, T2S, R5E

Agt. KB
AMP Job NO. T2004669
W KB C RAP
IRS 10-10-14

**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:

A part of land located in the Northwest quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described in Instrument Numbers 1987-0749775 and 1988-0396520, records of Maricopa County, Arizona.

Easement Parcel:

Said easement being described as "LIMITS OF SRP EASEMENT" delineated on Exhibit "A" (CHANDLER FIRE STATION NO. 281, SRP AMP Job No. T2004669, prepared by Salt River Project A.I. & Power District, dated 03/26/07, 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.

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EXHIBIT A

A portion of land located in the Northwest Quarter of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 2, a brass cap in hand hole, from which the Northwest corner of Section 2, a brass cap in hand hole, bears South 89 degrees 31 minutes 10 seconds West, a distance of 2643.58 feet, also being the basis of bearings;

Thence along the mid-section line of Section 2, South 00 degrees 22 minutes 53 seconds East, a distance of 65.00 feet to the northeast corner of a parcel of land recorded in document 1988-0396520, Maricopa County Records;

Thence continuing along said mid section line, South 00 degrees 22 minutes 53 seconds East, a distance of 241.97 feet;

Thence departing said mid section line South 89 degrees 37 minutes 07 seconds West, a distance of 205.36 feet to the **Point of Beginning**;

Thence South 23 degrees 52 minutes 15 seconds West, a distance of 16.53 feet;

Thence South 00 degrees 22 minutes 50 seconds East, a distance of 49.92 feet;

Thence South 89 degrees 36 minutes 54 seconds West, a distance of 154.56 feet;

Thence South 44 degrees 37 minutes 31 seconds West, a distance of 166.79 feet;

Thence South 89 degrees 37 minutes 25 seconds West, a distance of 358.42 feet to the easterly line of an existing SRP electric easement as recorded in document number 1996-0408372, Maricopa county records;

Thence along the easterly line of said easement, North 00 degrees 19 minutes 42 seconds West, a distance of 8.00 feet;

Thence North 89 degrees 37 minutes 25 seconds East, a distance of 355.10 feet;

Thence North 44 degrees 37 minutes 31 seconds East, a distance of 175.53 feet;

JRS 10.10.14

Thence South 53 degrees 28 minutes 50 seconds East, a distance of 10.30 feet;
Thence North 89 degrees 36 minutes 54 seconds East, a distance of 135.46 feet;
Thence North 00 degrees 22 minutes 50 seconds West, a distance of 52.13 feet;
Thence North 23 degrees 37 minutes 12 seconds East, a distance of 10.49 feet;
Thence South 66 degrees 12 minutes 58 seconds East, a distance of 11.53 feet to the **Point of Beginning**.

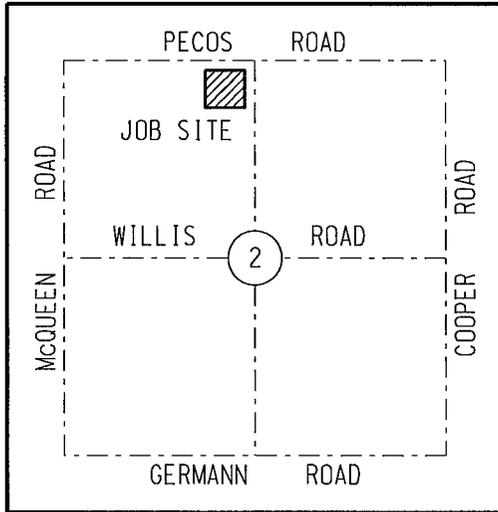
Containing 6,013 square feet, 0.14 Ac., more or less.



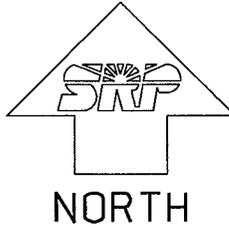
REGISTRATION
EXPIRES: 03-31-16

IRS 10.10.14

EXHIBIT "A"



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



REGISTRATION
EXPIRES: 03-31-16

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF SRP EASEMENT
- EXISTING EASEMENT
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

BCHH	BRASS CAP IN HAND HOLE
(C)	CALCULATED
EPAD	EQUIPMENT PAD
FND	FOUND
GLO	GENERAL LAND OFFICE
M.C.R.	MARICOPA COUNTY RECORDER
(M)	MEASURED
(R)	RECORDED
RLS	REGISTERED LAND SURVEYOR
W/	WITH

BASIS OF BEARING:
THE ARIZONA STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD 83 DATUM.

