

ORDINANCE NO. 4976
(Correcting Legal Description – Ordinance No. 4950)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER,
ARIZONA, CORRECTING THE LEGAL DESCRIPTION FOR A NON-
EXCLUSIVE POWER DISTRIBUTION EASEMENT GRANTED TO SALT
RIVER PROJECT TO ACCOMMODATE THE DEVELOPMENT OF
LANTANA RANCH PARK AT MCQUEEN ROAD AND APPLEBY ROAD.

WHEREAS, on January 28, 2021, the Chandler City Council adopted Ordinance No. 4950 granting Salt River Project (SRP) a non-exclusive power distribution easement to accommodate the City's development of Lantana Ranch Park at McQueen Road and Appleby Road; and

WHEREAS, SRP has determined that the legal description that SRP supplied for the easement location was incorrect; and

WHEREAS, SRP has requested that the City grant a new easement with a correct legal description; and

WHEREAS, SRP has abandoned the easement granted in Ordinance No. 4950.

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 non-exclusive power distribution easement to SRP, at no cost through, under, and across that certain property legally described and depicted in Exhibit "A" attached hereto and made a part hereof by this reference.

Section 2. That the granting of said non-exclusive power distribution easement shall be in the form approved by the City Attorney attached hereto as Exhibit "B".

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the revised easement and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____ 2021.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this _____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4976 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2021, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY



EXHIBIT "A"

EXHIBIT "A"

SRP JOB NUMBER: T3262677

DATE: 05-05-2021

SRP JOB NAME: PR 1905 LANTANA RANCH PARK PHASE 1

PAGE: 1 OF 5

TTRRSS: SEC 14 T2S R5E

AN EASEMENT WITHIN TWO PARCELS OF LAND AS DESCRIBED PER DOCUMENTS 2006-0626729 AND 2007-1100880 MARICOPA COUNTY RECORDER (MCR) LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEING A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 2651.59 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, NORTH 00 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 86.01 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 44 MINUTES 58 SECONDS EAST, A DISTANCE OF 102.28 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 46 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 11.45 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 9.05 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.30 FEET;

THENCE SOUTH 46 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 11.39 FEET;

THENCE NORTH 88 DEGREES 44 MINUTES 58 SECONDS EAST, A DISTANCE OF 1214.10 FEET;

THENCE SOUTH 46 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 7.53 FEET TO THE WEST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT 2007-1100880 MCR;

THENCE CONTINUING SOUTH 46 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 55.55 FEET;

THENCE SOUTH 43 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 8.00 FEET;

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THENCE CONTINUING NORTH 46 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 12.01 FEET;

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THENCE SOUTH 01 DEGREES 15 MINUTES 02 SECONDS EAST, A DISTANCE OF 52.91 FEET;

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EXHIBIT "A"

SRP JOB NUMBER: T3262677

SRP JOB NAME: PR 1905 LANTANA RANCH PARK PHASE 1

TTRRSS: SEC 14 T2S R5E

DATE: 05-05-2021

PAGE: 2 OF 5

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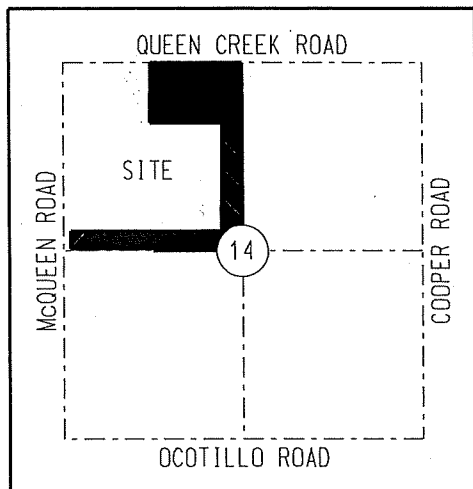
THENCE SOUTH 88 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 600.28 FEET TO THE
POINT OF BEGINNING.

SAID EASEMENT CONTAINS AN AREA OF 10,857 SQUARE FEET OR 0.249 ACRES, MORE OR LESS.

END OF DESCRIPTION



EXHIBIT "A"



VICINITY MAP (NTS)
T2S, R5E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF EASEMENT
- EXISTING EASEMENT
- TIE LINE
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
EPAD	ELECTRICAL EQUIPMENT PAD
FND	FOUND
MCR	MARICOPA COUNTY RECORDER
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE
SRP	SALT RIVER PROJECT
POB	POINT OF BEGINNING

BASIS OF BEARINGS:
BASED ON THE MARICOPA COUNTY
LOW DISTORTION PROJECTION
COORDINATE SYSTEM.



