

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

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

**DATE:** September 20, 2007 (CC Meeting of 10-19-07)

**SUBJECT:** Consider Deed of Easement of Dedication to the City of Moorpark for Access Purposes in Relation to the Pardee Project for Moorpark Highlands, Over Parcel 1 of LLA 2006-07, per Tract No. 5045-6

**BACKGROUND/DISCUSSION**

Planning Area 5, the condominium housing portion of the Moorpark Highlands Specific Plan (Tract 5045-6/LLA 2006-07, Pardee) is located east of Spring Road and south of the City limits. The development is a multiple-family community (RPD 2004-01) consisting of 102 residential units and private streets. The development takes access from Elk Run Loop, a public street.

Dedication to the City for access purposes over the private streets, as part of RPD 2004-01, to all government agencies providing for the public safety, health and welfare, is necessary.

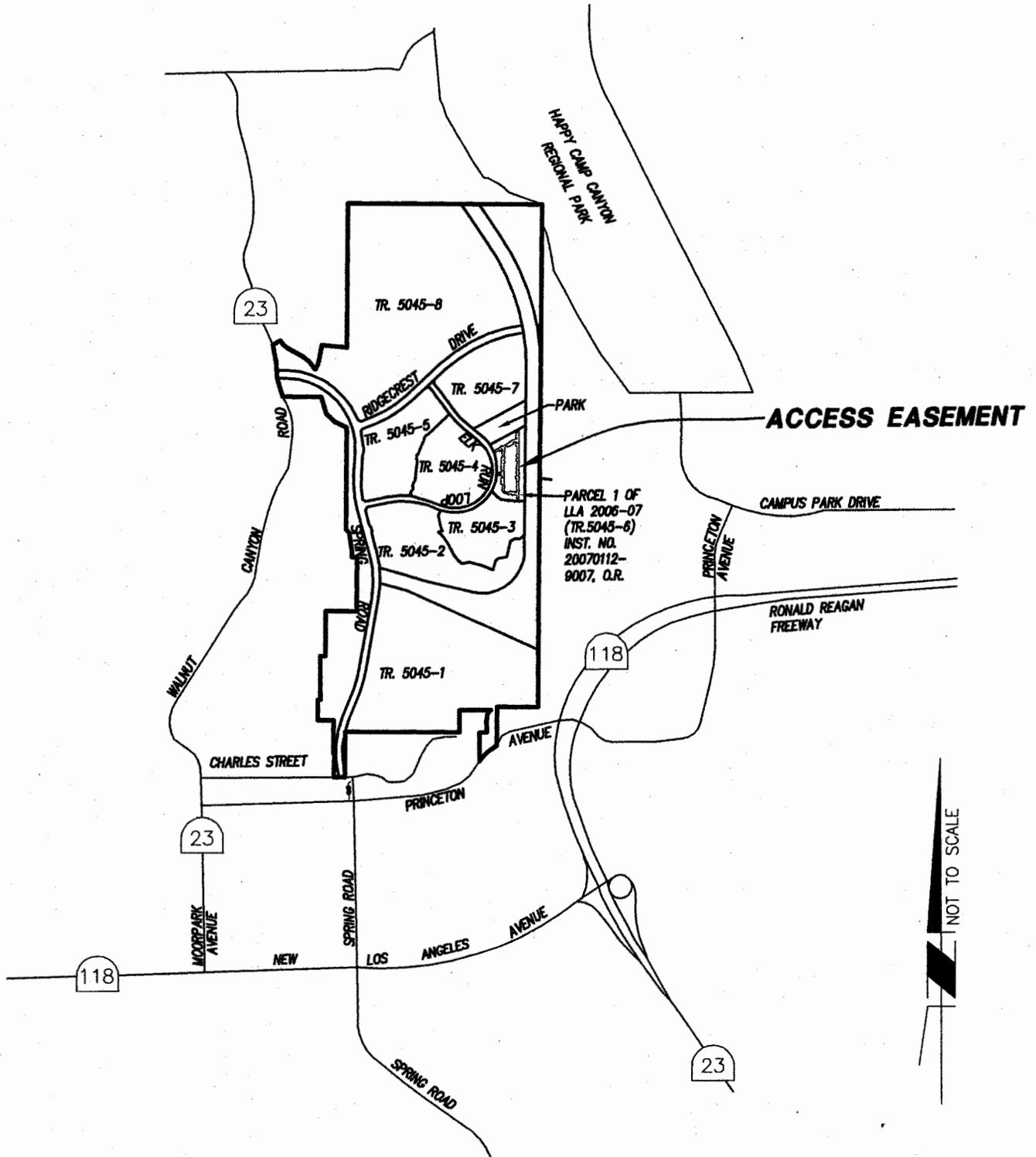
**STAFF RECOMMENDATION**

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**  
NOT TO SCALE

MAP DATA SOURCE: CADLAND EXHIBITS/PAD ACCESS ESMT/IMG ALF 8/30/07 3:59 PM

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED  
NO APPARENT VALUE

APN NO. 500-0-270-195 & 500-0-270-205 TITLE NO. ESCROW NO.

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

Computed in full valued 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 VAULABLE 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 access purposes to all governmental agencies providing for the public safety, health and welfare across  
the real property described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof.

PARDEE HOMES, A CALIFORNIA CORPORATION

Dated: April 10, 2007

*[Handwritten Signature]*

State of California  
County of Los Angeles

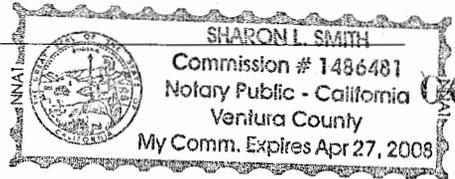
On April 10, 2007 before me, Sharon L. Smith (here insert name) Notary Public,

Personally appeared James C. Bizzelle, III

Personally known to me (or 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 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 Sharon L. Smith



000026

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

**January 15, 2007  
JN 10-104940  
Page 1 of 3**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ACCESS EASEMENT OVER  
PARCEL 1 OF L.L.A. NO. 2006-07**

That certain parcel of land situated in the City of Moorpark, County of Ventura, State of California being that portion of Parcel 1 as described in and shown on City of Moorpark Lot Line Adjustment No. 2006-07 recorded January 12, 2007 as Instrument No. 20070112-9007 of Official Records, in the Office of the County Recorder of said Ventura County, described as follows:

**COMMENCING** at the northerly terminus of that certain curve shown as being concave northwesterly, having a radius of 545.00 feet and an arc length of 518.70 feet for the centerline of Elk Run Loop on the map of Tract No. 5045-6 filed in Book 157, Pages 1 through 3 of Miscellaneous Records (Maps), in the Office of the County Recorder of said Ventura County, a radial line of said curve from said terminus bears North 86°58'08" West; thence along said curve and centerline southerly 21.45 feet through a central angle of 02°15'18"; thence non-tangent from said curve North 89°54'08" East 30.13 feet to the westerly line of said Parcel 1 and a point on a non-tangent curve concave westerly and having a radius of 575.00 feet, a radial line of said curve from said point bears North 84°59'44" West, said point also being the **TRUE POINT OF BEGINNING**; thence along said curve and westerly line northerly 14.75 feet through a central angle of 01°28'10"; thence continuing along said westerly line tangent from said curve North 03°32'06" East 13.79 feet to a point on a non-tangent curve concave northeasterly and having a radius of 25.00 feet, a radial line of said curve from said point bears North 40°17'54" East; thence leaving said westerly line along said curve southeasterly 17.63 feet through a central angle of 40°23'46"; thence tangent from said curve North 89°54'08" East 33.46 feet to the beginning of a tangent curve concave northwesterly and having a radius of 25.00 feet; thence along said curve easterly and northeasterly 38.91 feet through a central angle of 89°11'05" to a point hereinafter referred to as Point "A"; thence tangent from said curve North 00°43'03" East 280.66 feet to the beginning of a tangent curve concave southwesterly and having a radius of 10.00 feet; thence along said curve northwesterly, westerly and southwesterly 20.75 feet through a central angle of 118°52'59"; thence tangent from said curve South 61°50'04" West 93.02 feet; thence North 28°09'56" West 25.00 feet to a line parallel with and 25.00 feet northwesterly of said line hereinabove described as being "South 61°50'04" West 93.02 feet"; thence along said last mentioned parallel line North 61°50'04" East 348.70 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2.00 feet; thence along said curve northeasterly 2.13 feet through a central angle of 61°07'01"; thence tangent from said curve North 00°43'03" East 75.55 feet; thence South 89°16'57" East 27.00 feet; thence South 00°43'03" West 4.15 feet; thence South 06°43'36" West 19.10 feet to a line parallel with

