

# 4  
DEC 13 2007



**MEMORANDUM Real Estate – Council Memo No. RE 08-116**

**DATE:** DECEMBER 13, 2007

**TO:** MAYOR AND COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
MARK EYNATTEN, COMMUNITY SERVICES DIRECTOR  
DAVE MCDOWELL, ASSISTANT COMMUNITY SERVICES DIRECTOR *uBell*

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

**SUBJECT:** ORDINANCE NO. 3977 GRANTING A NO COST POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT (SRP) FOR ELECTRICAL POWER SERVICE TO THE BEAR CREEK GOLF COURSE CLUB HOUSE LOCATED NEAR THE NORTHEAST CORNER OF ARIZONA AVENUE AND RIGGS ROAD

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 3977 granting a no cost power distribution easement to Salt River Project (SRP) for electrical power service to the Bear Creek Golf Course Clubhouse located at the northeast corner of Arizona Avenue and Riggs Road.

BACKGROUND/DISCUSSION: The Community Services Department is requesting this easement in order to provide electrical power to the new Bear Creek Golf Course Clubhouse. The new clubhouse building will replace the temporary clubhouse that is now located in a modular building to the southwest of the new building. This easement will extend a currently existing easement to accommodate the location of the new building. A Letter of Intent was sent to SRP on October 11, 2007 indicating that City of Chandler staff would be making a positive recommendation to approve this easement request.

The total easement area is approximately 8 ft. wide by 257 ft. long and includes one additional equipment pad in addition to the existing equipment pad. This easement is at no cost to Salt River Project as it is being requested by the City and benefits City residents.

FINANCIAL IMPLICATIONS:

Cost: N/A  
Savings: N/A  
Long Term Costs: N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 3977 granting a no cost power distribution easement to Salt River Project (SRP) for electrical power service to the Bear Creek Golf Course Clubhouse located at the northeast corner of Arizona Avenue and Riggs Road.

Attachments: Ordinance No. 3977  
Letter of Intent  
SRP Easement  
Site Map

ORDINANCE NO. 3977

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) FOR ELECTRICAL POWER SERVICE TO THE BEAR CREEK GOLF COURSE CLUB HOUSE, LOCATED NEAR THE NORTHEAST CORNER OF ARIZONA AVENUE AND RIGGS ROAD

WHEREAS, electric service is required to provide power to Bear Creek Golf Course Clubhouse; and

WHEREAS, the City has requested that Salt River Project provide new electric service to facilities at the Bear Creek Golf Course Clubhouse ; and

WHEREAS, a new power distribution easement is required to provide such services due to the completion of a new clubhouse; and

WHEREAS, the City of Chandler is willing to grant this power easement to Salt River Project to provide power to the Bear Creek Golf Course Clubhouse,

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 attached Easement Exhibits "A", attached hereto and made a part hereof by this reference.

Section 2. That the granting of said 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 and this Ordinance 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. 3977 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*

**LEGAL DESCRIPTION**  
**ELECTRICAL EASEMENT**

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

**COMMENCING** at the South quarter corner of Section 27, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which bears South 90 degrees 00 minutes 00 seconds West (assumed), a distance of 2647.29 feet from the Southeast corner of said Section 27;

Thence departing said section line North 09 degrees 12 minutes 32 seconds West a distance of 1372.45 feet to the **POINT OF BEGINNING** of the easement herein described, said Point also hereinafter referred to as **Point A**;

Thence North 58 degrees 59 minutes 39 seconds East a distance of 7.03 feet to a point within an existing 7.50 X 5.50 equipment pad area and the termination of this line;

Thence from said **Point A**, North 30 degrees 29 minutes 35 seconds West a distance of 58.39 feet;

Thence North 59 degrees 29 minutes 27 seconds East a distance of 158.29 feet;

Thence North 13 degrees 45 minutes 29 seconds East a distance of 40.34 feet to a point within a 7.50 X 5.50 equipment pad area and the termination of this line. Said easement **ALSO** to include the equipment pad area as described and/or depicted on Exhibit "A" attached hereto and made a part hereof.

*Harold E. Beabout*



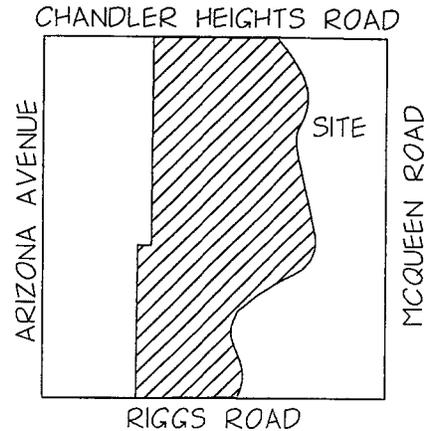
33853  
HAROLD E.  
BEABOUT  
Date Signed 9/17/07  
ARIZONA, U.S.A.

# EXHIBIT "A"

## SITE SYMBOLS

— — — — —	CENTER LINE/SECTION LINE
—————	PROPERTY LINE
— . — . — .	CANAL RIGHT OF WAY
- - - - -	CENTER LINE PROPOSED
	8' ELECTRIC EASEMENT
(R)	RECORD
(M)	MEASURED
(C)	CALCULATED
⊙	FOUND MONUMENT AS NOTED
●	FOUND MONUMENT AS NOTED
○	SET REBAR WITH CAP RLS NO. 33853
△	SET PK WITH SHINER RLS NO. 33853
M.C.R.	MARICOPA COUNTY RECORDER
R.O.W.	RIGHT OF WAY
A.P.N.	ASSESOR'S PARCEL NUMBER
P.U.E.	PUBLIC UTILITIES EASEMENT
E-PAD	EQUIPMENT PAD

## VICINITY MAP



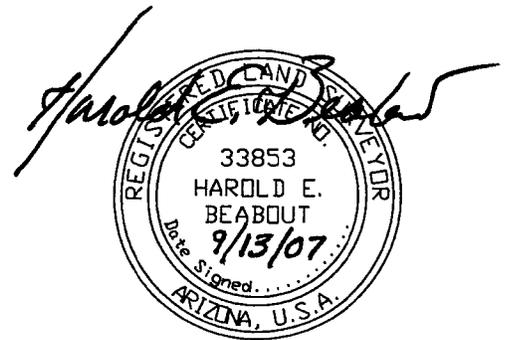
**NO SCALE**

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, WAS USED FOR THIS SURVEY.

