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JAN 11 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Real Estate Council Memo No. RE07-178**

DATE: JANUARY 11, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER  
DAVE SIEGEL, MUNICIPAL UTILITIES DIRECTOR  
ROBERT MULVEY, ASSISTANT MUNICIPAL UTILITIES DIRECTOR  
ROBERT UPHAM, SENIOR ENGINEER

FROM: SHARON A. JOYCE, REAL ESTATE MANAGER

SUBJECT: ORDINANCE NO. 3873 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP) TO PROVIDE POWER TO THE NEW SERVICE ENTRY SECTION OF THE SURFACE WATER TREATMENT PLANT EXPANSION, LOCATED AT 1475 E. PECOS ROAD, CHANDLER, ARIZONA.

**RECOMMENDATION:** Staff recommends Council approve Ordinance No. 3873, granting a no cost, Power Distribution Easement to Salt River Project (SRP) to provide power to the new service entry section of the Surface Water Treatment, located at 1475 E. Pecos Road, Chandler, Arizona.

**BACKGROUND/DISCUSSION:** This easement will be used to provide power to the new service entry section for the expansion of the Surface Water Treatment Plant, located at 1475 E. Pecos Road, Chandler, Arizona. This easement roughly follows the existing easement for the second power feed at the facility. This easement is for the third power feed into the facility to provide electricity for the expanded treatment processes currently under construction.

The easement is 8 feet wide by approximately 740 feet long.

Council Memo RE07-178  
January 11, 2007  
Page 2

**FINANCIAL IMPLICATIONS:**

Cost: NA  
Savings: NA  
Long Term Costs: NA

**PROPOSED MOTION:** Move that Council approve Ordinance No. 3873 and authorize the Mayor to execute all documents necessary to grant a no cost Power Distribution Easement to Salt River Project to provide power to the new service entry section of the Surface Water Treatment Plant Expansion, located at 1475 E. Pecos Road, Chandler, Arizona.

Attachments: Location/Site Map  
Ordinance No. 3873  
Legal Description

ORDINANCE NO. 3873

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE THE GRANTING OF A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT, TO PROVIDE POWER TO THE NEW SERVICE ENTRY SECTION OF THE SURFACE WATER TREATMENT PLANT EXPANSION, LOCATED AT 1475 E. PECOS ROAD, CHANDLER, ARIZONA.

WHEREAS, a power distribution easement is necessary to provide power to expanded city facilities; and

WHEREAS, the City of Chandler is willing to grant an 8 foot wide power distribution easement to Salt River Project to provide power to the Surface Water Treatment Plant Expansion;

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 is authorized to approve the granting of a power distribution easement to Salt River Project, through, over, under, and across that certain property described in Exhibit "A", attached hereto and made a part hereof by reference.

Section 2. That the granting of the power distribution 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 easement document on behalf of the City.

INTRODUCED AND APPROVED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2007.

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3873 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

