

#2

OCT 30 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Real Estate – Council Memo No. RE09-058

DATE: OCTOBER 30, 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, TRANSPORTATION SERVICES AND PLANNING
MANAGER

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR

SUBJECT: ORDINANCE NO. 4075 GRANTING TWO GROUND EASEMENTS TO SALT RIVER PROJECT (SRP) AT NO COST ALONG THE NORTH SIDE OF GERMANN ROAD BETWEEN ALMA SCHOOL ROAD AND ARIZONA AVENUE IN ORDER TO RELOCATE 69KV POWER FACILITIES FOR THE GERMANN ROAD – DOBSON ROAD TO ARIZONA AVENUE IMPROVEMENT PROJECT ST-0605.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 4075 granting two ground easements to Salt River Project (SRP) at no cost along the north side of Germann Road between Alma School Road and Arizona Avenue in order to relocate 69kV power facilities for the Germann Road – Dobson Road to Arizona Avenue Improvement Project ST-0605.

BACKGROUND/DISCUSSION: In connection with the Germann Road – Dobson Road to Arizona Avenue Improvement Project, SRP is required to relocate its existing 69 kilovolt (kV) power line facilities to accommodate the road improvements. Two ground easements are required. The first is approximately 10.00 feet wide and 2,046.00 feet long containing approximately 20,880 square feet. The second is approximately 10.00 feet wide and 1,165.00 feet long containing approximately 11,685 square feet.

The relocation of these SRP facilities is in conjunction with the Germann Road – Dobson Road to Arizona Avenue Improvement project. Construction on this phase of the project will begin this summer and is scheduled for completion in the first quarter of 2009.

Staff confirms that Salt River Project has prior rights in this area.

FINANCIAL IMPLICATIONS: None

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

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 4075 granting two ground easements to Salt River Project (SRP) at no cost along the north side of Germann Road between Alma School Road and Arizona Avenue in order to relocate 69kV power facilities for the Germann Road – Dobson Road to Arizona Avenue Improvement Project ST-0605.

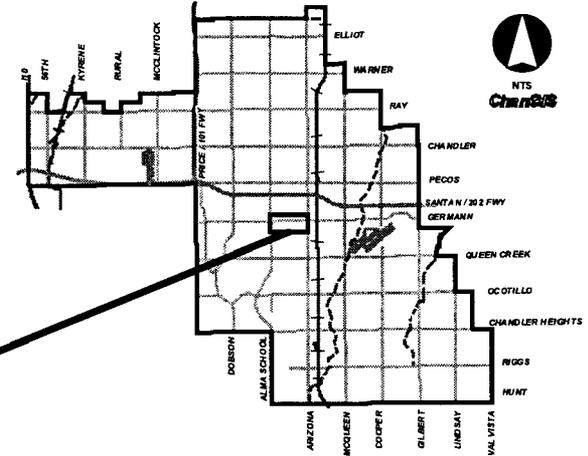
Attachments: Location/Site Map
Ordinance No. 4075



