

ORDINANCE NO. 182101

An ordinance approving the sale of and the execution of documents granting five Non-exclusive Easements and Rights-of-Way to the County of Los Angeles and a Non-exclusive Easement and Right-of-Way to the Plum Canyon Community Association (Fairmont Junction – Bouquet Junction Transmission Line Right-of-Way 59).

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Board of Water and Power Commissioners by resolution has authorized, and has requested the City Council by ordinance to authorize, the execution of five written instruments, approved as to form and legality by the City Attorney, granting five non-exclusive easements and rights-of-way to the County of Los Angeles, for the maintenance and operation of slopes, roadways, covered storm drains, appurtenant structures, ingress and egress, flood control, and sanitary sewers, certain real property owned by the City of Los Angeles and under the management and control of the Department of Water and Power in the unincorporated territory of the County of Los Angeles, State of California, described as:

- Roadway Easement (Assessor Parcel No. 2812-009-270)
- Easement for Covered Storm Drain, Appurtenant Structures, and Ingress and Egress (Assessor Parcel No. 2812-009-270)
- Easement for Ingress and Egress (Assessor Parcel Nos. 2812-009-270 and 2812-009-277)
- Easement for Flood Control Purposes (Assessor Parcel No. 2812-009-270)
- Sanitary Sewer Easement (Assessor Parcel No. 2812-009-277)

(See attached Exhibits A through E, inclusive)

Sec. 2. The Board of Water and Power Commissioners by resolution has authorized, and has requested the City Council by ordinance to authorize, the execution of a written instrument, approved as to form and legality by the City Attorney, granting the Plum Canyon Community Association or their successors, a non-exclusives easement and right-of-way for slope maintenance, brush clearance, landscaping and landscape maintenance, over certain real property owned by the City of Los Angeles and under the management and control of the Los Angeles Department of Water and Power in the unincorporated territory of the County of Los Angeles, State of California, described as:

- Legal Description for Slope, Landscaping and Maintenance Easement (Assessor Parcel No. 2812-009-270) (See attached Exhibit F)

SUBJECT TO:


- a. Easements, covenants, conditions, restrictions, and other matters of record.
- b. Grantee's use thereof shall not interfere with, restrict, limit, prevent, or hinder Grantor's use of the property rights herein conveyed for the construction, installation, modification, operation, maintenance, and repair of Grantor's existing facilities, any additional facilities Grantor may elect to install, or any appurtenances to such facilities.
- c. Grantee shall obtain the Grantor's written approval of all construction and maintenance plans proposed within the easement area. Grantee's plans shall be submitted to Grantor so that Grantor is satisfied that Grantor's right-of-way and facilities will not be negatively or detrimentally impacted. All maintenance of the road, slopes, and drainage facilities, to ensure proper drainage and protection of the Department of Water and Power Right of Way, shall be the continual responsibility of the Grantee.

Sec. 3. The execution of said instruments approved as to form and legality by the City Attorney, conveying said easements to the County of Los Angeles and Plum Canyon Community Association are hereby authorized, and the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute said instrument, for and on behalf of the City of Los Angeles.

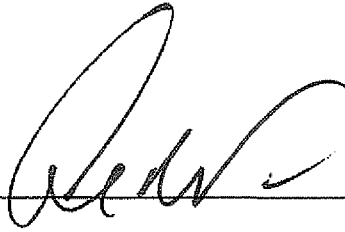
Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 21 2012.

JUNE LAGMAY, City Clerk


By 
Deputy

Approved MAR 29 2012


Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By 
EDUARDO A. ANGELES
Senior Assistant City Attorney

Date _____

File No. 11-2113

EXHIBIT A
Roadway Easement
Assessor Parcel No. 2812-009-270

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

Commencing at the northeasterly terminus of that certain course shown as S 34°56'18" W 5650.98 feet along the northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence, southwesterly along said northwesterly line S 34°56'18"W 490.80 feet to the True Point of Beginning for this legal description, said point also being the beginning of a nontangent curve concave southwesterly and having a radius of 657.00 feet, a radial line to said point bears N 25°57'13"E; thence,

- 1st - Southeasterly along said curve through a central angle of 17°27'32" an arc length of 200.20 feet to the end of said curve; thence,
- 2nd - Tangent to said curve S 46°35'15"E 65.45 feet to the beginning of a tangent curve concave northerly having a radius of 13.00 feet; thence,
- 3rd - Southeasterly and northeasterly along said curve through a central angle of 88°17'43" an arc length of 20.03 feet to the beginning of a reverse curve concave southeasterly and having a radius of 1460.00 feet, a radial line to said beginning of a reverse curve bears N 44°52'58"W; thence,
- 4th - Northeasterly along said reverse curve through a central angle of 8°09'17" an arc length of 207.80 feet to the non-tangent southeasterly line of said 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said map, distant thereon S 34°56'18"W 199.35 feet from the northeasterly terminus of that certain course shown as S 34°56'18"W 5420.51 feet on said map; thence,
- 5th - Southwesterly along said southeasterly line S 34°56'18"W 918.48 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 1460.00 feet, a radial line to said beginning of a non-tangent curve bears N 73°23'42"W; thence,
- 6th - Northeasterly leaving said southeasterly line along said curve through a central angle of 25°00'40" an arc length of 637.33 feet to the beginning of a reverse curve concave westerly and having a radius of 13.00 feet; thence,
- 7th - Northerly and northwesterly along said reverse curve through a central angle of 88°12'12" an arc length of 20.01 feet to the end of said curve; thence,
- 8th - Northwesterly tangent to said reverse curve N 46°35'15"W 65.52 feet to the beginning of a tangent curve concave southwesterly and having a radius of 593.00 feet, said curve also being concentric with hereinabove mentioned curve having a radius of 657.00 feet; thence,
- 9th - Northwesterly along said curve through a central angle of 18°26'17" an arc length of 190.83 feet to the non-tangent northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said map; thence,
- 10th - Northeasterly along said line N 34°56'18"E 64.88 feet to the True Point of Beginning.

Containing 63,181 sq. feet of land more or less.

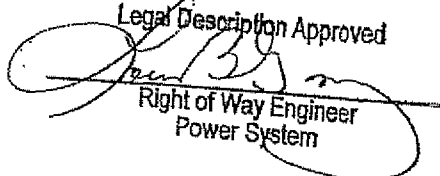
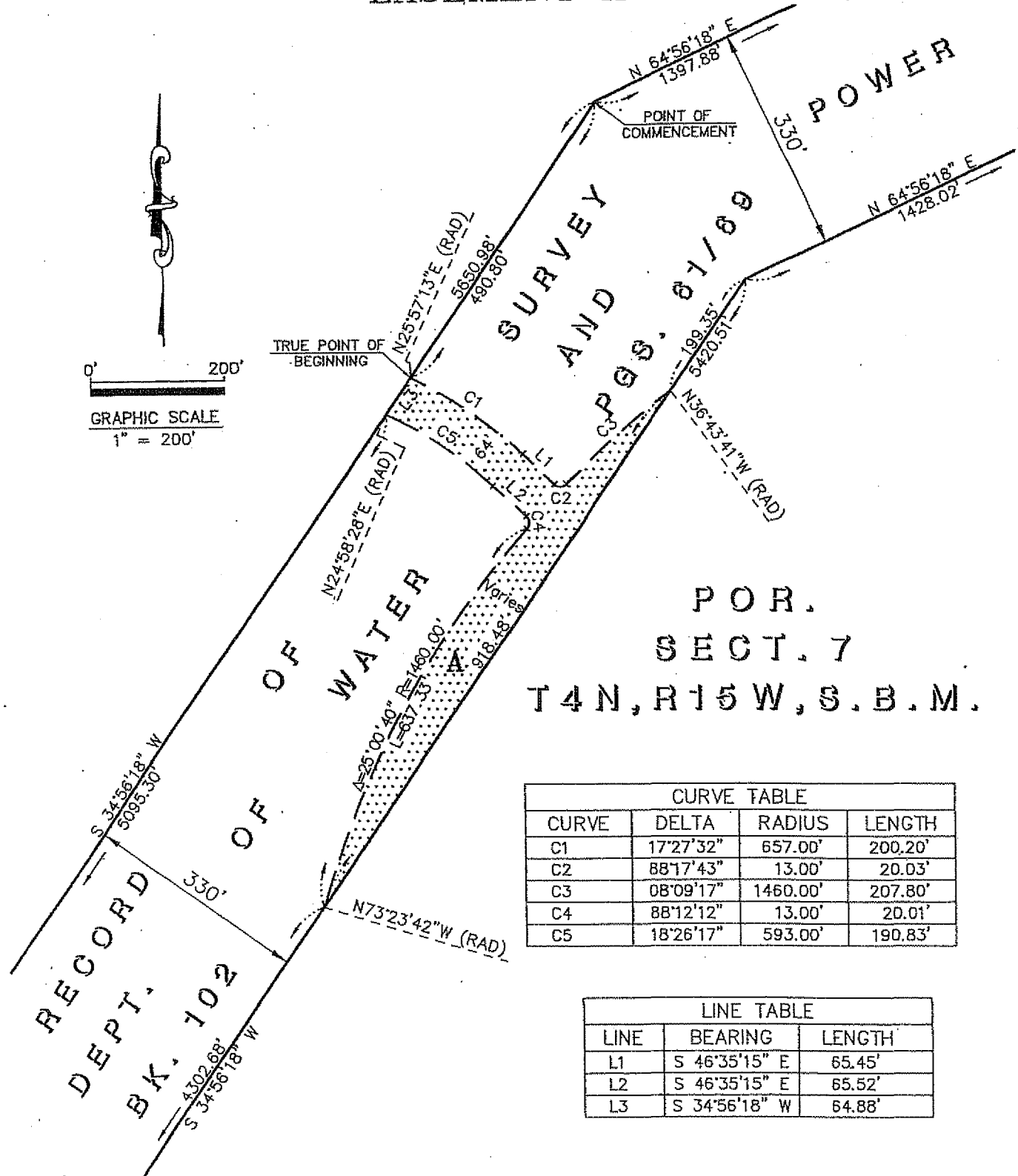
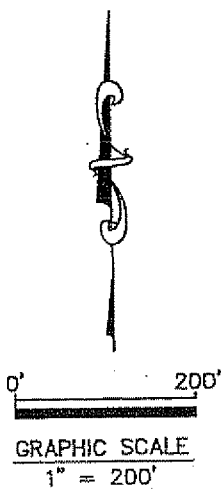
Legal Description Approved

