

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Dave Klotzle, City Engineer/Public Works Director



DATE: October 24, 2014 (CC Meeting of 11/05/14)

SUBJECT: Consider Hiking and Equestrian Trail, and Storm Drain Easement Deed to the City of Moorpark from Toll Land XX Limited Partnership for Tract 5463

DISCUSSION

Toll Land XX Limited Partnership (Toll) is the developer of Tract 5463, a 50-lot residential subdivision located at the northeast corner of Championship Drive and Grimes Canyon Road (Attachment 1). A condition of development for Tract 5463 is the construction of a public hiking and equestrian trail, and related drainage improvements. A hiking and equestrian trail, and storm drain easement from Toll to the City is required for the trail to be open for public use and City maintenance through an assessment district. The entitlement approval process for Tract 5463, including this required easement, included compliance with the California Environmental Quality Act and a finding of consistency with the City's General Plan. A portion of the required easement is granted to the City on the Tract 5463 Final Map, however the remaining portion of the easement is located on property adjacent to Tract 5463 and owned by Toll as shown on Attachment 1. A separate easement deed for the portion of easement not within the Tract 5463 Final Map is required. Toll has executed the necessary hiking and equestrian trail, and storm drain easement deed for acceptance by the City (Attachment 2).

FISCAL IMPACT

None

STAFF RECOMMENDATION

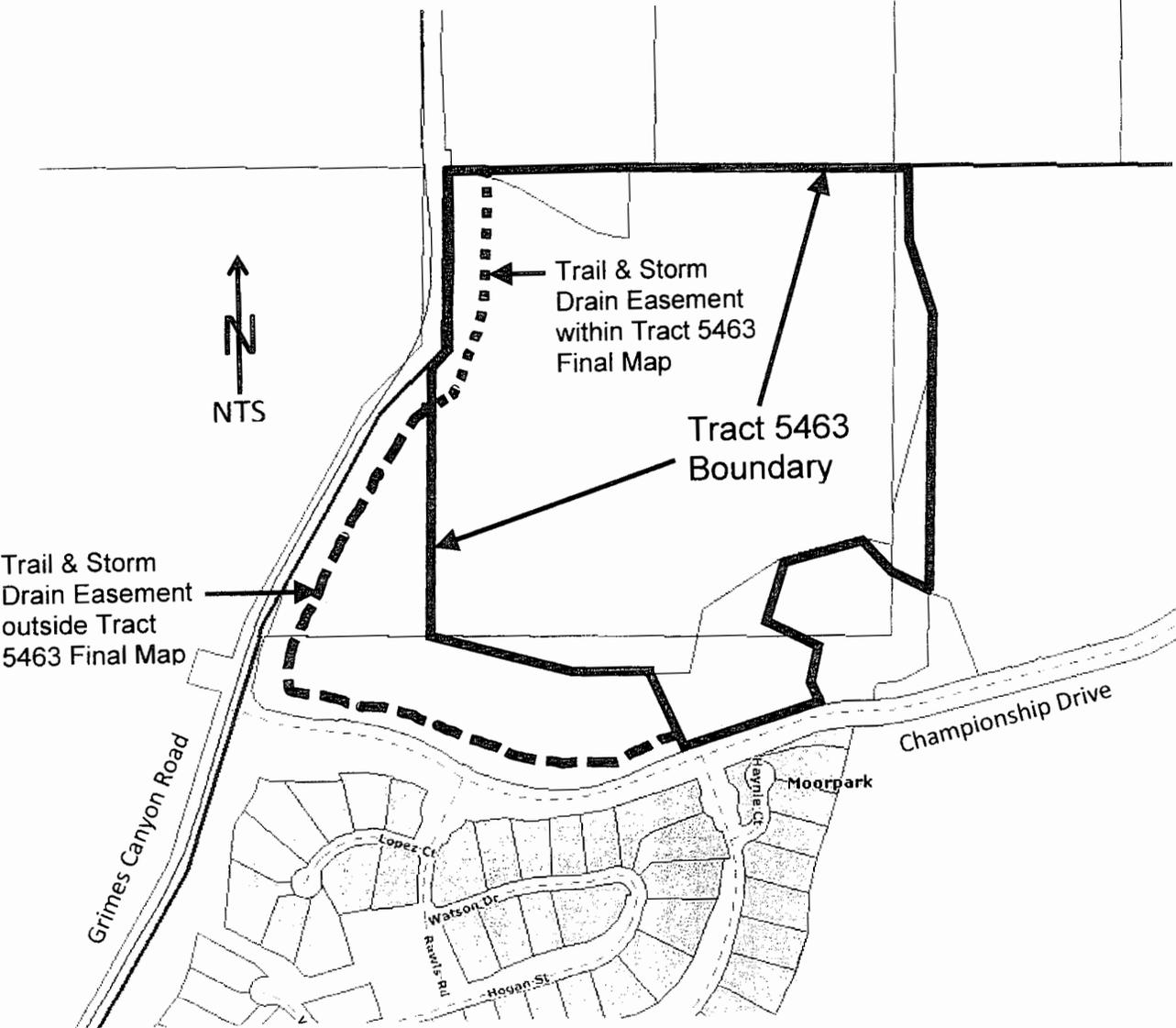
Accept the hiking and equestrian trail, and storm drain easement deed for Tract 5463 and authorize the City Clerk to sign and record an acceptance certificate for the said deed and the attachments thereto in the office of the Ventura County Recorder.

Attachments:

1 – Vicinity Map

2 – Hiking and equestrian trail, and storm drain easement deed

Location Map



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

No Fee Required

(Gov't Code Sec. 6103 & 27383)

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$0.00

() computed on full value of property

or

() computed on full value less value of liens and
encumbrances remaining at time of sale.

