

#4
FEB 12 2015



Chandler • Arizona
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MEMORANDUM Transportation & Development - Memo No. RE15-132

DATE: FEBRUARY 12, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
NACHIE MARQUEZ, ASSISTANT CITY MANAGER *NM*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
DANIEL W. COOK, CITY ENGINEER *DW*

FROM: ERICH KUNTZE, REAL ESTATE COORDINATOR *EK*

SUBJECT: INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4592 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT FOR THE HATCH HANGARS PROJECT LOCATED AT THE CHANDLER MUNICIPAL AIRPORT ON THE EAST SIDE OF AIRPORT BOULEVARD BETWEEN GERMANN ROAD AND QUEEN CREEK ROAD

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4592 granting a no cost power distribution easement to Salt River Project for the Hatch Hangars project located at the Chandler Municipal Airport on the east side of Airport Boulevard between Germann Road and Queen Creek Road.

BACKGROUND/DISCUSSION: It is necessary to provide electrical power to the Hatch Hangar project. In order to provide electrical service to Hatch Hangars, Salt River Project requires a power distribution easement. The easement will be at no cost to Salt River Project as the electrical facilities are necessary for occupancy of Hatch Hangars. Occupancy of Hatch Hangars will increase commerce to Chandler Municipal Airport resulting in benefits to 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

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PROPOSED MOTION: Move that Council introduce and tentatively adopt Ordinance No. 4592 granting a no cost power distribution easement to Salt River Project for the Hatch Hangars project located at the Chandler Municipal Airport on the east side of Airport Boulevard between Germann Road and Queen Creek Road.

Attachments: Location/Site Map
Ordinance No. 4592



**GRANTING A NO COST POWER DISTRIBUTION EASEMENT
TO SALT RIVER PROJECT FOR THE HATCH HANGARS
PROJECT LOCATED ON THE EAST SIDE OF AIRPORT BLVD
BETWEEN GERMANN RD AND QUEEN CREEK RD**



MEMO NO. RE15-132

ORDINANCE NO. 4592

EASEMENT



ORDINANCE NO. 4592

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT FOR THE HATCH HANGARS PROJECT LOCATED AT THE CHANDLER MUNICIPAL AIRPORT ON THE EAST SIDE OF AIRPORT BOULEVARD BETWEEN GERMANN ROAD AND QUEEN CREEK ROAD.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

WHEREAS, the Hatch Hangars project is being constructed on City property on the east side of Airport Boulevard between Germann Road and Queen Creek Road; and

WHEREAS, the project requires Salt River Project (SRP) to install electrical facilities in order to provide power to the Hatch Hangars project; and

WHEREAS, the City of Chandler is willing to grant a power distribution easement described in Exhibit "A" and attached hereto at no cost to SRP.

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 distribution easements at no cost to SRP, 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 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 of the City of Chandler, Arizona, this ____ day of _____ 2015.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4592 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that the vote was _____ ayes, and _____ nays.

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 # 303-32-003E
NE ¼ of SEC 11, T2S, R5E

Agt. JBC
Job # T2013243

W *JBC* C *KJM*
JRS 10.27.14

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 portion of the Northeast quarter of Section 11, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as Parcel No. 1 in WARRANTY DEED Docket 241, Page 473 records of Maricopa County, Arizona.

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.

Easement Parcel:

Said easement being a strip of land 8.00 feet in width, lying 4.00 feet on each side of the line described as "CENTERLINE OF 8' EASEMENT" delineated on Exhibit "A" (HATCH HANGERS, AMP Number T2013243, prepared by Salt River Project A. I. & Power District, dated October 21, 2014), said Exhibit "A" attached hereto and made a part hereof. Said easement **ALSO** to include the Equipment Pad area as described and/or depicted on said Exhibit "A".

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Exhibit "A"

A strip of land for underground electric easement purposes in Section 11, Township 2 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, being 8.00 feet in width, 4.00 feet on each side of the following described centerline;

Commencing at the South Quarter corner of said Section 11, a found brass cap flush, from which the North Quarter corner of said Section 11, a found brass cap in hand hole, bears North 00 degrees 20 minutes 40 seconds West (basis of bearings), a distance of 5289.66 feet;

thence along the mid-section line of said Section 11, North 00 degrees 20 minutes 40 seconds West, a distance of 3718.49 feet;

thence departing said mid-section line, North 89 degrees 52 minutes 45 seconds East, a distance of 34.00 feet to the east line of road right-of-way as recorded in Document 1984-0295036 Maricopa County Records (MCR), an existing power pole, and the Point of Beginning of the easement described herein;

thence departing said right-of-way line and continuing, North 89 degrees 52 minutes 45 seconds East, a distance of 13.95 feet;

thence South 00 degrees 48 minutes 40 seconds West, a distance of 12.50 feet to a point within a 5.5 foot by 7.5 foot equipment pad and the terminus of the easement.

