

**TOWN OF  
APPLE VALLEY, CALIFORNIA  
AGENDA MATTER**

**Subject Item:**

**GRANTS OF EASEMENT FOR STREET AND WATER PURPOSES**

**Summary Statement:**

As part of the construction of the Town’s Animal Control office, it is necessary that the Town dedicate easements for street purposes and another to Apple Valley Ranchos Water Company for water main purposes.

Property owners who develop their properties are typically required to dedicate these types of easements to each respective utility company and government agency. Though the Town Engineer has been given authority to accept road dedications on behalf of the Council, the Council is the authority to dedicate these easements.

Attached are the documents that should be signed by the Major on behalf of the Council, a road easement for Powhattan and Quinnault Roads and an easement for a water main line purposes to Apple Valley Ranchos Water Company.

**Fiscal Impact:**

There is no financial impact to the Town.

**Attachments:**

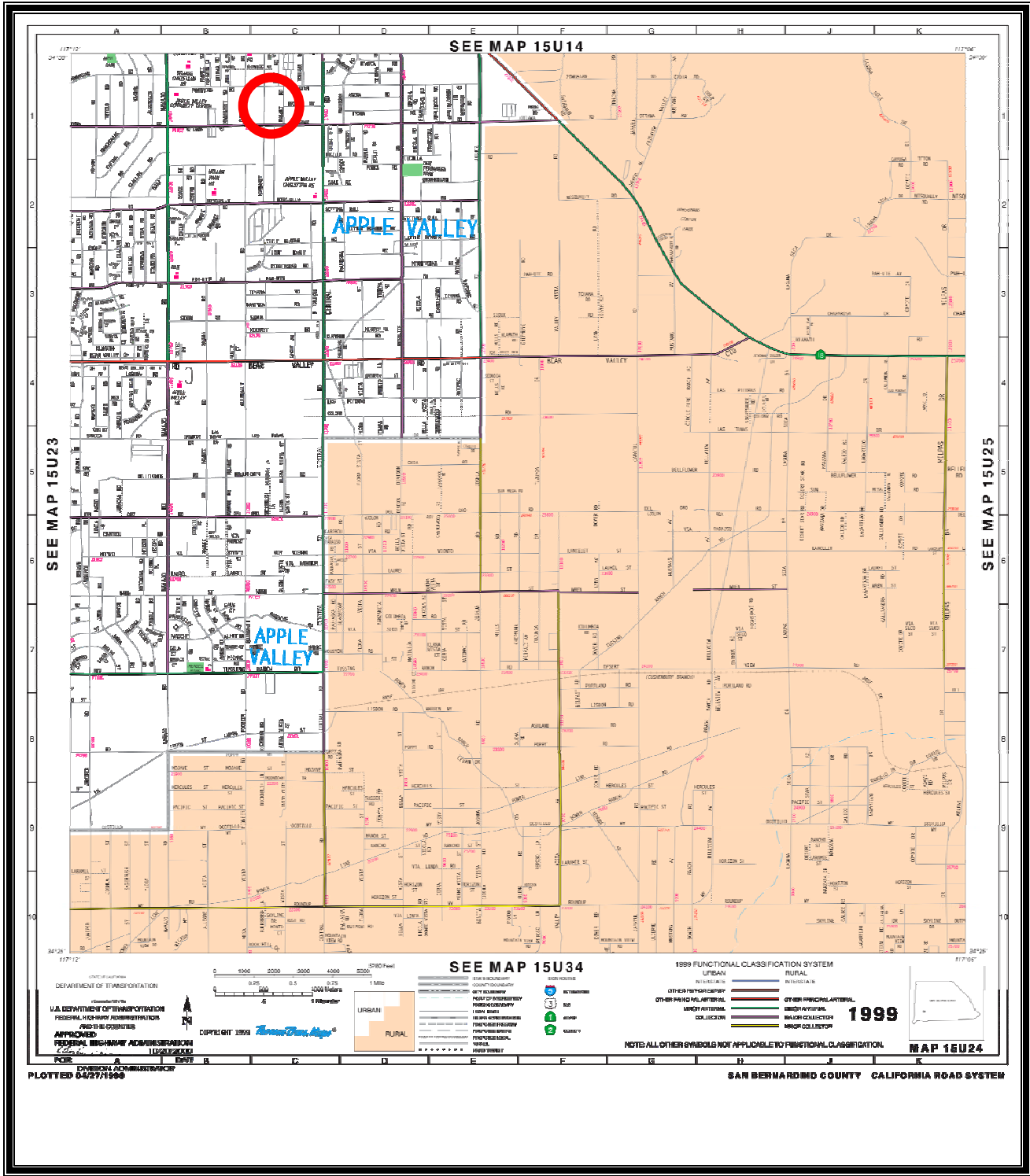
- Location Map
- Road Dedication for Powhattan Road and Quinnault Road
- Grant of Easement for water main to Apple Valley Ranchos Water Company