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



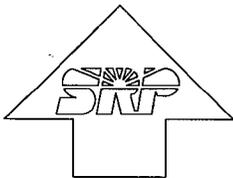
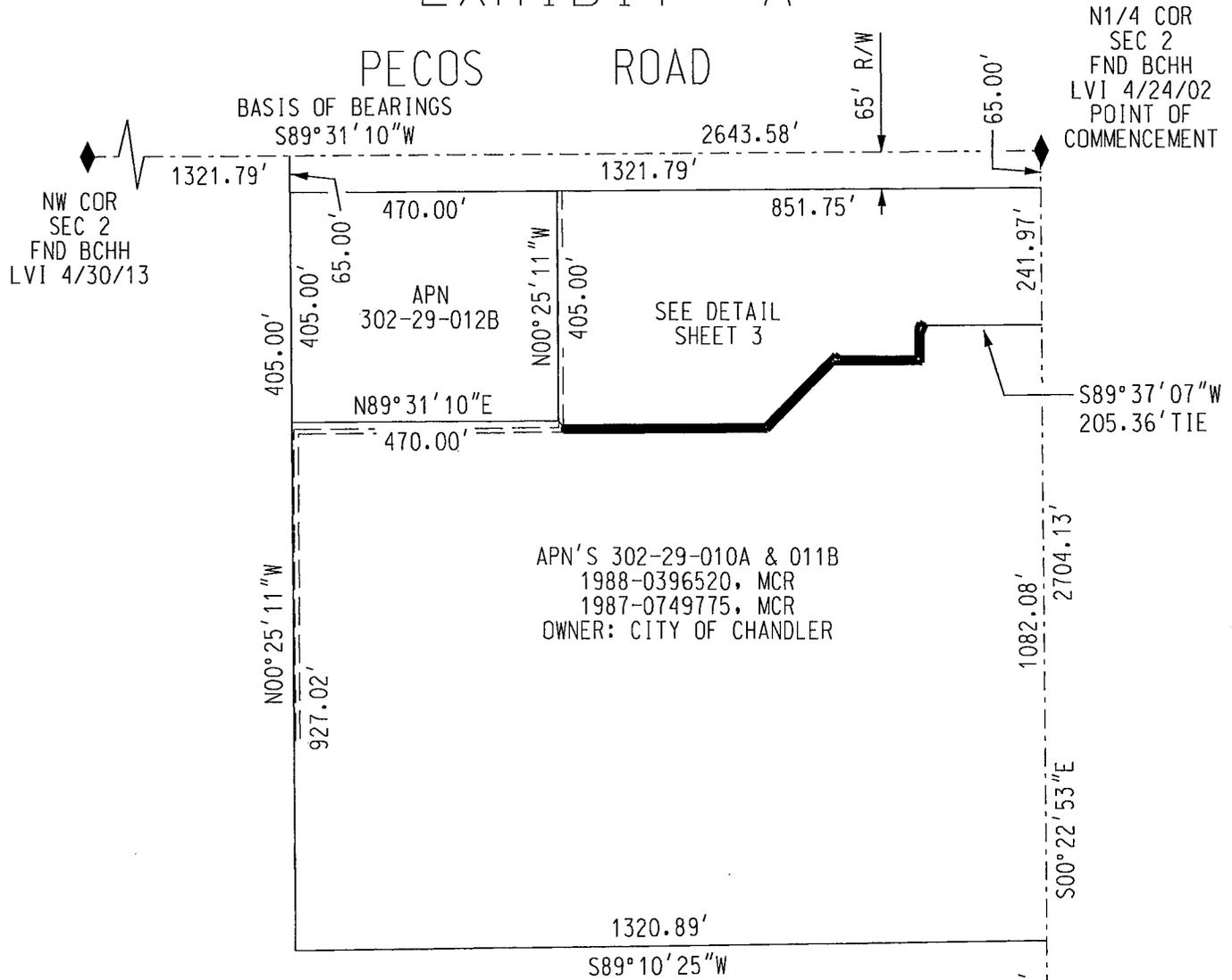
SURVEY DIVISION
LAND DEPARTMENT

LDWR NO.: 9274	SCALE: NTS
I.O. NO.: T2004669	SHEET: 3 OF 5
AGENT: K. BOCKMANN <i>JRS 10-10-14</i>	SHEET SIZE: 8.5"x11"
DRAWN: B. HICK	REVISION: 0
CHECKED BY: <i>GG</i>	CREW CHIEF: D. GRIER
DATE: 10/7/14	FIELD DATE: 9/30/14

CHANDLER FIRE STATION NO. 281
NW 1/4 SEC 2
T. 2 S., R. 5 E.
20.6E - 5.2N

EXHIBIT "A"

