

#5

FEB 12 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**                      **Real Estate – Council Memo No. DRE 09-018**

**DATE:**            FEBRUARY 12, 2009

**TO:**                MAYOR AND COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                      RICH DLUGAS, ASSISTANT CITY MANAGER  
                      MARIAN NORRIS, ASSISTANT TO THE CITY MANAGER

**FROM:**            SHARON A. JOYCE, REAL ESTATE MANAGER *for SAI*

**SUBJECT:**        EMERGENCY ORDINANCE NO. 4129 GRANTING TWO NO COST UTILITY EASEMENTS TO ARIZONA PUBLIC SERVICE COMPANY FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE NEEDED FOR THE DEVELOPMENT OF THE NEW CITY HALL SITE.

RECOMMENDATION: Staff recommends introduction and tentative approval of Emergency Ordinance No. 4129 granting two no cost utility easements to Arizona Public Service Company for the purpose of providing electrical service needed for the development of the new City Hall site.

BACKGROUND/DISCUSSION:  
Installation of electrical facilities, transformer boxes and switching cabinets on City property is necessary in order to provide electrical service to the new City Hall site. City staff recommends granting two no cost utility easements to Arizona Public Service for the installation of these electrical facilities. The new City Hall site will benefit from electrical service provided through the facilities situated within the utility easements located on the site.

One of the easements will adjoin the east property line approximately 165 feet north of Chicago Street and the other easement will adjoin the property line on the south side of Chicago Street approximately 115 feet west of Washington Street. The easements will contain approximately 1,307 square feet and 182 square feet, respectively.

Staff recommends that this Ordinance be handled on an emergency basis in order to expedite the easements and not to delay the timely construction of the new City Hall.

FINANCIAL IMPLICATIONS:

