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FEB 22 2007



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MEMORANDUM Real Estate - Council Memo No. RE 07-226

DATE: FEBRUARY 22, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JIM ROXBURG, FIRE CHIEF
TOM CARLSON, ASSISTANT FIRE CHIEF *TZ*

FROM: MICHAEL NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR *MN*
TRANSPORTATION & OPERATIONS

SUBJECT: ORDINANCE NO. 3882 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP) TO ENERGIZE THE ELECTRICAL FACILITIES NEEDED FOR THE FIRE MAINTENANCE FACILITY EXPANSION EAST OF PRICE ROAD BETWEEN FRYE ROAD AND CHANDLER BOULEVARD

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 3882 granting a no cost power distribution easement to Salt River Project (SRP) to energize the electrical facilities needed for the Fire Maintenance Facility expansion east of Price Road between Frye Road and Chandler Boulevard.

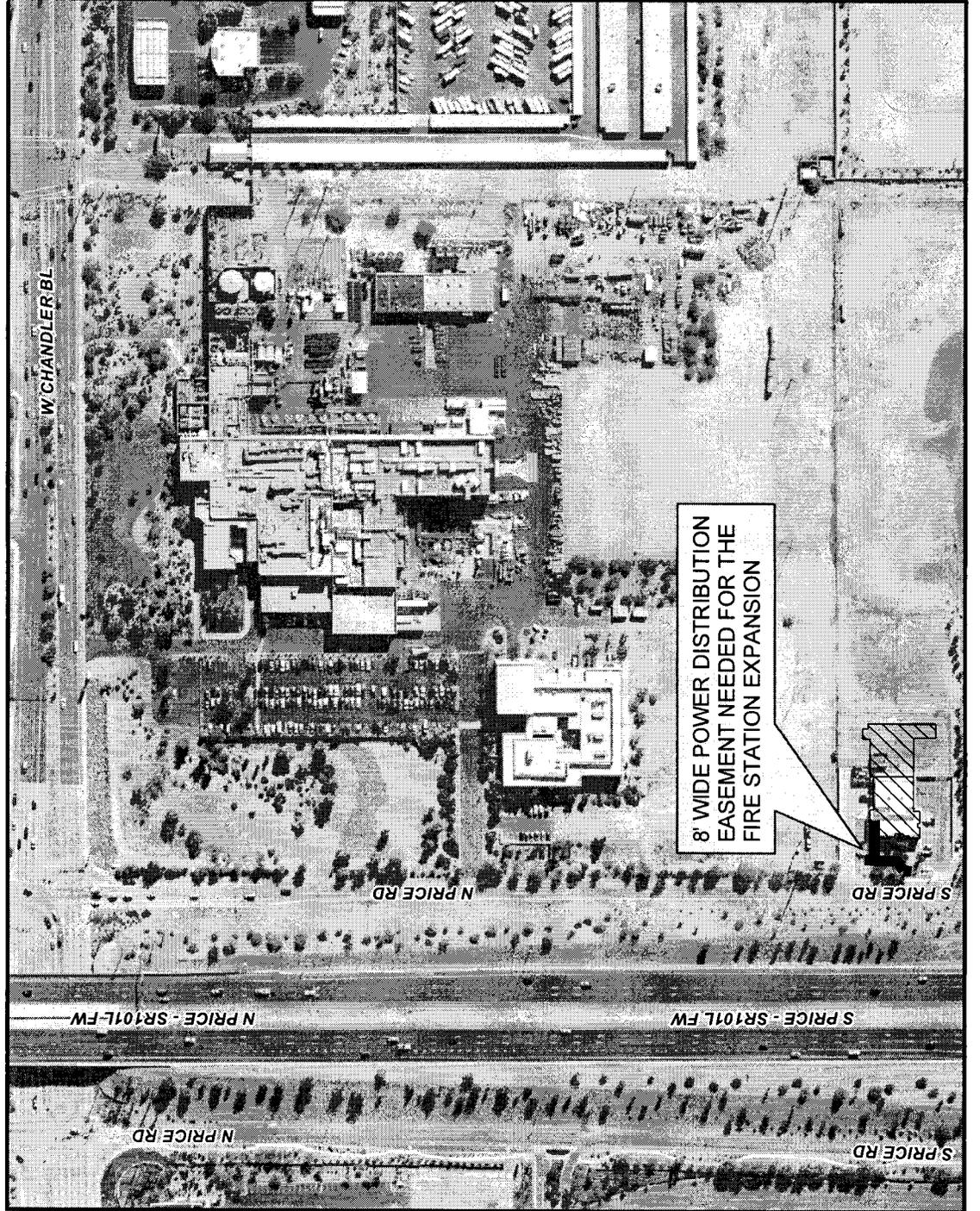
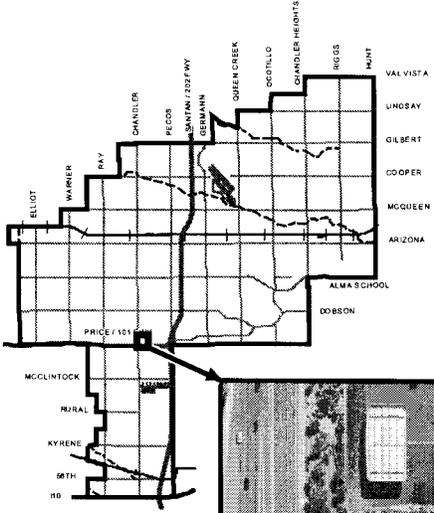
BACKGROUND/DISCUSSION: The subject easement is needed in order to provide power for the Fire Maintenance Facility expansion and improvements, since this easement is for a City purpose there is no charge. The easement is 8 feet in width and approximately 176 feet in length.

