

#6

FEB 25 2016



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MEMORANDUM Transportation & Development – Memo No. RE16-077

DATE: FEBRUARY 25, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
 NACHIE MARQUEZ, ASSISTANT CITY MANAGER
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 DANIEL W. COOK, CITY ENGINEER *DC*

FROM: ERICH KUNTZE, REAL ESTATE MANAGER *EK*

SUBJECT: INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4692 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT FOR ELECTRICAL UPGRADES AT DESERT BREEZE PARK

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4692 granting a no cost power distribution easement to Salt River Project for electrical upgrades at Desert Breeze Park.

BACKGROUND/DISCUSSION: Desert Breeze Park is currently undergoing several facility improvements including the upgrade of an electrical entrance panel. The upgraded electrical entrance panel is necessary in order to bring the electrical services at Desert Breeze Park up to current standards. Salt River Project has requested one power distribution easement to cover electrical upgrades that they will install as part of the electrical upgrade to Desert Breeze Park. The new power distribution easement will be at no cost to Salt River Project as the work is for City facilities at Desert Breeze Park and benefits the Public.

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

Memo No. RE16-077
February 25, 2016
Page 2

FINANCIAL IMPLICATIONS:

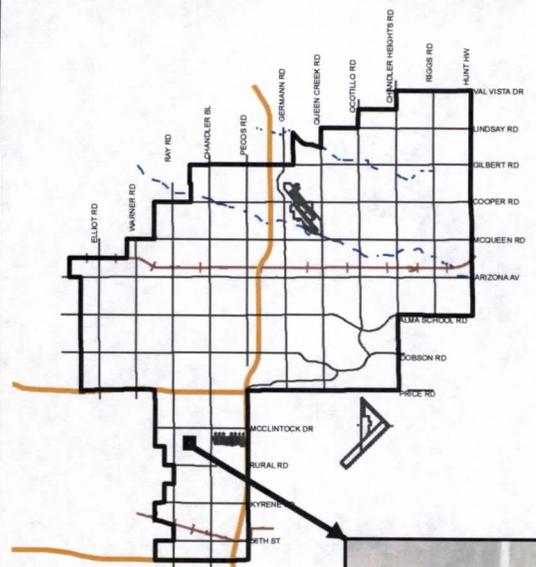
Cost: N/A
Savings: N/A
Long Term Costs: N/A

PROPOSED MOTION: Move City Council introduce and tentatively adopt Ordinance No. 4692 granting a no cost power distribution easement to Salt River Project for electrical upgrades at Desert Breeze Park.