**Recommended Action:**

Authorize the Major to execute the road dedication easement water main line easement for the Apple Valley Ranchos Water Company on behalf of the Town Council.

Proposed by:                   **Engineering Division**                   Item Number                   

T. M. Approval:                    Budgeted Item  Yes  No  N/A



LOCATION MAP

Recording Requested by:  
Town of Apple Valley

When Recorded mail to:

TOWN OF APPLE VALLEY  
Engineering Division  
14955 Dale Evans Parkway  
Apple Valley, Ca 92307

FOR RECORDER'S USE ONLY

**ROAD DEDICATION**

This is to certify that the interest in real property conveyed by the within deed or grant to the Town of Apple Valley, a political corporation and/or governmental agency, is hereby accepted under the authority of a resolution adopted by the Town Council as Resolution No. 89-53 on August 15, 1989, and the Grantee consents to the recordation thereof by its duly authorized officer.

By \_\_\_\_\_ Date \_\_\_\_\_  
NORMAN BRADLEY MILLER, P.E.  
TOWN ENGINEER

Assessor's Parcel No. 3087-391-01 & 02

THE UNDERSIGNED TOWN OF APPLE VALLEY  
Hereby GRANTS to the Town of Apple Valley, A MUNICIPAL CORPORATION AND BODY CORPORATE and POLITIC IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, and to the PUBLIC IN GENERAL an EASEMENT for STREET and HIGHWAY including PUBLIC ROAD, and PUBLIC UTILITY purposes, and all consistent and related purposes, in, over, under, through and across the following described real property in the Town of Apple Valley, County of San Bernardino, Stat of California:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART OF

SIGNED: \_\_\_\_\_  
TYPED: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
TYPED: \_\_\_\_\_

\_\_\_\_\_  
DATE

ATTACH APPROPRIATE NOTARY FORM

Legal description prepared by:



2-4-09

**EXHIBIT "A"**

ALL THAT PORTION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, TOGETHER WITH THE NORTH 100 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL "A" (POWHATTAN ROAD)**

THAT PORTION OF SAID PARCEL LYING NORTH OF A LINE THAT IS PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF SAID WEST 1/2,

**PARCEL "B" (QUINNAULT ROAD)**

THAT PORTION OF SAID PARCEL LYING WEST OF A LINE THAT IS PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID WEST 1/2,

**PARCEL "C" (POWHATTAN ROAD/QUINNAULT ROAD RETURN)**

A TRIANGULAR SHAPED PARCEL BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A".

ON THE WEST BY THE EASTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "B".

ON THE SOUTHEAST BY THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET; SAID CURVE BEING TANGENT TO THE SOUTHERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A" AND TANGENT TO THE EASTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "B".

