

#2  
JAN 11 2007

**ORDINANCE NO. 3841**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING GRANTING AN EASEMENT TO SALT RIVER PROJECT FOR ELECTRICAL FACILITIES TO CHANDLER MUNICIPAL AIRPORT'S QUANTUM HELICOPTERS FACILITY AT THE NEW HELIPOINT AT CHANDLER MUNICIPAL AIRPORT.

WHEREAS, in order for the City of Chandler to energize the new Quantum Helicopters facilities at the new Heliport at Chandler Municipal Airport, a power distribution easement is needed by Salt River Project to provide electrical service to these facilities; and

WHEREAS, the City of Chandler is willing to grant such an easement, which the City has requested and which directly enhances the development of the new Heliport;

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 portion of the Grantor's property described in attached Easement Exhibit "A" .

Section 2. That the granting of the 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 on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
2006.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3841 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

GAB  
CITY ATTORNEY

QUANTUM HELICOPTERS FACILITY  
SRP JOB # KEB-6445  
R/W/# 1226

**EXHIBIT A**

**Grantor's Property**

A portion of the Northwest quarter of Section 12, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

COMMENCING at the West quarter corner of Section 12;

THENCE North 89 degrees 20 minutes 29 seconds East along the South line of the Northwest quarter to the most westerly corner of that certain parcel described in instrument recorded in Document No. 87-433980, records of said County, said corner being the POINT OF BEGINNING;

THENCE North 49 degrees 55 minutes 56 seconds East, 2,886.48 feet (North 49 degrees 56 minutes 20 seconds East 2,286.52 feet record) to the East line of said Northwest quarter;

THENCE South 00 degrees 03 minutes 27 seconds East, 1,832.60 feet (South 00 degrees 03 minutes 16 seconds East, 1,832.53 feet record) along said East line to the Southeast corner of said Northwest quarter;

THENCE South 89 degrees 20 minutes 29 seconds West, 2,210.96 feet (South 89 degrees 20 minutes 45 seconds West, 2,211.11 feet record) to the POINT OF BEGINNING.

**Easement Parcel**

Being 8.00 feet in width and lying 4.00 feet each side of the following described centerline;

COMMENCING at the Center quarter corner of said Section 12;

THENCE North 00 degrees 03 minutes 27 seconds West, a distance of 642.51 feet to a POINT that POINT being the POINT OF BEGINNING;

THENCE North 64 degrees 46 minutes 33 seconds West, a distance of 102.24 feet to a POINT that POINT being POINT A;

THENCE North 43 degrees 17 minutes 57 seconds West, a distance of 23.19 feet to a POINT that POINT lying on the East side of an EPAD measuring 5.50 feet by 7.50 feet, said EPAD being part of the Easement Parcel;

Returning to POINT A;

THENCE South 41 degrees 35 minutes 07 seconds West, a distance of 3.85 feet to a POINT;

THENCE South 50 degrees 07 minutes 09 seconds West, a distance of 188.62 feet to a POINT;

THENCE South 50 degrees 06 minutes 29 seconds West, a distance of 396.89 feet to a POINT;

THENCE South 69 degrees 56 minutes 31 seconds West, a distance of 2.28 feet to a POINT;

THENCE North 66 degrees 32 minutes 00 seconds West, a distance of 2.36 feet to a POINT;

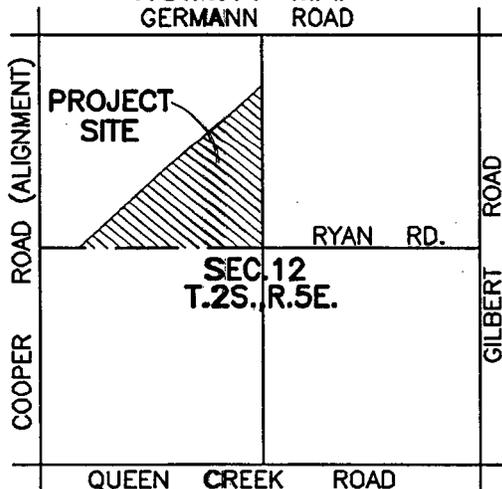
THENCE North 40 degrees 20 minutes 49 seconds West, a distance of 90.44 feet to a POINT;

THENCE North 87 degrees 03 minutes 52 seconds West, a distance of 31.10 feet to a POINT;

THENCE North 62 degrees 31 minutes 09 seconds West, a distance of 2.94 feet to a POINT;

THENCE North 03 degrees 29 minutes 00 seconds West, a distance of 3.43 feet to a POINT that POINT being a Splice POINT and the POINT OF TERMINUS.

