

ORDINANCE NO. 024-33

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF A UTILITY EASEMENT IN FAVOR OF SOUTHWEST GAS CORPORATION AT THE GLENDALE SPRING TRAINING COMPLEX AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

WHEREAS, the City of Glendale (City) owns the Glendale Spring Training Complex; and

WHEREAS, the Los Angeles Dodgers have constructed an additional improvement - a Performance Lab - on City-owned real property at the complex; and

WHEREAS, to support the Performance Lab, Southwest Gas Corporation (SWG) needs to relocate and/or expand its utility service line and is requesting a new easement as legally described in Attachment 1; and

WHEREAS, the City is willing to provide SWG with the utility easement, as attached hereto as Attachment 1, to protect its facilities.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the City Council hereby approves abandoning the prior SWG easement and granting the new easement to SWG and authorizes and directs the City Manager to execute said easement, attached hereto as Attachment 1, on behalf of the City.

SECTION 2. That the City Clerk is instructed and authorized to forward a certified copy of this Ordinance and easement for recording to the Maricopa County Recorder's Office.

SECTION 3. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

(Signatures on following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 10th day of September, 2024.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

ATTACHMENT 1

APN # 102-59-022B

Recording Requested By/Return To:
Southwest Gas Corporation
9 South 43rd Avenue
Mail Code 42O-588
Phoenix, Arizona 85009



SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	<u>KXSJ</u>	Reviewed By	<u>KXSJ</u>
Sec. <u>18</u>	T <u>2N</u>	R <u>1E</u>	Meridian <u>G&SRM</u>
County	<u>Maricopa</u>	State	<u>Arizona</u>
WR No.	<u>4690413</u>	LRS No.	<u>18709</u>

I (We) CITY OF GLENDALE, an Arizona municipal corporation

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. 4690413 LRS No. 18709

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

_____ day of _____, _____

CITY OF GLENDALE, an Arizona municipal corporation

Grantor _____

Signature

Grantor _____

Print Name & Title

ACKNOWLEDGMENT

STATE OF _____)

)

COUNTY OF _____)

On _____, before me, _____

(here insert name of the officer)

a notary public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"
SOUTHWEST GAS CORPORATION
LEGAL DESCRIPTION
EASEMENT
WR 4690413

APN: 102-59-022B

THAT PORTION OF THE EAST HALF (E 1/2) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.....

A STRIP OF LAND 8.00 FEET IN WIDTH, BEING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF THE NATURAL GAS PIPELINE(S), LYING WITHIN THE PARCEL OF LAND DESCRIBED AS LOT 7 OF THE FINAL PLAT FOR "GLENDALE SPRING TRAINING COMPLEX" RECORDED IN BOOK 1020, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY;

THE BASIS OF BEARINGS IS SOUTH 87° 31' 36" WEST A DISTANCE OF 2613.44 FEET ALONG THE SOUTHERLY(SLY) LINE OF SAID SECTION 18 FROM THE SOUTHEAST (SE) CORNER TO THE SOUTH (S) QUARTER CORNER OF SAID SECTION 18.

PARCEL 1:

COMMENCING AT SAID SOUTH (S) QUARTER CORNER;

THENCE NORTH 31° 48' 18" EAST A DISTANCE OF 798.94 FEET TO THE **POINT OF BEGINNING** OF SAID STRIP;

THENCE SOUTH 88° 08' 12" WEST A DISTANCE OF 41.83 FEET;

THENCE NORTH 11° 26' 36" WEST A DISTANCE OF 58.10 FEET;

THENCE NORTH 13° 20' 30" WEST A DISTANCE OF 244.95 FEET;

THENCE NORTH 04° 58' 34" WEST A DISTANCE OF 112.23 FEET;

THENCE NORTH 02° 30' 49" EAST A DISTANCE OF 104.32 FEET;

THENCE NORTH 07° 58' 50" EAST A DISTANCE OF 133.76 FEET;

THENCE NORTH 10° 12' 16" EAST A DISTANCE OF 310.06 FEET;