Right of Way Engineer
Power System

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION EASEMENT A



POR.
SECT. 7
T4N, R15W, S.B.M.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°27'32"	657.00'	200.20'
C2	88°17'43"	13.00'	20.03'
C3	08°09'17"	1460.00'	207.80'
C4	88°12'12"	13.00'	20.01'
C5	18°26'17"	593.00'	190.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 46°35'15" E	65.45'
L2	S 46°35'15" E	65.52'
L3	S 34°56'18" W	64.88'

JOB NUMBER 2234	NOV 21, 2006
	DWP_RW.dwg
	H.M.
	1" = 200'

ASSESSOR PARCEL NO. 2812-009-270
EASEMENT FOR LOS ANGELES COUNTY
FOR ROAD AND HIGHWAY PURPOSES

INDICATES AREA OF
LEGAL DESCRIPTION

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANFORD
VALENCIA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245

F:\PROJECT\2234 Plum Canyon\Survey\Mapping\Easmts\DWP_RW.dwg

EXHIBIT A

**Assessor Parcel No. 2812-009-270
Easement for Covered Storm Drain,
Appurtenant Structures, and Ingress and Egress**

A strip of land 17.00 feet wide over that portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, the center line of which is described as follows:

Beginning at the southerly terminus of that certain course shown as S 25°25'03"W 3141.96 feet along the northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence northeasterly along said northwesterly line N 25°25'03"E 432.21 feet to the True Point of Beginning for this legal description;

- 1st - Thence S 30°52'06"E 99.10 feet to the beginning of a tangent curve concave westerly having a radius of 200.00 feet;
- 2nd - Thence southerly along said curve through a central angle of 43°54'43" an arc length of 153.28 feet to the beginning of a reverse curve concave easterly having a radius of 200.00 feet,
- 3rd - Thence southeasterly along said reverse curve through a central angle of 68°22'56" an arc length of 238.70 feet to the southeasterly line of said 330.00 foot right-of-way of the City of Los Angeles Department of Water and Power as shown on said map, the side lines of said strip to be shortened or lengthened to terminate at the westerly and easterly line of said 330.00-foot-wide right-of-way.

Containing 8,348.29 sq. feet of land more or less.

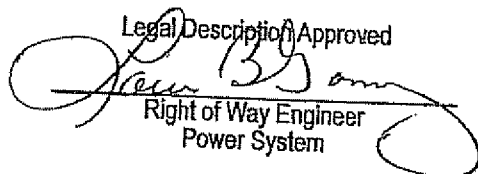
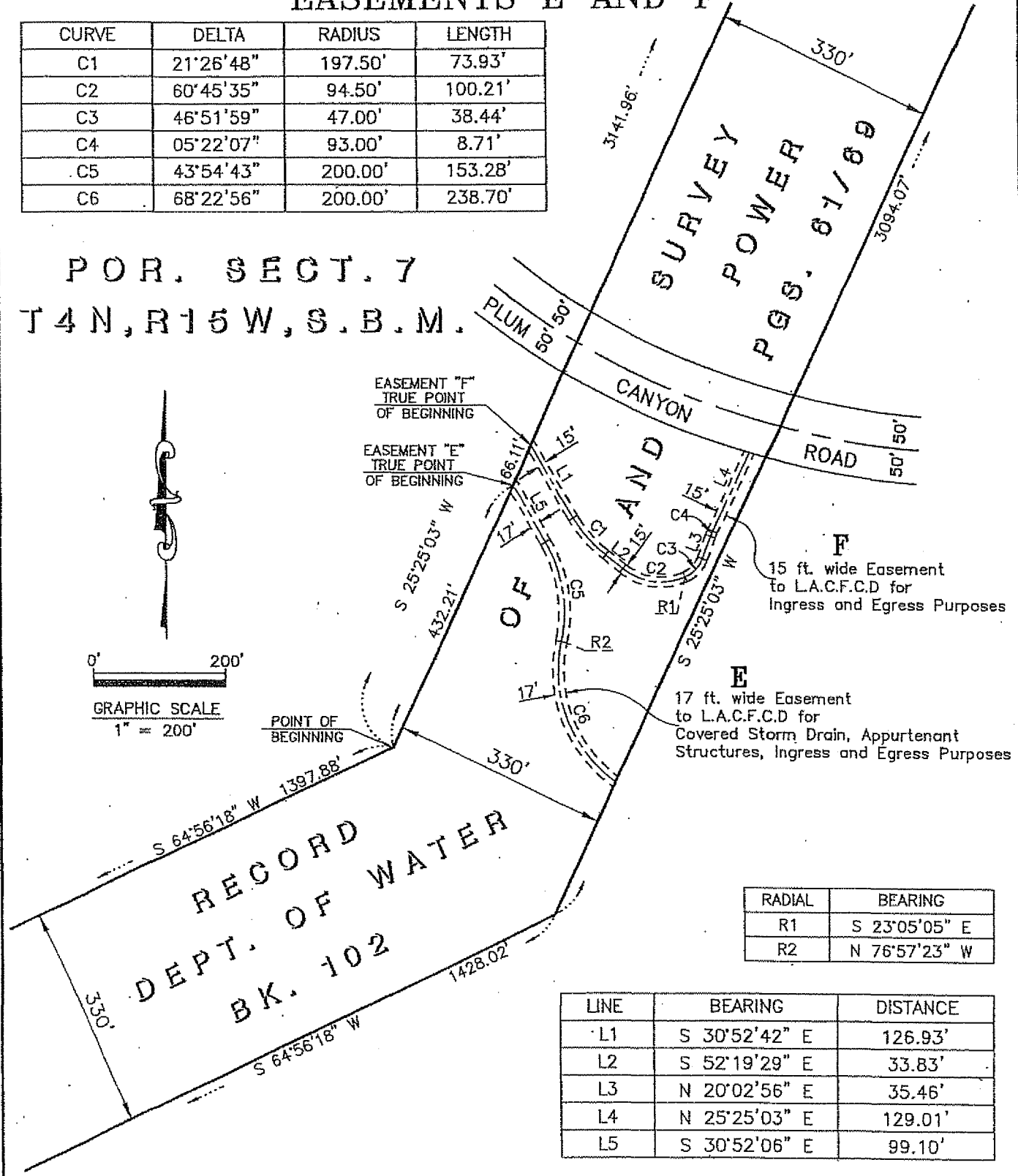
Legal Description Approved

Right of Way Engineer
Power System

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION EASEMENTS E AND F

CURVE	DELTA	RADIUS	LENGTH
C1	21°26'48"	197.50'	73.93'
C2	60°45'35"	94.50'	100.21'
C3	46°51'59"	47.00'	38.44'
C4	05°22'07"	93.00'	8.71'
C5	43°54'43"	200.00'	153.28'
C6	68°22'56"	200.00'	238.70'

POR. SECT. 7
T4N, R15W, S.B.M.