Attachments: Map
Ordinance No. 4692
SRP Power Distribution Easement

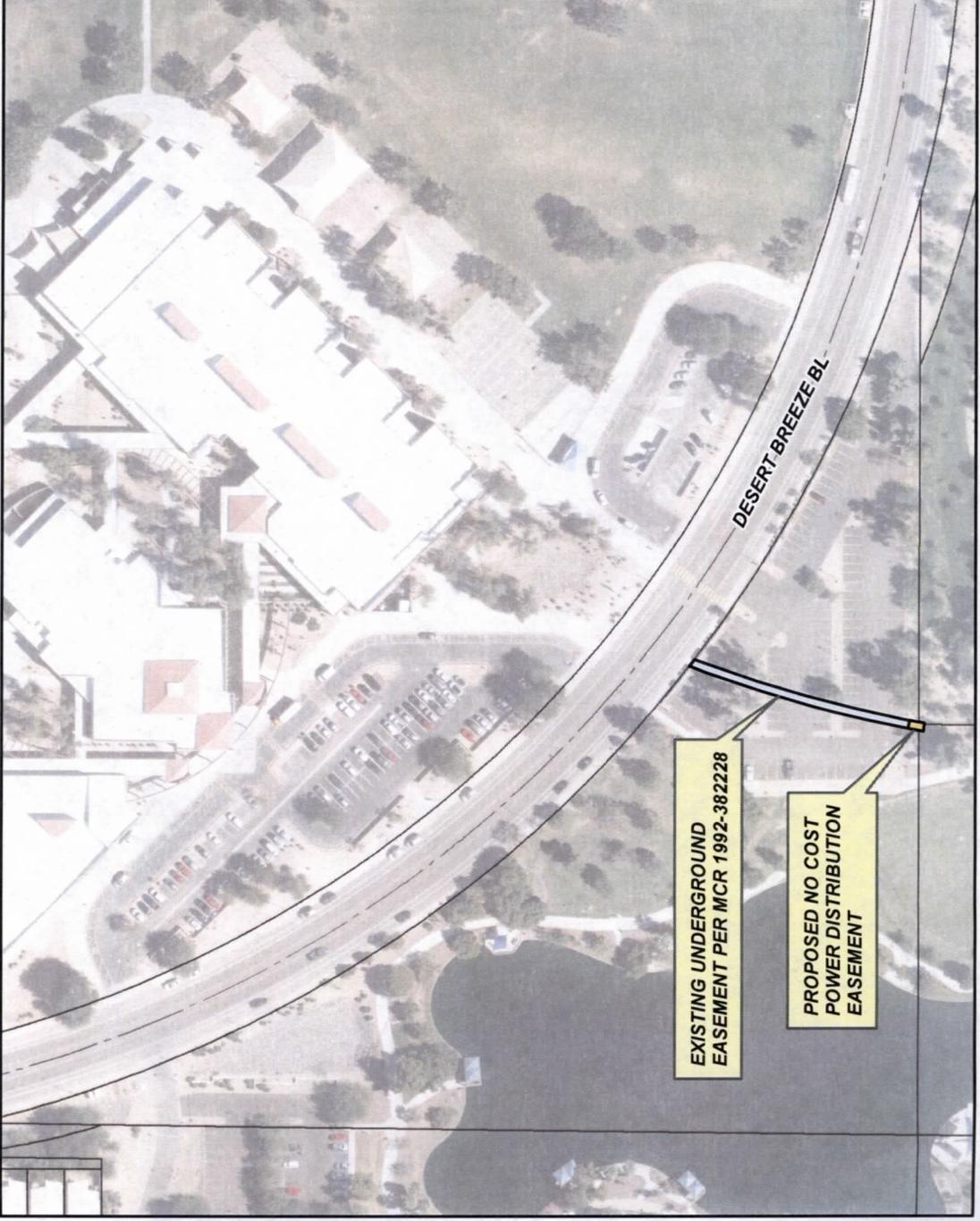


**INTRODUCTION AND TENTATIVE ADOPTION
OF ORDINANCE NO. 4692 GRANTING A NO
COST POWER DISTRICT FOR ELECTRICAL UPGRADES
SALT RIVER PROJECT FOR ELECTRICAL UPGRADES
AT DESERT BREEZE PARK**



MEMO NO. RE16-077
ORDINANCE NO. 4692

-  EXISTING UNDERGROUND EASEMENT
-  PROPOSED NO COST POWER DISTRIBUTION EASEMENT



ORDINANCE NO. 4692

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE THE GRANTING OF A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT FOR ELECTRICAL UPGRADES AND DESERT BREEZE PARK

WHEREAS, as part of the ongoing improvements at Desert Breeze Park (the "Project"), it is necessary to upgrade the electrical entrance panel in order to bring it up to current standards; and

WHEREAS, Salt River Project requires one power distribution easement (the "Easement") for the electrical upgrades that they will complete in conjunction with the electrical service panel upgrade; and

WHEREAS, the City of Chandler, Arizona, is willing to grant an Easement to Salt River Project for that purpose, at no cost to Salt River Project, as the work is for City facilities at Desert Breeze Park and benefits the Public.

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 the Easement in the Exhibit "A" attached hereto and made a part hereof by this reference.

Section 2. That the granting of said 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 Easements and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2016.

