

#3

JAN 11 2007

ORDINANCE NO. 3842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT.

WHEREAS, in order for the City of Chandler to energize the new Chandler Executive Hangar Leasehold Condominiums at the Chandler Municipal Airport, a power distribution easement is needed by Salt River Project to provide electrical service to these facilities; and

WHEREAS, the City of Chandler is willing to grant such an easement, which the City has requested and which directly enhances the development of Chandler Executive Hangar Leasehold Condominiums at the Airport;

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

Section 1. That the City of Chandler is authorized to grant a power distribution easement to Salt River Project, in, on, over, under, across and through that portion of the City's property described as the "Easement Parcel" in attached Exhibit "A".

Section 2. That the power distribution easement shall be 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 TENTATIVELY APPROVED by the City Council this _____ day of _____, 2006.

ATTEST:

CITY CLERK

MAYOR

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

PASSED AND ADOPTED by the City Council this _____ day of _____,
2006.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3842 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2006, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

GAB
CITY ATTORNEY

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB400
P. O. Box 52025
Phoenix, Arizona 85072-2025

ORD. # 3842 **POWER DISTRIBUTION EASEMENT**

Maricopa County
Parcel # 303-32-049

R/W 1184 Agt. Tierra
Job # KEB-6489

W _____ 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, an 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 equipment, including conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, 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 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE 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.

Within the Easement Parcel, Grantor will use its best efforts to maintain a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings.

Grantor shall not engage in any activity which does not conform with National Electric Code standards and the National Electrical Safety Code standards, or interferes with operation and maintenance of the Facilities. Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building, plant any trees, permanently store materials or drill any well within the Easement Parcel. Grantor shall maintain ground cover according to National Electric Code standards and the National Electrical Safety Code, 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.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

EXHIBIT A

GRANTOR'S PROPERTY:

That portion of the West half of Section 11, Township 2 South Range 5 East of the Gila and Salt River Base and Meridian, Maricopa county, Arizona, said portion being more particularly described as follows:

COMMENCING at the Center of said Section 11, from which the North quarter of said section bears North 00 degrees 14 minutes 21 seconds West a distance of 2643.53 feet;
THENCE North 00 degrees 14 minutes 21 seconds West, a distance of 352.77 feet along the North-South Mid Section Line of said Section 11;
THENCE Departing said Mid Section Line South 49 degrees 40 minutes 16 seconds West, a distance of 1534.26 feet to the POINT OF BEGINNING;
THENCE South 40 degrees 19 minutes 44 second East, a distance of 123.23 feet;
THENCE South 49 degrees 40 minutes 16 second West, a distance of 75.00 feet;
THENCE South 40 degrees 19 minutes 44 second East, a distance of 9.25 feet;
THENCE South 49 degrees 40 minutes 16 seconds West, a distance of 647.00 feet;
THENCE North 40 degrees 19 minutes 44 seconds West, a distance of 82.26 feet to the Beginning of a Non-Tangent Curve concave Southeasterly the Radius Point of which bears South 67 degrees 03 minutes 20 second East, a distance of 470.00 feet;
THENCE Northeasterly along the arc of said curve a length of 219.24 feet through a Central angle of 26 degrees 43 minutes 36 seconds to the Point of Tangent;
THENCE North 49 degrees 40 minutes 16 seconds East, a distance of 510.62 feet to the POINT OF BEGINNING.

EASEMENT PARCEL:

Said Easement being 8.00 feet in width and lying 4.00 feet each side of the following described centerline:

COMMENCING at the Center of said Section 11;
THENCE South 89 degrees 15 minutes 39 seconds West, a distance of 423.60 feet to a POINT;
THENCE South 49 degrees 40 second 16 seconds West, a distance of 1237.36 feet to the POINT OF BEGINNING;
THENCE South 40 degrees 22 minutes 06 seconds East, a distance of 135.03 feet to a POINT;
THENCE North 49 degrees 41 minutes 03 second East, a distance of 41.94 to the POINT OF TERMINUS.
Said Easement Parcel to include a 3.50 foot by 3.50 foot Electrical Equipment Pad area, said area being made part of this Easement.