THENCE NORTH 07° 57' 46" EAST A DISTANCE OF 91.78 FEET;
THENCE NORTH 03° 44' 12" EAST A DISTANCE OF 91.52 FEET;
THENCE NORTH 04° 42' 00" EAST A DISTANCE OF 232.31 FEET;
THENCE NORTH 00° 13' 40" EAST A DISTANCE OF 258.62 FEET;
THENCE NORTH 02° 35' 16" EAST A DISTANCE OF 205.55 FEET;
THENCE NORTH 01° 21' 28" EAST A DISTANCE OF 83.15 FEET;
THENCE NORTH 02° 30' 46" WEST A DISTANCE OF 25.81 FEET;
THENCE NORTH 05° 52' 47" EAST A DISTANCE OF 30.51 FEET TO HEREIN DESCRIBED
POINT 'A';

THENCE NORTH 66° 13' 21" WEST A DISTANCE OF 8.36 FEET;

THENCE NORTH 57° 04' 48" WEST A DISTANCE OF 45.38 FEET TO A POINT ON THE
EASTERLY (ELY) RIGHT-OF-WAY LINE OF NORTH BALL PARK BOULEVARD (WIDTH
VARIES) RECORDED IN BOOK 1020, PAGE 39, RECORDS OF SAID COUNTY, SAID POINT
ALSO BEING THE **POINT OF TERMINATION** OF PARCEL 1.

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO
INTERSECT AT ANGLE POINTS AND SHALL PROLONGATE TO OR TERMINATE AT SAID
EASTERLY (ELY) RIGHT-OF-WAY LINE.

TOGETHER WITH:

PARCEL 2:

BEGINNING AT SAID POINT 'A':

THENCE NORTH 45° 58' 54" EAST A DISTANCE OF 36.66 FEET;
THENCE NORTH 54° 41' 40" EAST A DISTANCE OF 20.93 FEET;
THENCE NORTH 65° 47' 16" EAST A DISTANCE OF 14.93 FEET;
THENCE NORTH 76° 31' 09" EAST A DISTANCE OF 25.57 FEET;
THENCE SOUTH 89° 05' 33" EAST A DISTANCE OF 86.05 FEET;
THENCE NORTH 88° 30' 10" EAST A DISTANCE OF 34.73 FEET;
THENCE SOUTH 87° 59' 15" EAST A DISTANCE OF 202.73 FEET;
THENCE NORTH 89° 56' 37" EAST A DISTANCE OF 66.10 FEET;

THENCE SOUTH 86° 04' 54" EAST A DISTANCE OF 55.44 FEET;
THENCE SOUTH 84° 34' 17" EAST A DISTANCE OF 286.86 FEET;
THENCE SOUTH 01° 27' 37" EAST A DISTANCE OF 44.44 FEET;
THENCE SOUTH 04° 41' 37" EAST A DISTANCE OF 67.63 FEET;
THENCE SOUTH 01° 14' 46" EAST A DISTANCE OF 96.15 FEET;
THENCE SOUTH 67° 22' 04" EAST A DISTANCE OF 127.40 FEET;
THENCE SOUTH 22° 24' 51" EAST A DISTANCE OF 6.64 FEET;
THENCE SOUTH 01° 53' 54" WEST A DISTANCE OF 24.58 FEET;
THENCE SOUTH 00° 25' 53" EAST A DISTANCE OF 39.69 FEET;
THENCE SOUTH 03° 21' 08" EAST A DISTANCE OF 52.47 FEET;
THENCE SOUTH 00° 15' 39" WEST A DISTANCE OF 118.24 FEET;
THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 3.00 FEET;
THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 54.00 FEET;
THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 17.60 FEET;
THENCE SOUTH 19° 22' 04" EAST A DISTANCE OF 79.69 FEET;
THENCE SOUTH 25° 40' 00" EAST A DISTANCE OF 51.97 FEET;
THENCE SOUTH 11° 21' 53" EAST A DISTANCE OF 8.20 FEET;
THENCE SOUTH 42° 00' 43" EAST A DISTANCE OF 17.31 FEET;
THENCE SOUTH 80° 20' 38" EAST A DISTANCE OF 28.67 FEET;
THENCE SOUTH 75° 47' 26" EAST A DISTANCE OF 59.59 FEET;
THENCE SOUTH 25° 27' 30" EAST A DISTANCE OF 9.63 FEET;
THENCE NORTH 86° 06' 20" EAST A DISTANCE OF 23.15 FEET;
THENCE SOUTH 77° 05' 36" EAST A DISTANCE OF 153.11 FEET;
THENCE SOUTH 83° 51' 20" EAST A DISTANCE OF 83.50 FEET;
THENCE SOUTH 86° 32' 42" EAST A DISTANCE OF 73.22 FEET;
THENCE SOUTH 54° 04' 57" EAST A DISTANCE OF 21.33 FEET;
THENCE SOUTH 16° 55' 26" EAST A DISTANCE OF 20.18 FEET;
THENCE SOUTH 10° 38' 23" EAST A DISTANCE OF 46.38 FEET;
THENCE SOUTH 17° 20' 28" EAST A DISTANCE OF 70.27 FEET;
THENCE SOUTH 20° 44' 10" EAST A DISTANCE OF 78.97 FEET;

