ITEM NO. 10

STAFF REPORT

CITY OF OCEANSIDE

DATE: March 13, 2013

TO: Honorable Mayor and City Councilmembers

FROM: Property Management

SUBJECT: **GRANT OF EASEMENTS FOR ACCESS AND SANITARY SEWER LINE PURPOSES TO THE CITY OF VISTA**

SYNOPSIS

Staff recommends that the City Council approve the grant of easements for access and sanitary sewer line purposes to the City of Vista at City-owned property located at 1320 Lee Drive (APN 161-501-09 and 10), commonly known as French Field, and authorize the Mayor to execute the easement deed.

BACKGROUND

In 1931 the Vista Sanitary District acquired the City of Oceanside-owned property situated at the northerly terminus of Lee Drive, commonly referred to as French Field (also referred to herein as the "Site") from a private owner. The County of San Diego leased the site from Vista Sanitary District from July 1944 to September 1946, when the Vista Sanitary District was disbanded, at which time the County became the property owner. In June 1969, by a judgment in San Diego County Superior Court, title in the property became jointly held by the City of Oceanside and Vista Sanitation District (which was created in 1947), each acquiring an undivided one-half interest in the Site. On February 28, 1974, the Vista Sanitation District deeded its interested in the property to the City, at which time Oceanside became full owner of the Site.

The Site was used as a possible disposal area as early as 1939. The County leased the property from Vista Sanitary District in 1944 and operated the Site as a burn dump accepting municipal waste from the area of the County which now includes the community of Vista. The waste that was deposited at the dump was burned and buried on-site and on the adjacent property to the east, now Lee's Metal Recycling. The County ceased dumping operations and closed the Vista Burn Dump in 1967, some two years prior to the City acquiring an interest in the property.

During the recent remediation of the former burn dump the lack of an easement for the sewer line was discovered. The City of Vista is requesting that an easement for access and the sewer line be granted to support its facilities.

At some point in time, assumedly when Vista held an interest in the Site, the sewer main was installed along the easterly, northerly and westerly perimeters of the Site. It appears that since there was an ownership interest in the property when Vista placed the sewer line on the Site, an easement was not created to support the facilities.

The Site is served by the subject sewer line and water is provided through the Vista Irrigation District as APN 161-501-10 is within its boundary. The water line and service meter supplying the property are within the Lee Drive right-of-way.

ANALYSIS

The second phase of the remediation plan is to construct and install little league ball fields, snack bar, bleachers, restrooms, parking lot and other site improvements. The locations of the requested easements don't hinder the use of the Site for the planned purpose. Therefore, staff recommends that the City Council approve Vista's request and grant the access and sewer line easements for its facilities on the Site.

FISCAL IMPACT

There is no fiscal impact from the action requested by this item.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced document has been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve the grant of easements for access and sanitary sewer line purposes to the City of Vista at City-owned property located at 1320 Lee Drive (APN 161-501-09 and 10), commonly known as French Field, and authorize the Mayor to execute the easement deed.

PREPARED BY:

William F. Marquis
Senior Property Agent

SUBMITTED BY:

Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Douglas E. Eddow, Real Property Manager