and 25.00 feet easterly of said line hereinabove described as being "North 00°43'03" East 75.55 feet"; thence along said last mentioned parallel line South 00°43'03" West 891.64 feet; thence North 89°16'57" West 25.00 feet to a line parallel with and 25.00 feet westerly of said line hereinabove described as being "South 00°43'03" West 891.64 feet"; thence along said last mentioned parallel line North 00°43'03" East 59.96 feet to the beginning of a tangent curve concave southwesterly and having a radius of 10.00 feet; thence along said curve northerly and northwesterly 14.47 feet through a central angle of 82°54'12"; thence tangent from said curve North 82°11'09" West 155.37 feet to the beginning of a tangent curve concave northeasterly and having a radius of 40.00 feet; thence along said curve northwesterly and northerly 57.88 feet through a central angle of 82°54'12"; thence tangent from said curve North 00°43'03" East 178.90 feet to the beginning of a tangent curve concave southwesterly and having a radius of 25.00 feet; thence along said curve northerly, northwesterly and westerly 39.63 feet through a central angle of 90°48'55" to a line parallel with and 45.00 feet southerly of said line hereinabove described as being "North 89°54'08" East 33.46 feet"; thence along said last mentioned parallel line tangent from said curve South 89°54'08" West 41.33 feet to the beginning of a tangent curve concave southeasterly and having a radius of 25.00 feet; thence along said curve westerly 12.31 feet through a central angle of 28°13'24" to said westerly line of Parcel 1 and an intersection with a non-tangent curve concave westerly and having a radius of 575.00 feet, a radial line of said curve from said intersection bears North 82°26'29" West; thence along said curve and westerly line northerly 25.63 feet through a central angle of 02°33'15" to the **TRUE POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion of said Parcel 1 described as follows:

**COMMENCING** at said Point "A" hereinabove described; thence South 89°16'57" East 25.00 feet to an intersection with a line parallel with and 25.00 feet easterly of said course hereinabove described as being "North 00°43'03" East 280.66 feet" said intersection also being the **TRUE POINT OF BEGINNING**; thence along said parallel line North 00°43'03" East 296.63 feet to the beginning of a tangent curve concave southeasterly and having a radius of 25.00 feet; thence along said curve northeasterly 26.67 feet through a central angle of 61°07'01" to a tangent intersection with a line parallel with and 25.00 feet southeasterly of said line hereinabove described as being "North 61°50'04" East 348.70 feet"; thence tangent from said curve along said last mentioned parallel line North 61°50'04" East 140.47 feet to the beginning of a tangent curve concave southwesterly and having a radius of 25.00 feet; thence along said curve northeasterly, easterly and southeasterly 51.87 feet through a central angle of 118°52'59" to a tangent intersection with a line parallel with and 25.00 feet westerly of said line hereinabove described as being "South 00°43'03" West 891.64 feet"; thence tangent from said curve along said last mentioned parallel line South 00°43'03" West 644.87 feet to the beginning of a tangent curve concave northwesterly and having a radius of 25.00 feet; thence along said curve southerly, southwesterly and westerly 42.37 feet through a central angle of 97°05'48" to a tangent intersection with a line parallel with and 25.00 feet northerly of said line hereinabove described as being "North 82°11'09" West 155.37 feet"; thence tangent from said curve along said last mentioned parallel line North 82°11'09" West 128.37 feet to the beginning of a tangent curve concave northeasterly and having a radius of 20.00 feet; thence along said curve northwesterly and northerly 28.94 feet through a central angle of 82°54'12" to a tangent

intersection with said line parallel with and 25.00 feet easterly of said course hereinabove described as being "North 00°43'03" East 280.66 feet"; thence tangent from said curve along said last mentioned parallel line North 00°43'03" East 269.50 feet to the **TRUE POINT OF BEGINNING.**

