

#11
MAR 27 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Real Estate Council Memo No. RE08-284

DATE: MARCH 27, 2008

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
R.J. ZEDER, PUBLIC WORKS DIRECTOR
DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR
MIKE NORMAND, TRANSIT SERVICES AND PLANNING MANAGER

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR

SUBJECT: ORDINANCE NO. 4048 GRANTING AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AT NO COST TO ACCOMMODATE UNDERGROUND CONSTRUCTION OF RELOCATED IRRIGATION FACILITIES IN FRONT OF 700 WEST GERMANN ROAD DUE TO ROAD IMPROVEMENTS FOR GERMANN ROAD FROM DOBSON ROAD TO ARIZONA AVENUE.

RECOMMENDATION: Staff recommends approval of Ordinance No. 4048 granting an Irrigation Easement to Salt River Project (SRP) at no cost to accommodate underground construction of relocated irrigation facilities in front of 700 West Germann Road due to road improvements for Germann Road from Dobson Road to Arizona Avenue.

BACKGROUND/DISCUSSION: The City of Chandler is in the process of improving Germann Road from Dobson Road to Arizona Avenue. To accommodate these improvements it is necessary to grant SRP an Irrigation Easement for the relocation and underground construction of existing irrigation facilities. The City acquired a portion of the property at 700 W. Germann Road for right-of-way and to relocate SRP power and irrigation facilities. Granting this easement allows the project to continue forward. Construction of this project is anticipated to be completed by the end of December 2008.

Because the City directly benefits from granting this easement, the easement is being granted at no cost. Staff has confirmed that SRP has prior rights.