FINANCIAL IMPLICATIONS: None

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 3882 granting a power distribution easement to Salt River Project (SRP) to energize the electrical facilities needed for the Fire Maintenance Facility expansion east of Price Road between Frye Road and Chandler Boulevard.

Attachments: Ordinance No. 3882
Easement (1)
Location/Site Map

GRANTING A POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT



MEMO NO. RE07-206

ORDINANCE NO. 3882

LEGEND

 FIRE STATION BUILDING

 POWER DISTRIBUTION EASEMENT



ORDINANCE NO. 3882

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 (SRP), TO ENERGIZE THE ELECTRICAL FACILITES NEEDED FOR THE FIRE MAINTENANCE FACILITY EXPANSION EAST OF PRICE ROAD BETWEEN FRYE ROAD AND CHANDLER, IN CHANDLER, ARIZONA

WHEREAS, a power distribution easement is necessary to energize the electrical facilities; and

WHEREAS, the City of Chandler is willing to grant an approximately 8 foot wide power distribution easement to Salt River Project to energize the electrical facilities to the Fire Maintenance Facility expansion; and

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 no cost 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 no cost 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. 3882 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:

LAB

CITY ATTORNEY

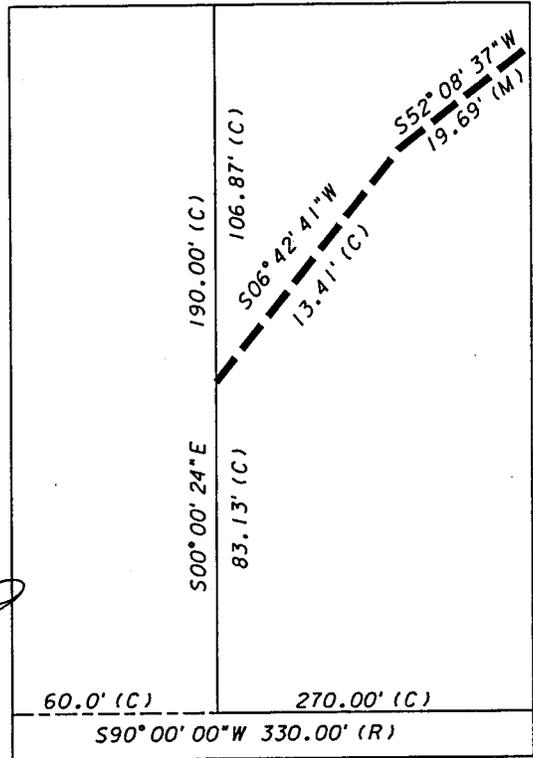
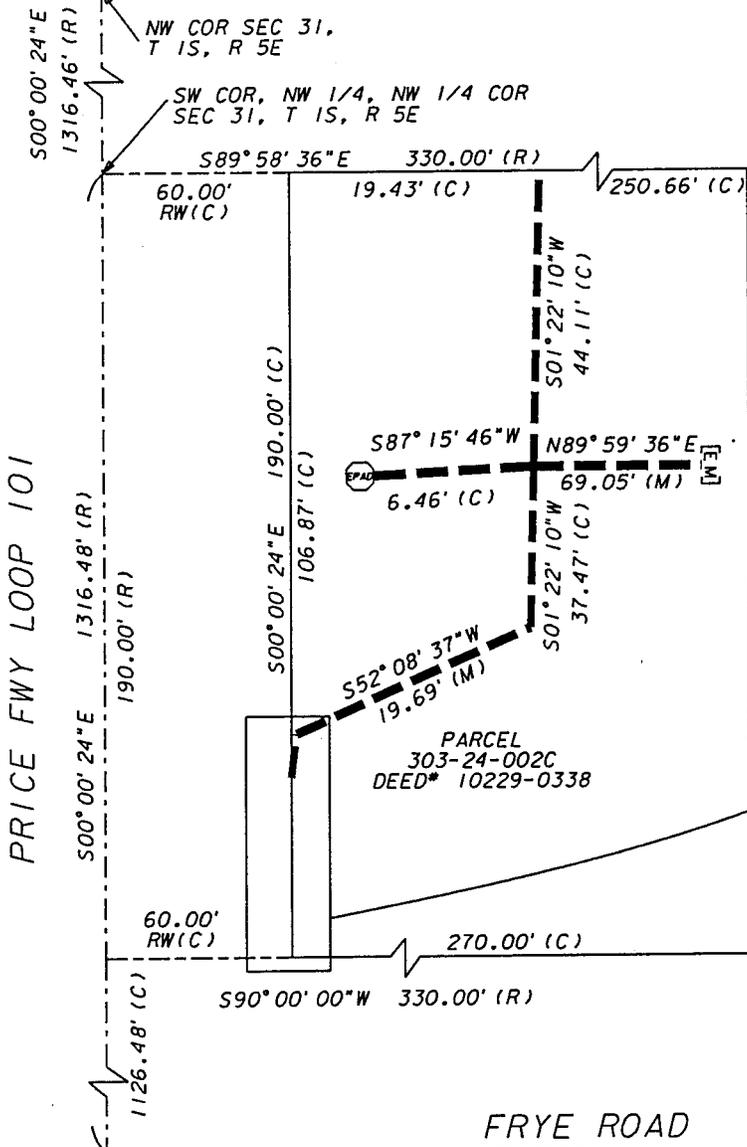
EXHIBIT "A"

