



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

#7  
JAN 25 2007

**MEMORANDUM**

**Real Estate – Council Memo No. RE 07-113**

**DATE:** JANUARY 25, 2007

**TO:** MAYOR AND COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
DANIEL W. COOK, ACTING PUBLIC WORKS DIRECTOR  
MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR,  
TRANSPORTATION & OPERATIONS  
ELIZABETH M HUNING, ASSISTANT PUBLIC WORKS DIRECTOR  
CITY ENGINEER

**FROM:** SHARON A. JOYCE, REAL ESTATE MANAGER

**SUBJECT:** ORDINANCE NO. 3843 GRANTING A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT AT TRACT A, LOCATED IN MASTERCRAFT EAST SUBDIVISION, ON THE SOUTH SIDE OF PALOMINO DRIVE, EAST OF ALMA SCHOOL ROAD BETWEEN ELLIOT AND WARNER ROADS, WITH COMPENSATION TO THE CITY IN THE AMOUNT OF \$750.00.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 3843 granting a power distribution easement to Salt River Project (SRP) at Tract A, located in Mastercraft East subdivision, on the south side of Palomino Drive, east of Alma School Road between Elliot and Warner Roads, with compensation to the City in the amount of \$750.00.

BACKGROUND/DISCUSSION: SRP is requesting a power distribution easement to accommodate a new electrical pad needed to support SRP's adjacent underground power line as part of planned upgrades to existing electrical service, for the residents of Mastercraft East subdivision.

The proposed pad easement is needed at the northeast edge of city-owned Tract A (Assessor's Parcel No. 302-27-246) in order to align with SRP's underground power service. The total new easement area contains approximately 92.79 square feet. This represents the pad itself, containing a total gross area of 27.7 square feet and a 65.9 square foot area around the pad site for maintenance. Staff recommends SRP pay \$750.00 to the City of Chandler for this easement, determined to be fair market value. Easement space is unavailable within the dedicated road right-of-way due to existing city waterlines.

Page 2  
Council Meeting of January 25, 2007  
Ordinance No.3843; Memo No. RE07-113

FINANCIAL IMPLICATIONS: None

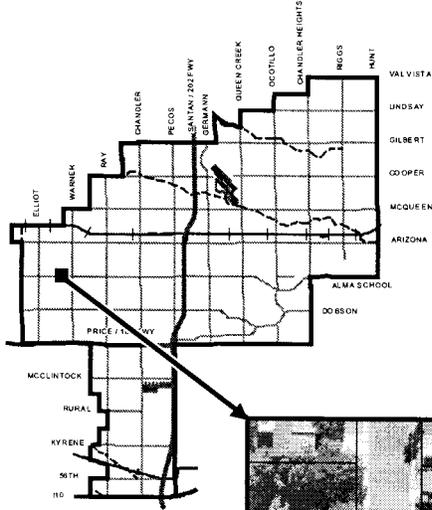
Cost:	N/A
Savings:	\$750.00
Long Term Costs:	N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 3843 granting a power distribution easement to Salt River Project (SRP) at Tract A, located in Mastercraft East subdivision, on the south side of Palomino Drive, east of Alma School Road between Elliot and Warner Roads, with compensation to the City in the amount of \$750.00.

Attachments: Location/Site Map  
Ordinance No. 3843



# GRANT SRP A POWER EASEMENT TRACT A OF MASTERCRAFT EAST UNIT I



E-PAD  
5.83'x4.75'  
GROSS AREA=27.69'

CITY OWNS  
PARCEL  
302-27-246

**LEGEND**



EASEMENT PARCEL

MEMO NO. RE07-113

ORDINANCE NO. 3843



ORDINANCE NO. 3843

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE THE GRANTING OF A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT AT TRACT A, LOCATED ON THE SOUTH SIDE OF PALOMINO DRIVE, IN THE MASTERCRAFT EAST SUBDIVISION, EAST OF ALMA SCHOOL ROAD BETWEEN ELLIOT AND WARNER ROADS, WITH COMPENSATION TO THE CITY IN THE AMOUNT OF \$750.00.