() Unincorporated area: (x) City of Moorpark

Assessor's Parcel No. 502-0-140-265

502-0-140-290

Project No. & Name: Tract 5463

EASEMENT DEED

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

TOLL LAND XX LIMITED PARTNERSHIP, a California limited partnership

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:

a hiking and equestrian trail easement, and an easement for storm drain pipeline
maintenance, repair and replacement over, under, across and upon that property
described in Exhibit "A" and shown on Exhibit "B," attached hereto and made a
part hereof.

By: _____

(signature)

Name: _____

(type or print)

Title: _____

(type or print)

By: _____

(signature)

Name: _____

(type or print)

Title: _____

(type or print)

Dated: 10/13/14

ACKNOWLEDGMENT

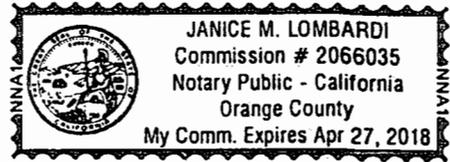
State of California
County of Orange)

On October 13, 2014 before me, Janice M. Lombardi, Notary Public
(insert name and title of the officer)

personally appeared Seth Ring -----
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 Janice M. Lombardi (Seal)

EXHIBIT "A"
(MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT)

Those portions of Lot 5 of the Vallette Tract, in the City of Moorpark, County of Ventura, State of California as shown on the map recorded in Book 3, at Page 41 of Miscellaneous Records (Maps), and those portions of Parcel 2 of Lot Line Adjustment No. 2002-10, as described in Document No. 20040928-0262969 of Official Records, both in the Office of the County Recorder of said County, described as follows:

TRAIL-STRIP 1

Being a strip of land 19.00 feet wide, lying 7.00 feet northwesterly, westerly and southerly, and 12.00 feet southeasterly, easterly and northerly of the following described line:

Beginning at a point on the easterly line of said Lot 5, distant thereon South 00°56'56" West, a distance of 45.97 feet from the intersection of said easterly line and the southeasterly right-of-way of "Grimes Canyon Road" (50 feet wide), per Deed recorded in Book 117 at Page 171 of Official Records, said southeasterly right-of-way also being the City of Moorpark City Limits per Ventura Local Agency Formation Commission Resolution No. 82-16, recorded on March 30, 1983 as Instrument No. 31119; said **Point of Beginning** also being on a curve concave northwesterly, having a radius of 294.00 feet, a radial line to the center of said curve bears North 48°00'37" West; thence along said curve,

- 1st Southwesterly an arc distance of 26.58 feet, through a central angle of 05°10'44"; thence,
- 2nd South 47°10'07" West, a distance of 41.12 feet to the beginning of a tangent curve concave southeasterly having a radius of 494.00 feet; thence along said curve,
- 3rd Southwesterly an arc distance of 158.09 feet through a central angle of 18°20'10"; thence,
- 4th South 28°49'57" West, a distance of 514.37 feet; thence,
- 5th South 24°56'58" West, a distance of 56.91 feet to a point hereinafter referred to as **Point "A"**, thence continuing,
- 6th South 24°56'58" West, a distance of 83.46 feet to the beginning of a tangent curve concave northeasterly having a radius of 104.00 feet; thence along said curve,
- 7th Southerly an arc distance of 98.12 feet through a central angle of 54°03'27" to a point hereinafter referred to as **Point "B"**, a radial line to the center of said curve bears North 60°53'30" East; thence continuing along said curve,
- 8th Southeasterly an arc distance of 109.80 feet through a central angle of 60°29'28" to

the beginning of a reverse curve concave southerly having a radius of 206.00 feet, a radial line to the center of said curve bears South 00°24'03" West; thence along said curve,

- 9th Easterly an arc distance of 31.27 feet through a central angle of 08°41'54" to a point hereinafter referred to as **Point "C"**, a radial line to the center of said curve bears South 09°05'57" West; thence continuing along said curve,
- 10th Easterly an arc distance of 54.68 feet through a central angle of 15°12'31" to the beginning of a reverse curve concave northeasterly having a radius of 194.00 feet, a radial line to the center of said curve bears North 24°18'28" East; thence along said curve,
- 11th Easterly an arc distance of 72.17 feet through a central angle of 21°18'56"; thence,
- 12th South 87°00'28" East, a distance of 105.78 feet to a point hereinafter referred to as **Point "D"**; thence continuing,
- 13th South 87°00'28" East, a distance of 8.21 feet to the beginning of a tangent curve concave southwesterly having a radius of 206.00 feet, thence along said curve,
- 14th Easterly and southeasterly an arc distance of 165.59 feet through a central angle of 46°03'24", to the beginning of a reverse curve concave northeasterly having a radius of 194.00 feet, a radial line to the center of said curve bears North 49°02'56" East; thence along said curve,
- 15th Southeasterly an arc distance of 60.02 feet through a central angle of 17°43'37" to a point hereinafter referred to as **"Point E"** and the point of terminus from which a radial line bears North 31°19'19" East

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the easterly line of said Lot 5, and to terminate on the hereinafter described **"Trail-Strip 2"**.

TRAIL - STRIP 2

Being a strip of land 21.00 feet wide, lying 7.00 feet southerly and 14.00 feet northerly of the following described line:

Beginning at the hereinabove described **Point "E"**, said point being on a curve concave northeasterly having a radius of 194.00 feet, a radial line to the center of said curve bears North 31°19'19" East; thence,

- 1st Southeasterly an arc distance of 20.23 feet through a central angle of 05°58'28"; thence,

- 2nd South 64°39'09" East, a distance of 1.25 feet to a point hereinafter referred to as **Point "F"**; thence continuing,
- 3rd South 64°39'09" East, a distance of 87.61 feet to the beginning of a tangent curve concave northerly having a radius of 344.00 feet; thence along said curve,
- 4th Easterly an arc distance of 203.76 feet through a central angle of 33°56'18" to a point hereinafter referred to as **Point "G"** and the point terminus

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the hereinabove described "**Trail-Strip 1**", and to terminate on the hereinafter described "**Trail-Strip 3**".