VICINITY MAP  
GERMANN ROAD



# EXHIBIT "A"

QUANTUM HELICOPTERS FACILITY  
CITY OF CHANDLER MUNICIPAL AIRPORT  
PT. NW. 1/4, SECTION 12, T. 2S., R. 5E.  
G. & S.R.B. & M.  
CHANDLER, ARIZONA

## LEGEND

- PROPERTY/RIGHT-OF-WAY LINE
- CENTER/MONUMENT LINE
- EXISTING EASEMENT LINE
- ■ ■ ■ CENTER LINE OF PROPOSED 8' SRP EASEMENT
- SET 1/2" REBAR W/TAG LS 20362
- SURVEY MONUMENT, AS NOTED
- (R) RECORDED BEARING OR DISTANCE PER WARRANTY DEED, RECORDED IN INSTRUMENT NO. 93-370306, M.C.R.
- (R1) RECORDED BEARING OR DISTANCE PER FINAL PLAT RECORDED IN BOOK 795 OF MAPS, PAGE 22, M.C.R.
- (M) MEASURED BEARING OR DISTANCE
- APN ASSESSOR PARCEL NUMBER
- E-PAD ELECTRIC TRANSFORMER PAD
- N.T.S. NOT TO SCALE
- E.M. ELECTRONIC MARKER (S.R.P.)

APPROVED

8/3/06 CMB

### NOTE:

EQUIPMENT PADS ARE A PART OF THE EASEMENT UNLESS OTHERWISE NOTED.

### NOTE:

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT DOCUMENT.

### 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.

### SUPPORTING REFERENCE DOCUMENTS USED

1. Special Warranty Deed recorded in Document No. 93-370306, Maricopa County records.
2. "Record of Survey, PLSS Subdivision, Maricopa County Geodetic Densification and Cadastral Survey", for Sections 1 through 36, Township 2 South, Range 5 East of the Gila and Salt River Meridian, recorded in Book 589 of Maps, Page 48, records of the Maricopa County Recorder.
3. Final Plat for "CARDINAL HEALTH - A ONE LOT SUBDIVISION", recorded in Book 795 of Maps, Page 22, Maricopa County records.

### CERTIFICATION

These Results are based upon the 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 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.

*Richard C. Hupfer* 02/2006 20362

Richard C. Hupfer, Registered Land Surveyor Date Number

Morea-Hall Engineering, Inc.  
1820 W. Maricopa Freeway  
Phoenix, Arizona 85007  
(602)258-4428 ph.  
(602)340-9053 fax



<b>SALT RIVER PROJECT</b> <b>A. &amp; I. POWER DISTRICT</b> <b>MARICOPA COUNTY, ARIZONA</b>
<b>QUANTUM HELICOPTERS FACILITY</b> <b>CHANDLER MUNICIPAL AIRPORT</b> <b>CHANDLER, ARIZONA</b> <b>29 7/16E - 7 7/16S</b> <b>SRP JOB# KEB-6445</b> <b>NW.1/4, SEC.12, T.2S.,R.5E.</b> <b>UTILITY EASEMENT</b>
<b>SCALE: 1" = 80'</b> <b>SHEET 1 OF 4</b>

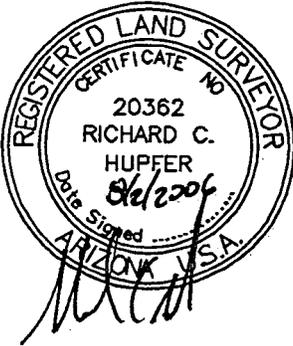
GERMANN ROAD  
N89°21'37"E 2633.59'(M)

NW. CORNER  
SEC.12, T.2S., R.5E.  
FND.BRASS CAP  
IN HAND HOLE

**EXHIBIT "A"**

SET 1/2" REBAR  
W/TAG LS 20362

N.1/4 CORNER  
SEC.12, T.2S., R.5E.  
S.1/4 CORNER  
SEC.1, T.2S., R.5E.  
FND.2" ALUM. CAP  
2001 RLS 15573



MATCH SHEET 3

SEE  
DETAIL A  
SHT.4

A.P.N. 303-31-009J  
FIRST INDUSTRIAL  
DEVELOPMENT SERVICES, INC.  
CENTER LINE  
PROPOSED 8'  
SRP EASEMENT

SEE  
DETAIL B  
SHT.4

FOUND 1/2"  
REBAR W/CAP  
(OBLITERATED)  
(0.16'W.)

