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MAR 31 2016



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Transportation & Development - Memo No. RE16-082

DATE: MARCH 31, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
NACHIE MARQUEZ, ASSISTANT CITY MANAGER *NM*
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. 4695
GRANTING A POWER DISTRIBUTION EASEMENT, AT NO COST, TO
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER
DISTRIBUTION DISTRICT (SRP) ON CITY PROPERTY LOCATED AT 3333
S. PRICE ROAD, CHANDLER, ARIZONA

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4695 granting a power distribution easement, at no cost, to Salt River Project Agricultural Improvement and Power Distribution District (SRP) on City property located at 3333 S. Price Road, Chandler, Arizona.

BACKGROUND/DISCUSSION: Municipal Utilities requires additional power facilities on their property at 3333 S. Price Road to accommodate expansion at this location. In order to provide the additional power services, SRP is requesting an additional easement. The easement is to be granted to SRP, at no cost, as it is for a City project that benefits the citizens of Chandler.

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

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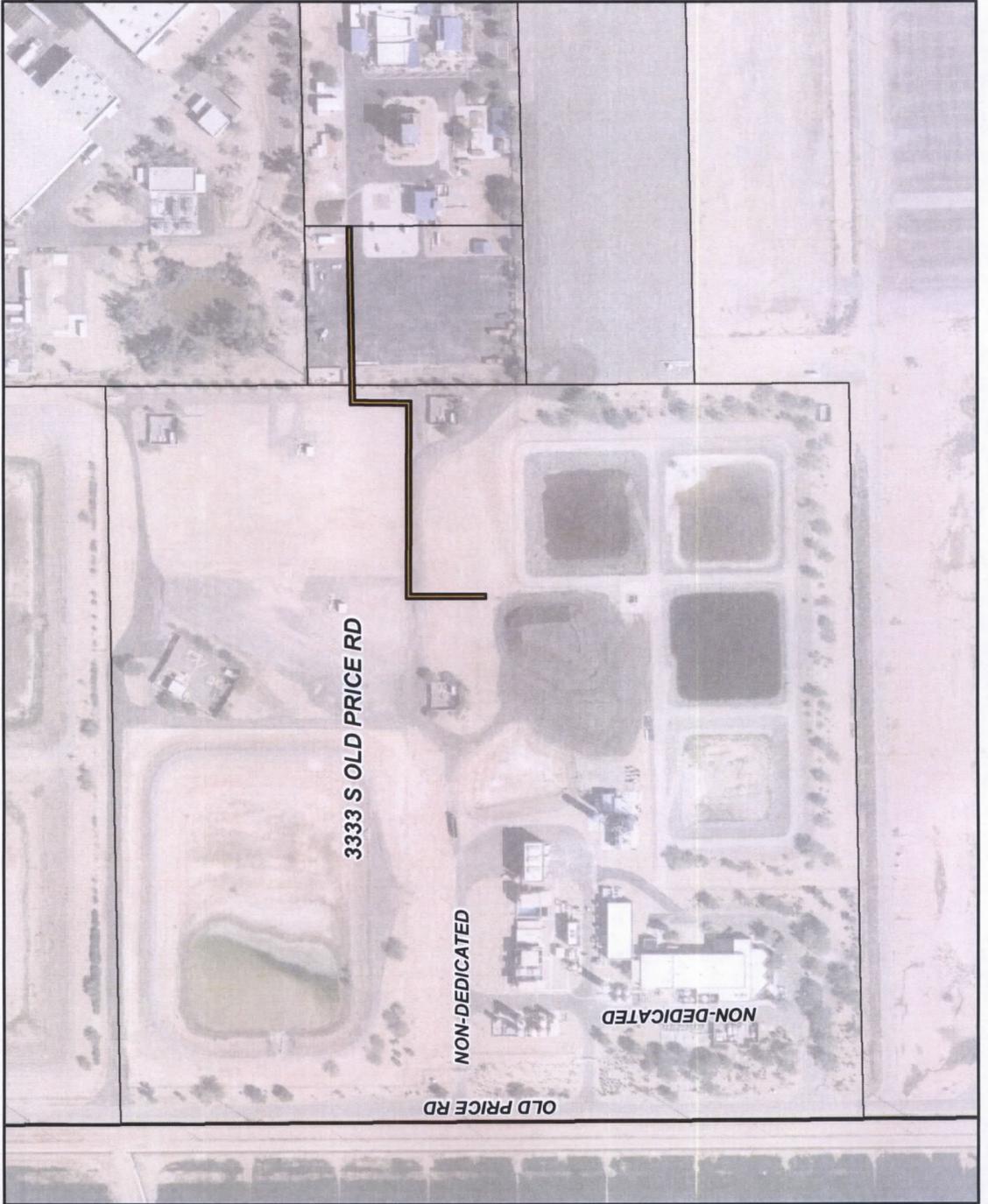
FINANCIAL IMPLICATIONS:

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

PROPOSED MOTION: Move that Council introduce and tentatively adopt Ordinance No. 4695 granting a power distribution easement, at no cost, to Salt River Project Agricultural Improvement and Power Distribution District (SRP) on City property located at 3333 S. Price Road, Chandler, Arizona.