Page Two
Council Meeting of 3/27/08
Memo # RE08-284

FINANCIAL IMPLICATIONS: NONE

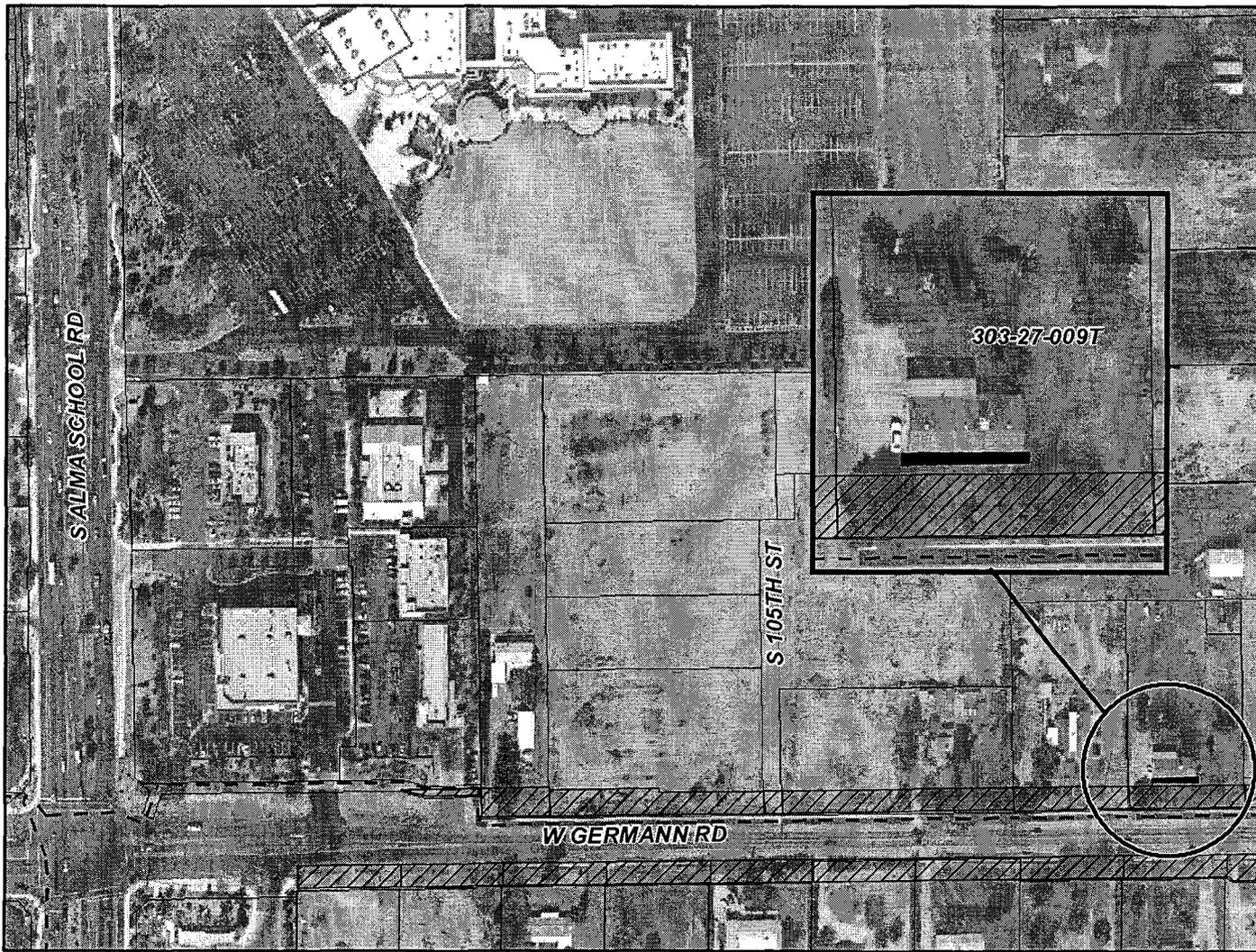
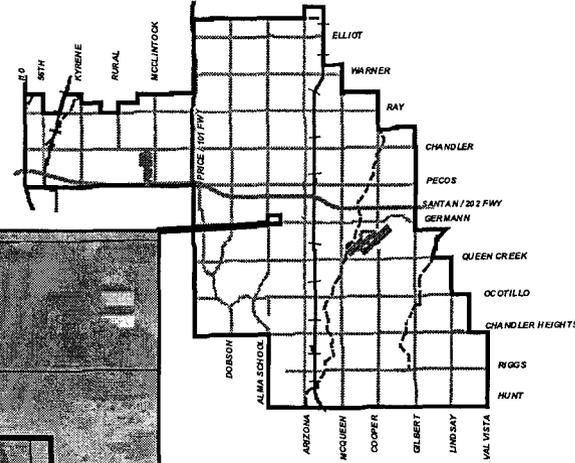
Cost: N/A
Savings: N/A
Long Term Costs: N/A

PROPOSED MOTION: Staff recommends approval of Ordinance No. 4048 granting an Irrigation Easement to Salt River Project at no cost to accommodate the underground construction of relocated irrigation facilities in front of 700 W. Germann Road due to road improvements for Germann Road from Dobson Road to Arizona Avenue.

Attachments: Ordinance No. 4048
Easement
Location/Site Map



GRANT AN IRRIGATION EASEMENT TO SALT RIVER PROJECT FOR THE GERMANN ROAD - DOBSON ROAD TO ARIZONA AVE



MEMO NO. RE08-284

ORDINANCE NO. 4048

-  IRRIGATION ESMT
-  EXISTING SRP IRRIGATION
-  PROPOSED RIGHT OF WAY



ORDINANCE NO. 4048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING AN IRRIGATION EASEMENT TO SALT RIVER PROJECT AT NO COST TO ACCOMMODATE UNDERGROUND CONSTRUCTION OF RELOCATED IRRIGATION FACILITIES IN FRONT OF 700 W. GERMANN ROAD DUE TO ROAD IMPROVEMENTS FOR GERMANN ROAD DOBSON ROAD TO ARIZONA AVENUE

WHEREAS, Salt River Project requested an Irrigation Easement from the City in order to relocate and underground a portion of existing irrigation facilities on the north side of Germann Road between of Alma School Road and Arizona Avenue; and

WHEREAS, because the relocation and construction of underground facilities is necessary to accommodate a City road widening and improvement project there are no costs charged to Salt River Project for the Irrigation Easement;

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 an Irrigation Easement to Salt River Project through, over, under and across that certain property described in Exhibits "A" (Legal Descriptions) and Exhibit "B" (Drawings), attached hereto and made a part hereof by reference.

