

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Yugal K. Lall, City Engineer/Public Works Director 

DATE: June 4, 2008 (CC Meeting of 6/18/08)

SUBJECT: Consider Acceptance of Easement Deed for 5-Foot Wide Sidewalk from Kylexa Enterprises, LLC for Commercial Planned Development No. 2004-02 (Moorpark Grove) for Parcel A of Parcel Map 5316.

BACKGROUND

This project is a 1.6-acre Commercial Planned Development (CPD 2004-02) located on the southeast corner of Los Angeles Avenue and Park Lane as shown on Attachment 1.

DISCUSSION

As part of the project development and site improvements for CPD 2004-02 (Moorpark Grove), dedication to the City for a 5-foot wide sidewalk easement is necessary (Attachment 2) for public access purposes at the driveway approach along Park Lane fronting the development.

FISCAL IMPACT

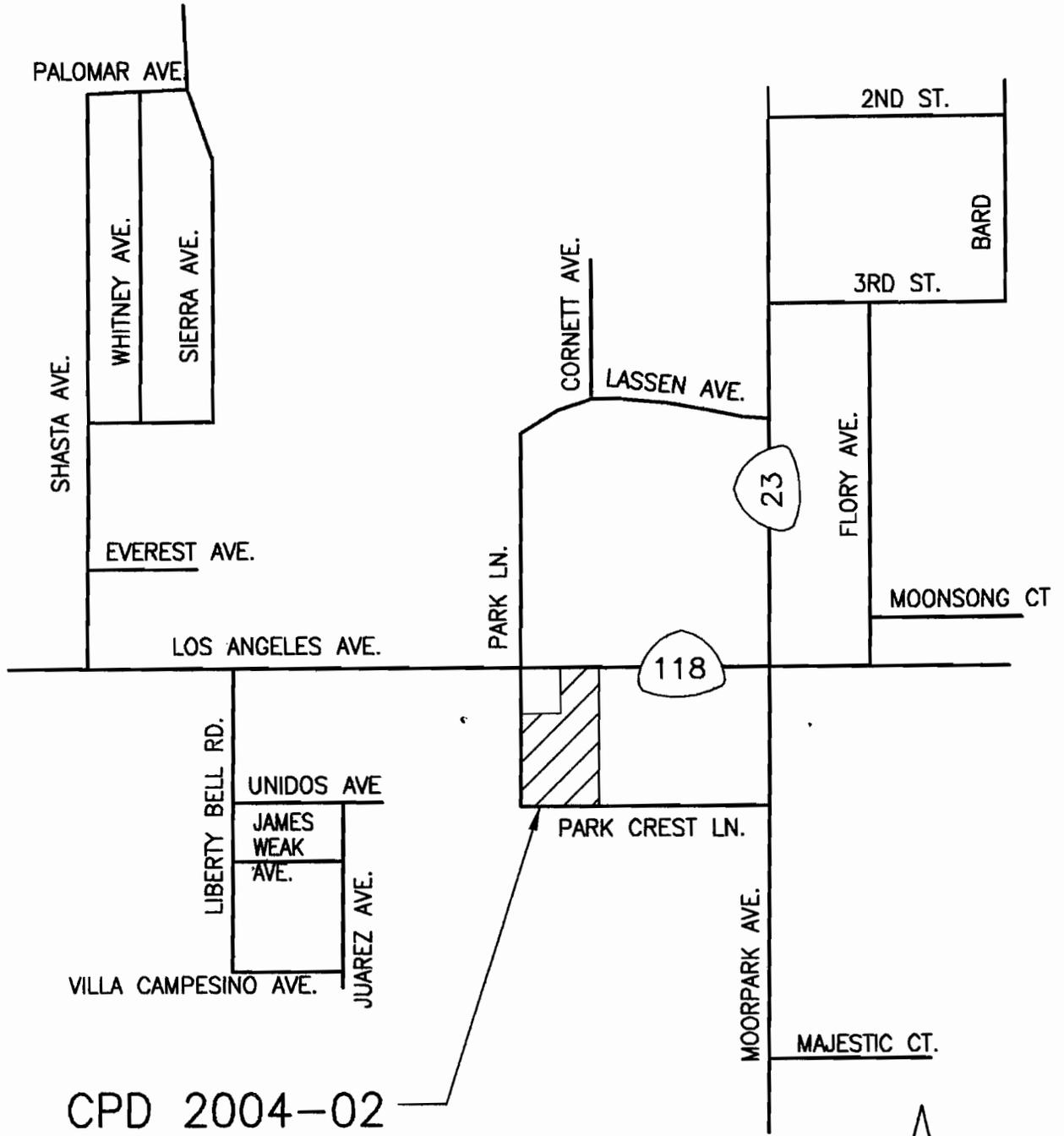
None.