Attachments: Location/Site Map
Ordinance No. 4695

**GRANTING A POWER DISTRIBUTION EASEMENT AT NO COST
TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT
AND POWER DISTRIBUTION DISTRICT (SRP)
ON CITY PROPERTY AT 3333 S. PRICE RD**



MEMO NO. RE16-082

ORDINANCE NO. 4695

EASEMENT



ORDINANCE NO. 4695

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING A POWER DISTRIBUTION EASEMENT, AT NO COST TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRIBUTION DISTRICT (SRP) ON CITY PROPERTY LOCATED AT 3333 S. PRICE ROAD, CHANDLER, ARIZONA.

WHEREAS, Municipal Utilities is expanding their facilities at 3333 S. Price Road, Chandler, Arizona; and

WHEREAS, in order to accommodate this expansion additional power facilities are required; and

WHEREAS, to provide the additional power SRP requires an additional power distribution easement; and

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

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 power distribution easement to SRP, at no cost, 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 _____ 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4695 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 the vote was _____ ayes, and _____ nays.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY *bn*

WHEN RECORDED MAIL TO:

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

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 303-37-001J & 004K & 004M
SW ¼ SEC 18, T2S, R5E

Land Agent: KB
AMP Job No. T2051277
W KB C JRS
3.8.16

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 land located in the Southwest quarter of Section 18, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described in Instrument Number 2006-0585055, 1995-0659461, and 1997-0585458 official records of Maricopa County, Arizona.

Easement Parcel:

Said easement being a strip of land 8.00 feet in width and described as "CENTERLINE OF 8' EASEMENT" delineated on Exhibit "A" (3333 S OLD PRICE RD AMP Job No. T2051277), prepared by Salt River Project A.I. & Power District, dated 2/19/16, said Exhibit "A" attached hereto and made a part hereof. Said easement ALSO to include the equipment pad areas 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"
LEGAL DESCRIPTION
SALT RIVER PROJECT AGRICULTURAL
IMPROVEMENT AND POWER DISTRICT

Electric Easement

Date: 02/19/2016

SRP Job Name: PAC UE 3333 S OLD PRICE RD

SW1/4 Section 18 T2S, R5E

A strip of land located within the SW1/4 Section 18 T2S, R5E, of the Gila and Salt River Meridian, Maricopa County, Arizona, said strip being 8.00 feet wide, lying 4.00 feet on each side of the following described centerline:

COMMENCING at the Southwest Corner of Section 18 T2S, R5E, being a found GLO Cap, from which the South Quarter Corner of said Section 18, being a found Brass Cap Flush, bears N89°06'50"E(Basis of Bearings), a distance of 2648.15 feet (measured);

THENCE N89°06'50"E along the South line of the Southwest Quarter of said Section 18, a distance of 1324.11 feet;

THENCE N00°12'48"W, a distance of 1328.27 feet to the Southeast corner of a parcel of land as described in a "Special Warranty Deed" - 2006-0585055, Maricopa County Records (Lot 3, Section 18);

THENCE N30°10'47"W, a distance of 752.14 feet to the Window of a 10.00 foot x 10.00 foot Electric Pad, said window also being the **POINT OF BEGINNING**;

THENCE N00°00'27"W, a distance of 137.11 feet;

THENCE S89°57'28"E, a distance of 344.93 feet;

THENCE N00°23'57"E, a distance of 100.49 feet;

THENCE N89°00'50"E, a distance of 29.20 feet to the east line of said Lot 3, and the west line of a parcel of land as described in a "Special Grant Deed of Dedication" - 1997-0585458, Maricopa County Records;

