

**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 2.5-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 2.5-foot wide sidewalk easement is necessary (Attachment 2) for public access purposes at the northeasterly corner of Park Lane and Park Crest Lane.

**FISCAL IMPACT**

None.

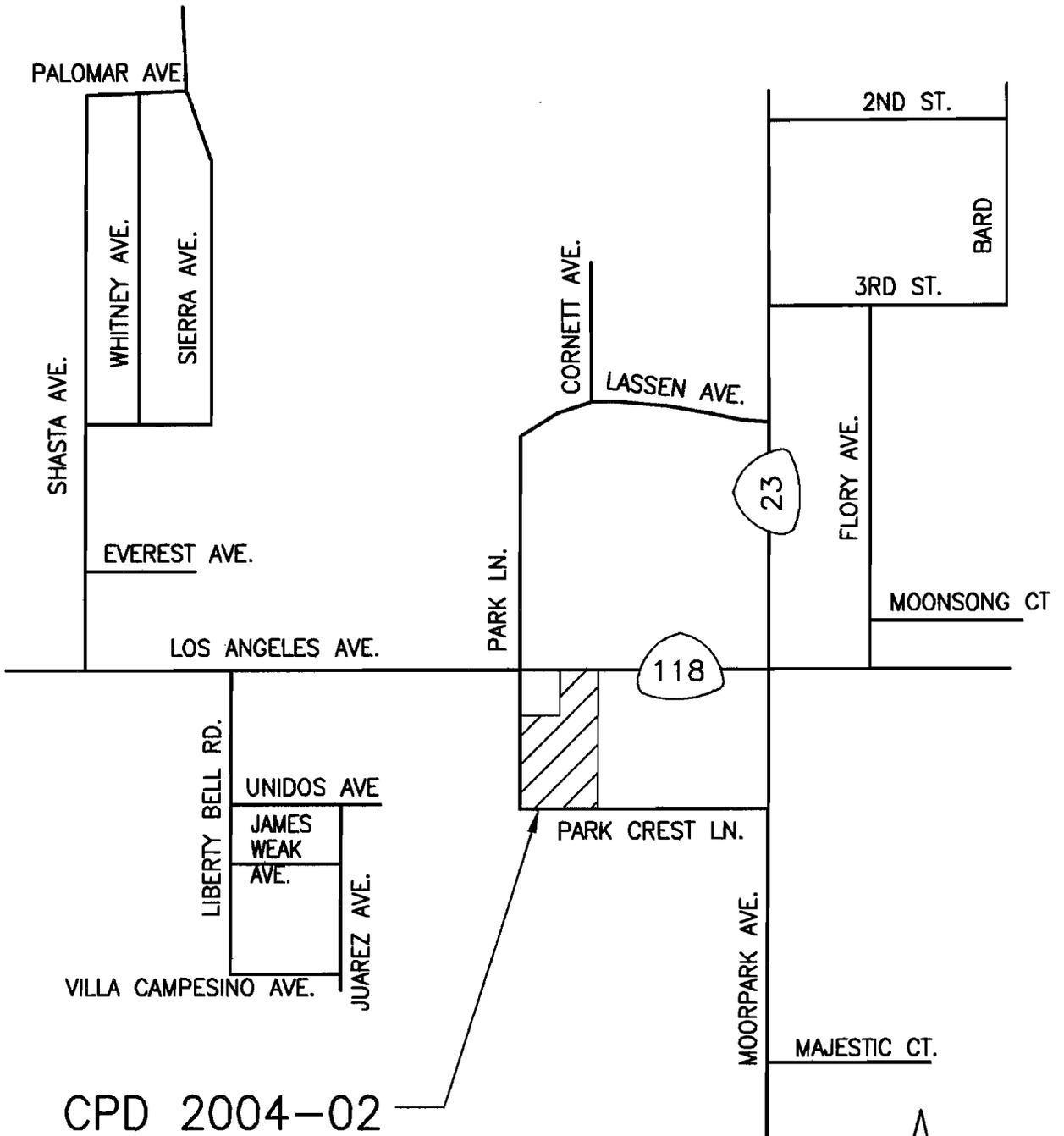
**STAFF RECOMMENDATION**

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

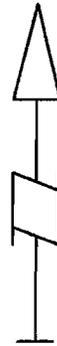
ATTACHMENT 1



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

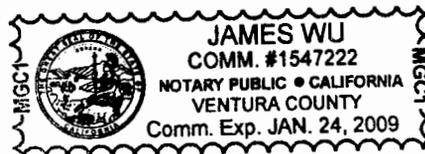
State of California  
County of Ventura

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

personally known to me (or privied 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]*



00229

**EXHIBIT "A"**

**Legal Description for  
Sidewalk Easement**