STAFF RECOMMENDATION

Accept the easement and authorize the City Clerk to sign and record an acceptance certificate for the Deed of Easement and the attachments thereto in the office of the Ventura County Recorder.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Easement Deed



CPD 2004-02

VICINITY MAP

N.T.S.



AND WHEN RECORDED MAIL TO

Name: City of Moorpark
Address: 799 Moorpark Avenue
City & Moorpark
State: California 93021
attn: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EASEMENT DEED
NO APPARENT VALUE**

APN NO. 506-0-050-550

TITLE NO.

ESCROW NO.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$

CITY TAX \$

computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale
incorporated area of the City of Moorpark and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kylexa
Enterprises, LLC, a California Limited Liability Company hereby grant(s) to

City of Moorpark a Municipal Corporation

the following described real property in the City of Moorpark

County of Ventura, State of California:

An easement for sidewalk purposes upon, across, above and under the real property described in Exhibit
"A" and shown on Exhibit "B", attached hereto and made a part hereof, together with the rights of ingress
and egress to and from said easement for the purpose of constructing, installing, inspecting, repairing,
replacing and maintaining improvements therein.

Kylexa Enterprises, LLC, a California Limited Liability Company

Dated: 6/29/2006

State of California

County of Ventura

On 6-29-2006 before me, JAMES WU, NOTARY (here insert name) Notary Public,
personally appeared KEITH PALMQUIST

personally known to me (or prived 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 all 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.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

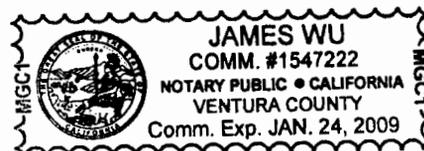


EXHIBIT "A"

**Legal Description for
Sidewalk Easement**

PARCEL A:

All that portion of Parcel A as shown on Parcel Map 5316 in the City of Moorpark, County of Ventura, State of California as recorded in Book 60 Pages 87 - 90 of Parcel Maps in the Office of the County Recorder of said county, further described as follows:

Commencing at the Northwest corner of Parcel A of said Parcel Map, said point being on the Easterly Right-of-Way line of Park Lane, having a width of 68', thence along said Easterly Right-of-Way South $00^{\circ} 03' 00''$ East 9.44 feet to the True Point of Beginning; thence leaving said Right-of-Way,

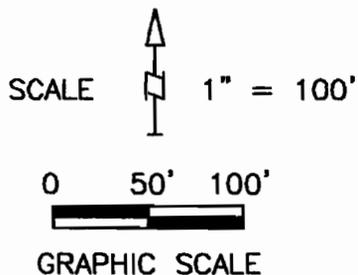
- 1st: North $89^{\circ} 57' 00''$ East 5.00 feet; thence,
- 2nd: South $00^{\circ} 03' 00''$ East 52.27 feet; thence,
- 3rd: South $89^{\circ} 57' 00''$ West 5.00 feet to a point on the Easterly line of said Park Lane; thence along said Easterly line,
- 4th: North $00^{\circ} 03' 00''$ West 52.27 feet to the True Point of Beginning.

Containing 261.35 S.F.



