



# STAFF REPORT

## TO THE CITY COUNCIL

**DATE:** January 9, 2018

**FROM:** Joseph Hughes, City Manager

**REVIEWED BY:** Ernest Wong, Public Works Director/City Engineer *EW*

**PREPARED BY:** David Kinzle, Project Manager *DK*

**SUBJECT:** Grant of Easement/RRM Properties Ltd  
3rd Street Extension to 5th Street

**RECOMMENDATION:** That the City Council (1) accept the Grant of Easement from RRM Properties Ltd, and (2) direct the City Clerk to record the Grant Deed.

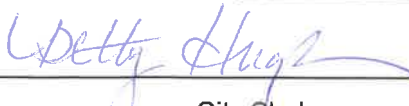

**FISCAL IMPACT:** The property owner is dedicating the easement at no cost to the City.

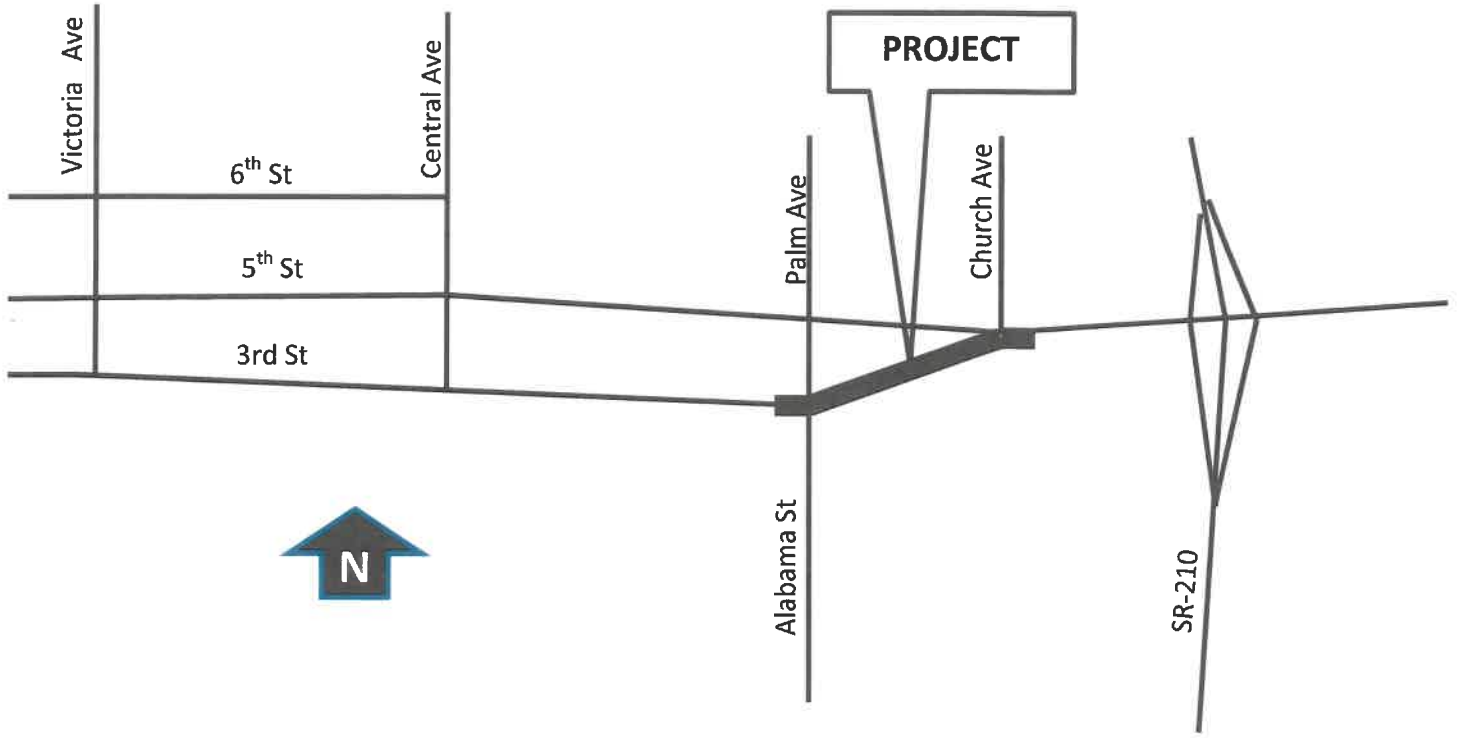
**PUBLIC NOTICE:** Notices of the Council Meeting Agenda were posted at the three locations required by resolution.