**PARCEL B:**

All that portion of Park Crest Lane "Offered for Dedication" 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 Southeast corner of Parcel A of said Parcel Map, said point being on the Northerly Right-of-Way of Park Crest Lane, having a width of 68 feet; thence West 163.04 feet to a point on a tangent curve, concave Northeasterly and having a radius of 35 feet; thence along said curve 23.20 feet through a central angle of  $37^{\circ}58'28''$  to the True Point of Beginning; thence radial to said curve,

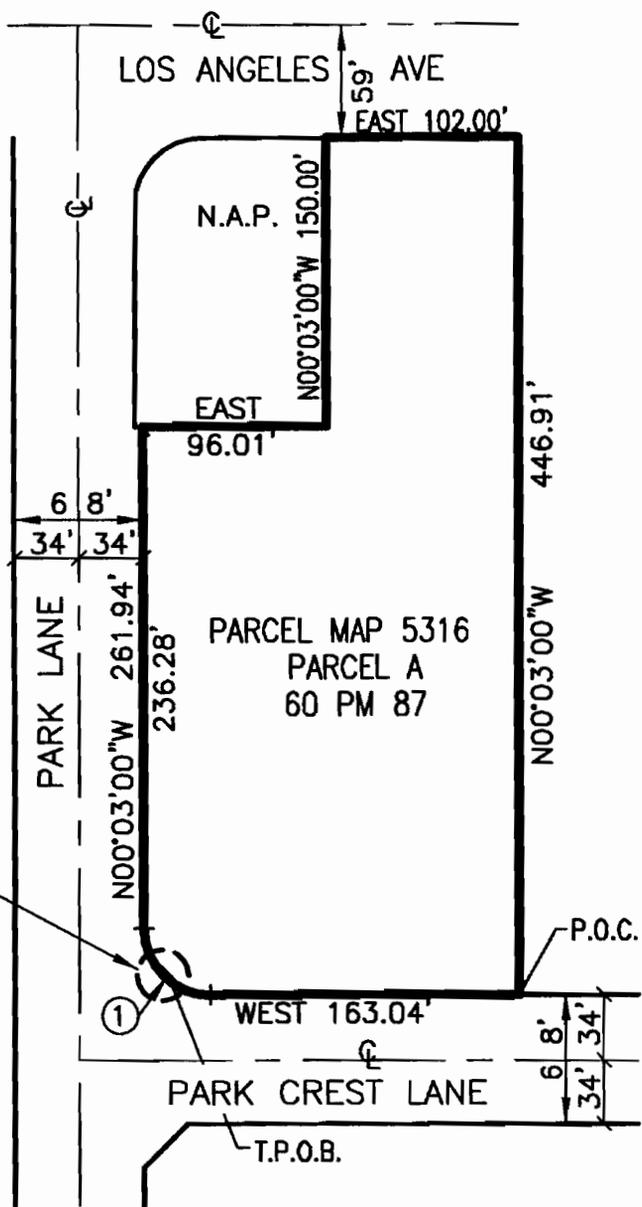
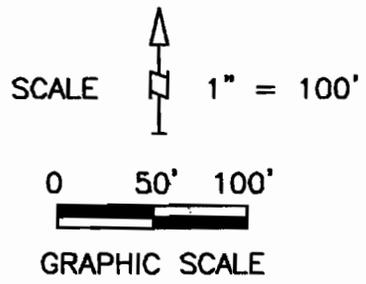
- 1st: North  $37^{\circ}58'28''$  East 2.50 feet; thence,
- 2nd: North  $44^{\circ}48'38''$  East 8.16 feet; thence radial to said curve,
- 3rd: South  $52^{\circ}24'15''$  West 2.50 feet to a point on said curve; thence along said curve,
- 4th: 8.81 feet through a central angle of  $14^{\circ}25'47''$  to the True Point of Beginning.