Section 2. That the granting of this irrigation easement shall be in the form as 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 _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No.4048 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAFB

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
S.W. ¼ SECTION 4, T. 2 S., R. 5 E.
GERMANN ROADWAY IMPROVEMENTS
SRP IRRIGATION EASEMENT

The following is a description for a portion of land in the SOUTHWEST QUARTER of SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the SOUTH QUARTER CORNER of SECTION 4, being monumented with a Brass Cap flush, from which the SOUTHWEST CORNER of SECTION 4, being monumented with a Brass Cap flush, bears SOUTH 89° 12' 35" WEST a distance of 2635.71 FEET, said line being the South line of the Southwest Quarter of said Section 4 and the basis of bearing for this description;

THENCE, SOUTH 89° 12' 35" WEST, along the South line of the Southwest Quarter of said Section 4, a distance of 1119.43 FEET;

THENCE, NORTH 00° 47' 25" WEST, a distance of 72.00 FEET, to a point on the proposed North USA FEE, also being the TRUE POINT OF BEGINNING;

THENCE, Continuing NORTH 00° 47' 25" WEST, a distance of 6.00 FEET;

THENCE, NORTH 89° 12' 35" EAST, parallel to and 78.00 feet north of the south line of the southwest quarter of said Section 4, a distance of 65.60 FEET;

THENCE, SOUTH 00° 47' 25" EAST, a distance of 6.00 FEET;

THENCE, SOUTH 89° 12' 35" WEST, parallel to and 72.00 feet north of the south line of the southwest quarter of said Section 4, a distance of 65.60 FEET to the TRUE POINT OF BEGINNING.

Containing an area of 394 SQUARE FEET or 0.009 ACRES, more or less.
See Exhibit "B"

Note: The legal description above is based on recorded documents such as the subject parcel's deed, adjacent parcel deeds and/or plats. It is not based on a boundary survey of the subject parcel.

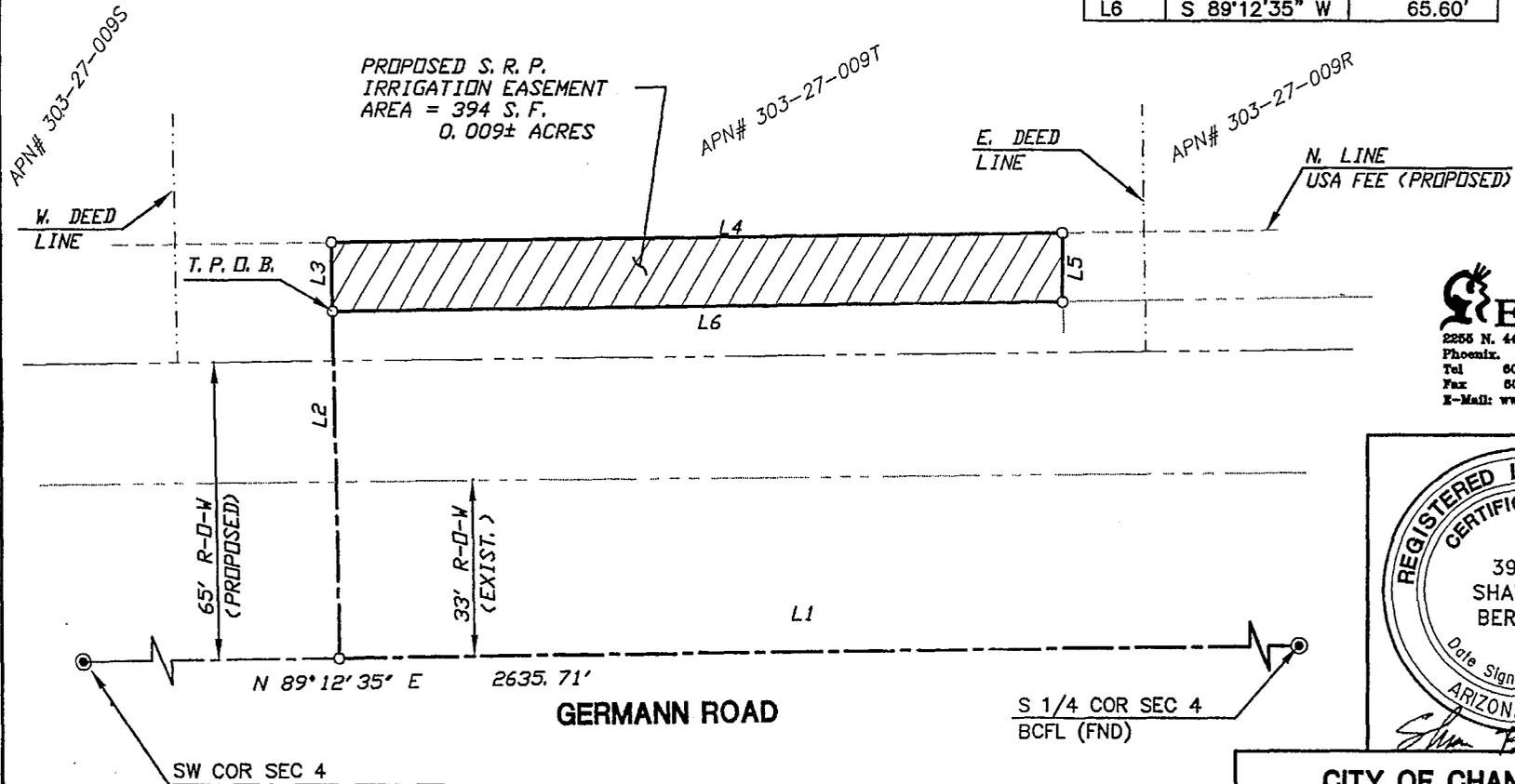
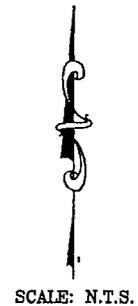


