

ORDINANCE NO. 2998 NEW SERIES

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 CAMELBACK RANCH; AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

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

SECTION 1. That the City Council approves an easement and all the terms and conditions and directs that the City Manager for the City of Glendale execute said document granting Southwest Gas Corporation a utility easement upon, across, over and under the surface of certain property located within existing City property, in the form attached as Exhibit A. The legal description is contained in the Easement.

SECTION 2. That the City reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by said property owner of the rights granted hereunder; provided, however, that the City shall not obstruct, or permit to be obstructed, the easement premises at any time whatsoever without the express prior written consent of the property owner.

SECTION 3. That the City Clerk is instructed and authorized to forward a certified copy of this ordinance and exhibits for recording to the Maricopa County Recorder's Office.

[Signatures on the following page.]

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of
Glendale, Maricopa County, Arizona, this day of , 2016.

M A Y O R

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager
e_eng_cbr.doc

EXHIBIT A

APN # 102-59-022

Recording Requested By/Return To:
Southwest Gas Corporation
9 South 43rd Avenue
Mail Code 42O-588 kas3
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>kas3</u>	Reviewed By	<u>abg3</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>
W.R. No.	<u>N/A</u>	W.O. No.	<u>N/A</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" and "B"

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. N/AW.O. No. N/A

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

Grantor _____

Signature

Grantor _____

Printed Name and 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)

SOUTHWEST GAS CORPORATION
ADDENDUM TO
GRANT OF EASEMENT

City Of Glendale
APN 102-59-022

In addition to the permitted use of the Easement area by Grantor for street, road or driveway purposes, Grantor, subject to review by Grantee and all applicable pipeline safety requirements, may construct, install, maintain and replace curbing, sidewalks and shallow-rooted (not to exceed 12 inches in depth) ground-cover landscaping (turf and shrubbery), chain-link fencing and one gabion crossing within the Easement area. Grantor agrees such use shall not interfere with Grantee's facilities or the exercise of Grantee's rights within the Easement area. Grantor shall be solely responsible for all costs associated with maintaining any permitted structures and uses; and Grantor shall keep the Easement Premises in good repair and condition; and free of any obstruction that poses a hazard or interferes with Grantee's facilities or access to Grantee's facilities. Grantee reserves the right, at Grantor's expense, to take whatever actions are necessary to eliminate any hazard or obstruction to Grantee's facilities and its access thereto. In the event Grantee must excavate to access its facilities, Grantor reserves the right, at its expense, to reasonably restore such excavated area.

EXHIBIT "A"
SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

APN 102-59-022

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 8.00 FEET IN WIDTH, BEING 4.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE NATURAL GAS PIPELINE(S), LYING WITHIN A PARCEL OF LAND DESCRIBED AS LOT 7 OF THE FINAL PLAT FOR "GLENDALE SPRING TRAINING COMPLEX" RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, IN BOOK 1020, PAGE 39, ON FEBRUARY 6, 2009.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 01°15'07" WEST, A DISTANCE OF 586.63 FEET, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 80°25'20" WEST, A DISTANCE OF 22.32 FEET;

THENCE NORTH 13°11'51" WEST, A DISTANCE OF 179.73 FEET;

THENCE NORTH 12°11'27" WEST, A DISTANCE OF 146.35 FEET;

THENCE NORTH 03°54'56" WEST, A DISTANCE OF 83.58 FEET;

THENCE NORTH 01°09'01" EAST, A DISTANCE OF 77.55 FEET;

THENCE NORTH 05°07'27" EAST, A DISTANCE OF 69.82 FEET;

THENCE NORTH 08°04'09" EAST, A DISTANCE OF 73.14 FEET;

THENCE NORTH 10°15'33" EAST, A DISTANCE OF 327.96 FEET;

THENCE NORTH 07°53'51" EAST, A DISTANCE OF 102.45 FEET;

THENCE NORTH 04°25'05" EAST, A DISTANCE OF 320.70 FEET;

THENCE NORTH 00°10'17" EAST, A DISTANCE OF 284.09 FEET;