Containing 22.64 S.F.



*Fred W. Hammar*

**EXHIBIT "B"**  
**SIDEWALK EASEMENT**



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

**CURVE DATA**

○	Δ	R	L	T
1	89°57'00"	35.00'	54.95'	34.97'

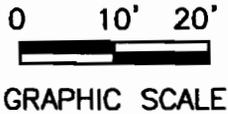
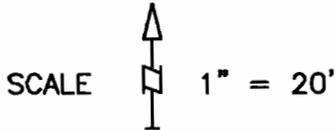
*Fred W. Hammar* 5-16-08  
 R.C.E. 13765 EXP. 03-31-09 DATE

SHEET 1 OF 2 SHEETS

**EXHIBIT "B"**  
**SIDEWALK EASEMENT**

**LINE DATA**

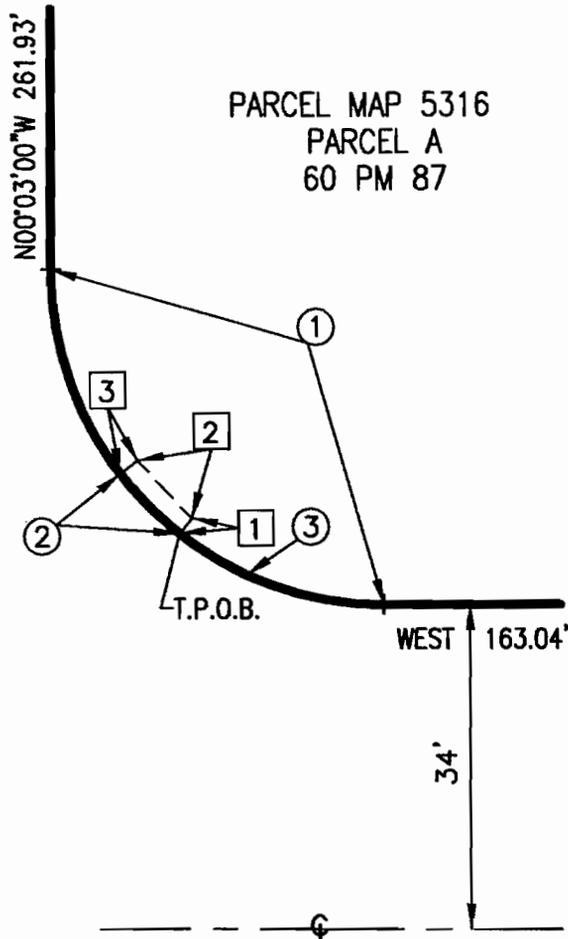
□	BEARING	LENGTH
1	N37°58'28"E (RAD)	2.50'
2	N44°48'38"E	8.16'
3	S52°24'15"W (RAD)	2.50'



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

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

PARK LANE



PARCEL MAP 5316  
 PARCEL A  
 60 PM 87

PARK CREST LANE

**DETAIL "A"**

SCALE: 1" = 20'

**CURVE DATA**

○	Δ	R	L	T
1	89°57'00"	35.00'	54.95'	34.97'
2	14°25'47"	35.00'	8.81'	4.43'
3	37°58'28"	35.00'	23.20'	12.04'

SHEET 2 OF 2 SHEETS