TRAIL- STRIP 3

Being a strip of land 19.00 feet wide, lying 7.00 feet southerly and 12.00 feet northerly of the following described line:

Beginning at the hereinabove described **Point "G"**; thence,

- 1st North 81°24'33" East, a distance of 74.57 feet to the beginning of a tangent curve concave northwesterly having a radius of 494.00 feet; thence along said curve,
- 2nd Northeasterly an arc distance of 41.55 feet through a central angle of 04°49'10" to a point hereinafter referred to as "**Point H**" and the point of terminus from which a radial line bears North 13°24'37" West.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the hereinabove described "**Trail-Strip 2**", and to terminate on the hereinafter described "**Trail-Parcel A**".

TRAIL - PARCEL A

Being a portion of said Parcel 2, described as follows:

Beginning at the hereinabove described "**Point H**"; thence along a radial line,

- 1st North 13°24'36" West, a distance of 12.00 feet; thence,
- 2nd North 71°07'40" East, a distance of 64.34 feet to the beginning of a tangent curve concave southeasterly having a radius of 420.00 feet, a radial line to the center of said curve bears South 18°52'20" East; thence along said curve,
- 3rd Easterly an arc distance of 88.30 feet through a central angle of 12°02'44" to the beginning of a reverse curve concave northwesterly having a radius of 97.50 feet, a

- radial line to the center of said curve bears North 06°49'36" West; thence along said curve,
- 4th Northeasterly an arc distance of 40.80 feet through a central angle of 23°58'26"; thence,
 - 5th North 41°02'22" East, a distance of 28.73 feet to a point along the westerly right-of-way line of "Augusta Drive (Private)" as shown on Tract 5463, recorded in Book _____ at Page _____ of Miscellaneous Records (Maps) in the Office of the County Recorder of said County, said point also being on a curve concave southwesterly having a radius of 10.00 feet, a radial line to the center of said curve bears South 65°09'21" West; thence along said curve,
 - 6th Southerly an arc distance of 0.90 feet through a central angle of 05°08'40"; thence,
 - 7th South 19°42'00" East, a distance of 15.01 feet to the beginning of a tangent curve concave northwesterly having a radius of 10.00 feet; thence along said curve,
 - 8th Southerly, southwesterly and westerly an arc distance of 15.71 feet through a central angle of 90°00'00"; thence,
 - 9th South 19°42'00" East, a distance of 13.00 feet to the north right-of-way line of "Championship Drive" as shown on Tract 4928-1, recorded in Book 144 at Page 53 of Miscellaneous Records (Maps) in the Office of the County Recorder of said County; thence along said north right-of-way line,
 - 10th South 70°18'00" West, a distance of 34.59 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 113.00 feet, a radial line to the center of said curve bears North 14°18'22" West; thence departing said north right-of-way line, along said curve,
 - 11th Southwesterly an arc distance of 17.28 feet through a central angle of 08°45'43" to the beginning of a reverse curve concave southeasterly having a radius of 399.00 feet, a radial line to the center of said curve bears South 05°32'39" East; thence along said curve,
 - 12th Southwesterly an arc distance of 101.00 feet through a central angle of 14°30'12" to the beginning of a reverse curve concave northerly having a radius of 501.00 feet, a radial line to the center of said curve bears North 20°02'51" West; thence along said curve,
 - 13th Southwesterly an arc distance of 58.04 feet through a central angle of 06°38'15"; thence along a radial line to said curve,
 - 14th North 13°24'36" West, a distance of 7.00 feet to the **Point of Beginning**.

STRIP 4

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “A”**; thence,

1st South 28°17’57” West, a distance of 160.46 feet to the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the northwesterly line of the hereinabove described **“Trail-Strip 1”** and to terminate at right angles.

STRIP 5

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “B”**; thence,

1st South 76°09’57” East, a distance of 23.60 feet to the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the easterly line of the hereinabove described **“Trail-Strip 1”** and terminate at right angles.

STRIP 6

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “B”**; thence,

1st North 76°09’57” West, a distance of 52.25 feet to the easterly right-of-way line of “Grimes Canyon Road” per Tract 4928-1 recorded in Book 144 at Page 53 of Miscellaneous Records (Maps) in the office of the County Recorded of said County and the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the westerly line of the hereinabove described **“Trail-Strip 1”** and to terminate on said easterly right-of-way line of “Grimes Canyon Road”.

STRIP 7

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “C”**; thence,

1st North 26°35’23” East, a distance of 20.37 feet to the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the northerly line of the hereinabove described **“Trail-Strip 1”** and to terminate at right angles.

STRIP 8

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “C”**; thence,

1st South 26°35’23” West, a distance of 59.84 feet to the northerly right-of-way line of “Championship Drive” said Tract 4928-1 and the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the southerly line of the hereinabove described **“Trail-Strip 1”** and the northerly right-of-way line of “Championship Drive” per said Tract 4928-1.

STRIP 9

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “D”**; thence,

1st North 71°49’13” East, a distance of 35.48 feet to the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the northerly line of the hereinabove described **“Trail-Strip 1”** and terminate at right angles.

STRIP 10

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point “D”**; thence,

1st South 71°49'13" West, a distance of 102.01 feet to the northerly right-of-way of "Championship Drive" per said Tract 4928-1 and the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the southerly line of the hereinabove described "**Trail-Strip 1**" and the northerly right-of-way line of "Championship Drive" per said Tract 4928-1.

STRIP 11

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point "F"**; thence,

1st North 12°54'08" East, a distance of 21.12 feet to the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the northerly line of the hereinabove described "**Trail-Strip 1**" and to terminate at right angles.

STRIP 12

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point "F"**; thence,

1st South 12°54'08" West, a distance of 20.23 feet; thence,

2nd South 48°02'30" West, a distance of 20.45 feet to the northerly right-of-way line of "Championship Drive" per said Tract 4928-1 and the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the southerly line of the hereinabove described "**Trail-Strip 2**" and the northerly right-of-way line of "Championship Drive" per said Tract 4928-1.

