

# 6

DEC 13 2007



**MEMORANDUM**

**Real Estate – Council Memo No. RE 08-126**

DATE: DECEMBER 13, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER  
R. J. ZEDER, PUBLIC WORKS DIRECTOR  
MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR/TRANSPORTATION & OPERATIONS

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR

SUBJECT: ORDINANCE NO. 3981 GRANTING A NO COST POWER EASEMENT TO SALT RIVER PROJECT (SRP), TO RUN SOUTH APPROXIMATELY 1,036 FEET FROM THE NORTH EAST CORNER OF THE ALMA SCHOOL -WARNER ROAD INTERSECTION.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 3981 granting a no cost power easement to Salt River Project (SRP) to run south approximately 1,036 feet from the north east corner of the Alma School-Warner Road intersection.

BACKGROUND/DISCUSSION: In connection with the Alma School Road-Warner Road Intersection Improvement Project, SRP is required to relocate its existing 12 kilovolt (kV) power line facilities to accommodate the road improvements. The easement measures 8 feet in width, and has a gross area of approximately 9,989 square feet.

The relocation of these SRP facilities is in conjunction with the Alma School and Warner Road Intersection Improvement project now under construction, consisting of flush medians, dual left turn lanes, a third through lane, right turn lanes on each leg, bus bays and 5 ft. wide sidewalks.

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

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Council Mtg. of December 13, 2007

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. 3981 granting a no cost power easement to Salt River Project (SRP) to run south approximately 1,036 feet from the north east corner of the Alma School-Warner Road intersection.

Attachments: Location/Site Map  
Ordinance No. 3981

ORDINANCE NO. 3981

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE GRANTING A NO COST POWER EASEMENT TO SALT RIVER PROJECT TO RUN SOUTH APPROXIMATELY 1,036 FEET FROM THE NORTH EAST CORNER OF THE ALMA SCHOOL -WARNER ROAD INTERSECTION.

WHEREAS, the City of Chandler is in the process of improving the intersection of Alma School Road and Warner Road; and

WHEREAS, the road improvements require that Salt River Project relocate its 12 kilovolt (kV) power lines; and

WHEREAS, Salt River Project requires an eight foot wide power easement from the northeast corner of the Alma School-Warner Road intersection and runs south, and measures 9,989 gross square feet for relocation of its electrical facilities; and

WHEREAS, the City of Chandler is willing to grant this easement 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 a 12 kV power easement to Salt River Project, through, over, under and across that certain property described in Exhibits "A" and attached hereto and made a part hereof by this reference.

Section 2. That the granting of said power easement 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 \_\_\_\_\_, 200\_\_.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of  
\_\_\_\_\_, 200\_\_.

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3981 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, and that a quorum was present thereat.