RADIAL	BEARING
R1	S 23°05'05" E
R2	N 76°57'23" W

LINE	BEARING	DISTANCE
L1	S 30°52'42" E	126.93'
L2	S 52°19'29" E	33.83'
L3	N 20°02'56" E	35.46'
L4	N 25°25'03" E	129.01'
L5	S 30°52'06" E	99.10'

JOB NUMBER 2234	NOV 21, 2006
	H.M.
	1"=200'
	1 OF 1

ASSESSOR PARCEL NO. 2812-009-277

15' WIDE EASEMENT TO L.A.C.F.C.D. FOR INGRESS AND EGRESS PURPOSES

17' WIDE EASEMENT TO L.A.C.F.C.D. FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANFORD
VALENCIA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245

EXHIBIT C

EXHIBIT A

Assessor Parcel No. 2812-009-277 Easement for Ingress and Egress

A strip of land 15.00 feet wide over that portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, the center line of which is described as follows:

Beginning at the southerly terminus of that certain course shown as S 25°25'03"W 3141.96 feet along the westerly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence northeasterly along said northwesterly line N 25°25'03"E 498.32 feet to the True Point of Beginning for this legal description;

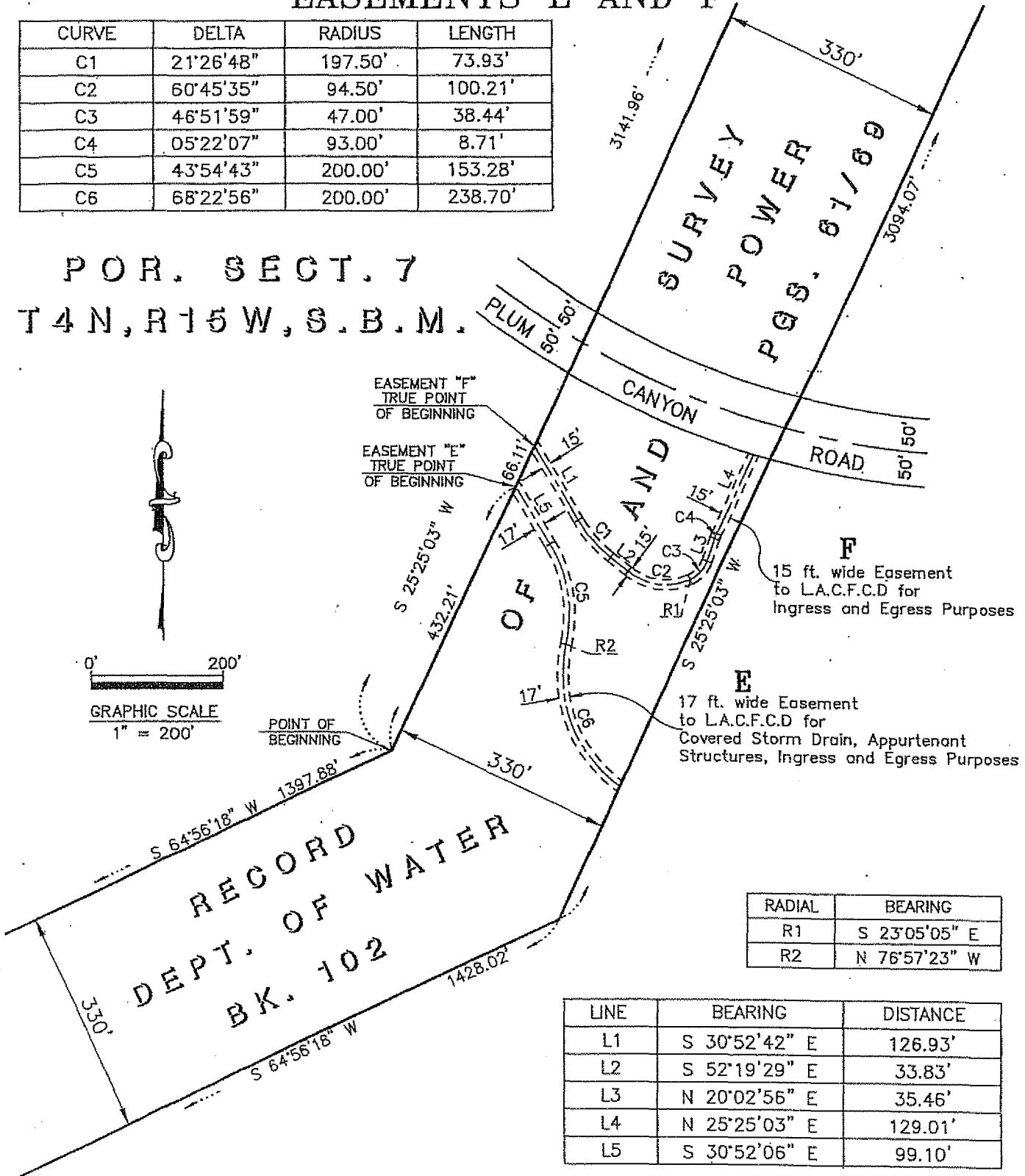
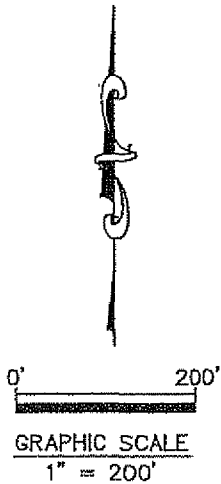
- 1st - Thence S 30°52'42"E 126.93 feet to the beginning of a tangent curve concave northeasterly having a radius of 197.50 feet;
- 2nd - Thence southeasterly along said curve through a central angle of 21°26'48" an arc length of 73.93 feet;
- 3rd - Thence tangent to said curve S 52°19'29"E 33.83 feet to the beginning of a tangent curve concave northerly having a radius of 94.50;
- 4th - Thence easterly along said curve through a central angle of 60°45'35" an arc length of 100.21 feet to the beginning of a compound curve concave northwesterly having a radius of 47.00 feet;
- 5th - Thence northeasterly along said compound curve through a central angle of 46°51'59" an arc length of 38.44 feet;
- 6th - Thence tangent to said curve N 20°02'56" E 35.46 feet to the beginning of a tangent curve concave southeasterly having a radius of 93.00 feet;
- 7th - Thence northeasterly along said curve through central angle of 05°22'07" an arc length of 8.71 feet;
- 8th - Thence tangent to said curve N 25°25'03" E 129.01 feet to the southerly line of that certain 100.00-foot-wide right-of-way of Plum Canyon Road as per deed recorded January 14, 1999 as Instrument No. 99-0060272, Official Records, the side lines of said strip of land to be shortened or lengthened to terminate at the southerly line of said 100.00 foot right-of-way and the northwesterly line of said 330.00 foot right-of-way.

Containing 8,198.06 sq. feet of land more or less.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION EASEMENTS E AND F

CURVE	DELTA	RADIUS	LENGTH
C1	21°26'48"	197.50'	73.93'
C2	60°45'35"	94.50'	100.21'
C3	46°51'59"	47.00'	38.44'
C4	05°22'07"	93.00'	8.71'
C5	43°54'43"	200.00'	153.28'
C6	68°22'56"	200.00'	238.70'

POR. SECT. 7
T4N, R15W, S.B.M.



RADIAL	BEARING
R1	S 23°05'05" E
R2	N 76°57'23" W

LINE	BEARING	DISTANCE
L1	S 30°52'42" E	126.93'
L2	S 52°19'29" E	33.83'
L3	N 20°02'56" E	35.46'
L4	N 25°25'03" E	129.01'
L5	S 30°52'06" E	99.10'

RECORD
DEPT. OF WATER
BK. 102

ASSESSOR PARCEL NO. 2812-009-277

15' WIDE EASEMENT TO L.A.C.F.C.D. FOR INGRESS AND EGRESS PURPOSES

17' WIDE EASEMENT TO L.A.C.F.C.D. FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANFORD
VALENCIA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245

JOB NUMBER
2234

NOV 21, 2006

H.M.