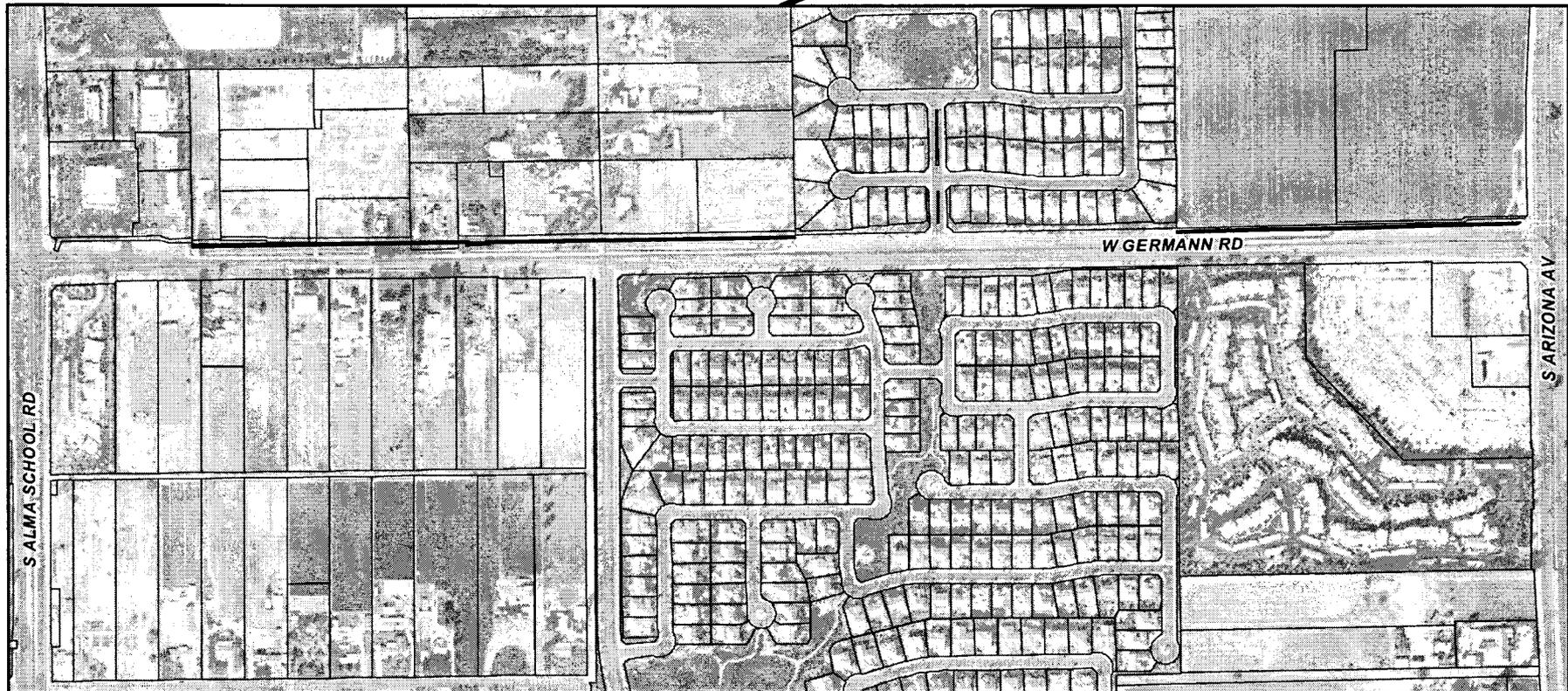
SALT RIVER PROJECT 69kV GROUND EASEMENT FOR GERMANN RD IMPROVEMENTS

MEMO NO. RE09-058

ORDINANCE NO. 4075



 SRP 69kV GROUND EASEMENT



ORDINANCE NO. 4075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING TWO GROUND EASEMENTS TO SALT RIVER PROJECT (SRP) AT NO COST ALONG THE NORTH SIDE OF GERMANN ROAD BETWEEN ALMA SCHOOL ROAD AND ARIZONA AVENUE IN ORDER TO RELOCATE 69KV POWER FACILITIES FOR THE GERMANN ROAD – DOBSON ROAD TO ARIZONA AVENUE IMPROVEMENT PROJECT ST-0605.

WHEREAS, the City of Chandler is in the process of improving Germann Road from Dobson Road to Arizona Avenue; and

WHEREAS, the road improvements require that Salt River Project relocate its 69 kilovolt (kV) power lines impacted by the project; and

WHEREAS, Salt River Project requires two ground easements running along the north side of Germann Road between Dobson Road and Arizona Avenue for this purpose; and

WHEREAS, the City of Chandler is willing to grant these easements to Salt River Project to accommodate the relocation of equipment for electrical power;

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 two ground easements to Salt River Project at no cost, through, over, under and across that certain property described in Exhibits “A”, “B” and “C” attached hereto and made a part hereof by this reference.

Section 2. That the granting of said easements 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 _____, 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. 4075 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 *GAB*

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
GERMANN ROADWAY IMPROVEMENTS
SALT RIVER PROJECT 69KV GROUND EASEMENT
IN GERMANN ROADWAY RIGHT-OF-WAY



That portion of a parcel of land known as Germann Roadway Right-of-Way, records of MARICOPA COUNTY, ARIZONA located 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 SOUTHWEST CORNER of SECTION 4, being monumented with a Brass Cap, from which the SOUTH QUARTER CORNER of SECTION 4 bears NORTH 89° 12' 35" EAST 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, NORTH 89° 12' 35" EAST, along said South line of Section 4, A DISTANCE OF 559.59 FEET;

THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 10.00 FEET;

THENCE, NORTH 89° 12' 35" EAST, parallel to and 58.00 Feet North of the South line of Section 4, A DISTANCE OF 956.69 FEET;

THENCE, SOUTH 00° 47' 25" EAST, A DISTANCE OF 6.00 FEET;

THENCE, NORTH 89° 12' 35" EAST, parallel to and 52.00 Feet North of the South line of Section 4, A DISTANCE OF 65.60 FEET;

THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 6.00 FEET;

THENCE, NORTH 89° 12' 35" EAST, parallel to and 58.00 Feet North of the South line of Section 4, A DISTANCE OF 1053.71 FEET;

THENCE, SOUTH 00° 54' 54" EAST, along the East line of the Southwest Quarter of said Section 4, A DISTANCE OF 10.00 FEET;

THENCE, SOUTH 89° 12' 35" WEST, parallel to and 48.00 Feet North of the South line of Section 4, A DISTANCE OF 1043.73 FEET;

THENCE, SOUTH 00° 47' 25" EAST, A DISTANCE OF 6.00 FEET;

THENCE, SOUTH 89° 12' 35" WEST, parallel to and 42.00 Feet North of the South line of Section 4, A DISTANCE OF 85.60 FEET;

THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 6.00 FEET;

THENCE, SOUTH 89° 12' 35" WEST, parallel to and 48.00 Feet North of the South line of Section 4, A DISTANCE OF 946.69 FEET TO THE TRUE POINT OF BEGINNING.

