

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO: Honorable City Council**

**FROM: Yugal K. Lall, City Engineer/Public Works Director  
Prepared by Earl Schwartz, Assistant City Engineer**



**DATE: July 31, 2006 (Council Meeting 08/16/06)**

**SUBJECT: Consider Deed of Easement of Dedication to the City of Moorpark for Trail Purposes in Relation to the Pardee Project for Moorpark Highlands, Upon Parcel "A" of Tract No. 5045-1**

**BACKGROUND/DISCUSSION**

As part of the project development and site improvements for Moorpark Highlands, dedication to the City of Moorpark for trail purposes is necessary (Attachment 1 and 2).

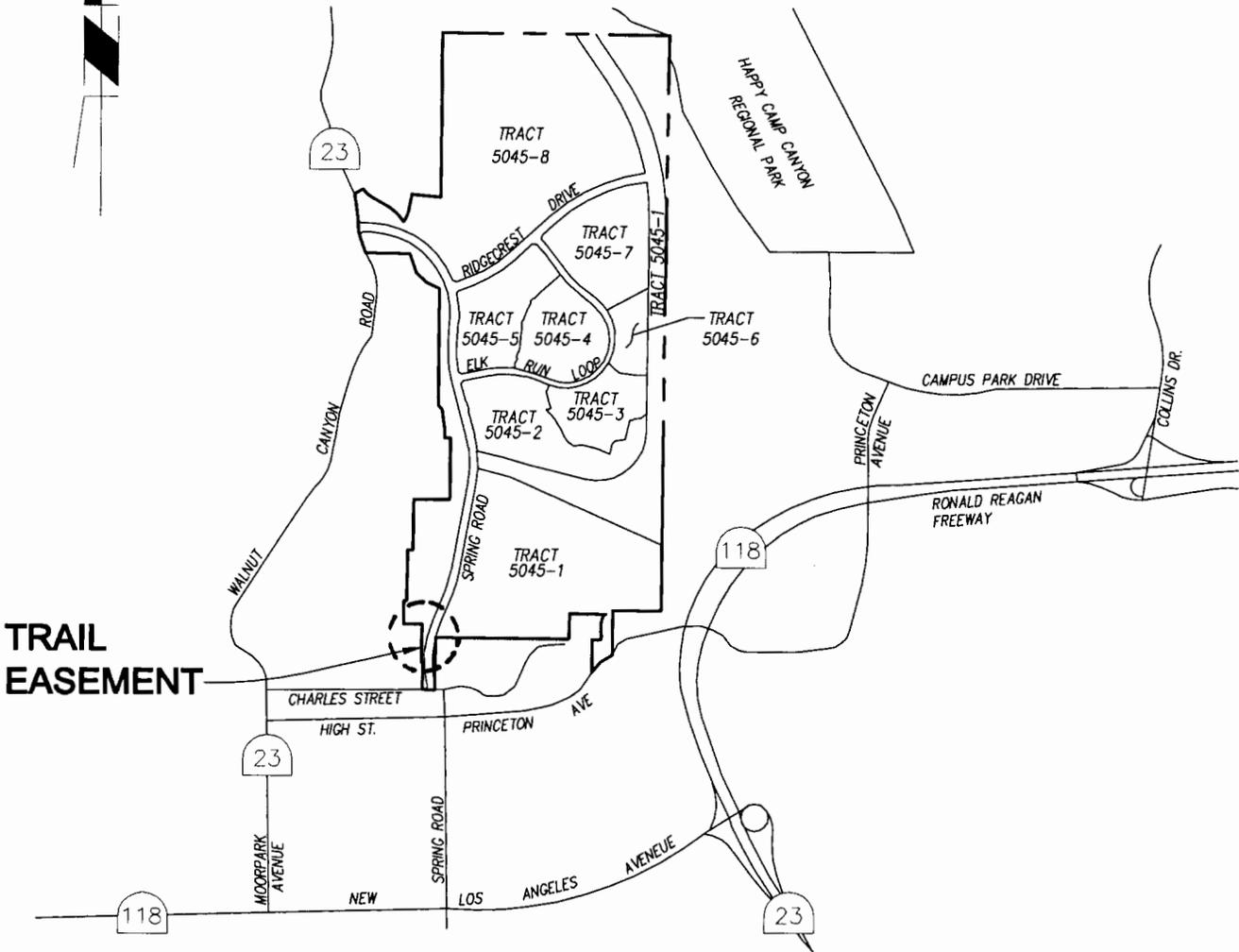
**STAFF RECOMMENDATION**

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.

**ATTACHMENTS:**

1. Location Map
2. Easement Deed

# ATTACHMENT 1



## VICINITY MAP

NTS

City of Moorpark  
799 Moorpark Avenue  
Moorpark CA 93021

AND WHEN RECORDED MAIL TO

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

RECEIVED

JUL 20 2006

RBF CONSULTING

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EASEMENT DEED  
NO APPARENT VALUE**

APN NO. 512-0-160-705

TITLE NO.

ESCROW NO.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$

CITY TAX \$

Computed in full value of property conveyed, or  
Computed on full value less value of liens or encumbrances remaining at time of sale  
Incorporated area: City of Moorpark, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PARDEE HOMES, A CALIFORNIA CORPORATION 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 trail 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.

