



Chandler · Arizona
Where Values Make The Difference

#3
AUG 11 2016

MEMORANDUM Municipal Utilities - Memo No. MUA17-022

DATE: AUGUST 11, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER *MR*
 JOHN KNUDSON, MUNICIPAL UTILITIES DIRECTOR *[Signature]*
FROM: ERICH KUNTZE, REAL ESTATE MANAGER

SUBJECT: INTRODUCTION AND TENTATIVE ADOPTION OF ORDINANCE NO. 4712 GRANTING A POWER DISTRIBUTION EASEMENT, AT NO COST, TO SALT RIVER PROJECT (SRP) ON CITY PROPERTY LOCATED ON 142ND STREET NORTH OF RIGGS ROAD, CHANDLER, ARIZONA, FOR EQUIPPING A WELL SITE

RECOMMENDATION: Staff recommends introduction and tentative adoption of Ordinance No. 4712, granting a power distribution easement, at no cost, to Salt River Project (SRP) on City property, located on 142nd Street, north of Riggs Road, Chandler, Arizona, for equipping a well site.

BACKGROUND/DISCUSSION: The Municipal Utilities Department requires power facilities on the property located on 142nd Street, just north of Riggs Road, to equip a well site at this location. In order to provide the power services, SRP is requesting an easement on the City-owned property. 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 easement and legal description for the requested easement.

FINANCIAL IMPLICATIONS:

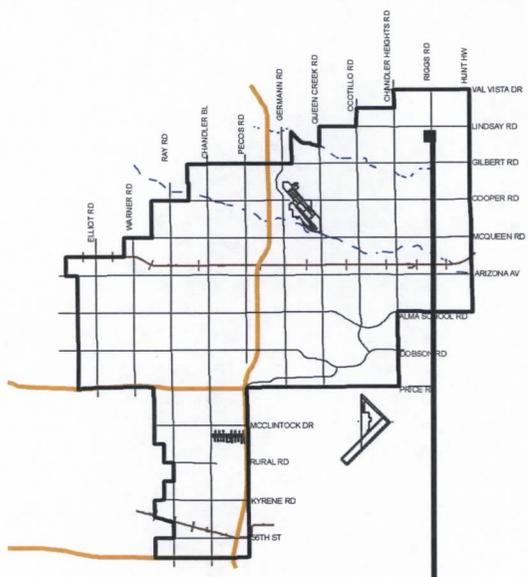
Cost: N/A
Savings: N/A
Long Term Costs: N/A

PROPOSED MOTION: Move City Council introduce and tentatively adopt Ordinance No. 4712 granting a power distribution easement, at no cost, to Salt River Project (SRP) on City property, located on 142nd Street, north of Riggs Road, Chandler, Arizona, for equipping a well site.

Attachments: Location/Site Map
 Ordinance No. 4712



GRANTING A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP), AT NO COST, OVER A PORTION OF CITY-OWNED PROPERTY LOCATED AT 142ND ST, NORTH OF RIGGS RD, TO PROVIDE ELECTRICAL SERVICE TO A FUTURE CITY WELL



MEMO NO. MUA17-022
ORDINANCE NO. 4712

UNDERGROUND ELECTRIC EASEMENT



ORDINANCE NO. 4712

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING A POWER DISTRIBUTION EASEMENT, AT NO COST, TO SALT RIVER PROJECT (SRP) ON CITY PROPERTY, LOCATED ON 142ND STREET, NORTH OF RIGGS ROAD, CHANDLER, ARIZONA, FOR EQUIPPING A WELL SITE.

WHEREAS, Municipal Utilities is drilling a well on their property located on 142nd Street just north of Riggs Road, Chandler, Arizona.

WHEREAS, in order to accommodate this new well electrical power facilities are required; and

WHEREAS, to provide the electrical power SRP requires a 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 legally 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 easement shall be in a form approved by the City Attorney in Exhibit "B" attached hereto and made a part hereof by this reference.

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. 4712 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.

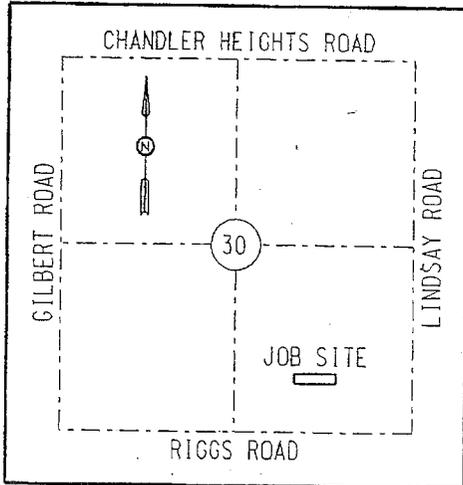
CITY CLERK

APPROVED AS TO FORM

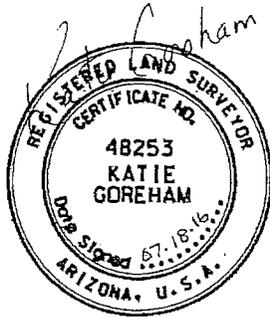
CITY ATTORNEY

(12)