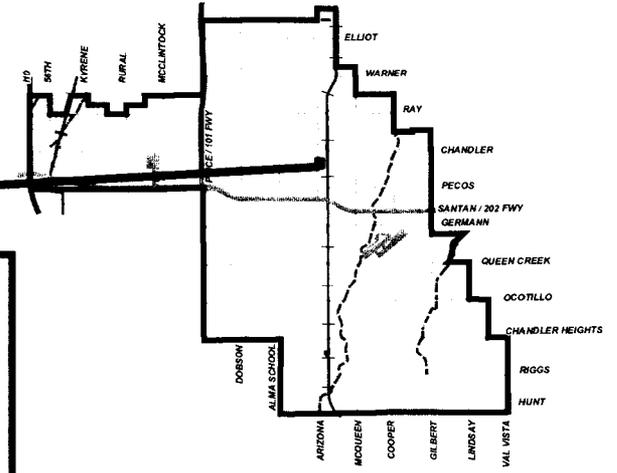
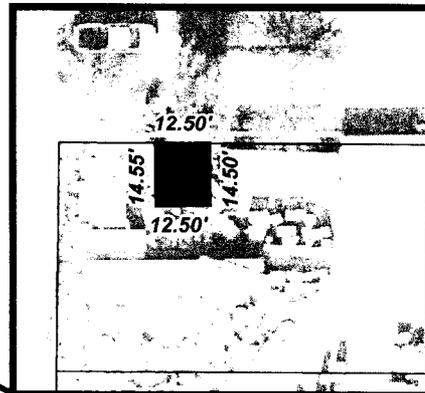
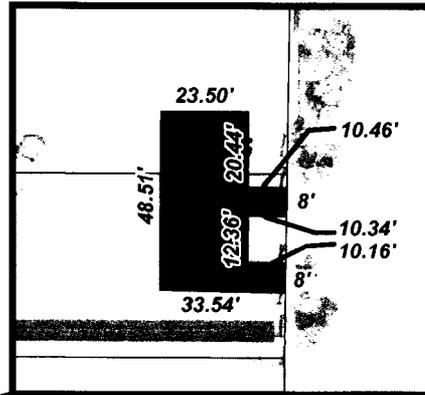
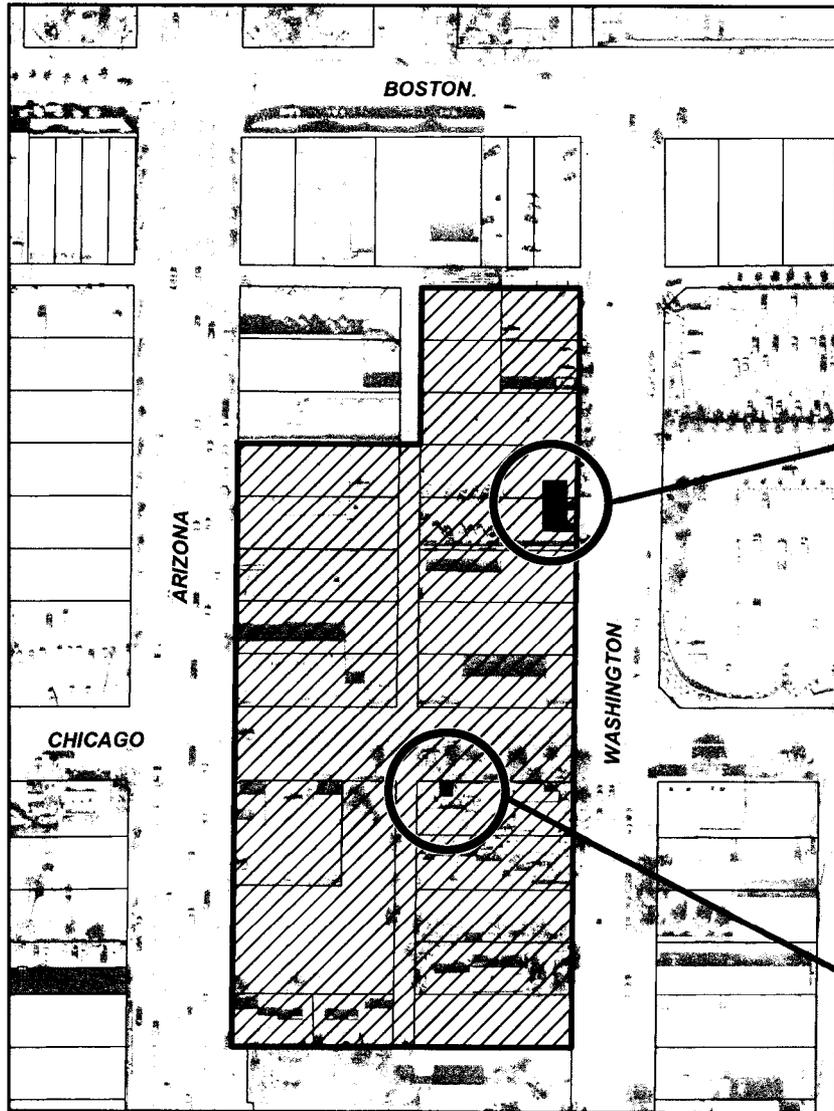
Cost: N/A  
Savings: N/A  
Long Term Costs: N/A

PROPOSED MOTION: Move that Council approve Emergency Ordinance No. 4129 granting two no cost utility easements to Arizona Public Service Company for the purpose of providing electrical service needed for the new City Hall site.

Attachments: Location/Site Map  
Ordinance No. 4129  
Utility Easements



# APS EASEMENTS FOR CITY HALL



MEMO NO. DRE09-018

ORDINANCE NO. 4129

-  CITY HALL
-  APS EASEMENT



**ORDINANCE NO. 4129**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE THE GRANTING OF TWO NO COST UTILITY EASEMENTS TO ARIZONA PUBLIC SERVICE COMPANY FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE NEEDED FOR THE DEVELOPMENT OF THE NEW CITY HALL SITE, AND DECLARING AN EMERGENCY.

WHEREAS, Arizona Public Service has requested that the City of Chandler grant two no cost electrical utility easements in, on and upon the portion of City-owned property which is described in Exhibits "A-1" and "A-2", attached hereto and incorporated herein by this reference (the "Easement Property"); and

WHEREAS, the Easement Property will be used for an indefinite period of time by Arizona Public Service to locate electrical facilities, transformer boxes and switching cabinets necessary to provide electrical service to the new City Hall site; and

WHEREAS, City staff recommends the utility easement be granted to Arizona Public Service at no cost because the development of the new City Hall site will benefit from electrical service provided through the facilities located within the Easement Property;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. The City of Chandler is hereby authorized to grant two no cost electrical utility easements to Arizona Public Service in, on and upon that real property described in attached Exhibits "A-1" and "A-2".

