

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).:
591-132-01

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

(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	<u>Portola High School, Block 154, Irvine's Sub. (IRWD Code 6265)</u>
Title Company	<u>none</u>
Title Report No.	<u>vesting deed Inst. No. 2014000553682, O.R.</u>
Project Engineer	<u>Epic Engineers</u>

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: _____

Project	_____
Title Company	_____
Title Report No.	_____
Project Engineer	_____

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)

Project	Portola High School, Block 154, Irvine's Sub. (IRWD Code 6265)
Title Company	none
Title Report No.	vesting deed Inst. No. 2014000553682, O.R.
Project Engineer	Epic Engineers

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>Portola High School, Block 154, Irvine's Sub. (IRWD Code 6265)</u>
Title Company	<u>none</u>
Title Report No.	<u>vesting deed Inst. No. 2014000553682, O.R.</u>
Project Engineer	<u>Epic Engineers</u>

EXHIBIT "A-1"

PORTOLA HIGH SCHOOL IRWD WATER LINE EASEMENT LEGAL DESCRIPTION

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 275 OF BLOCK 154 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE ON THE GENERAL SOUTHERLY LINE OF PARCEL A SHOWN AS "SOUTH 65°21'46" WEST 56.86 FEET, IN A DOCUMENT RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 2014000553682 IN OFFICIAL RECORDS OF THE ORANGE COUNTY CLERK-RECORDER:

THENCE ALONG SAID COURSE SOUTH 65°21'46" WEST, A DISTANCE OF 56.86 FEET TO A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 24.50 FEET; THENCE WESTERLY ALONG SAID CURVE CONTINUING ALONG SAID GENERAL SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 9°23'47" A DISTANCE OF 4.02 FEET;

THENCE CONTINUING ALONG SAID GENERAL SOUTHERLY LINE NON-TANGENT FROM SAID CURVE SOUTH 24°38'14"EAST A DISTANCE OF 15.53 FEET;

THENCE NORTH 65°21'46" EAST, A DISTANCE OF 70.56 FEET;

THENCE NORTH 22°54'51" WEST, A DISTANCE OF 29.49 FEET;

THENCE SOUTH 69°35'14" WEST, A DISTANCE OF 9.33 FEET TO SAID GENERAL SOUTHERLY LINE OF PARCEL A;

THENCE ALONG SAID GENERAL SOUTHERLY LINE SOUTH 20°24'46" EAST, A DISTANCE OF 8.82 FEET;

THENCE CONTINUING ALONG SAID GENERAL SOUTHERLY LINE SOUTH 24°17'44" EAST, A DISTANCE OF 6.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,176 SQUARE FEET, MORE OR LESS, WITHIN THE DESCRIBED EASEMENT.