GAB  
CITY ATTORNEY

## EXHIBIT "A"

### Grantor's Property:

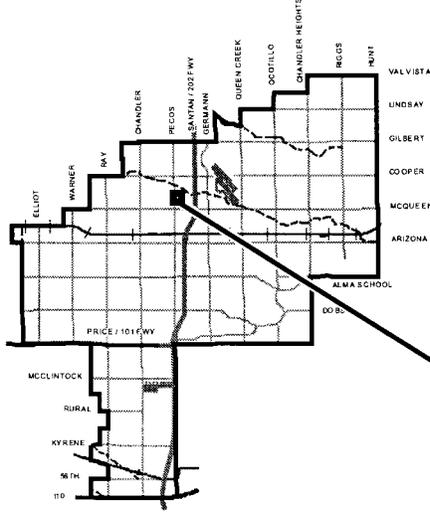
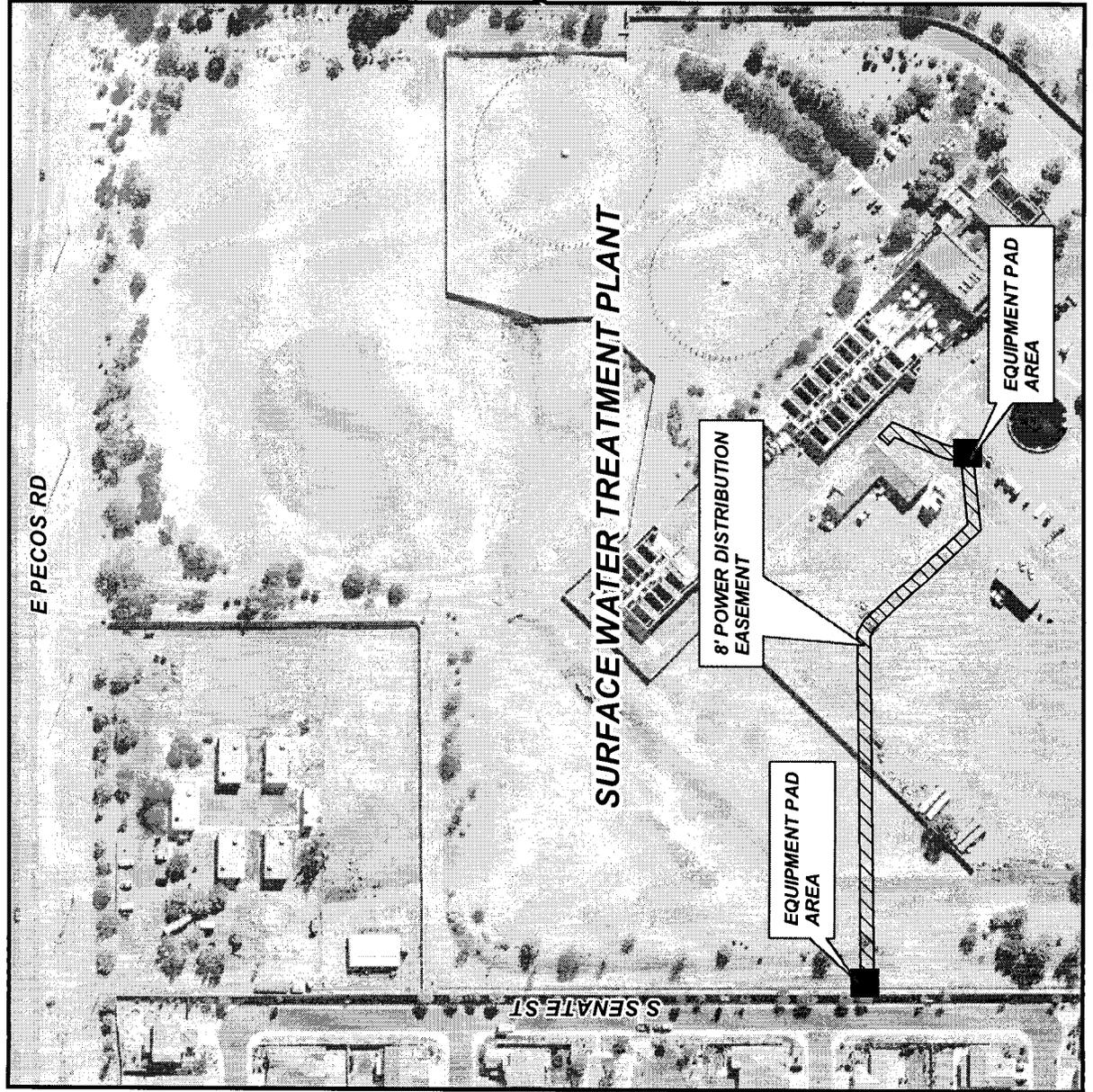
Lot Three (3), Section Two (2), Township Two (2) South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT the North 470 feet of the West 470 feet thereof.

### Easement Parcel:

Said easement being 8.00 feet in width, lying 4.00 feet on each side of the following described centerline;

**COMMENCING** at the Northwest corner of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Thence North 89 degrees 31 minutes 10 seconds East (basis of bearings) along the North line of said Section 2 a distance of 1321.79 feet; Thence South 00 degrees 25 minutes 08 seconds East a distance of 470.00 feet to the most Westerly Northwest corner of said Grantor's Lot 3; Thence continuing South 00 degrees 25 minutes 08 seconds East along the West line of said Lot 3 a distance of 557.76 feet; Thence departing said West line North 89 degrees 34 minutes 52 seconds East a distance of 14.50 to the **POINT OF BEGINNING** of the easement herein described on the Westerly edge of a 4.17 foot by 6.33 foot equipment pad area, said pad area being part of this easement; Thence South 24 degrees 51 minutes 04 seconds East a distance of 7.91 feet; Thence South 85 degrees 27 minutes 18 seconds East a distance of 16.28 feet; Thence North 89 degrees 23 minutes 54 seconds East a distance of 423.66 feet; Thence South 60 degrees 48 minutes 20 seconds East a distance of 15.77 feet; Thence South 43 degrees 30 minutes 05 seconds East a distance of 179.29 feet; Thence North 84 degrees 50 minutes 57 seconds East a distance of 93.09 feet to the center of the most Easterly of Two (2) 10.00 foot by 10.00 foot equipment pad areas, said pad areas being part of this easement; Thence North 02 degrees 58 minutes 26 seconds East from the center of said most Easterly pad area a distance of 21.53 feet; Thence North 14 degrees 31 minutes 21 seconds East a distance of 11.35 feet; Thence North 24 degrees 17 minutes 30 seconds East a distance of 65.00 feet; Thence North 46 degrees 50 minutes 07 seconds West a distance of 19.28 feet to the **POINT OF TERMINUS**.