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.

NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: 20-1598-NS	SCALE: NTS
I.O. NUMBER: T3262677	SHEET: 3 OF 5
AGENT: GILMORE	SHEET SIZE: 8.5"x11"
DRAWN: TODARO	REVISION: 1
CHECKED BY: HOWARD	CREW CHIEF:
DATE: 05-05-2021 JEP	FIELD DATE:



SURVEY DIVISION
LAND DEPARTMENT

PR 1905 LANTANA RANCH PARK
PHASE 1
NW 1/4, SECTION 14
T.2 S., R.5 E
8.5 SOUTH - 28.2 EAST

EXHIBIT "A"

NORTHWEST CORNER SECTION 14
FND BRASS CAP FLUSH
LVI: 04-23-2015

QUEEN CREEK ROAD



NORTH

McQUEEN ROAD
2651.59' (M)
2565.58'

N00°28'26"W

2007-1100880 MCR
APN 303-42-019B

DETAIL
PAGE 4

2006-0626729 MCR
APN 303-42-022D

2007-1100880 MCR
APN 303-42-019B

APPLEBY ROAD

WEST QUARTER CORNER SECTION 14
FND BCHH
LVI: 10-05-2019

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT



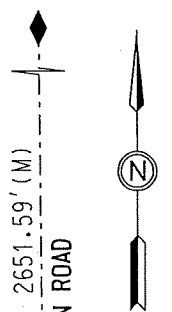
SURVEY DIVISION
LAND DEPARTMENT

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T.2 S., R.5 E
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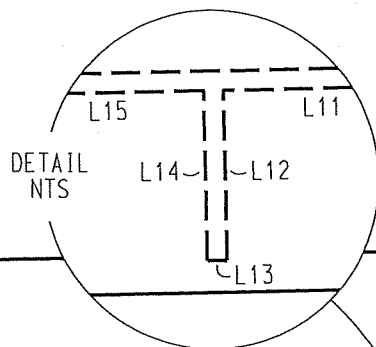
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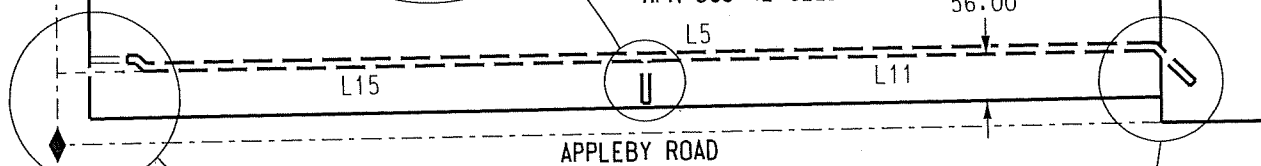
2651.59' (M)
McQUEEN ROAD
N00°28'26"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°44'58"E	102.28'
L2	N46°15'02"W	11.45'
L3	S89°31'30"W	9.05'
L4	N00°28'30"W	8.00'

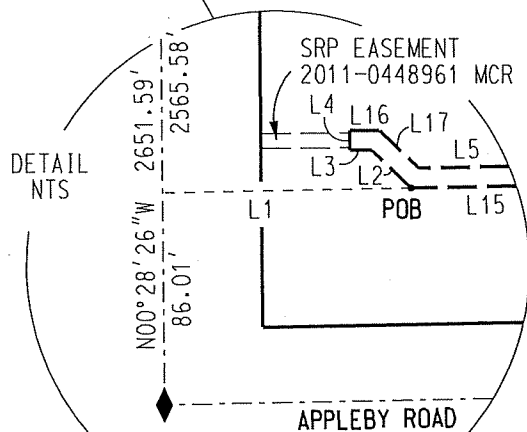
LINE TABLE		
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L5	N88°44'58"E	1214.10'
L6	S46°15'02"E	7.53'
L7	S46°15'02"E	55.55'
L8	S43°44'58"W	8.00'
L9	N46°15'02"W	47.76'
L10	N46°15'02"W	12.01'
L11	S88°44'58"W	604.82'
L12	S01°15'02"E	52.91'
L13	S88°44'58"W	9.00'
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L15	S88°44'58"W	600.28'
L16	N89°31'30"E	12.30'
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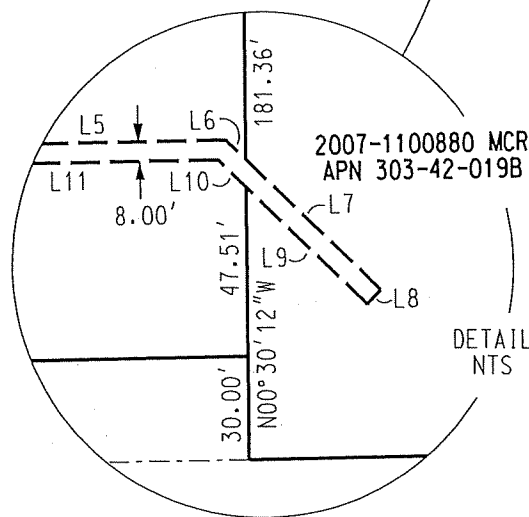
2006-0626729 MCR
APN 303-42-022D