SEE **EXHIBIT "B-1"** ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

DATED: 7/20/15 Steve Leja
STEVE A LEJA P. L.S. NO. 5933



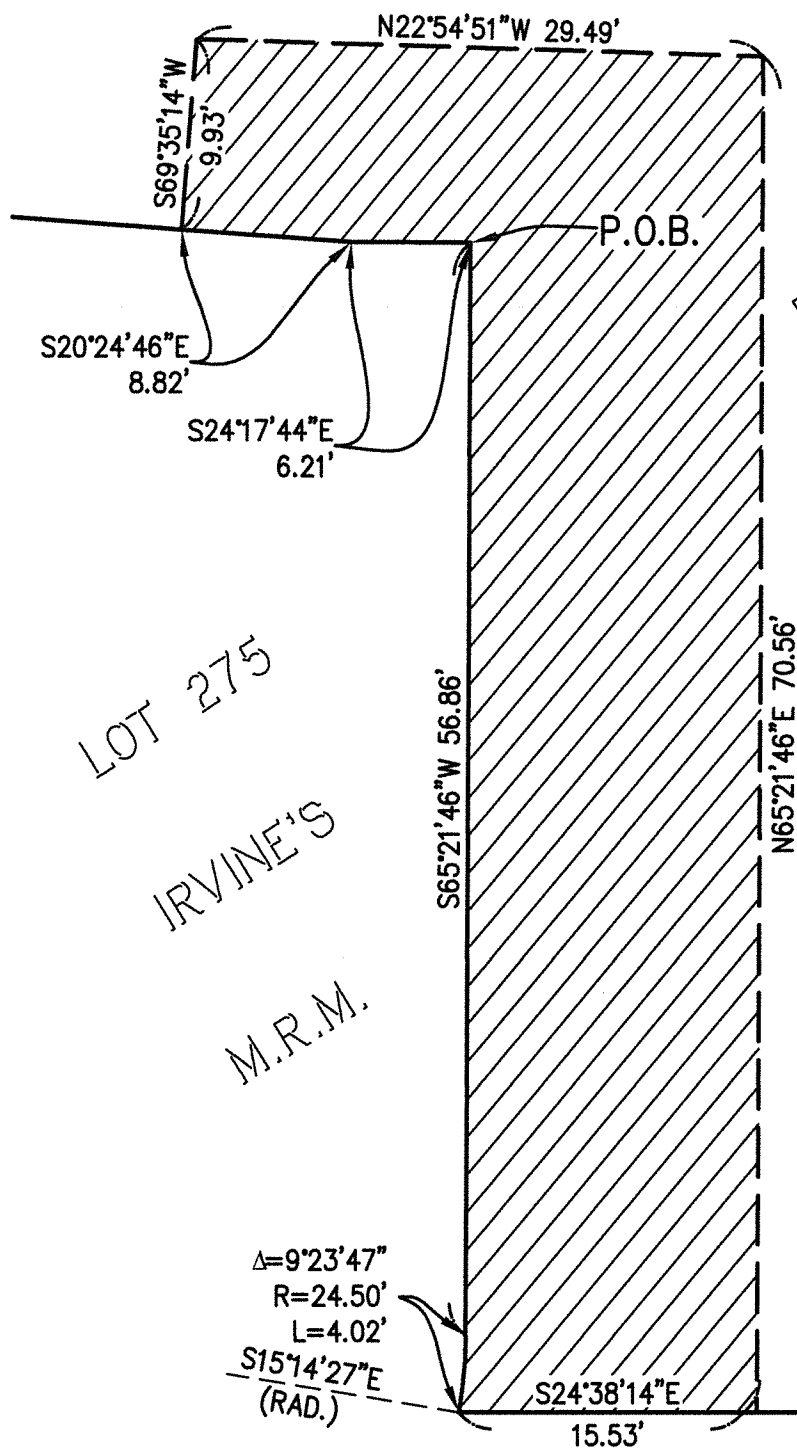
LICENSE EXPIRES 12-31-16

154

PARCEL A
INST. NO. 2014000553682,
RECORDED 12/22/14, O.R.

BLOCK
SUB.

1/88



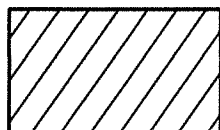
LOT 275

IRVINE'S

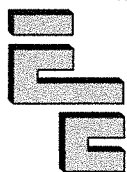
M.R.M.



CADENCE



INDICATES EASEMENT TO I.R.W.D.
CONTAINING 1,176 SQUARE FEET,
MORE OR LESS



EPIC ENGINEERS
CIVIL ENGINEERING PLANNING
101 E. REDLANDS BLVD. SUITE 146
REDLANDS, CA 92373
LAND SURVEYING
CONSTRUCTION MANAGEMENT
TELE 909-792-5969
FAX 909-792-8869

EXHIBIT "B-1"
PORTOLA HIGH SCHOOL
I.R.W.D.
WATER LINE EASEMENT

W.O.	29.92
BY:	PDB
DATE:	7-15
SCALE:	1"=10'
SHEET 1 OF 1	

EXHIBIT "A-2"