# SRP NO COST POWER DISTRIBUTION EASEMENT



**MEMO NO. RE07-178  
ORDINANCE NO. 3873**

**LEGEND**



**POWER DISTRIBUTION EASEMENT**



**WHEN RECORDED MAIL TO:**

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

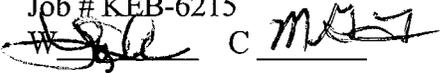
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**POWER DISTRIBUTION EASEMENT**

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Maricopa County  
Parcel # 303-29-011A

R/W #639A Agt. Ida/CEI  
Job # KEB-6215

 W. S. G. C. M. A. Z.

**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:**

Lot Three (3), Section Two (2), Township Two (2) South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT the North 470 feet of the West 470 feet thereof.

**Easement Parcel:**

Said easement being 8.00 feet in width, lying 4.00 feet on each side of the following described centerline;

**COMMENCING** at the Northwest corner of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Thence North 89 degrees 31 minutes 10 seconds East (basis of bearings) along the North line of said Section 2 a distance of 1321.79 feet; Thence South 00 degrees 25 minutes 08 seconds East a distance of 470.00 feet to the most Westerly Northwest corner of said Grantor's Lot 3; Thence continuing South 00 degrees 25 minutes 08 seconds East along the West line of said Lot 3 a distance of 557.76 feet; Thence departing said West line North 89 degrees 34 minutes 52 seconds East a distance of 14.50 to the **POINT OF BEGINNING** of the easement herein described on the Westerly edge of a 4.17 foot by 6.33 foot equipment pad area, said pad area being part of this easement; Thence South 24 degrees 51 minutes 04 seconds East a distance of 7.91 feet; Thence South 85 degrees 27 minutes 18 seconds East a distance of 16.28 feet; Thence North 89 degrees 23 minutes 54 seconds East a distance of 423.66 feet; Thence South 60 degrees 48 minutes 20 seconds East a distance of 15.77 feet; Thence South 43 degrees 30 minutes 05 seconds East a distance of 179.29 feet; Thence North 84 degrees 50 minutes 57 seconds East a distance of 93.09 feet to the center of the most Easterly of Two (2) 10.00 foot by 10.00 foot equipment pad areas, said pad areas being part of this easement; Thence North 02 degrees 58 minutes 26 seconds East from the center of said most Easterly pad area a distance of 21.53 feet; Thence North 14 degrees 31 minutes 21 seconds East a distance of 11.35 feet; Thence North 24 degrees 17 minutes 30 seconds East a distance of 65.00 feet; Thence North 46 degrees 50 minutes 07 seconds West a distance of 19.28 feet to the **POINT OF TERMINUS**.

**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.

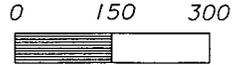
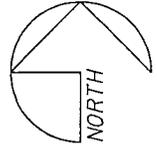
In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