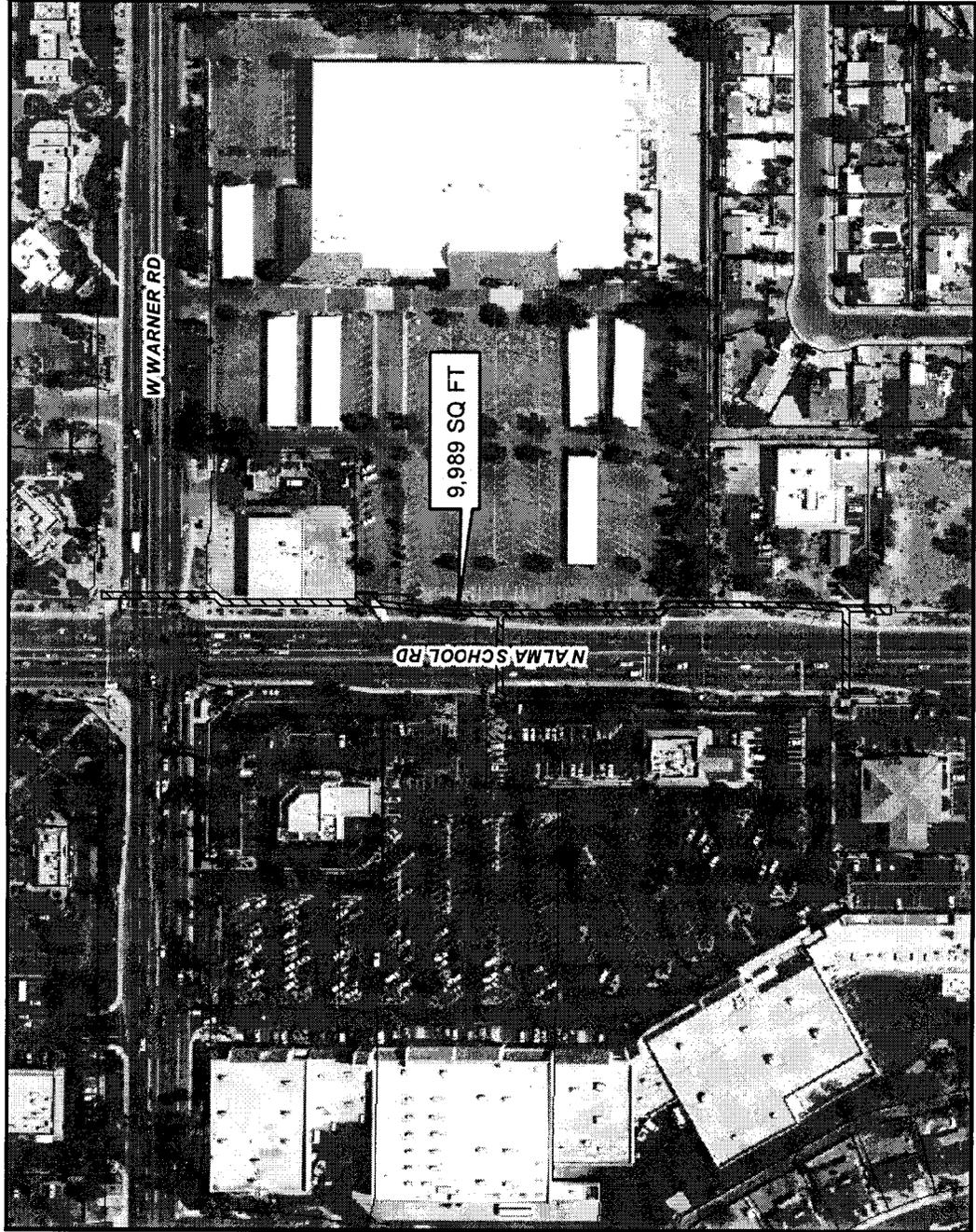
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *WOB*



# GRANTING A SALT RIVER POWER DISTRIBUTION EASEMENT TO SALT RIVER PROJECT



**MEMO NO. RE08-126**

**ORDINANCE NO. 3981**



**SRP POWER DISTRIBUTION EASEMENT**



**WHEN RECORDED MAIL TO:**

**SALT RIVER PROJECT**

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

Ord. # 3991

**POWER DISTRIBUTION EASEMENT**

Maricopa County  
Alma School / Warner  
SW4 Sec. 16 T1S R5E  
NW4 Sec. 21 T1S R5E  
NE4 Sec. 20 T1S R5E

R/W # 1421D, 1795A, 498B  
Agt. MNT  
Job # KE6-293  
W MNT C WLG

**CITY OF CHANDLER,  
an Arizona 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, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel") to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property.

The lands in, upon, over, under, across, through and along which this easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

**Grantor's Property:**

A portion of Warner Road and Alma School Road in the Southwest quarter of Section 16, the Northwest quarter of Section 21 and the Northeast quarter of Section 20, Township 1 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**Easement Parcel:**

Said easement being a strip of land described and delineated on Exhibit "A" and "A1" 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.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.



**EXHIBIT "A1"**

**LEGAL DESCRIPTION FOR  
SALT RIVER PROJECT POWER DISTRIBUTION EASEMENT**

Those portions of the Southwest quarter of Section 16, the Northwest quarter of Section 21 and the Northeast quarter of Section 20, all in Township 1 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 Section corner common to said Sections 16, 20 and 21, thence North 89 degrees 49 minutes 31 seconds East, 67.57 feet along the Section line common to said Sections 16 and 21 to the POINT OF BEGINNING;

thence departing said common line, North 00 degrees 08 minutes 03 seconds East, 69.43 feet;

thence South 89 degrees 51 minutes 57 seconds East, 8.00 feet;

thence South 00 degrees 08 minutes 03 seconds West, 69.39 feet to said Section line common to Sections 16 and 21;

thence departing said common line and continuing South 00 degrees 08 minutes 03 seconds West, 75.46 feet to the East right of way of Alma School Road;