RECORDING REQUESTED BY:
CITY OF VISTA

AFTER RECORDING, PLEASE
RETURN THIS INSTRUMENT TO:
CITY OF VISTA-CITY CLERK
200 CIVIC CENTER DRIVE
VISTA, CA 92084-6240

THIS DOCUMENT BEING RECORDED WITHOUT FEE TO BENEFIT THE CITY OF VISTA

DOCUMENTARY TRANSFER TAX $ ϕ
SIGNATURE _____

EASEMENT FOR SEWER LINES AND APPURTENANCES
1320 LEE DRIVE, APN No. 161-501-09
LD11-009, GP11-004 & OCEANSIDE, Dwg-n/a

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS _____ DAY OF _____, **2013, CITY OF OCEANSIDE, A MUNICIPAL CORPORATION,** THE UNDERSIGNED, HEREINAFTER DESIGNATED GRANTOR(S), OWNER OF THE HEREINAFTER DESCRIBED LANDS, FOR A VALUABLE CONSIDERATION, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT AND CONVEY TO **THE CITY OF VISTA, A CHARTERED MUNICIPAL CORPORATION,** HEREIN DESIGNATED GRANTEE, A PERPETUAL EASEMENT AND RIGHT-OF-WAY UPON, THROUGH, UNDER, OVER, AND ACROSS THE HEREINAFTER DESCRIBED REAL PROPERTY FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT, REINSTALLATION OF PIPES AND SEWER PIPE LINES, MAINS, MANHOLES, SEWER LATERAL PIPES AND PIPE LINES, AND ALL STRUCTURES INCIDENTAL THERETO, TOGETHER WITH THE PERPETUAL RIGHT TO REMOVE BUILDINGS, STRUCTURES, TREES, BUSHES, UNDERGROWTH, FLOWERS, AND ANY OTHER OBSTRUCTIONS WHICH MAY IMPEDE WITH THE USE OF SAID EASEMENT AND RIGHT-OF-WAY BY GRANTEE, ITS SUCCESSORS OR ASSIGNS. TO HAVE AND TO HOLD SAID EASEMENT AND RIGHT-OF-WAY UNTO ITSELF AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER.

EASEMENT FOR SEWER LINES AND APPURTENANCES
1320 LEE DRIVE, APN No. 161-501-09, GP11-004, LD11-009

THE REAL PROPERTY REFERRED TO HEREINABOVE AND MADE SUBJECT TO SAID EASEMENT AND RIGHT-OF-WAY BY THIS GRANT IS SITUATED IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBITS A1, A2, B1, & B2

THE GRANTOR MAY AT HIS OWN RISK USE THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY IN A MANNER THAT WILL NOT INTERFERE WITH OR BE DETRIMENTAL TO THE USE OF SAID EASEMENT AND RIGHT-OF-WAY BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, PROVIDED NO TREES SHALL BE PLANTED OR GROWN THEREON.

THE GRANTOR HEREBY COVENANTS AND AGREES FOR HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, THAT THERE SHALL NOT BE CONSTRUCTED OR MAINTAINED UPON THE ABOVE DESCRIBED REAL PROPERTY OR WITHIN SAID EASEMENT AND RIGHT-OF-WAY ANY BUILDING OR STRUCTURE OF ANY NATURE OR KIND THAT WILL INTERFERE WITH THE USE OF SAID EASEMENT AND RIGHT-OF-WAY BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, OR THAT WILL INTERFERE WITH THE INGRESS OR EGRESS ALONG SAID EASEMENT BY SAID EASEMENT BY SAID GRANTEE, ITS SUCCESSORS OR ASSIGNS.

THE GRANTEE HEREBY COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS NOT TO FENCE THE ABOVE DESCRIBED REAL PROPERTY OR TO PREVENT THE GRANTOR, HIS SUCCESSORS OR ASSIGNS, FROM CROSSING OVER SAID REAL PROPERTY AND AGREES THAT THE GRANTOR, HIS HEIRS, SUCCESSORS, AND ASSIGNS MAY ENJOY THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY HEREIN DESCRIBED, SUBJECT TO THE CONDITIONS ABOVE STATED; AND THE GRANTEE HEREBY COVENANTS AND AGREES THAT AFTER THE INSTALLATION OF ANY PIPE LINE BY IT IN AN EXCAVATION MADE BY IT IN THE ABOVE DESCRIBED EASEMENT AND RIGHT-OF-WAY, IT WILL BACKFILL ANY SUCH EXCAVATION MADE BY IT SO AS TO FILL SAID EXCAVATION MADE AS NEARLY AS PRACTICABLE TO THE LEVEL OF THE SURROUNDING GROUND, AND WILL REPLACE ANY OILED, ASPHALT OR CONCRETE SURFACE WITH LIKE MATERIAL AND WILL REPLACE ANY FENCE REMOVED BY IT.