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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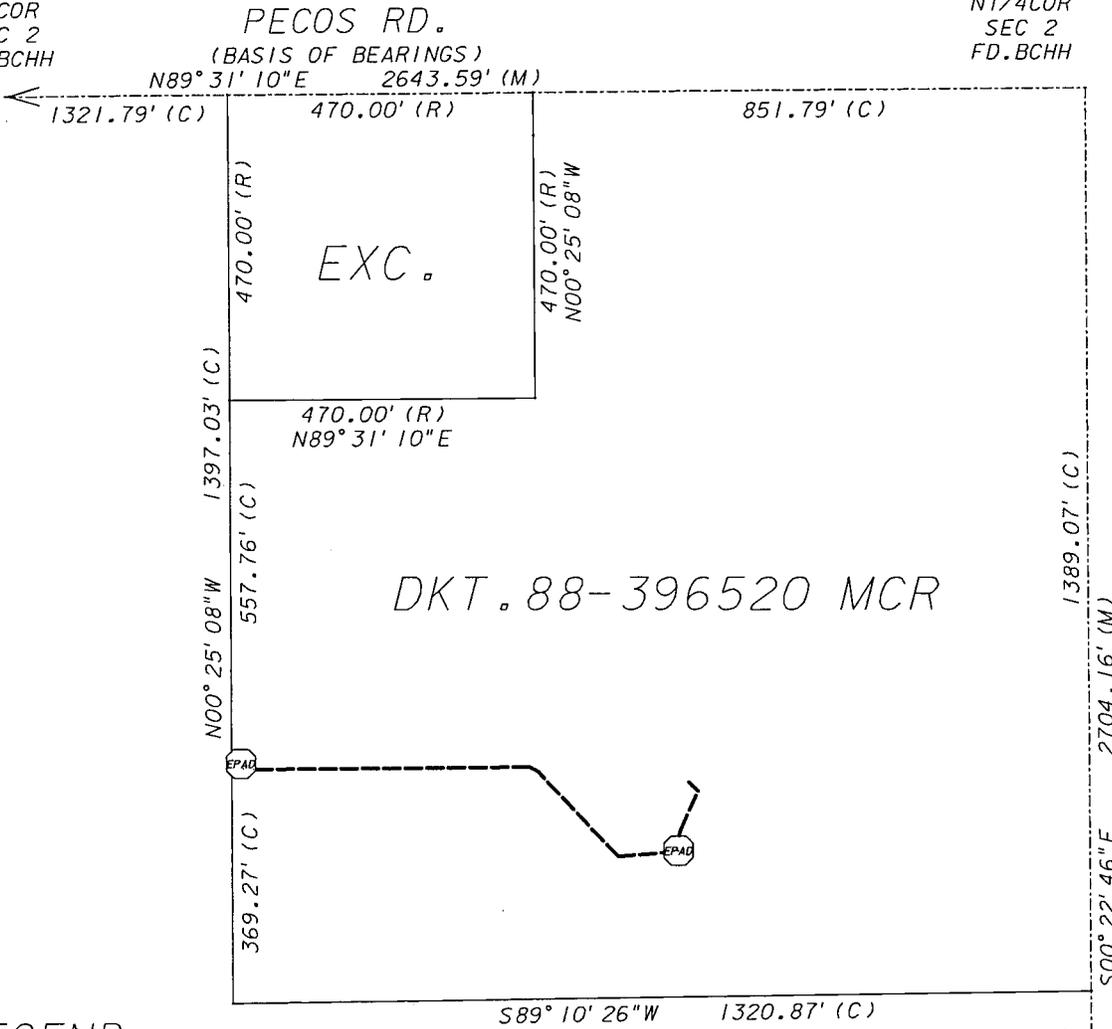


# EXHIBIT "A"



NWCOR  
SEC 2  
FD.BCHH

N1/4COR  
SEC 2  
FD.BCHH



## LEGEND

NOTE: SYMBOLS MAY NOT BE TO DRAWING SCALE, SO AS TO BETTER ENHANCE GRAPHICAL REPRESENTATION

- SECTION AND CENTERLINE
- PROPERTY LINE
- CENTERLINE OF 8' EASEMENT
- ⊙ EPAD EQUIPMENT PAD - UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT

NOTE: THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT, IT IS NOT A SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH.

EQUIPMENT PAD(S) ARE A PART OF THE EASEMENT UNLESS OTHERWISE NOTED.