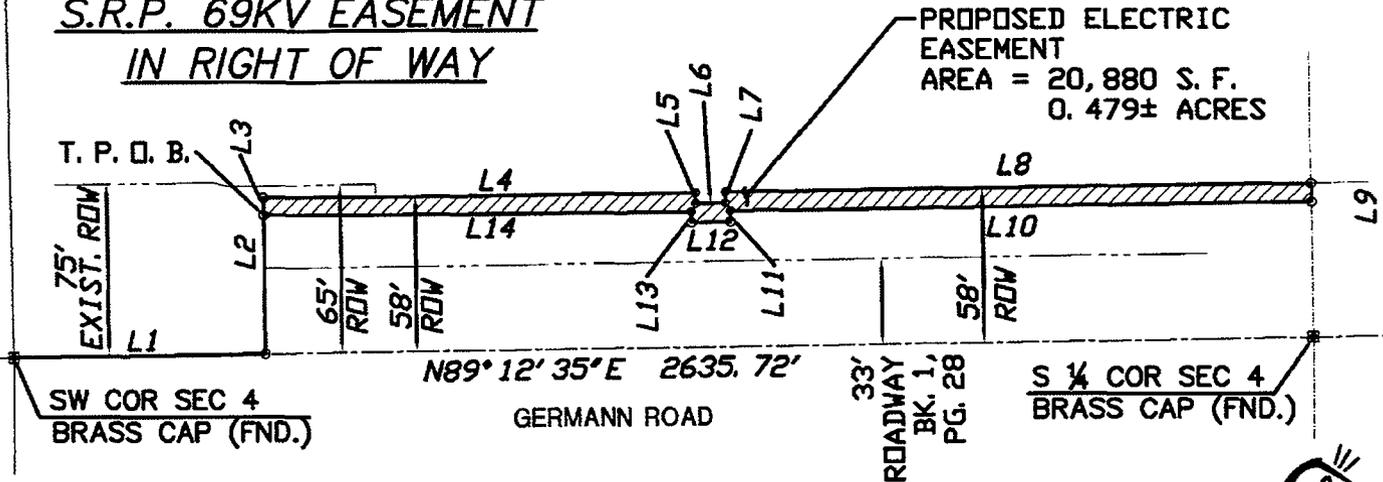
CONTAINING AN AREA OF 20,880 SQUARE FEET, OR 0.479 ACRES, MORE OR LESS.

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.

EXHIBIT "B"
S.R.P. 69KV EASEMENT
IN RIGHT OF WAY

ALMA SCHOOL RD.



PROPOSED ELECTRIC
 EASEMENT
 AREA = 20,880 S. F.
 0.479± ACRES

SW COR SEC 4
 BRASS CAP (FND.)

N 89° 12' 35" E 2635.72'
 GERMANN ROAD

33'
 ROADWAY
 BK. 1,
 PG. 28

S ¼ COR SEC 4
 BRASS CAP (FND.)

LINE	BEARING	DISTANCE
L1	N 89°12'35" E	559.59'
L2	N 00°47'25" W	48.00'
L3	N 00°47'25" W	10.00'
L4	N 89°12'35" E	956.69'
L5	S 00°47'25" E	6.00'
L6	N 89°12'35" E	65.60'
L7	N 00°47'25" W	6.00'

LINE	BEARING	DISTANCE
L8	N 89°12'35" E	1053.71'
L9	S 00°54'54" E	10.00'
L10	S 89°12'35" W	1043.73'
L11	S 00°47'25" E	6.00'
L12	S 89°12'35" W	85.60'
L13	N 00°47'25" W	6.00'
L14	S 89°12'35" W	946.69'

 **Entellus™**
 2255 N. 44th Street Suite 125
 Phoenix, AZ 85008.3279
 Tel 602.244.2566
 Fax 602.244.8947
 Website: www.Entellus.com



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.

LEGEND



PROPOSED SRP 69KV ELECTRIC ESMT
 WITHIN EXISTING RIGHT-OF-WAY

BASIS OF BEARING

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

CITY OF CHANDLER	
GERMANN ROAD IMPROVEMENTS	
SECTION 4, T.2S., R.5E.	
PROPOSED SRP ELECTRIC GROUND ESMT	
WITHIN EXISTING RIGHT-OF-WAY	
DFT: 02/22/08	REVISED:
DRAWN BY: D.G.	CHECKED: SB
FILE: GERMANN LEGALS Pg.:	

SRP ESMT IN GERMANN ROW

Polyline Report

2/26/2008 09:05

NORTHING	EASTING	STATION	BEARING	DISTANCE
828301.829	718403.002	0+00.000		
			N 00°47'25" W	10.000
828311.828	718402.864	0+10.000		
			N 89°12'35" E	956.691
828325.022	719359.464	9+66.691		
			S 00°47'25" E	6.000
828319.022	719359.546	9+72.691		
			N 89°12'35" E	65.597
828319.927	719425.137	10+38.288		
			N 00°47'25" W	6.000
828325.926	719425.055	10+44.288		
			N 89°12'35" E	1053.706
828340.458	720478.661	20+97.994		
			S 00°54'54" E	10.000
828330.459	720478.820	21+07.994		
			S 89°12'35" W	1043.728
828316.065	719435.191	31+51.723		
			S 00°47'25" E	6.000
828310.066	719435.274	31+57.723		
			S 89°12'35" W	85.597
828308.885	719349.685	32+43.320		
			N 00°47'25" W	6.000
828314.885	719349.602	32+49.320		
			S 89°12'35" W	946.691
828301.829	718403.002	41+96.011		

Closure Error Distance> 0.000

Total Distance> 4196.011

Polyline Area: 20880.120 sq ft, 0.479 acres



EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
69 KV GROUND EASEMENT (WEST OF ARIZONA AVE.)
GERMANN ROADWAY IMPROVEMENTS
SALT RIVER PROJECT EASEMENT**

The following is a description for a SALT RIVER PROJECT EASEMENT within a portion of a parcel of land described as Germann Road Right of Way, records of MARICOPA COUNTY, ARIZONA located in the SOUTHEAST 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 SOUTHEAST CORNER of SECTION 4, being monumented with a Brass Cap flush, from which the SOUTH QUARTER CORNER of SECTION 4, being monumented with a Brass Cap flush, bears SOUTH 88° 54' 40" WEST a distance of 2603.53 FEET, said line being the South line of the Southeast Quarter of said Section 4 and the basis of bearing for this description;

THENCE, SOUTH 88° 54' 40" WEST, along the South line of the Southeast Quarter of said Section 4, a distance of 139.18 FEET;

THENCE, NORTH 01° 05' 20" WEST, a distance of 54.48 FEET to the TRUE POINT OF BEGINNING;

