

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council
FROM: Yugal K. Lall, City Engineer/Public Works Director
DATE: August 6, 2008 (CC Meeting of 08/20/08)



SUBJECT: Consider Acceptance of Easement Deed for 34-Foot Wide Right-of-Way on Park Crest Lane and 10-Foot Wide Right-of-Way on Moorpark Avenue from Tuscany Square Partners, LLC for Commercial Planned Development No. 2005-02 for Parcel A of Parcel Map 3118

BACKGROUND

This project is a 6.96-acre Commercial Planned Development (CPD 2005-02) located on the southwest corner of Los Angeles Avenue and Moorpark Avenue as shown on Attachment 1.

DISCUSSION

As part of the site improvements for Tuscany Square (CPD 2005-02), a right-of-way easement dedication to the City is necessary to complete these improvements. This easement is for public access purposes along the frontage of the project. A 5-foot wide landscape parkway area as part of this dedication will be maintained by the property owner as part of the property owners association maintenance.

FISCAL IMPACT

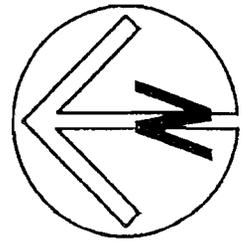
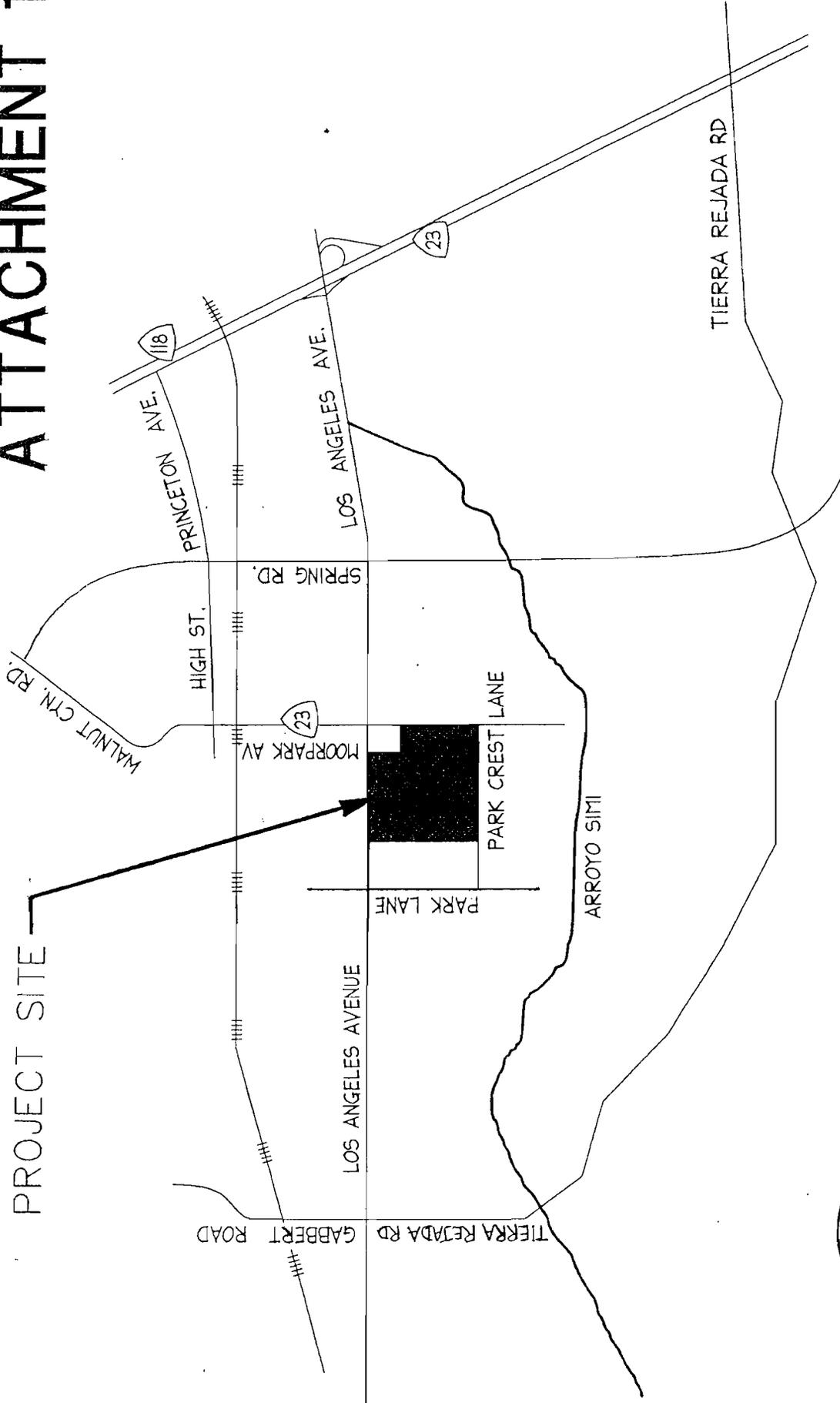
None.

STAFF RECOMMENDATION

Approve the acceptance of 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.

ATTACHMENT 1

PROJECT SITE



VICINITY MAP

NO SCALE

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021

MAIL TAX EXEMPT STATEMENTS TO:
EXEMPT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0.00
() computed on full value of property conveyed,
or
() computed on full value less value of liens and
encumbrances remaining at time of sale.
() Unincorporated area: (x) City of Moorpark, and

Assessor's Parcel No.: 506-0-050-295
Project No. & Name: 506-0-050-420
Tuscany Square

GRANT DEED OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Name of Grantor:

Tuscany Square Partners, LLC

hereby GRANTS 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 Public Street and Roadway purposes, including construction, maintenance, inspection, removal and replacement of any and all facilities over, under and upon that property described in Exhibit "A" consisting of 1 page(s), attached hereto and made a part hereof. Exhibit "B" consisting of 1 page(s) is attached for illustration purposes only.