WHEREAS, in order to accommodate a Salt River Project electrical equipment upgrade project, a new underground power easement is required for installation of a new electrical pad; and

WHEREAS, a new Salt River Project underground power easement pad will allow facility alignment with the existing SRP underground service line; and

WHEREAS, Salt River Project has no existing rights at the requested site, city-owned Tract B; and

WHEREAS, Salt River Project requires this new power distribution easement for proposed upgrades and revamp of its electrical service to residents of Mastercraft East subdivision; and

WHEREAS, the City of Chandler is willing to grant this new easement to Salt River Project to accommodate a power distribution easement for upgraded electrical service for a fee of Seven Hundred and Fifty Dollars (\$750.00), the fair market value,

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 a power distribution easement to Salt River Project, through, over, under and across that certain property described in Exhibits "A" and "B", attached hereto and made a part hereof by this reference.

Section 2. That the granting of said power distribution easement shall be in the form approved by the City Attorney.

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easement documents 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 \_\_\_\_\_, 2006.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3843 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.

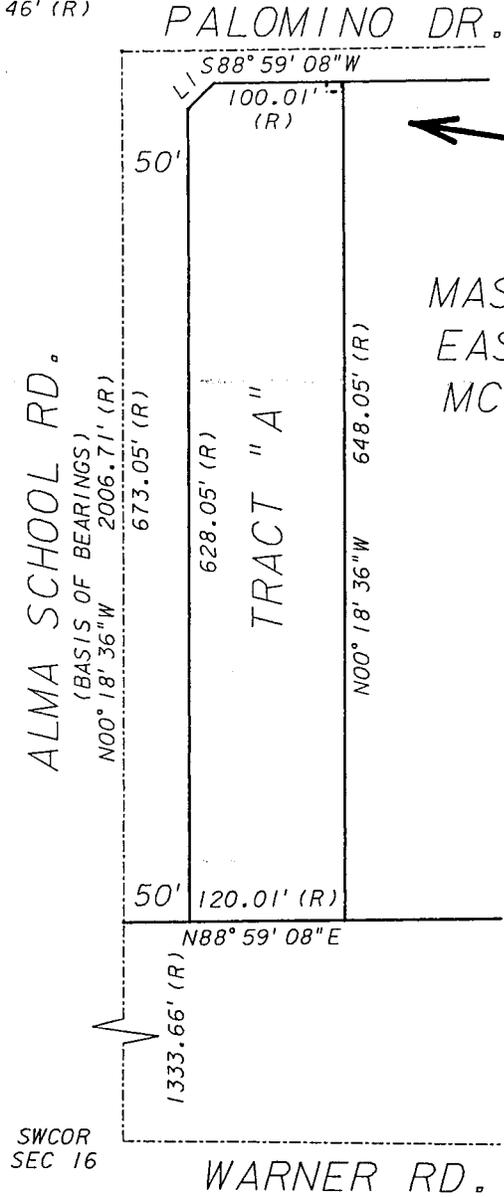
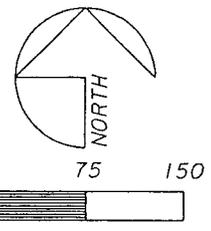
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