1"=200'

1 OF 1

EXHIBIT A

Assessor Parcel No. 2812-009-270 Easement for Ingress and Egress

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

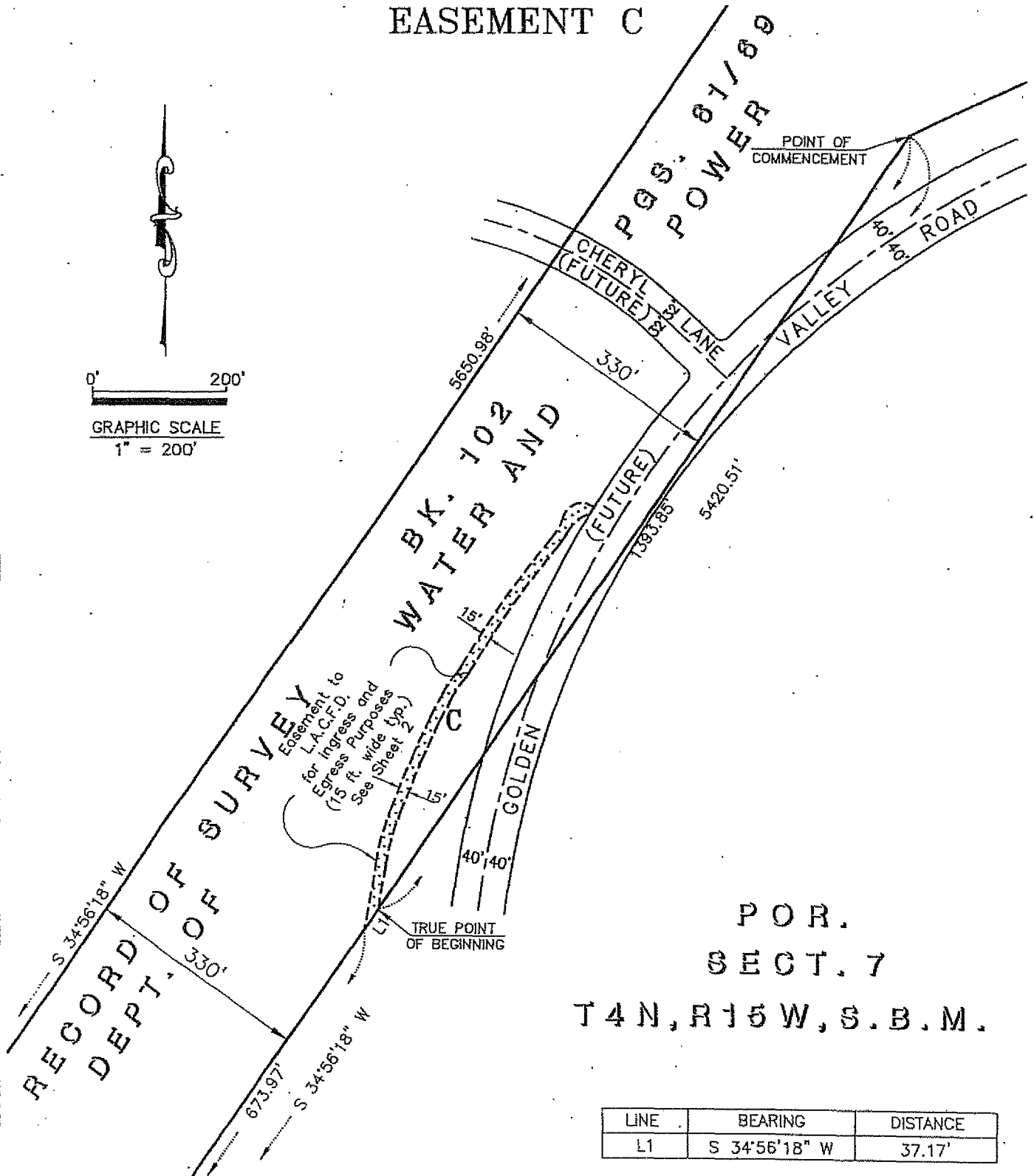
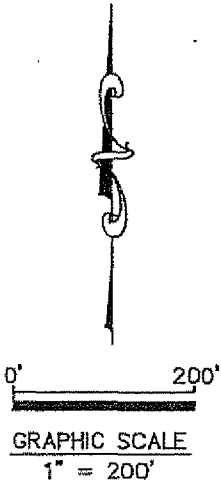
Commencing at the northeasterly terminus of that certain course shown as S 34°56'18" W 5420.51 feet along the southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence southwesterly along said southeasterly line S 34°56'18" W 1393.85 feet to the True Point of Beginning for this legal description;

- 1st - Thence N 09°41'05" E 64.56 feet to the beginning of a tangent curve concave southeasterly and having a radius of 385.00 feet;
- 2nd - Thence northeasterly along said curve through a central angle of 13°05'25" an arc length of 87.96 feet;
- 3rd - Thence tangent to said curve N 22°46'30" E 75.33 feet;
- 4th - Thence N 25°33'57" E 63.51 feet;
- 5th - Thence N 27°46'47" E 44.32 feet to the beginning of a tangent curve concave southeasterly and having a radius of 100.00 feet;
- 6th - Thence northeasterly along said curve through a central angle of 15°00'20" an arc length of 26.19 feet to the beginning of a reverse curve concave northwesterly and having a radius of 79.00 feet;
- 7th - Thence northeasterly along said curve through a central angle of 12°10'33" an arc length of 16.79 feet to the beginning of a reverse curve concave southeasterly and having a radius of 1315.00 feet;
- 8th - Thence northeasterly along said curve through a central angle of 10°09'44" an arc length of 233.23 feet to the beginning of a reverse curve concave northwesterly and having a radius of 100.00 feet;
- 9th - Thence northeasterly along said curve through a central angle of 12°16'32" an arc length of 21.43 feet to the beginning of a reverse curve concave southeasterly and having a radius of 59.00 feet;
- 10th - Thence northeasterly along said curve through a central angle of 38°57'57" an arc length of 40.12 feet to a non-tangential line;
- 11th - Thence S 57°49'23" E 2.91 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 1460.00 feet, a radial line to said beginning of a non-tangent curve bears N 58°07'02" W;
- 12th - Thence northeasterly along said curve through a central angle of 00°35'19" an arc length of 15.00 feet to a non-tangential line;
- 13th - Thence N 57°49'23" W 2.86 feet to the beginning of a tangent curve concave southerly and having a radius of 29.50 feet;
- 14th - Thence westerly and southwesterly along said curve through a central angle of 105°04'48" an arc length of 54.10 feet to the beginning of a reverse curve concave northwesterly and having a radius of 85.00 feet;
- 15th - Thence southwesterly along said curve through a central angle of 23°40'28" an arc length of 35.12 feet to the beginning of a reverse curve concave southeasterly and having a radius of 1330.00 feet;

- 16th - Thence southwesterly along said curve through a central angle of 10°09'44" an arc length of 235.89 feet to the beginning of a reverse curve concave northwesterly and having a radius of 64.00 feet;
- 17th - Thence southwesterly along said curve through central angle of 12°10'33" an arc length of 13.60 feet to the beginning of a reverse curve concave southeasterly and having a radius of 115.00 feet;
- 18th - Thence southwesterly along said curve through central angle of 15°00'20" an arc length of 30.12 feet;
- 19th - Thence tangent to said curve S 27°46'47" W 44.61 feet;
- 20th - Thence S 25°33'57" W 64.16 feet;
- 21st - Thence S 22°46'30" W 75.70 feet to the beginning of a tangent curve concave southeasterly having a radius of 400.00 feet;
- 22nd - Thence southerly along said curve through a central angle of 13°05'25" an arc length of 91.39 feet;
- 23rd - Thence tangent to said curve S 09°41'05" W 73.71 feet to the beginning of a tangent curve concave northwesterly and having a radius of 350.00 feet;
- 24th - Thence southerly along said curve through a central angle of 04°00'30" an arc length of 24.49 feet to a point of cusp to said southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said map;
- 25th - Thence northeasterly along said line N 34°56'18" E 37.17 feet to the **True Point of Beginning**.

Containing 10,864 sq. feet of land more or less.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION EASEMENT C



P O R .
S E C T . 7
T 4 N , R 1 5 W , S . B . M .

LINE	BEARING	DISTANCE
L1	S 34°56'18" W	37.17'

JOB NUMBER
2234

NOV 21, 2006

H.M.

1"=200'

1 OF 2

ASSESSOR PARCEL NO. 2812-009-277
15 FT WIDE EASEMENT TO L.A.C.F.C.D FOR
INGRESS AND EGRESS PURPOSES

INDICATES AREA OF
LEGAL DESCRIPTION

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANFORD
VALENCIA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245

EXHIBIT A

Assessor Parcel No. 2812-009-270 Easement for Flood Control Purposes

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

Beginning at the northeasterly terminus of that certain course shown as S 34°56'18"W 5650.98 feet along the northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence southwesterly along said northwesterly line S 34°56'18" W 490.80 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 657.00 feet, a radial line to said beginning of a non-tangent curve bears N 25°57'13" E; thence southeasterly along said curve through a central angle of 13°14'29" an arc length of 151.84 feet to the True Point of Beginning for this legal description, a radial line to said point bears N 39°11'42" E;

- 1st - Thence N 34°56'28" E 17.35 feet;
- 2nd - Thence S 58°36'03" E 37.28 feet;
- 3rd - Thence N 35°09'51" E 40.45 feet;
- 4th - Thence S 67°14'41" E 77.91 feet;
- 5th - Thence S 34°25'21" W 31.71 feet;
- 6th - Thence S 45°25'08" W 47.17 feet;
- 7th - Thence S 22°45'19" W 13.04 feet;
- 8th - Thence N 46°35'15" W 60.59 feet to the beginning of a tangent curve concave southwesterly and having a radius of 657.00;
- 9th - Thence northwesterly along said curve through a central angle of 04°13'03" an arc length of 48.36 feet to the **True Point of Beginning**.

Containing 6,411 sq. feet of land more or less.