DATED _____

STATE OF CALIFORNIA

COUNTY OF VENTURA

By: _____
(Signature)

Name: _____
(Type or Print)

Title: _____
(Type or Print)

By: Robert J. Raznick
(Signature)

Name: Robert J. Raznick
(Type or Print)

Title: _____
(Type or Print)

On 6-5-08 before me,
Robert Raznick, 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 California that the foregoing paragraph is true and correct.

Witness my hand and official seal,

Signature Robin J. Thomson

Name of Notary Robin J. Thomson

County in which commissioned Los Angeles

Date Commission expires 6-8-11

Commission Number 1744460

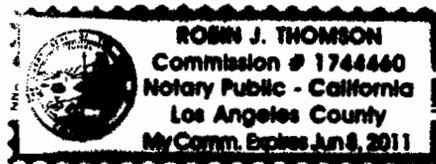


EXHIBIT "A"

**Legal Description for
Park Crest Lane and Moorpark Avenue Dedication**

All that portion of Parcel A as shown on Parcel Map 3118 in the City of Moorpark, County of Ventura, State of California as recorded in Book 28 Pages 59 - 60 of Parcel Maps in the Office of the County Recorder of said county, further described as follows:

Beginning at the Southwest corner of Parcel A of said Parcel Map, said point being the centerline of said Park Crest Lane, having a width of 68 feet; thence along said centerline,

- 1st: East 744.16 feet to a point on the Westerly right-of-way of Moorpark Avenue, having a width of 68 feet; thence along said right-of-way,
- 2nd: North 299.97 feet; thence leaving said Moorpark Avenue right-of-way,
- 3rd: South $89^{\circ} 58' 20''$ West 10.00 feet, thence,
- 4th: South 230.97 feet to a tangent curve concave Northwesterly and having a radius of 35 feet; thence Southwesterly along said curve,
- 5th: 54.98 feet through a central angle of $90^{\circ} 00' 00''$; thence tangent to said curve,
- 6th: East 699.19 feet to a point on the Westerly line of said Parcel A; thence along said Westerly line,
- 7th: South $00^{\circ} 03' 00''$ East 34.00 feet to the Point of Beginning.

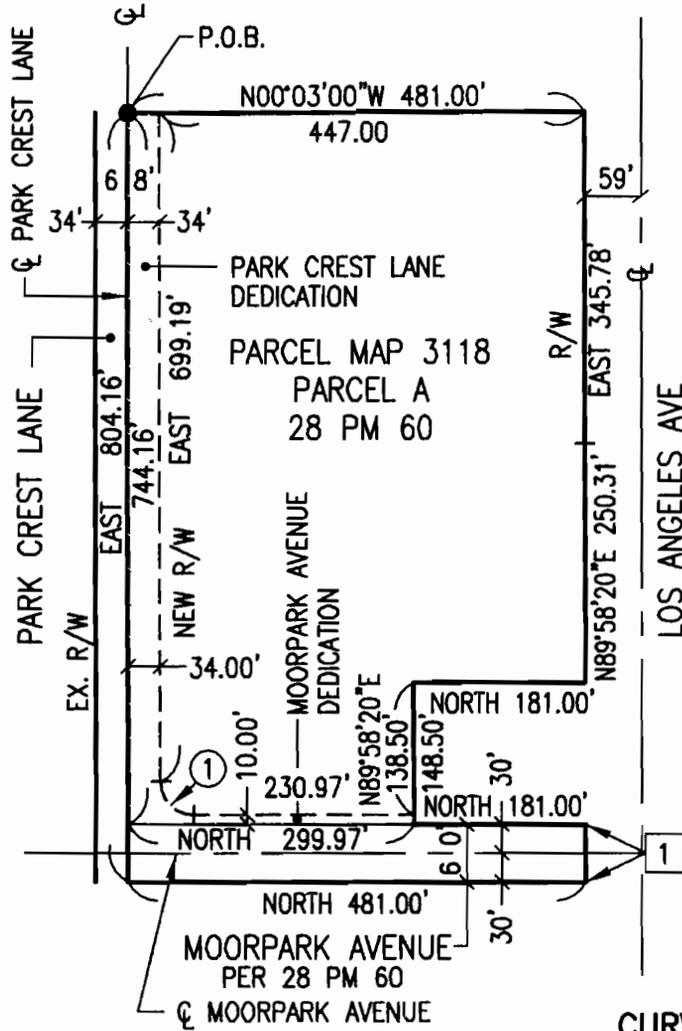
Containing 28,225 S.F.



Fred W. Hammar

EXHIBIT "B"

PARK CREST LANE AND MOORPARK AVENUE DEDICATION



LINE DATA

BEARING	DISTANCE
1 N89°58'20"E	60.00'



SCALE 1" = 200'

0 100' 200'

GRAPHIC SCALE

CURVE DATA

BEARING	ANGLE	R	L	T
1	90°00'00"	35.00'	54.98'	35.00'

PREPARED BY:

FRED W. HAMMAR

P.O. BOX 162
SOMIS, CA 93066
(805)491-0294



Fred W. Hammar

R.C.E. 13765 EXP. 03-31-09 DATE

SHEET 1 OF 1 SHEETS