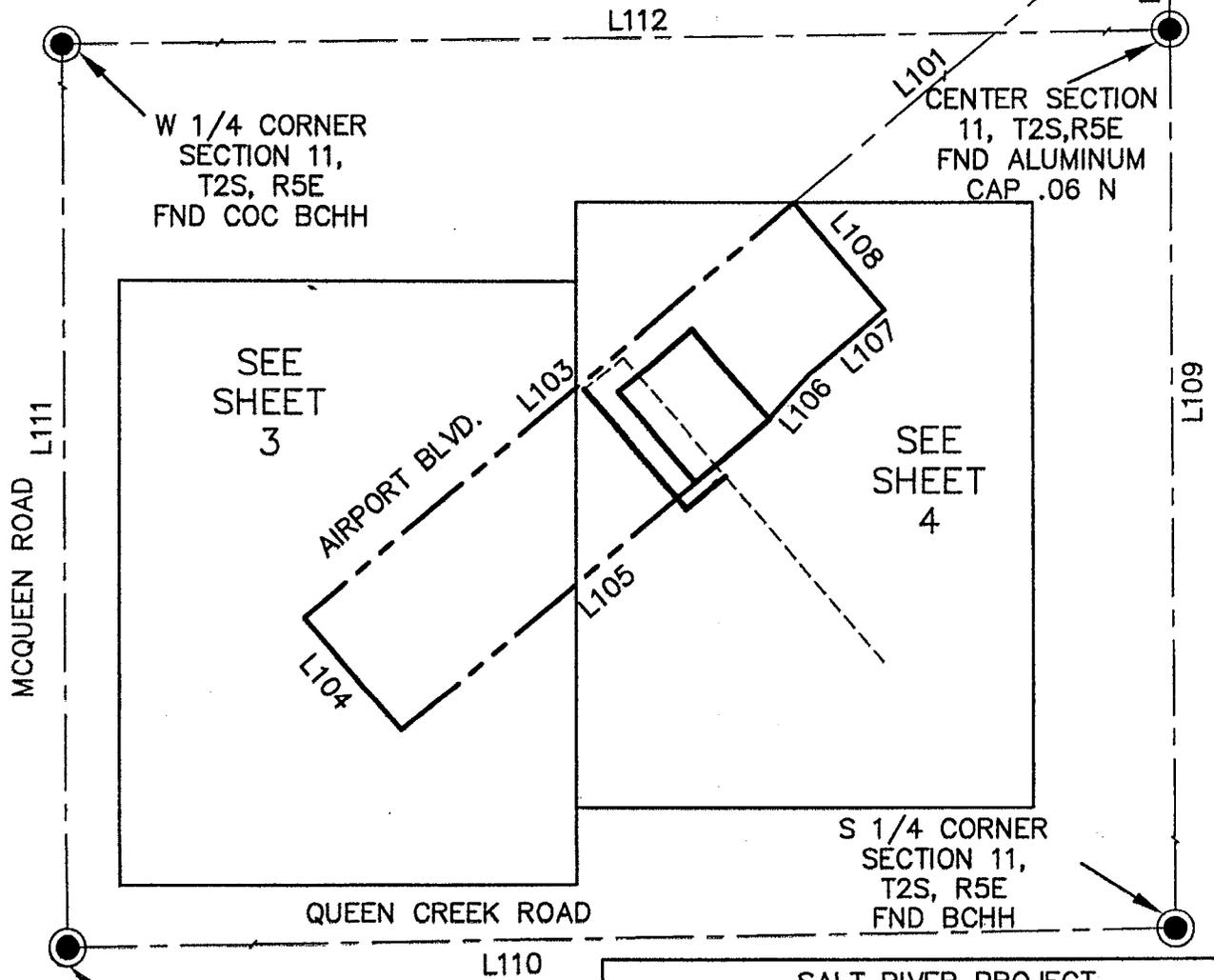
EXHIBIT "A"