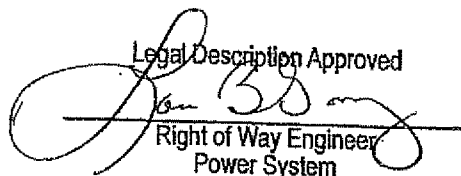
Legal Description Approved

Right of Way Engineer
Power System

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION EASEMENT B

CURVE	DELTA	RADIUS	LENGTH
C1	13°14'29"	657.00'	151.84'
C2	04°13'03"	657.00'	48.36'
C3	17°27'32"	657.00'	200.20'

LINE	BEARING	DISTANCE
L1	N 34°56'28" E	17.35'
L2	S 58°36'03" E	37.28'
L3	N 35°09'51" E	40.45'
L4	S 67°14'41" E	77.91'
L5	S 34°25'21" W	31.71'
L6	S 45°25'08" W	47.17'
L7	S 22°45'19" W	13.04'
LB	N 46°35'15" W	60.59'

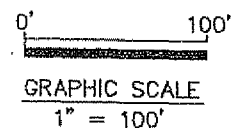
RADIAL	BEARING
R1	N 25°57'13" E
R2	N 39°11'42" E

POINT OF BEGINNING

SURVEY AND POWER PGS. 61/69

Easement to L.A.C.F.C.D for Flood Control Purposes

TRUE POINT OF BEGINNING



RECORD OF DEPT. BK. 102

OR WATER AND VALLEY

P.O.R.
SECT. 7
T4N, R15W, S.B.M.

JOB NUMBER 2234	NOV 21, 2006
	H.M.
	1"=100'
	1 OF 1

ASSESSOR PARCEL NO. 2812-009-270
EASEMENT TO L.A.C.F.C.D FOR FLOOD CONTROL PURPOSES

INDICATES AREA OF LEGAL DESCRIPTION

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANDFORD
VALENCIA, CALIFORNIA 91355
(861)295-3590 FAX(861)294-1245

EXHIBIT A

Sanitary Sewer Easement Assessor Parcel No. 2812-009-277

A strip of land 10.00 feet wide over that portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, the center line of which is described as follows:

Commencing at the southerly terminus of that certain course shown as S 25°25'03" W 3094.07 feet along the southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence, northeasterly along said southeasterly line N 25°25'03" E 220.81 feet to the True Point of Beginning for this legal description;

- 1st - Thence N 26°10'33" W 20.42 feet;
- 2nd - Thence N 25°25'03" E 347.62 feet;
- 3rd - N 20°55'30" E 191.65 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 1226.00 feet, a radial line to said beginning of a non-tangent curve bears S 16°11'43" W;
- 4th - Thence northwesterly along said curve through a central angle of 04°40'33" an arc length of 100.05 feet to a radial line bearing N 20°52'16" E;
- 5th - Thence northeasterly along said radial line N 20°52'16" E 68.00 feet to a curve lying 8.00 feet southwesterly from and concentric with that northeasterly curved right-of-way line of Plum Canyon Road, 100 ft. wide, described as having a radius of 1150.00 feet, a central angle of 16°31'24" and an arc distance of 331.65 feet per easement deed recorded January 14, 1999 as Instr. No. 99-0060272, Official Records.

The sidelines of said 10.00 foot strip of land shall be lengthened or shortened so as to terminate southeasterly in said southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey and northeasterly to a curved line lying 8.00 feet southwesterly of and concentric to said curved right-of-way of Plum Canyon Road, 100 feet wide, per said easement deed recorded January 14, 1999 as Instr. No. 99-0060272, Official Records.

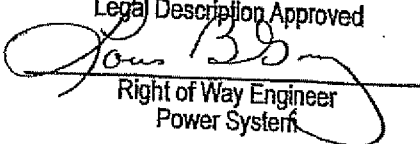
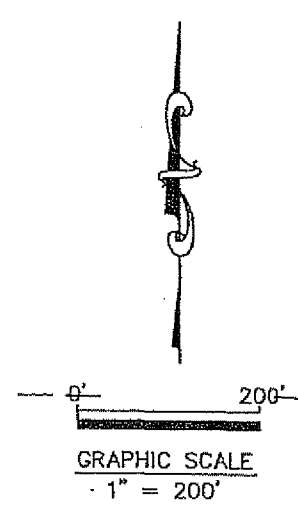
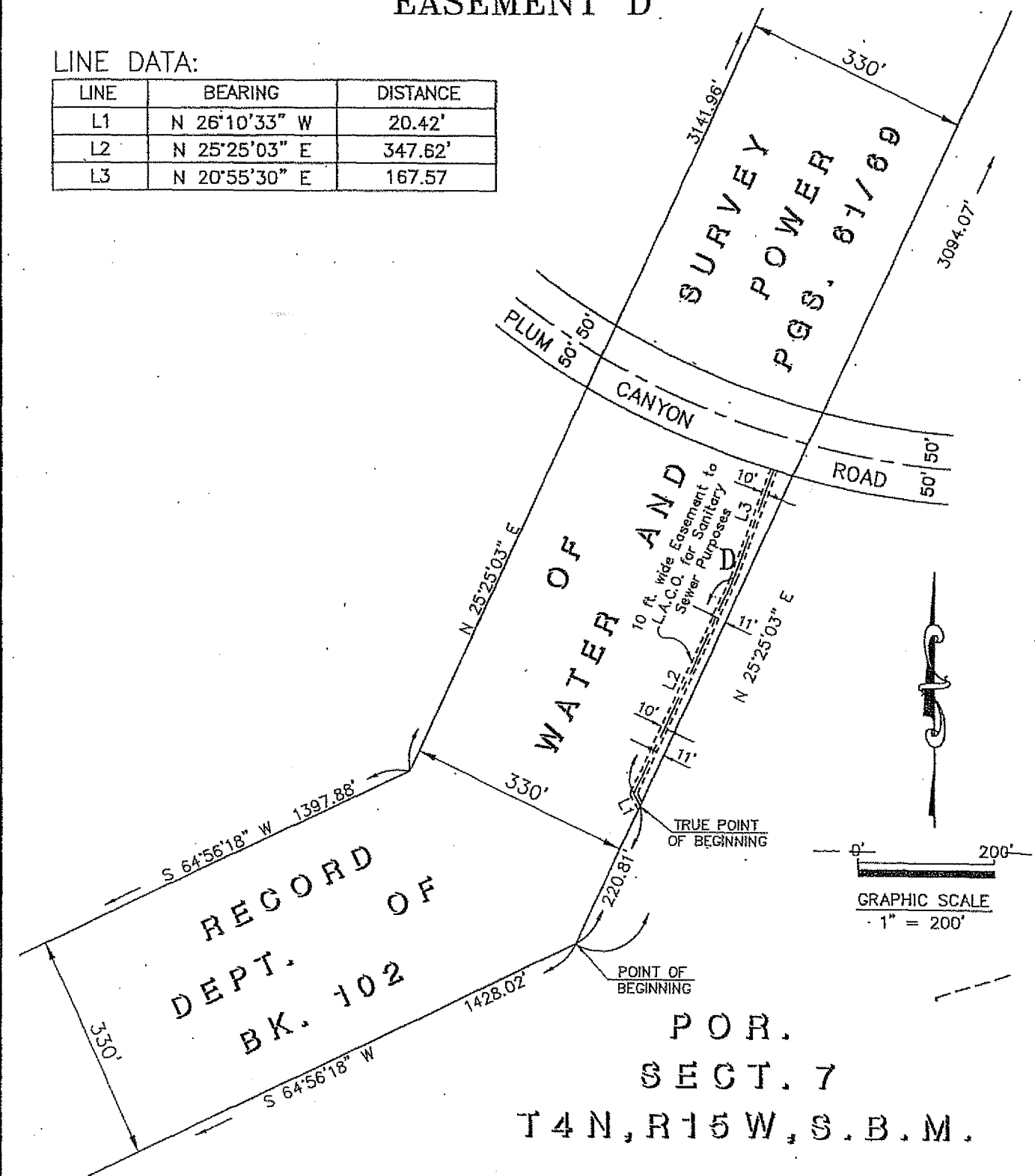
Legal Description Approved

Right of Way Engineer
Power System

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION EASEMENT D

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 26°10'33" W	20.42'
L2	N 25°25'03" E	347.62'
L3	N 20°55'30" E	167.57'



POR.
SECT. 7
T4N, R15W, S.B.M.