**BACKGROUND:** The City has been acquiring street right-of-way in preparation for a future project to extend 3rd Street northeasterly to 5th Street. This roadway extension project includes minor realignment of the 3rd Street/Palm Avenue intersection, and construction of curb, gutter, sidewalk, match-up pavement, and street lights on 3rd Street from approximately 200' west of Palm Avenue to the 5th Street/Church Avenue intersection. Additional right-of-way is required from 6 parcels. This is the 5th dedication that the City has been able to acquire. The Grant of Easement is ready for City Council acceptance.

| <u>Property Owner</u> | <u>Address</u>   | <u>APN</u>  |
|-----------------------|------------------|-------------|
| RRM Properties Ltd    | 27347 3rd Street | 0290-262-04 |

K:\07-010\grant apps\EDA\2016\RW\0290-262-04 RRM Properties\0290-262-04 RRM stf (revised 1-2-18).doc

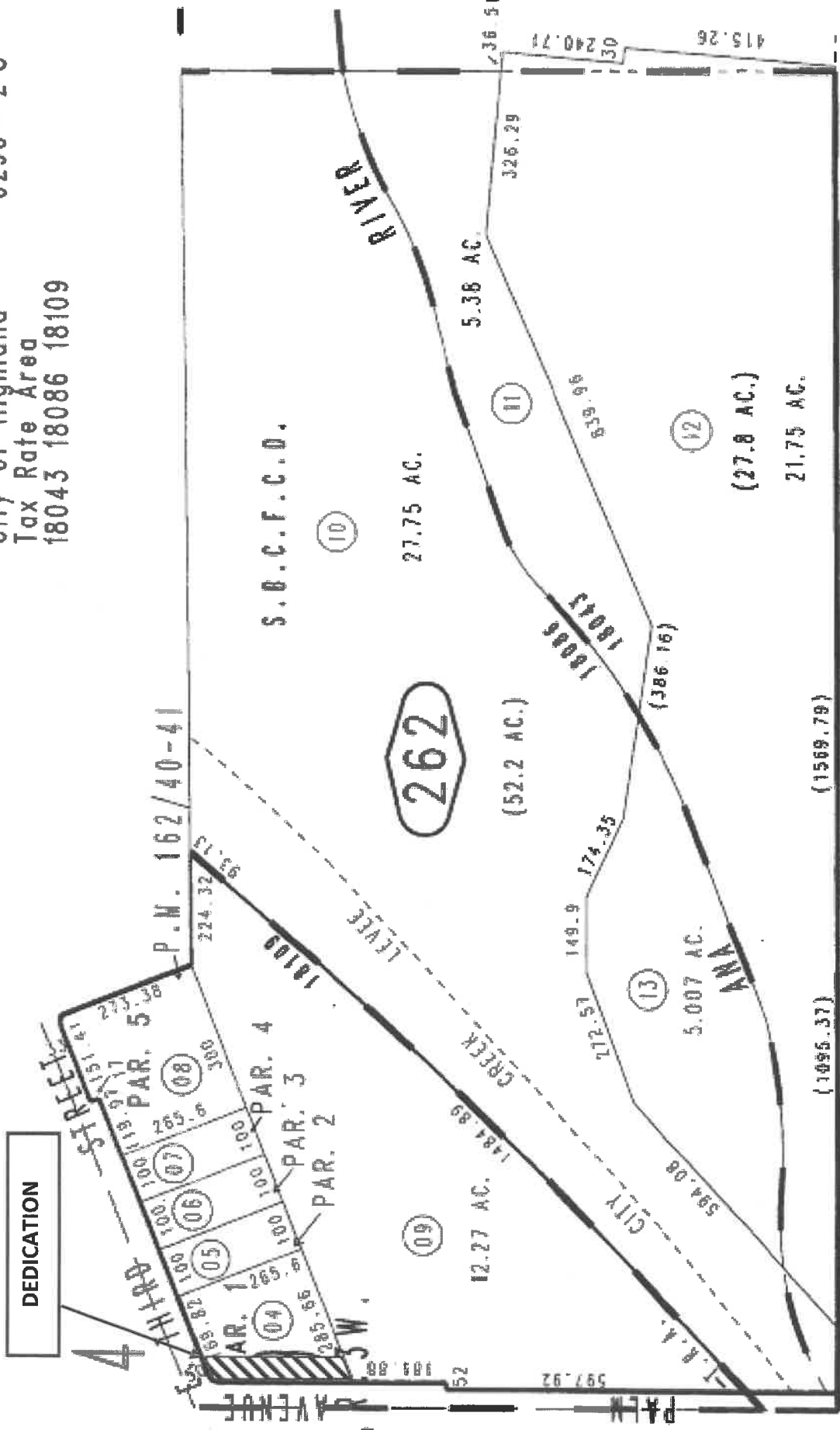
|  |               |   |                       |
|--|---------------|---|-----------------------|
| Approved _____   | Motion _____  | Second _____  | Agenda Item No. _____ |
| Denied _____   | Ayes _____    |   |                       |
| Continued _____  | Noes _____    |   | File No. _____        |
| Tabled _____   | Abstain _____ |   |                       |
|  | Absent _____  |   |                       |
| <br>_____<br>City Clerk |               | <br>_____<br>City Manager |                       |