## OWNER

CITY OF CHANDLER  
 221 EAST BOSTON STREET  
 CHANDLER, AZ 85268  
 TEL (480)786-0610



## NOTES

1. THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT DOCUMENT.
2. CAUTION: THE EASEMENT LOCATED 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.SWQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

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

### BEAR CREEK GOLFCOURSE CLUBHOUSE

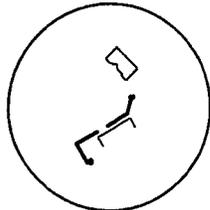
A PORTION OF THE SOUTHEAST QUARTER OF  
 SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
 EAST OF THE GILA AND SALT RIVER BASE  
 AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK    APPROVED: HEB  
 DATE: 09-13-07    JOB No.: KEB-6890  
 SCALE: N.T.S.    SHEET: 1 OF 9

# EXHIBIT "A"

OWNER: CITY OF  
CHANDLER DEED  
#970687512

DETAIL 1

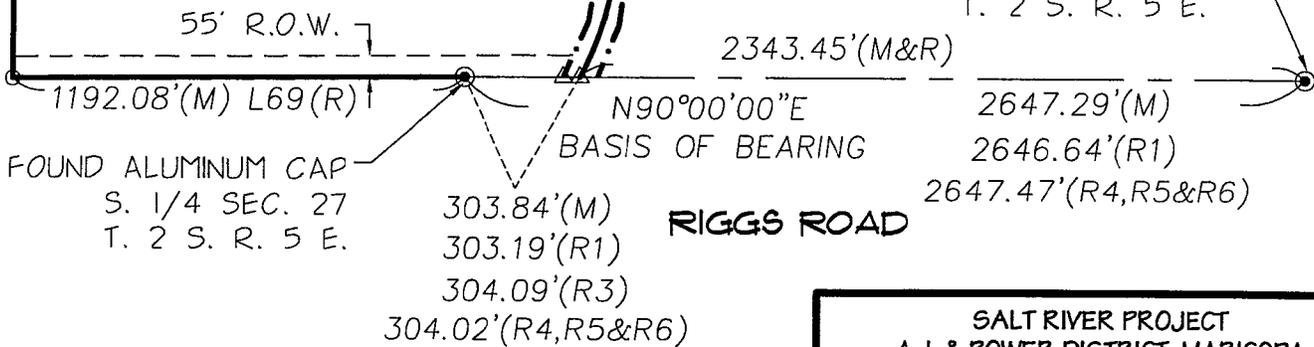


NOT TO SCALE

**NOTE:**

PER PLATS REFERENCED R3, R4, R5, R6 AND R8 MONUMENT SHOWN IS THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH RANGE 4 EAST, WAS HELD FOR THIS SURVEY. R7 THE GDACS BOOK 589 PAGE 48 M.C.R. SHOWS THIS MONUMENT TO BE A REFERENCE TO THE ACTUAL SUBDIVISION CORNER

FOUND BRASS CAP  
C.O.C. HAND HOLE  
SE. CORNER SEC. 27  
T. 2 S. R. 5 E.



FOUND ALUMINUM CAP  
S. 1/4 SEC. 27  
T. 2 S. R. 5 E.

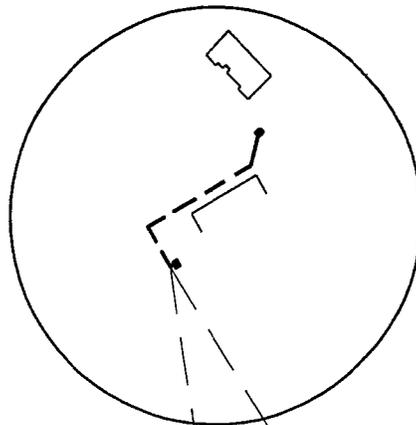
**RIGGS ROAD**

\*NOTE: R1 PER DEED  
#97-0687512 DOES NOT  
AGREE WITH MEASURED  
AND RECORDED PLAT  
DISTANCES



SALT RIVER PROJECT A. I. & POWER DISTRICT, MARICOPA COUNTY, ARIZONA	
<b>BEAR CREEK GOLFCOURSE CLUBHOUSE</b>	
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.	
DRAWN: CWK	APPROVED: HEB
DATE: 09-13-07	JOB No.: KEB-6890
SCALE: N.T.S.	SHEET: 2 OF 9

EXHIBIT "A"



DETAIL 1



NORTH

NOT TO SCALE

L68



55' R.O.W.

RIGGS ROAD

1192.08'(M) L69(R1)

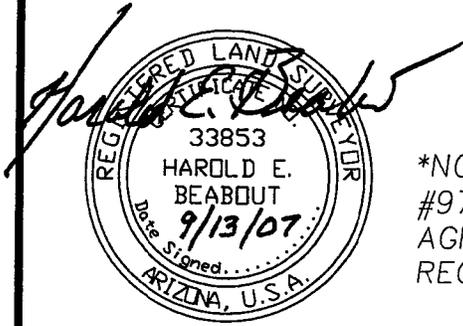
FOUND ALUMINUM CAP  
S. 1/4 SEC. 27  
T. 2 S. R. 5 E.

FOUND IRON PIN  
1.41' SOUTH AND  
0.61' WEST OF  
PROPERTY  
CORNER

FOUND  
REBAR

- 303.84'(M)
- 303.19'(R1)
- 304.09'(R3)
- 304.02'(R4,R5&R6)

\*NOTE: R1 PER DEED  
#97-0687512 DOES NOT  
AGREE WITH MEASURED AND  
RECORDED PLAT DISTANCES



<p>SALT RIVER PROJECT A. I. &amp; POWER DISTRICT, MARICOPA COUNTY, ARIZONA</p>	
<p><b>BEAR CREEK GOLFCOURSE CLUBHOUSE</b></p>	
<p>A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.</p>	
<p>DRAWN: CWK</p>	<p>APPROVED: HEB</p>
<p>DATE: 09-13-07 JOB No.: KEB-6890</p>	
<p>SCALE: N.T.S.</p>	<p>SHEET: 3 OF 9</p>

EXHIBIT "A"

L65 L64

997

OWNER: CITY OF CHANDLER  
DEED #970687512



NORTH

NOT TO SCALE

L67

L56 L57  
L59 L58  
L60 L61  
C4  
C5  
C6  
L62 L63

MATCH SHEET 3

*Harold E. Beabout*  
REGISTERED LAND SURVEYOR  
33853  
HAROLD E.  
BEABOUT  
Date Signed 9/13/07  
ARIZONA, U.S.A.

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

BEAR CREEK GOLFCOURSE  
CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK APPROVED: HEB  
DATE: 09-13-07 JOB No.: KEB-6890  
SCALE: N.T.S. SHEET: 4 OF 9

EXHIBIT "A"