EASEMENT FOR SEWER LINES AND APPURTENANCES
1320 LEE DRIVE, APN No. 161-501-09, GP11-004, LD11-009

AS USED ABOVE, THE TERM "GRANTOR" SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR NUMBER, AND WORDS "HIMSELF" AND "HIS" SHALL INCLUDE THE FEMININE AND NEUTER GENDER, AS THE CASE MAY BE.

CITY OF OCEANSIDE, A MUNICIPAL CORPORATION

_____	_____
Print Name and Title	Print Name and Title
_____	_____
Signature	Signature

(When signing as a Corporation necessary signatures are President OR Vice President AND Secretary OR Assistant Secretary)

ATTACH CALIFORNIA ALL PURPOSE NOTARY ACKNOWLEDGEMENT FOR EACH SIGNATURE ABOVE.

THIS IS TO CERTIFY THAT THE EASEMENT ON REAL PROPERTY CONVEYED BY THIS DOCUMENT TO THE CITY OF VISTA, A CHARTERED MUNICIPAL CORPORATION, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY OF VISTA, PURSUANT TO AUTHORITY CONFERRED BY THE CITY COUNCIL OF THE CITY OF VISTA PER RESOLUTION NO. 93-51, ADOPTED MAY 11, 1993, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

ACCEPTED BY:

DATED: _____

BY: _____
GREG MAYER, CITY ENGINEER

APPROVED AS TO FORM:

DAROLD PIEPER, CITY ATTORNEY

BY: _____ DATE: 1/24/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____ }

On _____ (Date) before me, _____ (Here Insert Name and Title of the Officer),

personally appeared _____ (Name(s) of Signer(s))

_____,

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.

Place Notary Seal Above

Signature _____ (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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EXHIBIT "A"

SEWER ACCESS EASEMENT DESCRIPTION

ASSESSOR'S PARCEL NUMBER: 161-501-09
CITY OF OCEANSIDE, CALIFORNIA

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS THE FOLLOWING TWO PARCELS:

PARCEL A

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED IN GRANT DEED TO THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION, RECORDED MARCH 14, 1974 AS FILE/PAGE NO. 74-064037 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO THE CITY OF OCEANSIDE, NORTH 00°32'59" EAST (NORTH 00°06' EAST) 671.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE NORTH 89°18'53" WEST 153.05 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF THE NORTH COUNTY TRANSIT DISTRICT (FORMERLY ATCHISON TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY), BEING A POINT OF CUSP ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1095.99 FEET (1096.28 FEET), A RADIAL LINE FROM WHICH BEARS SOUTH 20°33'41" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 125.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'40" TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 75°58'59 EAST 35.07 FEET (NORTH 75°18' EAST 37.06 FEET) TO THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED LAND CONVEYED TO THE CITY OF OCEANSIDE; THENCE ALONG THE AFOREMENTIONED EASTERLY LINE SOUTH 00°32'59" WEST (NORTH 00°06' EAST) 47.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED IN GRANT DEED TO THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION, RECORDED MARCH 14, 1974 AS FILE/PAGE NO. 74-064037 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO THE CITY OF OCEANSIDE, NORTH 00°32'59" EAST (NORTH 00°06' EAST) 322.18

EXHIBIT "A"