CHANDLER BLVD

N89° 53' 05" E 1232.35' (R) BASIS OF BEARING

NE COR, NW 1/4, NW 1/4, SEC 31, T1S, R5E

N.T.S.



BASIS OF BEARING BASED ON
 "RECORD OF SURVEY"
 BY JOSEPH A. GERVASIO, R.L.S. * 15861,
 MCR 823 - 44

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

SRP JOB #KEB-6552

LEGEND

- SECTION AND CENTERLINE PROPERTY LINE
- CENTERLINE OF OPEN TRENCH
- [E.M.] ELECTRONIC MARKER
- [EPAD] 5.50' x 7.50' EQUIPMENT PAD (EPAD) UNLESS OTHERWISE NOTED ARE PART OF THE 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 STATUES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

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

CHANDLER CITY/PRICE RD RELOCATE

NW 1/4, SEC 31, T1S, R5E

UNDERGROUND ELECTRIC
 POWER LINE RIGHT-OF-WAY

DESIGNED	<u>J. HAMMOND</u>	AGENT	<u>M. TILLER</u>
DRAWN	<u>GBCHAVEZ</u>	APPROVED:	_____
DATE	<u>02.07.07</u>		
SCALE	<u>N.T.S.</u>	SHEET	<u>1</u> OF <u>1</u>

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

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

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 303-24-002C

R/W # 682A Agt. MNT
Job # KEB-6552
W MNT C WLG

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:

Commencing at that point described as the Northwest corner of the Southwest quarter of the Northwest quarter of Section 31, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian; thence South along the West section line 190 feet; thence 330 feet due East; thence 190 feet due North; thence West along the North line of the Southwest quarter of the Northwest quarter 330 feet to the point of beginning,

EXCEPT the West 60.00 feet.

Easement Parcel:

Said easement being 8.00 feet in width, lying 4.00 feet on each side of the line described as "CENTERLINE OF OPEN TRENCH" on EXHIBIT A, prepared by SRP Surveys Department, dated February 7, 2007, attached hereto and by this reference made a part hereof. Said easement **ALSO** to include the equipment pad as described and/or depicted on said Exhibit "A".

EXCEPTING therefrom, any portion of the easement described herein that falls outside the above-described Grantor's Property.

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.