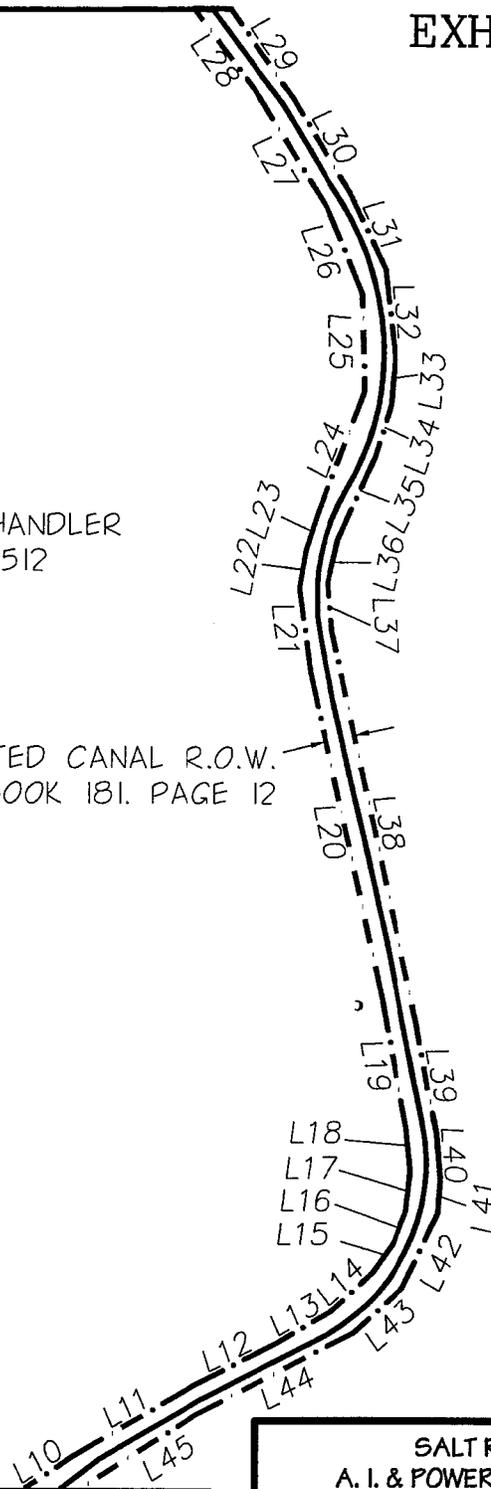
OWNER: CITY OF CHANDLER  
DEED #970687512

CONSOLIDATED CANAL R.O.W.  
BOOK 181. PAGE 12



NORTH

NOT TO SCALE



MATCH SHEET 3

*Harold E. Beabout*  
REGISTERED LAND SURVEYOR  
33853  
HAROLD E.  
BEABOUT  
Date Signed... 9/13/07  
ARIZONA, U.S.A.

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

BEAR CREEK GOLFCOURSE  
CLUBHOUSE

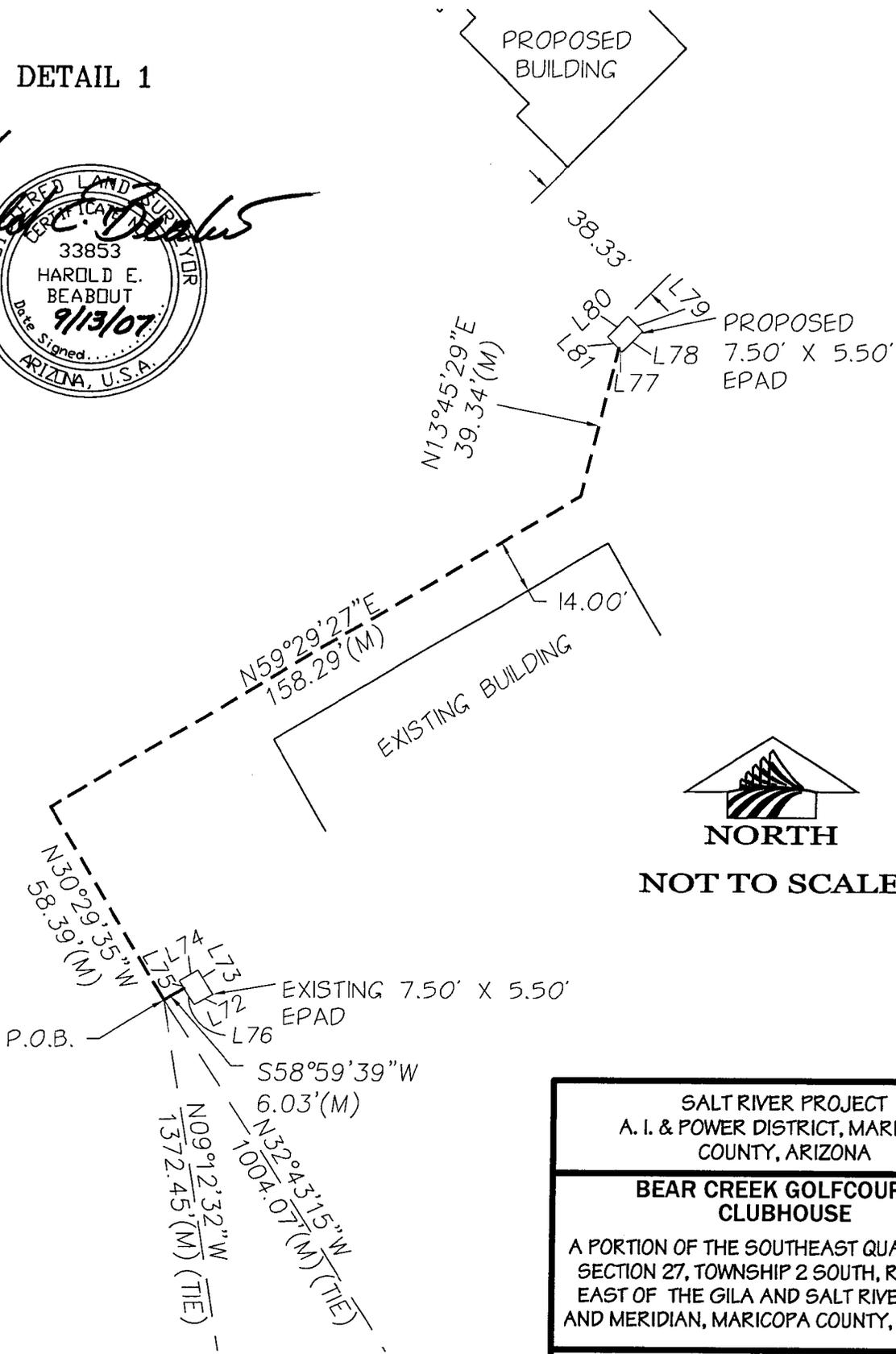
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DRAWN: CWK    APPROVED: HEB  
DATE: 09-13-07    JOB No.: KEB-6890  
SCALE: N.T.S.    SHEET: 5 OF 9

# EXHIBIT "A"

DETAIL 1

*Harold E. Beabout*  
 REGISTERED LAND SURVEYOR  
 33853  
 HAROLD E. BEABOUT  
 Date Signed: 9/13/07  
 ARIZONA, U.S.A.