THENCE NORTH 03°11'52" EAST, A DISTANCE OF 164.92 FEET;

THENCE NORTH 01°10'51" EAST, A DISTANCE OF 142.93 FEET, TO A POINT HEREINAFTER REFERED TO AS POINT 'A';

THENCE NORTH 31°33'41" EAST, A DISTANCE OF 31.99 FEET;

THENCE NORTH 54°47'35" EAST, A DISTANCE OF 43.49 FEET;

THENCE NORTH 76°18'23" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 89°04'27" EAST, A DISTANCE OF 193.99 FEET;

THENCE SOUTH 87°36'17" EAST, A DISTANCE OF 109.77 FEET;

THENCE NORTH 89°55'55" EAST, A DISTANCE OF 73.42 FEET, TO A POINT HEREINAFTER REFERED TO AS POINT 'B';

THENCE SOUTH 86°33'51" EAST, A DISTANCE OF 57.52 FEET;

THENCE SOUTH 84°39'00" EAST, A DISTANCE OF 234.53 FEET;

THENCE SOUTH 86°06'34" EAST, A DISTANCE OF 35.39 FEET;

THENCE SOUTH 77°02'52" EAST, A DISTANCE OF 24.16 FEET;

THENCE SOUTH 01°58'57" EAST, A DISTANCE OF 201.82 FEET;

THENCE SOUTH 64°41'56" EAST, A DISTANCE OF 75.54 FEET;

THENCE SOUTH 67°49'40" EAST, A DISTANCE OF 53.80 FEET;

THENCE SOUTH 09°08'47" EAST, A DISTANCE OF 14.18 FEET;

THENCE SOUTH 00°10'19" EAST, A DISTANCE OF 46.21 FEET;

THENCE SOUTH 02°36'41" EAST, A DISTANCE OF 87.58 FEET;

THENCE SOUTH 04°13'06" WEST, A DISTANCE OF 46.78 FEET;

THENCE SOUTH 01°18'20" WEST, A DISTANCE OF 36.76 FEET;

THENCE SOUTH 21°07'00" EAST, A DISTANCE OF 29.86 FEET;

THENCE SOUTH 29°11'54" EAST, A DISTANCE OF 15.84 FEET;

THENCE SOUTH 03°43'00" EAST, A DISTANCE OF 102.46 FEET;

THENCE SOUTH 20°34'07" EAST, A DISTANCE OF 35.94 FEET;

THENCE SOUTH 34°06'52" EAST, A DISTANCE OF 53.02 FEET;

THENCE SOUTH 75°59'46" EAST, A DISTANCE OF 44.29 FEET;

THENCE NORTH 89°00'07" EAST, A DISTANCE OF 48.10 FEET;

THENCE NORTH 85°19'56" EAST, A DISTANCE OF 29.25 FEET;
THENCE SOUTH 81°49'57" EAST, A DISTANCE OF 35.37 FEET;
THENCE SOUTH 71°11'21" EAST, A DISTANCE OF 44.10 FEET;
THENCE SOUTH 74°33'56" EAST, A DISTANCE OF 48.54 FEET;
THENCE SOUTH 84°02'50" EAST, A DISTANCE OF 107.12 FEET;
THENCE SOUTH 85°31'11" EAST, A DISTANCE OF 51.36 FEET;
THENCE SOUTH 81°00'17" EAST, A DISTANCE OF 34.43 FEET;
THENCE SOUTH 19°10'31" EAST, A DISTANCE OF 30.68 FEET;
THENCE SOUTH 10°12'34" EAST, A DISTANCE OF 46.26 FEET;
THENCE SOUTH 14°14'03" EAST, A DISTANCE OF 43.66 FEET;
THENCE SOUTH 21°24'00" EAST, A DISTANCE OF 101.18 FEET;
THENCE SOUTH 16°21'03" EAST, A DISTANCE OF 201.52 FEET;
THENCE SOUTH 24°28'49" WEST, A DISTANCE OF 38.67 FEET;
THENCE SOUTH 31°52'01" WEST, A DISTANCE OF 21.14 FEET;
THENCE NORTH 29°16'11" WEST, A DISTANCE OF 19.10 FEET, TO THE **POINT OF TERMINUS**;