**PROJECT LOCATION MAP**

0290 - 26

City of Highland  
Tax Rate Area  
18043 18086 18109



RECORDING REQUESTED BY and  
WHEN RECORDED MAIL TO:

CITY CLERK  
CITY OF HIGHLAND  
27215 BASE LINE  
HIGHLAND, CA 92346  
Attn.: BETTY HUGHES

Record without fee subject to  
Government Code 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**APN 0290-262-04**

**GRANT OF EASEMENT  
(ROAD AND DRAINAGE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RRM Properties, Ltd., a California limited partnership

Hereby GRANT(S) to the City of Highland, a Municipal Corporation, an easement for roads, drainage, and public utility purposes upon, under, over, and across the real property in the City of Highland, County of San Bernardino, State of California, described as:

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

DATED: 1-9-18

BY: *Greg Edwards*

BY: *[Signature]*

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 SAN BERNARDINO }

On \_\_\_\_\_, before me, \_\_\_\_\_, 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.

*See attached*

Signature \_\_\_\_\_

(This Area for Official Notary Seal)

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 Riverside } ss.

On January 9, 2018 before me, Jennifer Bacca, Notary Public, personally appeared Greg Edwards 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 signatures(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.

  
Signature



{Seal}

## OPTIONAL INFORMATION

Date of Document \_\_\_\_\_ Thumbprint of Signer

Type or Title of Document \_\_\_\_\_

Number of Pages in Document \_\_\_\_\_

Document in a Foreign Language \_\_\_\_\_

Type of Satisfactory Evidence:

\_\_\_\_\_ Personally Known with Paper Identification

\_\_\_\_\_ Paper Identification

\_\_\_\_\_ Credible Witness(es)

Capacity of Signer:

\_\_\_\_\_ Trustee

\_\_\_\_\_ Power of Attorney

\_\_\_\_\_ CEO / CFO / COO

\_\_\_\_\_ President / Vice-President / Secretary / Treasurer

\_\_\_\_\_ Other: \_\_\_\_\_

Check here if no thumbprint or fingerprint is available.

Other Information: \_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT "A"

That portion of Parcel 1 of Parcel Map No. 12223, in the City of Highland, in the County of San Bernardino, State of California, as per Plat filed in Book 162 of Parcel Maps, Pages 40 and 41 Records of said County, described as follows:

Beginning at the southwest corner of said Parcel 1; thence North  $00^{\circ}52'09''$  West, 270.81 feet along the westerly line of said Parcel 1 to the beginning of a curve concave southeasterly and having a radius of 20.00 feet; thence northeasterly 24.08 feet along the arc of said curve and the northwesterly line of said Parcel 1 through a central angle of  $68^{\circ}58'26''$ ; thence North  $68^{\circ}06'17''$  East, 1.26 feet along the northwesterly line of said Parcel 1 to a line that is parallel with and 66.00 feet easterly of the center line of Alabama Street as show on said Parcel Map No. 12223; thence South  $00^{\circ}52'09''$  East, 284.55 feet along said parallel line to the southeasterly line of said Parcel 1; thence South  $68^{\circ}06'17''$  West, 15.00 feet along said southeasterly line to the Point of Beginning.

Containing 3,950 square feet.