**NORTH**

**NOT TO SCALE**

SALT RIVER PROJECT A. I. & POWER DISTRICT, MARICOPA COUNTY, ARIZONA	
<b>BEAR CREEK GOLFCOURSE CLUBHOUSE</b>	
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.	
DRAWN: CWK	APPROVED: HEB
DATE: 09-13-07 JOB No.: KEB-6890	
SCALE: N.T.S. SHEET: 6 OF 9	

# EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.48'	N23°50'18"E
L2	148.51'	N08°14'05"E
L3	219.78'	N05°59'27"W
L4	401.59'	N19°35'02"W
L5	118.74'	N06°13'52"W
L6	102.58'	N04°56'31"E
L7	179.88'	N19°36'06"E
L8	86.80'	N32°51'39"E
L9	130.34'	N49°36'47"E
L10	159.89'	N55°44'05"E
L11	366.88'	N59°22'36"E
L12	247.21'	N63°21'14"E
L13	167.14'	N59°16'12"E
L14	149.54'	N45°49'25"E
L15	90.99'	N35°23'58"E
L16	89.03'	N21°00'23"E
L17	105.38'	N06°14'22"E
L18	112.96'	N05°36'52"W
L19	336.86'	N10°34'04"W
L20	871.33'	N12°37'41"W
L21	220.07'	S08°09'30"E
L22	97.32'	S09°22'56"W
L23	90.93'	S17°52'34"W
L24	348.37'	S20°18'42"W
L25	254.11'	S01°55'00"E
L26	238.73'	S22°30'47"E
L27	353.76'	S32°21'09"E
L28	264.70'	S38°33'06"E
L29	278.40'	N36°21'11"W
L30	284.04'	N31°42'54"W
L31	218.76'	N25°03'01"W
L32	230.88'	N06°45'05"W
L33	123.09'	N05°01'37"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	139.84'	N16°18'38"E
L35	235.14'	N23°52'56"E
L36	114.34'	N12°13'09"E
L37	126.90'	N05°26'13"W
L38	1030.82'	N12°22'49"W
L39	295.29'	N10°23'03"W
L40	119.97'	N04°47'40"W
L41	89.97'	N03°21'42"E
L42	213.99'	N24°52'39"E
L43	172.91'	N46°21'11"E
L44	465.80'	N62°26'00"E
L45	549.61'	N57°20'15"E
L46	266.24'	N28°02'44"E
L47	206.44'	N00°22'16"E
L48	398.18'	N20°02'19"W
L49	223.62'	N06°48'05"W
L50	171.01'	N07°19'50"E
L51	144.22'	N21°19'52"E
L52	29.94'	N26°45'00"E
L53	282.62'	N20°39'00"W
L54	145.82'	N21°37'00"E
L55	367.31'	N52°08'00"E
L56	312.53'	N59°27'00"E
L57	337.20'	N62°59'00"E
L58	242.60'	N11°13'00"W
L59	248.11'	N11°13'00"W
L60	621.39'	N12°55'00"W

\*NOTE L1-L69 ARE (R1&2)  
L70-L81 ARE (M)


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

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**BEAR CREEK GOLFCOURSE CLUBHOUSE**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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DRAWN: CWK      APPROVED: HEB  
 DATE: 09-13-07    JOB No.: KEB-6890  
 SCALE: N.T.S.    SHEET: 7 OF 9

# EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L61	183.18'	N10°59'30"W
L62	291.13'	N31°30'30"W
L63	301.28'	N38°15'30"W
L64	840.39'	S89°36'30"W
L65	988.54'	S89°52'30"W
L66	3033.00'	S00°24'00"W
L67	200.00'	N89°36'00"W
L68	2245.02'	S00°24'00"W
L69	1192.33'	N89°33'00"E
L70	1004.07'	N32°43'15"W
L71	1372.45'	N09°12'32"W
L72	5.50'	N58°59'39"E
L73	7.50'	S31°00'21"E
L74	5.50'	N58°59'39"E
L75	2.36'	S31°00'21"E
L76	5.14'	S31°00'21"E
L77	1.32'	S45°18'06"E
L78	7.50'	S44°41'54"W
L79	5.50'	S45°18'06"E
L80	7.50'	S44°41'54"W
L81	4.18'	S45°18'06"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	566.69'	685.00'	47°24'00"
C2	324.58'	440.00'	42°15'58"
C3	677.81'	523.39'	74°12'01"
C4	387.67'	542.19'	40°58'01"
C5	463.91'	706.60'	37°37'01"
C6	323.55'	776.74'	23°51'59"

\*NOTE C1-C6 ARE (R1)

## NOTES

FIELD CREW: BOBIC/MARISTANY

DATE SURVEYED: 07/30/07

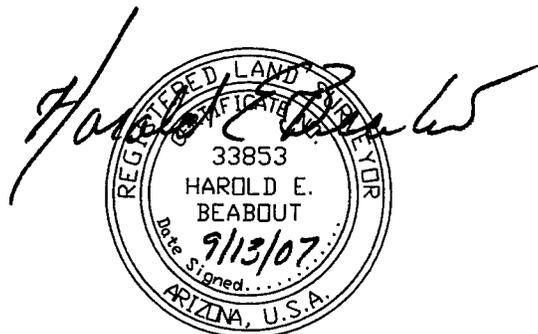
STATE PLANE COORDINATES (NAD 83)

S 1/4 SEC. 27 T. 2 S. R. 5 E.  
 NORTHING=807101.551  
 EASTING=725723.983

SE CORNER SEC. 27 T. 2 S. R. 5 E.  
 NORTHING=807132.886  
 EASTING=728370.869

STATE PLANE COORDINATES WERE  
 DERIVED FROM THE GDACS PLSS  
 SUBDIVISION RECORD OF SURVEY,  
 BOOK 589 OF MAPS, PAGE 48 M.C.R.

\*NOTE L1-L69 ARE (R1&2)  
 L70-L81 ARE (M)



<b>SALT RIVER PROJECT</b> A. I. & POWER DISTRICT, MARICOPA COUNTY, ARIZONA
<b>BEAR CREEK GOLFCOURSE                  CLUBHOUSE</b>
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
DRAWN: CWK    APPROVED: HEB DATE: 09-13-07    JOB No.: KEB-6890 SCALE: N.T.S.    SHEET: 8 OF 9

# EXHIBIT "A"

## CERTIFICATION

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.

*Harold E. Beabout*

HAROLD E. BEABOUT  
LANDFORM ENGINEERING CO.  
5343 NORTH 16TH STREET  
SUITE 460  
PHOENIX, ARIZONA 85016  
(602) 952-9154 (OFFICE)  
(602) 952-9155 (FAX)



## REFERENCE DOCUMENTS

- R1. DEED #970687512 SPECIAL WARRANTY DEED
- R2. CONSOLIDATED CANAL RIGHT OF WAY, SALT RIVER WATER USERS ASSOCIATION, BOOK 181 OF MAPS, PAGE 12 M.C.R.
- R3. ALTA/ASCM LAND TITLE SURVEY, BOOK 401 OF MAPS, PAGE 24 M.C.R.
- R4. MAP OF DEDICATION FOR PASEO CROSSING, BOOK 527 OF MAPS, PAGE 16 M.C.R.
- R5. FINAL PLAT OF PASEO CROSSING PHASE 2, BOOK 558 OF MAPS, PAGE 26 M.C.R.
- R6. AMENDED FINAL PLAT OF PASEO CROSSING PHASE 1, BOOK 560 OF MAPS, PAGE 24 M.C.R.
- R7. GDACS PLSS SUBDIVISION RECORD OF SURVEY, BOOK 589 OF MAPS, PAGE 48 M.C.R.
- R8. RESULTS OF SURVEY RIGGS LANDING, BOOK 714 OF MAPS, PAGE 35 M.C.R.