THENCE SOUTH 15° 49' 56" EAST A DISTANCE OF 98.09 FEET;

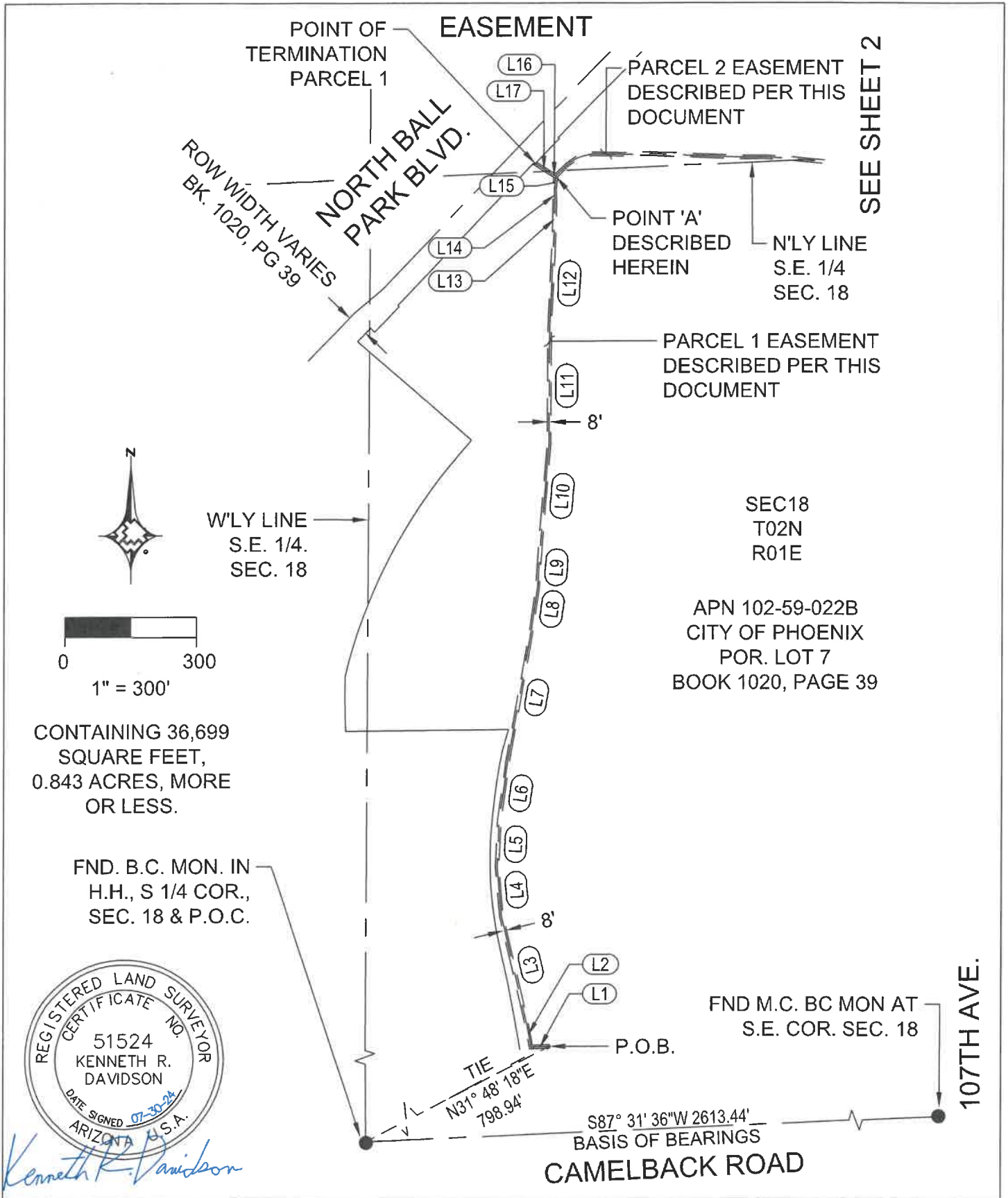
THENCE SOUTH 30° 51' 45" EAST A DISTANCE OF 79.25 FEET;