thence South 44 degrees 58 minutes 19 seconds West, 12.11 feet along said East right of way;

thence South 00 degrees 07 minutes 07 seconds West, 166.01 feet along said East right of way;

thence North 89 degrees 49 minutes 36 seconds East, 7.99 feet along said East right of way;

thence South 00 degrees 07 minutes 07 seconds West, 27.59 feet along said East right of way;

thence departing said right of way, South 89 degrees 15 minutes 14 seconds West, 10.28 feet;

thence South 06 degrees 26 minutes 43 seconds West, 97.85 feet;

thence South 00 degrees 06 minutes 24 minutes West, 253.38 feet;

thence South 45 degrees 06 minutes 37 seconds East, 15.50 feet to the East right of way of Alma School Road;

thence South 00 degrees 13 minutes 19 seconds West, 156.45 feet along said East right of way;

thence departing said right of way, South 04 degrees 48 minutes 03 seconds West, 57.55 feet to the East right of way of Alma School Road;

thence South 00 degrees 16 minutes 06 seconds West, 68.49 feet along said East right of way;

thence departing said right of way, South 89 degrees 28 minutes 26 seconds West, 10.74 feet;

thence North 00 degrees 22 minutes 02 seconds West, 21.55 feet;

thence South 88 degrees 59 minutes 01 seconds East, 2.98 feet;

thence North 00 degrees 16 minutes 06 seconds East, 31.07 feet;

thence North 89 degrees 52 minutes 14 seconds West, 51.98 feet to said Section line common to Sections 20 and 21;

thence departing said common line and continuing North 89 degrees 52 minutes 14 seconds West, 54.97 feet;

thence North 00 degrees 07 minutes 46 seconds East, 8.00 feet;

thence South 89 degrees 52 minutes 14 seconds East, 54.97 feet to said Section line common to Sections 20 and 21;

thence departing said common line and continuing South 89 degrees 52 minutes 14 seconds East, 51.33 feet;

thence North 04 degrees 48 minutes 03 seconds East, 65.97 feet;

thence North 00 degrees 13 minutes 19 seconds East, 152.79 feet;

thence North 45 degrees 06 minutes 37 seconds West, 15.49 feet;

thence North 00 degrees 06 minutes 24 seconds East, 195.45 feet;

thence North 89 degrees 51 minutes 01 seconds West, 45.96 feet to said Section line common to Sections 20 and 21;

thence departing said common line and continuing North 89 degrees 51 minutes 01 seconds West, 48.72 feet;

thence South 31 degrees 06 minutes 49 seconds West, 5.75 feet;

thence North 58 degrees 53 minutes 11 seconds West, 8.00 feet;

thence North 31 degrees 06 minutes 49 seconds East, 10.28 feet;

thence South 89 degrees 51 minutes 01 seconds East, 53.25 feet to said Section line common to Sections 20 and 21;

thence departing said common line and continuing South 89 degrees 51 minutes 01 seconds East, 45.91 feet;

thence North 00 degrees 06 minutes 24 seconds East, 53.70 feet;

thence North 06 degrees 26 minutes 43 seconds East, 95.34 feet;

thence North 00 degrees 07 minutes 07 seconds East, 32.39 feet;