Section 2. The utility easements authorized herein shall be in writing in form acceptable to and approved by the Chandler City Attorney.

Section 3. The Mayor of the City of Chandler is authorized to execute the utility easements documents on behalf of the City.

Section 4. That, whereas the immediate operation of the provisions of this Ordinance is necessary for the preservation of the public peace, health, life, and property of the City of Chandler, an emergency is hereby declared to exist, to wit: the immediate granting of the easements is necessary so as not to delay or otherwise jeopardize the timely construction of the new City Hall site, and this Ordinance shall be in full force and effect from and after its passage, adoption and approval by Chandler City Council, and it is hereby exempt from the referendum provision of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4129 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2009, and that the vote was \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
CITY CLERK

Approved as to form:

\_\_\_\_\_  
CITY ATTORNEY

GAB

EXHIBIT "A-1"

**DESCRIPTION**  
**APS ELECTRIC LINE EASEMENT**  
**MAP OF THE TOWNSITE OF CHANDLER, BOOK 5 OF MAPS, PAGE 34, M.C.R.**

A Parcel of land situated in a portion of the Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R. more particularly described as follows;

COMMENCING at the Southeast Corner of Lot 496 of said Plat;

THENCE North 00 degrees 38 minutes 30 seconds East, along the West right-of-way line of Washington Street, a distance of 166.30 feet to the **POINT OF BEGINNING**;

THENCE departing said right-of-way line, North 89 degrees 29 minutes 20 seconds West, a distance of 33.54 feet;

THENCE North 00 degrees 11 minutes 47 seconds West, a distance of 48.51 feet;

THENCE North 89 degrees 48 minutes 13 seconds East, a distance of 23.50 feet;

THENCE South 00 degrees 11 minutes 47 seconds East, a distance of 20.44 feet;

THECNE North 90 degrees 00 minutes 00 seconds East, a distance of 10.46 feet to a point on the West right-of-way line of Washington Street;

THENCE South 00 degrees 38 minutes 30 seconds West, along said right-of-way line, a distance of 8.00 feet;

THENCE departing said right-of-way line, North 90 degrees 00 minutes 00 seconds West, a distance of 10.34 feet;

THENCE South 00 degrees 11 minutes 47 seconds East, a distance of 12.36 feet;

THENCE South 89 degrees 29 minutes 20 seconds East, a distance of 10.16 to a point on the West right-of-way line of Washington Street;

THENCE South 00 degrees 38 minutes 30 seconds West, along said right-of-way line, a distance of 8.00 feet to the **POINT OF BEGINNING**;

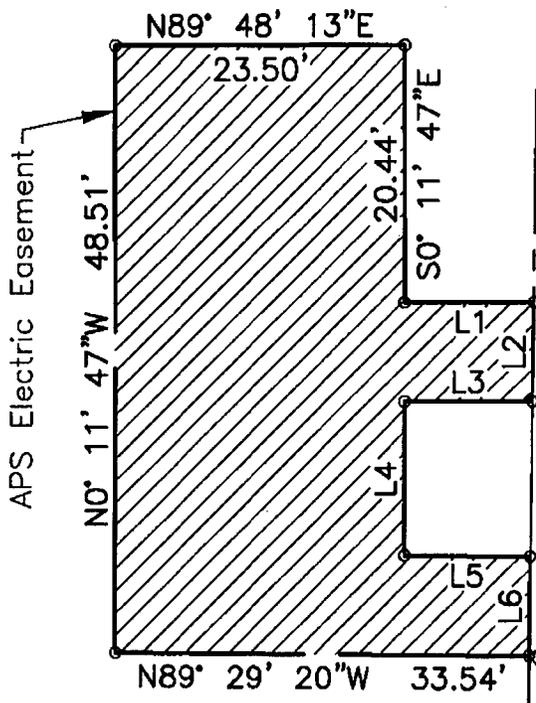
Easement contains a computed area of 1,307 square feet or 0.0300 acres more or less.



Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R.



NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	10.46'
L2	S0°38'30"W	8.00'
L3	N90°00'00"W	10.34'
L4	S0°11'47"E	12.36'
L5	S89°29'20"E	10.16'
L6	S0°38'30"W	8.00'

West right-of-way line of Washington Street  
 North right-of-way line of Chicago Street  
 CHICAGO STREET  
 WASHINGTON STREET

N00°38'30"E  
166.30'

POINT OF BEGINNING

Southeast Corner of Lot 496, Map of the Townsite of Chandler, Book 5 of Maps, Page 34, M.C.R.

**LEGEND**

- Right-of-Way Line
- M.C.R. Maricopa County Recorder
- APS Electric Line Easement

THIS IS NOT A PROPERTY BOUNDARY SURVEY.



Dibble Engineering  
Project No. 10-0807



**APS ELECTRIC LINE EASEMENT  
MAP OF THE TOWNSITE OF CHANDLER,  
BOOK 5 OF MAPS, PAGE 34, M.C.R.**

DATE: JAN 2009	PROJECT NUMBER
DRN: GDS	W380057
CHK: _____	PAGE
CHK: RJB	3 OF 3

EXHIBIT "A-2"

**DESCRIPTION**  
**APS ELECTRIC LINE EASEMENT**  
**MAP OF THE TOWNSITE OF CHANDLER, BOOK 5 OF MAPS, PAGE 34, M.C.R.**

A Parcel of land situated in a portion of Block H of the Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R. more particularly described as follows;

COMMENCING at the Northwest Corner of said Block H;

THENCE North 89 degrees 48 minutes 45 seconds East, along the South right-of-way line of Chicago Street, a distance of 192.31 feet to the **POINT OF BEGINNING**;

THENCE continue North 89 degrees 48 minutes 45 seconds East, along said right-of-way line, a distance of 12.50 feet;

THENCE departing said right-of-way line, South 00 degrees 23 minutes 34 seconds East, a distance of 14.50 feet;

THENCE South 89 degrees 36 minutes 26 seconds West, a distance of 12.50 feet;

THENCE North 00 degrees 23 minutes 34 seconds West, a distance of 14.55 feet to the **POINT OF BEGINNING**;

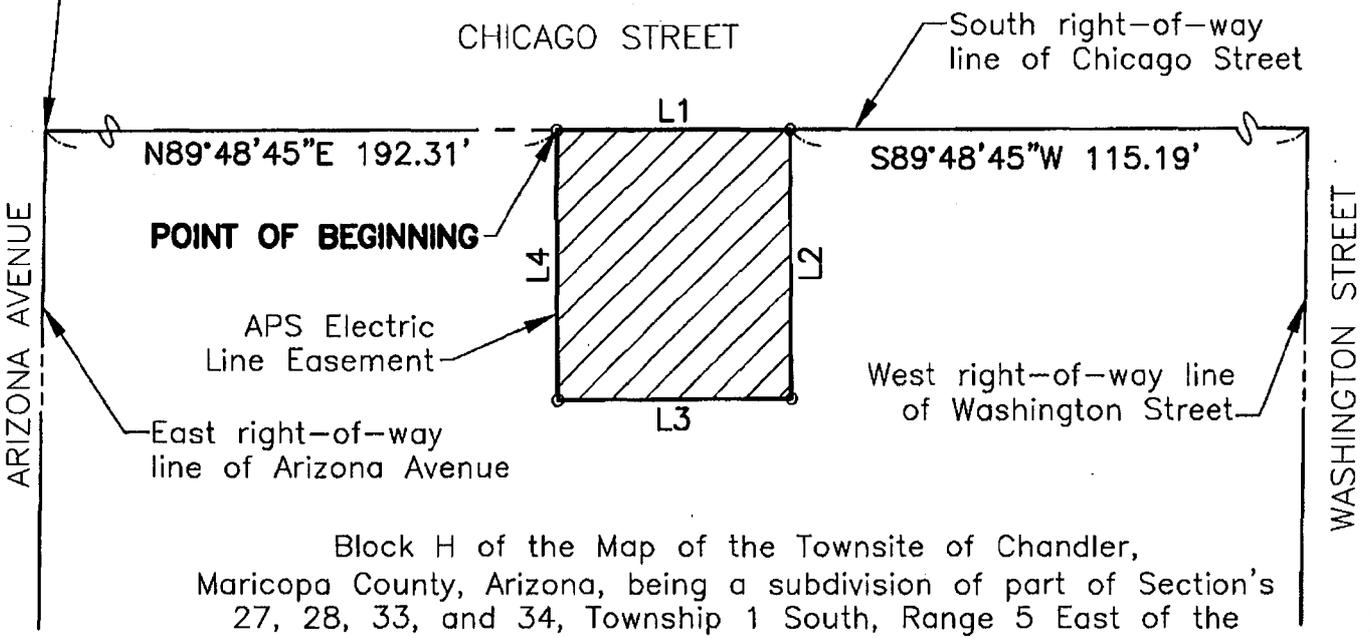
Easement contains a computed area of 182 square feet or 0.0042 acres more or less.