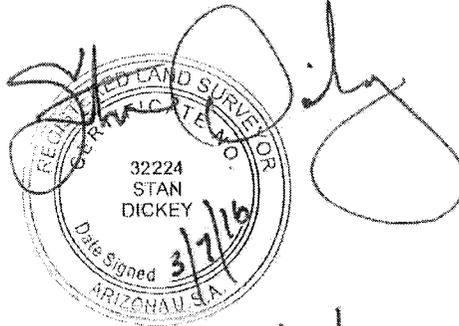
THENCE N89°00'50"E, a distance of 286.13 feet to the east line of said parcel of land described in a "Special Grant Deed of Dedication" - 1997-0585458 Maricopa County Records and to the west line of a parcel of land as described in a "Special Grant Deed of Dedication"- 1995-0659461, Maricopa County Records;

JRS 3-8-16

THENCE N89°00'50"E, a distance of 11.61 feet;

THENCE N00°22'17"W, a distance of 6.08 feet to a point on the the south line of an existing 8.00 foot wide electric easement – 2013-0442570, Maricopa County Records, said point also being the **POINT OF TERMINUS**.

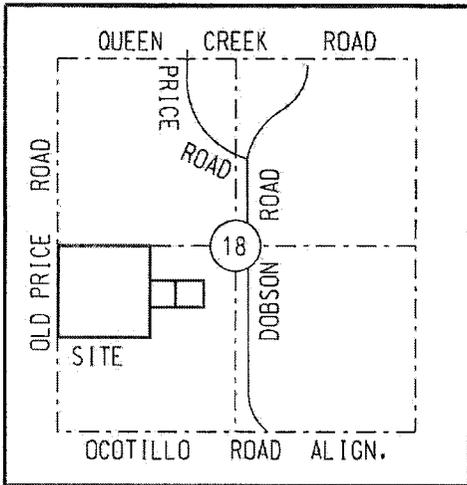
END OF DESCRIPTION



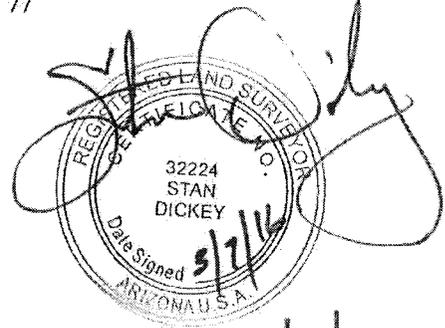
EXPIRES 8/31/19

JRS 3-8-16

EXHIBIT "A"



VICINITY MAP (NTS)
T2S R5E
G&SRM



EXPIRES 3/31/19



LEGEND

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

ABBREVIATION TABLE

BCF	BRASS CAP FLUSH
(C)	CALCULATED
EPAD	EQUIPMENT PAD
FD	FOUND
GLO	GENERAL LAND OFFICE
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSOR PARCEL NUMBER
NTS	NOT TO SCALE
LVI	LAST VISUAL INSPECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS

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: 11884	SCALE: NTS
AMP W/O NUMBER: T2051277	SHEET: 1 OF 5
AGENT: BOCKMANN JRS 3-B-16	SHEET SIZE: 8.5"x11"
DRAWN: TODARO	REVISION: #1
CHECKED BY: <i>Hartman</i>	CREW CHIEF: GUERRERO
DATE: 2/19/16	FIELD DATE: 1/20/16

PAC UE 3333 S OLD PRICE RD
SW 1/4, SECTION 18
T.2 S., R.5 E
24.4 EAST - 8.4 SOUTH

EXHIBIT "A"

W1/4 COR
SEC 18
T2S, R5E
FD GLO CAP
LVI 10/8/15

OLD PRICE RD

APN 303-37-001J
2006-0585055 MCR

SEE SHEET
3 OF 5

SEE SHEET
4 OF 5

APN 303-37-004K
BOUNDARY PER
95-0659461, MCR

SEE SHEET
5 OF 5

APN 303-37-004M
BOUNDARY PER
97-0585458, MCR



SW COR
SEC 18
T2S, R5E
FD GLO CAP
LVI 10/8/15

N89°06'50"E

BASIS OF BEARINGS

2648.15'