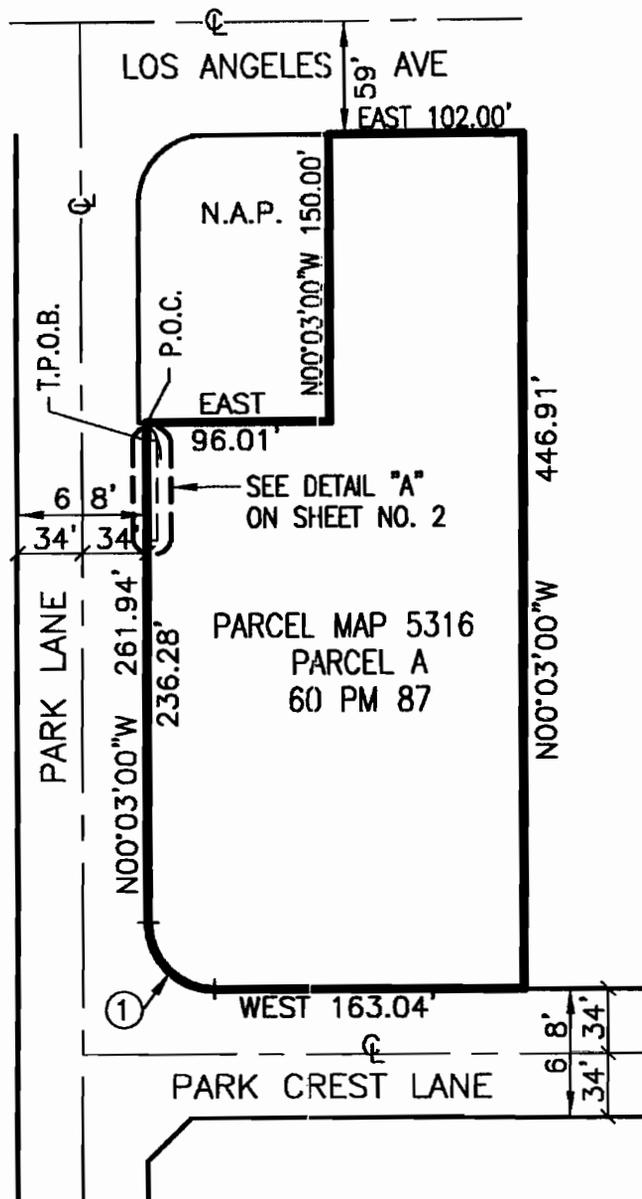
Fred W Hammar

EXHIBIT "B"
SIDEWALK EASEMENT



PREPARED BY:
FRED W. HAMMAR
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SOMIS, CA 93066
(805)491-0294

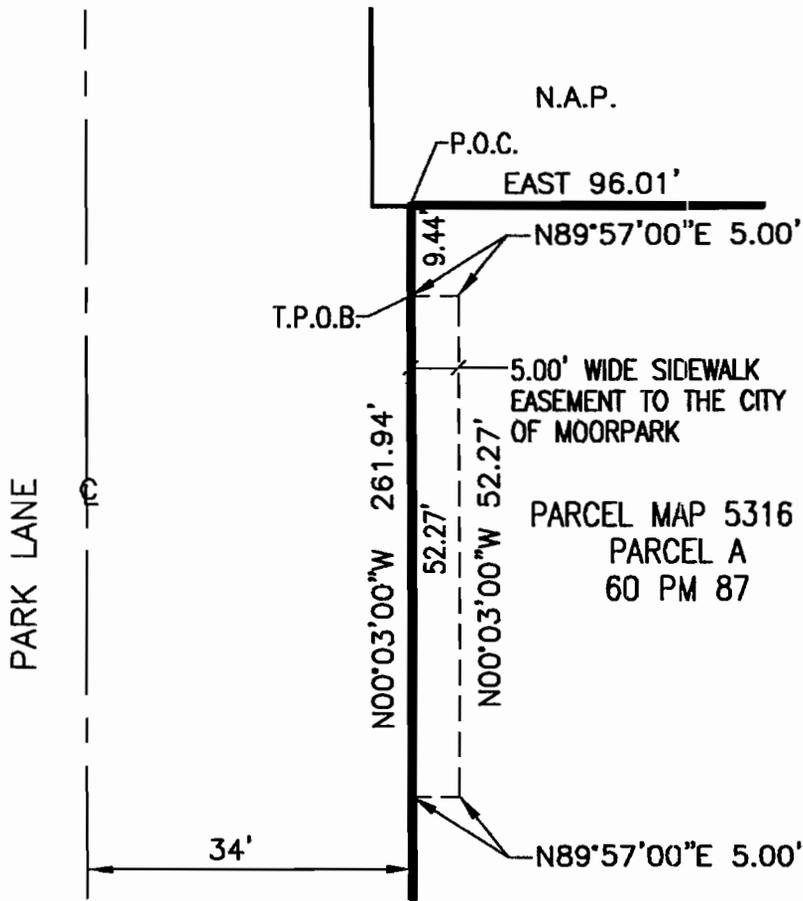
Fred W. Hammar 5-14-08
R.C.E. 13765 EXP. 03-31-09 DATE



CURVE DATA

Curve No.	Δ	R	L	T
1	89°57'00"	35.00'	54.95'	34.97'

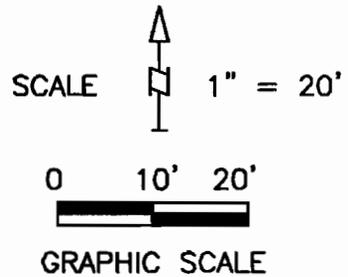
EXHIBIT "B"
SIDEWALK EASEMENT



DETAIL "A"

SCALE: 1" = 20'

PREPARED BY:
FRED W. HAMMAR
P.O. BOX 162
SOMIS, CA 93066
(805)491-0294



Fred W. Hammar 5-16-08
R.C.E. 13765 EXP. 03-31-09 DATE

SHEET 2 OF 2 SHEETS