NOTE: THIS EXHIBIT IS BASED ON RECORDED DOCUMENTS SUCH AS THE SUBJECT PARCEL'S DEED, AND ADJACENT DEEDS AND/OR PLATS. IT IS NOT BASED ON A BOUNDARY SURVEY OF THE SUBJECT PARCEL.

EXHIBIT "B"

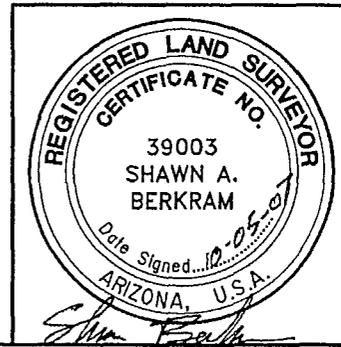
S.W. 1/4 SEC. 4, T.2 S., R. 5 E.
SALT RIVER PROJECT
IRRIGATION EASEMENT

LINE	BEARING	DISTANCE
L1	S 89°12'35" W	1119.43'
L2	N 00°47'25" W	72.00'
L3	N 00°47'25" W	6.00'
L4	N 89°12'35" E	65.60'
L5	S 00°47'25" E	6.00'
L6	S 89°12'35" W	65.60'



PROPOSED S. R. P.
IRRIGATION EASEMENT
AREA = 394 S. F.
0.009± ACRES

Entellus
2255 N. 44th Street Suite 125
Phoenix, AZ 85006-3279
Tel 602.244.2568
Fax 602.244.8947
E-Mail: www.entellus.com



LEGEND



PROPOSED S.R.P.
IRRIGATION EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SECTION 4 BEARING N 89°12'35" E

CITY OF CHANDLER

SECTION 4 - STREET IMPROVEMENTS
SECTION 4, T.2S., R.5E.