DETAIL FROM
PAGE 4
NTS



WEST QUARTER CORNER SECTION 14
FND BCHH
LVI: 10-05-2019
POINT OF COMMENCEMENT



2007-1100880 MCR
APN 303-42-019B

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER: 20-1598-NS	SCALE: NTS
I.O. NUMBER: T3262677	SHEET: 5 OF 5
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DRAWN: TODARO	REVISION: 1
CHECKED BY: HOWARD	CREW CHIEF:
DATE: 05-05-2021	JEP FIELD DATE:



SURVEY DIVISION
LAND DEPARTMENT

PR 1905 LANTANA RANCH PARK
PHASE 1
NW 1/4, SECTION 14
T.2 S., R.5 E
8.5 SOUTH - 28.2 EAST

EXHIBIT "B"

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB10W

P. O. Box 52025

Phoenix, Arizona 85072-2025

**EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(2) and (A)(3)**

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 303-42-022D and 019B
NW ¼, SEC. 14, T02S, R05E

Agt. Jgil
Job # LJ81841 / T3262677
W_Jgil__ C_JEP__
R/W #

**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 the NW quarter of Section 14, Township 02 South, Range 05 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Easement Parcel:

SEE EXHIBIT "A" 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.

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.

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Approved Greg Moore, SRP, 3/05-jcm - Note: Changes made and approved by EMN 7/15/05
S/Landform/Negotiated Easements/City of Chandler
Cimage

EXHIBIT "A"

SRP JOB NUMBER: T3262677

SRP JOB NAME: PR 1905 LANTANA RANCH PARK PHASE 1

TTRRSS: SEC 14 T2S R5E

DATE: 05-05-2021

PAGE: 1 OF 5

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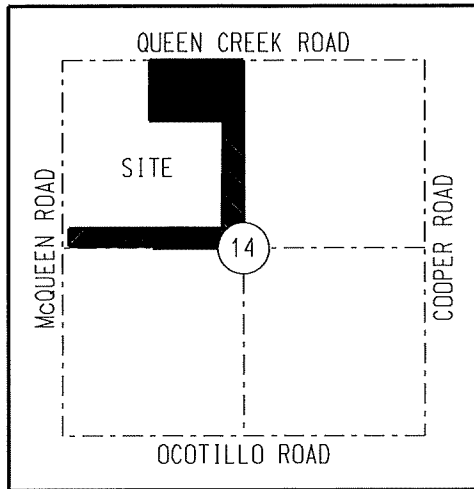
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END OF DESCRIPTION



EXHIBIT "A"



VICINITY MAP (NTS)
T2S, R5E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF EASEMENT
- EXISTING EASEMENT
- TIE LINE
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

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BASIS OF BEARINGS:
BASED ON THE MARICOPA COUNTY
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CAUTION