PARDEE HOMES, A CALIFORNIA CORPORATION

Dated: 7/11/06

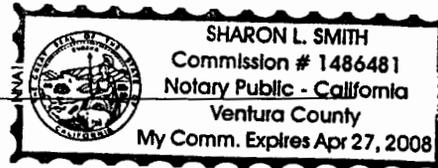
State of California  
County of Los Angeles

On July 11, 2006 before me, Sharon L. Smith (here insert name) Notary Public,

personally appeared James C. Bizzelle, III and Barbara Bai personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me all that ~~he~~/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

*Sharon L. Smith*



**RBF Consulting  
14725 Alton Parkway  
Irvine, California 92618**

**January 30, 2006  
JN 10-101690  
Page 1 of 1**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

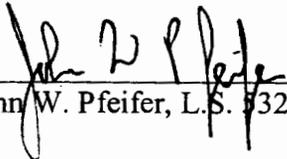
**TRAIL EASEMENT  
(TRACT NO. 5045-1)**

That certain parcel of land situated in the City of Moorpark, County of Ventura, State of California, being that portion of Parcel "A" of Tract No. 5045-1 as shown on a map thereof filed in Book 154, Pages 95 through 113 of Miscellaneous Records (Maps) in the Office of the County Recorder of said Ventura County, included within a strip of land 4.00 feet wide, the easterly line of which is described as follows:

**BEGINNING** at the southerly terminus of that certain course on the easterly line of said Parcel "A" shown as "North 05°41'44" West 14.41 feet" on said map; thence along said easterly line through the following courses: North 05°41'44" West 14.41 feet to the beginning of a tangent curve concave easterly and having a radius of 1155.00 feet; thence along said curve northerly 63.48 feet through a central angle of 03°08'57"; thence tangent from said curve North 02°32'47" West 35.15 feet; thence North 00°09'23" West 6.59 feet to the beginning of a tangent curve concave easterly and having a radius of 1449.00 feet; thence along said curve northerly 270.38 feet through a central angle of 10°41'28".

**SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

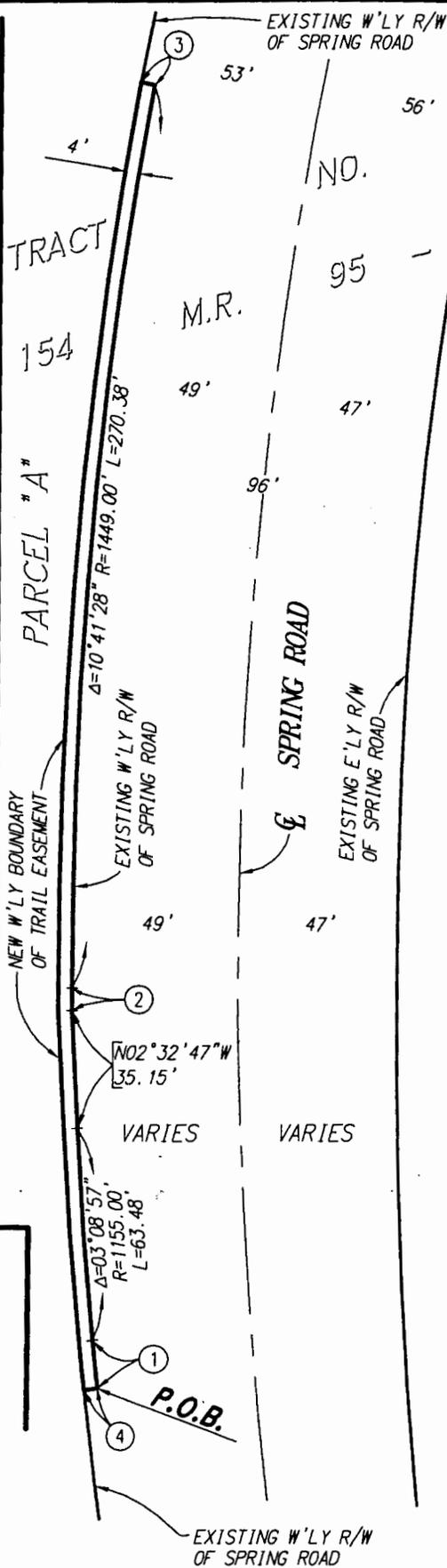
**EXHIBIT "B"** attached and by this reference made a part hereof.

  
\_\_\_\_\_  
John W. Pfeifer, L.S. 5329



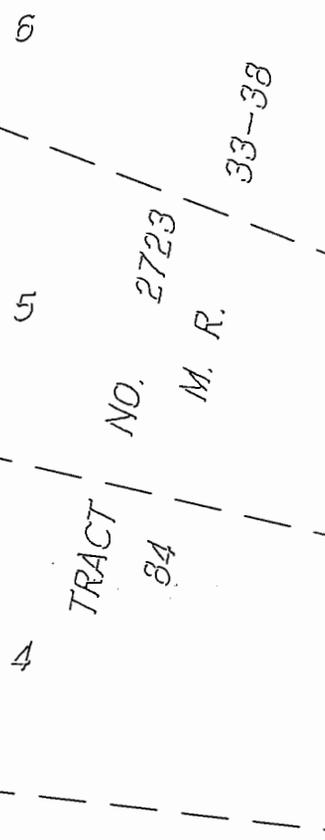


PARCEL 2, 4674 O.R. 363



DATA TABLE

(NO.)	BRNG/DELTA	RADIUS	LENGTH
1	N05°41'44"W	--	14.41'
2	N00°09'23"W	--	6.59'
3	N79°27'55"W	(RAD)	4.00'
4	N84°00'06"E	(RAD)	4.00'



**EXHIBIT "B"**  
 SKETCH TO ACCOMPANY A  
 LEGAL DESCRIPTION FOR  
 TRAIL EASEMENT  
 (TRACT NO. 5045-1)

**RBF** CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

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