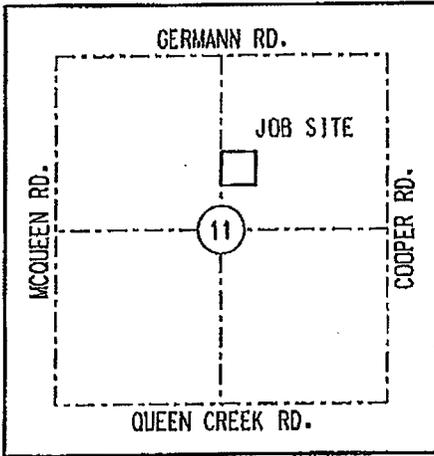
Said terminus lays North 00 degrees 23 minutes 35 seconds East, a distance of 3706.11 feet from the South Quarter corner of said Section 11.

END OF DESCRIPTION

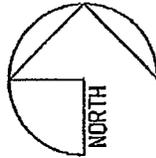


REGISTRATION
EXPIRES: 03-31-16

EXHIBIT "A"



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



REGISTRATION
EXPIRES: 03-31-16

ABBREVIATION TABLE

PCL	PARCEL
DKT	DOCKET
BC	BRASS CAP
BCHH	BRASS CAP IN HAND HOLE
(C)	CALCULATED
EPAD	EQUIPMENT PAD
FD	FOUND
APN	ASSESSORS PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
(M)	MEASURED
(R)	RECORDED
LVI	LAST VISUAL INSPECTION
N.T.S.	NOT TO SCALE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LEGEND

-----	SECTION AND CENTERLINE
—————	PROPERTY LINE
- - - - -	CENTERLINE OF 8' EASEMENT
.....	EXISTING EASEMENT
◆	SECTION CORNER AS NOTED
○	EQUIPMENT PAD UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT
⊙	POWER POLE

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

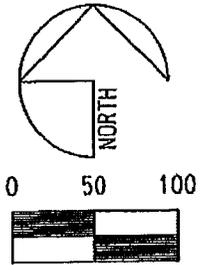
SRP JOB NUMBER: LDWR9058	SCALE: N.T.S.
AMP W/O NUMBER: T2013243	SHEET: 2 OF 4
AGENT: CARPENTER <i>PR</i> 10-27-14	SHEET SIZE: 8.5"x11"
DRAWN: GREEN	REVISION: 0
CHECKED BY: <i>JOLINEAM</i>	CREW CHIEF: HENDERSON
DATE: 10-21-14	FIELD DATE: 10-6-14

HATCH HANGERS
28.6E-7.4S
NE 1/4, SEC 11, T2S, R5E

EXHIBIT "A"

N 1/4 COR
SEC 11
FD. BCHH
LVI 8-21-13

GERMANN RD.



RIGHT-OF-WAY PER DOC. 84-295036 MCR

AIRPORT BLVD.

(BASIS OF BEARINGS)

N 00°20'40" W 5289.66' (R & M)

3718.49' (C)

1571.17' (C)

30'

34'

7' SRP EASEMENT PER DKT. 15300-92 MCR

PCL. 1 MCR 1195-12

SEE SHEET 3 FOR DETAIL

PCL. 1
DKT. 241-473 MCR
APN 303-32-003E

PCL. 2 MCR 1195-12

8' SRP EASEMENT PER DOC. 96-0713356 MCR

S 1/4 COR
SEC 11
FD. BC FLUSH
LVI 8-21-13
P.O.C.

QUEEN CREEK RD.