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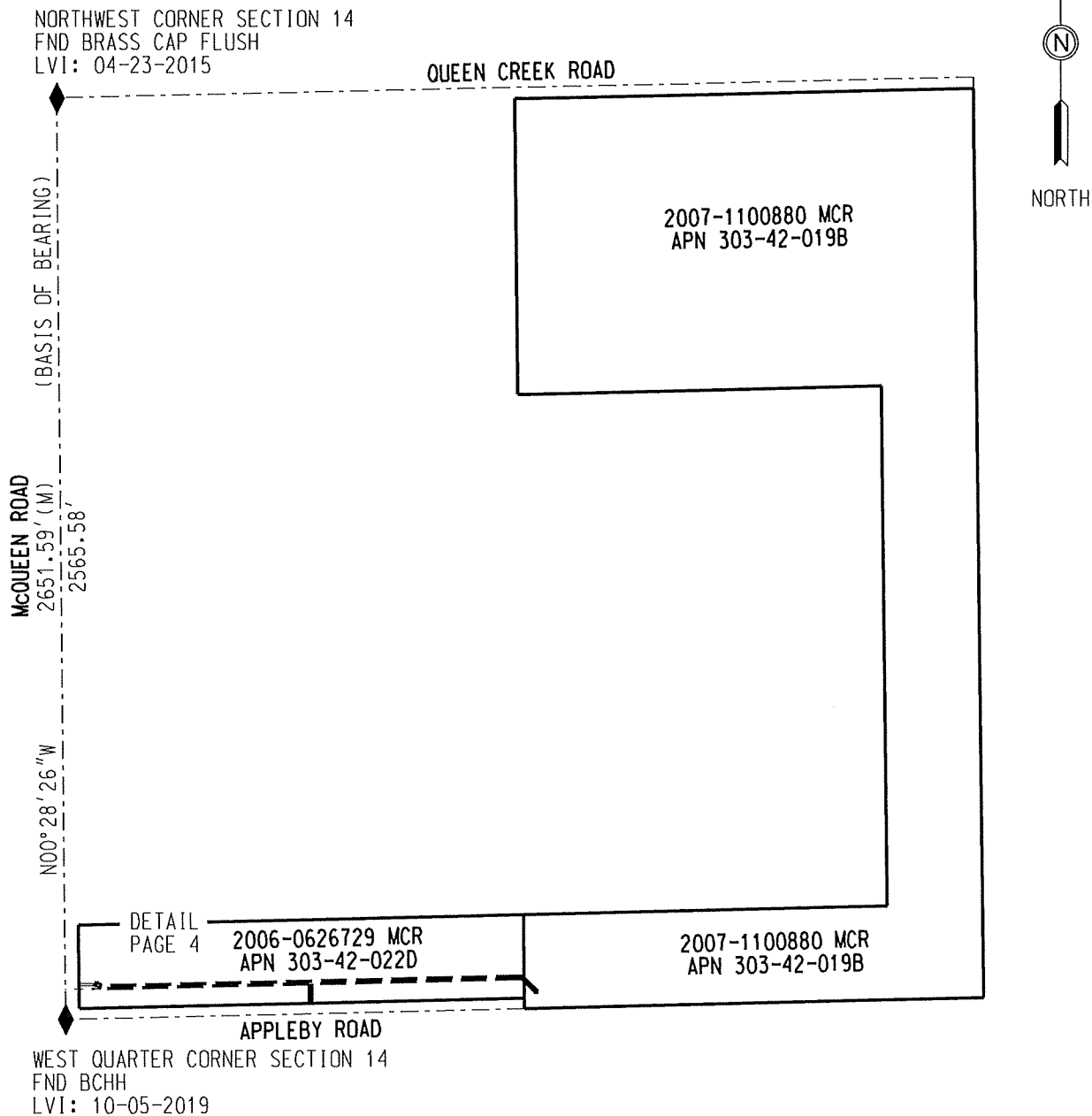
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SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT PR 1905 LANTANA RANCH PARK PHASE 1 NW 1/4, SECTION 14 T.2 S., R.5 E 8.5 SOUTH - 28.2 EAST
SRP LDWR NUMBER: 20-1598-NS	SCALE: NTS	
I.O. NUMBER: T3262677	SHEET: 3 OF 5	
AGENT: GILMORE	SHEET SIZE: 8.5"x11"	
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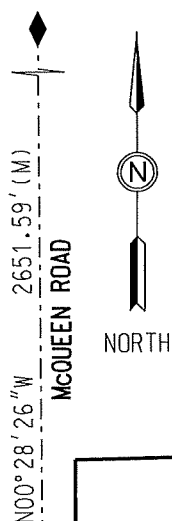
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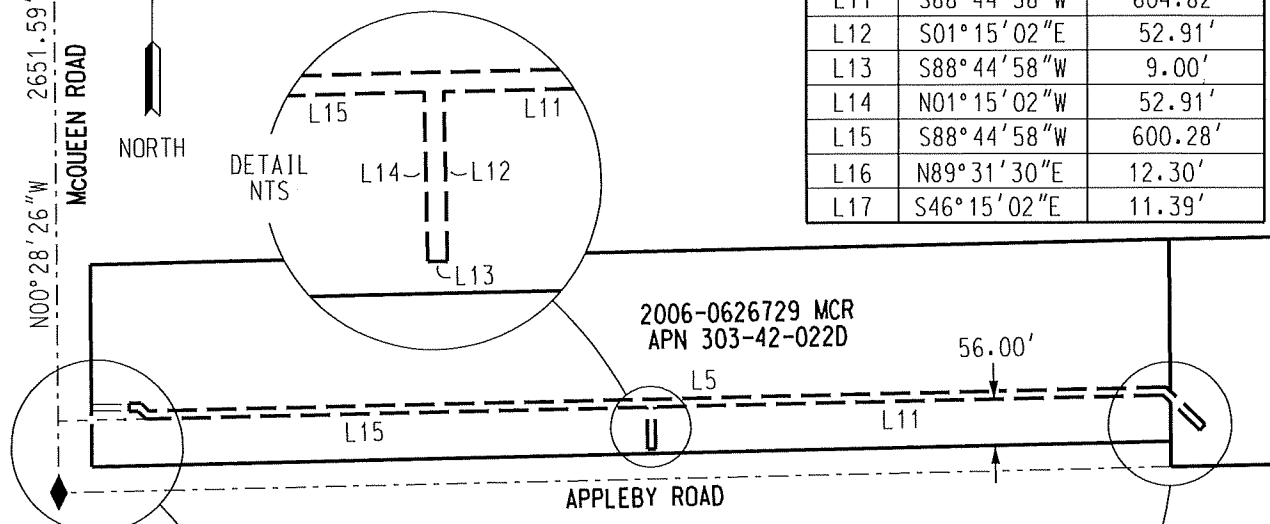
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NORTHWEST CORNER SECTION 14
FND BRASS CAP FLUSH
LVI: 04-23-2015