STRIP 13

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

Beginning at the hereinabove described **Point "G"**; thence,

1st North 48°42'45" East, a distance of 27.31 feet to the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the northerly line of the hereinabove described "Trail-Strip 3" and to terminate at right angles.

STRIP 14

Being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described line:

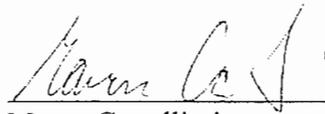
Beginning at the hereinabove described **Point "G"**; thence,

1st South 48°42'45" West, a distance of 57.60 feet to the northerly right-of-way line of "Championship Drive" per said Tract 4928-1 and the point of terminus.

The sidelines of the above described strip of land are to be shortened or lengthened to begin on the southerly line of the hereinabove described "Trail-Strip 3" and the northerly right-of-way line of "Championship Drive" per said Tract 4928-1.

Contains more or less 49,007 square feet, 1.13 Acres

The above described parcel of land is delineated on the attached Exhibit "B"



Maren Cartellieri
PLS 8606

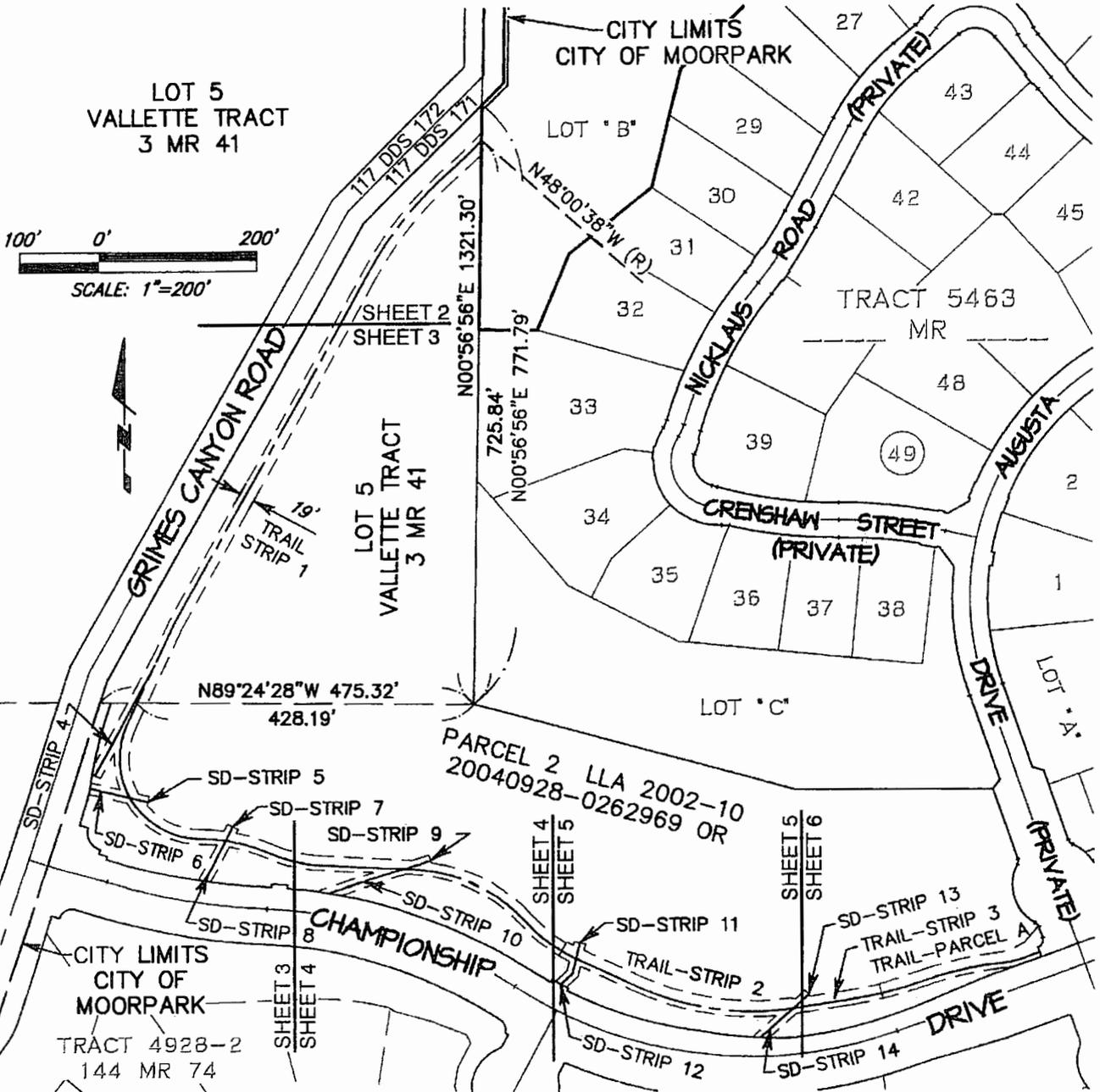
05-05-2014
Date



EXHIBIT "B"

SHEET 1 OF 7

MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT



AREA

PROPOSED: 48797 SQ.FT.

