

10

MAY 10 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Real Estate – Council Memo No. RE 07-265

DATE: MAY 10, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
MARK EYNATTEN, COMMUNITY SERVICES DIRECTOR *ME*
DAVE MCDOWELL ASSISTANT COMMUNITY SERVICES
DIRECTOR
MICKEY OHLAND, PARK DEVELOPMENT AND OPERATIONS
MANAGER

FROM: MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS
DIRECTOR/TRANSPORTATION & OPERATIONS *ME*

SUBJECT: ORDINANCE NO. 3902 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP) FOR ELECTRICAL SERVICE TO THE NEW RECREATION CENTER AT TUMBLEWEED PARK, ON ASSESSOR'S PARCEL NO. 303-33-004B, LOCATED AT GERMANN ROAD AND MCQUEEN ROAD.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 3902 granting a no cost power distribution easement to Salt River Project (SRP) for electrical service to the new recreation center at Tumbleweed Park, on Assessor's parcel no. 303-33-004B, located at Germann Road and McQueen Road.

BACKGROUND/DISCUSSION: Construction for the new recreation facilities at Tumbleweed Park is underway. The granting of a power distribution easement to SRP is needed for the underground power service at the City of Chandler parcel where the new recreation facilities are located.

The new facilities require a 10-foot wide underground power distribution easement that will accommodate three equipment pads up to 10 ft by 10 ft. This new easement will tie the new electrical service into existing electrical service as part of a Parks Capital Improvement Project (No. PR0506-401).

Page Two
Ordinance No. 3902
Council Meeting of May 10, 2007

BACKGROUND/DISCUSSION – Continued:

The proposed easement is located on City-owned parcel APN 303-33-004B, and covers an area of approximately 10,334 square feet. The easement is located between Germann Road and McQueen Road.

There are no costs to SRP because the City directly benefits from this easement.

FINANCIAL IMPLICATIONS:

Cost:	\$ -0-
Savings:	N/A
Long Term Costs:	N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 3902 granting a no cost power distribution easement to Salt River Project (SRP) for electrical service to the new recreation center at Tumbleweed Park, on Assessor's parcel no. 303-33-004B, located at Germann Road and McQueen Road.