FILE:V:\JOBS\2008\10-0807\DWGS\ACAD\EXHIBIT\0807APS-EXH-CHICAGO.dwg DATE:Jan, 23 2009 TIME: 09:07 am

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°48'45"E	12.50'
L2	S0°23'34"E	14.50'
L3	S89°36'26"W	12.50'
L4	N0°23'34"W	14.55'

Northwest Corner of Block H of the Map of the Townsite of Chandler, Book 5 of Maps, Page 34, M.C.R.  
**POINT OF COMMENCEMENT**



Block H of the Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R.



NOT TO SCALE

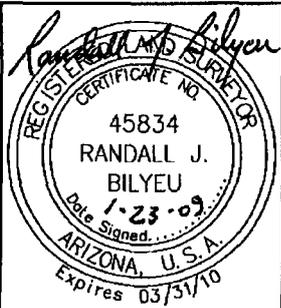
**LEGEND**

- Right-of-Way Line
- M.C.R. Maricopa County Recorder
- New APS Easement

**THIS IS NOT A PROPERTY BOUNDARY SURVEY.**



Dibble Engineering  
 Project No. 10-0807



**APS ELECTRIC LINE EASEMENT  
 MAP OF THE TOWNSITE OF CHANDLER,  
 BOOK 5 OF MAPS, PAGE 34, M.C.R.**

DATE: JAN 2009	PROJECT NUMBER
DRN: GDS	W380057
CHK: _____	PAGE
CHK: RJB	2 OF 2

NW-34-T1S-R5E  
W380057  
303-10-067  
303-10-065  
RLS

SHEET 1 OF 2

## UTILITY EASEMENT

**CITY OF CHANDLER, an Arizona municipal corporation**, (hereinafter called "Grantor"), is the owner of the real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property") described below:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property (herein called the "Easement Premises") as described below:

### **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain underground electrical lines, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property, together with appurtenant facilities and fixtures for use in connection therewith, including telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (collectively the "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and, if permitted by Grantor, permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's reasonable judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair of the Grantee facilities.

NW-34-T1S-R5E  
W380057  
RLS

Grantor shall maintain a clear area that extends 2 feet from and around all edges of all transformer pads and a clear operational area that extends 10 feet immediately in front of all transformers. No obstructions, trees, shrubs, fixtures, or permanent structures shall be placed by Grantor within said areas.

Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

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, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, CITY OF CHANDLER, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

CITY OF CHANDLER, an Arizona municipal corporation,

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

**APPROVED AS TO FORM**  
\_\_\_\_\_  
**CITY ATTORNEY GAB**

STATE OF                    }  
                                  } ss.  
County of                   }

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_ by \_\_\_\_\_.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My Commission Expires:

\_\_\_\_\_  
Notary Public

EXHIBIT "A"

Lots 488 and 490, of CHANDLER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 5 of Maps, Page 34.

EXHIBIT "B"

DESCRIPTION

APS ELECTRIC LINE EASEMENT

MAP OF THE TOWNSITE OF CHANDLER, BOOK 5 OF MAPS, PAGE 34, M.C.R.