PORTOLA HIGH SCHOOL IRWD WATER LINE EASEMENT LEGAL DESCRIPTION

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 274 OF BLOCK 154 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON THE GENERAL SOUTHERLY LINE OF PARCEL A SHOWN AS NORTH 23°29'14" WEST 17.61 FEET, IN A DOCUMENT RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 2014000553682 IN OFFICIAL RECORDS OF THE ORANGE COUNTY CLERK-RECORDER;

THENCE ALONG SAID COURSE NORTH 23°29'14" WEST 17.61 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1056.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS SOUTH 29°02'16" EAST;

THENCE WESTERLY ALONG SAID CURVE CONTINUING ALONG SAID GENERAL SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 0°35'58" A DISTANCE OF 11.05 FEET;

THENCE NON-TANGENT FROM SAID CURVE NORTH 23°29'14" WEST A DISTANCE OF 24.66 FEET;

THENCE NORTH 66°30'46" EAST, A DISTANCE OF 31.00 FEET;

THENCE NORTH 23°29'14" WEST, A DISTANCE OF 16.05 FEET;

THENCE NORTH 66°30'46" EAST, A DISTANCE OF 22.75 FEET;

THENCE SOUTH 23°29'14" EAST, A DISTANCE OF 34.67 FEET TO SAID GENERAL SOUTHERLY LINE BEING A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1056.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS SOUTH 31°05'50" EAST;

THENCE CONTINUING ALONG SAID GENERAL SOUTHERLY LINE THE FOLLOWING COURSES;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°38'35" A DISTANCE OF 11.85 FEET;

THENCE SOUTH 23°29'14" WEST, A DISTANCE OF 21.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 226.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°37'10" A DISTANCE OF 22.21 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 24.50 FEET, A RADIAL LINE THROUGH THE POINT OF COMPOUND CURVATURE BEARS SOUTH 60°53'36" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'49" A DISTANCE OF 4.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1104.00 FEET, A RADIAL LINE THROUGH THE BEGINNING OF SAID CURVE BEARS SOUTH 30°31'19" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'19" A DISTANCE OF 31.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 24.50 FEET, A RADIAL LINE THROUGH THE BEGINNING OF SAID CURVE BEARS SOUTH 28°52'01" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'40" A DISTANCE OF 4.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 257.50 FEET, A RADIAL LINE THROUGH THE POINT OF REVERSE CURVATURE BEARS NORTH 60°42'47" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°47'59" A DISTANCE OF 26.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,023 SQUARE FEET, MORE OR LESS, WITHIN THE DESCRIBED EASEMENT.