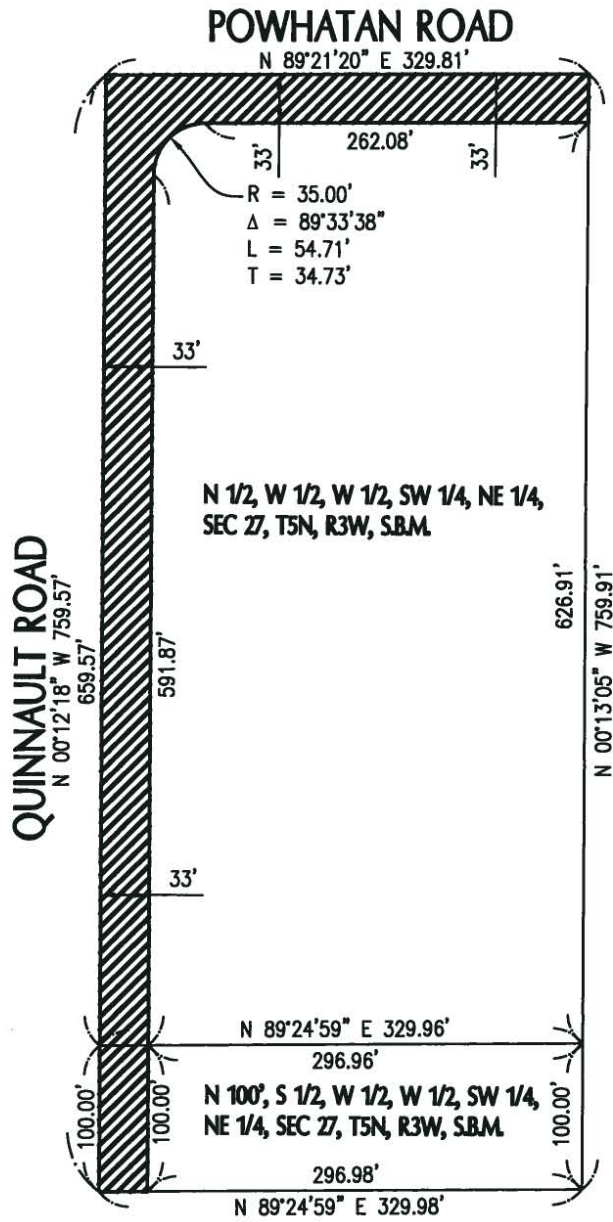


2-04-09

# EXHIBIT "B"



SCALE: 1"=100'



2-04-09

Recording Requested by:

When Recorded Return To:

Apple Valley Ranchos Water Company  
P.O. Box 7005  
Apple Valley, CA 92307

ABOVE SPACE FOR RECORDER'S USE

**GRANT OF EASEMENT**

Township 5N North, Range 3W West, Section 27  
Tract No. / Parcel Map / APN: 3087-391-01

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Town of Apple Valley, GRANTOR, hereby grants and conveys to Apple Valley Ranchos Water Company, GRANTEE, for the use and benefit of the Apple Valley Ranchos Water Company, it's successors, assignees or transferees, who may succeed through conveyance or otherwise to all or a portion of the rights and interest herein granted to GRANTEE, an easement to construct, operate, reconstruct, install, replace, remove, repair, alter, maintain, read meters, inspect and use pipeline(s), and all water related appurtenances, and for vehicular access, ingress and egress in connection with the exercise of any foregoing rights, along, under, over, through and across the following described real property located in the Town of Apple Valley, County of San Bernardino, State of California:

**See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.**

Within said easement, no permanent structures shall be placed, nor trees shall be planted, that would interfere with the actual location of the water improvements or the GRANTEE's ability to exercise any of the foregoing rights. The easement herein granted shall also include the right to use such areas adjacent to the easement as may be reasonably necessary for the performance of work during any and all construction periods, or other periods when persons, equipment, vehicles, supplies and working activities are necessary when exercising rights under the easement.

IN WITNESS WHEREOF, these presents have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name and Capacity

Notary Acknowledgement

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_:

On \_\_\_\_\_, before me, \_\_\_\_\_, a notary public

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.

\_\_\_\_\_

**EXHIBIT "A"**

ALL THAT PORTION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH 1/2, SAID POINT BEING THE CENTER NORTH 1/16 CORNER OF SECTION 27, THENCE SOUTH 00°12'18" EAST ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 514.38 FEET, THENCE NORTH 89°47'42" EAST PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°47'42" EAST ALONG SAID PERPENDICULAR LINE A DISTANCE OF 221.26 FEET, THENCE NORTH 00°12'18" WEST PARALLEL TO THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 12.00 FEET, THENCE NORTH 89°47'42" EAST PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 10.00 FEET, THENCE SOUTH 00°12'18" EAST PARALLEL TO SAID WEST LINE A DISTANCE OF 12.00 FEET, THENCE NORTH 89°47'42" EAST PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 65.65 FEET TO A POINT ON THE EAST LINE OF SAID NORTH 1/2, THENCE SOUTH 00°13'05" EAST ALONG SAID EAST LINE A DISTANCE OF 10.00 FEET, THENCE SOUTH 89°47'42" WEST PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 296.92 FEET TO A POINT ON A LINE 33.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID NORTH 1/2, THENCE NORTH 00°12'18" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