Maren Cartellieri

MAREN CARTELLIERI
LS 8606 (EXP. 31-12-15)

05-05-2014

DATE

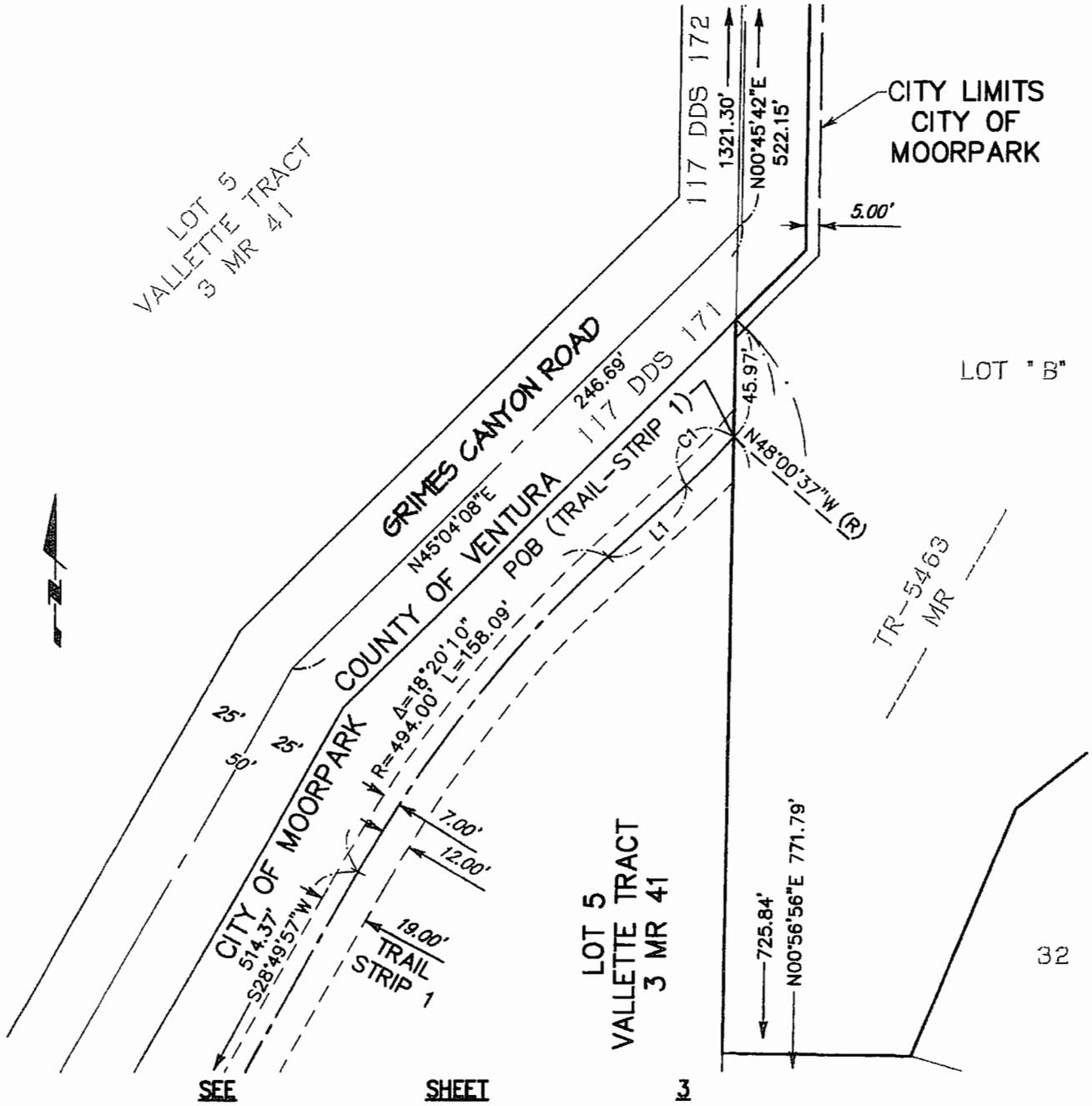


Apr 30, 2014, 11:47am mcartellieri
|TOL13655|Exhibits\Legals\Off-Site\365SEX B Offsite Trail REV-3.dwg

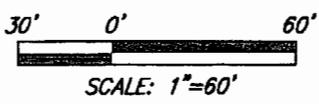
EXHIBIT "B"