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

### BEAR CREEK GOLFCOURSE CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK      APPROVED: HEB

DATE: 09-13-07      JOB No.: KEB-6890

SHEET: 9 OF 9



Chandler ♦ Arizona  
*Where Values Make The Difference*

VIA FACSIMILE AND U.S. MAIL

10/11/2007

Mr. John Felty  
Mail Station PAB350  
Po Box 52025  
Phoenix, 85072-2025

RE: Easement for Salt River Project KEB-6890  
Project Name – Bear Creek Golf Course Club House

Dear Mr. Felty,

I am writing to inform you that the City of Chandler staff will be making a positive recommendation requesting City Council to approve the Salt River Project easement for the above referenced projects.

Staff anticipates presenting this request to Council December 10, 2007.

It is our understanding that this letter will enable Salt River Project to release the job so that our contractor can begin work.

Sincerely,

Sheina Hughes, P.E.  
Acting Assistant Public Works Director/City Engineer

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

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

---

**POWER DISTRIBUTION EASEMENT**

---

Maricopa County  
Parcel # 303-53-001A  
SW/4 Sec 27 T2S R5E

R/W # 1036D Agt. Tierra  
Job # KEB-6890  
W \_\_\_\_\_ C \_\_\_\_\_

**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:**

That portion of Section 27, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the center line of the Consolidated Canal and East of the right of way line of the Southern Pacific Railroad more particularly described in Special Warranty Deed, Document Number 97-0687512 MCR.

**Easement Parcel:**

As shown and described on Exhibit "A" attached hereto and made 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.



## LEGAL DESCRIPTION

### ELECTRICAL EASEMENT

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

**COMMENCING** at the South quarter corner of Section 27, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which bears South 90 degrees 00 minutes 00 seconds West (assumed), a distance of 2647.29 feet from the Southeast corner of said Section 27;

Thence departing said section line North 09 degrees 12 minutes 32 seconds West a distance of 1372.45 feet to the **POINT OF BEGINNING** of the easement herein described, said Point also hereinafter referred to as **Point A**;

Thence North 58 degrees 59 minutes 39 seconds East a distance of 7.03 feet to a point within an existing 7.50 X 5.50 equipment pad area and the termination of this line;

Thence from said **Point A**, North 30 degrees 29 minutes 35 seconds West a distance of 58.39 feet;

Thence North 59 degrees 29 minutes 27 seconds East a distance of 158.29 feet;

Thence North 13 degrees 45 minutes 29 seconds East a distance of 40.34 feet to a point within a 7.50 X 5.50 equipment pad area and the termination of this line. Said easement **ALSO** to include the equipment pad area as described and/or depicted on Exhibit "A" attached hereto and made a part hereof.

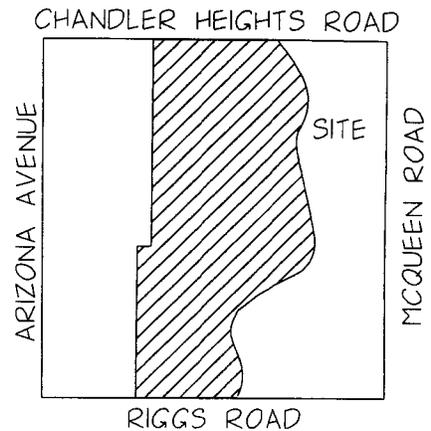


# EXHIBIT "A"

## SITE SYMBOLS

— — — —	CENTER LINE/SECTION LINE
————	PROPERTY LINE
— . — . — .	CANAL RIGHT OF WAY
- - - - -	CENTER LINE PROPOSED
	8' ELECTRIC EASEMENT
(R)	RECORD
(M)	MEASURED
(C)	CALCULATED
⊙	FOUND MONUMENT AS NOTED
●	FOUND MONUMENT AS NOTED
○	SET REBAR WITH CAP RLS NO. 33853
△	SET PK WITH SHINER RLS NO. 33853
M.C.R.	MARICOPA COUNTY RECORDER
R.O.W.	RIGHT OF WAY
A.P.N.	ASSESOR'S PARCEL NUMBER
P.U.E.	PUBLIC UTILITIES EASEMENT
E-PAD	EQUIPMENT PAD

## VICINITY MAP



**NO SCALE**

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, WAS USED FOR THIS SURVEY.

## OWNER

CITY OF CHANDLER  
 221 EAST BOSTON STREET  
 CHANDLER, AZ 85268  
 TEL (480)786-0610



## NOTES

1. THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT DOCUMENT.
2. **CAUTION:** THE EASEMENT LOCATED 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.SWQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

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

### BEAR CREEK GOLFCOURSE CLUBHOUSE

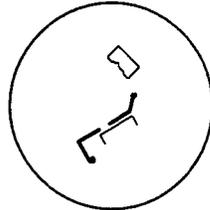
A PORTION OF THE SOUTHEAST QUARTER OF  
 SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
 EAST OF THE GILA AND SALT RIVER BASE  
 AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK    APPROVED: HEB  
 DATE: 09-13-07    JOB No.: KEB-6890  
 SCALE: N.T.S.    SHEET: 1 OF 9

# EXHIBIT "A"

OWNER: CITY OF  
CHANDLER DEED  
#970687512

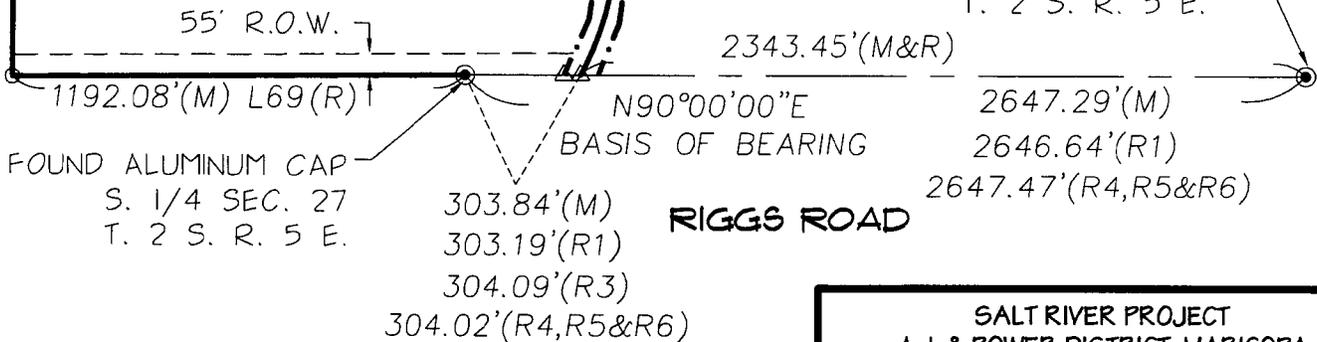
DETAIL 1



NOT TO SCALE

NOTE:  
PER PLATS REFERENCED R3, R4, R5, R6  
AND R8 MONUMENT SHOWN IS THE SOUTHEAST  
CORNER OF SECTION 27, TOWNSHIP 2 SOUTH  
RANGE 4 EAST, WAS HELD FOR THIS SURVEY.  
R7 THE GDACS BOOK 589 PAGE 48 M.C.R.  
SHOWS THIS MONUMENT TO BE A REFERENCE  
TO THE ACTUAL SUBDIVISION CORNER

FOUND BRASS CAP  
C.O.C. HAND HOLE  
SE. CORNER SEC. 27  
T. 2 S. R. 5 E.