SEWER ACCESS EASEMENT DESCRIPTION

ASSESSOR'S PARCEL NUMBER: 161-501-09
CITY OF OCEANSIDE, CALIFORNIA

FEET TO THE NORTHEAST CORNER OF AN EASEMENT FOR COUNTY HIGHWAY RECORDED MARCH 21, 1941 IN BOOK 1154, PAGE 109 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY NORTH 89°18'54" WEST 25.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 25.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF THE AFOREMENTIONED LAND CONVEYED TO THE CITY OF OCEANSIDE; THENCE ALONG SAID PARALLEL LINE NORTH 00°32'59" EAST 249.88 FEET; THENCE NORTH 15°38'17" WEST 49.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 51.59 FEET THROUGH A CENTRAL ANGLE OF 98°31'33" TO A POINT OF TANGENCY; THENCE SOUTH 65°50'10" WEST 117.73 FEET; THENCE SOUTH 63°44'45" WEST 285.30 FEET TO A LINE PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY RIGHT OF WAY OF NORTH COUNTY TRANSIT DISTRICT (FORMERLY ATCHISON TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY); THENCE ALONG LAST SAID PARALLEL LINE SOUTH 50°26'59" WEST 248.69 FEET; THENCE SOUTH 05°26'59" WEST 38.18 FEET TO A LINE PARALLEL WITH AND 62.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY OF NORTH COUNTY TRANSIT DISTRICT; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 50°26'59" WEST 20.00 FEET; THENCE NORTH 84°33'01" WEST 38.18 FEET TO A LINE PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY OF NORTH COUNTY TRANSIT DISTRICT; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 50°26'59" WEST 93.77 FEET; THENCE NORTH 39°33'01' WEST 10.00 FEET TO A LINE PARALLEL WITH AND 25.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY OF NORTH COUNTY TRANSIT DISTRICT; THENCE ALONG LAST SAID PARALLEL LINE NORTH 50°26'59" EAST 416.47 FEET TO A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1070.99 FEET, COLLINEAR WITH AND 25.00 FEET SOUTHEASTERLY OF THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY OF NORTH COUNTY TRANSIT DISTRICT; THENCE NORTHEASTERLY ALONG SAID COLLINEAR CURVE, AN ARC DISTANCE OF 350.28 FEET THROUGH A CENTRAL ANGLE OF 18°44'21" TO A LINE PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED

EXHIBIT "A"

SEWER ACCESS EASEMENT DESCRIPTION

ASSESSOR'S PARCEL NUMBER: 161-501-09
CITY OF OCEANSIDE, CALIFORNIA

AT RIGHT ANGLES FROM A LINE THAT BEARS NORTH 89°18'53" WEST FROM A POINT ON THE EASTERLY LINE OF TO THE AFOREMENTIONED LAND CONVEYED TO THE CITY OF OCEANSIDE, DISTANT NORTH 00°32'59" EAST (NORTH 00°06' EAST) 671.04 FEET FROM THE POINT OF BEGINNING; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 89°18'53" EAST 74.19 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 37.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 47.58 FEET THROUGH A CENTRAL ANGLE OF 73°40'36" TO THE TRUE POINT OF BEGINNING.