## 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.

SRP JOB  
#KEB-6215

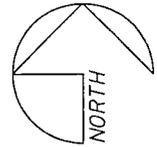
SALT RIVER PROJECT A.I.  
& POWER DISTRICT  
MARICOPA COUNTY, ARIZONA

CHANDLER PECOS WTP  
NW 1/4, SEC 2, T2S, R5E

UNDERGROUND ELECTRIC  
POWER LINE RIGHT-OF-WAY

DESIGNED	HALLMAN	AGENT	CEI
DRAWN	G.GREEN	APPROVED:	_____
DATE	11-03-06		
SCALE	1" = 300'	SHEET	1 OF 2

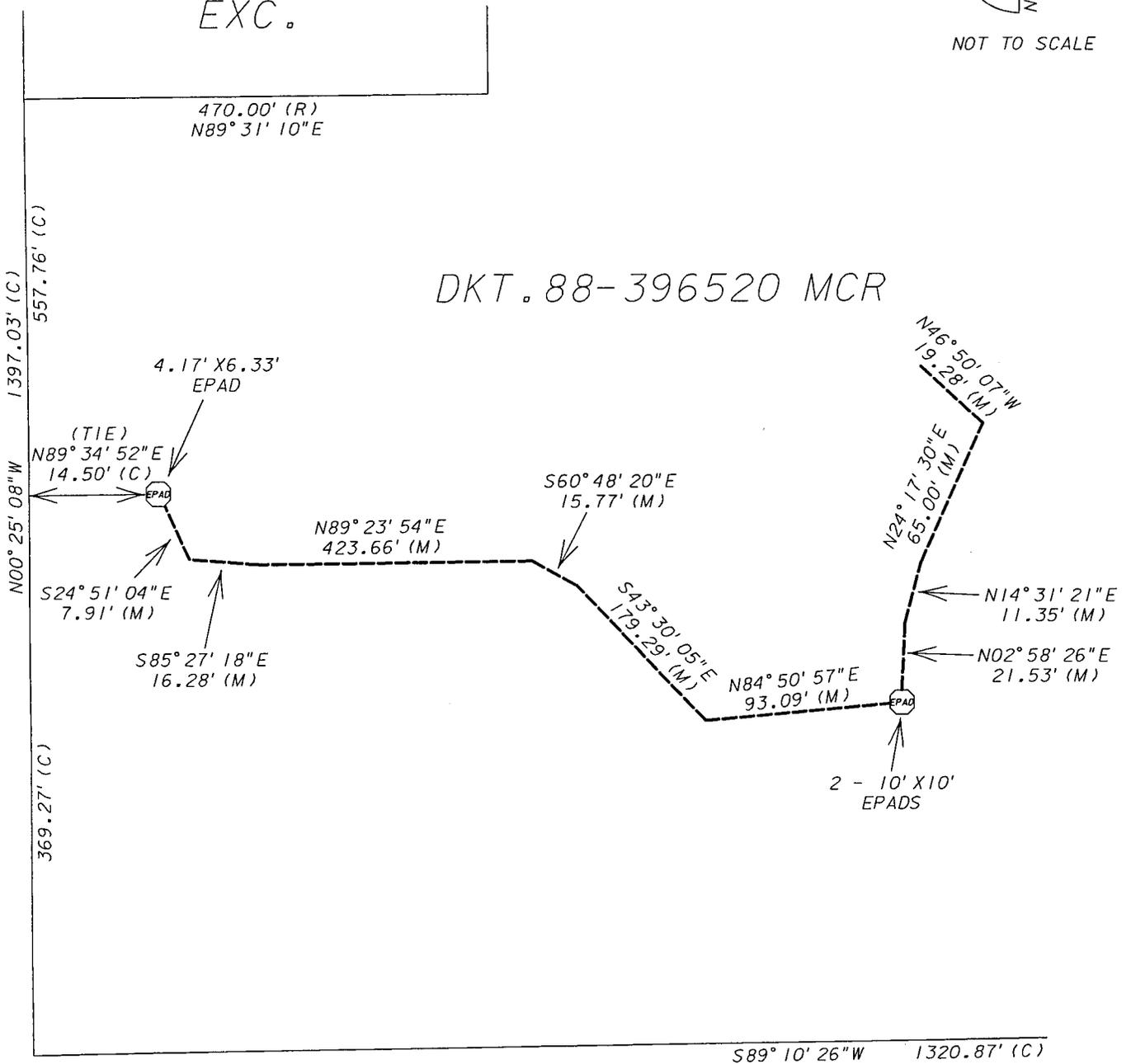
# EXHIBIT "A"



NOT TO SCALE

EXC.

DKT. 88-396520 MCR



SALT RIVER PROJECT A.I.  
& POWER DISTRICT  
MARICOPA COUNTY, ARIZONA

CHANDLER PECOS WTP  
NW 1/4, SEC 2, T2S, R5E

UNDERGROUND ELECTRIC  
POWER LINE RIGHT-OF-WAY

DESIGNED	HALLMAN	AGENT	CEI
DRAWN	G. GREEN	APPROVED:	
DATE	11-03-06		
SCALE	1" = 300'	SHEET	2 OF 2

SRP JOB  
#KEB-6215