Attachments: Location/Site Map, Ordinance No. 3902

1-800-345-7334



SCALE IN 1/10 OF AN INCH

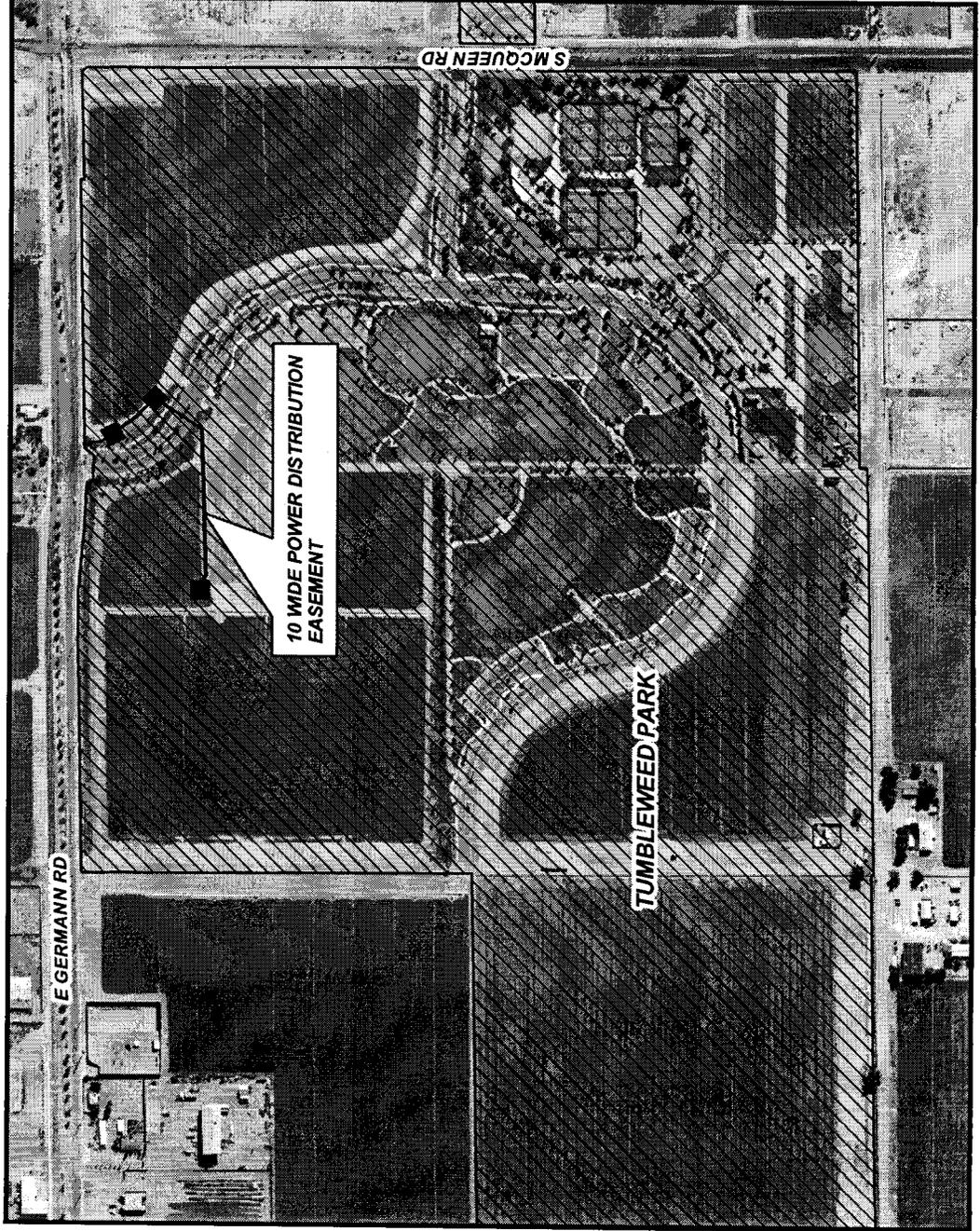
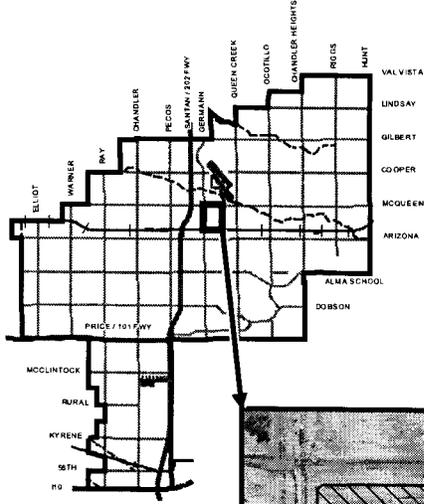
SEC. 10. - 25 SE

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TUMBLEWEED PARK SRP POWER DISTRIBUTION EASEMENT



MEMO NO. RE07-265

ORDINANCE NO. 3902

POWER DISTRIBUTION EASEMENT
GROSS AREA=10,334 SQ. FT.

EXISTING PARK

EQUIPMENT PAD



ORDINANCE NO. 3902

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 recreation center facilities at Tumbleweed Park, 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 directly enhances the development of Tumbleweed Park's new recreation center;

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 City property described as the "Easement Parcel" in attached Exhibit "A".

Section 2. That the power distribution easement shall be in 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 _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3902 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:

CITY ATTORNEY

GAB

EXHIBIT "A"

Said easement being a strip of 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