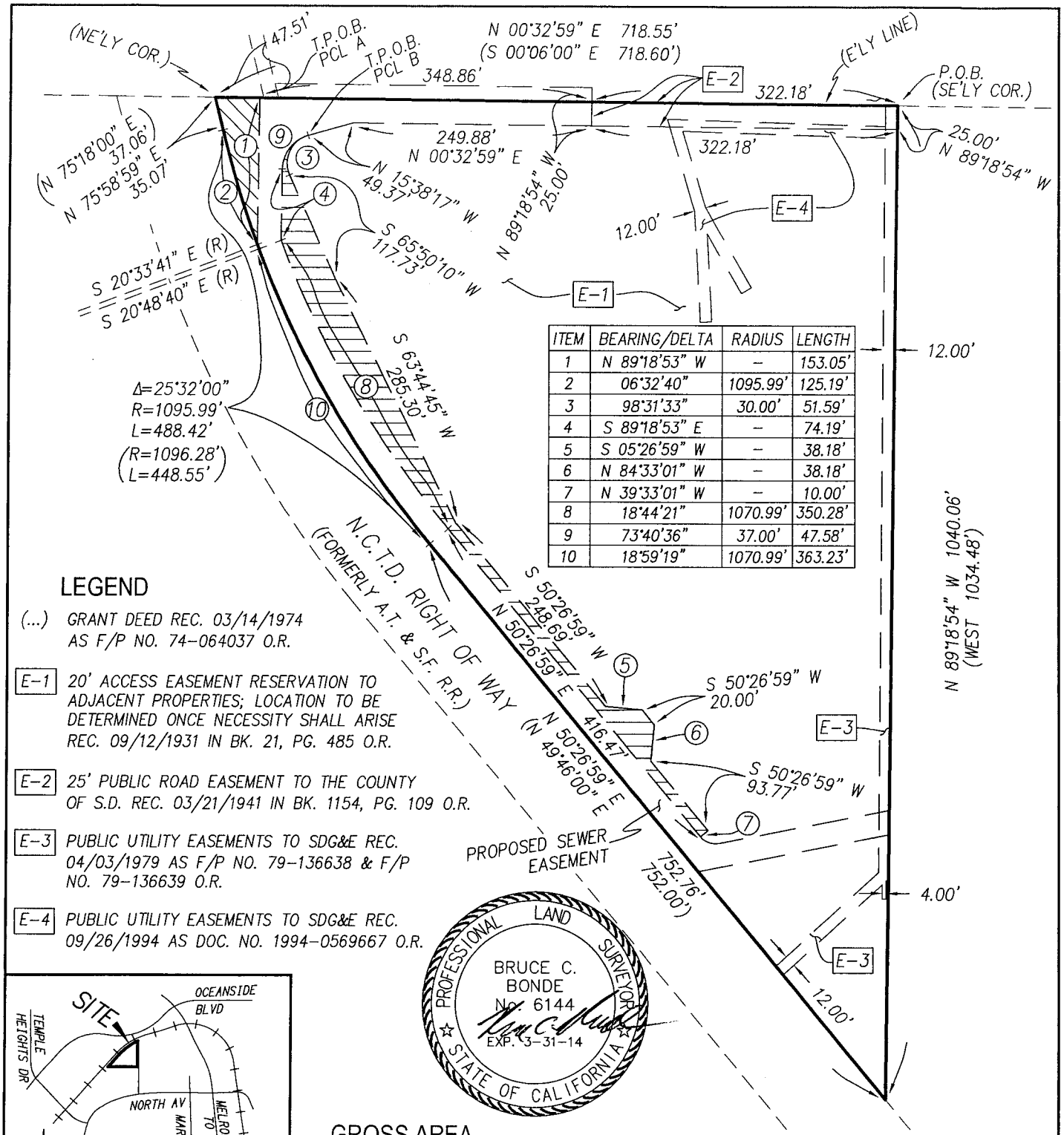
THE BEARINGS SHOWN HEREON ARE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6. THE DISTANCES SHOWN HEREON ARE GRID DISTANCES. (CF=0.999949098)

ALL AS SHOWN ON THE ATTACHED PLAT, MARKED EXHIBIT "B", WHICH BY THIS REFERENCE HERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF.

GOLD COAST SURVEYING, INC

BRUCE C. BONDE, PLS 6144

PROFESSIONAL LAND SURVEYOR
BRUCE C. BONDE
No. 6144
Exp. 3-31-14
STATE OF CALIFORNIA



ITEM	BEARING/DELTA	RADIUS	LENGTH
1	N 89°18'53" W	–	153.05'
2	06°32'40"	1095.99'	125.19'
3	98°31'33"	30.00'	51.59'
4	S 89°18'53" E	–	74.19'
5	S 05°26'59" W	–	38.18'
6	N 84°33'01" W	–	38.18'
7	N 39°33'01" W	–	10.00'
8	18°44'21"	1070.99'	350.28'
9	73°40'36"	37.00'	47.58'
10	18°59'19"	1070.99'	363.23'