THENCE, SOUTH 88° 32' 42" WEST, a distance of 303.83 FEET;

THENCE, SOUTH 88° 53' 45" WEST, a distance of 260.07 FEET;

THENCE, SOUTH 88° 54' 25" WEST, a distance of 260.03 FEET;

THENCE, SOUTH 88° 56' 07" WEST, a distance of 340.10 FEET;

THENCE, NORTH 00° 32' 06" WEST, a distance of 10.00 FEET;

THENCE, NORTH 88° 56' 07" EAST, a distance of 340.00 FEET;

THENCE, NORTH 88° 54' 25" EAST, a distance of 260.02 FEET;

THENCE, NORTH 88° 53' 45" EAST, a distance of 260.04 FEET;

THENCE, NORTH 88° 32' 42" EAST, a distance of 313.58 FEET;

THENCE, SOUTH 44° 54' 58" WEST, a distance of 13.48 FEET;

THENCE, SOUTH 00° 26' 40" WEST, a distance of 0.70 FEET TO THE TRUE POINT OF BEGINNING.

Containing an area of 11,685 SQUARE FEET or 0.268 ACRES, more or less. .

 **Entellus™**
2265 N. 44th Street Suite 125
Phoenix, AZ 85008.3279
Tel 602.244.2566
Fax 602.244.8947
Email: www.entellus.com

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.

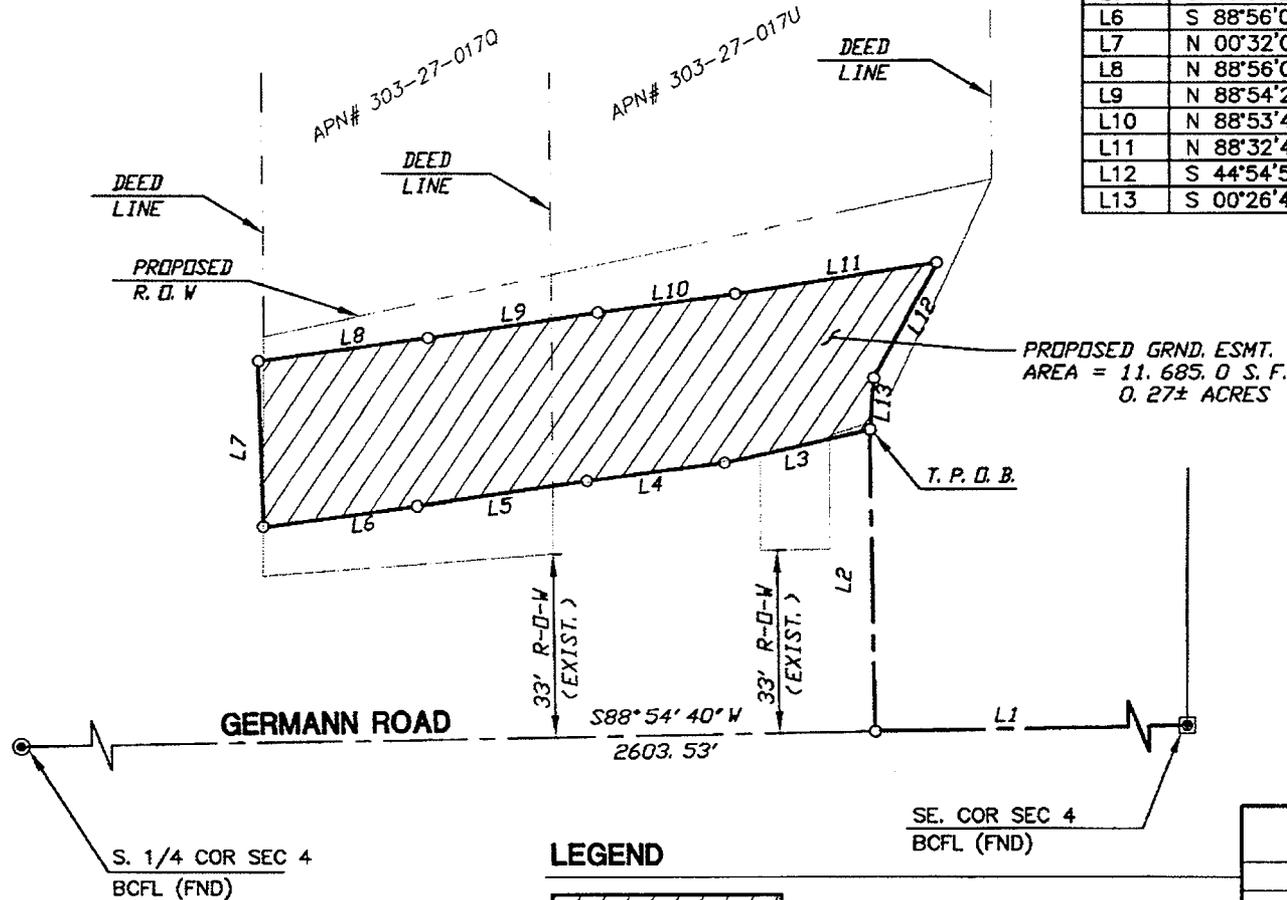
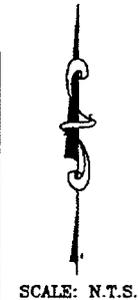


NOTE: THIS EXHIBIT IS BASED ON RECORDED DOCUMENTS SUCH AS THE SUBJECT PARCEL'S DEED, AND ADJACENT DEEDS AND/OR PLATS. IT IS NOT BASED ON A BOUNDARY SURVEY OF THE SUBJECT PARCEL.