A Parcel of land situated in a portion of the Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R. more particularly described as follows;

COMMENCING at the Southeast Corner of Lot 496 of said Plat;

THENCE North 00 degrees 38 minutes 30 seconds East, along the West right-of-way line of Washington Street, a distance of 166.30 feet to the POINT OF BEGINNING;

THENCE departing said right-of-way line, North 89 degrees 29 minutes 20 seconds West, a distance of 33.54 feet;

THENCE North 00 degrees 11 minutes 47 seconds West, a distance of 48.51 feet;

THENCE North 89 degrees 48 minutes 13 seconds East, a distance of 23.50 feet;

THENCE South 00 degrees 11 minutes 47 seconds East, a distance of 20.44 feet;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 10.46 feet to a point on the West right-of-way line of Washington Street;

THENCE South 00 degrees 38 minutes 30 seconds West, along said right-of-way line, a distance of 8.00 feet;

THENCE departing said right-of-way line, North 90 degrees 00 minutes 00 seconds West, a distance of 10.34 feet;

THENCE South 00 degrees 11 minutes 47 seconds East, a distance of 12.36 feet;

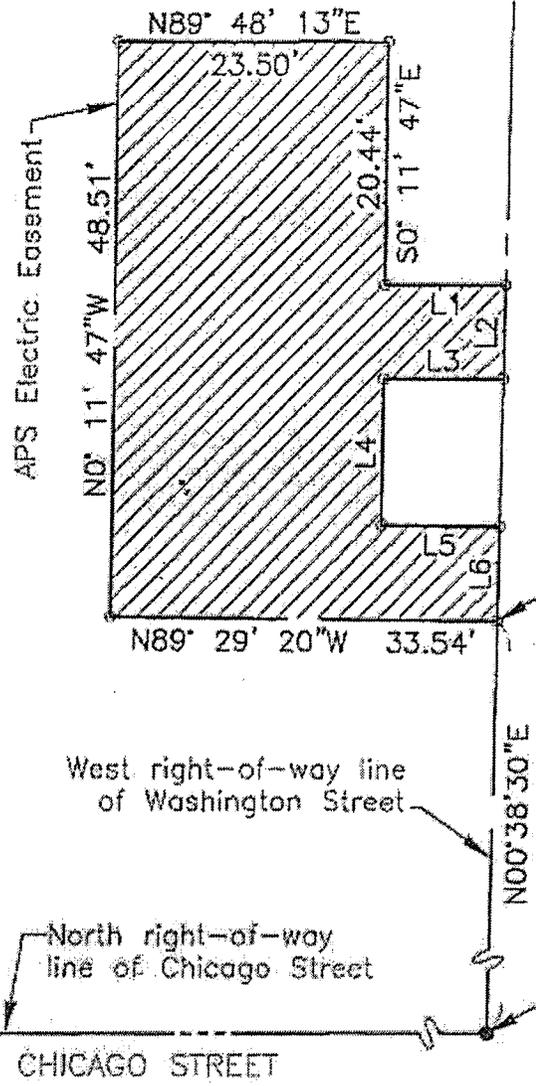
THENCE South 89 degrees 29 minutes 20 seconds East, a distance of 10.16 to a point on the West right-of-way line of Washington Street;

THENCE South 00 degrees 38 minutes 30 seconds West, along said right-of-way line, a distance of 8.00 feet to the POINT OF BEGINNING;

Easement contains a computed area of 1,307 square feet or 0.0300 acres more or less.  
The attached EXHIBIT "A" is to be included and made part of this description.

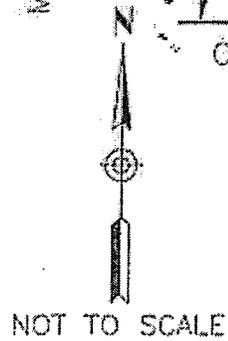


Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	10.46'
L2	S0°38'30"W	8.00'
L3	N90°00'00"W	10.34'
L4	S0°11'47"E	12.36'
L5	S89°29'20"E	10.16'
L6	S0°38'30"W	8.00'

EXHIBIT "B"



LEGEND

- Right-of-Way Line
- M.C.R. Maricopa County Recorder
- ▨ APS Electric Line Easement

THIS IS NOT A PROPERTY BOUNDARY SURVEY.