LEGEND

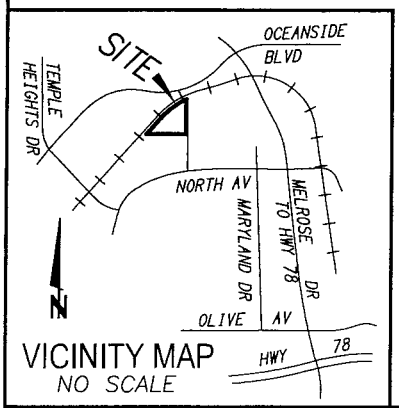
(...) GRANT DEED REC. 03/14/1974 AS F/P NO. 74-064037 O.R.

E-1 20' ACCESS EASEMENT RESERVATION TO ADJACENT PROPERTIES; LOCATION TO BE DETERMINED ONCE NECESSITY SHALL ARISE REC. 09/12/1931 IN BK. 21, PG. 485 O.R.

E-2 25' PUBLIC ROAD EASEMENT TO THE COUNTY OF S.D. REC. 03/21/1941 IN BK. 1154, PG. 109 O.R.

E-3 PUBLIC UTILITY EASEMENTS TO SDG&E REC. 04/03/1979 AS F/P NO. 79-136638 & F/P NO. 79-136639 O.R.

E-4 PUBLIC UTILITY EASEMENTS TO SDG&E REC. 09/26/1994 AS DOC. NO. 1994-0569667 O.R.



VICINITY MAP
NO SCALE

GROSS AREA

ACCESS EASEMENT – PARCEL A
3,910 SQ. FT.

ACCESS EASEMENT – PARCEL B
21,693 SQ. FT.

DRAWN BY: R. J. COFFMAN	PROJECT EXHIBIT "B" SEWER ACCESS EASEMENT PLAT APN: 161-501-09	PREPARED BY: GOLD COAST SURVEYING, INC. (760) 758-7732 FAX (760) 758-7733 P.O. BOX 1876 – VISTA CA 92085-1876 110 CIVIC CENTER DR. SUITE #208 VISTA, CA 92084 gcsi@att.net	PAGE NO. 1 OF 1
DATE: 05/12/2011			
DWG. NO.: 201114.DWG			
APPROVED BY: C. N. WILLESS			

EXHIBIT "A2"

SEWER EASEMENT DESCRIPTION

ASSESSOR'S PARCEL NUMBER: 161-501-09
CITY OF OCEANSIDE, CALIFORNIA

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED IN GRANT DEED TO THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION, RECORDED MARCH 14, 1974 AS FILE/PAGE NO. 74-064037 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO THE CITY OF OCEANSIDE, NORTH 89°18'54" WEST (WEST-RECORD) 737.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE NORTH 11°00'10" WEST 204.18 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF THE NORTH COUNTY TRANSIT DISTRICT (FORMERLY ATCHISON TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY THE FOLLOWING TWO COURSES NORTH 50°26'59" EAST (NORTH 49°46' EAST) 443.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1095.99 FEET (1096.28 FEET); THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 363.23 FEET THROUGH A CENTRAL ANGLE OF 18°59'19" TO A LINE THAT BEARS NORTH 89°18'53" WEST FROM A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED LAND CONVEYED TO THE CITY OF OCEANSIDE, DISTANT NORTH 00°32'59" EAST (NORTH 00°06' EAST) 671.04 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89°18'53" EAST 153.05 FEET TO THE LAST SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE SOUTH 00°32'59" WEST (SOUTH 00°06' WEST) 348.86 FEET TO THE NORTHEAST CORNER OF AN EASEMENT FOR COUNTY HIGHWAY RECORDED MARCH 21, 1941 IN BOOK 1154, PAGE 109 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY NORTH 89°18'54" WEST 25.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 25.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE SAID EASTERLY LINE; THENCE ALONG SAID PARALLEL LINE NORTH 00°32'59" EAST 249.88 FEET; THENCE NORTH 15°38'17" WEST 49.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 37.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 47.58 FEET THROUGH A CENTRAL ANGLE OF 73°40'36" TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM A LINE PREVIOUSLY ABOVE DESCRIBED BEARING SOUTH 89°18'53" EAST; THENCE ALONG SAID PARALLEL