N 1/4 COR
SEC 11
FND BCHH

PROPERTY LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L100	2290.76 (R&M)	S00°14'21"E	L106	57.67(R&M)	N40°54'04"E
L101	1007.26 (R&M)	S49°40'16"W	L107	80.00(R&M)	N49°39'36"E
L102	352.83 (C) 352.77 (R)	S00°14'21"E (R&M)	L108	114.42(R&M)	N40°19'44"W
L103	527.00(R&M)	S49°40'16"W	L109	2646.21 (M)	S00°14'21"E
L104	123.23(R&M)	S40°19'44"E	L110	2647.44(M)	S89°07'25"W
L105	390.00(R&M)	N49°40'16"E	L111	2652.41(M)	N00°12'22"W
			L112	2645.84 (M)	N89°15'27"E



L100
(BASIS OF BEARING)

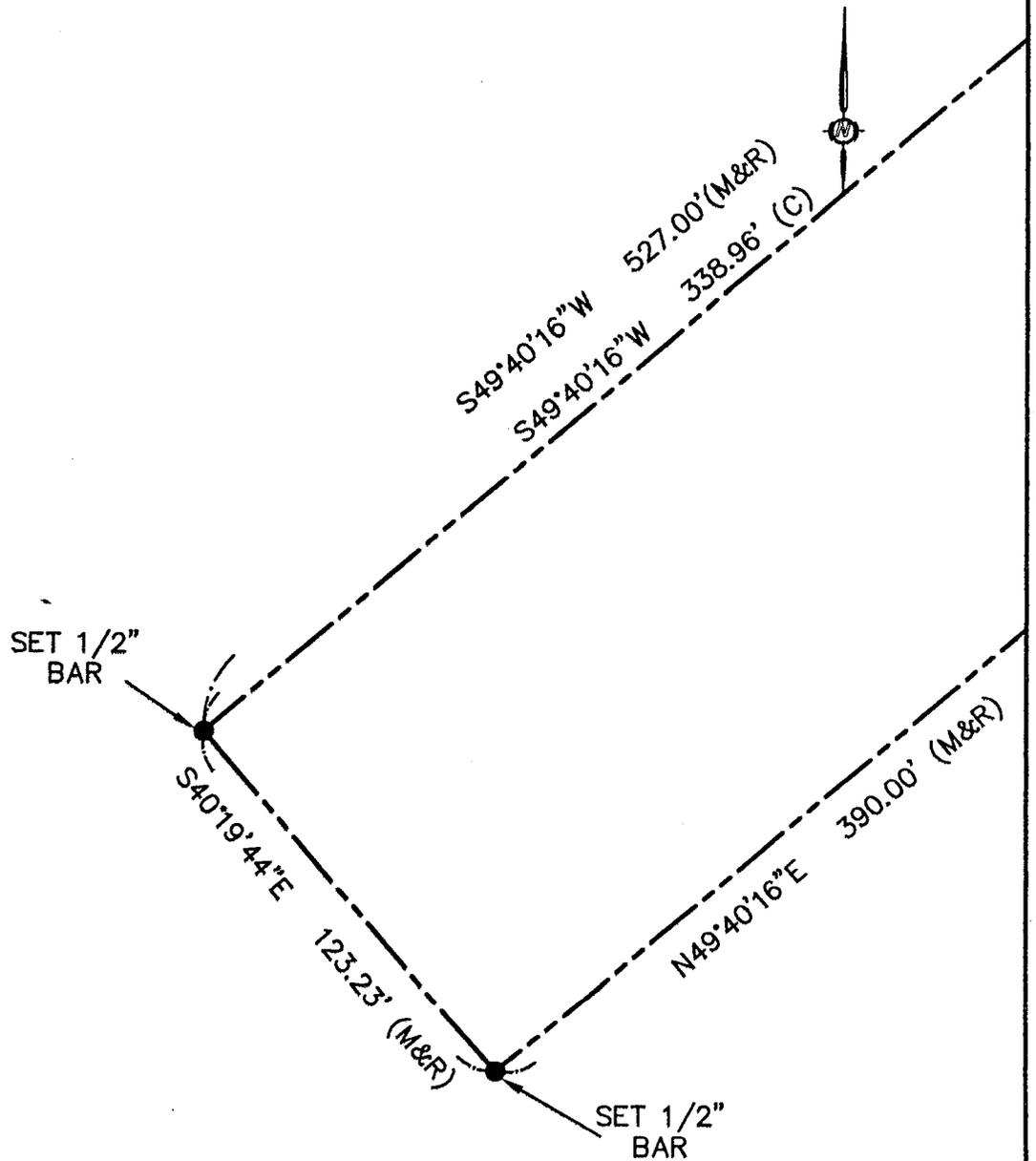


SW CORNER
SECTION 11
T2S, R5E
FND COC BCF

SALT RIVER PROJECT A. I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER EXEC AIRPORT RFP-PH 2-3 SRP COORD: 28 5/16 E 7 11/16 S SW 1/4, SEC. 11, T2S R5E	
DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 2 OF 7

SRP JOB NUMBER - KEB-6489

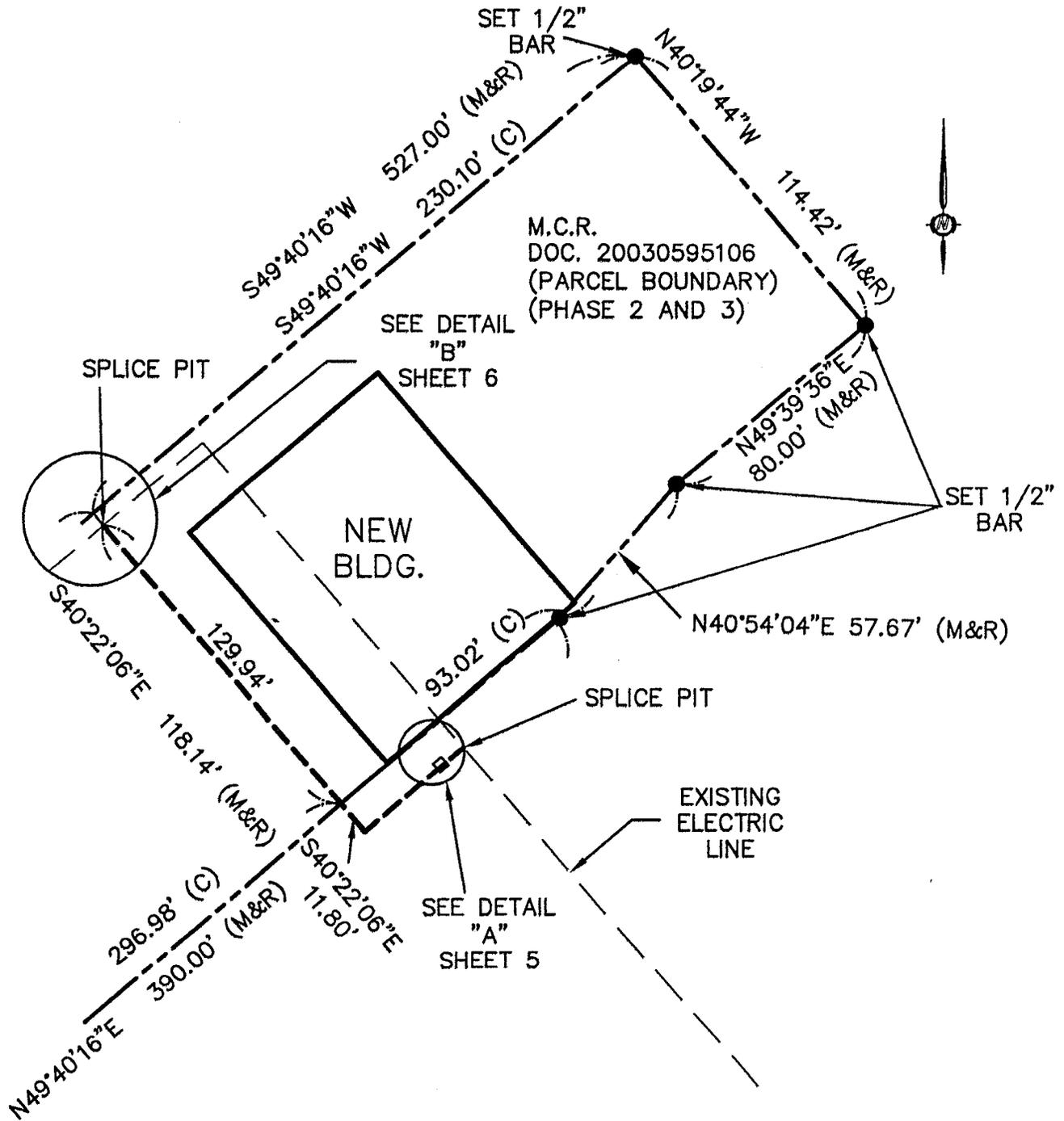
EXHIBIT "A"