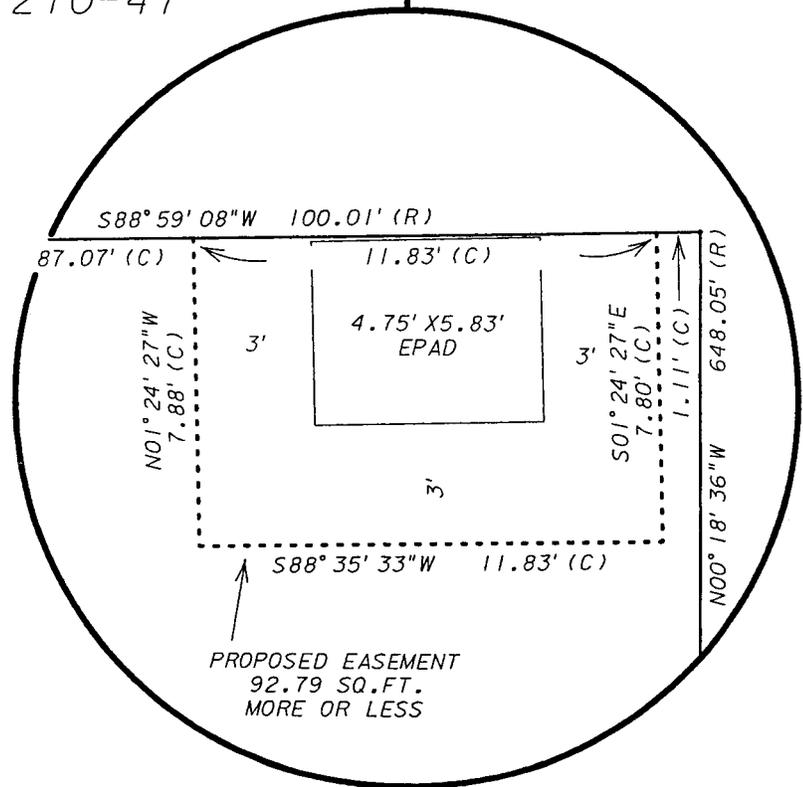
GAB  
CITY ATTORNEY

# EXHIBIT "A"

L1  
S44° 20' 16"W  
28.46' (R)



MASTERCRAFT  
EAST UNIT 1  
MCR 210-47



PROPOSED EASEMENT  
92.79 SQ.FT.  
MORE OR LESS

NOT TO SCALE

## LEGEND

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

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF EASEMENT

## 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.

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.

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

B.O.C. ALMA SCH./WARNER  
SW 1/4, SEC 16, T 15, R 5E  
UNDERGROUND ELECTRIC  
POWER LINE RIGHT-OF-WAY

SRP JOB  
#KER-421

DESIGNED	ARUSI	AGENT	MESSINA
DRAWN	G.GREEN	APPROVED:	
DATE	11-15-06		
SCALE	1" = 150'	SHEET	1 OF 1

**EXHIBIT "B"**

UG  
RW# 1421  
Job #KER-421  
Maricopa County 302-27-246

CITY OF CHANDLER, an Arizona Municipal Corporation

**Grantor's Property:**

Tract A, **MASTERCRAFT EAST UNIT 1**, a subdivision recorded in Book 210 of Maps, Page 47, on the records of the Maricopa County Recorder's Office and Special Warranty Deed Instrument # Dkt.15846 Page 1194 records of Maricopa County, Arizona, and more particularly described as follows:

**COMMENCING** at the Southwest corner of Section 16, Township 1 South, Range 5 East; thence North 00 degrees 18 minutes 36 seconds West (assumed bearing) a distance of 1333.66 feet; thence North 88 degrees 59 minutes 08 seconds East a distance of 50.00 feet to the **POINT OF BEGINNING**; thence continuing North 88 degrees 59 minutes 08 seconds East a distance of 120.01 feet; thence North 00 degrees 18 minutes 36 seconds West a distance of 648.05 feet; thence South 88 degrees 59 minutes 08 seconds West a distance of 100.01 feet; thence South 44 degrees 20 minutes 16 seconds West a distance of 28.46 feet; thence South 00 degrees 18 minutes 36 seconds East a distance of 628.05 feet to the **POINT OF BEGINNING**.

**Easement Parcel:**

**COMMENCING** at the Northeast corner of the above described Tract A; thence South 88 degrees 59 minutes 08 seconds West a distance of 1.11 feet to the **POINT OF BEGINNING** of the herein described easement; thence South 01 degrees 24 minutes 27 seconds East a distance of 7.80 feet; thence South 88 degrees 35 minutes 33 seconds West a distance of 11.83 feet; thence North 01 degrees 24 min27 seconds West a distance of 7.88 feet; thence North 88 degrees 59 minutes 08 seconds East a distance of 11.83 feet to the **POINT OF BEGINNING** of the herein described easement.



Rev 12/06 Mail

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

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

ORD-3843

**POWER DISTRIBUTION EASEMENT**

Maricopa County  
Parcel # 302-27-246

R/W # 1421 Agt. JMM  
Job # KER-421

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, 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:

**SEE EXHIBIT "A" and "B" 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.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said clear area.

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.