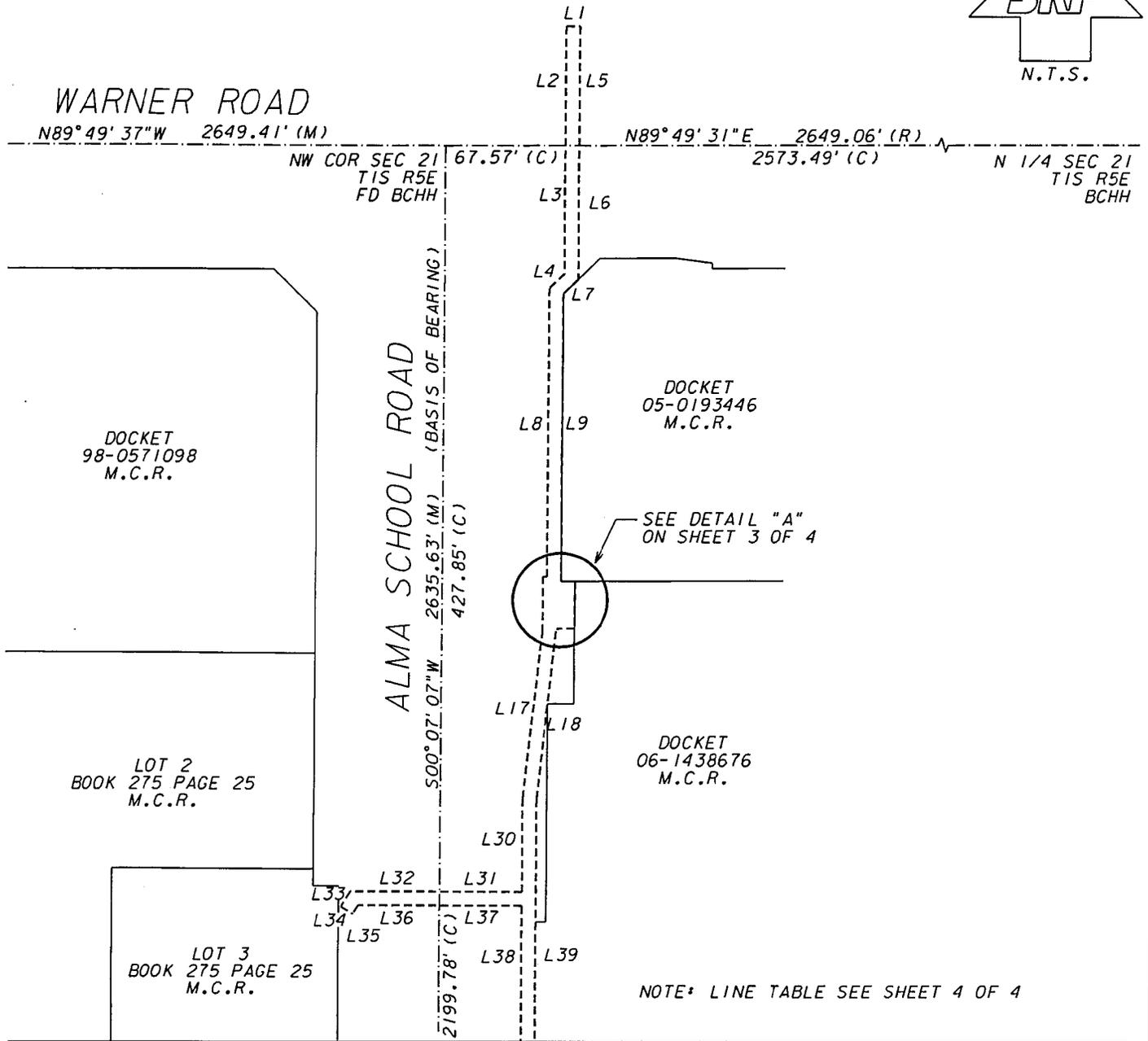
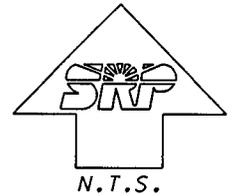
thence South 89 degrees 59 minutes 56 seconds East, 2.60 feet;

thence North 00 degrees 07 minutes 07 seconds East, 166.68 feet;

thence North 44 degrees 58 minutes 19 seconds East, 12.11 feet;

thence North 00 degrees 08 minutes 03 seconds East, 72.11 feet to said Section line common to Sections 16 and 21 and the POINT OF BEGINNING.

# EXHIBIT "A"



NOTE: LINE TABLE SEE SHEET 4 OF 4

MATCH LINE SEE SHEET 2 OF 4

## LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

## CAUTION

THE EASEMENT LOCATION AS 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. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTE: THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT, IT IS NOT A SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH.

SALT RIVER PROJECT A.I.  
 & POWER DISTRICT

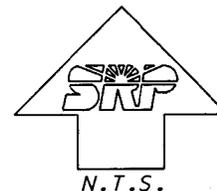
WARNER/ALMA SCHOOL X-SEC  
 NW 1/4 SEC 21 T1S R5E  
 UNDERGROUND ELECTRIC  
 POWER LINE RIGHT-OF-WAY

DESIGNED OLAVE AGENT TILLER  
 DRAWN THOMAS CHK'D BY: GOREHAM  
 DATE 09-11-07  
 SCALE N.T.S. SHEET 1 OF 4

SRP JOB:  
 KE6-293

# EXHIBIT "A"

MATCH LINE SEE SHEET 1 OF 4



DOCKET  
06-1438676  
M.C.R.