SHEET 2 OF 7

MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT



LEGEND
 POB POINT OF BEGINNING
 (R) RADIAL



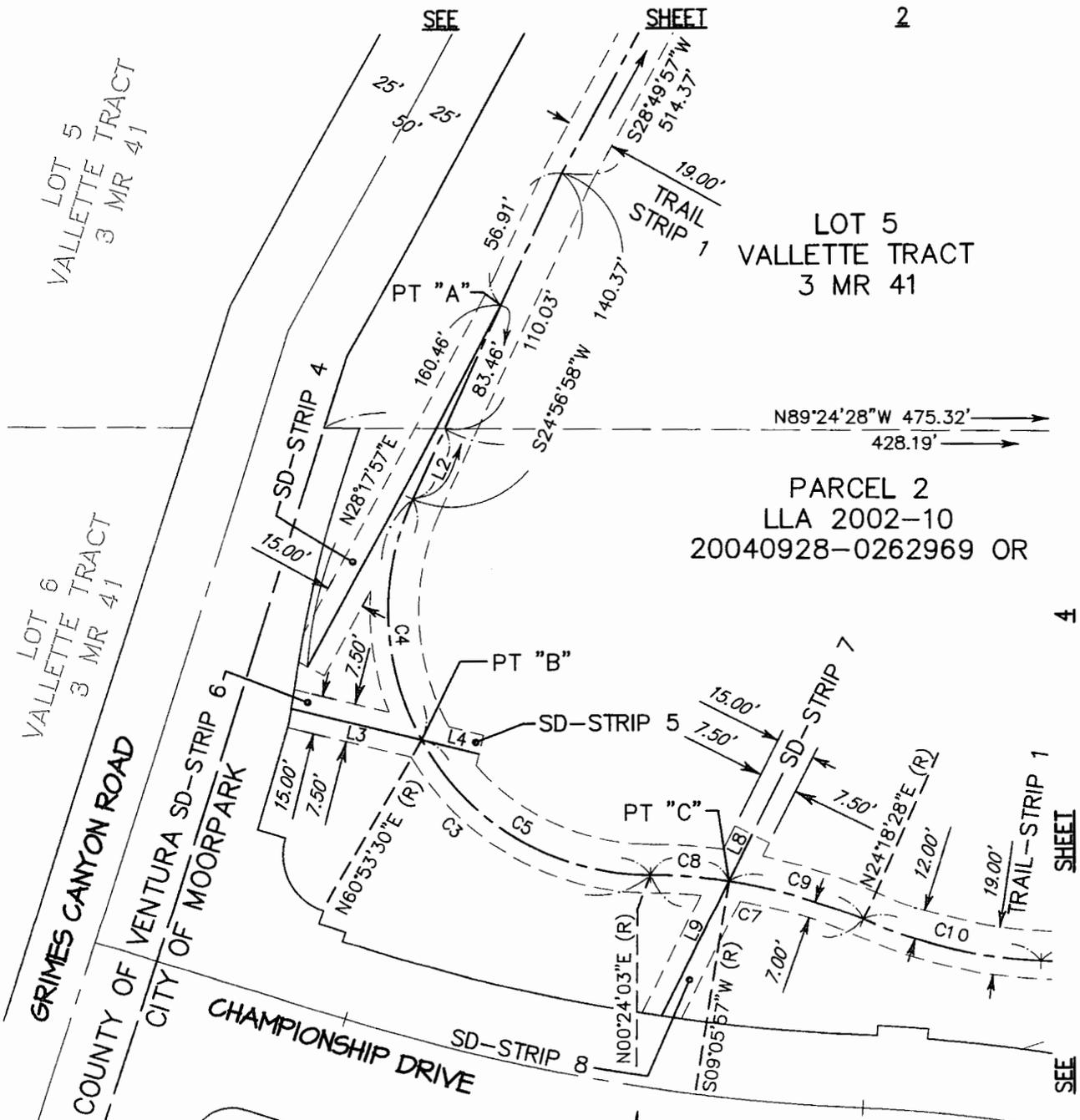
SEE SHEET 7 FOR LINE AND CURVE DATA

\TOL13655\Exhibits\Legals\Off-Site\13655EX B Offsite Trail REV-3.dwg Apr 30, 2014, 11:47am mcartellieri

EXHIBIT "B"

SHEET 3 OF 7

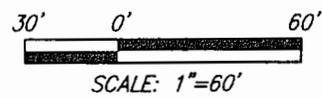
MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT



SEE SHEET 7 FOR LINE AND CURVE DATA

LEGEND

(R) RADIAL



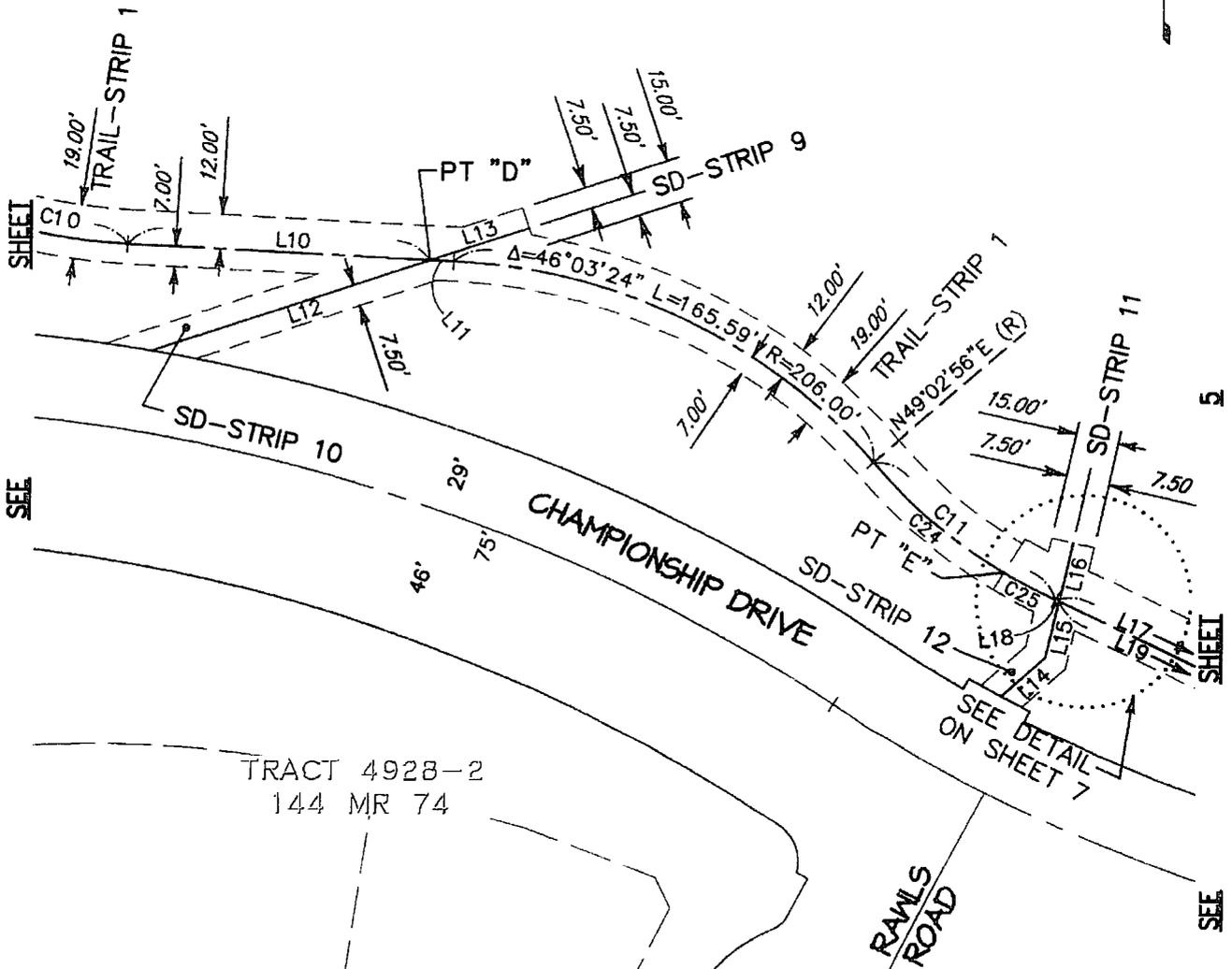
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EXHIBIT "B"