Dibble Engineering  
Project No. 10-0807

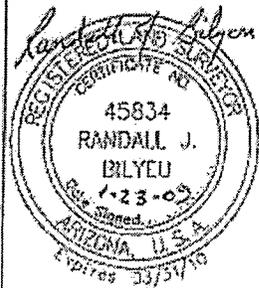


EXHIBIT "A"  
APS ELECTRIC LINE EASEMENT  
MAP OF THE TOWNSITE OF CHANDLER,  
BOOK 5 OF MAPS, PAGE 34, M.C.R.

DATE: JAN 2009  
DRN: GDS  
CHK:  
CHK: RJB

PROJECT NUMBER  
W380057  
PAGE  
3 OF 3

NW-34-T1S-R5E  
W380057  
303-10-092A  
RLS

SHEET 1 OF 2

## UTILITY EASEMENT

**CITY OF CHANDLER, an Arizona municipal corporation**, (hereinafter called "Grantor"), is the owner of the real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property") described below:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property (herein called the "Easement Premises") as described below:

### **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain underground electrical lines, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property, together with appurtenant facilities and fixtures for use in connection therewith, including telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (collectively the "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and, if permitted by Grantor, permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune; cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's reasonable judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair of the Grantee facilities.

NW-34-T1S-R5E  
W380057  
RLS

Grantor shall maintain a clear area that extends 2 feet from and around all edges of all transformer pads and a clear operational area that extends 10 feet immediately in front of all transformers. No obstructions, trees, shrubs, fixtures, or permanent structures shall be placed by Grantor within said areas.

Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

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, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, CITY OF CHANDLER, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

CITY OF CHANDLER, an Arizona municipal corporation,

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

**APPROVED AS TO FORM**  
**CITY ATTORNEY GAB**

STATE OF                    }  
                                  } ss.  
County of                 }

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_ by \_\_\_\_\_.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My Commission Expires:

\_\_\_\_\_  
Notary Public

EXHIBIT "A"

The North half of that part of Block "H", of CHANDLER, according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded as Book 5 of Maps, Page 34, described as follows:

BEGINNING at a point on the West side of South Washington Street, 450 feet North of the Intersection of the property line on the North side of Denver Street (Frye Road);

THENCE West 150 feet;

THENCE North to the intersection of the property line on the South side of Chicago Street;

THENCE East 150 feet;

THENCE South to the POINT OF BEGINNING.

**EXHIBIT "B"**

**DESCRIPTION  
APS ELECTRIC LINE EASEMENT  
MAP OF THE TOWNSITE OF CHANDLER, BOOK 5 OF MAPS, PAGE 34, M.C.R.**

A Parcel of land situated in a portion of Block H of the Map of the Townsite of Chandler, Maricopa County, Arizona, being a subdivision of part of Section's 27, 28, 33, and 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, according to Book 5 of Maps, Page 34, M.C.R. more particularly described as follows;

COMMENCING at the Northwest Corner of said Block H;

THENCE North 89 degrees 48 minutes 45 seconds East, along the South right-of-way line of Chicago Street, a distance of 192.31 feet to the **POINT OF BEGINNING**;

THENCE continue North 89 degrees 48 minutes 45 seconds East, along said right-of-way line, a distance of 12.50 feet;

THENCE departing said right-of-way line, South 00 degrees 23 minutes 34 seconds East, a distance of 14.50 feet;

THENCE South 89 degrees 36 minutes 26 seconds West, a distance of 12.50 feet;

THENCE North 00 degrees 23 minutes 34 seconds West, a distance of 14.55 feet to the **POINT OF BEGINNING**;

Easement contains a computed area of 182 square feet or 0.0042 acres more or less. The attached EXHIBIT "A" is to be included and made part of this description.