PECOS ROAD



NORTH

0 150 300 600



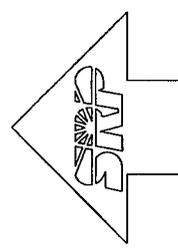
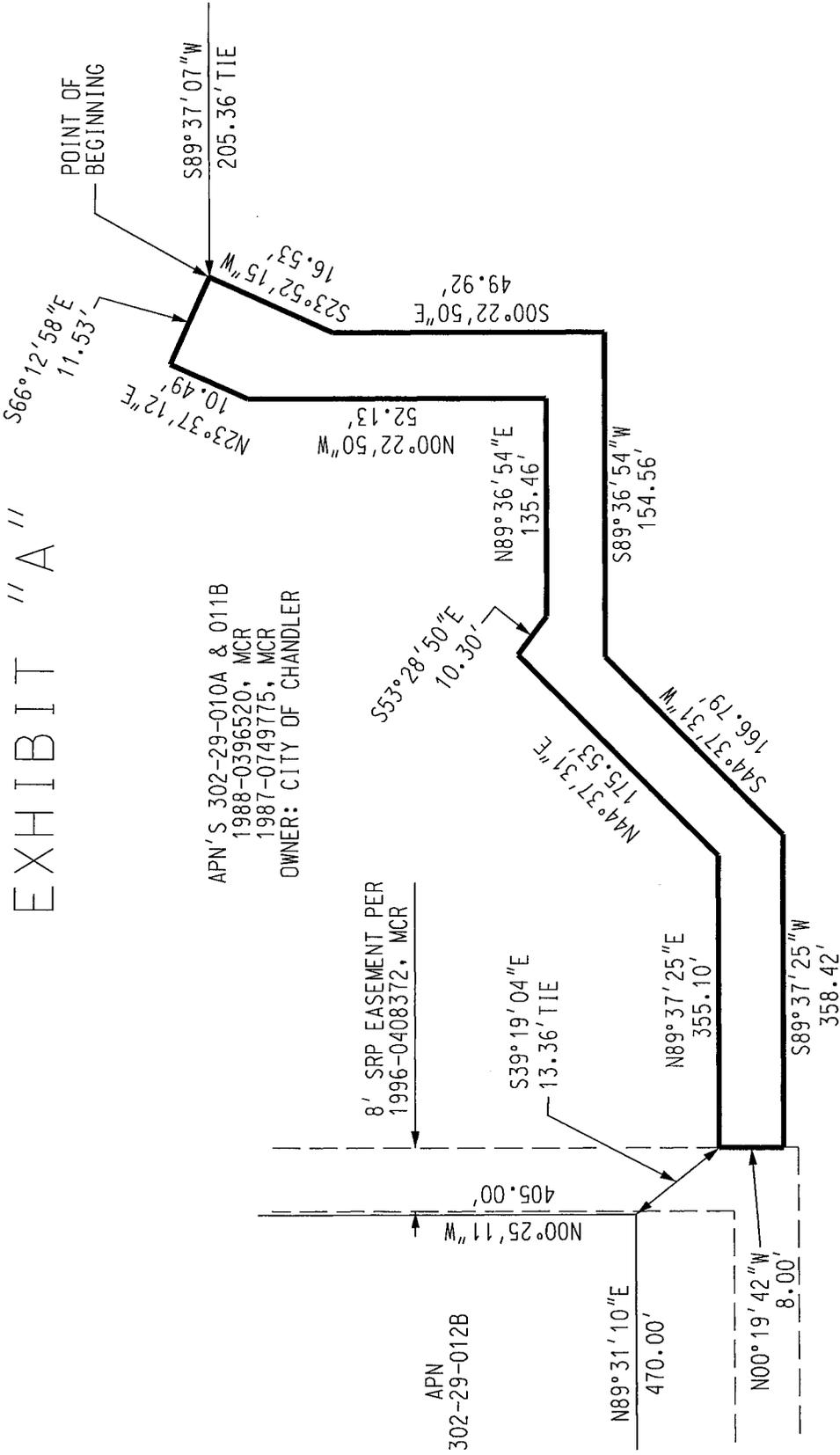
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
LDWR NO.: 9274	SCALE: 1" = 300'	
I.D. NO.: T2004669	SHEET: 4 OF 5	CHANDLER FIRE STATION NO. 281 NW 1/4 SEC 2 T. 2 S., R. 5 E. 20.6E - 5.2N
AGENT: K. BOCKMANN <i>JRS 10.10.14</i>	SHEET SIZE: 8.5"x11"	
DRAWN: B. HICK	REVISION: 0	
CHECKED BY: <i>GG</i>	CREW CHIEF: D. GRIER	
DATE: 10/7/14	FIELD DATE: 9/30/14	

EXHIBIT "A"

APN'S 302-29-010A & 011B
 1988-0396520, MCR
 1987-0749775, MCR
 OWNER: CITY OF CHANDLER

8' SRP EASEMENT PER
 1996-0408372, MCR

APN
 302-29-012B



NORTH

SURVEY DIVISION LAND DEPARTMENT	
CHANDLER FIRE STATION NO. 281 NW 1/4 SEC 2 T. 2 S., R. 5 E. 20.6E - 5.2N	
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
LDWR NO.: 9274	SCALE: NTS
I.O. NO.: T2004669	SHEET: 5 OF 5
AGENT: K. BOCKMANN <i>JRS 10.10.14</i>	SHEET SIZE: 8.5" x 11"
DRAWN: B. HICK	REVISION: 0
CHECKED BY: <i>GG</i>	CREW CHIEF: D. GRIER
DATE: 10/7/14	FIELD DATE: 9/30/14