FOUND ALUMINUM CAP  
S. 1/4 SEC. 27  
T. 2 S. R. 5 E.

303.84'(M)  
303.19'(R1)  
304.09'(R3)  
304.02'(R4,R5&R6)

RIGGS ROAD

\*NOTE: R1 PER DEED  
#97-0687512 DOES NOT  
AGREE WITH MEASURED  
AND RECORDED PLAT  
DISTANCES

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

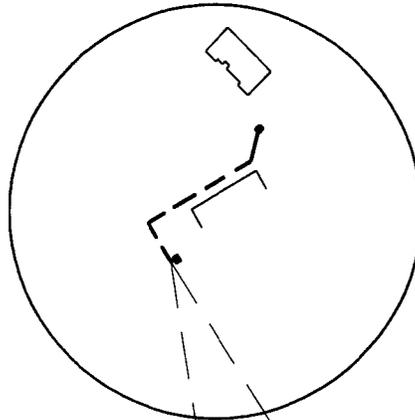
BEAR CREEK GOLFCOURSE  
CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK APPROVED: HEB  
DATE: 09-13-07 JOB No.: KEB-6890  
SCALE: N.T.S. SHEET: 2 OF 9



EXHIBIT "A"



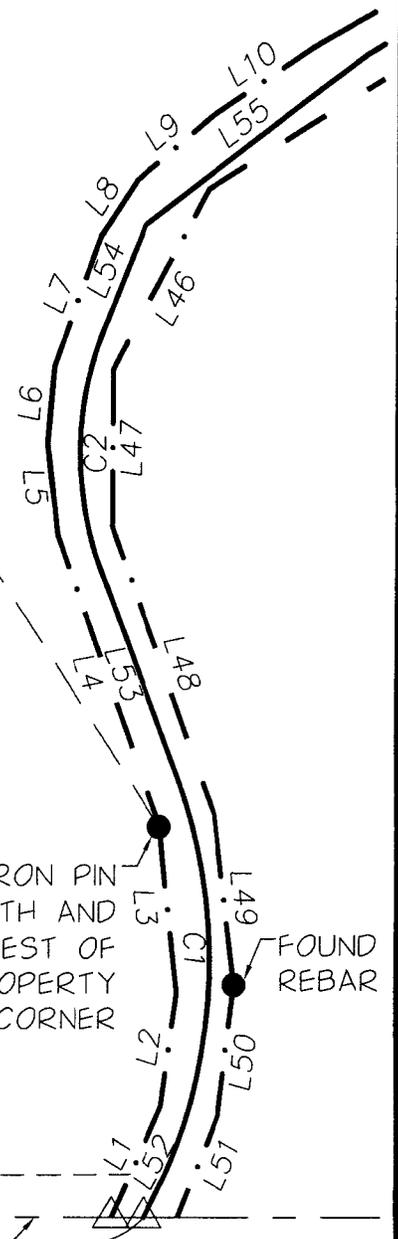
DETAIL 1



NORTH

NOT TO SCALE

897



FOUND ALUMINUM CAP  
S. 1/4 SEC. 27  
T. 2 S. R. 5 E.

FOUND IRON PIN  
1.41' SOUTH AND  
0.61' WEST OF  
PROPERTY  
CORNER

FOUND  
REBAR

55' R.O.W.

RIGGS ROAD

1192.08'(M) L69(R1)

303.84'(M)

303.19'(R1)

304.09'(R3)

304.02'(R4,R5&R6)

\*NOTE: R1 PER DEED  
#97-0687512 DOES NOT  
AGREE WITH MEASURED AND  
RECORDED PLAT DISTANCES

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

BEAR CREEK GOLFCOURSE  
CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK APPROVED: HEB

DATE: 09-13-07 JOB No.: KEB-6890

SCALE: N.T.S. SHEET: 3 OF 9



EXHIBIT "A"

L65

L64

L63

L62

C6

C5

C4

L61

L60

L59

L58

C3

L57

L56

997

OWNER: CITY OF CHANDLER  
DEED #970687512



NORTH

NOT TO SCALE

L67

MATCH SHEET 3

*Harold E. Beabout*  
REGISTERED LAND SURVEYOR  
33853  
HAROLD E.  
BEABOUT  
Date Signed 9/13/07  
ARIZONA, U.S.A.

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

BEAR CREEK GOLFCOURSE  
CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK APPROVED: HEB

DATE: 09-13-07 JOB No.: KEB-6890

SCALE: N.T.S. SHEET: 4 OF 9

EXHIBIT "A"

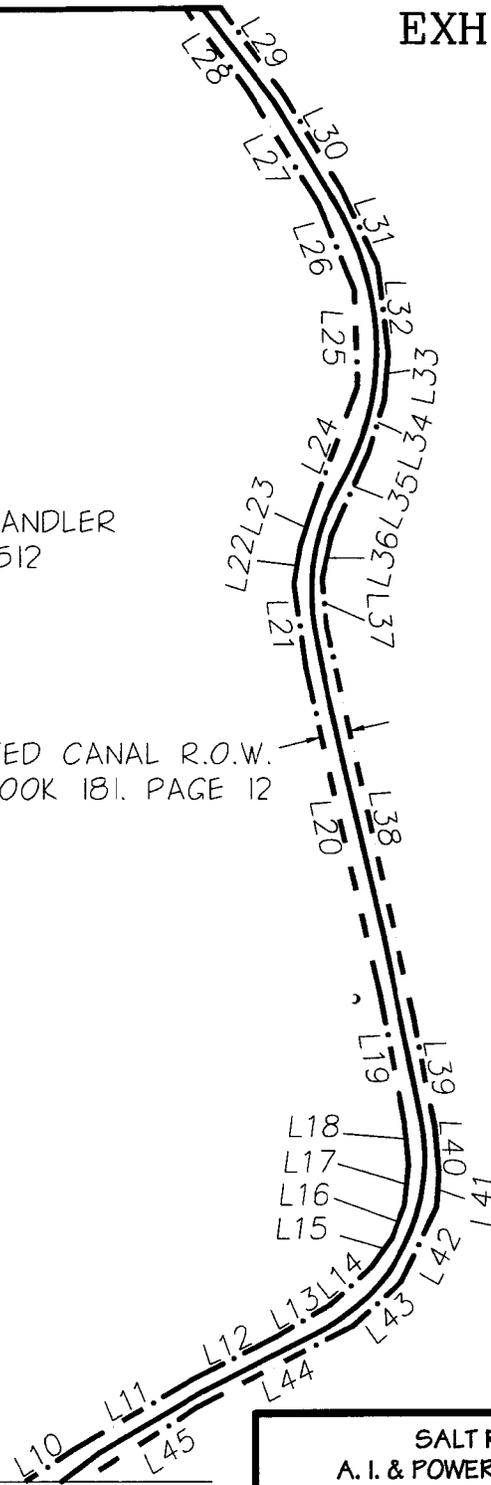
OWNER: CITY OF CHANDLER  
DEED #970687512

CONSOLIDATED CANAL R.O.W.  
BOOK 181. PAGE 12



NORTH

NOT TO SCALE



MATCH SHEET 3

*Harold E. Beabout*  
REGISTERED LAND SURVEYOR  
33853  
HAROLD E. BEABOUT  
Date Signed 9/13/07  
ARIZONA, U.S.A.