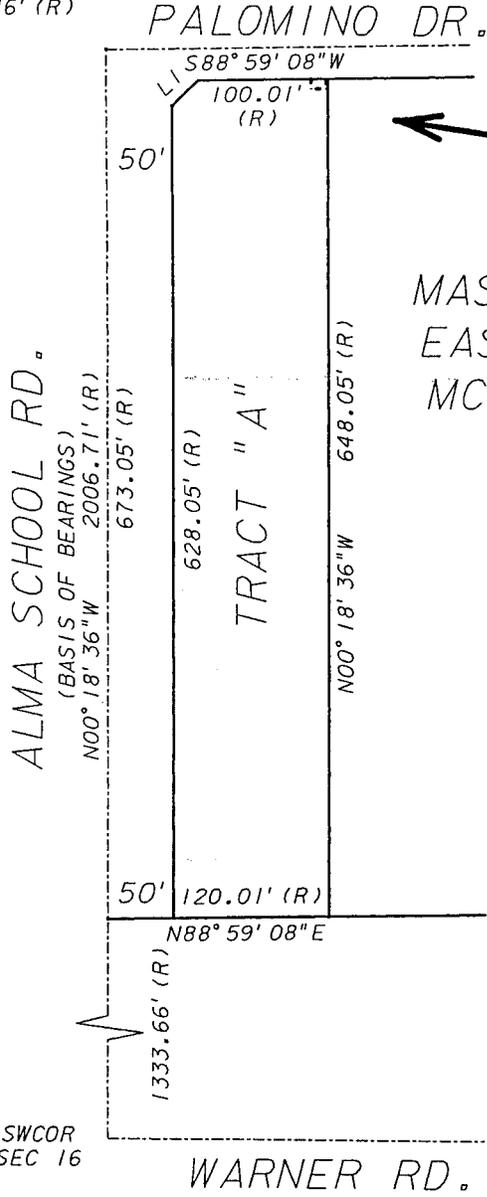
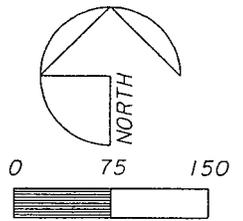
The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.

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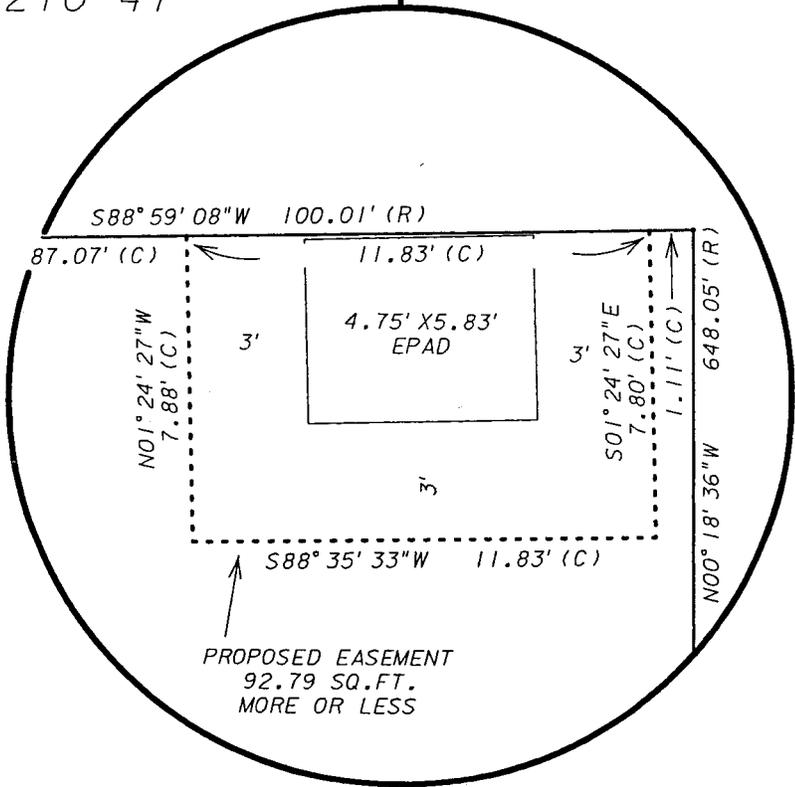


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EAST UNIT 1  
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