PROPOSED S.R.P. IRRIGATION EASEMENT

DRAWN: 10/04/07 REVISED: _/_/_/_
DRAWN BY: RT CHECKED: SB
FILE: SRP SEC 4 SW PAGE: 2 OF 2

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

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

IRRIGATION EASEMENT

Maricopa County
Parcel #

R/W # 534 Agt. PJH

Job #62696

W PJH C CSV

KNOW ALL MEN BY THESE PRESENTS:

That

CITY OF CHANDLER, ("Grantor"),
an Arizona municipal corporation,

FOR AND IN CONSIDERATION OF THE SUM of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, ("Grantee"), an agricultural improvement district organized and existing under the laws of the State of Arizona, its successors and assigns, the non-exclusive right, easement and privilege to construct, reconstruct, operate and maintain an underground irrigation pipeline and irrigation turnout structure together with all the necessary and appurtenant facilities (collectively, the "Irrigation Facilities") through, over, under and across the following described property:

Said easement being more particularly described on EXHIBIT A
attached hereto and by reference made a part hereof.

Grantee shall have the right, but not the obligation, to trim, cut and clear away trees or brush in the easement area whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights hereby granted. Grantor shall be responsible for the cost of removal of any trees or brush installed by Grantor that do not comply with the specifications in Exhibit B, attached hereto.

The Grantee shall at all times have the right of full and free ingress and egress to said easement for the purpose heretofore specified.

In the event the right, privilege and easement herein granted shall be abandoned and permanently cease to be used for the purpose herein granted, all rights herein granted shall automatically cease and revert to the Grantors, their heirs and assigns. This reversion is self-executing. However, in such event, and at Grantor's request, Grantee shall provide a quit claim deed or other recordable document sufficient to evidence the extinguishment of the easement and Grantee's interest in the real property described within this easement document.

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, successors in ownership and estate, assigns and lessees of the respective parties hereto.

Notwithstanding any of the aforesaid provisions, the easement rights granted herein shall be further subject to the following covenants, restrictions and conditions:

1. Grantor shall not erect, construct or permit to be erected or constructed any building, fence or other structure, drill any well or install swimming pools within the limits of said easement area, except Grantor reserves the right to construct, install, operate, maintain, repair, replace and reinstall surface parking areas, driveways, roadways, sidewalks, curbs and gutters, landscaping, irrigation lines, street lighting and public utilities in the easement area which comply with the specifications shown in Exhibit B attached hereto and by this reference made a part hereof, unless agreed to by Grantee in writing.
2. Other easements or permits for public utility purposes which Grantor grants in, upon, under, over and across the easement area described herein shall provide for compliance with the specifications shown in Exhibit B attached hereto and by this reference made a part hereof, unless agreed to by Grantee in writing.
3. In the event that any repair, maintenance, replacement or installation of the irrigation facilities and appurtenant conveniences will cause a disturbance or a disruption of any public street or paved roadway, Grantee shall notify Grantor, pursuant to existing practices, before Grantee undertakes any such action. In the event of an emergency, Grantee shall have use of any public street or paved roadway as it reasonably deems necessary and appropriate to correct, repair, replace or reconstruct irrigation facilities affected by the emergency and notify Grantor, pursuant to existing practices, as soon as practical after responding to the emergency. Grantee shall provide for advance warning signs, barricades, flagmen, flares, and other devices when necessary to protect the roadway user as set forth by the City Traffic Engineer in the latest edition of the "Manual on Uniform Traffic Control Devices" and any amendments and/or revisions thereto.
4. Grantor shall warrant and defend the rights, easements, and privileges hereby granted and the priority of this easement against all acts of the Grantor and no other, subject to any matter that may appear of record.

5. If, in its use of the easement area for any purpose, Grantee disturbs or damages any property or improvements of Grantor constructed in accordance with Exhibit B, all such property or improvements so disturbed or damaged shall be restored as close to its previous condition as is reasonably possible at the expense of Grantee.

6. In no event shall Grantee cause any irrigation facility to be located closer than two (2) feet from back of the curb (existing or as planned and made known to Grantee before the execution of this easement) for the adjacent public street or paved roadway, except at the point where the irrigation facility will intersect and cross under any such public street or paved roadway.

7. Nothing herein or within the attached Exhibit B shall be construed to prohibit Grantor from installing any intersecting public street or paved roadway, including any related surface parking areas, curbs and gutters, landscaping irrigation lines, street lighting and public utilities related thereto, which intersects with and crosses over that portion of Grantor's road right of way in which the easement area lies, as indicated in the attached Exhibit A; provided, Grantor shall coordinate with Grantee to assure that such facilities will not damage or unreasonably interfere with Grantee's irrigation facilities.