ATTEST:

CITY CLERK

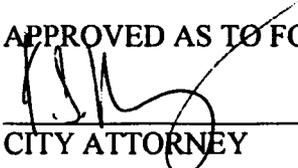
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4692 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

EXHIBIT "A"
(EASEMENT)

WHEN RECORDED MAIL TO:

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

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 301-67-001F & 301-67-010J
NE ¼, SEC. 26, T1S, R4E

R/W # Agt. WLG
Job # T2104139, LJ62207
W WLG C DES
2.5.16

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 the Northeast quarter AND a part of the Southeast quarter of Section 26, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as Conveyed in Instrument Number 1987-0119741 and Instrument Number 1985-0401244, records of Maricopa County, Arizona.

Easement Parcel:

Said easement being a strip of land 8.00 feet in width, lying 4.00 feet on each side of the line describe as "Centerline of 8' Easement" delineated on Exhibit "A" (660 N. DESERT BREEZE BLVD, SRP Job # T2104139, prepared by Salt River Project Agricultural Improvement & Power District, dated 01/14/1464) said Exhibit "A" attached hereto and made a part hereof. Said easement ALSO to include the equipment pad area(s) as described and/or depicted on said Exhibit "A".

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.

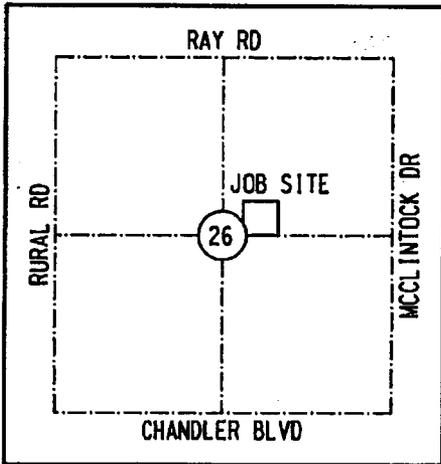
Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

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.

EXHIBIT "A"



VICINITY MAP (N.T.S.)
T1S R4E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- CENTERLINE OF 8' EASEMENT
- EXISTING 8' UG EASEMENT PER MCR 1992-0382228
- SECTION CORNER AS NOTED
- EQUIPMENT PAD - 10.00' x 10.00' UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
EPAD	ELECTRICAL EQUIPMENT PAD
FND	FOUND
MCR	MARICOPA COUNTY RECORDER
UG	UNDERGROUND
(M)	MEASURED
(C)	CALCULATED
LVI	LAST VISUAL INSPECTION
N.T.S.	NOT TO SCALE



SCALE
N.T.S.

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: 11649	SCALE: N.T.S.
AMP W/O NUMBER: T2104139	SHEET: 1 OF 2
AGENT: GOLLIHARE TRS 2-5-16	SHEET SIZE: 8.5"x11"
DRAWN: V Harding	REVISION: 0
CHECKED BY: <i>[Signature]</i>	CREW CHIEF: SELVEY
DATE: 01-14-2016	FIELD DATE: 01-04-2016

CCE PAC-COC
660 N DESERT BREEZE BLVD
NE 1/4 SEC 26, T1S, R4E
4.6 SOUTH - 22.4 EAST

EXHIBIT "A"

(BASIS OF BEARING)

RAY RD
N89°43'28"E 2595.32'(M)

N 1/4 COR
SEC 26, T1S, R4E
BCHH LVI: 09-05-2002
(HISTORIAL POSITION)

FND BCHH
NE 1/4 COR
SEC 26, T1S, R4E
LVI: 11-13-2008

DESERT BREEZE BLVD
(FORMERLY GALAXY DR)

1661.01'

(RADIAL BEARING)
S89°19'41"E

S00°40'21"W 2652.87'

991.86'

APN 301-67-001F
CHANDLER CITY OF
MCR 1987-0119741

399.89'

S89°59'58"E 1083.22'

CEN OF
SEC 26
T1S, R4E
(CALCULATED)

R=500.00'
L=538.93'
D=51°21'50"

(RADIAL BEARING)
N39°12'29"E

DESERT BREEZE BLVD
N50°47'31"W 608.66'