S1/4 COR
SEC 18
FD BCF
LVI 11/28/12

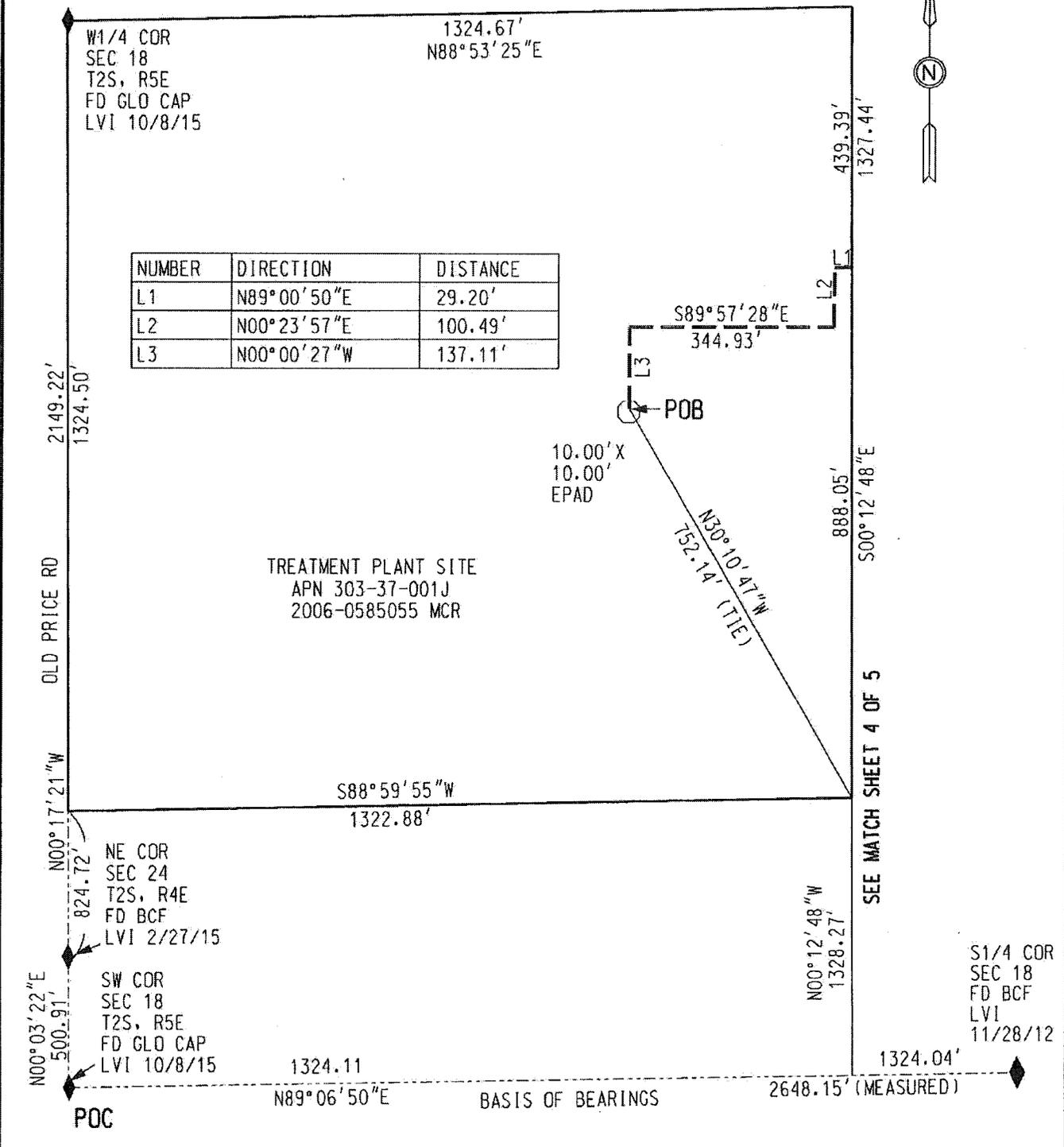
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP JOB NUMBER: 11884	SCALE: NTS
AMP W/O NUMBER: T2051277	SHEET: 2 OF 5
AGENT: BOCKMANN <i>725 3-8-16</i>	SHEET SIZE: 8.5" X 11"
DRAWN: TODARO	REVISION: #1
CHECKED BY: <i>Hartmann</i>	CREW CHIEF: GUERRERO
DATE: 2/19/16	FIELD DATE: 1/20/16