JOB NUMBER 2234	NOV 21, 2006
	DWP_Sewer.dwg
	H.M.
	1" = 200'

ASSESSOR PARCEL NO. 2812-009-277
10 FT. WIDE EASEMENT TO LOS ANGELES COUNTY FOR SANITARY SEWER PURPOSES

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANFORD
VALENCIA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245

Legal Description for Slope, Landscaping and Maintenance Easement

Assessor Parcel No. 2812-009-270

Easement "A"

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

Beginning at the northeasterly terminus of that certain course shown as S 34°56'18"W 5650.98 feet along the northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence southwesterly along said northwesterly line S 34°56'18"W 555.68 feet to the True Point of Beginning for this legal description, said point being the beginning of a non-tangent curve concave southwesterly and having a radius of 593.00 feet, a radial line to said point bears N 24°58'28"E;

- 1st - Thence southwesterly along said curve through a central angle of 18°26'17" an arc length of 190.83 feet;
- 2nd - Thence tangent to said curve S 46°35'15" E 65.52 feet to the beginning of a tangent curve concave westerly and having a radius of 13.00 feet;
- 3rd - Thence south and southwesterly along said curve through a central angle of 88°12'12" an arc length of 20.01 feet to the beginning of a reverse curve concave southeasterly and having a radius of 1460.00 feet, a radial line to said beginning of a reverse curve bears N 48°23'03" W;
- 4th - Thence southwesterly along said curve through a central angle of 25°00'40" an arc length of 637.33 feet, to a point of non-tangency with the southeasterly line of said 330.00-foot-wide right-of-way, a radial line to said point bears N 73°23'42" W;
- 5th - Thence along said southeasterly line S 34°56'18" W 393.54 feet;
- 6th - Thence N 10°31'57" W 79.35 feet;
- 7th - Thence N 45°12'04" E 13.93 feet;
- 8th - Thence S 62°38'29" E 44.55 feet;
- 9th - Thence N 13°14'05" E 40.29 feet;
- 10th - Thence N 19°06'05" W 81.10 feet;
- 11th - Thence N 06°29'04" W 118.66 feet;
- 12th - Thence N 69°11'27" W 99.49 feet;
- 13th - Thence S 33°42'21" W 26.48 feet;

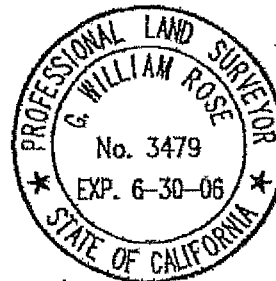
- 14th - Thence N 06°41'33" W 52.15 feet;
- 15th - Thence N 31°52'57" W 33.15 feet, to the northwesterly line of said 330.00-foot-wide right-of-way;
- 16th - Thence along said northwesterly line N 34°56'18" E 94.25 feet;
- 17th - Thence S 56°52'08" E 68.70 feet;
- 18th - Thence S 89°45'56" E 99.43 feet;
- 19th - Thence N 44°31'25" E 32.62 feet;
- 20th - Thence S 63°31'30" E 64.22 feet;
- 21st - Thence N 15°09'35" E 146.18 feet;
- 22nd - Thence N 12°01'47" W 114.12 feet;
- 23rd - Thence S 61°24'42" E 90.29 feet;
- 24th - Thence N 46°43'41" E 34.31 feet;
- 25th - Thence N 15°50'07" W 184.45 feet;
- 26th - Thence N 41°59'51" E 93.74 feet;
- 27th - Thence S 23°25'13" E 83.43 feet;
- 28th - Thence S 54°29'58" E 57.34 feet;
- 29th - Thence N 43°47'49" E 129.73 feet;
- 30th - Thence N 00°43'49" W 56.50 feet;
- 31st - Thence N 76°24'05" W 105.96 feet;
- 32nd - Thence S 59°13'40" W 93.65 feet;
- 33rd - Thence S 37°48'24" W 167.73 feet;
- 34th - Thence S 56d05'19" W 59.95 feet, to the northwesterly line of said 330.00-foot-wide right-of-way;
- 35th - Thence along said northwesterly line N 34°56'18" E 347.84 feet to the True Point of Beginning.

Containing 157,257 sq. feet of land more or less.

The attached exhibit is hereby made a part for reference purposes only.

Legal Description Approved
Spencer Blom
 Right of Way Engineer
 Power System
G. William Rose

G. William Rose, L. S. No. 3479
 William Rose & Associates, Inc.



Legal Description for Slope, Landscaping and Maintenance Easement

Assessor Parcel No. 2812-009-270

Easement "B"

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

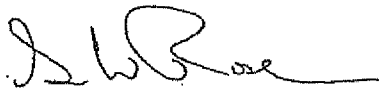
Beginning at the northeasterly terminus of that certain course shown as S 34°56'18"W 5650.98 feet along the northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence southwesterly along said northwesterly line S 34°56'18"W 490.80 feet to the True Point of Beginning for this legal description;

- 1st - Thence along said northwesterly line N 34°56'18" E 234.71 feet;
- 2nd - Thence S 22°42'18" E 52.58 feet;
- 3rd - Thence S 28°44'33" W 143.40 feet;
- 4th - Thence S 30°55'15" E 79.03 feet;
- 5th - Thence N 08°41'38" E 85.37 feet;
- 6th - Thence N 17°09'48" E 39.43 feet;
- 7th - Thence N 74°05'57" E 54.86 feet;
- 8th - Thence S 14°53'16" W 97.57 feet;
- 9th - Thence N 86°27'29" E 34.76 feet;
- 10th - Thence S 18°19'49" E 47.04 feet;
- 11th - Thence N 82°02'47" E 34.57 feet;
- 12th - Thence S 59°42'43" E 31.20 feet;
- 13th - Thence N 55°42'43" E 114.46 feet;
- 14th - Thence N 78°22'16" E 25.81 feet to the southeasterly line of said 330.00-foot-wide right-of-way;
- 15th - Thence along said southeasterly line S 34°56'18" W 38.97 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 1460.00 feet, a radial line to said beginning of a non-tangent curve bears N 36°43'41" W;
- 16th - Thence southwesterly along said curve through a central angle of 08°09'17" an arc length of 207.80 feet to the beginning of a reverse curve concave northerly and having a radius of 13.00 feet;

- 17th - Thence westerly and northwesterly along said curve through a central angle of $88^{\circ}17'43''$ an arc length of 20.03 feet;
- 18th - Thence tangent to said curve N $46^{\circ}35'15''$ W 65.45 feet to the beginning of a tangent curve concave southwesterly and having a radius of 657.00 feet;
- 19th - Thence northwesterly along said curve through a central angle of $17^{\circ}27'32''$ and arc length of 200.20 feet to the **True Point of Beginning**, said point being the northwesterly line of said 330.00-foot-wide right-of-way, a radial line to said point bears N $25^{\circ}57'13''$ E.

Containing 39,266 sq. feet of land more or less.

The attached exhibit is hereby made a part for reference purposes only.



G. William Rose, L. S. No. 3479
William Rose & Associates, Inc.



Legal Description for Slope, Landscaping and Maintenance Easement

Assessor Parcel No. 2812-009-270

Easement "C"

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

Beginning at the southwesterly terminus of that certain course shown as S 64°56'18"W 1428.02 feet along the southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence northeasterly along said southeasterly line N 64°56'18"E 55.72 feet to the True Point of Beginning for this legal description;

- 1st - Thence N 30°07'27" E 29.00 feet;
- 2nd - Thence N 67°56'37" E 65.00 feet;
- 3rd - Thence N 36°32'00" E 44.00 feet;
- 4th - Thence N 66°02'32" E 54.00 feet;
- 5th - Thence S 78°08'25" E 55.00 feet to the southeasterly line of said 330.00-foot-wide right-of-way;
- 6th - Thence along said southeasterly line S 64°56'18" W 225.38 feet to the True Point of Beginning.

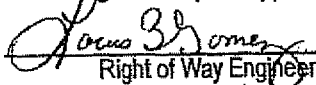
Containing 4,613 sq. feet of land more or less.

The attached exhibit is hereby made a part for reference purposes only.



G. William Rose, L. S. No. 3479
William Rose & Associates, Inc.



Legal Description Approved

Right of Way Engineer
Power System

Legal Description for Slope, Landscaping and Maintenance Easement

Assessor Parcel No. 2812-009-270

Easement "C"

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

Beginning at the southwesterly terminus of that certain course shown as S 64°56'18"W 1428.02 feet along the southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence northeasterly along said southeasterly line N 64°56'18"E 55.72 feet to the True Point of Beginning for this legal description;

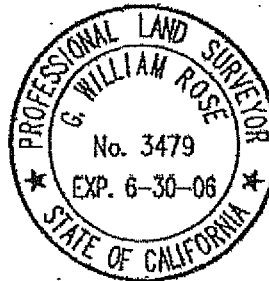
- 1st - Thence N 30°07'27" E 29.00 feet;
- 2nd - Thence N 67°56'37" E 65.00 feet;
- 3rd - Thence N 36°32'00" E 44.00 feet;
- 4th - Thence N 66°02'32" E 54.00 feet;
- 5th - Thence S 78°08'25" E 55.00 feet to the southeasterly line of said 330.00-foot-wide right-of-way;
- 6th - Thence along said southeasterly line S 64°56'18" W 225.38 feet to the True Point of Beginning.

Containing 4,613 sq. feet of land more or less.