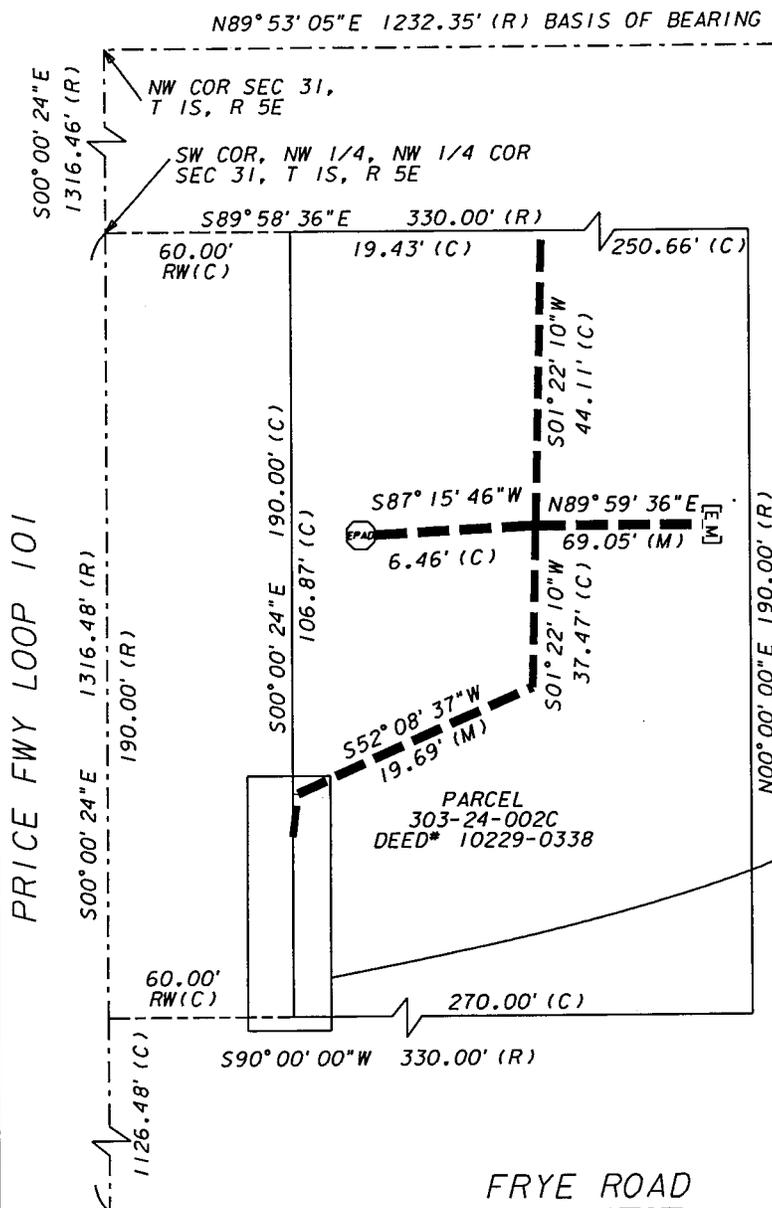
Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

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.

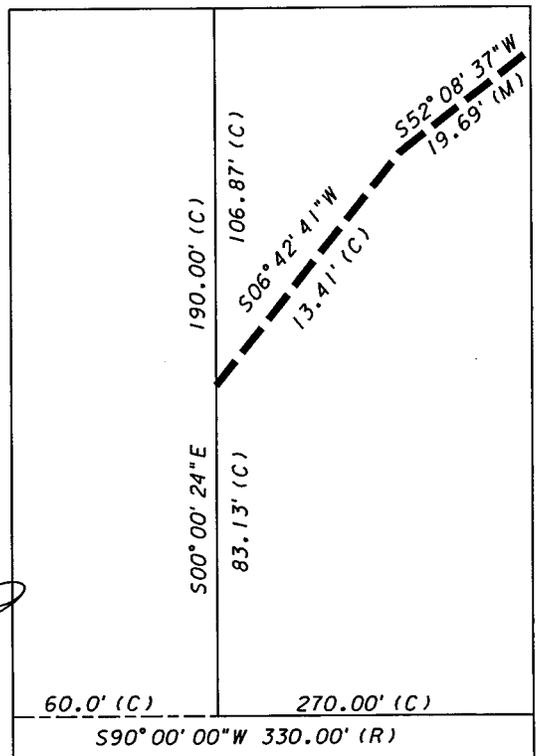
The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor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

EXHIBIT "A"

CHANDLER BLVD



NE COR, NW 1/4, NW 1/4, SEC 31, T1S, R5E N.T.S.



PRICE FWY LOOP 101

FRYE ROAD

BASIS OF BEARING BASED ON "RECORD OF SURVEY" BY JOSEPH A. GERVASIO, R.L.S. * 15861, MCR 823 - 44

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SALT RIVER PROJECT A.I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
CHANDLER CITY/PRICE RD RELOCATE NW 1/4, SEC 31, T1S, R5E	
UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY	
DESIGNED <u>J.HAMMOND</u>	AGENT <u>M.TILLER</u>
DRAWN <u>GBCHAVEZ</u>	APPROVED: _____
DATE <u>02.07.07</u>	
SCALE <u>N.T.S.</u>	SHEET <u>1</u> OF <u>1</u>