AND; BEGINNING AT SAID POINT 'A';

THENCE SOUTH 44°55'34" EAST, A DISTANCE OF 59.36 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 7, TO THE **POINT OF TERMINUS**;

AND; BEGINNING AT SAID POINT 'B';

THENCE SOUTH 21°29'55" EAST, A DISTANCE OF 46.59 FEET;

THENCE SOUTH 05°07'13" EAST, A DISTANCE OF 31.65 FEET TO THE **POINT OF TERMINUS**;

THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR LENGTHENED SO AS TO INTERSECT AT ALL ANGLE POINTS.

SAID STRIP CONTAINS 37,762 SQUARE FEET OR 0.8669 ACRES, MORE OR LESS.

EXHIBIT "B"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.32'	S80°25'20"W
L2	179.73'	N13°11'51"W
L3	146.35'	N12°11'27"W
L4	83.58'	N03°54'56"W
L5	77.55'	N01°09'01"E
L6	69.82'	N05°07'27"E
L7	73.14'	N08°04'09"E
L8	327.96'	N10°15'33"E
L9	102.45'	N07°53'51"E
L10	320.70'	N04°25'05"E
L11	284.09'	N00°10'17"E
L12	164.92'	N03°11'52"E
L13	142.93'	N01°10'51"E
L14	31.99'	N31°33'41"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	43.49'	N54°47'35"E
L16	36.50'	N76°18'23"E
L17	193.99'	S89°04'27"E
L18	109.77'	S87°36'17"E
L19	73.42'	N89°55'55"E
L20	57.52'	S86°33'51"E
L21	234.53'	S84°39'00"E
L22	35.39'	S86°06'34"E
L23	24.16'	S77°02'52"E
L24	201.82'	S01°58'57"E
L25	75.54'	S64°41'56"E
L26	53.80'	S67°49'40"E
L27	14.18'	S09°08'47"E
L28	46.21'	S00°10'19"E

SOUTHWEST GAS CORPORATION

CITY OF GLENDALE
SECTION 18. T. 2 N., R. 1 E., G.&S.R.M.
MARICOPA COUNTY, ARIZONA

SHEET 2

EXHIBIT "B"

APN 102-59-022

DATE: 03/22/16

DRAWN BY: JM

CHECKED BY: KG

EXHIBIT "B"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	87.58'	S02°36'41"E
L30	46.78'	S04°13'06"W
L31	36.76'	S01°18'20"W
L32	29.86'	S21°07'00"E
L33	15.84'	S29°11'54"E
L34	102.46'	S03°43'00"E
L35	35.94'	S20°34'07"E
L36	53.02'	S34°06'52"E
L37	44.29'	S75°59'46"E
L38	48.10'	N89°00'07"E
L39	29.25'	N85°19'56"E
L40	35.37'	S81°49'57"E
L41	44.10'	S71°11'21"E
L42	48.54'	S74°33'56"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	107.12'	S84°02'50"E
L44	51.36'	S85°31'11"E
L45	34.43'	S81°00'17"E
L46	30.68'	S19°10'31"E
L47	46.26'	S10°12'34"E
L48	43.66'	S14°14'03"E
L49	101.18'	S21°24'00"E
L50	201.52'	S16°21'03"E
L51	38.67'	S24°28'49"W
L52	21.14'	S31°52'01"W
L53	19.10'	N29°16'11"W
L54	46.59'	S21°29'55"E
L55	31.65'	S05°07'13"E
L56	59.36'	S44°55'34"E

SOUTHWEST GAS CORPORATION

CITY OF GLENDALE
SECTION 18. T. 2 N., R. 1 E., G.&S.R.M.
MARICOPA COUNTY, ARIZONA

SHEET 3

EXHIBIT "B"

APN 102-59-022

DATE: 03/22/16

DRAWN BY: JM

CHECKED BY: KG