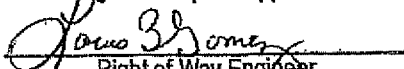
The attached exhibit is hereby made a part for reference purposes only.



G. William Rose, L. S. No. 3479
William Rose & Associates, Inc.



Legal Description Approved



Right of Way Engineer
Power System

Legal Description for Slope, Landscaping and Maintenance Easement

Assessor Parcel No. 2812-009-270

Easement "D"

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

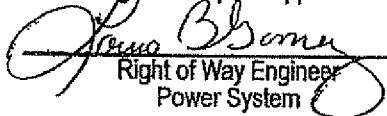
Beginning at the southwesterly terminus of that certain course shown as S 64°56'18"W 1428.02 feet along the southeasterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey; thence northeasterly along said southeasterly line N 64°56'18"E 281.10 feet to the True Point of Beginning for this legal description;

- 1st - Thence N 55°37'08" E 76.00 feet;
- 2nd - Thence N 33°53'38" E 37.00 feet;
- 3rd - Thence N 53°58'52" W 48.00 feet;
- 4th - Thence N 33°36'41" E 51.50 feet;
- 5th - Thence S 31°52'29" E 53.00 feet;
- 6th - Thence N 75°16'56" E 213.00 feet;
- 7th - Thence N 08°51'36" W 48.00 feet;
- 8th - Thence N 56°00'02" E 37.00 feet;
- 9th - Thence S 62°29'11" E 77.00 feet to the southeasterly line of said 330.00-foot-wide right-of-way;
- 10th - Thence along said southeasterly line S 64°56'18" W 440.04 feet to the True Point of Beginning.

Containing 14,172 sq. feet of land more or less.

The attached exhibit is hereby made a part for reference purposes only.

Legal Description Approved


Right of Way Engineer
Power System



G. William Rose, L. S. No. 3479
William Rose & Associates, Inc.



Legal Description for Construction, Slope, Landscaping and Maintenance Easement

Assessor Parcel No. 2812-009-270

Easement "E"

That portion of Section 7, Township 4 North, Range 15 West, San Bernardino Meridian, in the unincorporated County of Los Angeles, State of California, as per map recorded in Book 102 Pages 61 through 69, inclusive of Record of Surveys in the Office of the County Recorder of said County, described as a whole as follows:

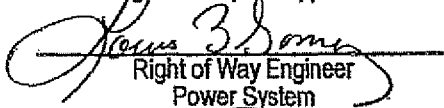
The True Point of Beginning for this legal description being at the southwesterly terminus of that certain course shown as S 25°25'03"W 3141.96 feet along the northwesterly line of that certain 330.00-foot-wide right-of-way of the City of Los Angeles Department of Water and Power as shown on said Record of Survey;

- 1st - Thence northeasterly along said northwesterly line N 25°25'03" E 618.05 feet to the southerly line of that certain 100.00 foot wide right-of-way of Plum Canyon Road as per deed recorded January 14, 1999 as Instrument No. 99-0060272, Official Records, said southerly line being a non-tangent curve concave northwest and having a radius of 1250.00 feet, a radial line to said point bears S30°07'16" W;
- 2nd - Thence along said curve through a central angle of 15°11'23" an arc length of 331.39 feet to the southeasterly line of said 330.00 foot right-of-way to a non-tangent line;
- 3rd - Thence along said southeasterly line S 25°25'03" W 753.27 feet to the southwesterly terminus of that certain course shown as S 25°25'03"W 3094.07 feet along the southeasterly line of said 330.00-foot-wide right-of-way;
- 4th - Thence along the southeasterly line of said 330.00-foot-wide right-of-way S 64°56'18" W 118.55 feet;
- 5th - Thence N 25°03'42" W 330.00 feet to the True Point of Beginning.

Containing 243,414 sq. feet of land more or less.

The attached exhibit is hereby made a part for reference purposes only.

Legal Description Approved


Kevin B. Stone
Right of Way Engineer
Power System

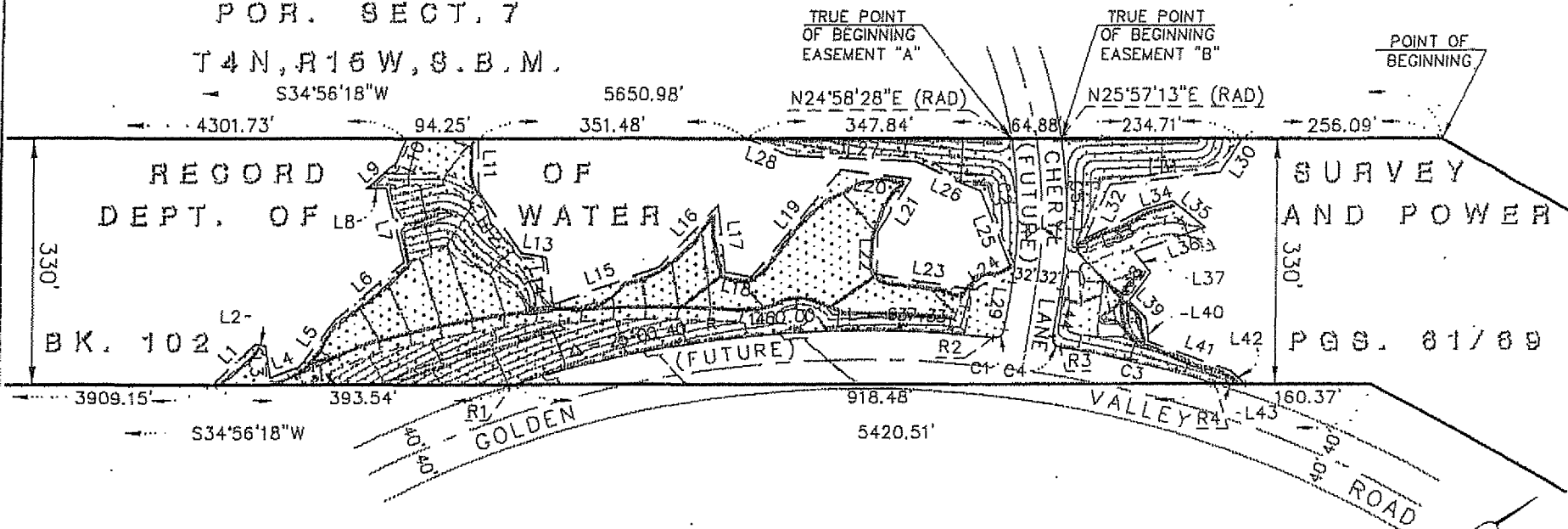

G. William Rose

G. William Rose, L. S. No. 3479
William Rose & Associates, Inc.



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION, ESTM. A & B. EXHIBIT "A"

POR. SECT. 7
T4N, R15W, S.B.M.

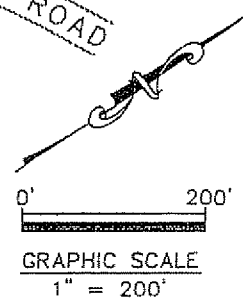


LINE	BEARING	DISTANCE
L1	N 10°31'57" W	79.35'
L2	N 45°12'04" E	13.93'
L3	S 82°38'29" E	44.55'
L4	N 13°14'05" E	40.29'
L5	N 19°06'05" W	81.10'
L6	N 06°29'04" W	118.66'
L7	N 69°11'27" W	99.49'
L8	S 33°42'21" W	26.48'
L9	N 06°41'33" W	52.15'
L10	N 31°52'57" W	33.15'
L11	S 56°52'08" E	68.70'
L12	S 89°45'56" E	99.43'
L13	N 44°31'25" E	32.62'
L14	S 63°31'30" E	64.22'
L15	N 15°09'35" E	146.18'

LINE	BEARING	DISTANCE
L16	N 12°01'47" W	114.12'
L17	S 81°24'42" E	90.29'
L18	N 46°43'41" E	34.31'
L19	N 15°50'07" W	184.45'
L20	N 41°59'51" E	93.74'
L21	S 23°25'13" E	83.43'
L22	S 54°29'58" E	57.34'
L23	N 43°47'49" E	129.73'
L24	N 00°43'49" W	56.50'
L25	N 76°24'05" W	105.96'
L26	S 59°13'40" W	93.65'
L27	S 37°48'24" W	167.73'
L28	S 56°05'19" W	59.95'
L29	S 46°35'15" E	65.52'
L30	S 22°42'18" E	52.58'

LINE	BEARING	DISTANCE
L31	S 28°44'33" W	143.40'
L32	S 30°55'15" E	79.03'
L33	N 08°41'38" E	85.37'
L34	N 17°09'48" E	39.43'
L35	N 74°05'57" E	54.86'
L36	S 14°53'16" W	97.57'
L37	N 86°27'29" E	34.76'
L38	S 18°19'49" E	47.04'
L39	N 82°02'47" E	34.57'
L40	S 59°42'43" E	31.20'
L41	N 55°42'43" E	114.46'
L42	N 78°22'16" E	25.81'
L43	S 34°56'18" W	38.97'
L44	N 46°35'15" W	65.45'