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

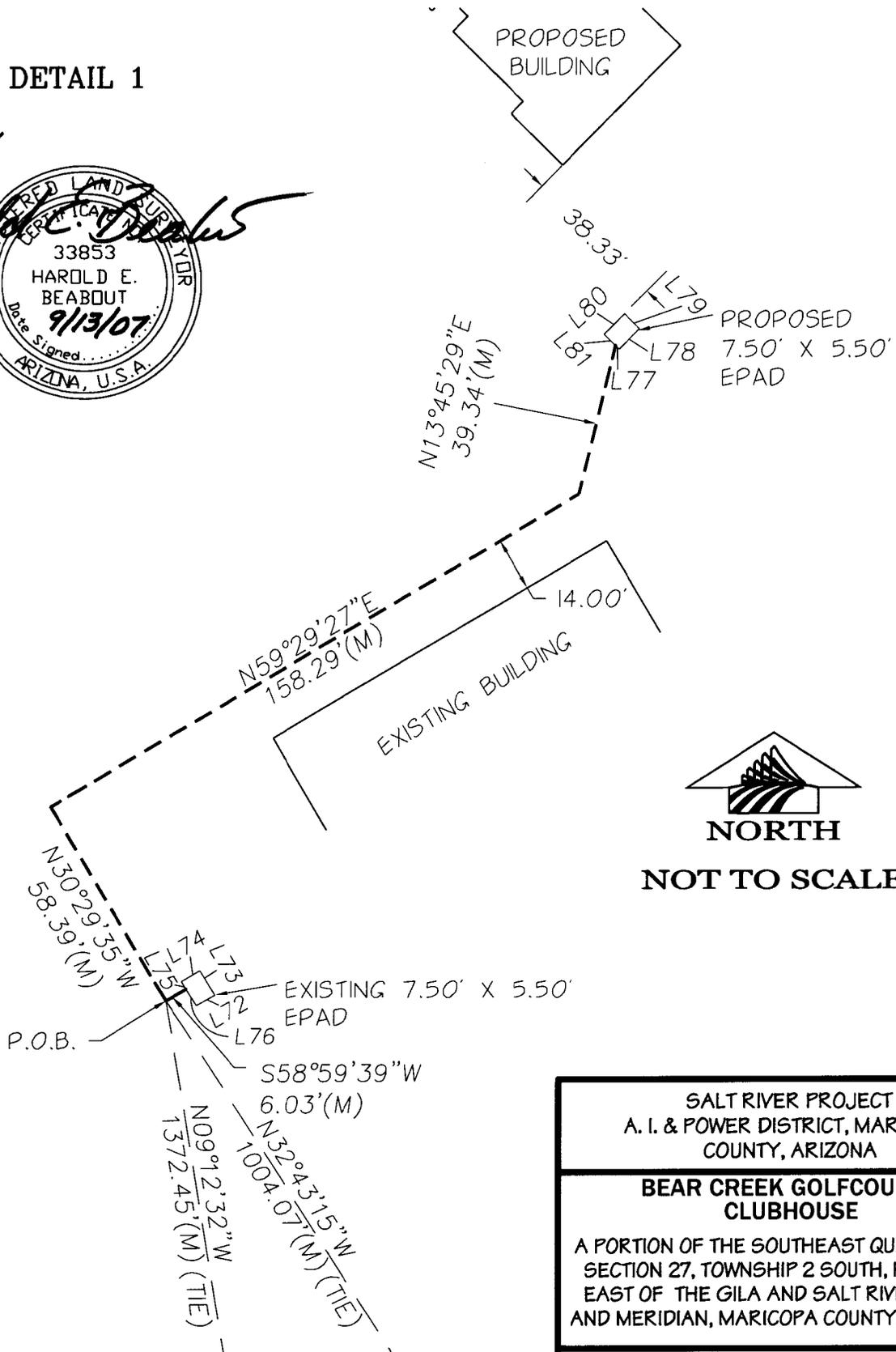
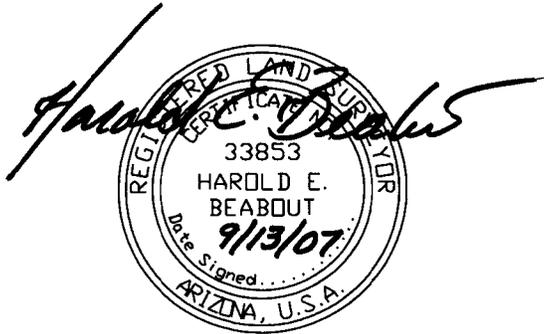
BEAR CREEK GOLFCOURSE  
CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK    APPROVED: HEB  
DATE: 09-13-07    JOB No.: KEB-6890  
SCALE: N.T.S.    SHEET: 5 OF 9

# EXHIBIT "A"

DETAIL 1



**NORTH**

**NOT TO SCALE**

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

**BEAR CREEK GOLFCOURSE CLUBHOUSE**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

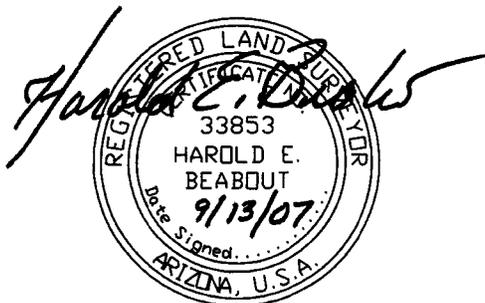
DRAWN: CWK    APPROVED: HEB  
 DATE: 09-13-07    JOB No.: KEB-6890  
 SCALE: N.T.S.    SHEET: 6 OF 9

# EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.48'	N23°50'18"E
L2	148.51'	N08°14'05"E
L3	219.78'	N05°59'27"W
L4	401.59'	N19°35'02"W
L5	118.74'	N06°13'52"W
L6	102.58'	N04°56'31"E
L7	179.88'	N19°36'06"E
L8	86.80'	N32°51'39"E
L9	130.34'	N49°36'47"E
L10	159.89'	N55°44'05"E
L11	366.88'	N59°22'36"E
L12	247.21'	N63°21'14"E
L13	167.14'	N59°16'12"E
L14	149.54'	N45°49'25"E
L15	90.99'	N35°23'58"E
L16	89.03'	N21°00'23"E
L17	105.38'	N06°14'22"E
L18	112.96'	N05°36'52"W
L19	336.86'	N10°34'04"W
L20	871.33'	N12°37'41"W
L21	220.07'	S08°09'30"E
L22	97.32'	S09°22'56"W
L23	90.93'	S17°52'34"W
L24	348.37'	S20°18'42"W
L25	254.11'	S01°55'00"E
L26	238.73'	S22°30'47"E
L27	353.76'	S32°21'09"E
L28	264.70'	S38°33'06"E
L29	278.40'	N36°21'11"W
L30	284.04'	N31°42'54"W
L31	218.76'	N25°03'01"W
L32	230.88'	N06°45'05"W
L33	123.09'	N05°01'37"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	139.84'	N16°18'38"E
L35	235.14'	N23°52'56"E
L36	114.34'	N12°13'09"E
L37	126.90'	N05°26'13"W
L38	1030.82'	N12°22'49"W
L39	295.29'	N10°23'03"W
L40	119.97'	N04°47'40"W
L41	89.97'	N03°21'42"E
L42	213.99'	N24°52'39"E
L43	172.91'	N46°21'11"E
L44	465.80'	N62°26'00"E
L45	549.61'	N57°20'15"E
L46	266.24'	N28°02'44"E
L47	206.44'	N00°22'16"E
L48	398.18'	N20°02'19"W
L49	223.62'	N06°48'05"W
L50	171.01'	N07°19'50"E
L51	144.22'	N21°19'52"E
L52	29.94'	N26°45'00"E
L53	282.62'	N20°39'00"W
L54	145.82'	N21°37'00"E
L55	367.31'	N52°08'00"E
L56	312.53'	N59°27'00"E
L57	337.20'	N62°59'00"E
L58	242.60'	N11°13'00"W
L59	248.11'	N11°13'00"W
L60	621.39'	N12°55'00"W

\*NOTE L1-L69 ARE (R1&2)  
L70-L81 ARE (M)



<b>SALT RIVER PROJECT</b> <b>A. I. &amp; POWER DISTRICT, MARICOPA COUNTY, ARIZONA</b>
<b>BEAR CREEK GOLFCOURSE CLUBHOUSE</b>
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
DRAWN: CWK    APPROVED: HEB DATE: 09-13-07    JOB No.: KEB-6890 SCALE: N.T.S.    SHEET: 7 OF 9

# EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L61	183.18'	N10°59'30"W
L62	291.13'	N31°30'30"W
L63	301.28'	N38°15'30"W
L64	840.39'	S89°36'30"W
L65	988.54'	S89°52'30"W
L66	3033.00'	S00°24'00"W
L67	200.00'	N89°36'00"W
L68	2245.02'	S00°24'00"W
L69	1192.33'	N89°33'00"E
L70	1004.07'	N32°43'15"W
L71	1372.45'	N09°12'32"W
L72	5.50'	N58°59'39"E
L73	7.50'	S31°00'21"E
L74	5.50'	N58°59'39"E
L75	2.36'	S31°00'21"E
L76	5.14'	S31°00'21"E
L77	1.32'	S45°18'06"E
L78	7.50'	S44°41'54"W
L79	5.50'	S45°18'06"E
L80	7.50'	S44°41'54"W
L81	4.18'	S45°18'06"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	566.69'	685.00'	47°24'00"
C2	324.58'	440.00'	42°15'58"
C3	677.81'	523.39'	74°12'01"
C4	387.67'	542.19'	40°58'01"
C5	463.91'	706.60'	37°37'01"
C6	323.55'	776.74'	23°51'59"

\*NOTE C1-C6 ARE (R1)

## NOTES

FIELD CREW: BOBIC/MARISTANY

DATE SURVEYED: 07/30/07

STATE PLANE COORDINATES (NAD 83)

S 1/4 SEC. 27 T. 2 S. R. 5 E.

NORTHING=807101.551

EASTING=725723.983

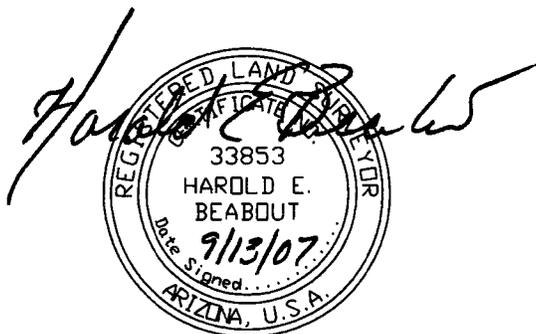
SE CORNER SEC. 27 T. 2 S. R. 5 E.

NORTHING=807132.886

EASTING=728370.869

STATE PLANE COORDINATES WERE DERIVED FROM THE GDACS PLSS SUBDIVISION RECORD OF SURVEY, BOOK 589 OF MAPS, PAGE 48 M.C.R.

\*NOTE L1-L69 ARE (R1&2)  
L70-L81 ARE (M)



<p><b>SALT RIVER PROJECT</b> A. I. &amp; POWER DISTRICT, MARICOPA COUNTY, ARIZONA</p>
<p><b>BEAR CREEK GOLFCOURSE CLUBHOUSE</b></p> <p>A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.</p>
<p>DRAWN: CWK      APPROVED: HEB</p> <p>DATE: 09-13-07    JOB No.: KEB-6890</p> <p>SCALE: N.T.S.    SHEET: 8 OF 9</p>

# EXHIBIT "A"

## CERTIFICATION

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.

*Harold E. Beabout*

HAROLD E. BEABOUT  
LANDFORM ENGINEERING CO.  
5343 NORTH 16TH STREET  
SUITE 460  
PHOENIX, ARIZONA 85016  
(602) 952-9154 (OFFICE)  
(602) 952-9155 (FAX)



## REFERENCE DOCUMENTS

- R1. DEED #970687512 SPECIAL WARRANTY DEED
- R2. CONSOLIDATED CANAL RIGHT OF WAY, SALT RIVER WATER USERS ASSOCIATION, BOOK 181 OF MAPS, PAGE 12 M.C.R.
- R3. ALTA/ASCM LAND TITLE SURVEY, BOOK 401 OF MAPS, PAGE 24 M.C.R.
- R4. MAP OF DEDICATION FOR PASEO CROSSING, BOOK 527 OF MAPS, PAGE 16 M.C.R.
- R5. FINAL PLAT OF PASEO CROSSING PHASE 2, BOOK 558 OF MAPS, PAGE 26 M.C.R.
- R6. AMENDED FINAL PLAT OF PASEO CROSSING PHASE 1, BOOK 560 OF MAPS, PAGE 24 M.C.R.
- R7. GDACS PLSS SUBDIVISION RECORD OF SURVEY, BOOK 589 OF MAPS, PAGE 48 M.C.R.
- R8. RESULTS OF SURVEY RIGGS LANDING, BOOK 714 OF MAPS, PAGE 35 M.C.R.

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

### BEAR CREEK GOLFCOURSE CLUBHOUSE

A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAWN: CWK      APPROVED: HEB

DATE: 09-13-07      JOB No.: KEB-6890

SHEET: 9 OF 9