LOT 2  
BOOK 275 PAGE 25  
M.C.R.

LOT 3  
BOOK 275 PAGE 25  
M.C.R.

ALMA SCHOOL ROAD  
(BASIS OF BEARING)  
500° 07' 07" W 2635.63' (M)  
860.74' (C)

L38 L39

L40 L41

L42 L43

TRACT "B"  
BOOK 201 PAGE 18  
M.C.R.

L49 L48

L51 L50  
L52 L53 L54 L55 L56

SEE DETAIL "B"  
ON SHEET 3 OF 4

TRACT "A"  
BOOK 201 PAGE 18  
M.C.R.

DOCKET  
98-0962251  
M.C.R.

W 1/4 SEC 21  
T1S R5E  
FD BCHH

NOTE: LINE TABLE SEE SHEET 4 OF 4

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## LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

## CAUTION

THE EASEMENT LOCATION AS HEREON  
DELINEATED MAY CONTAIN HIGH VOLTAGE  
ELECTRICAL EQUIPMENT, NOTICE IS  
HEREBY GIVEN THAT THE LOCATION OF  
UNDERGROUND ELECTRICAL CONDUCTORS  
OR FACILITIES MUST BE VERIFIED AS  
REQUIRED BY ARIZONA REVISED STATUES,  
SECTION 40-380.21, ET. SEQ., ARIZONA  
BLUE STAKE LAW, PRIOR TO ANY  
EXCAVATION.

SRP JOB#  
KE6-293

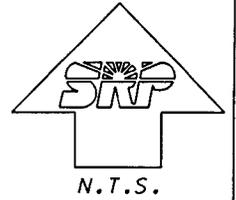
SALT RIVER PROJECT A.I.  
& POWER DISTRICT

WARNER/ALMA SCHOOL X-SEC  
NW 1/4 SEC21 T1S R5E

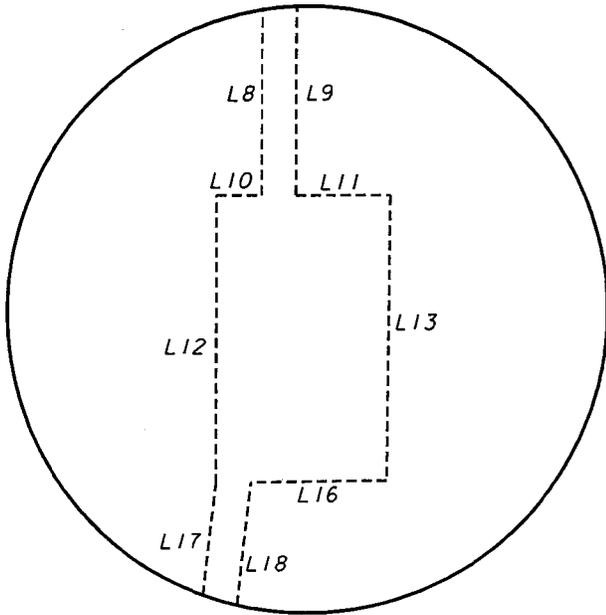
UNDERGROUND ELECTRIC  
POWER LINE RIGHT-OF-WAY

DESIGNED	OLAVE	AGENT	TILLER
DRAWN	THOMAS	CHK'D BY:	GOREHAM
DATE	09-11-07		
SCALE	N.T.S.	SHEET	2 OF 4

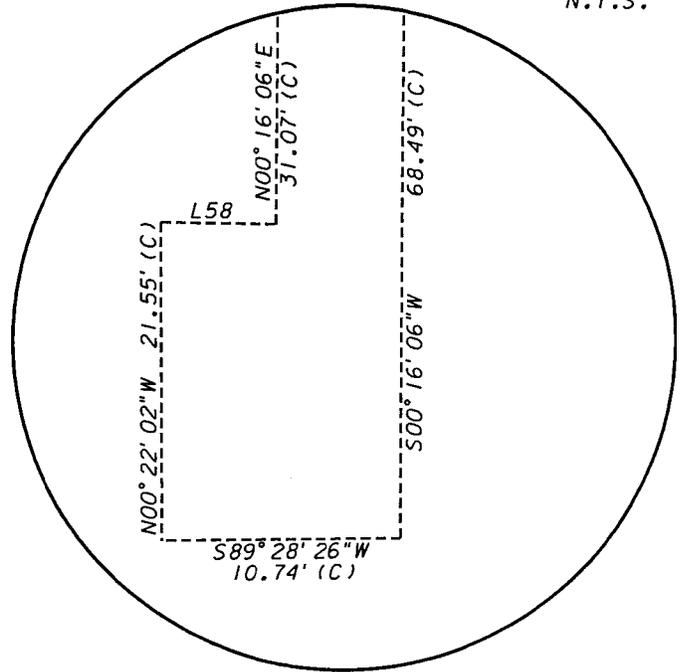
# EXHIBIT "A"



DETAIL "A"  
N.T.S.