SRP JOB NUMBER - KEB-6489

SALT RIVER PROJECT A. I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER EXEC AIRPORT RFP-PH 2-3 SRP COORD: 28 5/16 E 7 11/16 S SW 1/4, SEC. 11, T2S R5E	
DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 3 OF 7

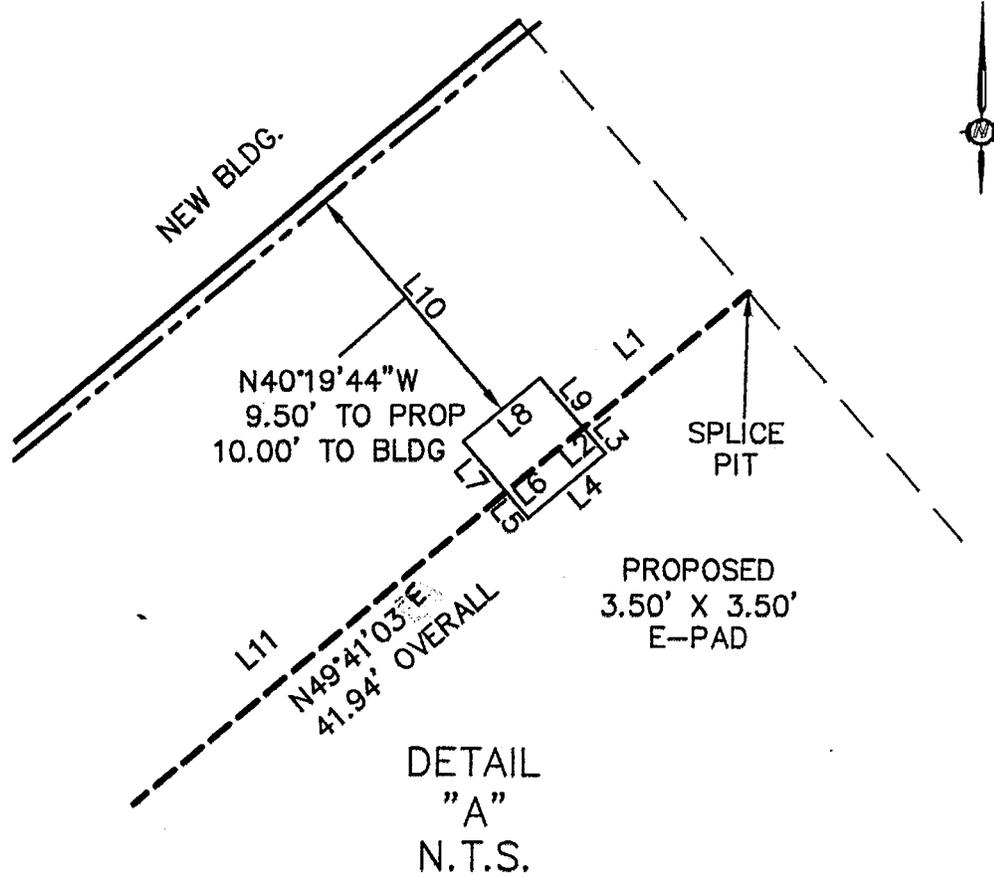
EXHIBIT "A"