SHEET 4 OF 7

MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT

PARCEL 2
LLA 2002-10
20040928-0262969 OR



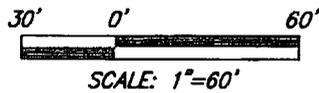
SEE SHEET 3

SEE

5

SEE SHEET

SEE



LEGEND

(R) RADIAL

SEE SHEET 7 FOR LINE AND CURVE DATA

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EXHIBIT "B"

SHEET 5 OF 7

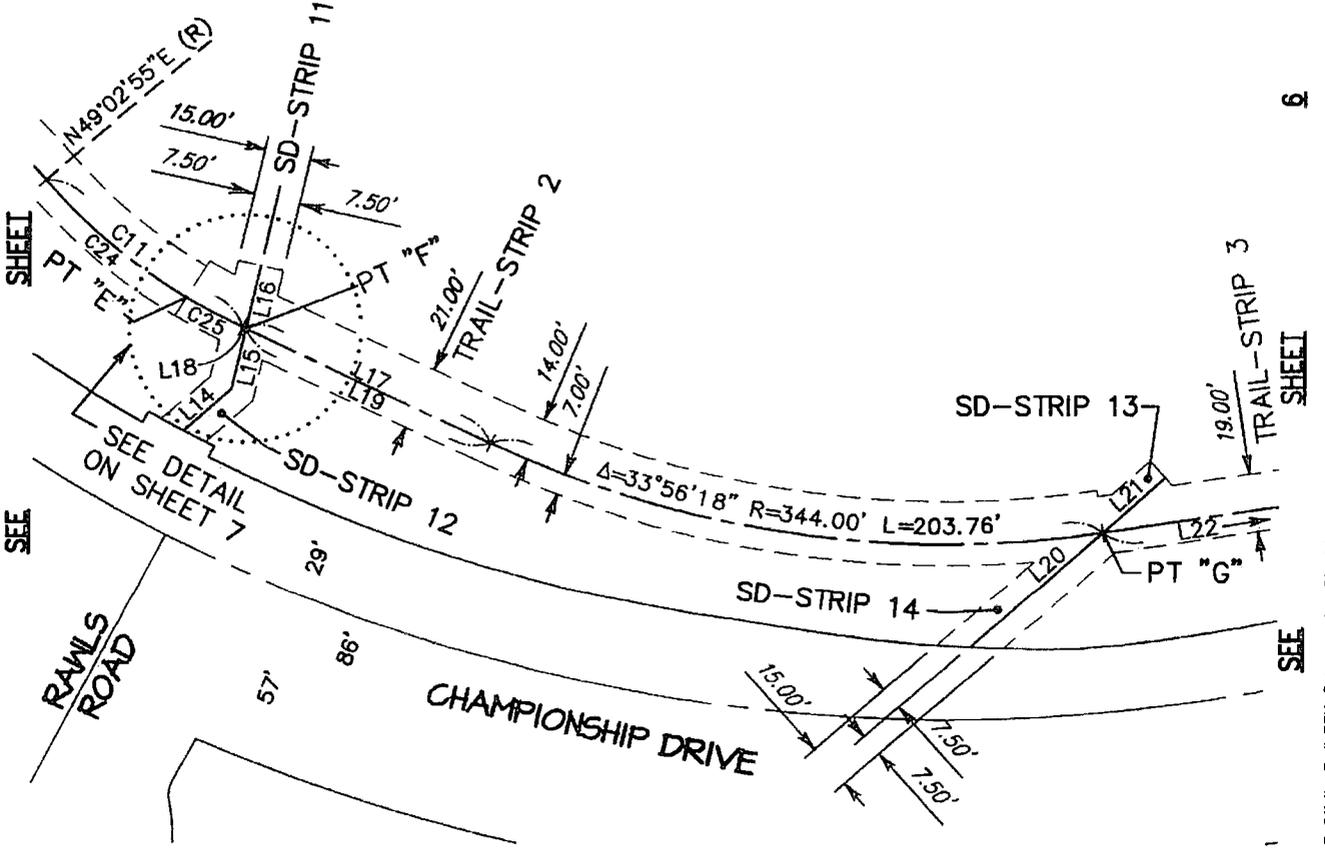
MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT

LOT C TR-5463
MR

PARCEL 2
LLA 2002-10
20040928-0262969 OR



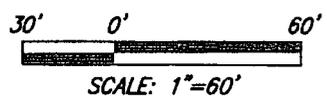
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6