COMMENCING at the Northeast corner of Section 10 Township 2 South, Range 5 East @ B.C.H.H.; thence South 88 degrees 54 minutes 44 seconds East (Basis of Bearing) a distance of 1250.85 feet; thence South 01 degree 05 minutes 16 seconds East a distance of 101.30 feet to the **POINT OF BEGINNING** of the Easement herein described; thence South 07 degrees 44 minutes 05 seconds East a distance of 42.74 feet to a point within a 4.17 foot by 6.33 foot, said equipment pad area being inclusive of the easement herein described; thence South 28 degrees 22 minutes 15 seconds East a distance of 48.92 feet; thence South 61 degrees 02 minutes 45 seconds East a distance of 11.97 feet; thence South 36 degrees 25 minutes 06 seconds East a distance of 79.32 feet; thence South 45 degrees 40 minutes 10 seconds East a distance of 85.50 feet to a point within a 4.17 foot by 6.33 foot equipment pad area, said equipment pad area being inclusive of the easement herein described; said point being described as point "A"; thence from aforementioned point "A" South 45 degrees 40 minutes 10 seconds East a distance of 8.09 feet to a point of terminus; thence beginning at aforementioned point "A" South 33 degrees 56 minutes 47 seconds West a distance of 181.66 feet; thence South 88 degrees 26 minutes 36 seconds West a distance of 469.23 feet; thence North 58 degrees 42 minutes 26 seconds West a distance of 53.78 feet to a point within a 10.00 foot by 10.00 foot equipment pad area, said equipment pad area being inclusive of the easement herein described, said point being described as point "B"; from the aforementioned Point "B" North 85 degrees 00 minutes 22 seconds East a distance of 22.81 feet to a point of terminus; thence beginning at aforementioned point "B" South 04 degrees 21 minutes 55 seconds East a distance of 11.08 feet to a the **POINT OF TERMINUS** of the easement herein described.

This easement contains 10.334.4 square feet or 0.237 acres, more or less.

EXHIBIT "A"

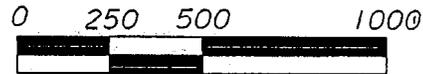
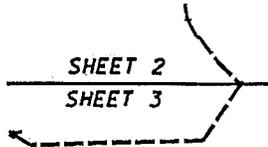
N1/4 SEC10
 T2S R5E
 FND B.C.H.H. (BASIS OF BEARINGS) N88° 54' 44"E 2644.48' (M) FND B.C.H.H.

GERMANN RD

NE COR
 SEC10
 T2S R5E

HAMILTON ST

MCQUEEN RD



MCR
 #940515043

RYAN RD

(BASIS OF BEARINGS) IS BASED ON ARIZONA STATE PLANE COORDINATE SYSTEM NAD 83, ZONE 202

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

LEGEND

- SECTION AND CENTERLINE
- CENTERLINE OF 10' 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.