SRP JOB NUMBER - KEB-6489

SALT RIVER PROJECT A. I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER EXEC AIRPORT RFP-PH 2-3 SRP COORD: 28 5/16 E 7 11/16 S SW 1/4, SEC. 11, T2S R5E	
DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 4 OF 7

EXHIBIT "A"

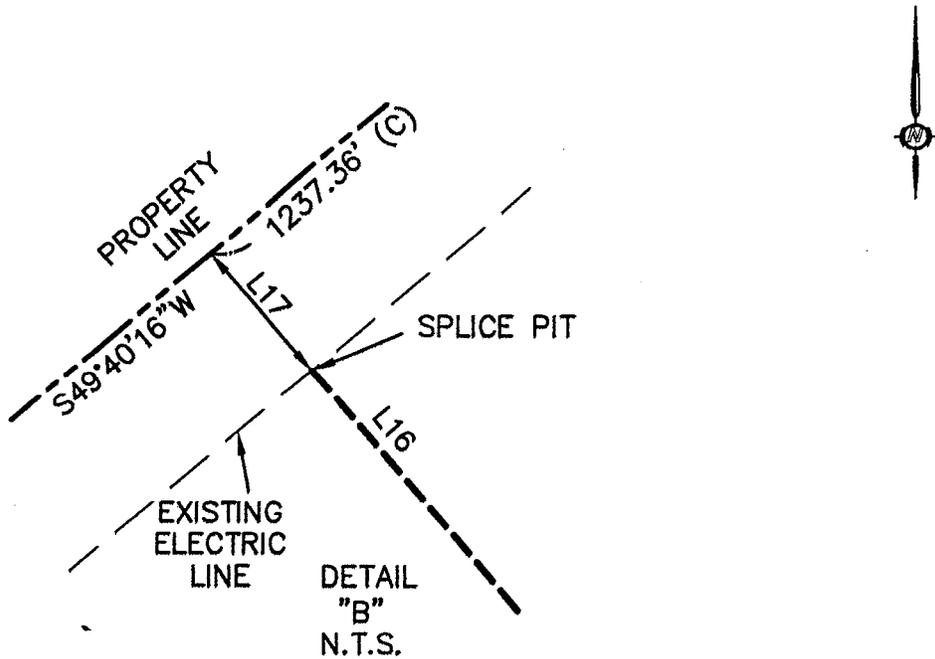


LINE TABLE DETAIL "A"		
LINE	LENGTH	BEARING
L1	7.44	N49°41'03"E
L2	1.75	N49°41'03"E
L3	1.19	S40°22'06"E
L4	3.50	S49°37'54"W
L5	1.19	N40°22'06"W
L6	1.75	N49°41'03"E
L7	2.31	N40°22'06"W
L8	3.50	N49°37'54"E
L9	2.31	S40°22'06"E
L10	9.50	N40°19'44"W
L11	31.00	N49°41'03"E

SRP JOB NUMBER - KEB-6489

SALT RIVER PROJECT A. I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER EXEC AIRPORT RFP-PH 2-3 SRP COORD: 28 5/16 E 7 11/16 S SW 1/4, SEC. 11, T2S R5E	
DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 5 OF 7

EXHIBIT "A"



LINE TABLE DETAIL "B"		
LINE	LENGTH	BEARING
L16	129.94	S40°22'06"E
L17	5.09	N40°22'06"W

SRP JOB NUMBER - KEB-6489

SALT RIVER PROJECT A. I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER EXEC AIRPORT RFP-PH 2-3 SRP COORD: 28 5/16 E 7 11/16 S SW 1/4, SEC. 11, T2S R5E	
DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 6 OF 7

EXHIBIT "A"

NOTE

EQUIPMENT PAD(S) ARE A PART OF THE EASEMENT UNLESS OTHERWISE NOTED. DISTANCES SHOWN ARE TO THE CENTER OF EQUIPMENT PAD UNLESS OTHERWISE NOTED.