IN WITNESS WHEREOF, **THE CITY OF CHANDLER**, an Arizona municipal corporation, has caused its name to be executed by its duly authorized representative(s) this _____ day of _____, 20__.

THE CITY OF CHANDLER,
an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM:

City Attorney for the *GAB*
City of Chandler

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned, personally appeared _____, as _____, of **THE CITY OF CHANDLER**, an Arizona municipal corporation, and such authorized representative acknowledged that this document was executed on behalf of the corporation for the purposes therein contained.

Notary Public

My Commission Expires:

Notary Stamp/Seal

Note: This instrument is exempt from the real estate transfer fee and affidavit of legal value required under A.R.S. Sections 11-1131 and 11-1132 pursuant to the exemptions set forth in A.R.S. Sections 11-1134(A)(2) and (A)(3).

EXHIBIT "A"

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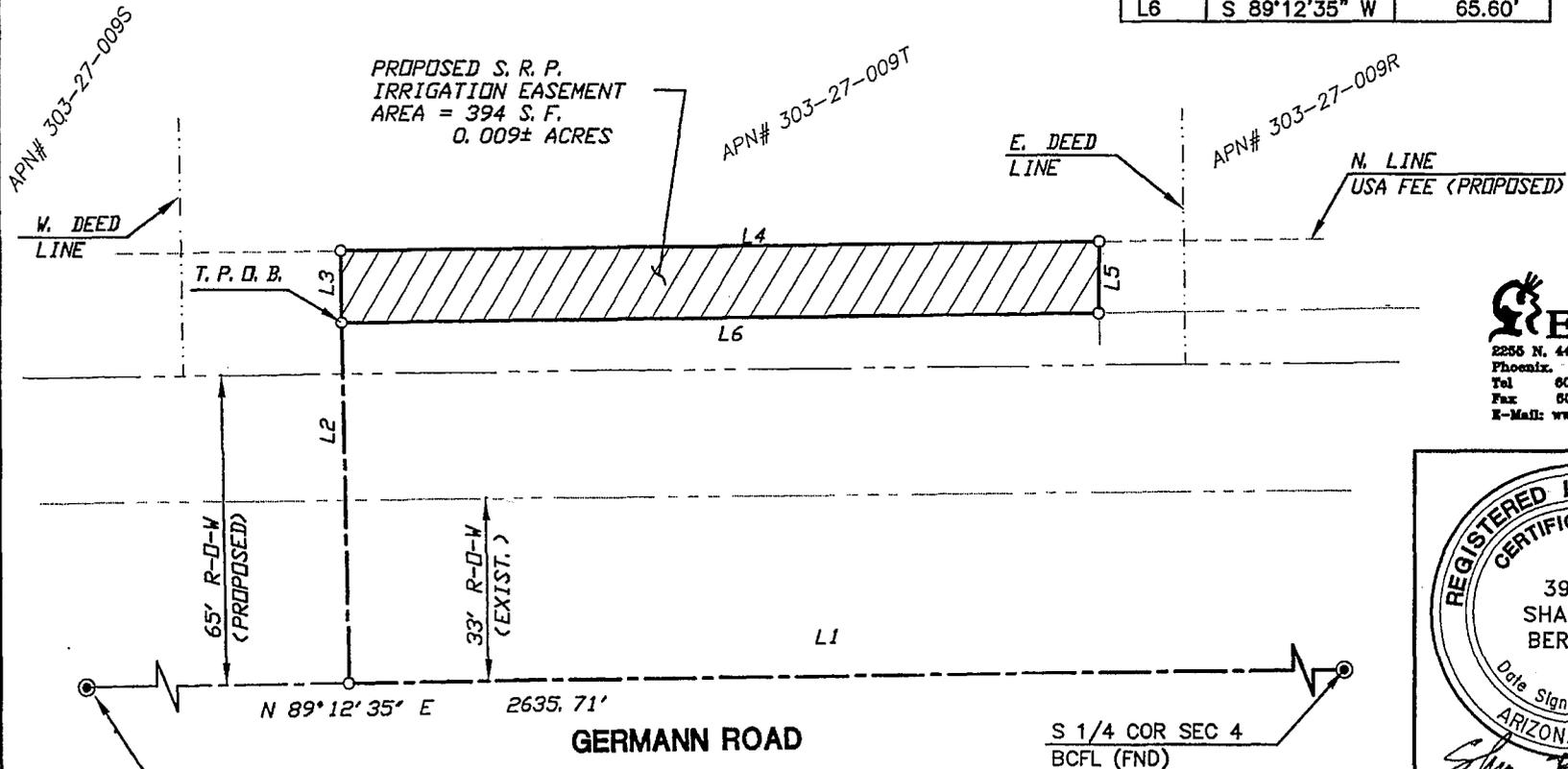