RADIAL	BEARING
R1	N73°23'42"W
R2	N48°23'03"W
R3	N44°52'58"W
R4	N36°43'41"W



JOB NUMBER
2234

04.23.07
H.M./A.F.
1"=200'
1 OF 1

CURVE	DELTA	RADIUS	LENGTH
C1	88°12'12"	13.00'	20.01'
C2	18°26'17"	593.00'	190.83'
C3	08°09'17"	1460.00'	207.80'
C4	88°17'43"	13.00'	20.03'
C5	17°27'32"	657.00'	200.20'

Indicates area of Legal Description

ASSESSOR PARCEL NO. 2812-009-277
VARIABLE WIDTH SLOPE, LANDSCAPING AND MAINTENANCE EASEMENT

PLAN PREPARED IN THE OFFICE OF:
WILLIAM ROSE & ASSOC., INC.
25141 RYE CANYON LOOP
SANTA CLARITA, CALIFORNIA 91355
(861)295-3590 FAX(861)294-1245

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION, ESMT. C & D.
EXHIBIT "A"

S 64°56'18" W

1397.88'

RECORD OF SURVEY

DEPT. OF WATER AND POWER

330'

BK. 102

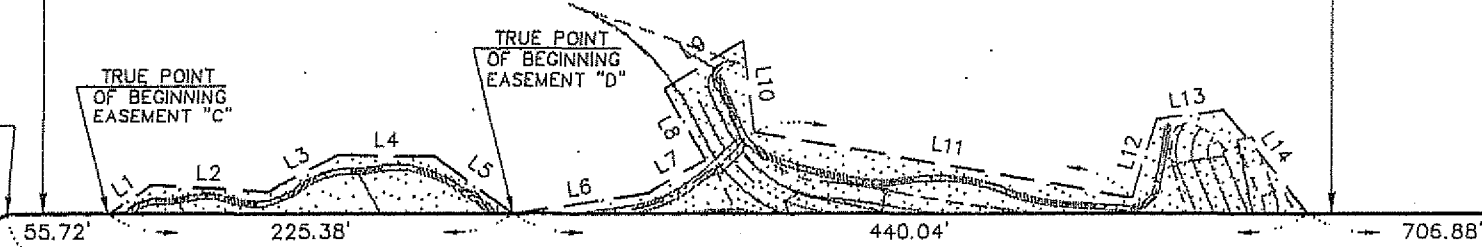
PGS. 61/69

330'

POINT OF BEGINNING

TRUE POINT OF BEGINNING EASEMENT "C"

TRUE POINT OF BEGINNING EASEMENT "D"



55.72'

225.38'

440.04'

1428.02'

706.88'

S 64°56'18" W

POR. SECT. 7

T4N, R15W, S.B.M.

(FUTURE)

40'
40'

GOLDEN

VALLEY

40'
40'

ROAD

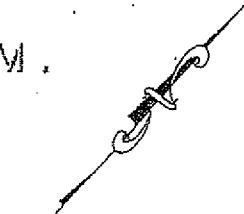
LINE	BEARING	DISTANCE
L1	N 30°07'27" E	29.00'
L2	N 67°56'37" E	65.00'
L3	N 36°32'00" E	44.00'
L4	N 66°02'32" E	54.00'
L5	S 78°08'25" E	55.00'
L6	N 55°37'08" E	76.00'
L7	N 33°53'38" E	37.00'
L8	N 53°58'52" W	48.00'
L9	N 33°36'41" E	51.50'
L10	S 31°52'29" E	53.00'
L11	N 75°16'56" E	213.00'

LINE	BEARING	DISTANCE
L12	N 08°51'36" W	48.00'
L13	N 56°00'02" E	37.00'
L14	S 62°29'11" E	77.00'



Indicates area of
Legal Description

ASSESSOR PARCEL NO. 2812-009-277
VARIABLE WIDTH SLOPE, LANDSCAPING
AND MAINTENANCE EASEMENT



0' 100'

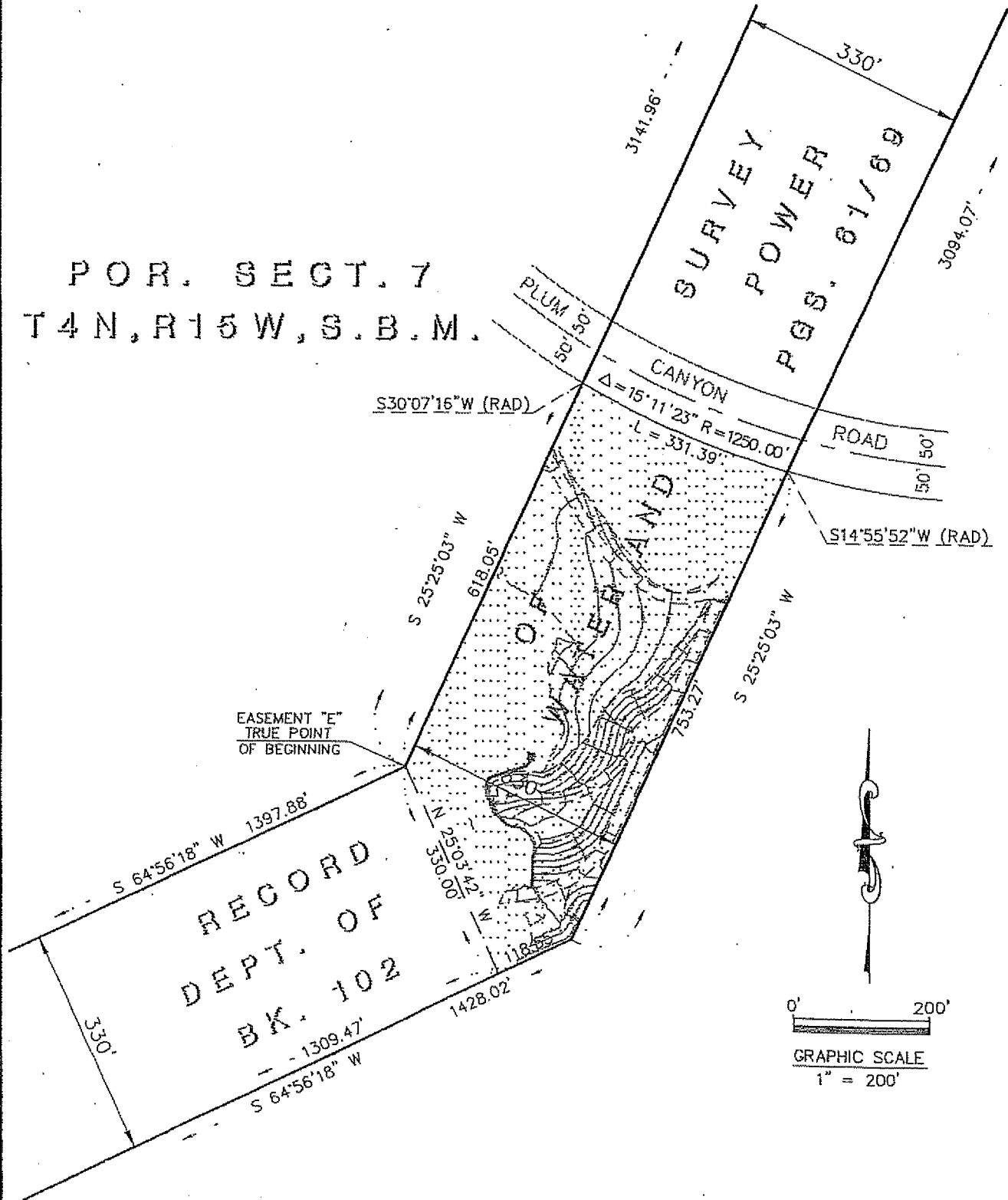
GRAPHIC SCALE
1" = 100'

JOB NUMBER 2234	04.23.07
	H.M./A.F.
	1" = 100'
	1 OF 1

PLAN PREPARED IN THE OFFICE OF:
WILLIAM ROSE & ASSOC., INC.
25141 RYE CANYON LOOP
SANTA CLARITA, CALIFORNIA 91355
(881)295-3590 FAX(881)294-1245


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

POR. SECT. 7
T4N, R15W, S.B.M.



JOB NUMBER 2234	04.23.07
	H.M./A.F.
	1"=200'
	1 OF 1

ASSESSOR PARCEL NO. 2812-009-277
VARIABLE WIDTH CONSTRUCTION, SLOPE, LANDSCAPING AND MAINTENANCE EASEMENT

 Indicates area of Legal Description

PLAN PREPARED IN THE OFFICE OF:
WILLIAM ROSE & ASSOC., INC.
25141 RYE CANYON LOOP
SANTA CLARITA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245