THENCE SOUTH 26° 49' 21" WEST A DISTANCE OF 27.53 FEET TO THE **POINT OF TERMINATION** OF SAID PARCEL 2 STRIP FROM WHICH THE SAID SOUTHEAST (SE) CORNER OF SECTION 18 BEARS SOUTH 23° 52' 28" EAST A DISTANCE OF 1495.60 FEET.

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO INTERSECT AT ANGLE POINTS.

PARCELS 1 AND 2 CONTAINING 36,699 SQUARE FEET, 0.843 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT B HEREBY MADE A PART HEREOF.



APN 102-59-022B

CIVILTEC
engineering inc.

SOUTHWEST GAS CORPORATION

WR# WR4690413
CITY OF PHOENIX
SEC 18, T2N, R1E, G&SRM
MARICOPA COUNTY, AZ

EXHIBIT "B"

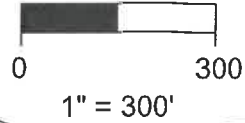
DATE: 7-30-2024
DWN: KRDCCHKD: ARS
SHEET 1 OF 5

EASEMENT

CONTAINING 36,699 SQUARE FEET,
0.843 ACRES, MORE OR LESS.

NORTH BALL
PARK BLVD.

ROW WIDTH
VARIES
BK. 1020, PG
39



PARCEL 2 EASEMENT
DESCRIBED PER THIS
DOCUMENT

N'LY LINE
S.E. 1/4
SEC. 18

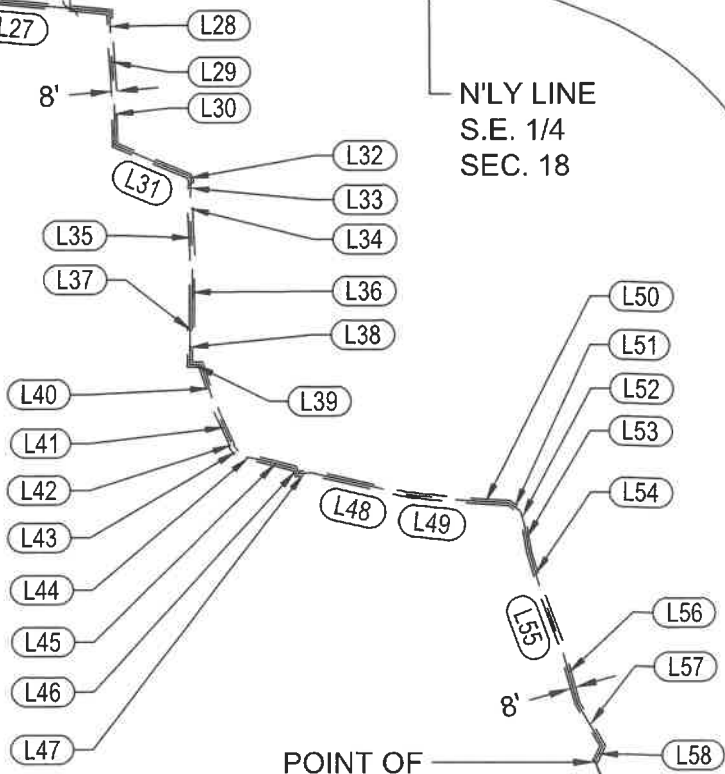
SEE SHEET 1

POINT 'A'
DESCRIBED
HEREIN AND
P.O.B PARCEL 2

PARCEL 1
EASEMENT
DESCRIBED
PER THIS
DOCUMENT

SEC18
T02N
R01E

APN 102-59-022B
CITY OF PHOENIX
POR. LOT 7
BOOK 1020, PAGE 39



POINT OF
TERMINATION
PARCEL 2

S 1/4 COR.
SEC. 18

S.E. COR.
SEC. 18

CAMELBACK ROAD



Kenneth R. Davidson

APN 102-59-022B



SOUTHWEST GAS CORPORATION

WR# WR4690413
CITY OF PHOENIX
SEC 18, T2N, R1E, G&SRM
MARICOPA COUNTY, AZ

EXHIBIT "B"