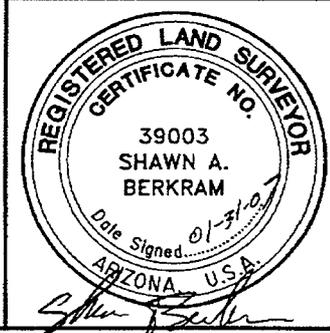
EXHIBIT "B"

PROPOSED GROUND EASEMENT WITHIN RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	S 88°54'40" W	139.18'
L2	N 01°05'20" W	54.48'
L3	S 88°32'42" W	303.83'
L4	S 88°53'45" W	260.07'
L5	S 88°54'25" W	260.03'
L6	S 88°56'07" W	340.10'
L7	N 00°32'06" W	10.00'
L8	N 88°56'07" E	340.00'
L9	N 88°54'25" E	260.02'
L10	N 88°53'45" E	260.04'
L11	N 88°32'42" E	313.58'
L12	S 44°54'58" W	13.48'
L13	S 00°26'40" W	0.70'



Entellus
 2255 N. 44th Street, Suite 125
 Phoenix, AZ 85006-3279
 Tel: 602.244.2566
 Fax: 602.244.5947
 E-Mail: www.entellus.com



LEGEND

PROPOSED GROUND EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4 BEARING N 88°54'40" E

CITY OF CHANDLER	
SECTION 4 - STREET IMPROVEMENTS	
SECTION 4, T.28, R.6E	
PROPOSED GROUND EASEMENT	
DRAWN: 12/12/06	REVISED: _/_/_
DRAWN BY: RT	CHECKED: SB
FILE: SRP_GRND_ESMT	PAGE: 3 OF 3

69KV GRND ESMT W/I ROW (ARIZONA AVE WEST) TIE

Polyline Report

12/12/2006 07:06

NORTHING	EASTING	STATION	BEARING	DISTANCE
828331.936	723082.648	0+00.000		
			S 88°54'40" W	139.178
828329.291	722943.495	1+39.178		
			N 01°05'20" W	54.479
828383.761	722942.460	1+93.658		

Closure Error Distance> 149.461 Error Bearing> S 69°42'42" E

Closure Precision> 1 in 1.3 Total Distance> 193.658

Polyline Area: 3791.2 sq ft, 0.09 acres

69KV GRND ESMT W/I ROW (AR .ONA AVE WEST)

Polyline Report

12/12/2006 07:04

NORTHING	EASTING	STATION	BEARING	DISTANCE
828383.761	722942.460	0+00.000		
			S 88°32'42" W	303.828
828376.046	722638.729	3+03.828		
			S 88°53'45" W	260.071
828371.035	722378.707	5+63.899		
			S 88°54'25" W	260.028
828366.075	722118.727	8+23.927		
			S 88°56'07" W	340.096
828359.754	721778.690	11+64.022		
			N 90°00'00" E	0.000
828359.754	721778.690	11+64.022		
			N 00°32'06" W	10.000
828369.754	721778.596	11+74.023		
			N 88°56'07" E	340.001
828376.073	722118.538	15+14.023		
			N 88°54'25" E	260.024
828381.033	722378.515	17+74.048		
			N 88°53'45" E	260.039
828386.044	722638.506	20+34.087		
			N 88°32'42" E	313.579
828394.006	722951.984	23+47.665		
			S 44°54'58" W	13.481
828384.459	722942.465	23+61.146		
			S 00°26'40" W	0.699
828383.761	722942.460	23+61.845		

Closure Error Distance > 0.000

Total Distance > 2361.845

Polyline Area: 11685.0 sq ft, 0.27 acres

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB400

P. O. Box 52025

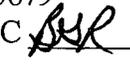
Phoenix, Arizona 85072-2025

EXHIBIT "B"

EASEMENT

Maricopa County
SW ¼, Section 4, T2S, R5E

R/W # 2553D Agt. JML
Job #XA3-3679

W  C 

**CITY OF CHANDLER,
An Arizona municipal corporation,**

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, 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 a line or lines of poles, towers, or other supporting structures and conductors or cables suspended thereon and supported thereby, and underground conduits, conductors, pipes, cables, vaults, manholes, guys, anchorage, crossarms, braces, transformers and all other appliances, appurtenances and fixtures for the transmission and distribution of electricity, and for all other purposes connected therewith and for the transmission and distribution of telephone, audio and/or visual signal and other communication or data transmission purposes (collectively "Facilities") at such locations and elevations, in, upon, over, under, across 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 and with the right to use lands adjacent to said easement during temporary periods of construction. Grantee is hereby authorized to allow other parties to use the Easement Parcel for additional Facilities jointly with or separately from the Grantee for their purposes, subject to such other parties' complying with applicable City ordinances and permit and/or licensing requirements.

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:

A portion of the Southwest quarter of Section 4, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Easement Parcel:

**SEE EXHIBIT "A" and "B" ATTACHED HERETO AND 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. Notice is also hereby given that any activity performed within the Easement Parcel shall comply with the Arizona Overhead Powerline Safety Law, Arizona Revised Statutes 40-360.41-45.

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 provided however, that such clear areas shall be confined to within the Easement Parcel. 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 lower ground level by more than one (1) foot of cut or raise ground level by more than two (2) feet of fill, within the area of the Easement Parcel. Grantor reserves the right to use the Easement Parcel for such purposes as landscaping, paved parking, vehicle parking, sidewalks and/or driveways, provided these do not interfere with the efficient and safe operation and maintenance of Grantee's Facilities, including access thereto. Buildings, above-ground structures, or pools are prohibited.