EXHIBIT "A$_2$"

SEWER EASEMENT DESCRIPTION

ASSESSOR'S PARCEL NUMBER: 161-501-09
CITY OF OCEANSIDE, CALIFORNIA

LINE NORTH 89°18'53" WEST 74.19 FEET TO A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1070.99 FEET, A RADIAL LINE FROM WHICH BEARS SOUTH 20°48'40" EAST, SAID CURVE BEING COLLINEAR WITH AND 25.00 FEET SOUTHEASTERLY OF THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY OF NORTH COUNTY TRANSIT DISTRICT; THENCE SOUTHWEST ALONG SAID COLLINEAR CURVE, AN ARC DISTANCE OF 350.28 FEET THROUGH A CENTRAL ANGLE OF 18°44'21" TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 25.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY RIGHT OF WAY OF SAID NORTH COUNTY TRANSIT DISTRICT; THENCE ALONG LAST SAID PARALLEL LINE NORTH SOUTH 50°26'59" WEST 416.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 21.45 FEET THROUGH A CENTRAL ANGLE OF 61°27'09" TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 25.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A LINE PREVIOUSLY DESCRIBED BEARING NORTH 11°00'10" WEST; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 11°00'10" EAST 182.60 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF THE LAND CONVEYED TO THE CITY OF OCEANSIDE; THENCE ALONG LAST SAID SOUTHERLY LINE NORTH 89°18'54" WEST (WEST) 25.53 FEET TO THE TRUE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6. THE DISTANCES SHOWN HEREON ARE GRID DISTANCES. (CF=0.999949098)

ALL AS SHOWN ON THE ATTACHED PLAT, MARKED EXHIBIT "B", WHICH BY THIS REFERENCE HERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF.

