

Recording Requested by and  
Return to:

Ray Thatcher, District R/W Agent  
Irvine Ranch Water District  
15600 Sand Canyon Avenue  
P. O. Box 57000  
Irvine, California 92619-7000  
IRWD Doc. E \_\_\_\_\_

ASSESSOR'S PARCEL NO(S).:  
452-181-04

FREE RECORDING REQUESTED:  
Essential to Acquisition By  
Irvine Ranch Water District  
Government Code §§6103 & 27383

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Exempt from Documentary Transfer Tax per  
Revenue and Taxation Code §11922

GRANT OF EASEMENT  
TO  
IRVINE RANCH WATER DISTRICT  
BY  
IRVINE UNIFIED SCHOOL DISTRICT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
IRVINE UNIFIED SCHOOL DISTRICT, a Political Subdivision of the State of California  
("Owner" herein), hereby grants and conveys to IRVINE RANCH WATER DISTRICT, a California Water District organized under and existing pursuant to Section 34000 et seq. of the California Water Code, ("Grantee" herein), a perpetual, non-exclusive easement and right-of-way for water pipeline and access purposes. This easement shall include, but not by way of limitation, the right to construct, reconstruct, remove and replace, renew, inspect, maintain, repair, improve, enter upon, and otherwise use the hereinafter described property for these purposes, together with incidental appurtenances and connections, in, over, under, upon, along, through and across the real property located in the City of Irvine, County of Orange, State of California, as described in Exhibit "A" and depicted in Exhibit "B", which exhibits are attached hereto and made a part hereof (the "Easement Area"), as necessary in connection with the use, operation and maintenance of the facilities lying within the Easement Area. This easement shall also include the right to construct, reconstruct, remove and replace, renew, inspect, maintain, repair, improve, enter upon, and otherwise use parallel or any other facilities or appurtenances of the same general type and purpose as the originally installed facilities (collectively, the originally installed facilities and any such parallel or other facilities, and any replacements, renewals, repairs and improvements of any of the foregoing are collectively referred to as the "Facilities").

Subject to: Covenants, conditions, restrictions, easements, rights, rights-of-way and encumbrances of record or apparent.

A. Rights of Owner to Use Easement Area:

1. Rights of Use. Subject to the provisions of Paragraph A-2 below, it is understood and agreed that the easements and rights-of-way acquired herein are also acquired subject to the rights of the Owner to use the Easement Area for any purpose whatsoever to the extent that such use does not interfere with the Grantee's use of its easement. The Owner retains the rights which are not inconsistent with the easement. Such use by the Owner shall include, but not be limited to, the compatible use for streets, roadways, pipelines, fences or block walls, cuts, fills or other structures or other compatible improvements under, upon, over, and across the Easement Area.

Project	50 Blue Lake South, Lot 46, Tr. 10334 (IRWD Code 7362)
Title Company	none
Title Report No.	
Project Engineer	Studiowc

2. Concurrence of Grantee. Such use by the Owner of the Easement Area for landscaping purposes which do not involve the erection of structures or other improvements upon the Easement Area and which are consistent with the Grantee's use of the easement may be made without notification to or concurrence of Grantee except that no trees shall be planted in said Easement Area without the prior written consent of Grantee. Further, such use by the Owner of the Easement Area for roadway improvements, which do not result in cuts closer than three (3) feet above the top of Grantee's Facilities or fills greater than two (2) feet above the existing ground may be made without notification to or concurrence of Grantee. It is agreed, however, that no such use for any other purposes shall be made until plans for such proposed use by Owner have been reviewed with or submitted to Grantee, and Grantee has concurred that such proposed use will be consistent with Grantee's use of the Facilities. Grantee agrees that it shall not unreasonably withhold its concurrence.

B. Successors and Assigns:

This Grant of Easement shall be binding upon and inure to the benefit of the successors and assigns of Owner and Grantee.

C. Acceptance and Recordation:

Grantee agrees, by acceptance and recordation of this Grant of Easement from Owner, that the terms and conditions herein set forth shall be binding upon and inure to the benefit of Grantee.

IN WITNESS WHEREOF this Grant of Easement has been executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

"Owner"

IRVINE UNIFIED SCHOOL DISTRICT,  
a Political Subdivision of the State of California

By \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

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ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA       )  
  )  
COUNTY OF ORANGE       )

On \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_,  
a Notary Public in and for said State, 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.