Grantee shall have the right to construct, modify and maintain access openings, at its expense, at such locations and of such dimensions as determined by Grantee and Grantor in existing or future walls or fences within the Easement Parcel. Grantor shall not unreasonably withhold said approval. Grantor shall have the right to install gates across said openings and Grantor and Grantee shall have the right to use said gates, provided that any locked gates be subject to joint access by Grantor and Grantee by provision of a multiple locking device.

Subject to the provisions set forth herein, Grantor reserves the right to use and occupy the Easement Parcel for any purpose consistent with the rights and privileges above granted, provided, however, that such use shall not unreasonably interfere with Grantee's right and ability to construct, access, maintain and use the Facilities, or endanger any of the Facilities or the use thereof.

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.

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
GERMANN ROADWAY IMPROVEMENTS
SALT RIVER PROJECT 69kV GROUND EASEMENT
IN GERMANN ROADWAY RIGHT-OF-WAY**



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Commencing at the SOUTHWEST CORNER of SECTION 4, being monumented with a Brass Cap, from which the SOUTH QUARTER CORNER of SECTION 4 bears NORTH 89° 12' 35" EAST 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, NORTH 89° 12' 35" EAST, along said South line of Section 4, A DISTANCE OF 559.59 FEET;
- THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING;
- THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 10.00 FEET;
- THENCE, NORTH 89° 12' 35" EAST, parallel to and 58.00 Feet North of the South line of Section 4, A DISTANCE OF 956.69 FEET;
- THENCE, SOUTH 00° 47' 25" EAST, A DISTANCE OF 6.00 FEET;
- THENCE, NORTH 89° 12' 35" EAST, parallel to and 52.00 Feet North of the South line of Section 4, A DISTANCE OF 65.60 FEET;
- THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 6.00 FEET;
- THENCE, NORTH 89° 12' 35" EAST, parallel to and 58.00 Feet North of the South line of Section 4, A DISTANCE OF 1053.71 FEET;
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- THENCE, SOUTH 00° 47' 25" EAST, A DISTANCE OF 6.00 FEET;
- THENCE, SOUTH 89° 12' 35" WEST, parallel to and 42.00 Feet North of the South line of Section 4, A DISTANCE OF 85.60 FEET;
- THENCE, NORTH 00° 47' 25" WEST, A DISTANCE OF 6.00 FEET;
- THENCE, SOUTH 89° 12' 35" WEST, parallel to and 48.00 Feet North of the South line of Section 4, A DISTANCE OF 946.69 FEET TO THE TRUE POINT OF BEGINNING.

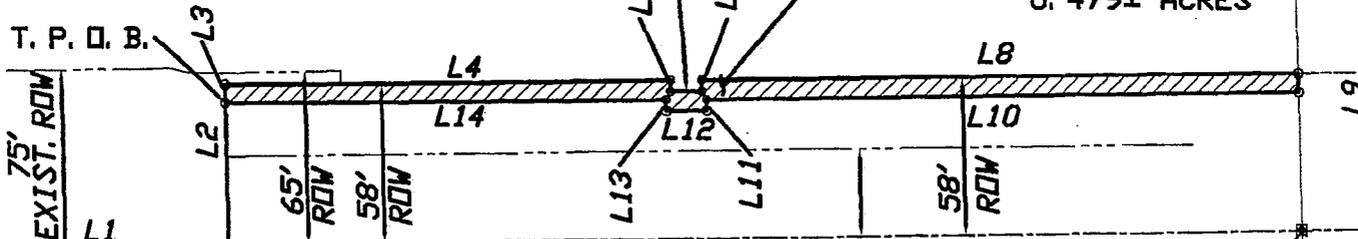
CONTAINING AN AREA OF 20,880 SQUARE FEET, OR 0.479 ACRES, MORE OR LESS.

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.

EXHIBIT "B"
S.R.P. 69KV EASEMENT
IN RIGHT OF WAY

ALMA SCHOOL RD.



N89°12'35"E 2635.72'
 SW COR SEC 4
 BRASS CAP (FND.)
 GERMANN ROAD

33'
 ROADWAY
 BK. 1, PG. 28
 S 1/4 COR SEC 4
 BRASS CAP (FND.)

LINE	BEARING	DISTANCE
L1	N 89°12'35" E	559.59'
L2	N 00°47'25" W	48.00'
L3	N 00°47'25" W	10.00'
L4	N 89°12'35" E	956.69'
L5	S 00°47'25" E	6.00'
L6	N 89°12'35" E	65.60'
L7	N 00°47'25" W	6.00'

LINE	BEARING	DISTANCE
L8	N 89°12'35" E	1053.71'
L9	S 00°54'54" E	10.00'
L10	S 89°12'35" W	1043.73'
L11	S 00°47'25" E	6.00'
L12	S 89°12'35" W	85.60'
L13	N 00°47'25" W	6.00'
L14	S 89°12'35" W	946.69'

Entellus™
 2255 N. 44th Street Suite 125
 Phoenix, AZ 85008.3279
 Tel 602.244.2566
 Fax 602.244.8947
 Website: www.Entellus.com



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.