GOLD COAST SURVEYING, INC

BRUCE C. BONDE, PLS 6144

PROFESSIONAL LAND SURVEYOR
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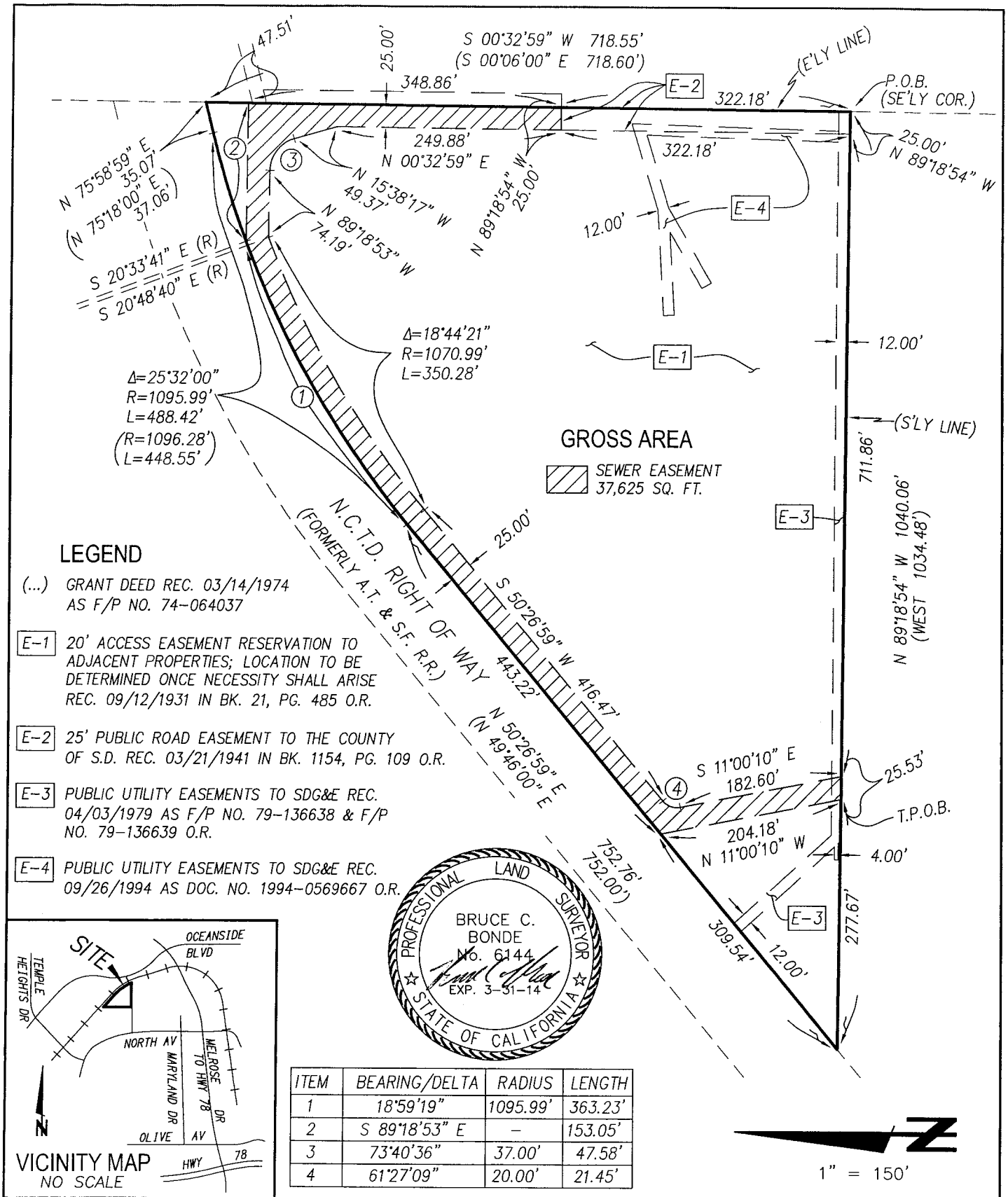
STATE OF CALIFORNIA



LEGEND

(...) GRANT DEED REC. 03/14/1974 AS F/P NO. 74-064037

E-1 20' ACCESS EASEMENT RESERVATION TO ADJACENT PROPERTIES; LOCATION TO BE DETERMINED ONCE NECESSITY SHALL ARISE REC. 09/12/1931 IN BK. 21, PG. 485 O.R.

E-2 25' PUBLIC ROAD EASEMENT TO THE COUNTY OF S.D. REC. 03/21/1941 IN BK. 1154, PG. 109 O.R.

E-3 PUBLIC UTILITY EASEMENTS TO SDG&E REC. 04/03/1979 AS F/P NO. 79-136638 & F/P NO. 79-136639 O.R.

E-4 PUBLIC UTILITY EASEMENTS TO SDG&E REC. 09/26/1994 AS DOC. NO. 1994-0569667 O.R.

VICINITY MAP
NO SCALE

ITEM	BEARING/DELTA	RADIUS	LENGTH
1	18°59'19"	1095.99'	363.23'
2	S 89°18'53" E	–	153.05'
3	73°40'36"	37.00'	47.58'
4	61°27'09"	20.00'	21.45'

DRAWN BY: R. J. COFFMAN	PROJECT	PREPARED BY:	PAGE NO.
DATE: 05/12/2011	EXHIBIT "B"2	GOLD COAST SURVEYING, INC.	1
DWG. NO.: 201114.DWG	SEWER EASEMENT PLAT	(760) 758-7732 FAX (760) 758-7733	OF
APPROVED BY: C. N. WILLESS	APN: 161-501-09	P.O. BOX 1876 - VISTA CA 92085-1876	1
		110 CIVIC CENTER DR. SUITE #208	
		VISTA, CA 92084 gcsi@att.net	