\_\_\_\_\_  
Notary Public in and for said State

(SEAL)

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IRVINE RANCH WATER DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by deed or grant dated \_\_\_\_\_  
from IRVINE UNIFIED SCHOOL DISTRICT, a Political Subdivision of the State of California  
to IRVINE RANCH WATER DISTRICT, a California Water District, is hereby accepted by the undersigned officer  
on behalf of the Board of Directors pursuant to authority conferred by Resolution 2014-40 of the Board of Directors,  
adopted on September 8, 2014, and the grantee consents to recordation thereof by its duly authorized officer.

Date: \_\_\_\_\_

IRVINE RANCH WATER DISTRICT

By: \_\_\_\_\_  
Leslie Bonkowski  
Secretary to Board of Directors

Project	<u>50 Blue Lake South, Lot 46, Tr. 10334 (IRWD Code 7362)</u>
Title Company	<u>none</u>
Title Report No.	_____
Project Engineer	<u>Studiowc</u>

An easement for domestic waterline purposes, in the City of Irvine, County of Orange, State of California, being a portion of Lot 46 of Tract 10334 as shown on a map recorded in Miscellaneous Map Book 445, pages 25 to 39 inclusive in the office of the Recorder of said County. Said easement being more particularly described as follows:

Commencing at the centerline intersection of Blue Lake South and Earlymorn as shown on Tract Map 10369, as recorded in Miscellaneous Map Book 458 pages 37 to 39 inclusive, in the office of the Recorder of said County; thence, along the centerline of said Blue Lake South, North 82°02'00" East, 165.57 feet; thence, leaving said centerline on a perpendicular line South 07°58'00" East, 30.00 feet to the southerly line of a 5 foot wide non-exclusive easement for pipeline purposes dedicated to the Irvine Ranch Water District as shown on said Tract Map 10334, and True Point of Beginning; thence, along the southerly line of said easement North 82°02'00" East, 10.00 feet; thence, leaving said southerly line South 07°58'00" East, 5.00 feet; thence, South 82°02'00" West 10.00 feet; thence, North 07°58'00" West, 5.00 feet to the True Point Of Beginning.

Area = 50 square feet.

All as shown on Exhibit "B" and made a part hereof.

Prepared by:



Ian Easton PLS



14841 Yorba Street, Suite 102  
Tustin, California, 92780  
(714) 389-7330 Fax (714) 389-7331

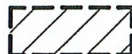
**Exhibit "A"**  
**Legal Description**  
**MEADOW PARK ELEMENTARY SCHOOL**  
**50 BLUE LAKE SOUTH**  
**IRVINE**  
**CA. 92614**

Date: 6/11/19

Sheet 1 of 1



# LEGEND

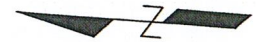
 = LIMITS OF IRWD EASEMENT  
AREA = 50 SQ.FT.

R1 = TRACT MAP 10334. (M.M. 445/25-39)  
R2 = TRACT MAP 10369. (M.M. 458/37-39)

## BASIS OF BEARINGS

THE CENTERLINE OF BLUE LAKE SOUTH N82°02'00"E AS SHOWN ON TRACT MAP 10369, AS RECORDED IN MISCELLANEOUS MAP BOOK 458, PAGES 37 TO 39 INCLUSIVE. OFFICIAL RECORDS, ORANGE CO. CA,

BEGINNING OF CURVE



NOT TO SCALE

TRACT 10369  
M.M. 458/37-39

BLUE LAKE S.

N82°02'00"E 455.00' (R2)

N82°02'00"E 10.00'

S07°58'00"E 30.00'

N82°02'00"E 165.57'

EARLYMORN  
S07°58'00"E (R2)

POINT OF COMMENCEMENT

R.O.W.

25'

5'

EXISTING 5' WIDE NON-EXCLUSIVE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE IRWD PER R1.

LOT 46  
TRACT 10334  
M.M. 445/25-39

S07°58'00"E 5.00'

S82°02'00"W 10.00'

N07°58'00"W 5.00'

TRUE POINT OF BEGINNING

N82°02'00"E

N07°44'49"E (R1)

LOT 45  
TRACT 10334  
M.M. 445/25-39



14841 Yorba Street, Suite 102  
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**Exhibit "B"**  
**Map of IRWD DOMESTIC WATER LINE EASEMENT**  
**AT MEADOW PARK ELEMENTARY SCHOOL**  
**50 BLUE LAKE SOUTH**  
**IRVINE**  
**CA. 92614**

Date: 6/11/19

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