LEGEND



PROPOSED SRP 69KV ELECTRIC ESMT WITHIN EXISTING RIGHT-OF-WAY

BASIS OF BEARING

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

CITY OF CHANDLER	
GERMANN ROAD IMPROVEMENTS	
SECTION 4, T.2S., R.5E.	
PROPOSED SRP ELECTRIC GROUND ESMT WITHIN EXISTING RIGHT-OF-WAY	
DFT: 02/22/08	REVISED:
DRAWN BY: D.G.	CHECKED: SB
FILE: GERMANN LEGALS Pg.:	

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB400
P. O. Box 52025
Phoenix, Arizona 85072-2025

EXHIBIT "C"

EASEMENT

Maricopa County
SW ¼, Section 4, T2S, R5E

R/W # 2553D Agt. JML

Job #XA3-3679

W  C 

**CITY OF CHANDLER,
An Arizona municipal corporation,**

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, 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 a line or lines of poles, towers, or other supporting structures and conductors or cables suspended thereon and supported thereby, and underground conduits, conductors, pipes, cables, vaults, manholes, guys, anchorage, crossarms, braces, transformers and all other appliances, appurtenances and fixtures for the transmission and distribution of electricity, and for all other purposes connected therewith and for the transmission and distribution of telephone, audio and/or visual signal and other communication or data transmission purposes (collectively "Facilities") at such locations and elevations, in, upon, over, under, across 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 and with the right to use lands adjacent to said easement during temporary periods of construction. Grantee is hereby authorized to allow other parties to use the Easement Parcel for additional Facilities jointly with or separately from the Grantee for their purposes, subject to such other parties' complying with applicable City ordinances and permit and/or licensing requirements.

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:

A portion of the Southwest quarter of Section 4, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Easement Parcel:

**SEE EXHIBIT "A" and "B" ATTACHED HERETO AND 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. Notice is also hereby given that any activity performed within the Easement Parcel shall comply with the Arizona Overhead Powerline Safety Law, Arizona Revised Statutes 40-360.41-45.

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 provided however, that such clear areas shall be confined to within the Easement Parcel. 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 lower ground level by more than one (1) foot of cut or raise ground level by more than two (2) feet of fill, within the area of the Easement Parcel. Grantor reserves the right to use the Easement Parcel for such purposes as landscaping, paved parking, vehicle parking, sidewalks and/or driveways, provided these do not interfere with the efficient and safe operation and maintenance of Grantee's Facilities, including access thereto. Buildings, above-ground structures, or pools are prohibited.

Grantee shall have the right to construct, modify and maintain access openings, at its expense, at such locations and of such dimensions as determined by Grantee and Grantor in existing or future walls or fences within the Easement Parcel. Grantor shall not unreasonably withhold said approval. Grantor shall have the right to install gates across said openings and Grantor and Grantee shall have the right to use said gates, provided that any locked gates be subject to joint access by Grantor and Grantee by provision of a multiple locking device.

Subject to the provisions set forth herein, Grantor reserves the right to use and occupy the Easement Parcel for any purpose consistent with the rights and privileges above granted, provided, however, that such use shall not unreasonably interfere with Grantee's right and ability to construct, access, maintain and use the Facilities, or endanger any of the Facilities or the use thereof.

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.



EXHIBIT "A"

LEGAL DESCRIPTION
FOR
69 KV GROUND EASEMENT (WEST OF ARIZONA AVE.)
GERMANN ROADWAY IMPROVEMENTS
SALT RIVER PROJECT EASEMENT

The following is a description for a SALT RIVER PROJECT EASEMENT within a portion of a parcel of land described as Germann Road Right of Way, records of MARICOPA COUNTY, ARIZONA located in the SOUTHEAST 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 SOUTHEAST CORNER of SECTION 4, being monumented with a Brass Cap flush, from which the SOUTH QUARTER CORNER of SECTION 4, being monumented with a Brass Cap flush, bears SOUTH 88° 54' 40" WEST a distance of 2603.53 FEET, said line being the South line of the Southeast Quarter of said Section 4 and the basis of bearing for this description;

THENCE, SOUTH 88° 54' 40" WEST, along the South line of the Southeast Quarter of said Section 4, a distance of 139.18 FEET;

THENCE, NORTH 01° 05' 20" WEST, a distance of 54.48 FEET to the TRUE POINT OF BEGINNING;

THENCE, SOUTH 88° 32' 42" WEST, a distance of 303.83 FEET;

THENCE, SOUTH 88° 53' 45" WEST, a distance of 260.07 FEET;

THENCE, SOUTH 88° 54' 25" WEST, a distance of 260.03 FEET;

THENCE, SOUTH 88° 56' 07" WEST, a distance of 340.10 FEET;

THENCE, NORTH 00° 32' 06" WEST, a distance of 10.00 FEET;

THENCE, NORTH 88° 56' 07" EAST, a distance of 340.00 FEET;

THENCE, NORTH 88° 54' 25" EAST, a distance of 260.02 FEET;

THENCE, NORTH 88° 53' 45" EAST, a distance of 260.04 FEET;

THENCE, NORTH 88° 32' 42" EAST, a distance of 313.58 FEET;

THENCE, SOUTH 44° 54' 58" WEST, a distance of 13.48 FEET;

THENCE, SOUTH 00° 26' 40" WEST, a distance of 0.70 FEET TO THE TRUE POINT OF BEGINNING.

Containing an area of 11,685 SQUARE FEET or 0.268 ACRES, more or less.

 **Entellus™**
2255 N. 44th Street Suite 125
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Tel 602.244.2566
Fax 602.244.8947
Email: www.entellus.com

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.