EFFECTS: APN 0290-262-04

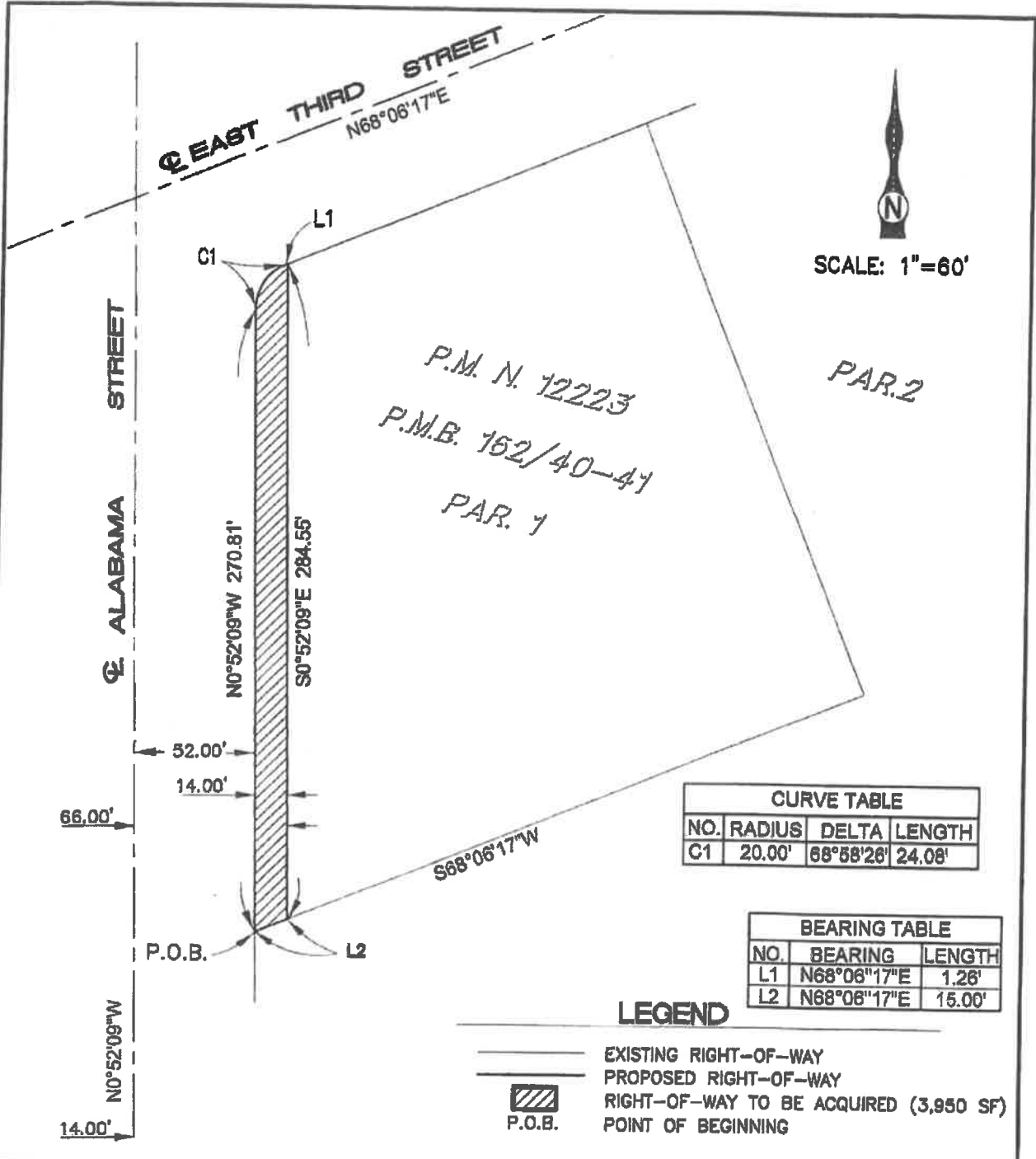
See (EXHIBIT "B") for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

  
Ronald A. Musser, L.S. 4230, Exp. 6-30-18



8-29-17  
Date



SCALE: 1"=60'

P.M. N. 12223  
P.M.B. 152/40-47  
PAR. 7

PAR. 2

| CURVE TABLE |        |           |        |
|-------------|--------|-----------|--------|
| NO.         | RADIUS | DELTA     | LENGTH |
| C1          | 20.00' | 68°58'26" | 24.08' |

| BEARING TABLE |             |        |
|---------------|-------------|--------|
| NO.           | BEARING     | LENGTH |
| L1            | N68°06'17"E | 1.28'  |
| L2            | N68°06'17"E | 15.00' |

**LEGEND**

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- RIGHT-OF-WAY TO BE ACQUIRED (3,950 SF)
- P.O.B. POINT OF BEGINNING

**TKE** ENGINEERING  
TKE ENGINEERING, INC.  
2305 CHICAGO AVENUE  
RIVERSIDE, CA 92507  
(951) 680-0440

*Ronald A. Musser*  
RONALD A. MUSSER L.S. No. 4230  
EXPIRES: 6-30-18



**EXHIBIT 'B'**  
EASEMENT DEED  
APN 0290-262-04