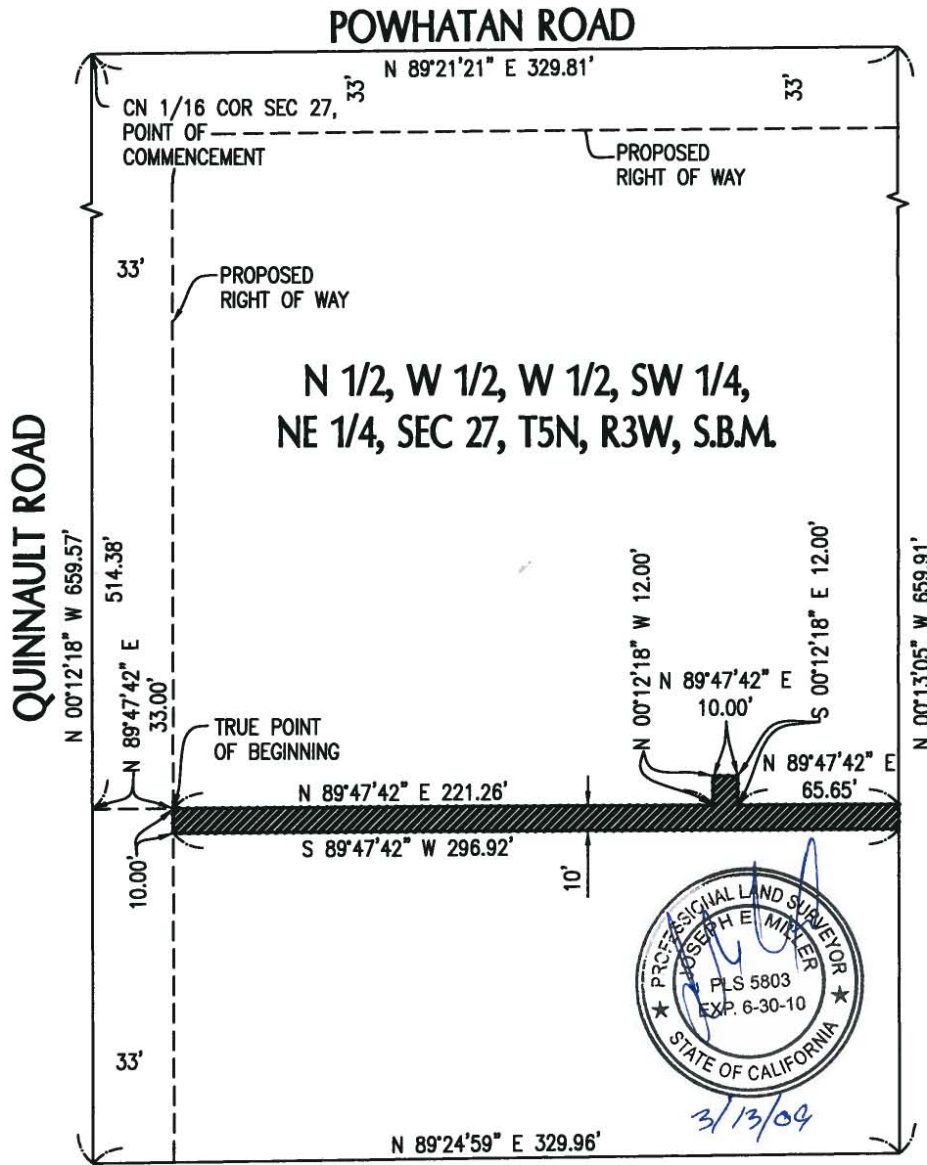
CONTAINS: 3,089 SQ. FT.



# EXHIBIT "B"



SCALE: 1"=60'



CONTAINS: 3,089 SQ. FT.