EAST LINE OF  
NW.1/4 SEC.12  
T.2S.,R.5E.

COOPER ROAD (ALIGNMENT)  
N00°00'18"W 2640.90'(M)

**EASEMENT  
DISTANCE TABLE**

LINE NO.	BEARING & DISTANCE
E1	N64°46'33"W 102.24'
E2	S41°35'07"W 3.85'
E3	S50°07'09"W 188.62'
E4	S50°06'29"W 396.89'

1832.60'(R&M)  
640.25'(M)  
642.51'(M)  
N00°03'27"W 2640.00'(M)  
N00°26'25"W 2642.91'(R1)  
(EASEMENT TO PROPERTY LINE TIE)

A.P.N.303-31-009H  
CARDINAL HEALTH 200, INC.  
LOT 1  
"CARDINAL HEALTH-  
A ONE LOT SUBDIVISION"  
BK. 795 OF MAPS,  
PG.22, M.C.R.

C.1/4 CORNER  
SEC.12, T.2S., R.5E.

SET 1/2" REBAR  
W/TAG LS 20362  
FOUND BRASS CAP  
IN CONCRETE, 31.73'  
WEST OF CORNER

E.1/4 CORNER  
SEC.12, T.2S., R.5E.  
FOUND BRASS CAP  
IN HAND HOLE

S88°58'02"W 2635.83'(R1)  
N89°20'29"E 2636.24'(M)

RYAN ROAD

GILBERT ROAD

WEST 1/4 CORNER  
SEC.12, T.2S., R.5E.

FND.1-1/2" ALUM. CAP 2001 RLS 15573  
FOUND BRASS CAP IN CONC.  
"ON-LINE"

425.06' S89°20'29"W 2210.96'(R&M)  
N89°20'29"E 2636.02'(R&M)

SET 1/2" REBAR  
W/TAG LS 20362

31.73'

S00°03'27"E  
2639.93'(M)

S.1/4 CORNER  
SEC.12, T.2S., R.5E.  
FOUND BRASS CAP  
IN HAND HOLE

QUEEN CREEK ROAD

SALT RIVER PROJECT  
A. & I. POWER DISTRICT  
MARICOPA COUNTY, ARIZONA  
QUANTUM HELICOPTERS FACILITY  
CHANDLER MUNICIPAL AIRPORT,  
CHANDLER, ARIZONA  
29 7/16E - 7 7/16S  
SRP JOB# KEB-6445  
NW.1/4, SEC.12, T.2S.,R.5E.  
UTILITY EASEMENT

SCALE: 1" = 120'  
SHEET 2 OF 4



MOREA HALL  
engineering, inc  
1820 W. Maricopa Freeway  
Phoenix, Arizona 85007  
Phone: 602-258-4428

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GERMANN ROAD  
N89°21'37"E 2633.59'(M)

NW. CORNER  
SEC.12, T.2S., R.5E.  
FND.BRASS CAP  
IN HAND HOLE

N.1/4 CORNER  
SEC.12, T.2S., R.5E.  
S.1/4 CORNER  
SEC.1, T.2S., R.5E.  
FND.2" ALUM. CAP  
2001 RLS 15573

EXHIBIT "A"

EASEMENT  
DISTANCE TABLE

LINE NO.	BEARING & DISTANCE
E3	S50°07'09"W 188.62'
E4	S50°06'29"W 396.89'
E5	S69°56'31"W 2.28'
E6	N66°32'00"W 2.36'
E7	N40°20'49"W 90.44'
E8	N87°03'52"W 31.10'
E9	N62°31'09"W 2.94'
E10	N03°29'00"W 3.43'
E18 (TIE)	N05°31'39"E 6.14'