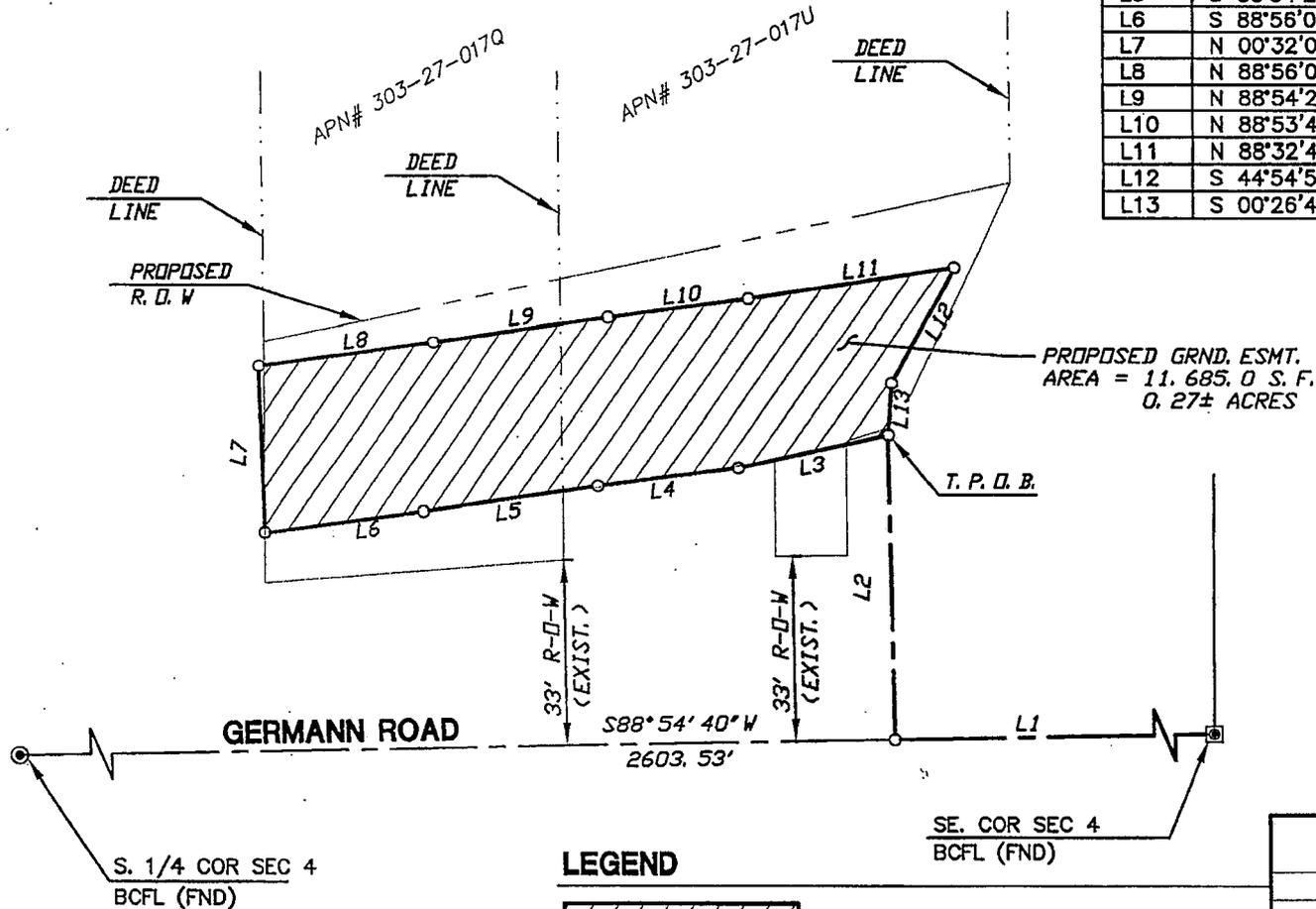
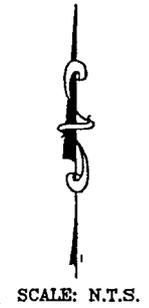


NOTE: THIS EXHIBIT IS BASED ON RECORDED DOCUMENTS SUCH AS THE SUBJECT PARCEL'S DEED, AND ADJACENT DEEDS AND/OR PLATS. IT IS NOT BASED ON A BOUNDARY SURVEY OF THE SUBJECT PARCEL.

EXHIBIT "B"

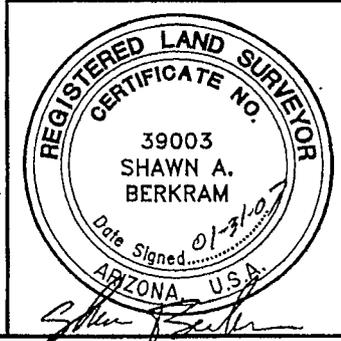
PROPOSED GROUND EASEMENT WITHIN RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	S 88°54'40" W	139.18'
L2	N 01°05'20" W	54.48'
L3	S 88°32'42" W	303.83'
L4	S 88°53'45" W	260.07'
L5	S 88°54'25" W	260.03'
L6	S 88°56'07" W	340.10'
L7	N 00°32'06" W	10.00'
L8	N 88°56'07" E	340.00'
L9	N 88°54'25" E	260.02'
L10	N 88°53'45" E	260.04'
L11	N 88°32'42" E	313.58'
L12	S 44°54'58" W	13.48'
L13	S 00°26'40" W	0.70'



PROPOSED GRND. ESMT.
AREA = 11,685.0 S. F.
0.27± ACRES

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E-Mail: www.entellus.com



LEGEND

PROPOSED GROUND EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 4 BEARING N 88°54'40" E

CITY OF CHANDLER	
SECTION 4 - STREET IMPROVEMENTS	
SECTION 4, T.28, R.5E.	
PROPOSED GROUND EASEMENT	
DRAWN: 12/12/06	REVISED: -/-/-
DRAWN BY: RT	CHECKED: SB
FILE: SRP_GRND_ESMT	PAGE: 3 OF 3