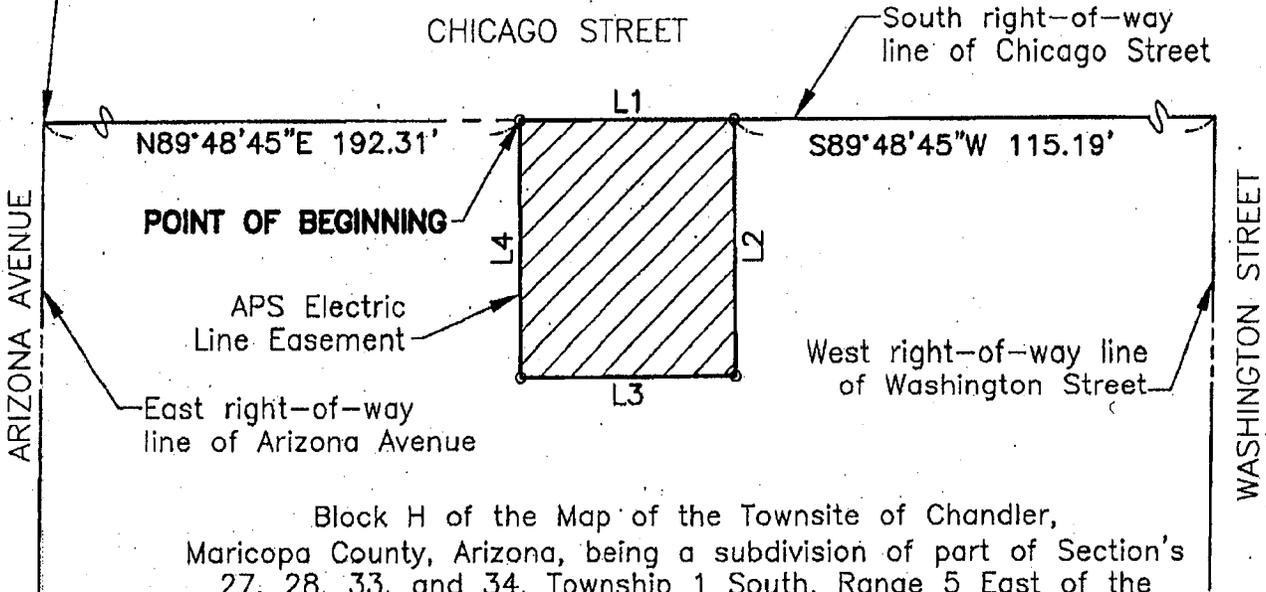


FILE: \JOBS\2008\10-0807\DWGS\ACAD\EXHIBIT\0807APS-EXH-CHICAGO.dwg DATE: Jan, 23 2009 TIME: 09:07 am

**EXHIBIT "B"**

Northwest Corner of Block H  
of the Map of the  
Townsite of Chandler,  
Book 5 of Maps, Page 34, M.C.R.  
**POINT OF COMMENCEMENT**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°48'45"E	12.50'
L2	S0°23'34"E	14.50'
L3	S89°36'26"W	12.50'
L4	N0°23'34"W	14.55'



Block H of the Map of the Townsite of Chandler,  
Maricopa County, Arizona, being a subdivision of part of Section's  
27, 28, 33, and 34, Township 1 South, Range 5 East of the  
Gila and Salt River Base and Meridian, according to  
Book 5 of Maps, Page 34, M.C.R.

**LEGEND**

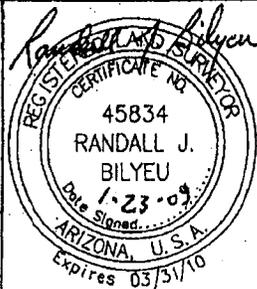
- Right-of-Way Line
- M.C.R. Maricopa County Recorder
-  New APS Easement

NOT TO SCALE

THIS IS NOT A PROPERTY BOUNDARY SURVEY.



**Dibble  
Engineering**



Dibble Engineering  
Project No. 10-0807

**EXHIBIT "A"**  
**APS ELECTRIC LINE EASEMENT  
MAP OF THE TOWNSITE OF CHANDLER,  
BOOK 5 OF MAPS, PAGE 34, M.C.R.**

DATE: JAN 2009  
DRN: GDS  
CHK: \_\_\_\_\_  
CHK: RJB

PROJECT NUMBER  
W380057  
PAGE  
2 OF 2