SRP JOB#
 KEB-3256

SALT RIVER PROJECT A.1.
 & POWER DISTRICT
 MARICOPA COUNTY, ARIZONA

TUMBLEWEED REC CENTER
 27.8E 7.1S
 NE S10, T2S, R5E
 UNDERGROUND ELECTRIC
 POWER LINE RIGHT-OF-WAY

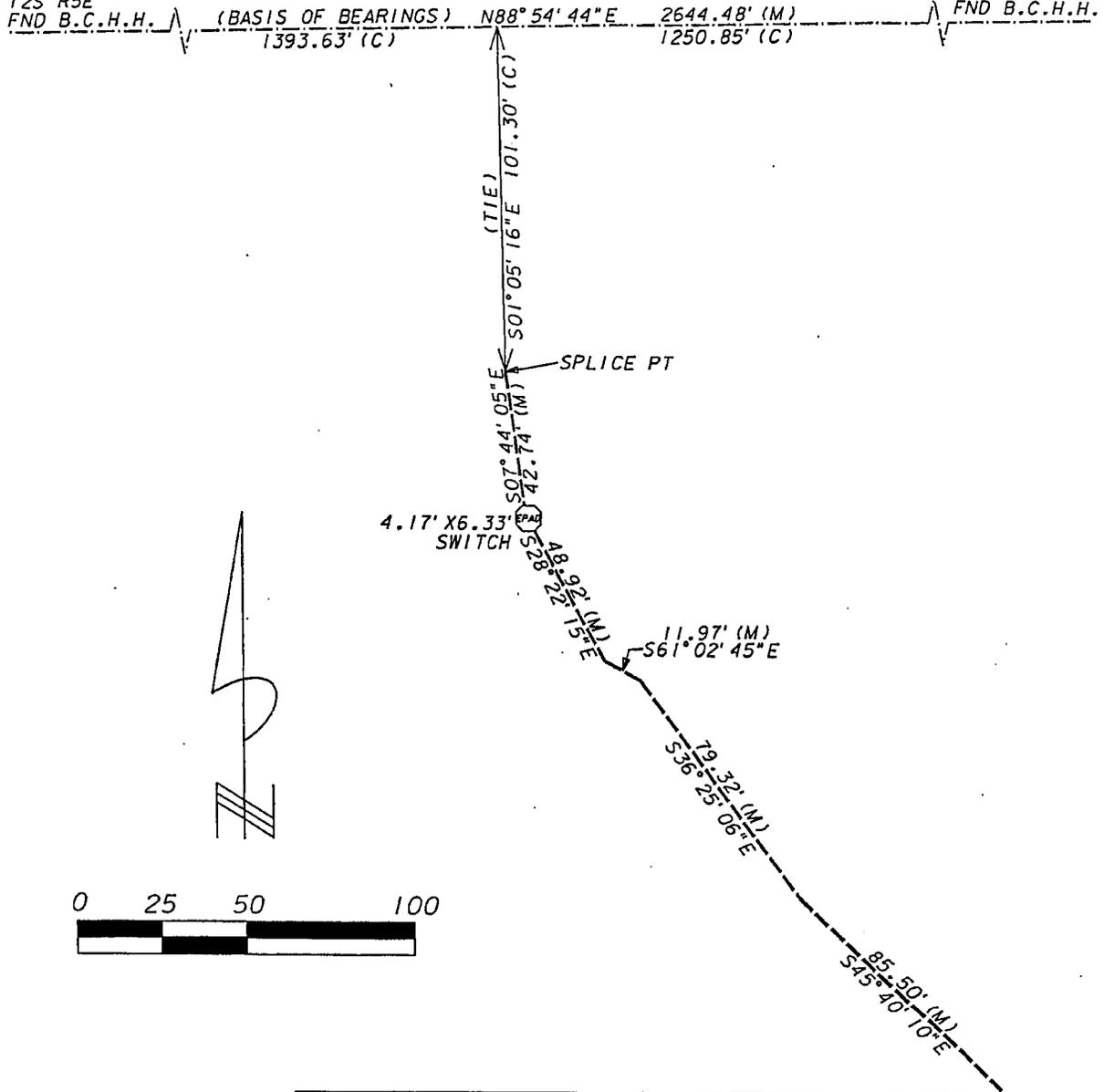
DESIGNED S.DAJANI AGENT UFS
 DRAWN J.GREIFE APPROVED: _____
 DATE 12/22/06
 SCALE 1" = 50' SHEET 1 OF 3

EXHIBIT "A"

GERMANN RD

N1/4
SEC 10
T2S R5E
FND B.C.H.H.

NE COR
SEC 10
T2S R5E
FND B.C.H.H.



LEGEND

SHEET 3

- SECTION AND CENTERLINE
- CENTERLINE OF 10' EASEMENT
-  EQUIPMENT PAD - UNLESS OTHERWISE NOTED ARE PART OF THE EASEMENT

CAUTION

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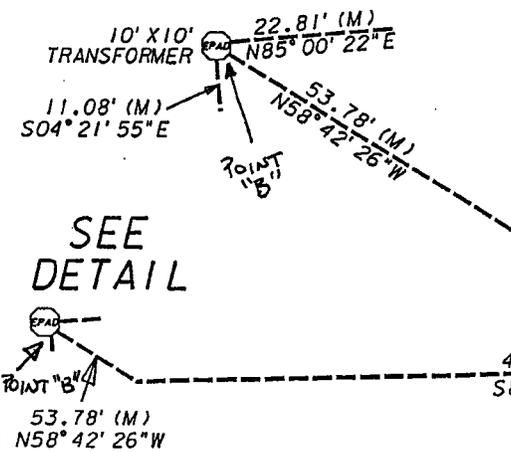
SRP JOB#
KEB-3256

SALT RIVER PROJECT A.I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
TUMBLEWEED REC CENTER 27.8E 7.1S NE S10, T2S, R5E UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY	
DESIGNED <u>S. DAJANI</u>	AGENT <u>UFS</u>
DRAWN <u>J. GREIFE</u>	APPROVED: _____
DATE <u>12/22/06</u>	
SCALE <u>1" = 50'</u>	SHEET <u>2</u> OF <u>3</u>

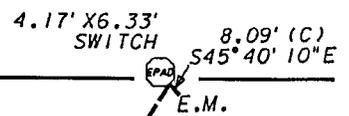
EXHIBIT "A"



DETAIL
N.T.S.