SURVEY DIVISION
LAND DEPARTMENT

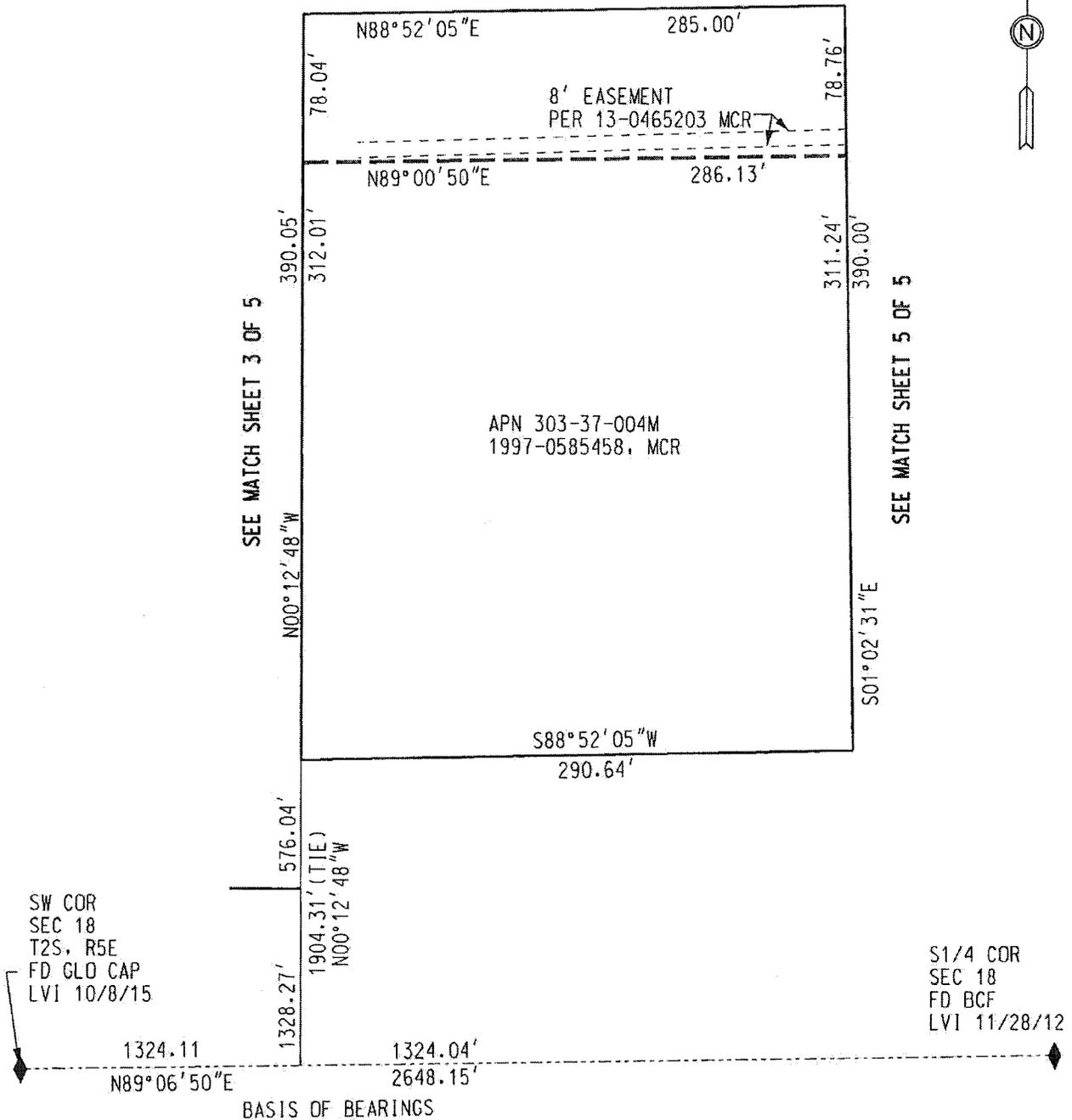
PAC UE 3333 S OLD PRICE RD
SW 1/4, SECTION 18
T.2 S., R.5 E
24.4 EAST - 8.4 SOUTH

EXHIBIT "A"



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT
SRP JOB NUMBER: 11884	SCALE: NTS	
AMP W/O NUMBER: T2051277	SHEET: 3 of 5	PAC UE 3333 S OLD PRICE RD SW 1/4, SECTION 18 T.2 S., R.5 E 24.4 EAST - 8.4 SOUTH
AGENT: BOCKMANN <i>JRS 3-8-16</i>	SHEET SIZE: 8.5"x11"	
DRAWN: TODARD	REVISION: #1	
CHECKED BY: <i>Hartman</i>	CREW CHIEF: GUERRERO	
DATE: 2/19/16	FIELD DATE: 1/20/16	

EXHIBIT "A"



SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP JOB NUMBER: 11884	SCALE: NTS	
AMP W/O NUMBER: T2051277	SHEET: 4 OF 5	PAC UE 3333 S OLD PRICE RD SW 1/4, SECTION 18 T.2 S., R.5 E 24.4 EAST - 8.4 SOUTH
AGENT: BOCKMANN <i>JRS 3-8-16</i>	SHEET SIZE: 8.5"x11"	
DRAWN: TODARO	REVISION: #1	
CHECKED BY: <i>Harman</i>	CREW CHIEF: GUERRERO	
DATE: 2/19/16	FIELD DATE: 1/20/16	