SEE **EXHIBIT "B-2"** ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

DATED: 7/20/15
Steve A Leja

STEVE A LEJA

P. L.S. NO. 5933

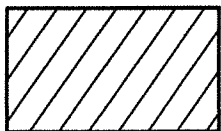
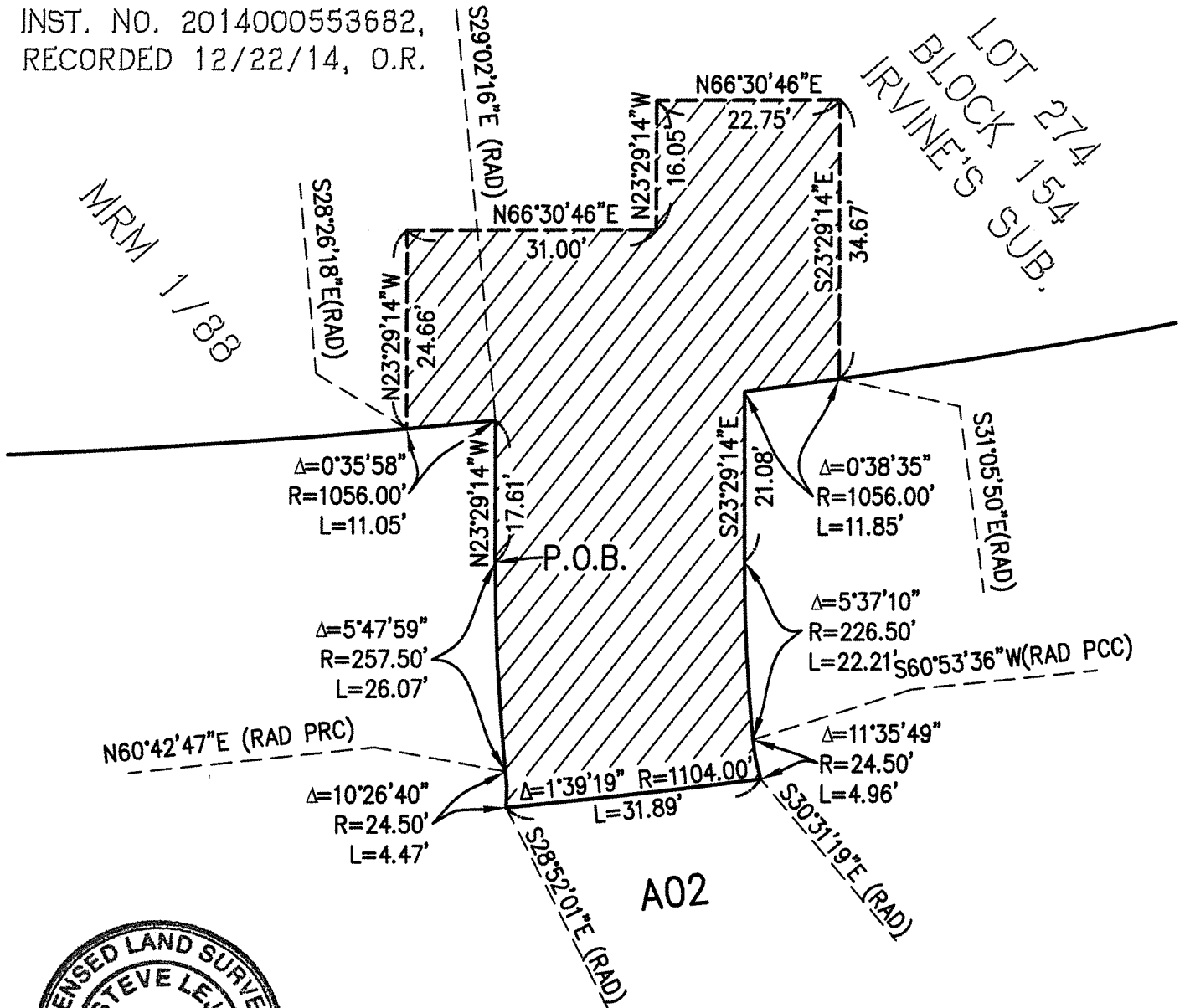


LICENSE EXPIRES 12-31-16

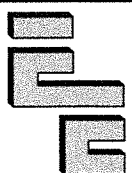
PARCEL A
 INST. NO. 2014000553682,
 RECORDED 12/22/14, O.R.

LOT 274
 BLOCK 154
 IRVINE'S SUB.

MRM 1/88



INDICATES EASEMENT TO I.R.W.D.
 CONTAINING 3,023 SQUARE FEET,
 MORE OR LESS



EPIC ENGINEERS
 CIVIL ENGINEERING PLANNING
 101 E. REDLANDS BLVD. SUITE 146
 REDLANDS, CA 92373
 LAND SURVEYING CONSTRUCTION MANAGEMENT
 TELE 909-792-5969
 FAX 909-792-8869

EXHIBIT "B-2"
 PORTOLA HIGH SCHOOL
 I.R.W.D.
 WATER LINE EASEMENT

W.O.	29.92
BY:	PDB
DATE:	7-15
SCALE:	1"=20'
SHEET 1 OF 1	