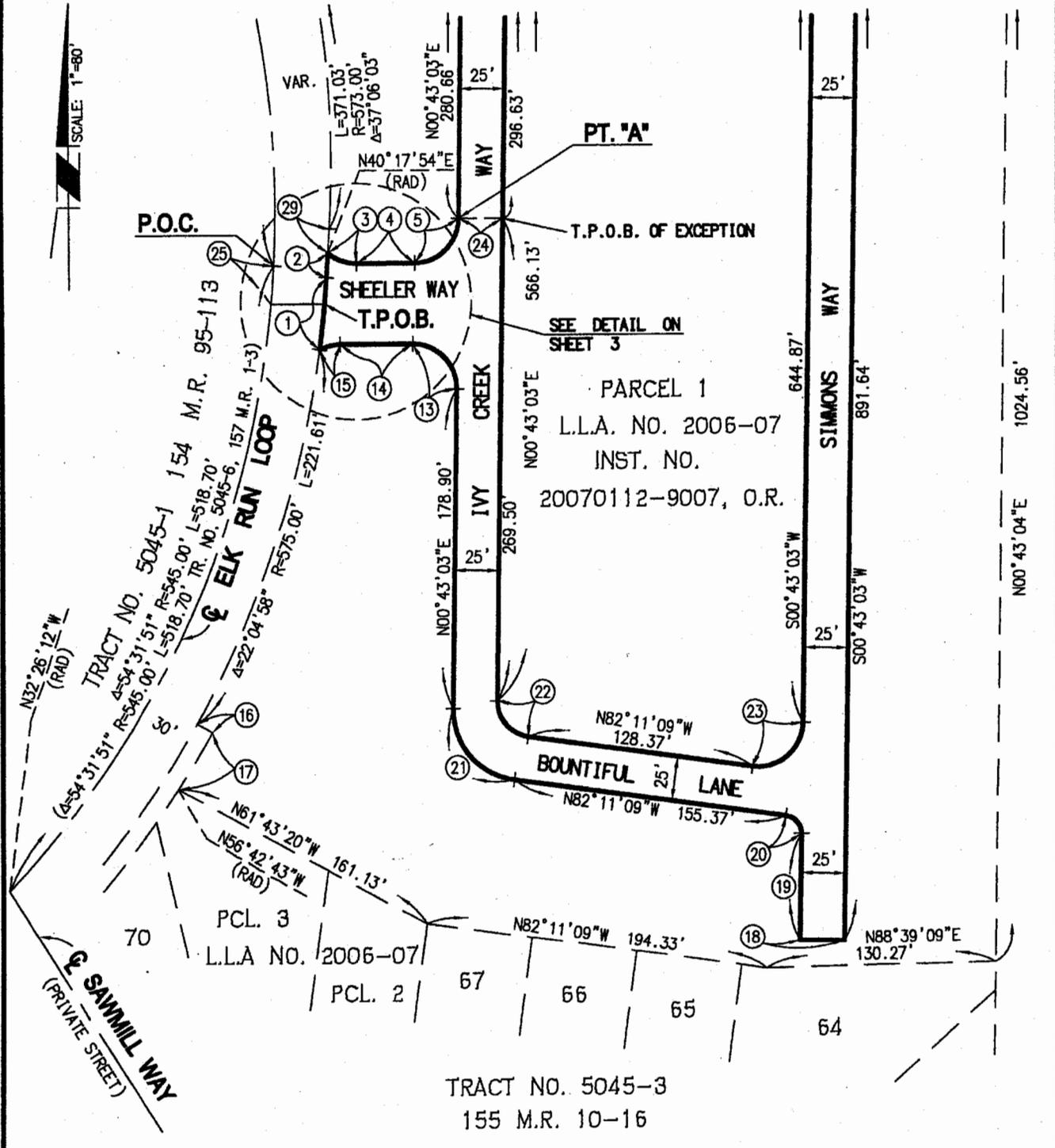
**CONTAINING:** 1.273 Acres, more or less.

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

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

  
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Gregory A. Helmer, L.S. 5134





**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

**ACCESS EASEMENT OVER  
PARCEL 1 OF  
L.L.A. NO. 2006-07  
CONTAINING: 1.273 ACRES, MORE OR LESS**

SEE SHEET 3 FOR DATA TABLE

**RBF**  
CONSULTING  
REVISED AUGUST 30, 2007  
JANUARY 15, 2007

**SHEET 1 OF 3 SHEETS**  
PLANNING ■ DESIGN ■ CONSTRUCTION

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RIVINE, CALIFORNIA 92518-2027  
949.472.3505 • FAX 949.472.8373 • www.RBF.com