SEE SHEET

SEE SHEET



SEE SHEET 7 FOR LINE AND CURVE DATA

LEGEND

(R) RADIAL

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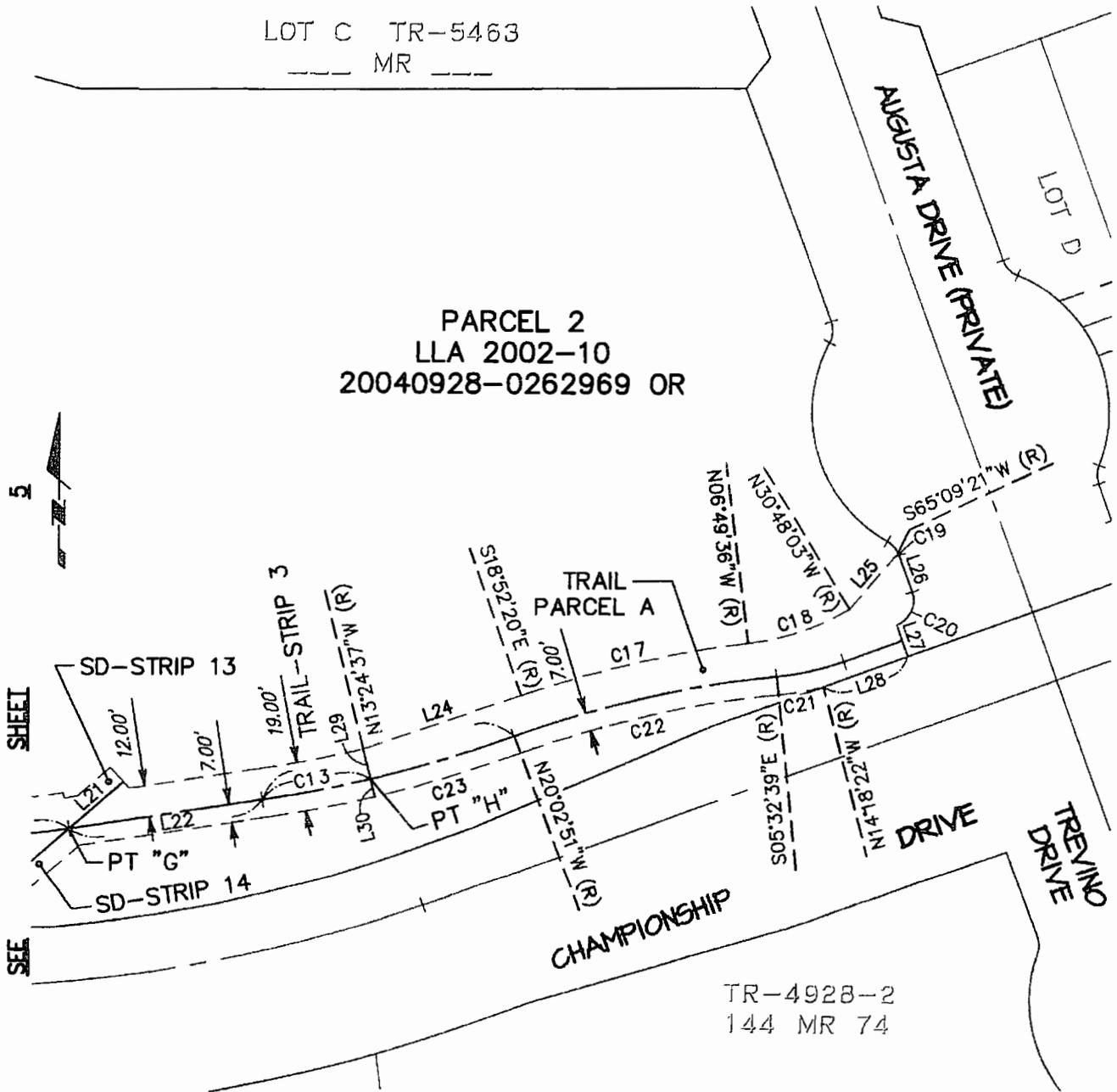
EXHIBIT "B"

SHEET 6 OF 7

MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT

LOT C TR-5463
MR

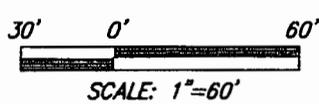
PARCEL 2
LLA 2002-10
20040928-0262969 OR



5

SHEET

SEE



LEGEND

(R) RADIAL

SEE SHEET 7 FOR LINE AND CURVE DATA

TR-4928-2
144 MR 74

Apr 30, 2014, 11:47am mcartellieri

EXHIBIT "B"

MULTI-PURPOSE TRAIL AND STORM DRAIN PIPELINE EASEMENT

LINE DATA

NO	BEARING	DISTANCE
L1	S47°10'07"W	41.12'
L2	S24°56'58"W	30.34'
L3	N76°09'57"W	52.25'
L4	S76°09'57"E	23.60'
L5	NOT USED	
L6	NOT USED	
L7	NOT USED	
L8	S26°35'23"W	20.37'
L9	S26°35'23"W	59.84'
L10	S87°00'28"E	105.78'
L11	S87°00'28"E	8.21'
L12	N71°49'13"E	102.01'
L13	N71°49'13"E	35.48'
L14	N48°02'30"E	20.45'
L15	N12°54'08"E	20.23'
L16	N12°54'08"E	21.12'
L17	S64°39'09"E	88.86'
L18	S64°39'09"E	1.25'
L19	S64°39'09"E	87.61'
L20	N48°42'45"E	57.60'
L21	N48°42'45"E	27.31'
L22	N81°24'33"E	74.57'
L23	NOT USED	
L24	N71°07'40"E	64.34'
L25	N41°02'22"E	28.73'
L26	S19°42'00"E	15.01'
L27	S19°42'00"E	13.00'
L28	S70°18'00"W	34.59'
L29	N13°24'36"W	12.00'
L30	N13°24'36"W	7.00'

CURVE DATA

NO	DELTA	RADIUS	LENGTH
C1	05°10'44"	294.00'	26.58'
C2	NOT USED		
C3	114°32'56"	104.00'	207.92'
C4	54°03'27"	104.00'	98.12'
C5	60°29'28"	104.00'	109.80'
C6	NOT USED		
C7	23°54'25"	206.00'	85.95'
C8	08°41'54"	206.00'	31.27'
C9	15°12'31"	206.00'	54.68'
C10	21°18'56"	194.00'	72.17'
C11	23°42'05"	194.00'	80.25'
C12	NOT USED		
C13	04°49'10"	494.00'	41.55'
C14	NOT USED		
C15	NOT USED		
C16	NOT USED		
C17	12°02'44"	420.00'	88.30'
C18	23°58'26"	97.50'	40.80'
C19	05°08'40"	10.00'	0.90'
C20	90°00'00"	10.00'	15.71'
C21	08°45'43"	113.00'	17.28'
C22	14°30'12"	399.00'	101.00'
C23	06°38'15"	501.00'	58.04'
C24	17°43'37"	194.00'	60.02'
C25	05°58'28"	194.00'	20.23'