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EXHIBIT "B"

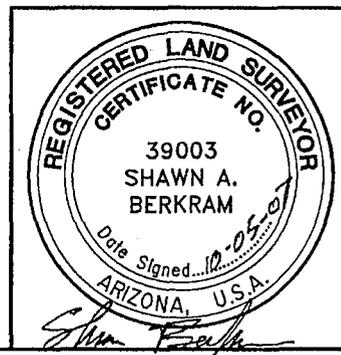
S.W. 1/4 SEC. 4, T.2 S., R. 5 E.
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PROPOSED S. R. P.
IRRIGATION EASEMENT
AREA = 394 S. F.
0.009± ACRES

Entellus[®]
2255 N. 44th Street, Suite 125
Phoenix, AZ 85008, 5279
Tel 602.244.2566
Fax 602.244.8947
E-Mail: www.entellus.com



SW COR SEC 4
BCFL
ALMA SCHOOL X GERMANN

LEGEND



PROPOSED S.R.P.
IRRIGATION EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SECTION 4 BEARING N 89°12'35" E

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DRAWN: 10/04/07	REVISED: _/_/_
DRAWN BY: RT	CHECKED: SB
FILE: SRP SEC 4 SW	PAGE: 2 OF 2

EXHIBIT B

IF GRANTOR (CITY) INSTALLS TREES, SHRUBBERY OR OTHER PLANTS IN A MANNER INCONSISTENT WITH EXHIBIT B, GRANTEE MAY REQUIRE GRANTOR TO REMOVE THEM AT GRANTOR'S SOLE EXPENSE. FURTHER, GRANTOR SHALL REIMBURSE GRANTEE FOR ALL COSTS INCURRED TO REMEDY ANY DAMAGE TO OR INTERFERENCE WITH ANY IRRIGATION FACILITIES, CAUSED BY ROOTS FROM TREES, SHRUBBERY OR OTHER PLANTS INSTALLED BY OR CAUSED TO BE INSTALLED BY GRANTOR, UNLESS GRANTEE REASONABLY DETERMINES THAT TIME DOES NOT PERMIT, GRANTEE SHALL PROVIDE GRANTOR WITH REASONABLE NOTICE AND A DAMAGE ESTIMATE IN ADVANCE OF INCURRING COSTS TO REMEDY ROOT PROBLEMS. WHENEVER GRANTEE HAS INCURRED SUCH COSTS WITHOUT ADVANCE NOTICE TO GRANTOR, GRANTEE SHALL PROVIDE GRANTOR WITH VISUAL EVIDENCE OF THE DAMAGE ALONG WITH GRANTEE'S REQUEST FOR REIMBURSEMENT WITHIN TEN (10) DAYS OF THE COMPLETION OF THE DAMAGE OF REPAIRS. UNLESS CAUSED BY GRANTEE NEGLIGENCE, GRANTOR SHALL INDEMNIFY AND SAVE HARMLESS GRANTEE AGAINST AND FROM ANY LIABILITY FOR CLAIMS FOR DAMAGE OR INJURY ARISING OUT OF INTERFERENCE WITH OR DAMAGE TO ANY IRRIGATION FACILITIES CAUSED BY ROOTS FROM TREES, SHRUBBERY OR OTHER PLANTS INSTALLED BY OR CAUSED TO BE INSTALLED BY GRANTOR.