EXHIBIT "A"



VICINITY MAP (N.T.S.)
T2S R6E
G&SRM



REGISTRATION
EXPIRES: 09-30-17

LEGEND

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

ABBREVIATION TABLE

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
BK	BOOK
CDC	CITY OF CHANDLER
COR	CORNER
FND	FOUND
G&SRM	GILA AND SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDER
N.T.S.	NOT TO SCALE
OBS	OBSERVED
PG	PAGE
ROW	RIGHT OF WAY
SEC	SECTION
(M)	MEASURED
(R)	RECORDED

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.

BASIS OF BEARING
STATE PLANE COORDINATE SYSTEM
NORTH AMERICAN DATUM 1983
CENTRAL ZONE (202)

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT



SURVEY DIVISION
LAND DEPARTMENT

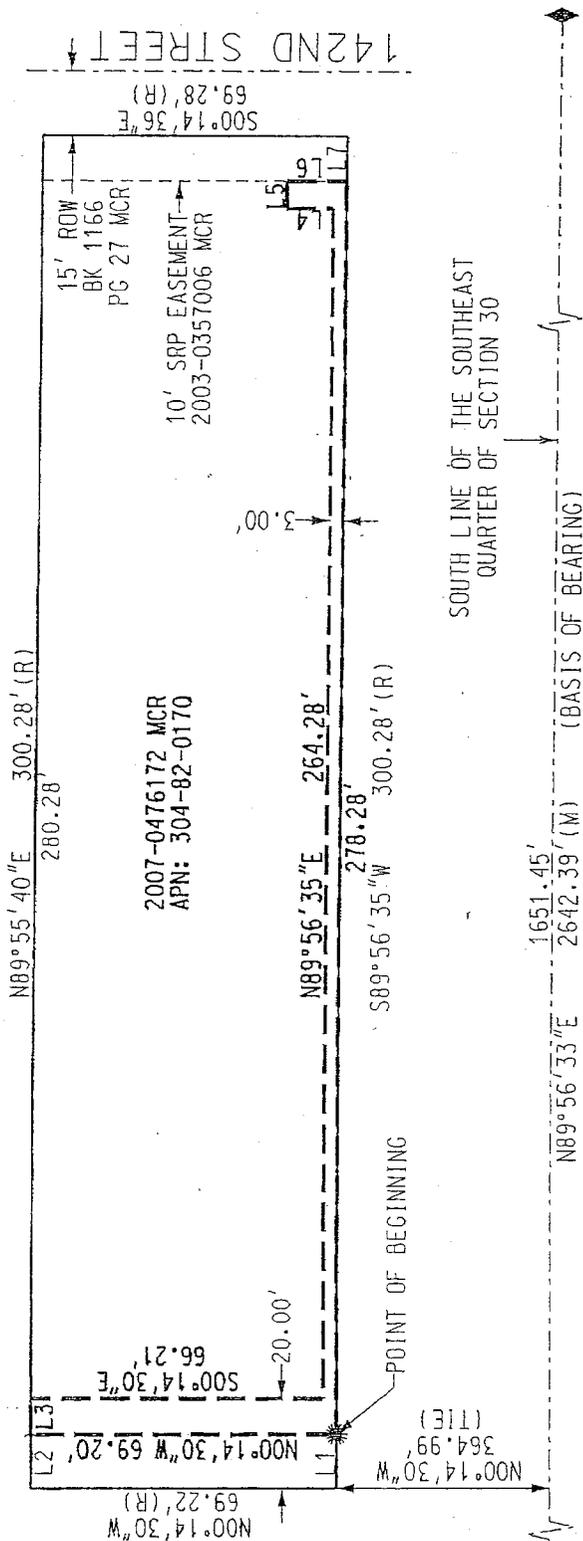
SRP JOB NUMBER: 11974	SCALE: NOT TO SCALE
AMP W/O NUMBER: T2115572	SHEET: 1 OF 2
AGENT: GOLLIHARE	SHEET SIZE: 8.5"x11"
DRAWN: THOMAS	REVISION: 2
CHECKED BY: GOREHAM	CREW CHIEF: MORZELLA
DATE: 07-18-16	FIELD DATE: 05-19-16

COCH RIGGS RD
WELL EQUIPPING
SE 1/4 SEC 30
T-2-S R-6-E

EXHIBIT "A"