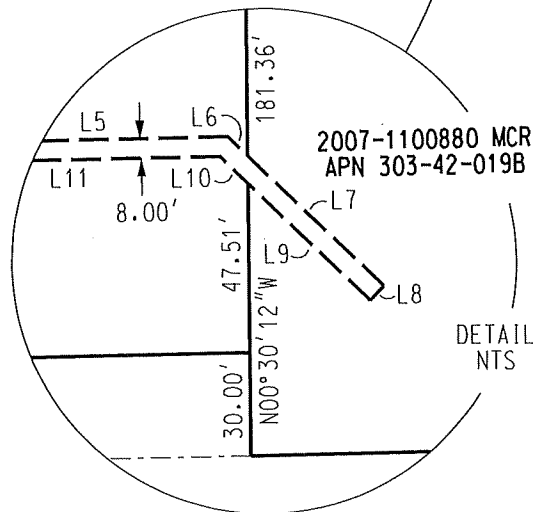
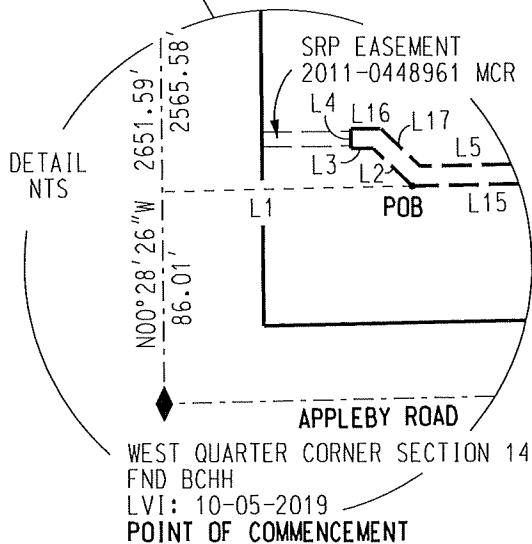


LINE TABLE		
LINE	BEARING	DISTANCE
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L2	N46°15'02"W	11.45'
L3	S89°31'30"W	9.05'
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DETAIL FROM
PAGE 4
NTS



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