DATE: 7-30-2024

DWN: KR D CHKD: ARS

SHEET 2 OF 5

EASEMENT

LINE TABLE		
LINE #	LENGTH	BEARING
L1	41.83	S88° 08' 12"W
L2	58.10	N11° 26' 36"W
L3	244.95	N13° 20' 30"W
L4	112.23	N04° 58' 34"W
L5	104.32	N02° 30' 49"E
L6	133.76	N07° 58' 50"E
L7	310.06	N10° 12' 16"E
L8	91.78	N07° 57' 46"E
L9	91.52	N03° 44' 12"E
L10	232.31	N04° 42' 00"E
L11	258.62	N00° 13' 40"E
L12	205.55	N02° 35' 16"E
L13	83.15	N01° 21' 28"E
L14	25.81	N02° 30' 46"W
L15	30.51	N05° 52' 47"E
L16	8.36	N66° 13' 21"W
L17	45.38	N57° 04' 48"W
L18	36.66	N45° 58' 54"E
L19	20.93	N54° 41' 40"E
L20	14.93	N65° 47' 16"E



Kenneth R. Davidson

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SOUTHWEST GAS CORPORATION

WR# WR4690413
CITY OF PHOENIX
SEC 18, T2N, R1E, G&SRM
MARICOPA COUNTY, AZ

EXHIBIT "B"

DATE: 7-30-2024

DWN: KR D CHKD: ARS

SHEET 3 OF 5

EASEMENT

LINE TABLE		
LINE #	LENGTH	BEARING
L21	25.57	N76° 31' 09"E
L22	86.05	S89° 05' 33"E
L23	34.73	N88° 30' 10"E
L24	202.73	S87° 59' 15"E
L25	66.10	N89° 56' 37"E
L26	55.44	S86° 04' 54"E
L27	286.86	S84° 34' 17"E
L28	44.44	S01° 27' 37"E
L29	67.63	S04° 41' 37"E
L30	96.15	S01° 14' 46"E
L31	127.40	S67° 22' 04"E
L32	6.64	S22° 24' 51"E
L33	24.58	S01° 53' 54"W
L34	39.69	S00° 25' 53"E
L35	52.47	S03° 21' 08"E
L36	118.24	S00° 15' 39"W
L37	3.00	N90° 00' 00"W
L38	54.00	S00° 00' 00"E
L39	17.60	N90° 00' 00"E
L40	79.69	S19° 22' 04"E



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MARICOPA COUNTY, AZ

EXHIBIT "B"

DATE: 7-30-2024

DWN: KRD CHKD: ARS

SHEET 4 OF 5

EASEMENT

LINE TABLE		
LINE #	LENGTH	BEARING
L41	51.97	S25° 40' 00"E
L42	8.20	S11° 21' 53"E
L43	17.31	S42° 00' 43"E
L44	28.67	S80° 20' 38"E
L45	59.59	S75° 47' 26"E
L46	9.63	S25° 27' 30"E
L47	23.15	N86° 06' 20"E
L48	153.11	S77° 05' 36"E
L49	83.50	S83° 51' 20"E
L50	73.22	S86° 32' 42"E
L51	21.33	S54° 04' 57"E
L52	20.18	S16° 55' 26"E
L53	46.38	S10° 38' 23"E
L54	70.27	S17° 20' 28"E
L55	78.97	S20° 44' 10"E
L56	98.09	S15° 49' 56"E
L57	79.25	S30° 51' 45"E
L58	27.53	S26° 49' 21"W



Kenneth R. Davidson

CONTAINING 36,699 SQUARE FEET,
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MARICOPA COUNTY, AZ

EXHIBIT "B"

DATE: 7-30-2024

DWN: KR D CHKD: ARS

SHEET 5 OF 5