DETAIL "B"  
N.T.S.



## LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

## CAUTION

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SALT RIVER PROJECT A.I.  
& POWER DISTRICT

WARNER/ALMA SCHOOL X-SEC  
NW 1/4 SEC 21 RIS R5E

UNDERGROUND ELECTRIC  
POWER LINE RIGHT-OF-WAY

DESIGNED <u>OLAVE</u>	AGENT <u>TILLER</u>
DRAWN <u>THOMAS</u>	CHK'D BY: <u>GOREHAM</u>
DATE <u>09-11-07</u>	
SCALE <u>N.T.S.</u>	SHEET <u>3</u> OF <u>4</u>

SRP JOB#  
KE6-293

# EXHIBIT "A"

LINE	BEARING	DISTANCE
L1	S89°51'57"E	8.00' (C)
L2	N00°08'03"E	69.43' (C)
L3	N00°08'03"E	72.11' (C)
L4	N44°58'19"E	12.11' (C)
L5	S00°08'03"W	69.39' (C)
L6	S00°08'03"W	75.46' (C)
L7	S44°58'19"W	12.11' (C)
L8	N00°07'07"E	166.68' (C)
L9	S00°07'07"W	166.01' (C)
L10	S89°59'56"E	2.60' (C)
L11	N89°49'36"E	7.99' (C)
L12	N00°07'07"E	32.39' (C)
L13	S00°07'07"W	27.59' (C)
L14		
L15		
L16	S89°15'14"W	10.28' (C)
L17	N06°26'43"E	95.34' (C)
L18	S06°26'43"W	97.85' (C)
L19		
L20		
L21		
L22		
L23		
L24		
L25		
L26		
L27		
L28		
L29		

LINE	BEARING	DISTANCE
L30	N00°06'24"E	53.70' (C)
L31	S89°51'01"E	45.91' (C)
L32	S89°51'01"E	53.25' (C)
L33	N31°06'49"E	10.28' (C)
L34	N58°53'11"W	8.00' (C)
L35	S31°06'49"W	5.75' (C)
L36	N89°51'01"W	48.72' (C)
L37	N89°51'01"W	45.96' (C)
L38	N00°06'24"E	195.45' (C)
L39	S00°06'24"W	253.38' (C)
L40	N45°06'37"W	15.49' (C)
L41	S45°06'37"E	15.50' (C)
L42	N00°13'19"E	152.79' (C)
L43	S00°13'19"W	156.45' (C)
L44		
L45		
L46		
L47		
L48	S04°48'03"W	57.55' (C)
L49	N04°48'03"E	65.97' (C)
L50	S89°52'14"E	51.33' (C)
L51	S89°52'14"E	54.97' (C)
L52	N00°07'46"E	8.00' (C)
L53	N89°52'14"W	54.97' (C)
L54	N89°52'14"W	51.98' (C)
L55	N00°16'06"E	31.07' (C)
L56	S00°16'06"W	68.49' (C)
L57		
L58	S88°59'01"E	2.98' (C)

NOTE: SOME FIELDS LEFT INTENTIONALLY BLANK DUE TO REVISIONS.

NOTE: THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT, IT IS NOT A SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH.

### CAUTION

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SRP JOB:  
KE6-293

SALT RIVER PROJECT A.I. & POWER DISTRICT	
WARNER/ALMA SCHOOL X-SEC NW 1/4 SEC 21 T1S R5E	
UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY	
DESIGNED <u>OLAVE</u>	AGENT <u>TILLER</u>
DRAWN <u>THOMAS</u>	CHK'D BY: <u>GOREHAM</u>
DATE <u>09-11-07</u>	
SCALE <u>N.T.S.</u>	SHEET <u>4</u> OF <u>4</u>