SHEET 2



LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- CENTERLINE OF 10' EASEMENT
- ⊙ EQUIPMENT PAD - 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 STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

SRP JOB#
KEB-3256

SALT RIVER PROJECT A.I. & POWER DISTRICT MARICOPA COUNTY, ARIZONA	
TUMBLEWEED REC CENTER 27.8E 7.1S NE S10, T2S, R5E UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY	
DESIGNED <u>S. DAJANI</u>	AGENT <u>UFS</u>
DRAWN <u>J. GREIFE</u>	APPROVED: _____
DATE <u>12/22/06</u>	
SCALE <u>1" = 100'</u>	SHEET <u>3</u> OF <u>3</u>

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB400

P. O. Box 52025

Phoenix, Arizona 85072-2025

DRU. 3902

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 303-33-004B

R/W # 2186 Agt. UFS
Job# KEB-3256 (Part 1 of 1)

W. J. ... C. T. 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. Grantee is hereby authorized to permit others to use the Easement Parcel for additional Facilities jointly with or separately from the Grantee for their purposes.

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:

The Northeast quarter of Section 10, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as recorded in Warranty Deed 1994-0515043 records of Maricopa County, Arizona.

Easement Parcel:

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.

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"

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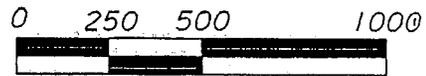
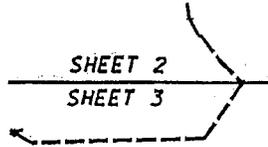
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N1/4
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 T2S R5E
 FND B.C.H.H. (BASIS OF BEARINGS) N88°54'44"E, 2644.48' (M), FND B.C.H.H. NE COR
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GERMANN RD