SET 1/2" REBAR  
W/TAG LS 20362

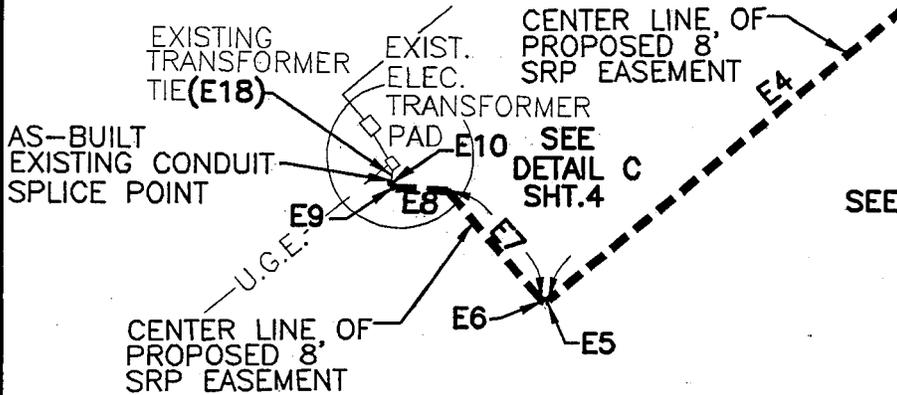
SHEET 2

MATCH

EAST LINE OF  
NW.1/4 SEC.12  
T.2S.,R.5E.  
(AIRPORT  
PROPERTY LINE)

1832.60'(R&M)  
2640.00'(M)

S00°03'27"E  
N00°03'27"W



A.P.N.303-31-014A  
CHANDLER MUNICIPAL AIRPORT

C.1/4 CORNER  
SEC.12, T.2S., R.5E.  
SET 1/2" REBAR  
W/TAG LS 20362

FOUND BRASS  
CAP IN CONC.  
"ON-LINE"

WEST 1/4 CORNER  
SEC.12, T.2S., R.5E.  
FND.1-1/2" ALUM. CAP  
2001 RLS 15573

425.06'

N89°20'29"E

2210.96'(R&M)

N89°20'29"E

2636.02'(R&M)

SET 1/2" REBAR  
W/TAG LS 20362

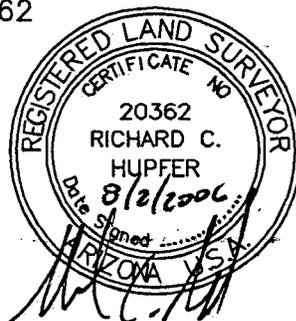
31.73'



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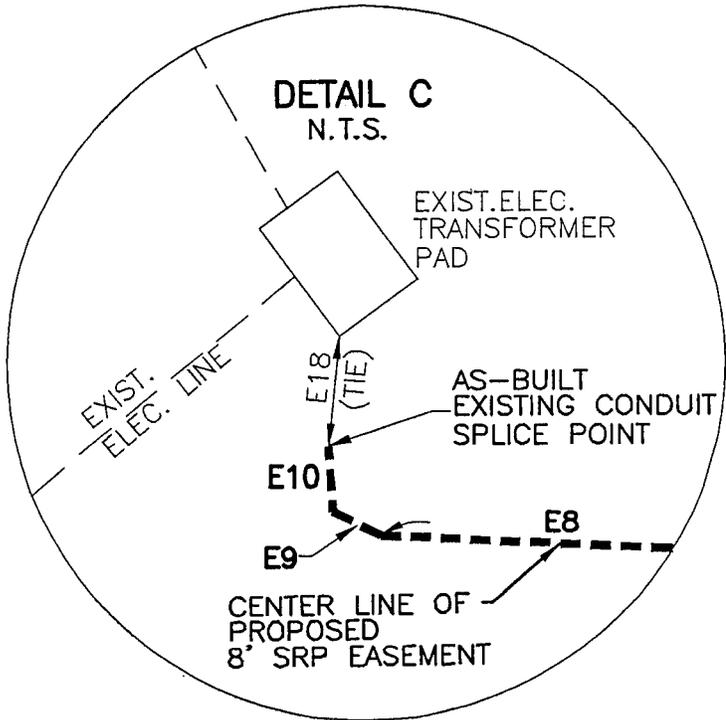
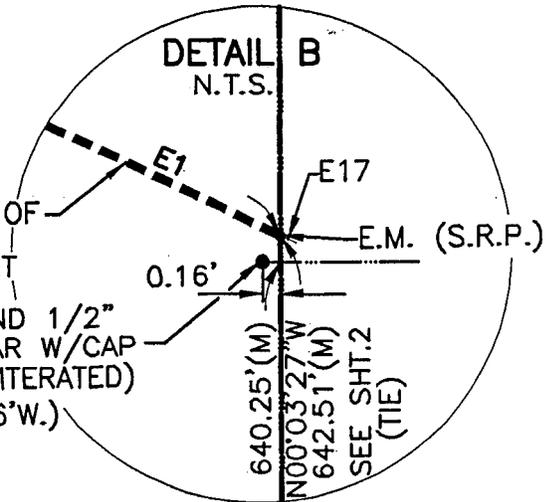
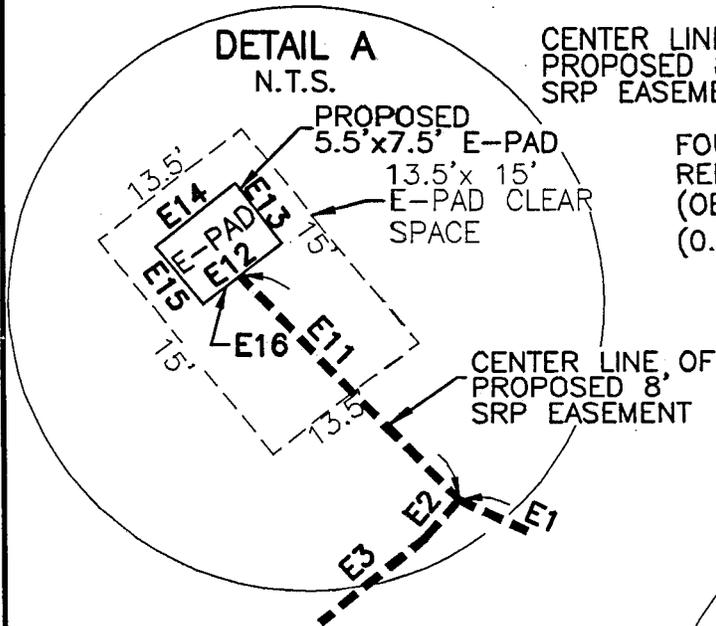
SALT RIVER PROJECT  
A. & I. POWER DISTRICT  
MARICOPA COUNTY, ARIZONA  
QUANTUM HELICOPTERS FACILITY  
CHANDLER MUNICIPAL AIRPORT  
CHANDLER, ARIZONA  
29 7/16E - 7 7/16S  
SRP JOB# KEB-6445  
NW.1/4, SEC.12, T.2S.,R.5E.  
UTILITY EASEMENT