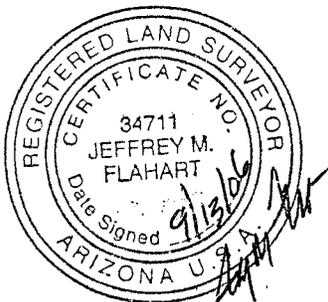
CAUTION

THE EASEMENT LOCATION, AS HERON DELINEATED, MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT. NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OF FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21. ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

SURVEYOR CERTIFICATE

THESE RESULTS ARE BASED ON DATA GATHERED FROM FIELD SURVEY MEASUREMENT WORK PERFORMED UNDER MY OVERALL DIRECTION. THE PURPOSE OF SAID RESULTS OF SURVEY IS TO BECOME THE BASIS FOR THE PREPARATION OF SRP ELECTRIC AND/OR IRRIGATION UTILITY LAND RIGHTS, DOCUMENTS, AND EXHIBITS, AND IT WAS CREATED AND/OR GATHERED SOLELY TO MEET THAT SPECIFIC PURPOSE. USAGE BY OTHERS FOR ANY OTHER PURPOSE MAY NOT BE APPROPRIATE. IT IS ENTIRELY THE RESPONSIBILITY OF ANY OTHER USERS TO DETERMINE ITS SUITABILITY FOR ANOTHER PURPOSE.

JEFFREY M. FLAHART 09/05/06 34711
REGISTERED LAND SURVEYOR DATE NUMBER



SRP JOB NUMBER - KEB-6489

SALT RIVER PROJECT A. I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER EXEC AIRPORT RFP-PH 2-3 SRP COORD: 28 5/16 E 7 11/16 S SW 1/4, SEC. 11, T2S R5E	
DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 7 OF 7

EXHIBIT "A"

RESULTS OF SURVEY FOR EASEMENT ACQUISITION
 CHANDLER EXEC AIRPORT RFP-PH 2-3
 SRP JOB NUMBER - KEB-6489

SUPPORTING DOCUMENTS

BOOK 735 PAGE 29	M.C.R.	PLAT
BOOK 497 PAGE 28	M.C.R.	PLAT
BOOK 568 PAGE 33	M.C.R.	PLAT
BOOK 589 PAGE 48	M.C.R.	PLAT
DOC. 20030595106	M.C.R.	LEASE

LEGEND

	MONUMENT AS NOTED
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	8' ELECTRIC EASEMENT
	EXISTING ELECTRIC LINE
	MONUMENT LINE
	CENTER LINE
	PROPERTY LINE
	EASEMENT
(M)	MEASURED
(R)	RECORDED
(C)	CALCULATED
MCR	MARICOPA COUNTY RECORDS
APN	ASSESSORS PARCEL NUMBER
FND	FOUND
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
PUE	PUBLIC UTILITIES EASEMENT
EPAD	EQUIPMENT PAD
COC	CITY OF CHANDLER

BASIS OF BEARING

S 00° 14' 21" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, AS RECORDED IN BOOK 735, PAGE 29 MARICOPA COUNTY RECORDS.

NOTE

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT DOCUMENT.

SHEET INDEX

SHEET	2	SITE DETAIL
SHEET	3-6	ELECTRIC DETAIL
SHEET	7	SURVEYOR CERTIFICATE

APPROVED

9/15/06 *CMH*

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

CHANDLER EXEC AIRPORT RFP-PH 2-3
 SRP COORD: 28 5/16 E 7 11/16 S
 SW 1/4, SEC. 11, T2S R5E

DRAWN: LWJ	APPROVED: JMF
DATE: 09/05/06	JOB NO.: 731-06
SCALE: N.T.S.	SHEET: 1 OF 7