UNDERGROUND ELECTRIC EASEMENT CONTAINS AN AREA OF 1,426 SQUARE FEET, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	N89°56'35"E	12.00'
L2	N89°55'40"E	12.00'
L3	N89°55'40"E	8.00'
L4	N00°14'36"W	10.35'
L5	N89°56'35"E	6.00'
L6	S00°14'36"E	13.35'
L7	S89°56'35"W	10.00'



SE COR SEC 30
T-2-S R-6-E
FND BCHH (COC)
DBS: 12-01-15



SURVEY DIVISION
LAND DEPARTMENT

COCH RIGGS RD
WELL EQUIPPING
SE 1/4 SEC 30
T-2-S R-6-E

SALT RIVER PROJECT

AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP JOB NUMBER: 11974	SCALE: 1" = 40'
AMP W/O NUMBER: T2115572	SHEET: 2 OF 2
AGENT: COLLIHARE	SHEET SIZE: 8.5"x11"
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DATE: 07-18-16	FIELD DATE: 05-19-16

RIGGS ROAD

(BASIS OF BEARING)

1651.45' 2642.39' (M)

990.94'

300.28' (R)

280.28'

278.28'

300.28' (R)

500.14' 36" E

69.28' (R)

66.21'

20.00'

3.00'

15' ROW

BK 1166

PG 27 MCR

10' SRP EASEMENT

2003-0357006 MCR

2007-0476172 MCR

APN: 304-82-0170

POINT OF BEGINNING

POINT OF COMMENCEMENT

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30

RIGGS ROAD

142ND STREET

SE COR SEC 30

T-2-S R-6-E

FND BCHH (COC)

DBS: 12-01-15

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AGENT: COLLIHARE

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DRAWN: THOMAS

EXHIBIT "A"

LEGAL DESCRIPTION
UNDERGROUND ELECTRIC EASEMENT

SRP Job No.: 11974

SRP Job Name: COCH RIGGS RD WELL EQUIPPING

Date: 07-18-16

Assessor Parcel: 304-82-017Q

SE 1/4, Section 30, T 2 S., R 6 E

AN UNDERGROUND ELECTRIC EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 30, BEING A BRASS CAP IN HAND HOLE, BEARS NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 2642.39 FEET (BASIS OF BEARING);

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, NORTH 89 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 990.94 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 364.99 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED PER DOCUMENT 2007-0476172 MARICOPA COUNTY RECORDERS;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE OF 12.00 FEET TO A LINE BEING PARALLEL WITH AND 12.00 FEET EAST OF THE WEST LINE OF SAID PARCEL AND TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 69.20 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE DEPARTING SAID PARALLEL LINE AND ALONG SAID NORTH LINE, NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.00 FEET TO A LINE BEING PARALLEL WITH AND 20.00 FEET EAST OF THE WEST LINE OF SAID PARCEL;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 56.21 FEET TO A LINE BEING PARALLEL WITH AND 3.00 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE OF 264.28 FEET TO A LINE BEING PARALLEL WITH AND 16.00 FEET WEST OF THE EAST LINE OF SAID PARCEL;

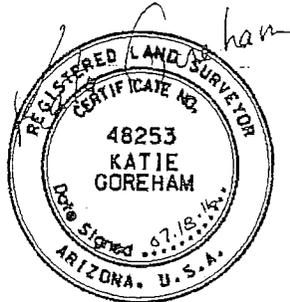
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 10.35 FEET TO A LINE BEING PARALLEL WITH AND 13.35 FEET NORTH OF SAID SOUTH LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE OF 6.00 FEET TO A LINE BEING PARALLEL WITH AND 10.00 FEET WEST OF THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 14 MINUTES 36 SECONDS EAST, A DISTANCE OF 13.35 FEET TO SAID SOUTH LINE;

THENCE DEPARTING SAID PARALLEL LINE AND ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 278.28 FEET TO THE POINT OF BEGINNING.

SAID UNDERGROUND ELECTRIC EASEMENT CONTAINS AN AREA OF 1,426 SQUARE FEET, MORE OR LESS.



REGISTRATION
EXPIRES: 09-30-17

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

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

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 304-62-0170Q
SE ¼, SEC.30, T2S, R6E

R/W # Agt. WLG
Job # T2115572, LJ62618
W WLG C _____

**CITY OF CHANDLER,
an Arizona 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 portion of the East half of the East half of the Southwest quarter of the Southeast quarter of Section 30, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as described in Instrument Number 2007-0476172, records of Maricopa County, Arizona.

Easement Parcel :

Said easement being a strip of land delineated on Exhibit "A" (COCH RIGGS RD WELL EQUIPPING, SRP Job # T2115572, prepared by Salt River Project Agricultural Improvement & Power District, dated 07/18/16) 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 1 foot, 6 inches 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.