SCALE: 1" = 120'  
SHEET 3 OF 4

# EXHIBIT "A"

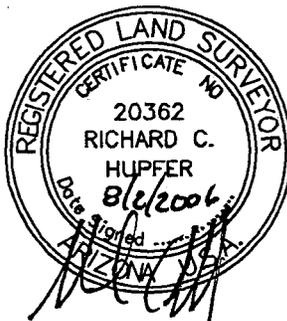
**NOTE:**

E-PAD CLEAR SPACE TO EXTEND 3' AROUND ALL EDGES OF TRANSFORMER & 12' IN FRONT OF TRANSFORMER



## EASEMENT DISTANCE TABLE

LINE NO.	BEARING & DISTANCE
E1	N64°46'33"W 102.24'
E2	S41°35'07"W 3.85'
E3	S50°07'09"W 188.62'
E4	S50°06'29"W 396.89'
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E6	N66°32'00"W 2.36'
E7	N40°20'49"W 90.44'
E8	N87°03'52"W 31.10'
E9	N62°31'09"W 2.94'
E10	N03°29'00"W 3.43'
E11	N43°17'57"W 23.19'
E12	N51°36'56"E 7.50'
E13	N38°23'04"W 5.50'
E14	S51°36'56"W 7.50'
E15	S38°23'04"E 5.50'
E16	N51°36'56"E 3.50'
E17	S64°46'33"E 1.47'
E18 TIE	N05°31'39"E 6.14'



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NW.1/4, SEC.12, T.2S.,R.5E.  
UTILITY EASEMENT  
SCALE: 1" = 120'  
SHEET 4 OF 4

**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

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

**Ord. 3841**

**POWER DISTRIBUTION EASEMENT**

Maricopa County  
Parcel # 303-31-014A

R/W # 1226 Agt. Tierra  
Job # KEB-6445  
W \_\_\_\_\_ C \_\_\_\_\_

**CITY OF CHANDLER,  
an Municipal corporation,**

hereinafter called Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors and permittees and its and their respective successors and assigns, hereinafter called the Grantee, an 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 equipment, including conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, 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 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF.**

**CAUTION:** Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to any excavation.

Within the Easement Parcel, Grantor will use its best efforts to maintain a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings.

Grantor shall not engage in any activity which does not conform with National Electric Code standards and the National Electrical Safety Code standards, or interferes with operation and maintenance of the Facilities. Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building, plant any trees, permanently store materials or drill any well within the Easement Parcel. Grantor shall maintain ground cover according to National Electric Code standards and the National Electrical Safety Code, 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.

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