J.N. 10-104940



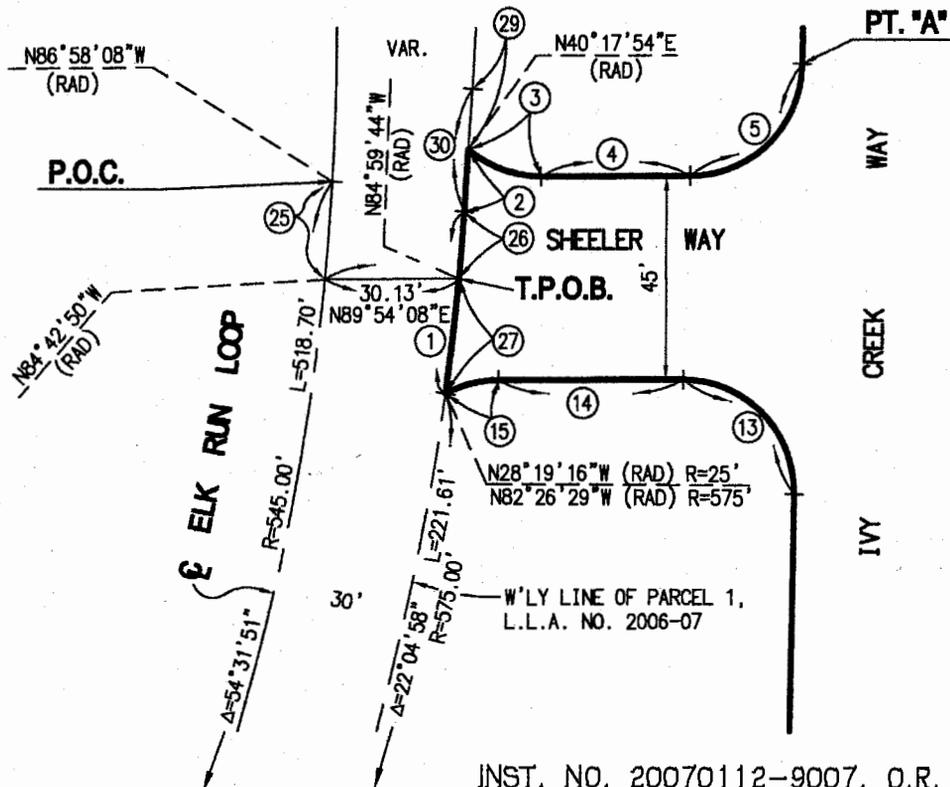
DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	04°01'25"	575.00'	40.38'
2	N03°32'06"E	—	13.79'
3	40°23'46"	25.00'	17.63'
4	N89°54'08"E	—	33.46'
5	89°11'05"	25.00'	38.91'
6	118°52'59"	10.00'	20.75'
7	N28°09'56"W	—	25.00'
8	S89°16'57"E	—	27.00'
9	S00°43'03"W	—	4.15'
10	S06°43'36"W	—	19.10'
11	61°07'01"	25.00'	26.67'
12	118°52'59"	25.00'	51.87'
13	90°48'55"	25.00'	39.63'
14	S89°54'08"W	—	41.33'
15	28°13'24"	25.00'	12.31'

DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
16	N60°21'31"W	—	10.00'
17	03°38'48"	585.00'	37.23'
18	N89°16'57"W	—	25.00'
19	N00°43'03"E	—	59.96'
20	82°54'12"	10.00'	14.47'
21	82°54'12"	40.00'	57.88'
22	82°54'12"	20.00'	28.94'
23	97°05'48"	25.00'	42.37'
24	S89°16'57"E	—	25.00'
25	02°15'18"	545.00'	21.45'
26	01°28'10"	575.00'	14.75'
27	02°33'15"	575.00'	25.63'
28	61°07'01"	2.00'	2.13'
29	N03°32'06"E	—	13.41'
30	N03°32'06"E	—	27.20'

PARCEL 1  
L.L.A. NO. 2006-07



INST. NO. 20070112-9007, O.R.

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

ACCESS EASEMENT OVER  
PARCEL 1 OF  
L.L.A. NO. 2006-07  
CONTAINING: 1.273 ACRES, MORE OR LESS

**DETAIL**  
NOT TO SCALE

**SHEET 3 OF 3 SHEETS**



PLANNING ■ DESIGN ■ CONSTRUCTION

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