HAMILTON ST

MCQUEEN RD



MCR
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LEGEND

- SECTION AND CENTERLINE.
- CENTERLINE OF 10' EASEMENT

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SRP JOB#
 KEB-3256

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

TUMBLEWEED REC CENTER
 27.8E 7.1S
 NE S10, T2S, R5E
 UNDERGROUND ELECTRIC
 POWER LINE RIGHT-OF-WAY

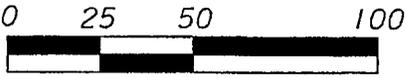
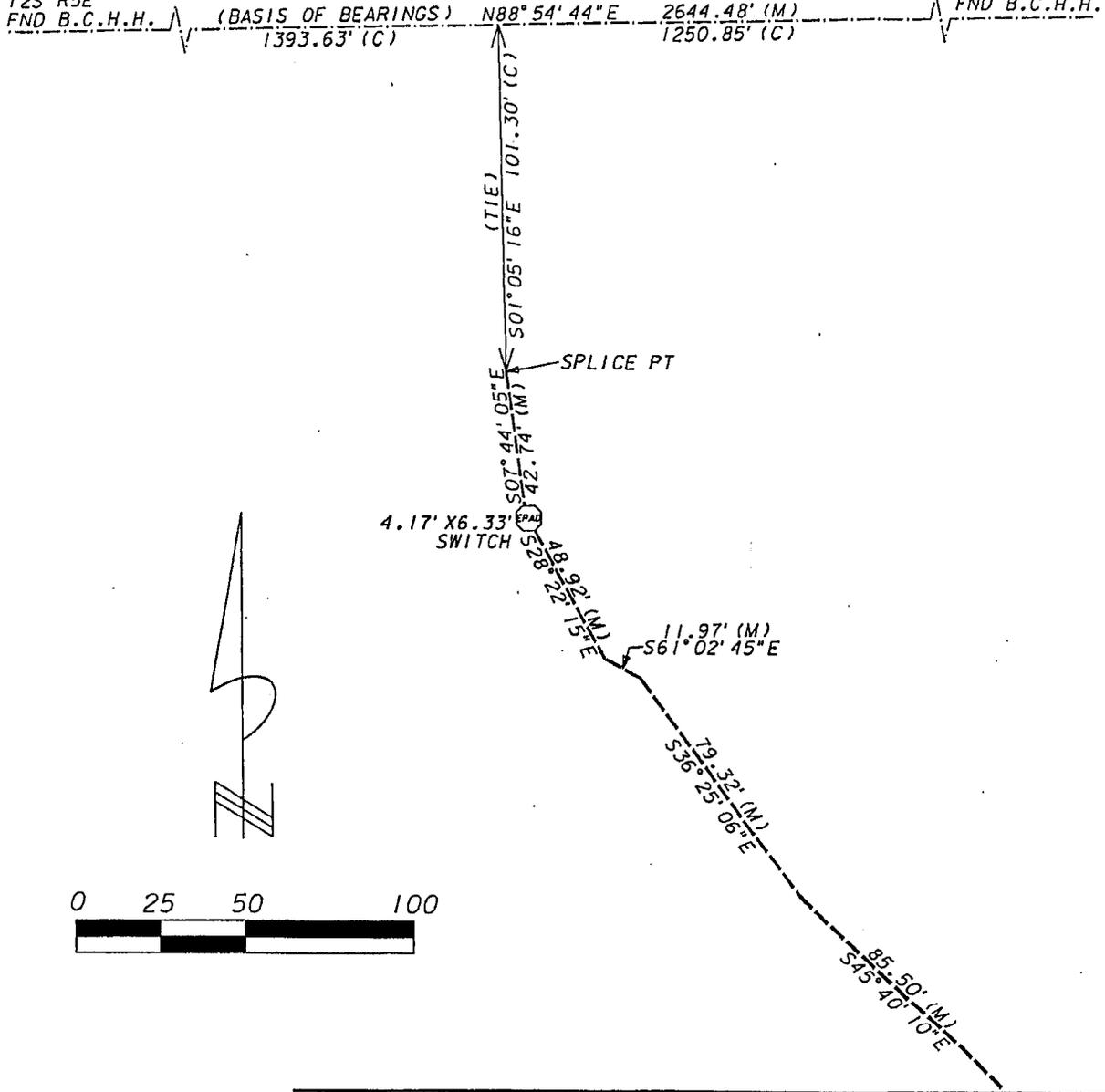
DESIGNED S. DAJANI AGENT UFS
 DRAWN J. GREIFE APPROVED: _____
 DATE 12/22/06
 SCALE 1" = 500' SHEET 1 OF 3

EXHIBIT "A"

GERMANN RD

N1/4
SEC 10
T2S R5E
FND B.C.H.H.

NE COR
SEC 10
T2S R5E
FND B.C.H.H.



LEGEND

SHEET 3

- SECTION AND CENTERLINE
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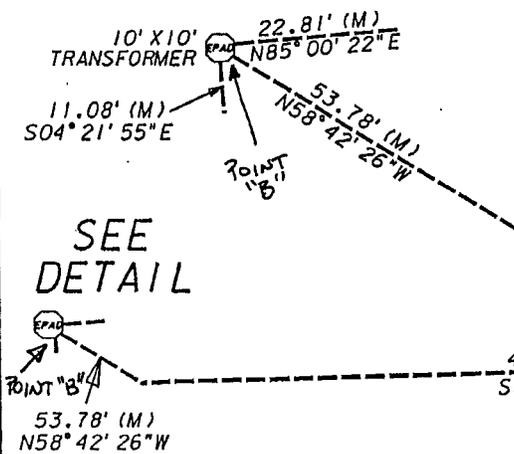
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DRAWN <u>J. GREIFE</u>	APPROVED: _____
DATE <u>12/22/06</u>	
SCALE <u>1" = 50'</u>	SHEET <u>2</u> OF <u>3</u>

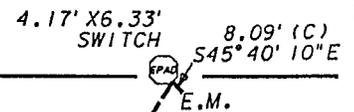
EXHIBIT "A"



DETAIL
N.T.S.



SHEET 2



SEE
DETAIL

LEGEND

- SECTION AND CENTERLINE
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SALT RIVER PROJECT A.I.
& POWER DISTRICT
MARICOPA COUNTY, ARIZONA

TUMBLEWEED REC CENTER
27.8E 7.1S
NE S10, T2S, R5E
UNDERGROUND ELECTRIC
POWER LINE RIGHT-OF-WAY

DESIGNED S. DAJANI AGENT UFS
DRAWN J. GREIFE APPROVED: _____
DATE 12/22/06
SCALE 1" = 100' SHEET 3 OF 3