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

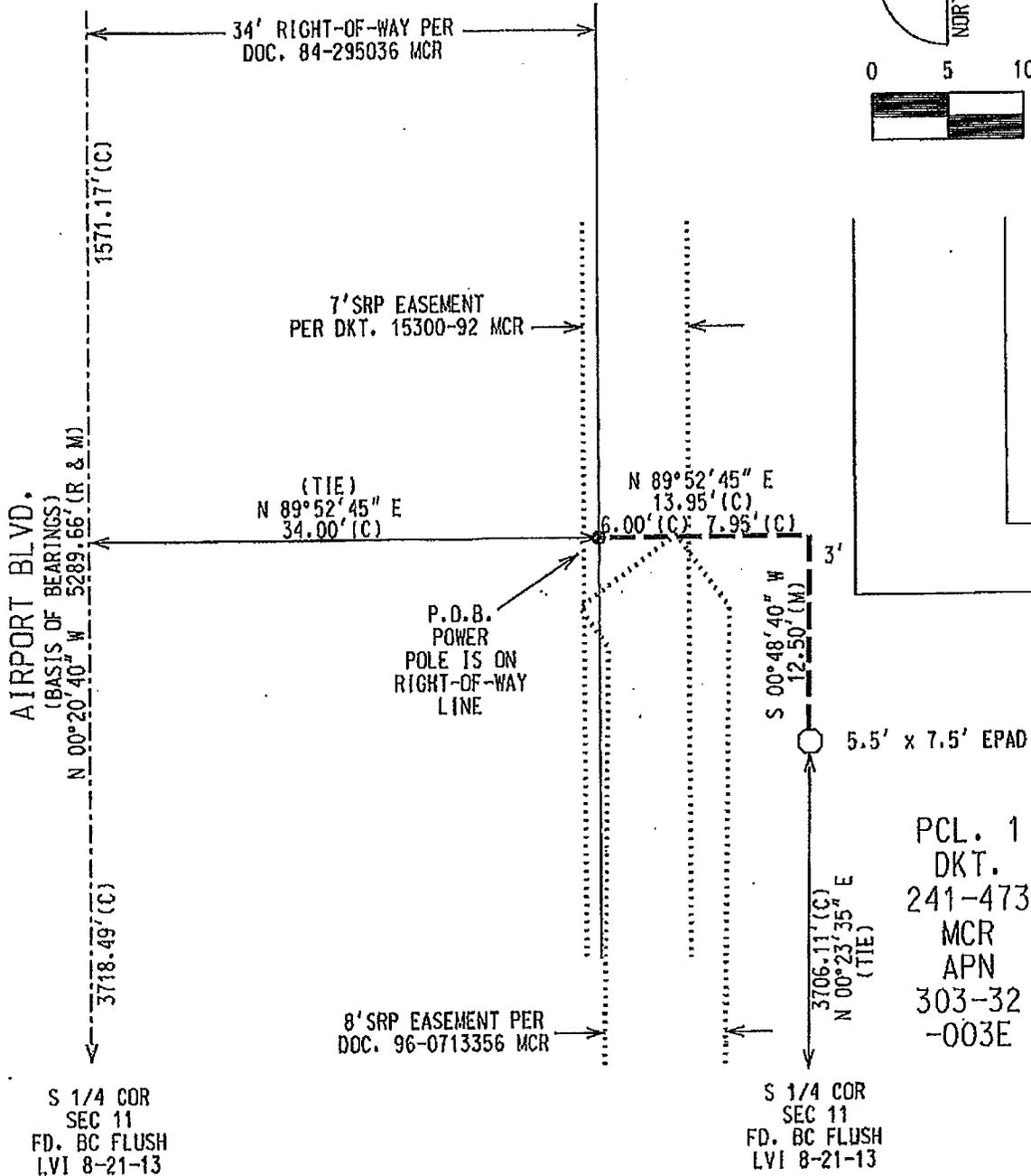
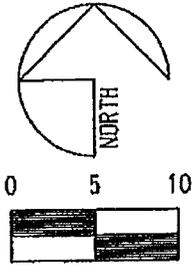


SURVEY DIVISION
LAND DEPARTMENT

SRP JOB NUMBER: LDWR9058	SCALE: 1"=100'
AMP W/O NUMBER: T2013243	SHEET: 3 OF 4
AGENT: CARPENTER ^{JKS} 10-27-14	SHEET SIZE: 8.5"x11"
DRAWN: GREEN	REVISION: 0
CHECKED BY: JOLLINEAU	CREW CHIEF: HENDERSON
DATE: 10-21-14	FIELD DATE: 10-6-14

HATCH HANGERS
28.6E-7.4S
NE1/4, SEC11, T2S, R5E

EXHIBIT "A"



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SRP SURVEY DIVISION LAND DEPARTMENT
SRP JOB NUMBER: LDWR9058	SCALE: 1"=10'	
AMP W/O NUMBER: T2013243	SHEET: 4 OF 4	HATCH HANGERS 28.6E-7.4S NE1/4, SEC11, T2S, R5E
AGENT: CARPENTER <i>JRS</i> 10.27.14	SHEET SIZE: 8.5"x11"	
DRAWN: GREEN	REVISION: 0	
CHECKED BY: <i>JOLLENGER</i>	CREW CHIEF: HENDERSON	
DATE: 10-21-14	FIELD DATE: 10-6-14	