SEE
DETAIL
ABOVE

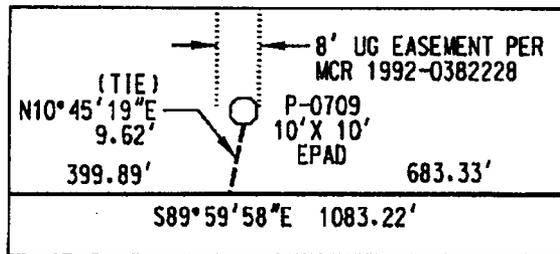
(RADIAL BEARING)
N39°12'29"E

R=600.00'
L=110.58'
D=39°12'27"

(RADIAL BEARING)
N00°00'02"E

683.33'

DETAIL - N.T.S.



0 130 260

SCALE: 1" = 260'

BASIS OF BEARINGS PER
NAD 83 ARIZONA STATE
PLANE COORDINATE
SYSTEM ZONE 202

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

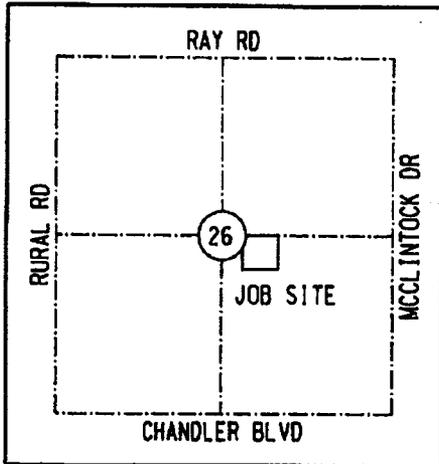


SURVEY DIVISION
LAND DEPARTMENT

SRP JOB NUMBER: 11649	SCALE: 1" = 260'
AMP W/O NUMBER: T2104139	SHEET: 2 OF 2
AGENT: GOLLHARE <i>JRS 2-5-16</i>	SHEET SIZE: 8.5"x11"
DRAWN: V Harding	REVISION: 0
CHECKED BY: <i>Hartman</i>	CREW CHIEF: SELVEY
DATE: 01-14-2016	FIELD DATE: 01-04-2016

CCE PAC-COC
660 N DESERT BREEZE BLVD
NE 1/4 SEC 26, T1S, R4E
4.6 SOUTH - 22.4 EAST

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SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT



SURVEY DIVISION
LAND DEPARTMENT

SRP JOB NUMBER: 11649	SCALE: N.T.S.
AMP W/O NUMBER: T2104139	SHEET: 1 OF 2
AGENT: COLLIHARE <i>JRS 2-5-16</i>	SHEET SIZE: 8.5"x11"
DRAWN: VHARDING	REVISION: 0
CHECKED BY: <i>Hartman</i>	CREW CHIEF: SELVEY
DATE: 01-14-2016	FIELD DATE: 01-04-2016

CCE PAC-COC
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SE 1/4 SEC 26, T1S, R4E
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S00°40'21"W 2652.87'

CEN OF
SEC 26
T1S, R4E
(CALCULATED)

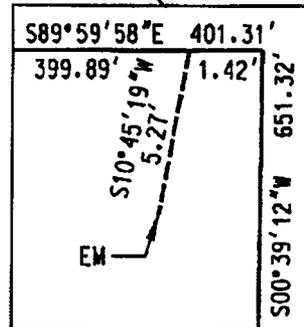
S89°59'58"E 401.31'
399.89'

N00°39'12"E 651.32'

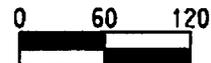
APN 301-67-010J
CHANDLER CITY OF
MCR 1985-0401244

S00°39'12"W 651.32'

N89°59'58"W 401.31'



DETAIL - N.T.S.



SCALE: 1" = 120'

BASIS OF BEARINGS PER
NAD 83 ARIZONA STATE
PLANE COORDINATE
SYSTEM ZONE 202

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP JOB NUMBER: 11649	SCALE: 1" = 120'	
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